

August 23, 2024

Diana Radulescu, Planner  
City of Windsor, ON

(Delivered via email)

REGARDING: ZONING BYLAW AMENDMENT  
180 California Ave, Windsor  
Semi-detached residence

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Subject property is known municipally as 180 California Avenue in the City of Windsor. The subject lands have a legal description of: LOT 5 PLAN 804 TOWN OF SANDWICH CITY OF WINDSOR; PT ALLEY PL 51 (CLOSED BY CE248037) DESIGNATED AS PT 7 ON PL 12R22710 SUBJECT TO AN EASEMENT IN GROSS OVER PT 7 ON PL 12R22710 AS IN CE248163 CITY OF WINDSOR.

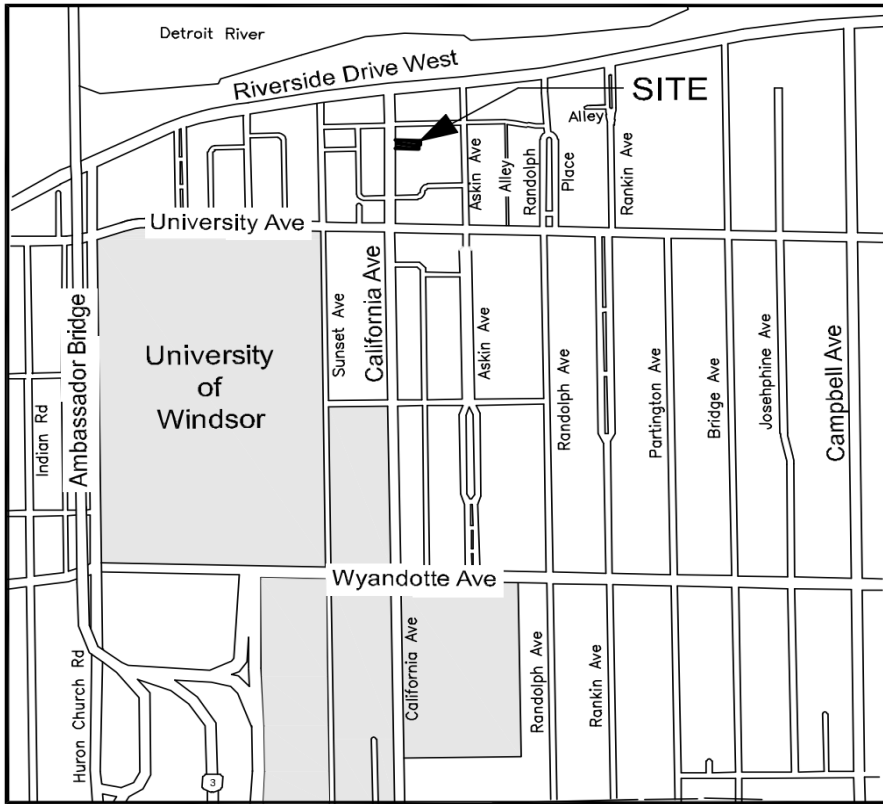
## 1. INTRODUCTION:

The subject lands are located within an established residential neighbourhood within the urban area of the City of Windsor. The lands are presently designated 'Residential' and are zoned 'Residential District 2.2 (RD2.2)'. The land use is presently residential and is to continue as residential.

The minor ZBA application purports to add new, site specific regulations under the existing 'Residential District 2.2 (RD2.2)'. The ZBA will not be changing the zone category or allowing for new or additional uses, rather the ZBA will allow for site specific provisions:

- i) **Lot Width** (minimum) = 15 m required and 13.7 m provided;
- ii) **Lot Coverage** (maximum) = 45% max and 46% provided;
- iii) **Rear Yard Setback** (minimum) = 7.5 m required and 6.9 m provided;
- iv) **Gross Floor Area** (maximum) = 400 m<sup>2</sup> max and 757.4 m<sup>2</sup> provided (includes main, ADU's, and attic mechanical floor space).

# LOCATIONAL MAP: 180 CALIFORNIA

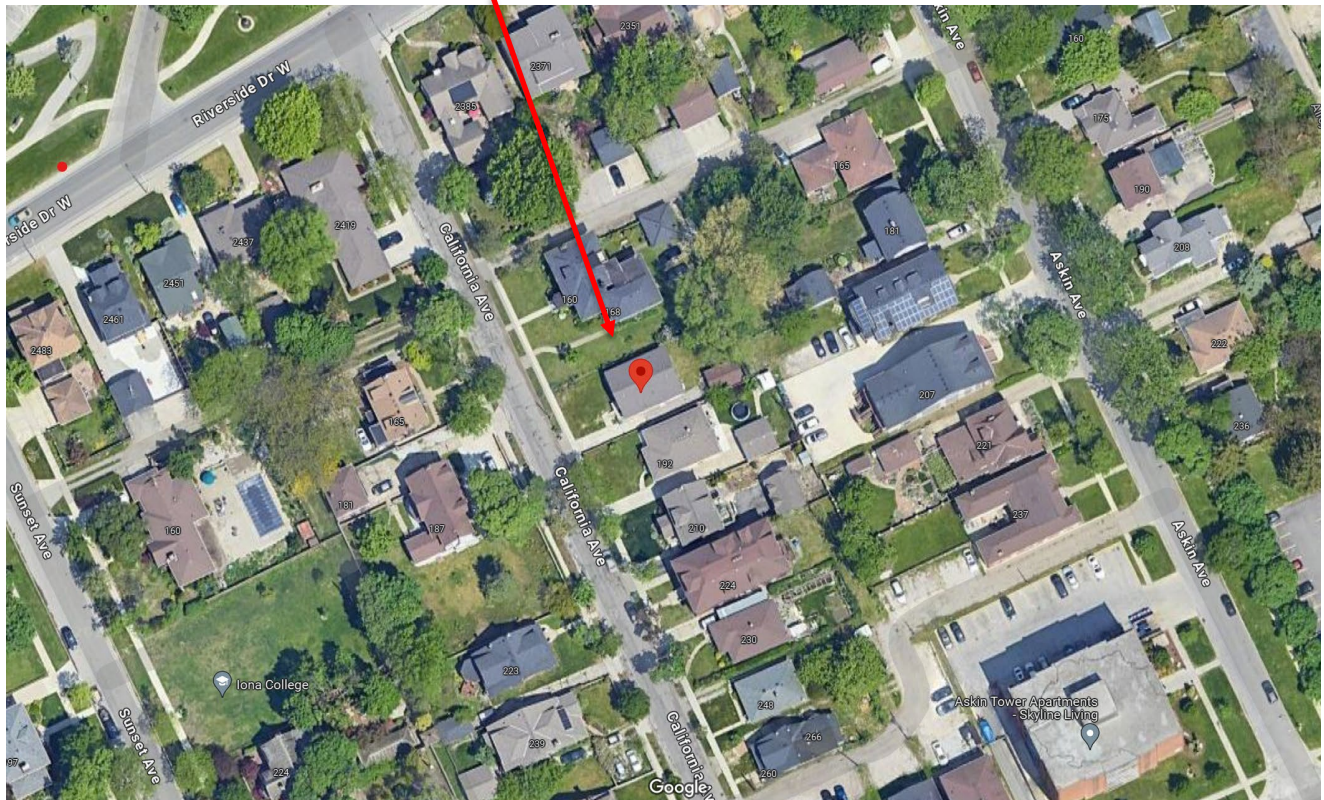


## Location Map

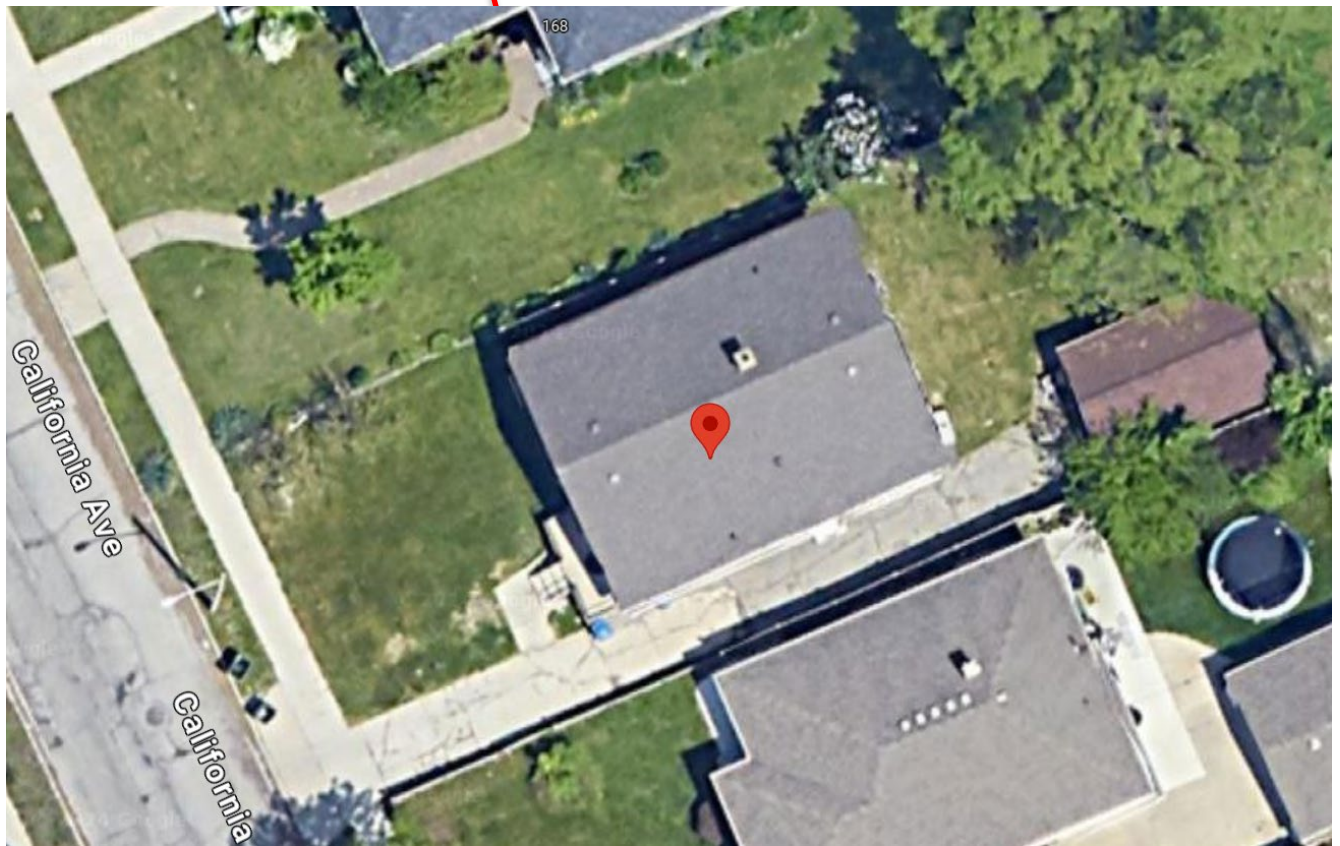
SCALE: Not to scale



# NEIGHBOURHOOD AERIAL: 180 CALIFORNIA AVE



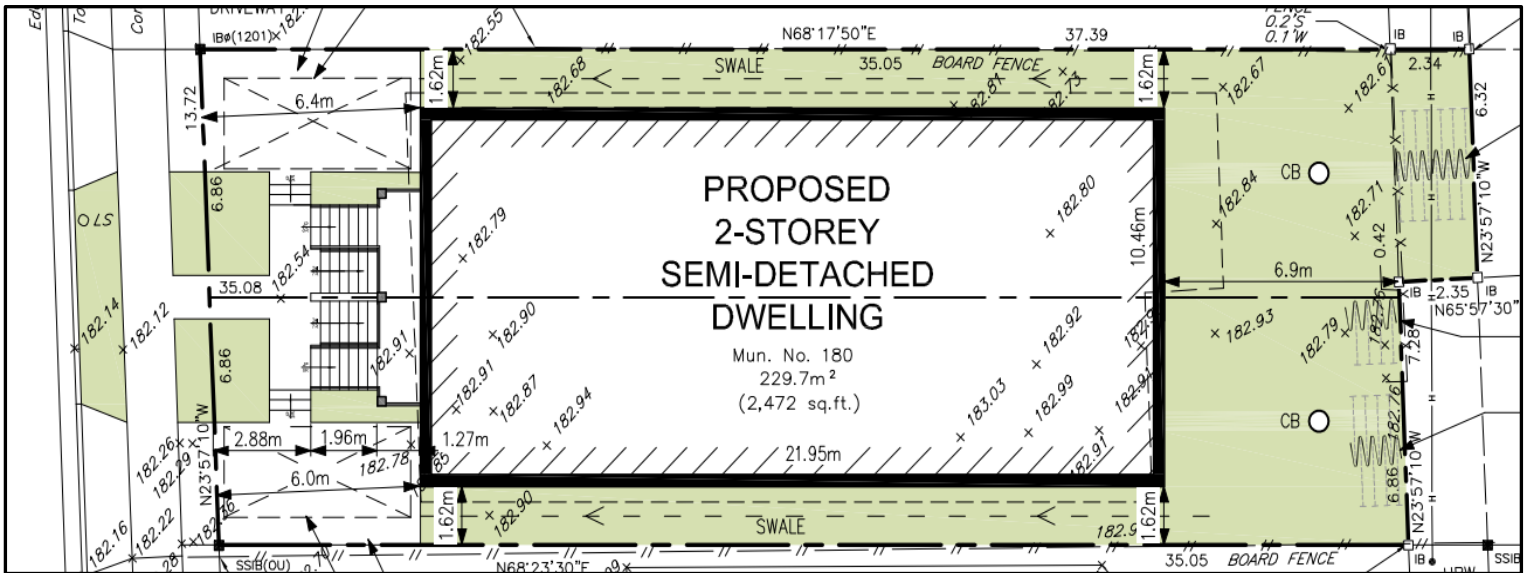
**LOT AERIAL: 180 CALIFORNIA AVE**



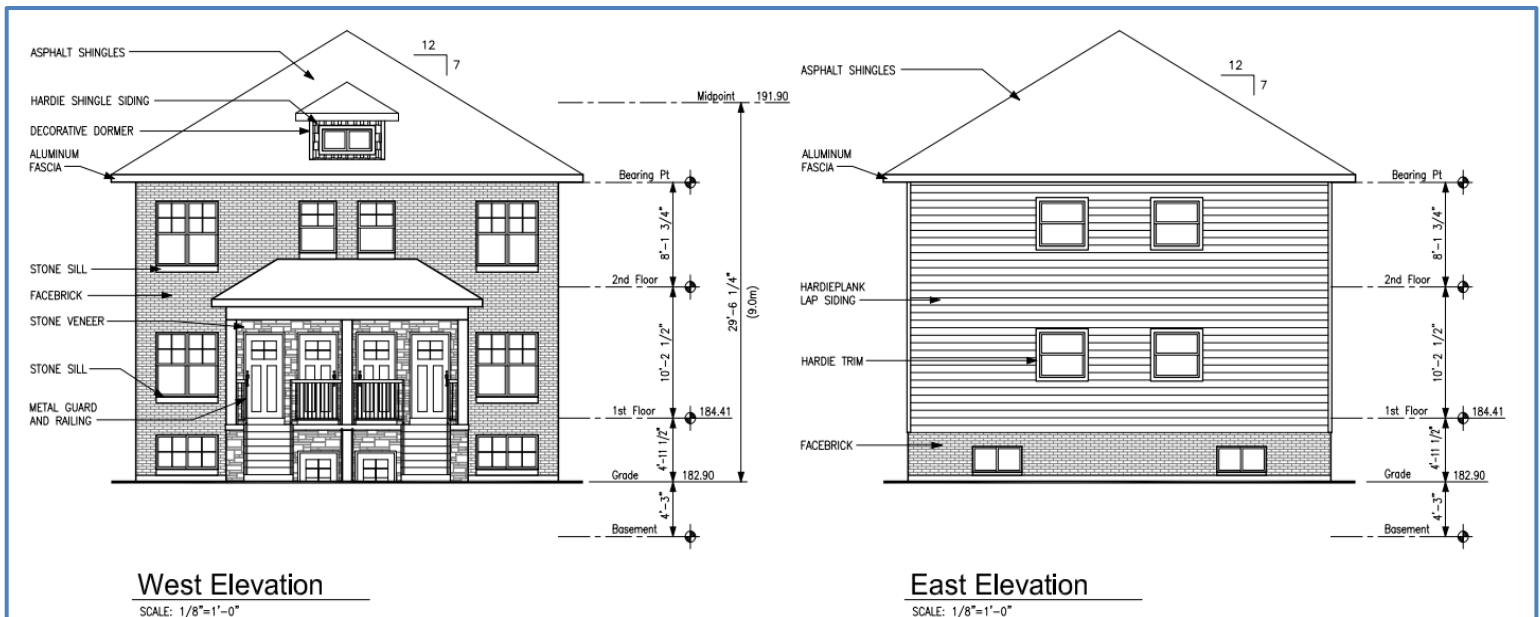
## 2. PROPOSED DEVELOPMENT:

The owner is proposing the construction of a new residential semi-detached building with a GFA with 757.4 m<sup>2</sup> (including the main, the ADU, and the attic/mechanical room). The building is proposed with 2 main floor units, 2 ADU's below the main floor, and 2 ADU's above the main floor. There will be a total of 6 units within the semi-detached building. At a future time, when the lot is divided into two separate lots, there will be one semi-detached unit on each lot containing 1 main unit and 2 ADU's.

### SITE PLAN: 180 CALIFORNIA AVE



### PROPOSED BUILDING ELEVATIONS: 180 CALIFORNIA



**HERITAGE DISCUSSION:**

Critical for an established, older neighbourhood, it is important that the new building colours, design and massing are sensitive and compatible with the existing neighbourhood. The existing neighbourhood consists of housing typically built between 1880-1920.

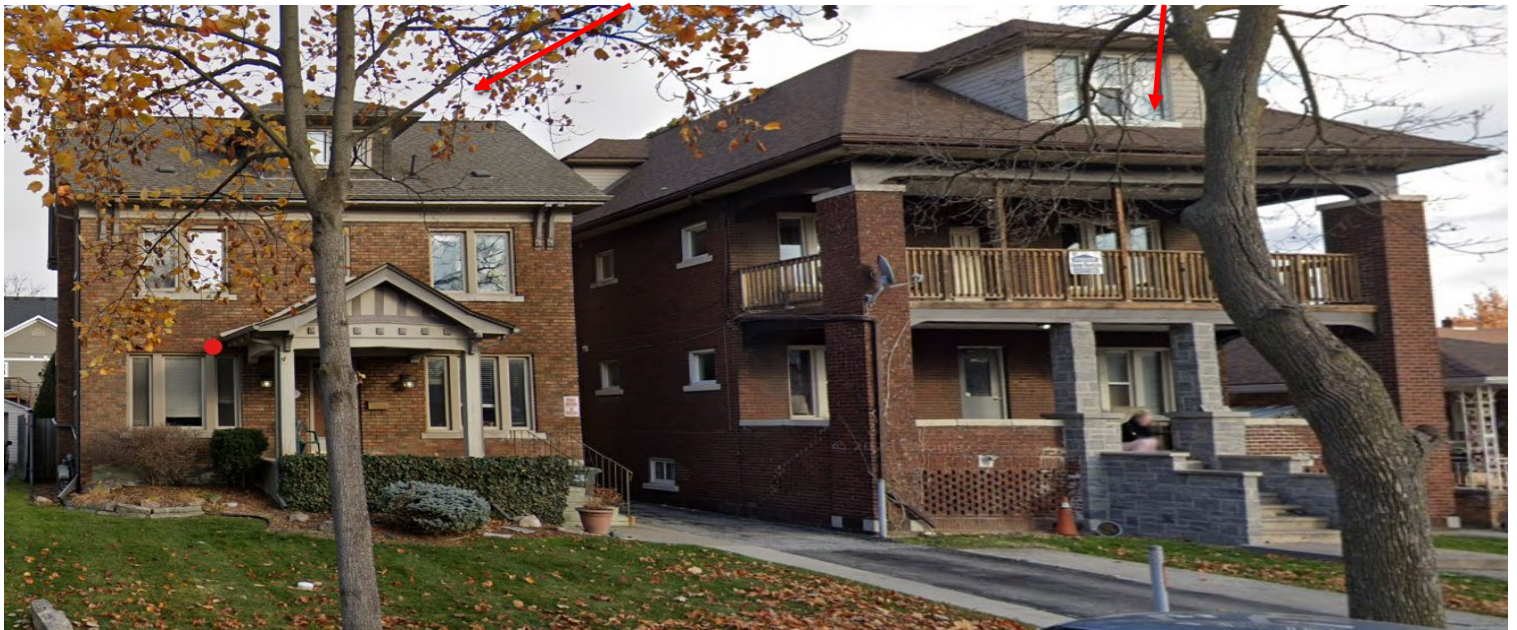
**ACROSS THE STREET: 185 CALIFORNIA AVE**

**165 CALIFORNIA AVE**



**TO THE WEST- SAME SIDE ST: 270 CALIFORNIA AVE**

**224 CALIFORNIA AVE**



**TO THE EAST- SAME SIDE ST: 166 CALIFORNIA AVE      180 CALIFORNIA AVE**



**TO THE WEST- SAME SIDE ST: 2368 UNIVERSITY AVE**



The proposed four square (Arts and Crafts) building is a style and design, height, and massing that is very comparable to other existing residences in the neighbourhood.

## PROPOSED BUILDING ELEVATIONS: 180 CALIFORNIA



When addressing the inclusion of new development within an established neighbourhood such as California, the following Official Plan policies must be regarded:

### ***“Section 2.2.2 Developments within Heritage Contexts***

- 1. Locate and design buildings to respect and complement the scale, character, form, and siting of on-site and surrounding cultural heritage resources.*
- 2. Ensure that conceptual design and massing of development or redevelopment projects are compatible with adjacent listed heritage buildings and/or sites.*
- 3. New buildings located adjacent to built cultural heritage resources will be compatible with existing historical building types, colours, and material palettes having regard for modern building designs, techniques, and materials.” (City of Windsor Intensification Guidelines June 2022)*

- The proposed four square residence (aka as Arts and Crafts) building is a style and design, height, and massing that has distinct characteristics that are prevalent in the neighbourhood on existing residences: red brick façade, wood or Hardie Board (cement board cladding) at the side and rear; muted complimentary colours to the red brick around the windows (white, grey, beige), for the back porch or additions, etc; black roofs; typically 2-2.5 storeys in height; and a modest but distinctive front verandah/porch.
- Materials for the subject building will consist of colours and architectural features taken from the neighbourhood:
  - the front façade will be comprised of red brickwork for the full frontage from grade to roofline;
  - To provide a distinctive front entrance/vestibule known for the A&C period, brickwork that looks like field stone will be used for around the front doors;
  - concrete board (Hardie Board) will be used to look like shiplap/clapboard will be placed along the side and back. The Hardie Board colour will be 'Navajo Beige' to compliment the red brick.
- The new residence will have the same height at 9 m (2-2.5 storeys) with other neighbourhood residences.
- In addition to the comparable style, design and massing of the buildings, the semi-detached and ADU's are consistent with the multiple unit use of the buildings within the neighbourhood.

It is my professional opinion as a heritage planner that the proposed building respects and is comparable with the existing heritage located within the neighbourhood. The new building is similar in massing, height, material and colours of the existing heritage buildings in the neighbourhood and adjacent to the subject lot.

In my professional opinion, the ZBA will support the establishment of a residence as a semi-detached with ADU's in the building that are comparable and compatible as an infill within the established neighbourhood.

The ZBA will provide for construction of a new, appropriate residence that is sensitive to the existing beautiful heritage buildings within the neighbourhood.



#### 4. PARKING AND DRIVEWAY:

- a) Section 24.20.5.1 Parking regulations under the CZB 8600 requires 1 parking space per residential semi-detached unit:
- The driveway for each lot provides for 1 parking space for each semi-detached residential unit.
  - The provision of the one parking space per semi-detached residential unit complies with the CZB.
- b) Engineering Best Practices, BP2.2.1 allows for one driveway approach per property:
- Two driveways are required: one for each of the two residential units for the semi-detached building (2 unit building).
  - A severance will be required to divide the property down the common wall of the semi-detached building into the two separate residential lots, each lot with one single, attached residential unit. After the division of the property there will be one driveway on one lot, consistent with BP2.2.1 policy direction of the engineering department.
  - The proposed building is a semi-detached residence consisting of two residential units on one property. With the consent to sever to create the two, single attached units on separate lots, having two driveways serving two separate units on one property is consistent with the BP2.2.1 direction to provide for needed, appropriate access.
- c) Is there sufficient parking to accommodate the 2 residential units and the ADU's?
- Section 5.99.80 of the CZB 8600 does not require parking for the proposed ADU's, only for the semi-detached units;
  - To the north within 200 m is the Riverside Dr. bike trail;
  - To the south within 500 m is the University Ave. bike trail;
  - Considering the close proximity to the University and to the College, the units will likely be rented by students that are able to bike to the university which is only a few blocks away.

- There will be 12 bicycle racks for each of the semi units: these racks will provide for the tenants of each of the two ADU's, guests and provide for extra parking for the semi units.

It is my professional opinion that the two parking spaces in the two driveways comply with the parking requirements of the bylaw for 1 parking space for each semi-detached unit.

The placement of two driveways on the single lot for a semi-detached residence for a parking space for each unit is appropriate and will conform with the BP2.2.1 after consent.

It is also my professional opinion that the amount of bike parking will support alternative transit for the residents in the ADU's. Being so close to bike lanes along University Ave and Riverside Dr. as well as bus along Wyandotte, the bike racks support alternative transit and a healthy, walkable community.

## 5. URBAN DESIGN REVIEW:

**Section 8.7.2 Policies of the Official Plan for Urban Design** provides policy direction with the following objections:

### ***“8.7.1.1 Built Form***

*To achieve a varied development pattern which supports and enhances the urban experience.*

### **8.7.1.2 COMPLEMENTARY DESIGN**

*To achieve a complementary design relationship between new and existing development, while accommodating an evolution of urban design styles.*

### **8.7.1.3 VISUAL INTEREST**

*To maximize the variety and visual appeal of building architecture.*

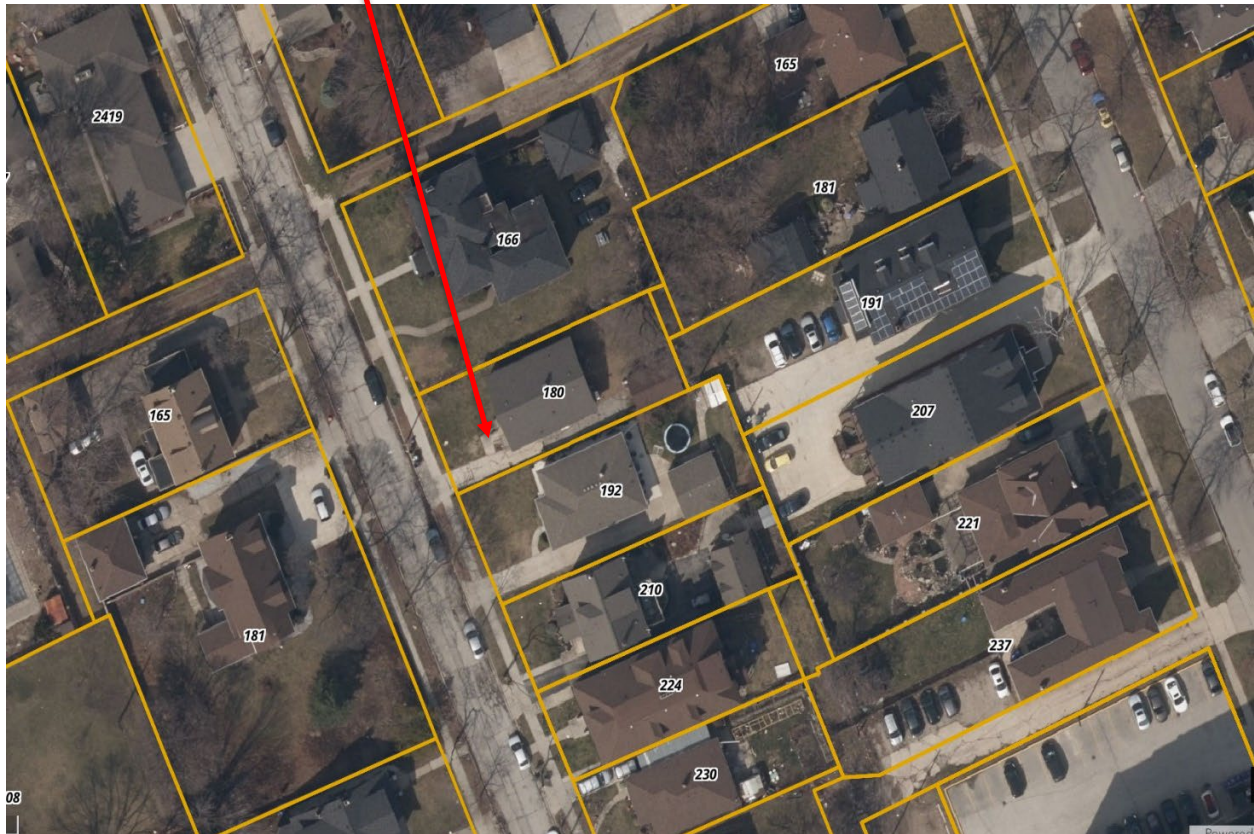
### **8.7.1.5 UNIQUE CHARACTER**

*To enhance the unique character of a district, neighbourhood, prominent building or grouping of buildings.”*

When considering an infill of a new residence within an established residential neighbourhood, it is critical to ensure that the new proposal is compatible with the neighbourhood.

It is my professional opinion that the proposed new residence will provide a complementary design between the existing heritage neighbourhood and the proposed new building in conformity with Official Plan Policies.

### NEIGHBOURHOOD 180 CALIFORNIA AVE



#### ***“Section 10.2.20.3 The Urban Design Brief***

*Should include a written description, plans, elevations, diagrams, and/or photographs to illustrate the design choices of the proposed development and site design. Depending on the scale of the development proposal explain how the applicable design considerations have been addressed:*

- i) Street and block pattern (e.g., connectivity, pedestrian access);*
  - There is a sidewalk from the front door to the sidewalk to provide connectivity.
- ii) Lot sizes;*
  - The lot is existing and the size will not be changing through the ZBA.
  - A minor adjustment to the lot size has been requested to recognize the deficiency of width under the bylaw between a single detached to a semi-detached.

- The modification to the width of a semi-detached building at 15 m to 13.7 m, a difference of 1.3 m can be considered minor to allow for gentle intensification from one to two residences.
- It is my professional opinion that the modification will not be recognizable; is negligible in impact; is appropriate and in keeping with the neighbourhood multiple unit buildings; and can be considered appropriate to allow for more residential units.

iii) *Building orientation and site layout;*

- The building will be oriented consistent with the existing established residences.

iv) *Built form, height scale, and massing;*

<b>PROPERTY ADDRESS</b>	<b>GFA</b>	<b>STOREYS</b>	<b>SINGLE or MULTIPLE UNITS</b>
166 CALIFORNIA (NEXT DOOR)	8,085 GFA	2.5	SINGLE UNIT
180 CALIFORNIA (SUBJECT)	8,100 GFA	2.5	2 UNIT
181 CALIFORNIA (ACROSS ST)	5,820 GFA	2.5	4 PLEX
224 CALIFORNIA	7,875 GFA	2.5	5 PLEX
2386 UNIVERSITY AVE	7,278 GFA	3.0	12 PLEX

Please note, all GFA Calculations were completed using Geowarehouse and are not exact figures. All GFA calculations are including basement Sqft to stay consistent with the proposed development.

- As noted above in the table, there are other multiple unit buildings adjacent to the proposed subject building and in the neighbourhood. In addition, the massing of the proposed building is comparable to the size and massing of other residences within the neighbourhood.
- In my professional opinion, the proposed built form is consistent in massing, height and number of units with the neighbourhood.

v) *Building articulation and detailing;*

- As discussed above in the Heritage section, the design details of the four square building is consistent with the neighbourhood.

- The details of the building such as the red brick front facade, the front veranda/porch, the black roof, etc make for a building that is sensitive to the neighbourhood existing building form and provides for details that are sensitive to the existing important heritage built form.
- It is my professional opinion that that the proposed built form and detailing are sensitive and appropriate for the neighbourhood existing built form.

vi) *Building materials;*

- Based on the above analysis, it is my professional opinion that the building materials are appropriate for a new, infilling residence within an existing older neighbourhood.

vii) *Setbacks from adjacent properties and the street;*

- The proposed new residence side yard setback from the adjacent properties are in compliance with the bylaw.
- The lot is an older existing parcel. A rear yard adjustment has been requested for 0.6 m to accommodate the inclusion of the ADU's, that in my professional opinion, is a minor adjustment.
- The proposed building setback conforms with the intent of the official plan policies to allow for an appropriate setback for an appropriate building.

viii) *Building step back (if applicable);*

- The building setback is consistent with the existing built form.

ix) *Building transition to adjacent neighbourhoods;*

- The proposed building is consistent with the neighbourhood. In my professional opinion, there is no transition required.

x) *Heritage considerations (if applicable);*

- Refer to Subsection 3 above. It is my professional opinion that the proposed four square is sensitive to the existing built heritage within the neighbourhood and is a sound, appropriate development that will be a positive infilling development.

*xi) Location of parking (surface or underground), driveways, ramps, drop-off areas;*

- The proposed parking complies with CZB 8600 and with the bike racks, is appropriate for the two unit building. It is my professional opinion that the two driveways for the two unit building is appropriate and conforms with the intent of the OP policies and the intent of the BP2.2.1 for providing appropriate driveways in residential areas.

*xii) Access to transit;*

- The proposed building is located within close proximity to the bike trail along Riverside Drive and University Ave and within a few blocks to the bus route. It is my professional opinion that the subject property has great access to transit in support of the healthy, walkable community policies.

*xiii) Bicycle parking/storage;*

- There are 12 bike racks for each unit to support the ADU's and the intent to provide alternative transportation. It is my professional opinion that there is sufficient alternative transportation being provided for each resident.

*xiv) Location of servicing, garbage, organics, and recycling storage and collection, and loading areas;*

- The site will be serviced by existing services, garbage collection etc.

*xv) Streetscape elements (e.g, boulevard design, landscaping, street furniture, public art, signage, lighting, etc.); and,*

- The proposed building has been respectful to existing streetscape and viewscape along California Ave. It is my professional opinion that the new building will be a positive addition to the streetscape.

*xvi) On-site landscaping and buffering.”*

- There will be landscaping provided as visual buffer from the existing residential neighbourhood.

The new residential building has been designed with a sensitivity to the heritage buildings presently across the street and adjacent on the street.

The new residential building is a four-square style residence, height, comparable in design, sensitivity to the Arts and Crafts period, and massing to other residential buildings on the street, particularly across the street and next door. It is my professional opinion that the proposed development conforms with the urban design guidelines.

## 6. OPEN HOUSE RESULTS:

There was one person who attended the virtual open house: (Lisa Y). Lisa wanted an explanation of what was being proposed. Once she saw the plans and heard the proposal, she had no issues with the development proposal. She was quite pleased with the proposed look of the residence.

A second person reached out and spoke with the owner about development within the city. There were no complaints or concerns (Mike C.).

City of Windsor Planner, Diana Radulescu, also attended virtually.

## 7. PROVINCIAL POLICY STATEMENT 2020 (PPS):

The following PPS 2020 policies apply to the proposal:

***“Section 1.1.1 Healthy, liveable and safe communities are sustained by:***

- (a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;*
- (b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;”*

***“Section 1.4.3 Housing policies:***

*Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:*

- b) permitting and facilitating:*
  - 1. all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities; and*

2. *all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3;*
  - c) *directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;*
  - d) *promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed;”*

The proposed development is consistent, in my professional opinion, with PPS 2020 for the following reasons:

- The subject site is located within the settlement area of the City of Windsor;
- The subject property is within an area designed and designated for residential uses;
- Municipal services are available to the site and there is sufficient servicing capacity to
- The gentle intensification will allow for efficient and effective utilization of municipal services;
- The ZBA supports the development of the site for a new semi-detached residence providing for new, alternative housing;
- The ZBA will support a positive infilling of a comparable and compatible building style and tenure within an existing residential neighbourhood;
- The proposed building is low profile and is consistent in design with existing residences in the neighbourhood;
- The building has had regard for the heritage within the neighbourhood with a two and half storey, four square building design, comparable to other residences immediately across the street and adjacent;
- The ZBA will provide for additional range of housing styles and tenures appropriate for the neighbourhood.

In my professional opinion, the requested ZBA for a site specific residential zone to allow for the development of the site for a new low profile semi-detached residence is consistent with the PPS 2020 policy direction.



The proposal can be considered consistent with healthy community policies of the PPS by providing for an appropriate range and mix of housing types, densities and tenure.

## 8. CITY OF WINDSOR OFFICIAL PLAN (OP):

The subject lands are designated 'Residential' in the Official Plan for the City of Windsor with the following relevant policies applied to the proposed development:

***“Section 6.1.3 Goals: RESIDENTIAL***

*In keeping with the Strategic Directions, Council’s land use goals are to achieve: Housing suited to the needs of Windsor’s residents.”*

***“Section 6.3.1 Objects: RESIDENTIAL***

*In order to develop safe, caring and diverse neighbourhoods, opportunities for a broad range of housing types and complementary services and amenities are provided. The following objectives and policies establish the framework for development decisions in Residential areas.*

***6.3.1.1*** *To support a complementary range of housing forms and tenures in all neighbourhoods.*

***6.3.1.2*** *To promote compact neighbourhoods which encourage a balanced transportation system.*

***6.3.1.3*** *To promote residential redevelopment, infill and intensification initiatives in locations in accordance with this plan.”*

***“Section 6.3.2 Policies: RESIDENTIAL***

***6.3.2.3*** *For the purposes of this Plan, Low Profile housing development is further classified as follows:*

*(a) small scale forms: single detached, semi-detached, duplex and row and multiplexes with up to 8 units;*

*(c) In existing neighbourhoods, compatible with the surrounding area in terms of scale, massing, height, siting, orientation, setbacks, parking and amenity areas.”*

The proposed development and requested ZBA conforms with Windsor OP for the following reasons:

- The proposed four square (Arts and Crafts) building is a style and design, height, and massing that is very comparable to other existing residences in the immediate neighbourhood of housing that was constructed between 1880-1920.

- The proposed new residence infilling within an existing residential buildings styles and densities that are comparable with the new proposed semidetached promotes compatible uses and buildings of similar height within the neighbourhood of low profile, residences.
- OP policies encourage and support infilling such as the proposal when the building and use when it is compatible with the existing residential neighbourhood such as the proposed building.
- The proposal conforms with OP policies that encourage complimentary and compact built form housing within an existing neighbourhood.
- The requested ZBA will maintain the existing (RD2.2) zone with site specific provisions to provide for a regulatory framework for the proposed alternative tenure and style of residential units that will support a healthy, diversified residential neighbourhood.

In my professional opinion, the Bylaw Amendment from (RD2.2) to (RD2.2(##)) will authorize the new semi-detached with ADU's, in my professional opinion, conforms with the relevant policies of the Official Plan.

The minor ZBA will allow for appropriate new residence that is compatible for this neighbourhood and will support a diversity of housing style and tenure within an existing residential neighbourhood. The proposed ZBA conforms with relevant policies of the Official Plan in support of sound residential development.

- Materials for the building will consist of colours and aspects from the neighbourhood: red brickwork, concrete board to look like shiplap, welcoming front porch and windows that are sensitive to the neighbourhood period.
- The new residence will have the same height at 9 m with the neighbourhood. Colours and material will be similar to the existing four square residences within the neighbourhood.
- In addition to the comparable style, design and massing of the buildings, the semi-detached and ADU's are consistent with the multiple unit use of the buildings within the neighbourhood.

In my professional opinion, the ZBA will support the establishment of a four square, Arts and Craft residence as a semi-detached with ADU's in the building, comparable and compatible as an infill within the established neighbourhood.

The ZBA will provide for construction of a new appropriate residence that is sensitive to the existing beautiful heritage buildings within the neighbourhood.

**7. CITY OF WINDSOR CZB 8600:**

The subject site is presently zoned 'Residential District 2.2 (RD2.2)' in the Comprehensive Zoning By-law 8600. Proposed is the infilling of a new semi-detached residence and associated ADU's in the building for the property. The neighbourhood is comprised of other RD2.2 residences that are also multi-unit buildings containing ADU's.

It is my professional opinion that the requested ZBA will make site specific lot configuration adjustments under the ZBA that can be considered minor in light that the provisions do not change the land use or allow for new building styles.

The following is a review of the (RD2.2) zone and the required minor ZBA provisions:

	(RD2.2) PROVISIONS	SUBJECT SITE
PERMITTED BLDG	SEMI-DETACHED	SEMI-DETACHED
LOT AREA	450 m <sup>2</sup>	469 m <sup>2</sup>
LOT WIDTH	15 m	13.7 m
FRONT YARD SETBACK	6 m	6 m
INTERIOR SIDE YARD	1.2 m	1.8 m
REAR YARD	7.5 m	6.9 m
LOT COVERAGE	45 %	46.3 %
MAXIMUM BLDG HEIGHT	9 m	9 m (calculated from grade on site) 9.75 m (calculated from centre line rd)
PARKING	2 spaces	2 spaces
GROSS FLOOR AREA	400 m <sup>2</sup>	757.4 m <sup>2</sup>

Historically, the calculation of height was from average grade of the lands to midpoint between peak and eavestrough. In this circumstance, the height is measured at 9 m and the building is in compliance with the bylaw.

Calculation of **height of building** is determined through the **definition** of height:

***“BUILDING HEIGHT means: 1. For any building with a flat roof, a roof having a slope of less than 20.0 degrees, or a roof with at least two contiguous slopes, where the lowest slope is greater than the uppermost slope, the vertical distance in metres between the grade and the highest point of the roof. Where a building height provision is expressed in storeys, the building height in metres shall be the number of storeys permitted multiplied by 4.0 m. Example: If the minimum building height is 2 storeys and the maximum building height is 3 storeys, multiplying 2 storeys by 4.0 m results in a minimum building height of 8.0 m and multiplying 3 storeys by 4.0 m results in a maximum building height of 12.0 m. 2. 3. For a main building with a roof other than that described in clause 1 of this subsection, the vertical distance in metres between the grade and the mid-point between the lowest eaves and the highest point of the roof.”***

***“GRADE 1. 2. For the purpose of Section 5.10.9, (accessory structures) means the average elevation of the finished surface of the ground adjacent to the accessory building. For the remainder of the By-law, means the average elevation of the crown of that part of the street abutting the front lot line. Where the elevation of a point on a building located on the lot is equal to the grade elevation, that point is deemed to be "at grade".***

There are four minor provisions to be adjusted to allow for the appropriate land use of a semi-detached residential building:

- i) **Lot Width** (minimum) = 15 m required and 13.7 m provided;
- ii) **Lot Coverage** (maximum) = 45% max and 46% provided;
- iii) **Rear Yard Setback** (minimum) = 7.5 m required and 6.9 m provided;
- iv) **Gross Floor Area** (maximum) = 400 m<sup>2</sup> max and 757.4 m<sup>2</sup> provided (includes main floor, ADU's, and attic mechanical floor space).

In my professional opinion, the proposed new semi-detached residence will comply with the Comprehensive Zoning Bylaw 8600 when the bylaw is passed changing the zoning regulations to a site specific 'Residential District 2.2 (RD2.2 (##))'.

## 8 CONCLUSIONS:

The proposed infilling of a new semi-detached building that is a comparable building to the neighbourhood makes sound development. The proposed development creating a low profile, 4 square building that is sensitive in design, massing, and style to the existing neighbourhood is appropriate in this location and compatible with the existing residential neighbourhood.

The proposed site specific ZBA to allow for a compatible style, massing and designed building is sound and represents a complimentary and compact built form of housing alternative styles and tenure that supports a healthy community.

In my professional opinion the proposed minor ZBA and proposed infilling development:

- 1) is consistent with the policies of the 2020 Provincial Policy Statements;
- 2) conforms with the relevant policies of the City of Windsor Official Plan;
- 3) once the site specific ZBA is passed, the development will comply the regulations of the Comprehensive Zoning Bylaw 8600; and
- 4) makes sound planning.

I hereby certify that this report was prepared by Jackie Lassaline RPP MCIP, a Registered Professional Planner within the meaning of the Ontario Professional Planners Institute Act, 1994.

Regards,

**Lassaline Planning Consultants**

*Jacqueline Lassaline*  
Jackie Lassaline BA MCIP RPP

## Appendix A- 'RESIDENTIAL DISTRICT 2.2 (RD2.2)'

### SECTION 11 - RESIDENTIAL DISTRICTS 2. (RD2.)

(B/L 10358 Jul 16/1990; B/L 11093 Jul 20/1992; B/L 12651 Approved by OMB Order R960323, Feb 25/1997  
B/L 169-2001 Jun 1/2001; B/L 33-2001 Oct 23/2001, OMB Decision/Order No. 1716 Case No. PL010233  
B/L 370-2001 Nov 15/2001; B/L 363-2002 Dec 31/2002; B/L 142-2006 Aug 24/2006; B/L 114-2016 Sep 19/2016)  
B/L 164-2017, Dec. 7/2017 [ZNG/5270]

#### 11.1 RESIDENTIAL DISTRICT 2.1 (RD2.1)

##### 11.1.1 PERMITTED USES

One *Duplex Dwelling*  
One *Semi-Detached Dwelling*  
One *Single Unit Dwelling*  
Any use accessory to the preceding uses

##### 11.1.5 PROVISIONS

	Duplex Dwelling	Semi-Detached Dwelling	Single Unit Dwelling
.1 Lot Width – minimum	12.0 m	15.0 m	9.0 m
.2 Lot Area – minimum	360.0 m <sup>2</sup>	450.0 m <sup>2</sup>	270.0 m <sup>2</sup>
.3 Lot Coverage – maximum	45.0%	45.0%	45.0%
.4 Main Building Height – maximum	9.0 m	9.0 m	9.0 m
.5 Front Yard Depth – minimum	6.0 m	6.0 m	6.0 m
.6 Rear Yard Depth – minimum	7.50 m	7.50 m	7.50 m
.7 Side Yard Width – minimum	1.20 m	1.20 m	1.20 m
.8 Gross Floor Area – main building – maximum	400 m <sup>2</sup>	400 m <sup>2</sup>	400 m <sup>2</sup>

(AMENDED by B/L 101-2022, July 11, 2022)