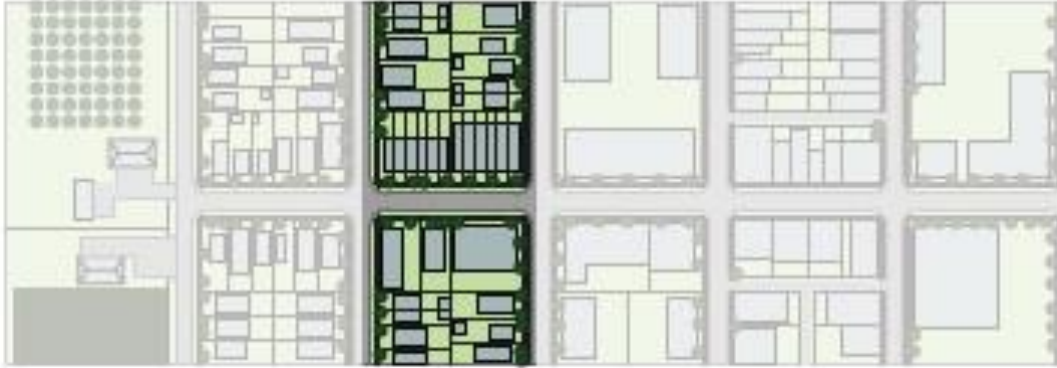


7.3 NEW GREENFIELD DEVELOPMENT RESIDENTIAL THREE ZONE



7.3.1 Permitted Uses

- a) Triplex dwelling;
- b) Fourplex dwelling;
- c) Street townhouses;
- d) Block townhouses;
- e) Stacked townhouses;
- f) Back-to-back townhouses;
- g) Apartment dwellings;
- h) Second dwelling units; and
- i) Uses, buildings and structures accessory to the foregoing uses.

7.3.2 Zone Requirements for Second Dwelling Units

Please refer to Section 3.29

7.3.3 Zone Requirements Triplex and Fourplex with Rear Lane

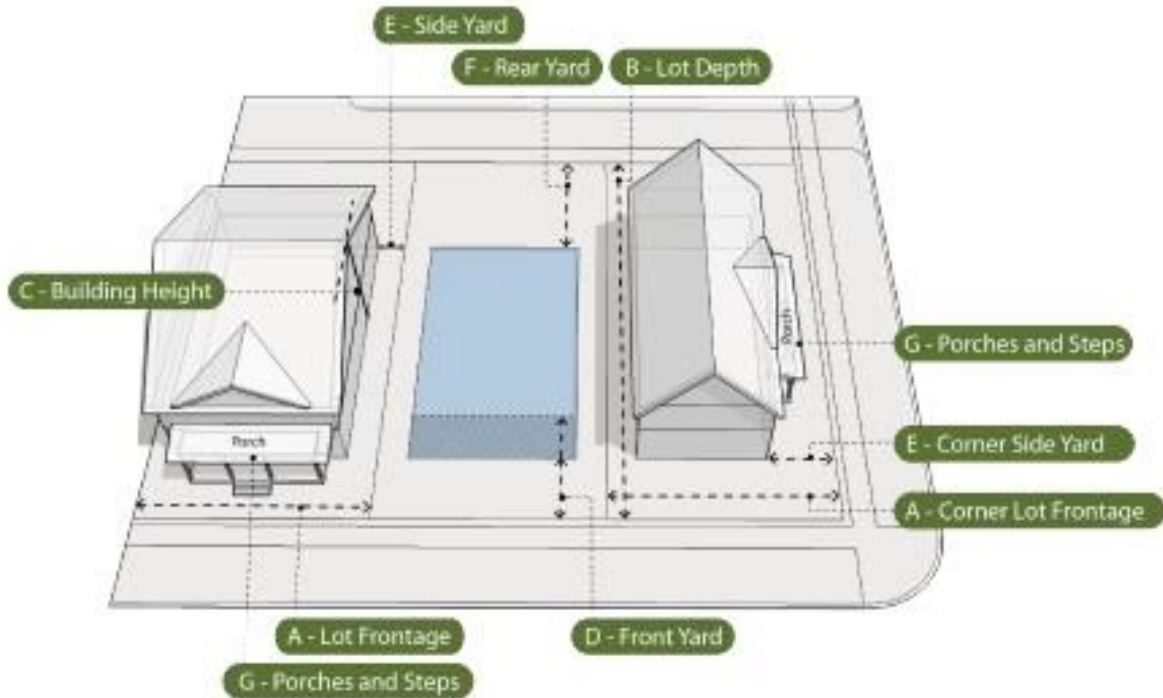
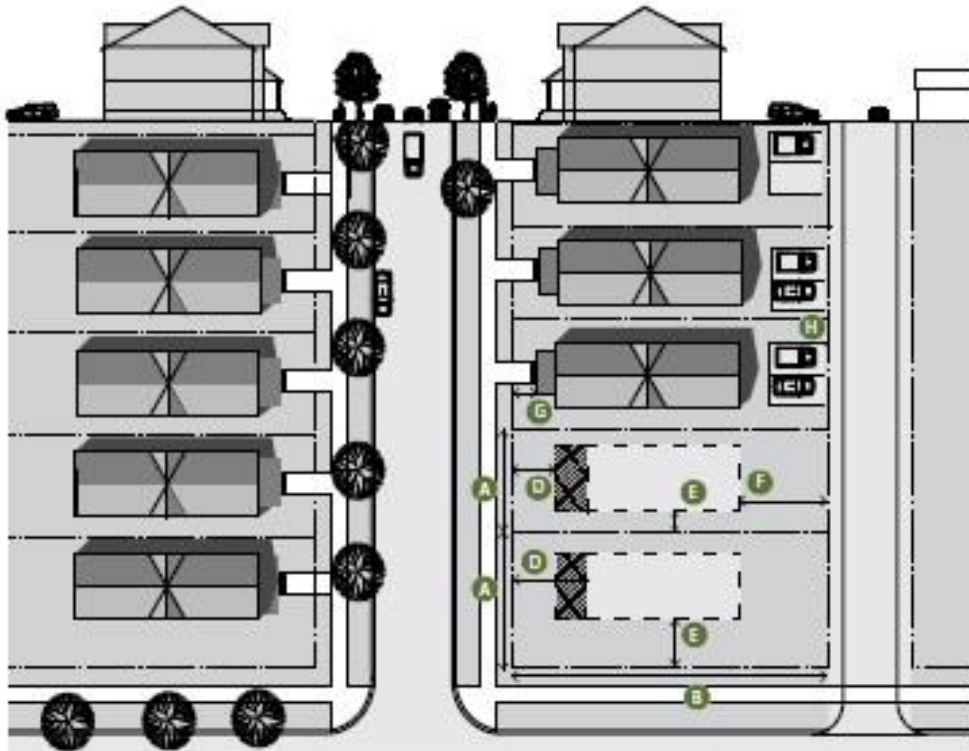
Lot Frontage The minimum lot frontage shall be 12.0m, with a minimum lot frontage of 15.0m for corner lots.

Lot Depth	The minimum lot depth shall be 28.0m
Building Height	The maximum building height shall be 12.0m or 3 storeys, whichever is less. The height of a detached garage shall not exceed 7.0m or 2 storeys, whichever is less.
Front Yard	The main front wall of the dwelling shall be built within 3.0m and 5.0m of the front lot line.
Side Yards	The minimum side yard shall be 1.2m. The minimum corner side yard shall be 3.0m
Rear Yard	The minimum rear yard setback shall be 10.5m
Garage	The garage shall be set back 1.2m from one side lot line and 0.5m from the rear lot line.
Porches and Steps	Porches and associated steps may encroach to within 1.0m of the front lot line and/or the corner side yard lot line. Porches must have a minimum depth of 1.5m.

Triplex and Fourplex with Rear Lane Typologies



Demonstration Streetscape



7.3.4 Zone Requirements Duplex and Triplex with Attached Garage

Lot Frontage	The minimum lot frontage shall be 12.0m, with a minimum lot frontage of 15.0m for corner lots.
Lot Depth	The minimum lot depth shall be 28.0m
Building Height	The maximum building height shall be 12.0m or 3 storeys, whichever is less.
Front Yard	The main front wall of the dwelling shall be built within 3.0m and 5.0m of the front lot line.
Side Yards	The minimum side yard shall be 1.2m. The minimum corner side yard shall be 3.0m
Rear Yard	The minimum rear yard setback shall be 7.5m
Garage	The garage shall be set back a minimum of 6.0m from the front lot line or corner side yard lot line. The garage door width shall not exceed 50% of the width of the lot or 6.0m, whichever is less, or if facing the exterior side lot line, a maximum of 20% of the lot depth.
Porches and Steps	Porches and associated steps may encroach to within 1.0m of the front lot line and/or the corner side yard lot line. Porches must have a minimum depth of 1.5m.

Triplex and Fourplex with Attached Garage Typologies



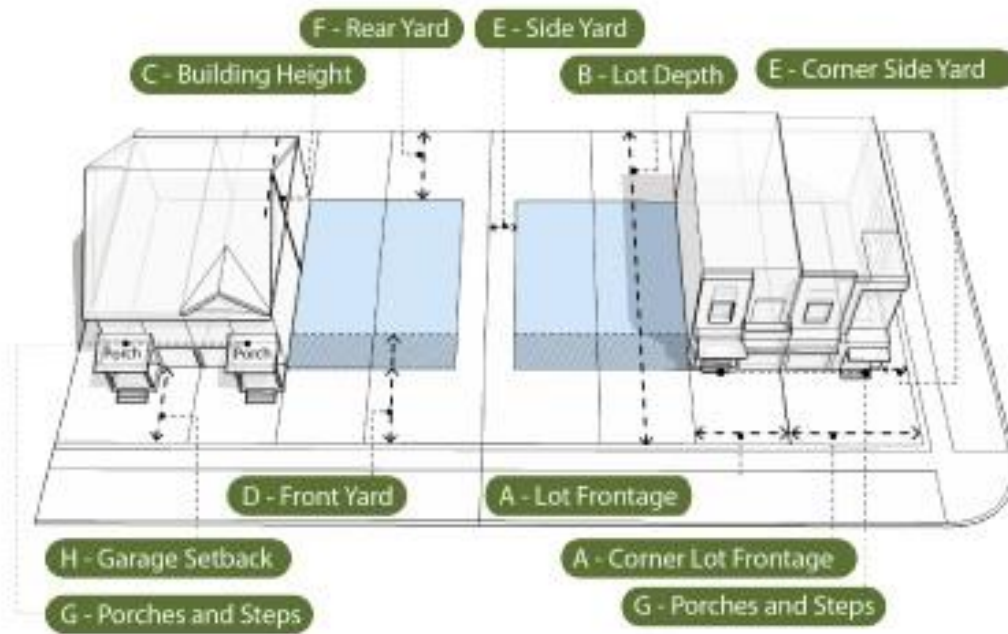
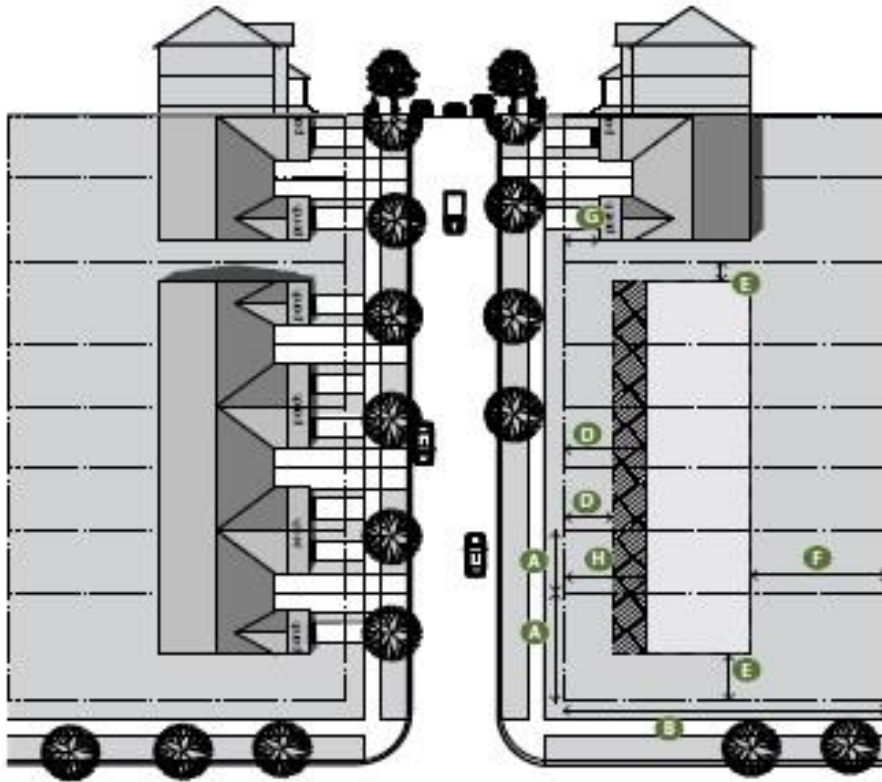
7.3.5 Zone Requirements Street Townhouse with Attached Garage

Lot Frontage	The minimum lot frontage shall be 6.0m per unit, with a minimum frontage of 7.2m for interior end units and 9.0m for exterior end units.
Lot Depth	The minimum lot depth shall be 28.0m
Building Height	The maximum building height shall be 12.0m or 3 storeys, whichever is less.
Front Yard	The main front wall of the dwelling shall be built within 3.0m and 5.0m of the front lot line.
Side Yards	The minimum side yard shall be 1.2m. The minimum corner side yard shall be 3.0m
Rear Yard	The minimum rear yard setback shall be 6.0m
Garage	The garage shall be set back a minimum of 6.0m from the front lot line or corner side yard lot line. The garage door width shall not exceed 65% of the width of the lot or 6.0m, whichever is less, or if facing the exterior side lot line, a maximum of 20% of the lot depth.
Porches and Steps	Porches and associated steps may encroach to within 1.0m of the front lot line and/or the corner side yard lot line. Porches must have a minimum depth of 1.5m.

Street Townhouse with Attached Garage Typologies



Demonstration Streetscape



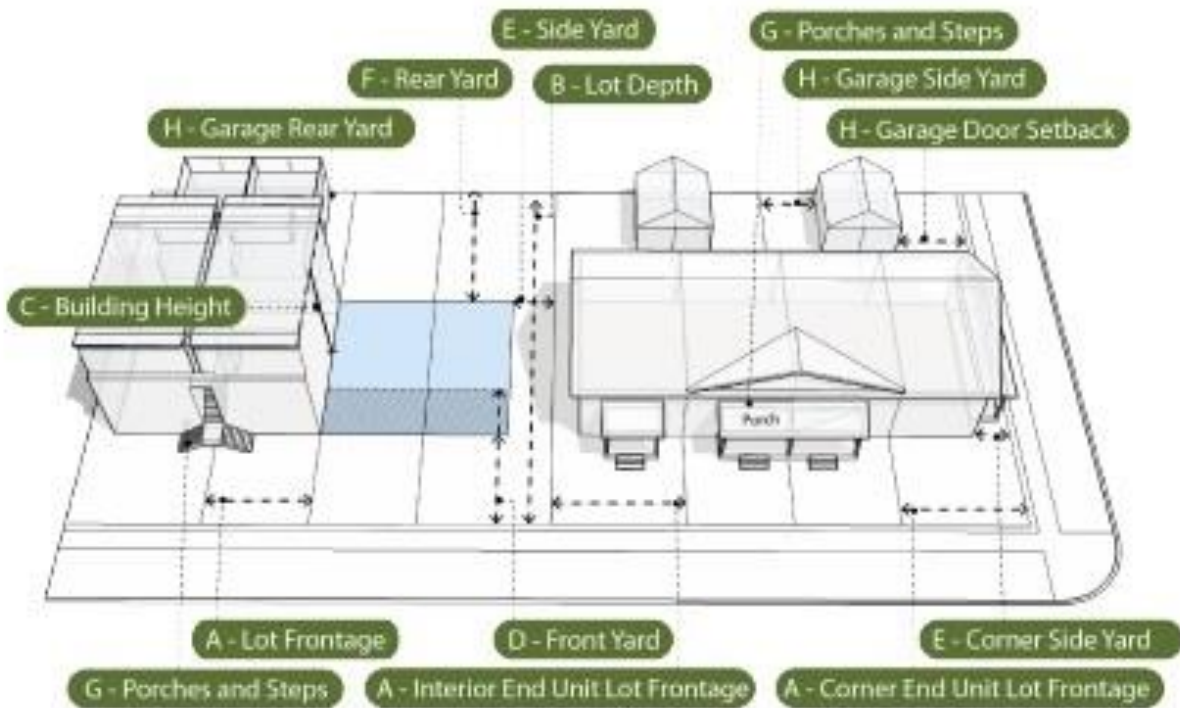
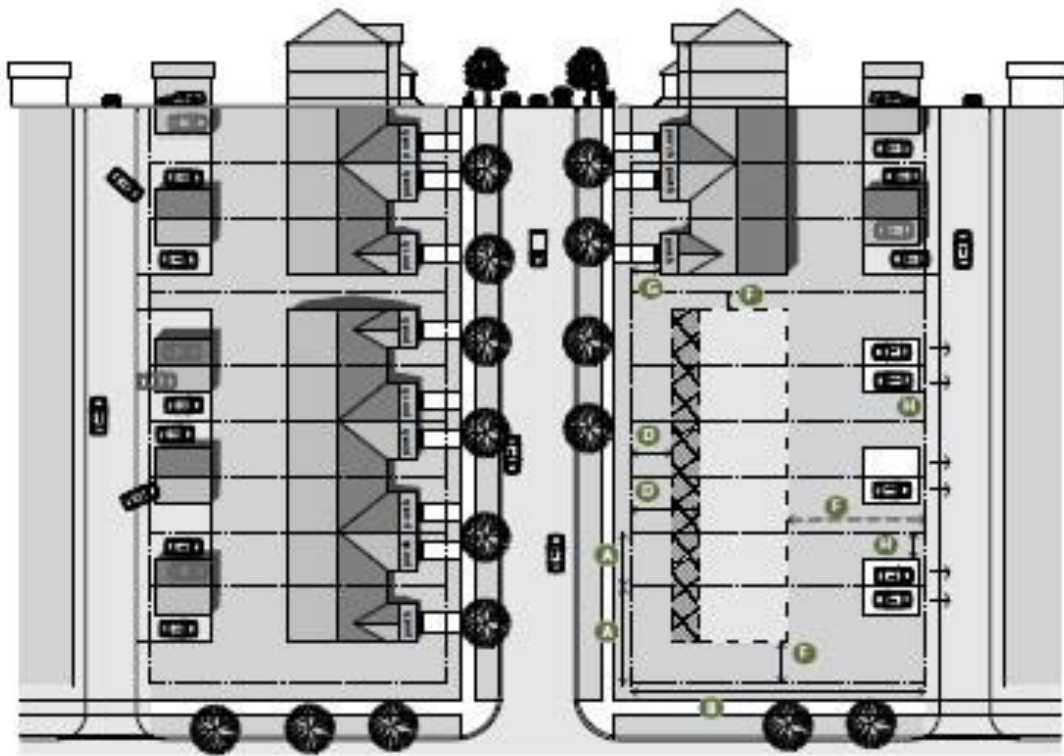
7.3.6 Zone Requirements Street Townhouse with Rear Lane

Lot Frontage	The minimum lot frontage shall be 6.0m per unit, with a minimum frontage of 7.2m for interior end units and 9.0m for exterior end units.
Lot Depth	The minimum lot depth shall be 32.0m
Building Height	The maximum building height shall be 12.0m or 3 storeys, whichever is less. The height of a detached garage shall not exceed 7.0m or 2 storeys, whichever is less.
Front Yard	The main front wall of the dwelling shall be built within 3.0m and 5.0m of the front lot line.
Side Yards	The minimum side yard shall be 1.2m. The minimum corner side yard shall be 3.0m
Rear Yard	The minimum rear yard setback shall be 10.5m
Garage	The garage shall be set back a minimum of 1.2m from one side lot line and 0.5 from the rear lot line.
Porches and Steps	Porches and associated steps may encroach to within 1.0m of the front lot line and/or the corner side yard lot line. Porches must have a minimum depth of 1.5m.

Street Townhouse with Rear Lane Typologies



Demonstration Streetscape



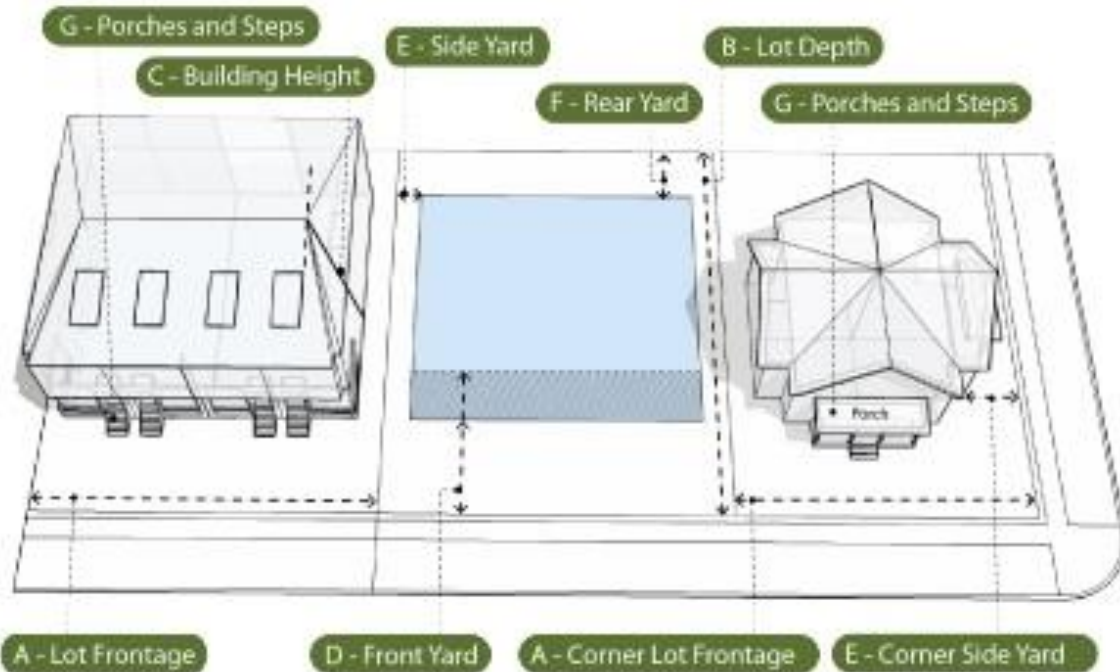
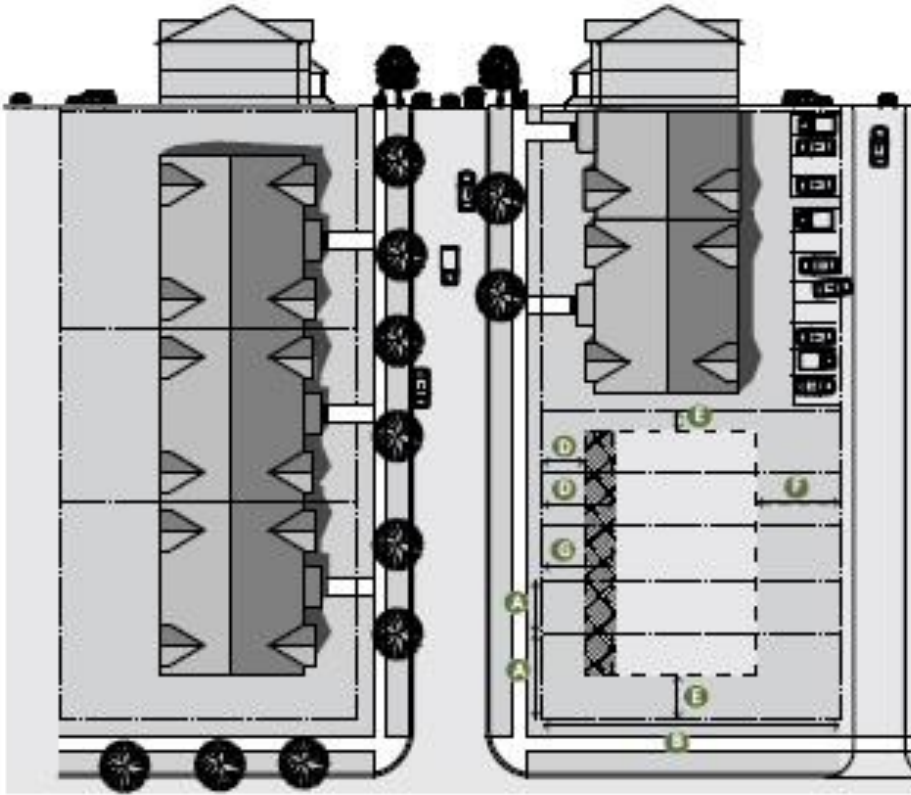
7.3.7 Zone Requirements Block Townhouse and Stacked Townhouse Dwelling

Lot Frontage	The minimum lot frontage shall be 30.0m.
Lot Depth	The minimum lot depth shall be 28.0m
Building Height	The maximum building height shall be 12.0m or 3 storeys, whichever is less.
Front Yard	The main front wall of the dwelling shall be built within 3.0m and 5.0m of the front lot line.
Side Yards	The minimum side yard shall be 1.2m. The minimum corner side yard shall be 3.0m
Rear Yard	The minimum rear yard setback shall be 6.0m
Porches and Steps	Porches and associated steps may encroach to within 1.0m of the front lot line and/or the corner side yard lot line. Porches must have a minimum depth of 1.5m.
Parking	Parking shall not be located in the front yard or corner side yard.

Block and Stacked Townhouse Typologies



Demonstration Streetscape



7.3.7 Zone Requirements Back-to Back Townhouse Dwelling

Lot Frontage	The minimum lot frontage shall be 6.0m per unit.
Minimum Lot Area	The minimum lot area shall be 110m ² per unit.
Building Height	The maximum building height shall be 12.0m or 3 storeys, whichever is less.
Front Yard	The main front wall of the dwelling shall be built within 6.0m of the front lot line.
Side Yards	The minimum side yard shall be 2.0m or 0m to a common wall. The minimum corner side yard shall be 3.0m
Rear Yard	The minimum rear yard setback shall be 0m.
Minimum Ground Floor Area for Dwelling	88m ² – 1 Storey 22m ² – 2 or 3 Storey
Porches and Steps	Porches and associated steps may encroach to within 1.0m of the front lot line and/or the corner side yard lot line. Porches must have a minimum depth of 1.5m.

Back-to Back Townhouse Typologies



7.3.8 Zone Requirements Apartment

Lot Frontage	The minimum lot frontage shall be 30.0m.
Lot Depth	The minimum lot depth shall be 32.0m
Building Height	The maximum building height shall be 5 storeys
Front Yard	The main front wall of the dwelling shall be built within 3.0m and 5.0m of the front lot line.
Side Yards	The minimum side yard shall be 3.0m. The minimum corner side yard shall be 3.0m
Rear Yard	The minimum rear yard setback shall be 7.5m

Apartment Typologies



Demonstration Streetscape

