

General Urban Zone

7.6 General Urban (GU) Zone Regulations

7.6.1 Uses Permitted

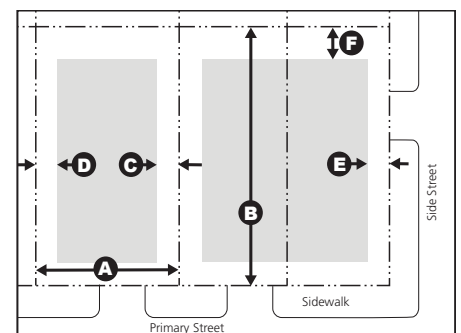
See Section 6.

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
<i>A single detached dwelling street access attached private garage</i>	8.5 m	22 m	1.2 m	0.6 m	2 m	7 m ¹
<i>A single detached dwelling street access detached private garage or parking pad</i>	8.5 m	22 m	3 m	0.6 m	E 2 m	F 7 m ¹
<i>A single detached dwelling attached rear private garage accessed from the front or side</i>	9 m	26 m	3 m	0.6 m	2 m	0.3 m
<i>A single-detached dwelling with lane access</i>	8 m	17 m	1.2 m	0.6 m	2 m	0.75 m
<i>Semi-detached dwelling unit street access attached private garage</i>	5.5 m / unit	22 m	0.9 m	0.0 m	2 m	7 m
<i>Semi-detached dwelling unit street access detached private garage or attached rear private garage accessed from front or side</i>	5.5 m / unit	26 m	3 m	0.0 m	2 m	0.3 m

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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
<i>Semi-detached dwelling unit with lane access</i>	5.5 m / unit	17 m	0.9 m	0.0 m	2 m	0.75 m
<i>Triplex or duplex</i>	7 m	23 m	1.5 m	1.5 m	2 m	0.75 m
<i>Townhouse dwelling unit street access private garage</i>	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
<i>Townhouse dwelling unit with lane access</i>	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
<i>townhouse dwelling unit back to back</i>	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.

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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

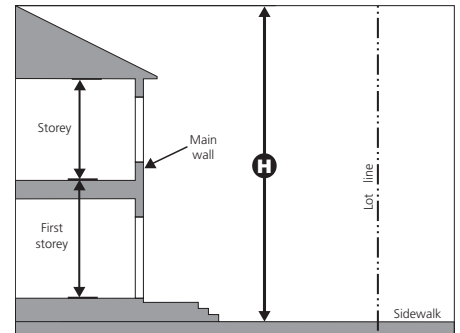
See Section 4.21

7.6.5 Maximum Height

H 3 storeys

7.6.6 Parking

See Section 5



Height is measured to the tallest point of a building.

7.6.7 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

7.6.8 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-*

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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.