

Westboro Development Overlay (Section 146)

146. (1) The provisions of this section apply to all areas located within Schedule 430 and take precedence over any other section to the contrary, except for those contained in Part 15 – Exceptions.

Front Façade

- (2) At least 20% of the front façade must be set back a minimum 0.6 metres from the front wall.

Rear Yards

- (3) Rear yard soft landscaped buffers are subject to the following:
- (a) A minimum rear yard softly landscaped buffer must be provided along the rear lot line, the depth of which must be in accordance of Table 146A:

Table 146A – Minimum Rear Yard Landscaped Buffer Depth

Zone	Depth
R1, R2, R3 zones and R4UA or R4UB zones	4.5 metres
All other zones	3 metres

- (b) Subsection (3) (a) may also be satisfied by providing an aggregated landscaped area abutting at least 50 per cent of the rear lot line comprising an area equal to the total area of the landscaped buffer required by (3) (a), provided that the longer dimension of this area is not more than twice its shorter dimension.
- (c) All areas of the rear yard not covered by accessory buildings and structures, permitted projections, bicycle parking and aisles, hardscaped paths of travel for waste and recycling management, pedestrian walkways, patios, and permitted driveways, parking aisles and parking spaces, must be softly landscaped.
- (d) The area associated with a provided setback from a property line for an accessory structure or accessory dwelling (coach house) may be included in the above calculated area.
- (4) In addition to the minimum required rear yard setback;
- (a) No part of a building may be located further away than 24 metres from the front lot line, except that projections permitted under Section 65 may project beyond that point in accordance with the restrictions of that section.
- (b) Subsection (4)(a) does not apply to any building located in a non-residential zone, or to a residential building containing six or more principal dwelling units.
- (5) Where the property is on a corner lot and Section 144(6)(a) applies with respect to the rear yard, subsections (3) and (4) only apply to the interior yard required by 144(6)(a).

Building Height

- (6) Maximum permitted building height is subject to the following;
- (a) Where less than 10 metres on Column VI of the applicable subzone or where specified in a Height Suffix, whichever is the greater; (By-law 2022-103)
- (i) on an interior lot, the maximum height may be increased to 10 metres where a pitch roof is provided with a minimum 1:2 slope.
- (ii) on a corner lot, the maximum height may be increased to 10.7 metres provided a minimum of 50 per cent of the total horizontal roof area includes a pitch roof with a minimum 1:2 slope, or an equivalent step-back is provided.
- (iii) despite (i) and (ii), where located on an interior or corner lot abutting and having direct access to an Arterial or Major Collector Road as identified on Schedule 3 - Urban Road Network, the maximum height may be increased to 10.7m.
- (b) dormers that do not span more than 50 per cent of the width or depth of a roofline are not included in the maximum height calculation where included on any portion of a pitch roof with a minimum 1:2 slope.

- (c) for the purposes of subsection (6)(b), a dormer means an enclosed building feature that projects from a sloped roof and contains floor area, that is no more than 2.44 m in width.

Parking

- (7) Any parking space located within the rear yard and not contained within a building, as well as any driveway or aisle accessing that parking area, must be surfaced with a permeable or porous surface, in addition to the requirements of section 100(6).
- (8) The front yard and corner side yard must be equipped with solid, permanent fixtures sufficient to prevent motor vehicle parking in contravention of this By-law, and for greater clarity:
 - (a) such parking exclusion fixtures may include bicycle racks, benches, bollards, ornamental fences or garden walls, raised planters, trees, wheelchair lifting devices, or some combination thereof; and
 - (b) raised planters are deemed to be soft landscaping for the purposes of determining front yard landscaping requirements. (By-law 2021-75)