

(343) - Notwithstanding Section 4 and Section 7 of the By-law within the lands zoned Low Rise Residential Five Zone (RES-5) and shown as Areas 1, 10, and 16 and being affected by this subsection on Zoning Grid Schedules 27, 28, 50, 51, 63 and 64 of Appendix 'A', the following special regulations shall apply:

- i) In addition to the permitted uses listed in Table 7-1, the following uses shall also be permitted:
  - *Dwelling, Back-to-Back Townhouse*
  - *Dwelling, Through Lot Townhouse*
  - *Dwelling, Live-Work Townhouse*
- ii) For lands subject to this regulation:
  - "*Dwelling, Through Lot Townhouse*" means a Townhouse dwelling unit bounded by streets on two opposite sides, with one street being the front lot line and the opposite street being the rear lot line.
  - "*Dwelling, Live-Work Townhouse*" means a Townhouse dwelling unit with dedicated non-residential ground floor uses.
  - "*Bay/Boxout Window Projections*" means a building projection with windows and/or door, with or without a foundation.
- iii) Stairs and access ramp may be permitted in the front yard or exterior side yard provided the minimum setback to the stair and access ramp encroachment is 0.6 metres from the street line.
- iv) Terraces, porches, balconies and decks may be located within a required *front yard* or exterior *side yard*, provided the terrace, porch or deck is set back a minimum of 2.0 metres from the front *lot line* and a minimum of 1.5 meters from the *side yard lot line* abutting a street, whether covered or not covered, and provided they are not enclosed and do not exceed 1.2 meters in height above finished grade level.
- v) Covered porches that are open on the first floor with or without railings and with or without living space above may encroach into the *driveway visibility triangle* to a maximum of 2.5 metres.
- vi) On a *corner lot*, an access driveway shall not be located closer than 4.5 metres to the intersection of street lines abutting the lot and shall permit the parking of *motor vehicles*, except that an access drive shall be located no closer than 7.0 metres to the intersection of street lines for corner lots with frontage on a Major Community Collector Street (Rosenberg Way).
- vii) "*Bay/Boxout Window Projections*" may encroach a maximum of 1.0 metre into a required *front yard, exterior side yard* and/or *rear yard*, provided that the building projection is not more than 4.0 metres wide.

- viii) The following regulations shall apply for Single Detached Dwelling and Duplex Dwellings:
- a. The minimum *corner lot* width shall be 12.0 metres.
  - b. The minimum *exterior side yard* shall be 3.0 metres.
  - c. The minimum *front yard* shall be 3.5 metres.
  - d. The minimum *rear yard* shall be 7.0 metres.
  - e. The minimum *side yard* shall be 0.6 metres on one side and 1.2 metres on the other.
  - f. Porches may encroach into the side yard provided the minimum setback to side lot line is 0.6 metres.
  - g. The maximum *building height* shall be 12.5 metres.
  - h. The maximum *lot coverage* shall be a total of 60 percent, of which the habitable portion of the *dwelling units* shall not exceed 55 percent and the *accessory buildings* or *structures*, whether attached or detached, shall not exceed 15 percent.
- ix) The following regulations shall apply for Semi-Detached Dwellings:
- a. The minimum *exterior side yard* shall be 3.0 metres.
  - b. The minimum *front yard* shall be 3.5 metres.
  - c. The minimum *rear yard* shall be 7.0 metres.
  - d. The maximum *building height* shall be 12.5 meters.
  - e. The maximum gross lot coverage shall be 65 percent, of which the habitable portion of the *dwelling unit* shall not exceed 55 percent and the *accessory buildings* or *structures*, whether attached or detached, shall not exceed 15 percent.
- x) The following regulations shall apply for Street Townhouse Dwellings, Back-to-Back Dwellings and Through Lot Townhouse Dwellings:
- a. The minimum *corner lot width* shall be 9.0 metres.
  - b. The minimum *exterior side yard* shall be 3.0 metres.
  - c. The minimum *front yard* shall be of 3.5 metres.
  - d. The minimum *interior side yard* shall be 0.6 metres.
  - e. The minimum *rear yard* shall be 7.0 metres for each townhouse dwelling.
  - f. The minimum *rear yard* on a through lot townhouse (not applicable for Back-to-Back Townhouse Dwellings) shall be 3.0 metres except no part of any building used to accommodate a required parking space shall be located closer than 6.0 metres to the *street line*.
  - g. The maximum *building height* shall be 15.0 meters and 3 storeys.
  - h. The maximum lot coverage for Townhouse Dwellings shall be 65 percent, of which the habitable portion of the *dwelling unit* shall not exceed 55 percent and the *accessory buildings* or *structures*, whether attached or detached, shall not exceed 15 percent.
  - i. There shall be no maximum *lot coverage* for a Back-to-Back Townhouse Dwelling and Through Lot Townhouse Dwellings.
  - j. The *minimum lot area* for a Back-to-Back Townhouse Dwelling and Through Lot Townhouse dwelling shall be 80 square metres.

- k. The minimum outdoor amenity area on a Back-to-Back Townhouse and Through Lot Townhouse shall be a minimum of 6.0 square metres per *dwelling unit* and be provided by an outdoor deck or balcony attached to the *dwelling unit*.
- l. On a Through Lot Townhouse Dwelling and Townhouse Dwelling the driveway and garage maximum width shall not apply on end units.
- m. The maximum number of attached units for Townhouse Dwellings and Through Lot Townhouse Dwelling shall be 8 units; and the maximum number of attached units for a Back-to-Back Townhouse Dwelling shall be 16 units.