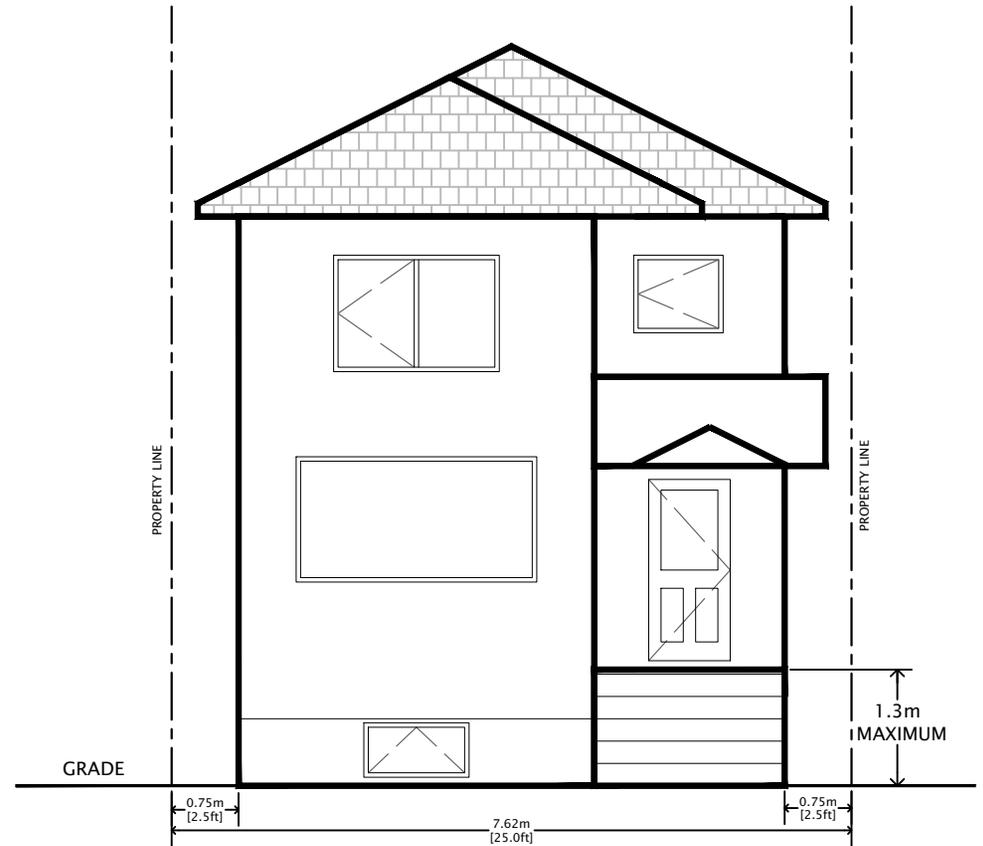
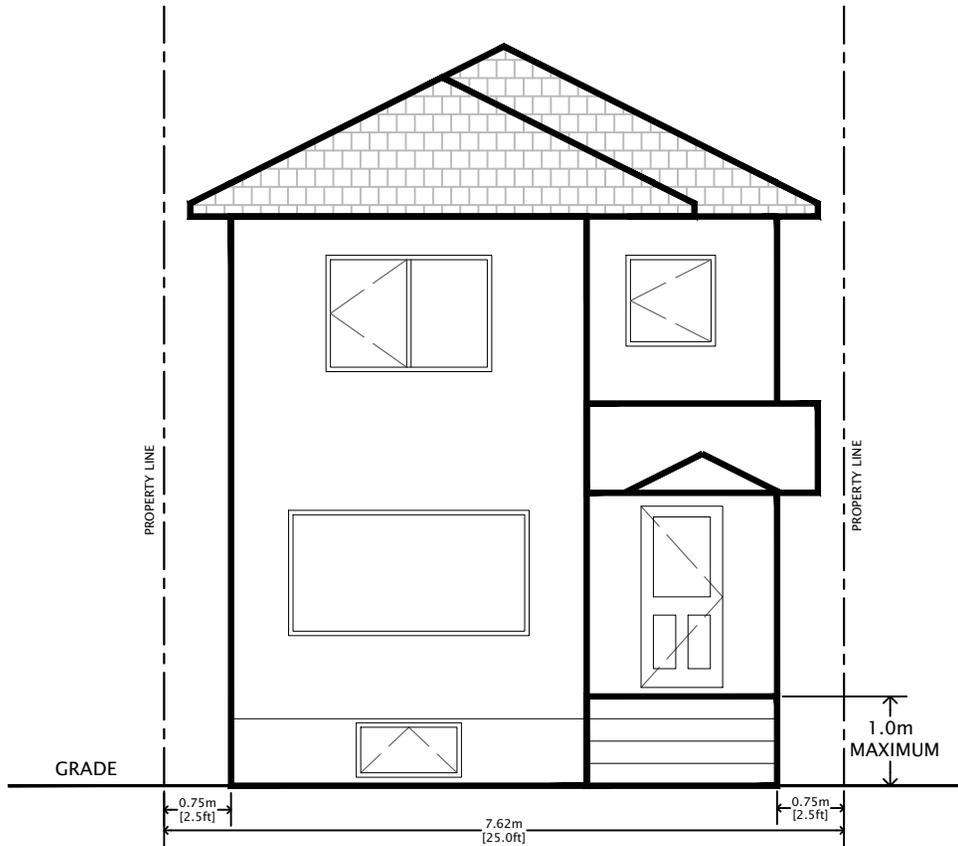


Height of Front Door

Increase permitted height of the base or sill of the front door from 1.0 metres to **1.3 metres** to address construction concerns related to access and egress of secondary suites, stair construction, sewer-line depth, and other considerations.



Permitted Encroachments into a Required Front Yard

Currently, enclosed porches are permitted to encroach into a required front yard. This proposal would allow for covered entries or open air verandas to encroach into the same area, as shown in the example below.



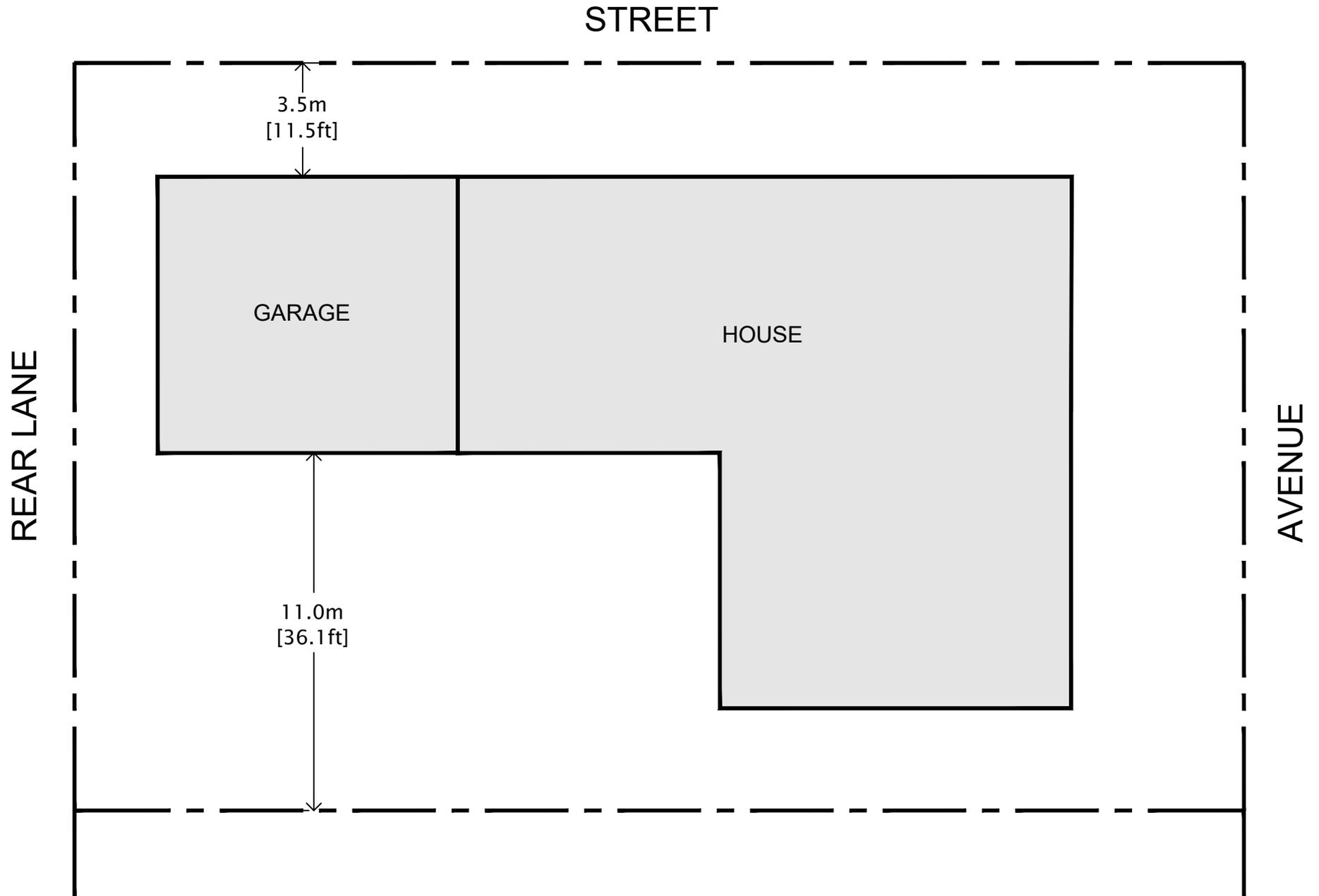
Reduced front yard setback

In many established neighbourhoods, older homes exist that are legally closer to the front street than what is currently permitted in the Zoning Bylaw. This recommendation would allow the reduction of front yard setback when adjacent dwellings have a legal lesser setback.



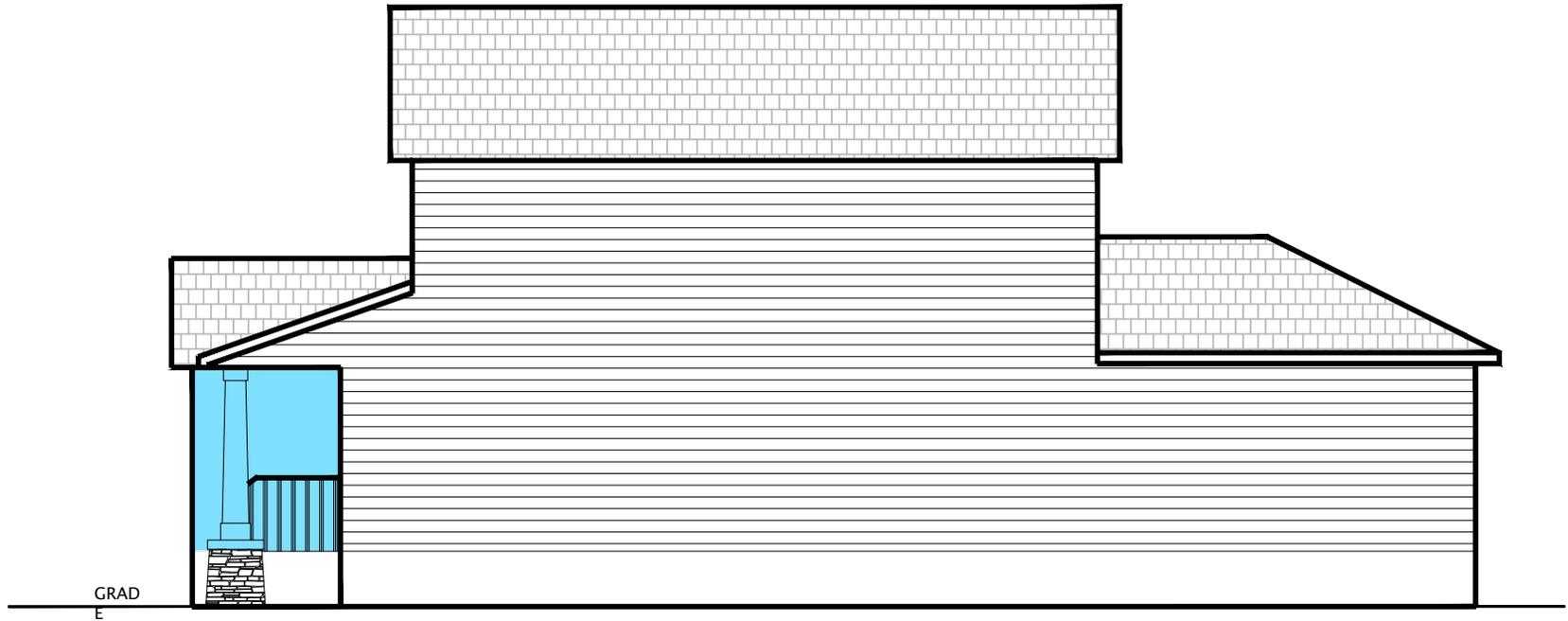
Sidewall Area Calculation

For corner sites and areas with greater setbacks from adjacent homes, the proposed recommendation would allow for additional sidewall area. This allows greater massing where there is less impact on neighbouring properties.



Sidewall Area Calculation

For corner sites and areas with greater setbacks from adjacent homes, the proposed recommendation would allow for additional sidewall area. This allows greater massing where there is less impact on neighbouring properties.



*AREA EXCLUDED

(2.4m from side property line)



Sidewall Calculation

Clarify the regulation so that it is calculated consistently when referring to grade and gable ends.

