General Urban Zone

7.6 General Urban (GU) Zone Regulations

7.6.1 Uses Permitted

See Section 6.

7.6.2 Building Types Permitted and Related Standard

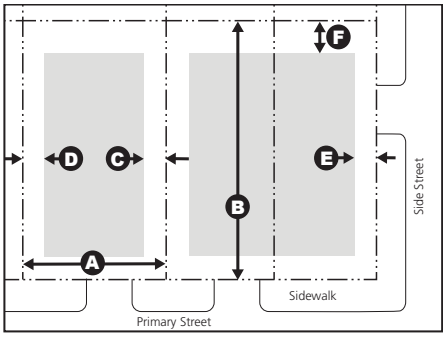
Building Type	Minimum Lot Frontage (A)	Minimum Lot Depth (B)	Minimum Interior Side Yard Setback One Side (C)	Min. Interior Side Yard Setback Opposite Side (D)	Minimum Flankage Setback	Minimum Rear Yard Setback
A *single detached dwelling street* access attached *private garage*	8.5 m	22 m	1.2 m	0.6 m	2 m	7 m[1]
A *single detached dwelling street* access detached *private garage or parking pad*	8.5 m	22 m	3 m	0.6 m	2 m (E)	7 m[1] (F)
A *single detached dwelling* attached rear *private garage* accessed from the front or side	9 m	26 m	3 m	0.6 m	2 m	0.3 m
A *single-detached dwelling* with *lane access*	8 m	17 m	1.2 m	0.6 m	2 m	0.75 m
Semi- detached dwelling unit street access attached *private garage*	5.5 m / unit	22 m	0.9 m	0.0 m	2 m	7 m
Semi- detached dwelling unit street access detached *private garage* or attached rear *private garage* accessed from front or side	5.5 m / unit	26 m	3 m	0.0 m	2 m	0.3 m

General Urban Zone

7.6.2 Building Types Permitted and Related Standard

Building Type	Minimum Lot Frontage (A)	Minimum Lot Depth (B)	Minimum Interior Side Yard Setback One Side (C)	Min. Interior Side Yard Setback Opposite Side (D)	Minimum Flankage Setback (E)	Minimum Rear Yard Setback (F)
Semi-detached dwelling unit with *lane* access	5.5 m / unit	17 m	0.9 m	0.0 m	2 m	0.75 m
Triplex or *duplex*	7 m	23 m	1.5 m	1.5 m	2 m	0.75 m
Townhouse dwelling unit street access *private garage*	4.9 m / unit	23 m	Interior Unit 0.0 m Exterior Unit 1.2 m	Interior Unit 0.0 m Exterior Unit 1.2 m	2 m	6 m
Townhouse dwelling unit with *lane* access	5.5 m / unit	17 m	Interior Unit 0.0 m Exterior Unit 1.2 m	Interior Unit 0.0 m Exterior Unit 1.2 m	2 m	0.75 m
townhouse dwelling unit back to back	5.5 m / unit	12 m	Interior Unit 0.0 m Exterior Unit 1.2 m	Interior Unit 0.0 m Exterior Unit 1.2 m	2 m	0.0 m

[1] The minimum *rear yard setback* may be reduced to 3.0 m for a one *storey* addition for a maximum of 45% of the dwelling width measured at the rear of the *main building*. The one *storey* addition shall have a maximum vertical distance of 4.0 m measured between the finished floor level of the *first storey* and the highest point of the roof of the one *storey* addition. *(2022-007)*



The grey represents potential building area. The internal dashed line represents the maximum yard.

General Urban Zone

7.6.3 Front Yard Types Permitted - Minimum Setback

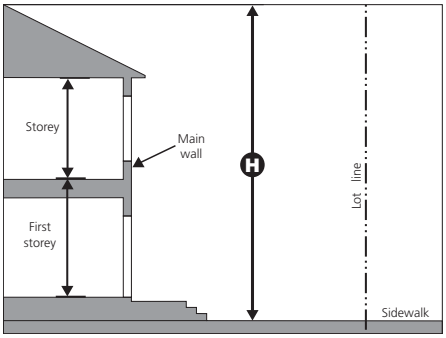
Common Yard - 2.5 m
Porch Yard - 2.5 m
Inset Porch Yard - 2.5 m

7.6.4 Permitted Yard Encroachments

See Section 4.21

7.6.5 Maximum Height

(H) 3 *storeys*



Height is measured to the tallest point of a building.

7.6.6 Parking

See Section 5

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

7.6.8 Minimum Landscape Area

Minimum *landscape area* - 10 %

7.6.9 Performance Zone Categories – General Urban (GU) Zone

7.6.9.1 General Urban Performance (GU-1) Zone 1

The regulations of the GU *Zone* shall apply in the General Urban Performance (GU-1) *Zone* 1, however, in addition an elementary *public school* shall be a permitted use subject to the regulations of the Institutional (I) *Zone*.

7.6.9.2 General Urban Performance (GU-2) Zone 2

The permitted *uses*, *buildings* and regulations of the GU *Zone* shall apply in the General Urban Performance (GU-2) *Zone* 2, however, notwithstanding the provisions of Section 5.1.3, Location of *Park-*

ing 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.

7.6.9.3 General Urban Performance (GU-3) Zone 3

The permitted *uses*, *buildings* and regulations of the GU *Zone* shall apply in the General Urban Performance (GU-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.