

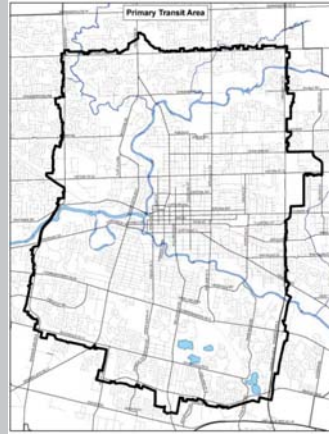
Z-8878

Technical amendments to setback requirements for low-rise residential development in the Primary Transit Area

The Corporation of the City of London
April 11, 2018



Where does this apply?



- Applies to development and additions in Residential (R1, R2 and R3) Zones in the Primary Transit Area
- Primary Transit Area is generally bounded by Fanshawe Park Road, Highbury Avenue, Bradley Avenue, and Wonderland Road



Current Provisions

4.23.1 Front and Exterior Side Yard Setback

- a) The Maximum Front and Exterior Side Yard setbacks shall be established as follows:
- the average setback of **the two closest residential buildings** to the subject site oriented to the same street, within the same block, on the same side of the street;
 - where the setbacks of the two (2) closest buildings to the subject site from (i) above differ by 5.0 metres or greater - the average of the **four (4) closest residential buildings** oriented to the same street, within the same block, on the same side of the street;
 - where the subject site is within a block with fewer than the required number of existing residential buildings from (i) or (ii) above, the **average setback of all residential buildings oriented to the same street, within the same block, on the same side of the street;**
- b) The Minimum Front and Exterior Side Yard setbacks shall be established as follows:
- The **smallest Main Building setback** that exists from (i), (ii) or (iii);
 - The minimum setback for a Private Garage shall be 6.0 metres, or the setback of the Main Building, whichever is greater.



Current Provisions

4.23.2 Interior Side Yard Setbacks

- a) 1.2 metres; for any portion of the side yard adjacent to a part of the building not exceeding two storeys in height, plus 0.6 metres for each storey or part thereof above two storeys; except that, where no private garage is attached to the dwelling, one side yard shall be 3.0 metres.
- b) Where parking is provided in the side or rear yard, the minimum setback of the opposite side yard may be reduced to a minimum of 0.6 metres for any portion of the side yard adjacent to a part of the building not exceeding two storeys in height, plus 0.6m for each storey or part thereof above two storeys.

4.23.3 Building Depth

The maximum building depth shall not exceed 60% of the actual lot depth. Minimum rear yard setbacks outlined in Table 5.3, Table 6.3 and Table 7.3 still apply.

4.23.4 Garage Width

The maximum residential garage width (interior walls) shall not exceed 50% of the building façade width.



Issues

- Application of **minimum and maximum front and exterior side yard setback provisions to additions to existing buildings** means that, at times, applicants need to go to the Committee of Adjustment for existing portions of their property that do not conform with the new zoning by-law maximum setback standards, when the addition would otherwise be as-of-right
- Application of **maximum front and exterior side yard setback provisions to new lots** created on a **new street** where there are **no other residential buildings nearby** (plan of subdivision) would be challenging

