

Urban Residential Type 1-B		
Current Provision	Special Provision	Rationale
Permitted Uses (R1) – single detached dwellings	Single detached and semi-detached dwellings	Allowing semi-detached as well as singles provides flexibility in unit design and opportunity for increase to density.
Minimum Lot Area – Interior lot at 372 square metres; corner lot at 412 square metres	Interior lot at 220 square metres Corner lot at 265 square metres	The reduced lot area will allow for more efficient use of land, compact urban development and achievement of Growth Plan targets.
Minimum Lot Frontage – interior lot at 12 metres; corner lot at 15 metres	Interior lot at 8.0 square metres Corner lot at 10.0 square metres	Similar rationale as immediately above.
Front Yard Setback – 6.0 metres	4.5 metres to dwelling; 6.0 metres to garage	This will allow more compact development and also gives dwelling more prominence along street and lessens impact of garage on streetscape. Parking space can still be accommodated in front of garage and second required space in the garage to achieve parking compliance.
Exterior Side Yard Setback – 5.0 metres	2.4 metres; except that an attached garage fronting on flankage street shall be 6.0 metres from the flankage street	This will allow more compact development and also gives dwelling more prominence along street.
Interior Side Yard Setback – 3.0 metres on one side and 1.0 metre on other; except where private garage attached, in which case 1.0 metre on each side	For singles: 1.2 metre on one side and 0.6 metre on other side For semis: 1.2 metres; except no interior side yard is required along common lot line	Allows more compact development and efficient use of land. No impacts on surrounding or traditional neighbourhood character would result due to the location of the development.
Rear Yard Setback – 9.0 metres	7.0 metres	This will allow more compact development and opportunity for increase to density.

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Minimum Parking Space Dimension (in garage) – 6 metres x 3.3 metres with no encroachment	6 metres x 3 metres with encroachment of 3 stair risers (approximately 0.61 m / 2 feet)	The reduction to the garage width is minor (i.e. 0.3 m or 1 foot) and is conducive to the standard designs of the developer. A 6 m x 3 m garage parking size is very typical of other municipalities. Further the protrusion of 3 risers (0.61 m or 2 feet) into the space is considered minor and will not prevent the garage from being utilized for its intended purpose.
Maximum Bay Window Encroachment – 0.65 m into any yard	0.9 m into any yard	This will allow more compact development and opportunity for increase to density.
Maximum Porch Encroachment – 1.5 metres into front, rear and exterior side yards	2.0 metres into front yard; 1.8 metres into exterior side yard; and, 2.5 metres into rear yard with restriction on deck size of 3.1 metres x 2.5 metres	This will allow more compact development and opportunity for increase to density. Also facilitates interaction of residents as porch sitting areas are moved closer to the street (front and exterior). Restricting deck size in rear yard ensures suitable amount of open space preserved and allows for impermeable area to facilitate drainage and stormwater management.
Maximum Stairs Encroachment – 1.5 metres into front, rear and exterior side yards	3.5 metres into front, rear and exterior	This will allow more compact development and opportunity for increase to density.
Maximum Soffit/Cornice/Eaves Encroachment – 0.65 metres into any yard	0.4 metres into any yard	This will allow more compact development and opportunity for increase to density. Reduced setback is minor and still allows for adequate separation and maintenance provision within lot boundaries.
Maximum deck dimension and encroachment – patios and decks above finished grade of	3.1 m x 2.5 m where located in rear yard; a patio or deck above	Allows greater flexibility within the design vision from Empire.

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the abutting ground level may project a maximum of 2 metres into a required yard	the finished grade may project 2.5 m	
Maximum accessory Building Area – 10% lot coverage to a maximum of 55 m ² of useable floor area	10 m ² to a maximum of 10% lot coverage	Restricting accessory structure size ensures suitable amount of open space preserved and allows for impermeable area to facilitate drainage and stormwater management.
Minimum Setback of Air Conditioning Units – N/A	0.6 metre from rear or side lot line; not permitted in front yard	Minimum setback ensures that adequate separation exists from property line to allow for passage from front to rear of property. Prohibition in front yard ensures certain aesthetic for community.
Maximum Hardscaping in Front Yard – N/A	Maximum 70% of front yard can be hardscape/hard surface	Restricting hardscape ensures minimum portion of front yard reserved for landscaping to ensure attractive streetscape, allow for drainage and stormwater management.
Maximum distance in which a garage face can extend in front of the ground floor porch – N/A	1.0 metre	Ensures garage does not dominate the streetscape and ensures dwelling will have prominence.