

Policies and Regulations by Area

The below table represents the range of policies, regulations, and guidelines that will be in effect if the proposed zoning amendment through the Westboro Infill Zoning Study is adopted by Council. Note that this includes matters regulated by zoning that are already in force (or are coming into force shortly), as well as matters addressed through related policies or guidelines, such as the Urban Tree By-law.

Focus Topic	Area A (Churchill Avenue)	Area B (Byron and Dovercourt)	Area C (Corner Lots and Transition)	Area D (Local Streets)
Architectural Style				
<p>The bigger it is, the more it should fit in. Where possible a design should echo the prevailing architectural patterns. A neighbourhood should see how the architectural variety of the neighbourhood contributed to and informed the design.</p>	<ul style="list-style-type: none"> The issue of architectural style and material selection will be covered by the forthcoming Low-Rise Design Guidelines Refresh. Low-Rise Apartments with 4 units or more are subject to Site Plan Control. On local streets, 3-storey buildings must have sloped roofs. 	<ul style="list-style-type: none"> The issue of architectural style and material selection will be covered by the forthcoming Low-Rise Design Guidelines Refresh. Low-Rise Apartments with 4 units or more are subject to Site Plan Control. On local streets, 3-storey buildings must have sloped roofs. 	<ul style="list-style-type: none"> The issue of architectural style and material selection will be covered by the forthcoming Low-Rise Design Guidelines Refresh. Low-Rise Apartments with 4 units or more are subject to Site Plan Control. On local streets, 3-storey buildings must have sloped roofs. 	<ul style="list-style-type: none"> The issue of architectural style and material selection will be covered by the forthcoming Low-Rise Design Guidelines Refresh. Low-Rise Apartments with 4 units or more are subject to Site Plan Control. On local streets, 3-storey buildings must have sloped roofs.
Roofline and Height				
<p>Context matters. On local streets, rooflines and height should be reasonably consistent with adjacent properties, or provide appropriate design transitions.</p>	<ul style="list-style-type: none"> Up to 4-Storeys permitted, sloped or flat roof Max Height 14.5m 	<ul style="list-style-type: none"> Up to 3-Storeys permitted, sloped or flat roof Max Height 11m 	<ul style="list-style-type: none"> Up to 3-Storeys permitted, sloped or flat roof Max Height 11m 	<ul style="list-style-type: none"> Up to 2-Storeys (8.5m) permitted for a flat roof design Up to a maximum height of 10m where a 1:2 sloped roof is provided
Facades & Articulation				
<p>Well-designed facades contribute to the quality of the</p>	<ul style="list-style-type: none"> 20% Articulation Requirement on Front Façade to a depth of 0.6m 	<ul style="list-style-type: none"> 20% Articulation Requirement on Front Façade to a depth of 0.6m 	<ul style="list-style-type: none"> 20% Articulation Requirement on Front Façade to a depth of 0.6m 	<ul style="list-style-type: none"> 20% Articulation Requirement on Front Façade to a depth of 0.6m

<p>community as a whole. Front facades should provide habitable space and fenestration that directly contributes to the public realm. Facades should present a respectful “good neighbour” face to adjacent properties.</p>	<ul style="list-style-type: none"> • The front facade must comprise at least 25 per cent windows • Entrance required on the front façade (subject to Streetscape Character Analysis) 	<ul style="list-style-type: none"> • The front facade must comprise at least 25 per cent windows • Entrance required on the front façade (subject to Streetscape Character Analysis) 	<ul style="list-style-type: none"> • The front facade must comprise at least 25 per cent windows • Entrance required on the front façade (subject to Streetscape Character Analysis) 	<ul style="list-style-type: none"> • The front facade must comprise at least 25 per cent windows • Entrance required on the front façade (subject to Streetscape Character Analysis)
Front Landscaping				
<p>Front Yards contribute directly to the public realm and streetscape character of the neighbourhood. Front yards should incorporate a balance of soft and hard landscaping consistent with the street context and provide opportunity for intensive soft landscaping up to and including space and soil volume to plant trees.</p>	<ul style="list-style-type: none"> • At least 30% to 40% of the front yard, depending on lot width, must be softly landscaped • Maximum driveway widths based on lot width • Walkways restricted to lots greater than 10m in width • No Front Yard Parking 	<ul style="list-style-type: none"> • At least 30% to 40% of the front yard, depending on lot width, must be softly landscaped • Maximum driveway widths based on lot width • Walkways restricted to lots greater than 10m in width • No Front Yard Parking 	<ul style="list-style-type: none"> • At least 30% to 40% of the front yard, depending on lot width, must be softly landscaped • Maximum driveway widths based on lot width • Walkways restricted to lots greater than 10m in width • No Front Yard Parking 	<ul style="list-style-type: none"> • At least 30% to 40% of the front yard, depending on lot width, must be softly landscaped • Maximum driveway widths based on lot width • Walkways restricted to lots greater than 10m in width • No Front Yard Parking
Rear Landscaping				
<p>Rear Yards are semi-private spaces. Rear yards provide amenity and functional benefit to the individual lot, and contribute to the overall block as a collective whole for stormwater, tree canopy coverage, and management of reasonable privacy expectations between adjacent neighbours.</p>	<ul style="list-style-type: none"> • Minimum landscaped buffer from rear lot line: 3m • All areas not otherwise covered for provided uses must be softly landscaped 	<ul style="list-style-type: none"> • Minimum landscaped buffer from rear lot line: 3m • All areas not otherwise covered for provided uses must be softly landscaped 	<ul style="list-style-type: none"> • Minimum landscaped buffer from rear lot line: 4.5m • All areas not otherwise covered for provided uses must be softly landscaped 	<ul style="list-style-type: none"> • Minimum landscaped buffer from rear lot line: 4.5m • All areas not otherwise covered for provided uses must be softly landscaped
Tree Canopy				

<p>A good Tree solves many problems and is an investment in the community. Every effort should be made to retain existing trees on-site in front and rear yards and give them the best conditions for success.</p>	<ul style="list-style-type: none"> • Between 30% and 40% of the front yard must be softly landscaped, providing opportunity for tree retention and planting • Minimum rear yard landscaped buffer provides planting opportunity. • Urban Tree By-law will go into force at the end of 2020 	<ul style="list-style-type: none"> • Between 30% and 40% of the front yard must be softly landscaped, providing opportunity for tree retention and planting • Minimum rear yard landscaped buffer provides planting opportunity. • Urban Tree By-law will go into force at the end of 2020 	<ul style="list-style-type: none"> • Between 30% and 40% of the front yard must be softly landscaped, providing opportunity for tree retention and planting • Minimum rear yard landscaped buffer provides planting opportunity. • Urban Tree By-law will go into force at the end of 2020 	<ul style="list-style-type: none"> • Between 30% and 40% of the front yard must be softly landscaped, providing opportunity for tree retention and planting • Minimum rear yard landscaped buffer provides planting opportunity. • Urban Tree By-law will go into force at the end of 2020
Front Yards				
<p>Front Yards are semi-public spaces and are a key part of streetscape character. Setbacks in an urban setting with high pedestrian activity are intended to provide more intense use, and so the use of patios and porches with areas of intensive landscaping and trees are appropriate.</p>	<ul style="list-style-type: none"> • Front-Yard Averaging: New development must align with adjacent properties. • Front Yard landscaping requirement. • Minimum front yard setback need not exceed 4.5m 	<ul style="list-style-type: none"> • Front-Yard Averaging: New development must align with adjacent properties. • Front Yard landscaping requirement. • Minimum front yard setback need not exceed 4.5m 	<ul style="list-style-type: none"> • Front-Yard Averaging: New development must align with adjacent properties. • Front Yard landscaping requirement. • Minimum front yard setback need not exceed 4.5m 	<ul style="list-style-type: none"> • Front-Yard Averaging: New development must align with adjacent properties. • Front Yard landscaping requirement. • Minimum front yard setback need not exceed 6m
Side Yards				
<p>Side yards are primarily functional spaces first, landscaping second. Side Setbacks are provided to manage opportunity for light and air flow between buildings, provide for rear yard access for waste management and functional movements, and</p>	<ul style="list-style-type: none"> • Minimum interior side setback 1.5m for all permitted uses 	<ul style="list-style-type: none"> • Minimum interior side setback 1.5m for all permitted uses 	<ul style="list-style-type: none"> • Minimum interior side setback 1.5m for all permitted uses 	<ul style="list-style-type: none"> • Minimum interior side setback 1.5m for all permitted uses

for necessary infrastructure including HVAC, utilities, and servicing requirements (including underground laterals).				
Rear Yards				
<p>Rear Yards are semi-private spaces. Rear Yard Setbacks are provided to allow for amenity area for the residents of the lot, provide access to functional needs including waste, storage or other matters, stormwater retention and drainage, and to contribute to the overall urban forest canopy within a block by providing opportunity for trees and soft landscaping.</p>	<ul style="list-style-type: none"> • Rear Yard Setback based on % of Lot Depth • Minimum landscaped buffer from rear lot line: 3m • All areas not otherwise covered for provided uses must be softly landscaped • Parking and driveways must be made of permeable materials. • Parking prohibited for low-rise apartments on lots less than 15m width. 	<ul style="list-style-type: none"> • Rear Yard Setback based on % of Lot Depth • Minimum landscaped buffer from rear lot line: 3m • All areas not otherwise covered for provided uses must be softly landscaped • Parking and driveways must be made of permeable materials. • Parking prohibited for low-rise apartments on lots less than 15m width. 	<ul style="list-style-type: none"> • Rear Yard Setback based on % of Lot Depth • Minimum landscaped buffer from rear lot line: 4.5m • Maximum Building Depth from front lot line: 24m • All areas not otherwise covered for provided uses must be softly landscaped • Parking and driveways must be made of permeable materials. • Parking prohibited for low-rise apartments on lots less than 15m width. 	<ul style="list-style-type: none"> • Rear Yard Setback based on % of Lot Depth • Minimum landscaped buffer from rear lot line: 4.5m • Maximum Building Depth from front lot line: 24m • All areas not otherwise covered for provided uses must be softly landscaped • Parking and driveways must be made of permeable materials.
Parking				
<p>Private parking is desired, not required. In an inner-urban setting the emphasis is on walkability, and site design is focused on maximizing pedestrian movements, and contributing to a highly walkable environment.</p>	<ul style="list-style-type: none"> • Driveways and Garages on Front Facades subject to Maximum Widths and Streetscape Character Assessment • Parking and driveways must be made of permeable materials. • Parking prohibited for 	<ul style="list-style-type: none"> • Driveways and Garages on Front Facades subject to Maximum Widths and Streetscape Character Assessment • Parking and driveways must be made of permeable materials. • Parking prohibited for 	<ul style="list-style-type: none"> • Driveways and Garages on Front Facades subject to Maximum Widths and Streetscape Character Assessment • Parking and driveways must be made of permeable materials. • Parking prohibited for 	<ul style="list-style-type: none"> • Driveways and Garages on Front Facades subject to Maximum Widths and Streetscape Character Assessment • Parking and driveways must be made of permeable materials. • Physical barriers (e.g.

	<p>low-rise apartments on lots less than 15m width.</p> <ul style="list-style-type: none"> Physical barriers (e.g. trees, bollards, planters) required on front yards to restrict front-yard parking 	<p>low-rise apartments on lots less than 15m width.</p> <ul style="list-style-type: none"> Physical barriers (e.g. trees, bollards, planters) required on front yards to restrict front-yard parking 	<p>low-rise apartments on lots less than 15m width.</p> <ul style="list-style-type: none"> Physical barriers (e.g. trees, bollards, planters) required on front yards to restrict front-yard parking 	<p>trees, bollards, planters) required on front yards to restrict front-yard parking</p>
Servicing & Utilities				
<p>A site should solve its own problems. Waste management should be organized and enclosed either in the main building or an accessory building, with clear paths for collection.</p>	<ul style="list-style-type: none"> Garbage must be fully enclosed inside the main building or accessory building A clear path of travel must be provided to the front lot line 	<ul style="list-style-type: none"> Garbage must be fully enclosed inside the main building or accessory building A clear path of travel must be provided to the front lot line 	<ul style="list-style-type: none"> Garbage must be fully enclosed inside the main building or accessory building A clear path of travel must be provided to the front lot line 	<ul style="list-style-type: none"> Garbage must be fully enclosed inside the main building or accessory building A clear path of travel must be provided to the front lot line
Privacy				
<p>Managing privacy is a two-way street. In an urban setting it is not reasonable to expect complete privacy between adjacent properties, and balconies, terraces and rooftop patios are welcome inclusions to the urban mix and design of a building. But good design should also provide the space and design features necessary to minimize potential conflict.</p>	<ul style="list-style-type: none"> Balcony projections into rear yards limited to 1.2m Balcony projections prohibited where a rear yard is less than 6m in depth Minimum landscaped buffer required for vegetative screening 	<ul style="list-style-type: none"> Balcony projections into rear yards limited to 1.2m Balcony projections prohibited where a rear yard is less than 6m in depth Minimum landscaped buffer required for vegetative screening 	<ul style="list-style-type: none"> Balcony projections into rear yards limited to 1.2m Balcony projections prohibited where a rear yard is less than 6m in depth Minimum landscaped buffer required for vegetative screening 	<ul style="list-style-type: none"> Balcony projections into rear yards limited to 1.2m Balcony projections prohibited where a rear yard is less than 6m in depth Minimum landscaped buffer required for vegetative screening
Density				
<p>Focus on quality form and design, and the number of</p>	<ul style="list-style-type: none"> Rezone to Senior R4 	<ul style="list-style-type: none"> Rezone to Senior R4 	<ul style="list-style-type: none"> Rezone to Junior R4 	<ul style="list-style-type: none"> Remain R3 Permit townhouses

<p>units won't matter as much. Density is appropriate and desirable, and brings many good things to a neighbourhood. When inserting more density into an existing neighbourhood it is important to take care of the quality of life for all parties (existing and new) to land the new housing units well.</p>	<ul style="list-style-type: none"> • Restrict Detached and Semi-Detached • Minimum 10 m lot width and 300m² lot area for all permitted uses except: <ul style="list-style-type: none"> ○ Townhouse: Minimum 6 m lot width and 180m² ○ Apartment and Stacked: Minimum 15 m lot width and 450m² lot area containing more than 8 dwelling units. 	<ul style="list-style-type: none"> • Minimum 10 m lot width and 300m² lot area for all permitted uses except: <ul style="list-style-type: none"> ○ Semi-Detached and Townhouse: Minimum 6 m lot width and 180m² ○ Apartment and Stacked: Minimum 15 m lot width and 450m² lot area containing more than 8 dwelling units. 	<ul style="list-style-type: none"> • Minimum 10 m lot width and 300m² lot area for all permitted uses except: <ul style="list-style-type: none"> ○ Townhouse: Minimum 6 m lot width and 180m² ○ Apartment: Minimum 12 m lot width and 360m² 	<ul style="list-style-type: none"> • Minimum 10 m lot width and 300m² lot area for all permitted uses except: <ul style="list-style-type: none"> ○ Semi-Detached and Townhouse: Minimum 6 m lot width and 180m²
Livability				
<p>Make the neighbourhood you're building in better for everyone. Quality architecture, respectful facades, retaining and planting trees, and recognizing there is a neighbourhood already there will go a long way towards successful design.</p>	<ul style="list-style-type: none"> • Updated Low-Rise Design Guidelines are currently in development, which will provide better architectural and material selection. • Urban Tree-By-law will better protect and build the Urban Forest Canopy. • Density will be focused on major roads and where the infrastructure can handle it. • Small commercial will help make streets more walkable. • Soft landscaping requirements will buffer neighbours and 	<ul style="list-style-type: none"> • Updated Low-Rise Design Guidelines are currently in development, which will provide better architectural and material selection. • Urban Tree-By-law will better protect and build the Urban Forest Canopy. • Density will be focused on major roads and where the infrastructure can handle it. • Height will focus density to more appropriate locations. • Soft landscaping requirements will buffer neighbours and 	<ul style="list-style-type: none"> • Updated Low-Rise Design Guidelines are currently in development, which will provide better architectural and material selection. • Urban Tree-By-law will better protect and build the Urban Forest Canopy. • Height will be focused on corner gateway locations. • Soft landscaping requirements will buffer neighbours and create space for trees. 	<ul style="list-style-type: none"> • Updated Low-Rise Design Guidelines are currently in development, which will provide better architectural and material selection. • Urban Tree-By-law will better protect and build the Urban Forest Canopy. • New infill will be low-rise and scaled to the neighbourhood. • Taller buildings will have sloped roofs, making a better fit. • Soft landscaping requirements will buffer neighbours and create space for trees.

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