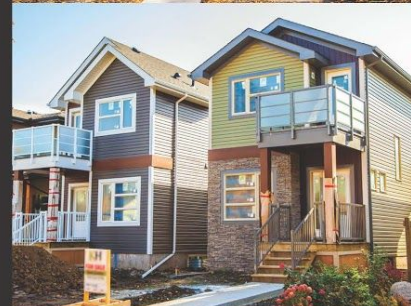


Illustrations of Changes to the Mature Neighbourhood Overlay

# MATURE NEIGHBOURHOOD OVERLAY

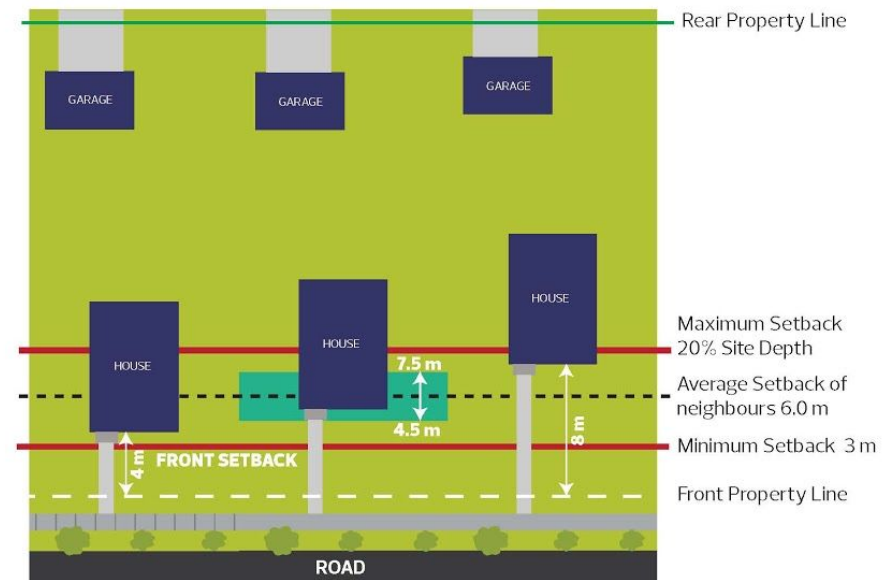
## PROPOSED REGULATIONS



**PROPOSED REGULATION 01**  
**Front Setback**

The Front Setback shall be a minimum of 3.0 m and shall be consistent within 1.5 m of the Front Setback on Abutting Lots, to a maximum of 20% of Site Depth. Where an Abutting Lot is vacant, the vacant Lot shall be deemed to have a Front Setback of the next Abutting Lot.

**Mature Neighbourhood Overlay Regulations**



The front setback for the middle house has to be located within 1.5 m of the average of the front setbacks for the neighbouring houses, but is capped at 20% of the site depth.

Note: Diagrams are for illustrative purposes only and are not to scale.

**REGULATION 02**

**Front Setback  
(RF3 Corner Sites)**

Notwithstanding Section 814.3(1), on a Corner Site in the RF3 Zone, where Row Housing, Stacked Row Housing or Apartment Housing faces the flanking Side Lot Line, the following shall apply:

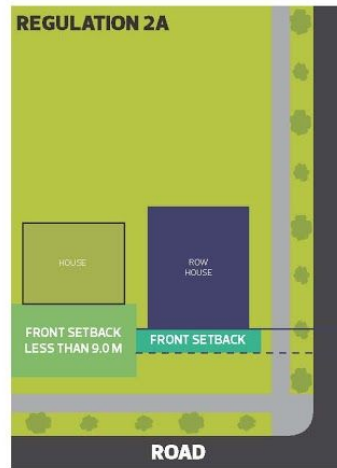
- a. for Lots where the Front Setback of the Abutting Lot is 9.0 m or less, the Front Setback shall be a minimum of 3.0 m and shall be consistent within 1.5 m of the Front Setback of the Abutting Lot, to a maximum of 6.0 m.
- b. for Lots where the Front Setback of the Abutting Lot is greater than 9.0 m and less than 11.0 m, the Front Setback shall be consistent within 3.0 m of the Front Setback of the Abutting Lot, to a maximum of 7.0 m.
- c. for Lots where the Front Setback of the Abutting Lot is 11.0 m or greater, the Front Setback shall be within 4.0 m of the Front Setback of the Abutting Lot.

Where an Abutting Lot is vacant, the vacant Lot shall be deemed to have a Front Setback of the next Abutting Lot.

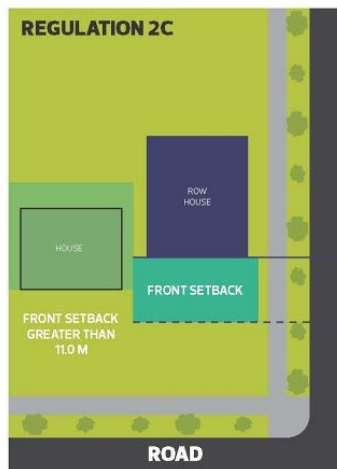
**Mature Neighbourhood Overlay Regulations**



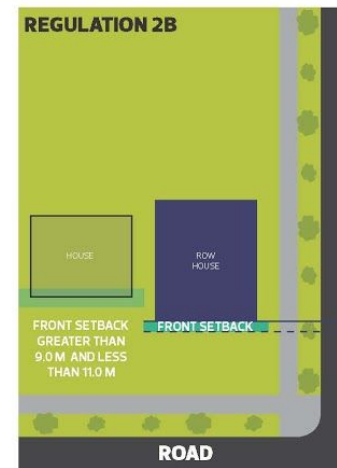
No changes were made to this regulation.



6.0 M MAX FRONT SETBACK  
3.0 M FRONT SETBACK



15.0 M MAX FRONT SETBACK  
7.0 M FRONT SETBACK



7.0 M MAX FRONT SETBACK  
6.0 M FRONT SETBACK

Note: Diagrams are for illustrative purposes only and are not to scale.

## PROPOSED REGULATION 03 Side Setbacks

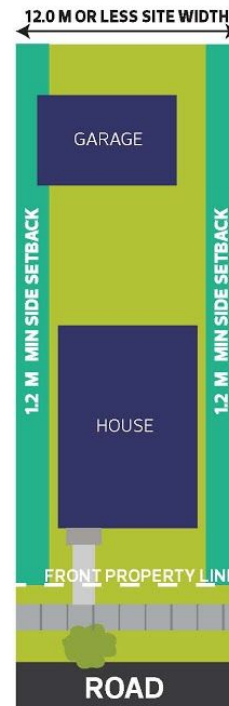
Side Setbacks shall be established on the following basis:

- a. where the Site Width is 12.0 m or less, the minimum required setback shall be 1.2 m;
- b. where a Site Width is greater than 12.0 m and less than 18.3 m, the Side Setback requirements of the underlying Zone shall apply;
- c. where a Site Width is 18.3 m or wider:
  - i. Side Setbacks shall total 20% of the Site Width but shall not be required to exceed 6.0 m in total;
  - ii. the minimum interior Side Setback shall be 2.0 m, except if the requirements of the underlying Zone are greater, the underlying Zone requirements shall apply; and
  - iii. on a Corner Site, the Side Setback requirements along a flanking public roadway, other than a Lane, shall be in accordance with the requirements of the underlying Zone.

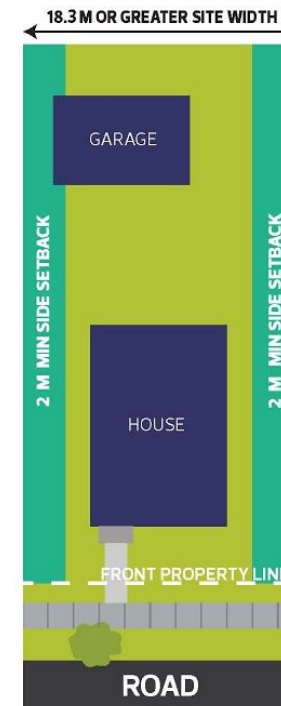
## Mature Neighbourhood Overlay Regulations



REGULATION 3A



REGULATION 3C



Side Setbacks shall total a minimum of 20% site width but shall not be required to exceed 6.0 m in total.

Note: Diagrams are for illustrative purposes only and are not to scale.

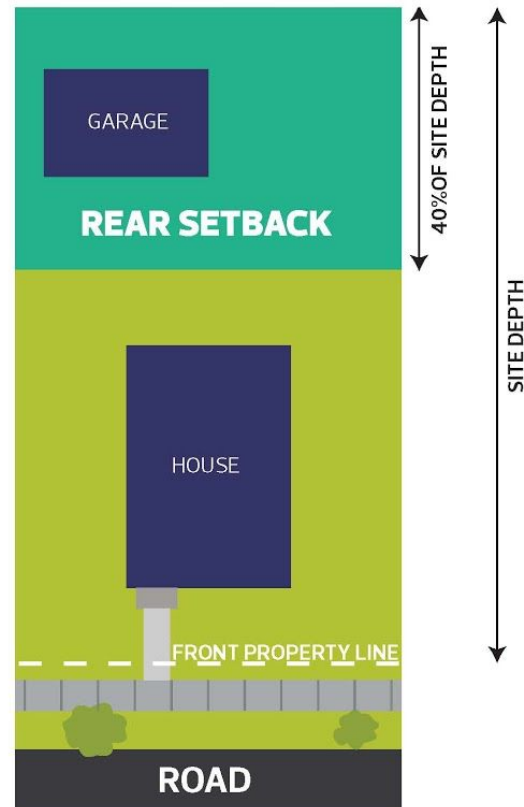
**REGULATION 04**  
**Rear Setback**

The minimum Rear Setback shall be 40% of Site depth.

**Mature Neighbourhood Overlay Regulations**



No changes were made to this regulation.

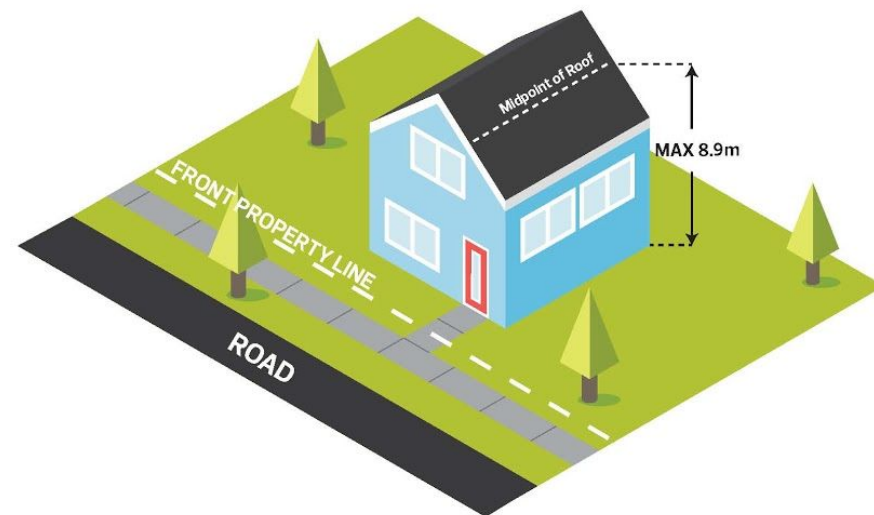


Note: Diagrams are for illustrative purposes only and are not to scale.

## PROPOSED REGULATION 05 Height

The maximum Height shall not exceed 8.9 m.

### Mature Neighbourhood Overlay Regulations



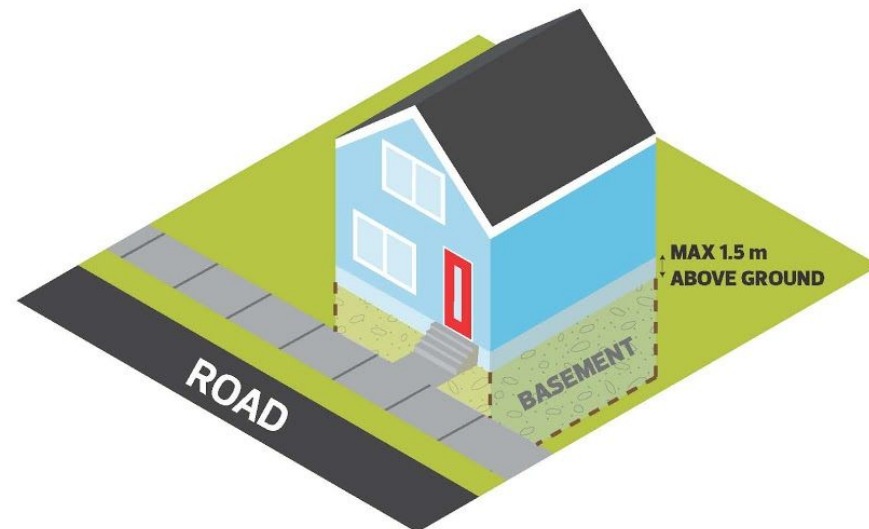
Note: Diagrams are for illustrative purposes only and are not to scale.

6

## PROPOSED REGULATION 06 Basement Elevation

The Basement elevation shall be no more than 1.5 m above Grade. The Basement elevation shall be measured as the distance between Grade and the finished floor of the first Storey.

### Mature Neighbourhood Overlay Regulations

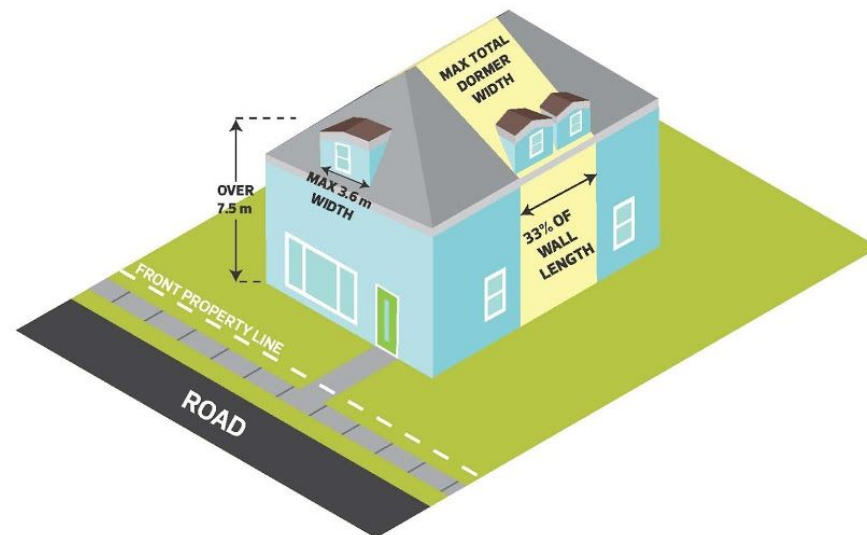


Note: Diagrams are for illustrative purposes only and are not to scale.

## PROPOSED REGULATION 07 Dormer Width

When a structure is greater than 7.5 m in Height, the width of any one dormer shall not exceed 3.6 m. In the case of more than one dormer, the aggregate total width shall not exceed one third of the length of the building's wall in which the dormers are located.

### Mature Neighbourhood Overlay Regulations



Note: Diagrams are for illustrative purposes only and are not to scale.



## ● PROPOSED REGULATION 08 Side Setbacks and Privacy

Where a structure is two or more Storeys and an interior Side Setback is less than 2.0 m, the applicant shall provide information regarding the location of side windows and Amenity Areas on Abutting properties. The side windows of the proposed development shall be located to minimize overlook into Abutting properties or the proposed development shall incorporate design techniques such as, but not limited to, vegetative Privacy Screening, translucent window treatment or raised windows to minimize overlook into Abutting properties.

### Mature Neighbourhood Overlay Regulations




Note: Diagrams are for illustrative purposes only and are not to scale.

9

**PROPOSED REGULATION 09****Privacy Screening on Platform Structures**

Platform Structures located within a Rear Yard or interior Side Yard, and greater than 1.0 m above the finished ground level, excluding any artificial embankment, shall provide Privacy Screening to prevent visual intrusion into Abutting properties.

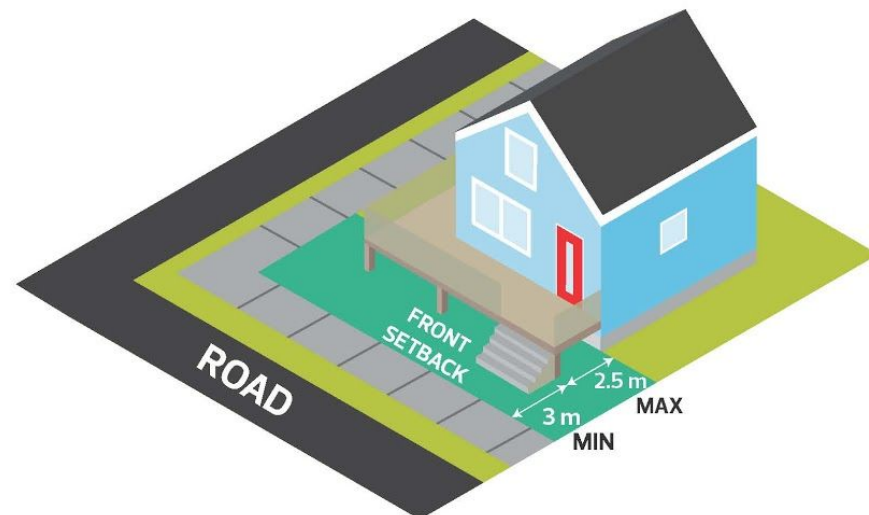
**Mature Neighbourhood Overlay Regulations**

*Note: Diagrams are for illustrative purposes only and are not to scale.*

10

**PROPOSED REGULATION 10****Platform Structures  
(Front Yard)**

Platform Structures or single Storey Unenclosed Front Porches may project from the first Storey of a Dwelling a maximum of 2.5 m into a required Front Setback, provided that a minimum of 3.0 m is maintained between the Front Lot Line and the Platform Structure or Unenclosed Front Porch.

**Mature Neighbourhood Overlay Regulations**

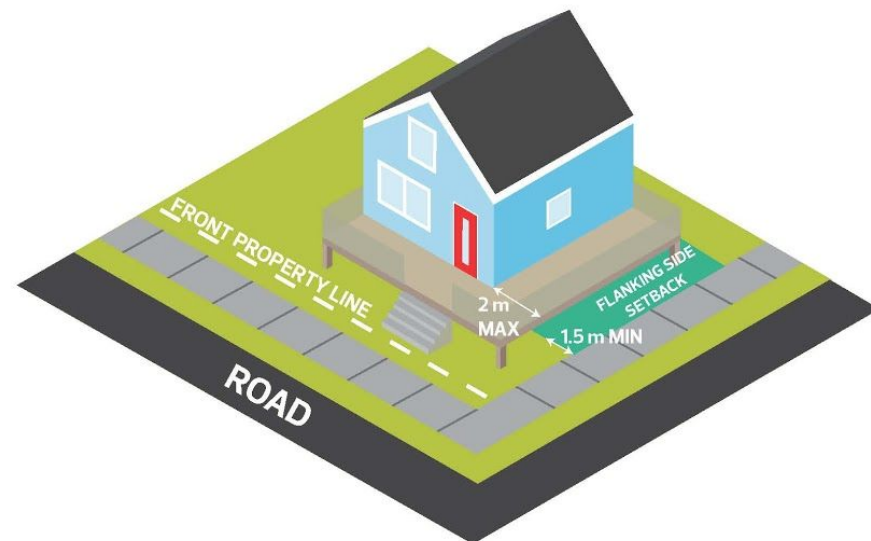
*Note: Diagrams are for illustrative purposes only and are not to scale.*

## PROPOSED REGULATION 11

### Platform Structures (Flanking Side Yard)

Platform Structures or single Storey Unenclosed Front Porches may project from the first Storey of a Dwelling a maximum of 2.0 m into a required flanking Side Setback, provided that a minimum of 1.5 m is maintained between the flanking Side Lot Line and the Platform Structure or Unenclosed Front Porch.

## Mature Neighbourhood Overlay Regulations



Note: Diagrams are for illustrative purposes only and are not to scale.

12

## PROPOSED REGULATION 12 Cantilevers in Side Setbacks

On an Interior Site, a minimum distance of 1.2 m shall be maintained from one Side Lot Line to the outside wall of all projections from the first Storey.

### Mature Neighbourhood Overlay Regulations



Note: Diagrams are for illustrative purposes only and are not to scale.

13

**PROPOSED REGULATION 13****Facade Articulation between Semi-Detached Dwellings**

Semi-detached Housing shall have:

- a. the principal front Facade of each Dwelling staggered a minimum of 0.6 m behind or forward from the principal front Facade of the other attached Dwelling; and
- b. the principal rear Facade of each Dwelling staggered a minimum of 0.6 m behind or forward from the principal rear Facade of the other attached Dwelling.

**Mature Neighbourhood Overlay Regulations**

*Note: Diagrams are for illustrative purposes only and are not to scale.*

14

## ● PROPOSED REGULATION 14

### Facade Articulation for Semi-Detached and Row Housing Dwellings

Semi-detached Housing and Row Housing shall articulate the Facade of each Dwelling, by:

- a. recessing or projecting a portion of the front Facade from the remainder of the front Facade of that Dwelling; or
- b. including an Unenclosed Front Porch that projects a minimum of 1.0 m from the front Facade.

### Mature Neighbourhood Overlay Regulations



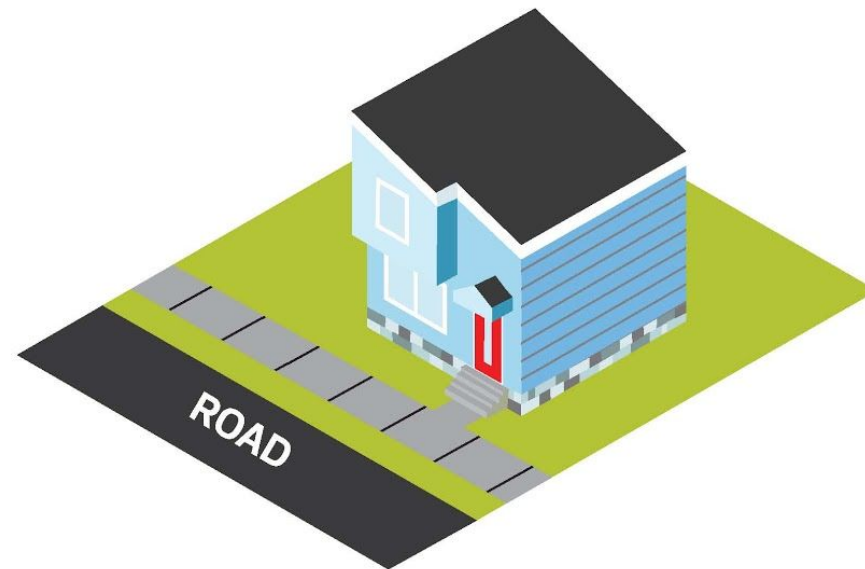
*Note: Diagrams are for illustrative purposes only and are not to scale.*

15

## ● PROPOSED REGULATION 15 Architectural Treatment

To improve architectural interest of the principal structure(s), design techniques such as variations in roof lines, use of different exterior finishing materials, articulation of building Facades, or varied architectural designs shall be used on all Facades facing a public roadway, other than a Lane.

### Mature Neighbourhood Overlay Regulations



*Note: Diagrams are for illustrative purposes only and are not to scale.*

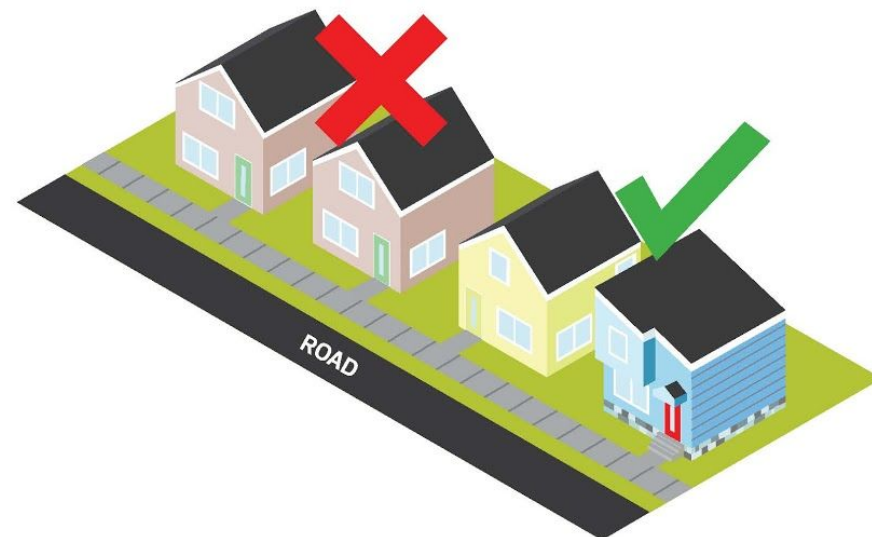
16



● **PROPOSED REGULATION 16**  
**Variation of Building Design**

Identical or mirrored front elevations shall not be located on Abutting Sites. Development shall include a variety of finishing materials, or design elements such as varied roof lines, entry features, or variation in window and door placement.

**Mature Neighbourhood Overlay Regulations**



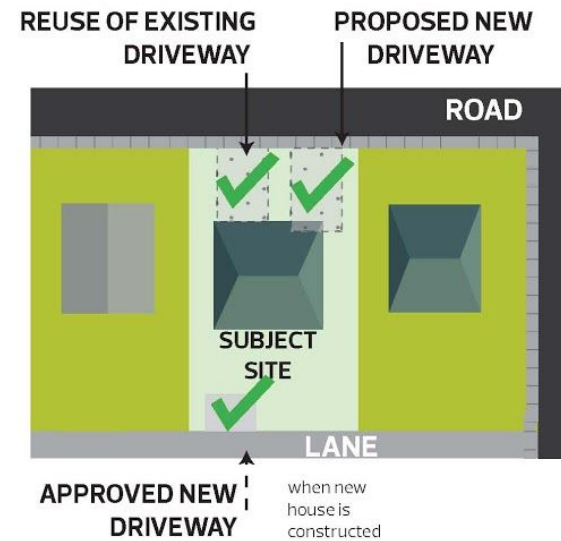
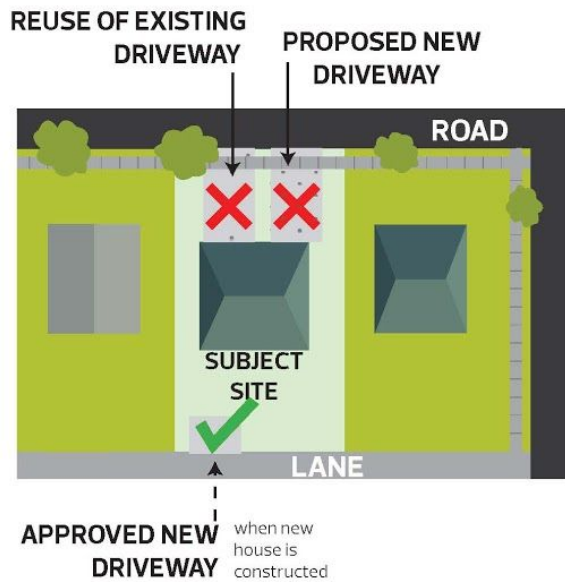
*Note: Diagrams are for illustrative purposes only and are not to scale.*

17

**PROPOSED REGULATION 17**  
**Driveway Access**

Where a Site is Abutting a Lane and an adjacent Tree Lined Boulevard is present, existing vehicle accesses shall be discontinued and any new accesses shall be from the Lane.

**Mature Neighbourhood Overlay Regulations**



## PROPOSED REGULATION 18 Attached Garage

Attached Garages shall be developed in accordance with the following:

- a. a Garage may protrude beyond the front or flanking wall of the principal building a distance that is characteristic of existing Garages on the blockface;
- b. a Garage may have a maximum width that is characteristic of the width of existing attached Garages on the blockface;
- c. building mass shall be articulated through features such as recessions or off-sets, architectural treatments, and landscaping; and
- d. for Semi-detached Housing, Duplex Housing, Row Housing, Stacked Row Housing and Apartment Housing, Garages shall be designed so that the Garage is attached to a shared common wall and includes a shared driveway apron where possible.

### Mature Neighbourhood Overlay Regulations



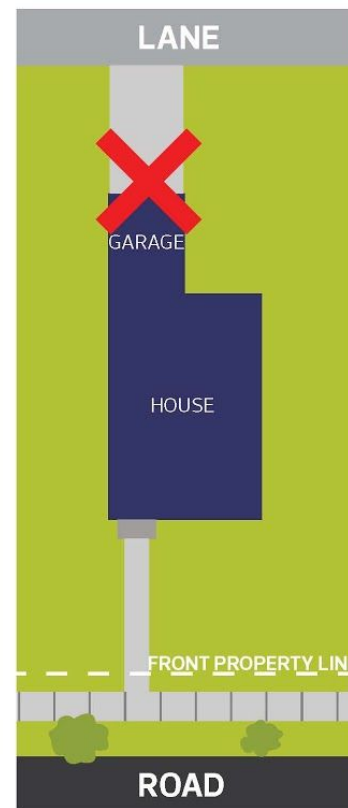
Note: Diagrams are for illustrative purposes only and are not to scale.

19

**PROPOSED REGULATION 19**  
**Rear Attached Garage**

Rear attached Garages shall not be allowed.

**Mature Neighbourhood Overlay Regulations**



*Note: Diagrams are for illustrative purposes only and are not to scale.*

**PROPOSED REGULATION 20**

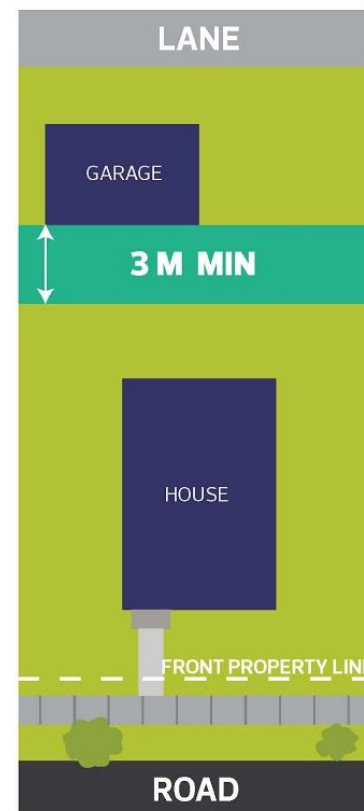
**Distance between Garage and Principal Dwelling**

A principal Dwelling/building shall be separated from a rear detached Garage by a minimum of 3.0 m.

**Mature Neighbourhood Overlay Regulations**



No changes were made to this regulation.



*Note: Diagrams are for illustrative purposes only and are not to scale.*

**PROPOSED REGULATION 21**

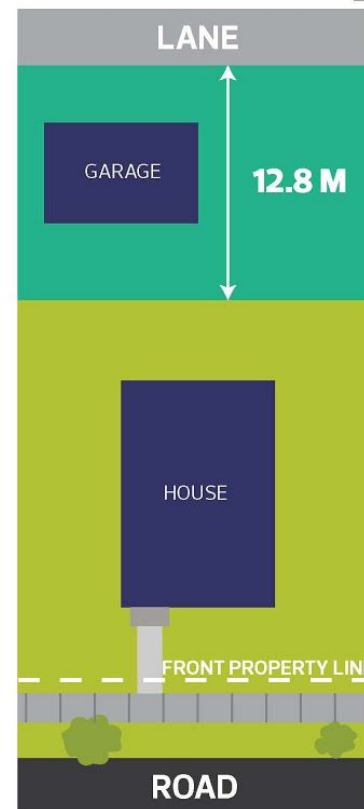
**Rear Detached Garage Location**

A rear detached Garage shall be fully contained within the rear 12.8 m of the Site.

**Mature Neighbourhood Overlay Regulations**



No changes were made to this regulation.



Note: Diagrams are for illustrative purposes only and are not to scale.

**PROPOSED REGULATION 22**

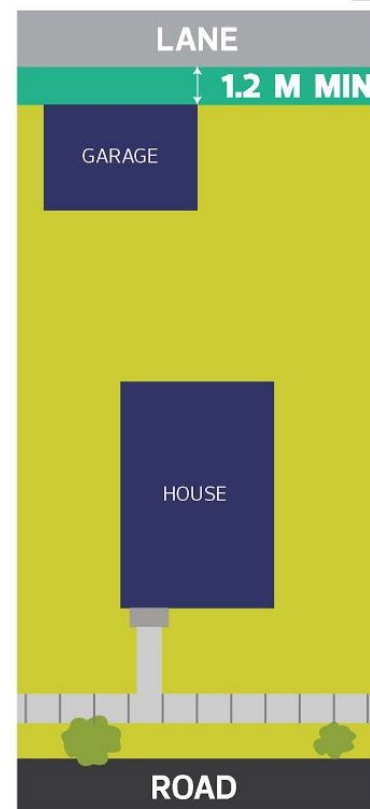
**Detached Garage Rear Setback**

The minimum distance from the Rear Lot Line to a rear detached Garage where the vehicle doors face the Lane shall be 1.2 m.

**Mature Neighbourhood Overlay Regulations**



No changes were made to this regulation.



*Note: Diagrams are for illustrative purposes only and are not to scale.*

### 814.4 ADDITIONAL DEVELOPMENT REGULATIONS FOR SPECIFIC AREAS

1. The following regulations shall apply to Row Housing development Abutting 109 Street between the north side of 62 Avenue and the south side of 69 Avenue:
  - a. the minimum Setback Abutting 109 Street shall be 3.0 m; and
  - b. a pedestrian walkway system shall be provided along the adjacent portion of 109 Street with the following features:
    - i. a sidewalk with an unobstructed walking width of 2.0 m;
    - ii. a Treed Landscaped Boulevard 2.0 m wide separating the sidewalk from 109 Street; and
    - iii. boulevard trees at a 6.0 m spacing.
2. The pedestrian walkway system should maintain continuity with the design that has been constructed for other new developments along 109 Street. Utility relocation which may be required to construct the pedestrian walkway system shall be at the expense of the developer.

### Mature Neighbourhood Overlay Regulations



No changes were made to this regulation.



Note: Diagrams are for illustrative purposes only and are not to scale.



**814.5  
PROPOSED VARIANCES****Mature Neighbourhood Overlay Regulations**

1. When the Development Officer receives a Development Permit Application for a new principal building, Garage Suite, or Garden Suite that does not comply with regulations contained within this Overlay, or alterations to an existing structure that does not comply with Sections 814.3(1), 814.3(3), 814.3(5) and 814.3(9) of this Overlay:
  - a. the Development Officer shall send notice, to the Recipient Parties specified in Table 814.5(2), to outline any requested variances to the Overlay and solicit comments directly related to the proposed variance;
  - b. the Development Officer shall not render a decision on the Development Permit application until 21 days after notice has been sent, unless the Development Officer receives feedback from the specified Affected Parties in accordance with Table 814.5(2); and
  - c. The Development Officer shall consider any comments directly related to the proposed variance when determining whether to approve the Development Permit Application in accordance with Section 11.3.

*Note: Diagrams are for illustrative purposes only and are not to scale.*

## 814.5 PROPOSED VARIANCES

### Mature Neighbourhood Overlay Regulations



Tier #	Recipient Parties	Affected Parties	Regulation of this Overlay Proposed to be Varied
Tier 1	The municipal address and assessed owners of the land wholly or partially located within a distance of 60.0 m of the Site of the proposed development and the President of each Community League	The assessed owners of the land wholly or partially located within a distance of 60.0 m of the Site of the proposed development and the President of each Community League	<ul style="list-style-type: none"> <li>814.3(1) Front Setback</li> <li>814.3(2) Front Setback – RF3 Corner Sites</li> <li>814.3(5) Height</li> <li>814.3(6) Basement Elevation</li> <li>814.3(7) Dormer Width</li> <li>814.3(13) Facade Articulation between Semi-Detached Dwellings</li> <li>814.3(14) Facade Articulation for Semi-Detached and Row Housing Dwellings</li> <li>814.3(15) Architectural Treatment</li> <li>814.3(16) Variation of Building Design</li> <li>814.3(17) Driveway Access</li> <li>814.3(18) Attached Garage</li> <li>814.4(1) Additional Development Regulations for Specific Areas</li> </ul>
Tier 2	The municipal address and assessed owners of the land Abutting the Site, directly adjacent across a Lane from the Site of the proposed development and the President of each Community League	The assessed owners of the land Abutting the Site and directly adjacent across a Lane from the Site of the proposed development	<ul style="list-style-type: none"> <li>814.3(4) Rear Setback</li> <li>814.3(19) Rear Attached Garage</li> <li>814.3(22) Detached Garage Rear Setback</li> </ul>
Tier 3	The municipal address and assessed owners of the land Abutting the Site of the proposed development and the President of each Community League	The assessed owners of the land Abutting the Site of the proposed development	<ul style="list-style-type: none"> <li>814.3(3) Side Setbacks</li> <li>814.3(8) Side Setbacks and Privacy</li> <li>814.3(9) Privacy Screening on Platform Structures</li> <li>814.3(10) Platform Structures (Front Yard)</li> <li>814.3(11) Platform Structures (Flanking Side Yard)</li> <li>814.3(12) Cantilevers in Side Setbacks</li> <li>814.3(20) Distance between Garage and Principal Dwelling</li> <li>814.3(21) Rear Detached Garage Location</li> </ul>

Note: Diagrams are for illustrative purposes only and are not to scale.

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814.5  
PROPOSED VARIANCES

Mature Neighbourhood Overlay Regulations



TIER 1



Municipal Address, Properties within 60.0 m of Subject Site, and the President of each Community League

TIER 2



Municipal Address, Properties Abutting the Subject Site and Directly Adjacent Across the Lane, and the President of each Community League

TIER 3



Municipal Address, Properties Abutting the Subject Site, and the President of each Community League

Note: Diagrams are for illustrative purposes only and are not to scale.