

Neighbourhood Centre (NC) Zone

7.5 Neighbourhood Centre (NC) Zone Regulations

7.5.1 Uses Permitted

See Section 6.

7.5.2 Building Types Permitted and Related Standards								
Building Type	Min. Floor Space Index / Density	Max. Floor Space Index / Density	Min. Lot Frontage A	Min. Lot Depth B	Min. Interior Side Yard Setback One Side C	Min. Interior Side Yard Setback Opposite Side D	Min. Flankage Setback E	Min. Rear Yard Set-back F
<ul style="list-style-type: none"> Mixed use building; Office building; Institutional building; Parking garage; Commercial building; Commercial / residential building 	0.5	2	n/a	n/a	0 m	0 m	2 m	0.75 m
<i>Apartment</i>	35 residential units per Net hectare	150 residential units per Net hectare	n/a	n/a	0 m	0 m	2 m	0.75 m
<i>Triplex</i>	n/a	n/a	10 m	23 m	1.5 m	1.5 m	2 m	0.75 m

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Townhouse dwelling Unit Street Access Private garage	n/a	n/a	4.9 m/unit	23 m	Interior Unit 0.0 m	Interior Unit 0.0 m	2 m	6 m
Townhouse dwelling Unit lane access	n/a	n/a	5.5 m/unit	17 m	Exterior Unit 1.2 m	Exterior Unit 1.2 m		0.75 m
Townhouse dwelling Unit Back to Back	n/a	n/a	5.5 m/unit	12 m				0 m

7.5.3 Front Yard Setback by Permitted Yard Types

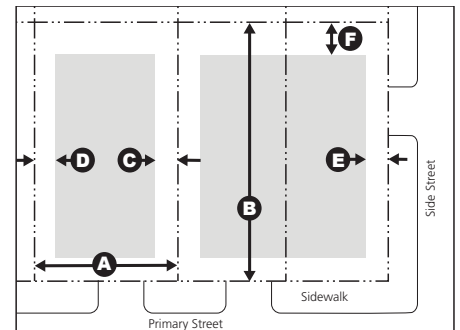
7.5.3.1 Townhouse Dwelling or Apartment

Minimum Setback

Common Yard	2.5 m
Porch Yard	2.5 m
Inset Porch Yard	2.5 m
Stoop Yard on lots accessed by a rear lane	1.5 m

7.5.3.2 All Other Buildings

Minimum Setback	0 m
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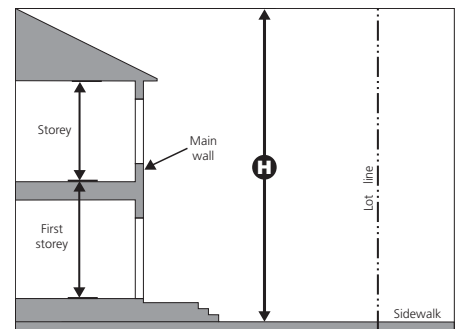
The grey represents potential building area. The internal dashed line represents the maximum yard.

7.5.4 Permitted Yard Encroachments

See Section 4.21.

7.5.5 Height

- H** Minimum height, other than accessory buildings and structures - 2 storeys
Maximum height - 5 storeys



Height is measured to the tallest point of a building.

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7.5.6 Parking Standards

See Section 5.

7.5.7 Accessory Buildings and Structures	
See the following sections with respect to standards for:	
<i>Accessory buildings and structures other than private garages and walkways</i>	See Section 4.14
<i>Detached private garages accessed by a driveway from a street</i>	See Section 4.15
<i>Detached private garages accessed by a lane</i>	See Section 4.16
<i>Attached private garages accessed by a lane</i>	See Section 4.17
<i>Attached private garages accessed by a street</i>	See Section 4.18
<i>Standards for parking pads</i>	See Section 4.19
<i>Enclosed and roofed walkways</i>	See Section 4.20

7.5.8 Performance Zone Categories – Neighbourhood Centre (NC) Zone

7.5.8.1 Neighbourhood Centre Performance (NC-1) Zone 1

The regulations of the NC Zone shall apply in the Neighbourhood Centre Performance (NC-1) Zone 1, however, the following additional *buildings* shall be permitted subject to the related regulations:

Building Type	Minimum Lot Frontage	Lot Depth	Minimum Interior Side Yard Setback One Side	Min. Interior Side Yard Setback Opposite Side	Minimum Flankage Setback	Minimum Rear Yard Setback
<i>A Single-detached dwelling</i>	6 m	18 m minimum 30 m maximum	1.2 m	0.6 m	2 m	<i>Lane access</i> 0.75 m <i>Street access</i> 6 m
<i>Semi-detached dwelling unit</i>	5.5 m / unit	18 m minimum	0.9 m	0 m	2 m	<i>Lane access</i> 0.75 m <i>Street access</i> 6 m

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7.5.8.2 Neighbourhood Centre Performance (NC-2) Zone 2

The permitted *uses, buildings* and regulations of the NC Zone shall apply in the Neighbourhood Centre Performance (NC-2) Zone 2, however, notwithstanding the provisions of Section 5.1.3, Location of *Parking Spaces*, the required *parking spaces* for any use may be located on the *lot* on which the use is located, and/or on one half of the *street* abutting the *lot* where the on-street *parking* is permitted.

7.5.8.3 Neighbourhood Centre Performance (NC-3) Zone 3

The permitted *uses, buildings* and regulations of the NC Zone shall apply in the Neighbourhood Centre Performance (NC-3) Zone 3, however, notwithstanding the provisions of Sections 4.15.2 and 4.16.3, Maximum *Height* for *Private Garages*, the maximum *height* if the *lot frontage* is 9 metres or more, for a roof, other than a flat roof, shall be 9 metres.

7.5.8.4 Neighbourhood Centre Performance (NC-4) Zone 4

The permitted *uses, buildings* and regulations of the NC Zone shall apply in the Neighbourhood Centre Performance (NC-4) Zone 4, however, notwithstanding the definition of *front lot line* and Section 4.13.1, the *front lot line* shall be deemed to be the *lot line* that is opposite to the *lot line* abutting the *lane* providing access to the *lot*.

(7.5.8.5 and 7.5.8.6 relocated by 2012-001)