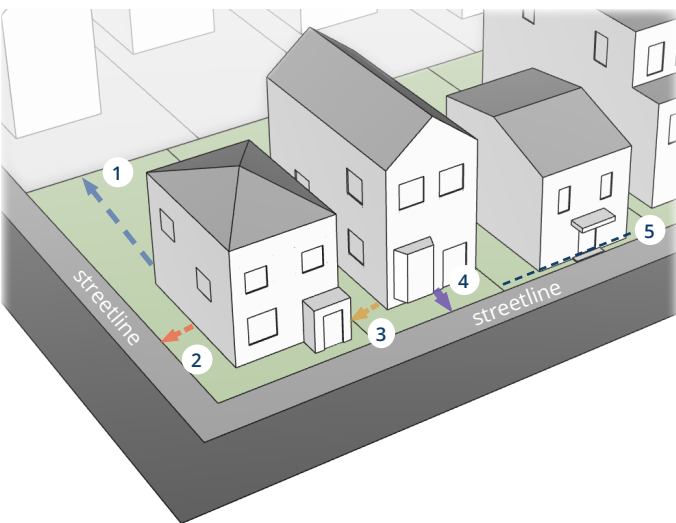
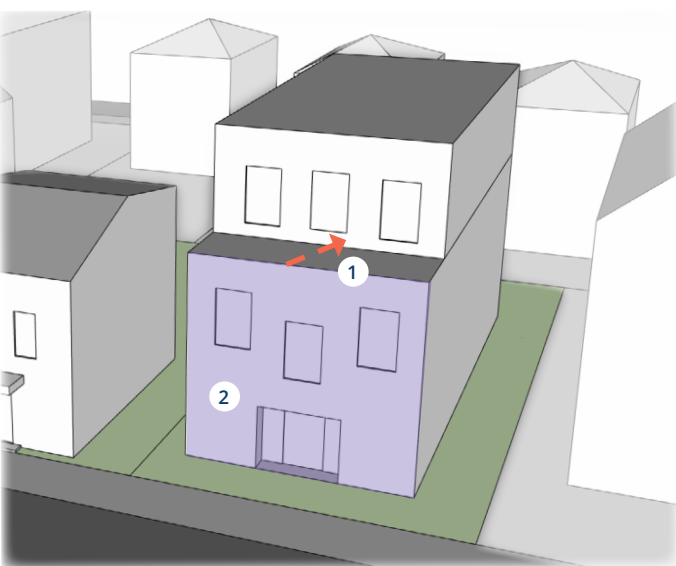


Built Form

Built form regulations place controls on new development so that buildings are consistent in scale throughout established neighbourhoods and align with other properties on the street.

These regulations are important because they encourage **pedestrian friendly** and **human-scale design**, promote development at a **compatible scale** with the neighbourhood and reduce the impact of shadow and wind.



◀ Setbacks

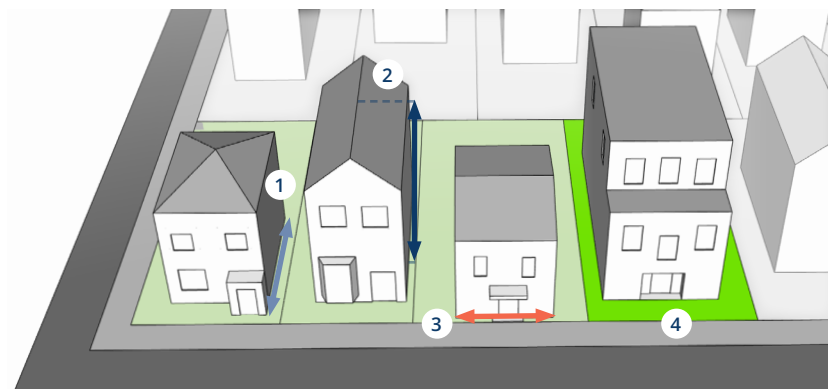
Setbacks are required distances to a specific property line and are measured from the exterior wall of a building.

They allow for adequate access, privacy and light between buildings and can provide a transition from the public street to private property.

- 1 **Rear setbacks** are the required distance between the rear property line and the building.
- 2 **Flanking setbacks** are the required distance between the flanking property line (a streetline that is not the front property line) and the building.
- 3 **Side setbacks** are the required distance between the side property lines and the building.
- 4 **Front setbacks** are the required distance between the front property line and the building.
- 5 **Non-conforming setbacks** allow structures to be extended, enlarged or reconstructed with the same setback if the structure existed before the setback requirement came into effect.

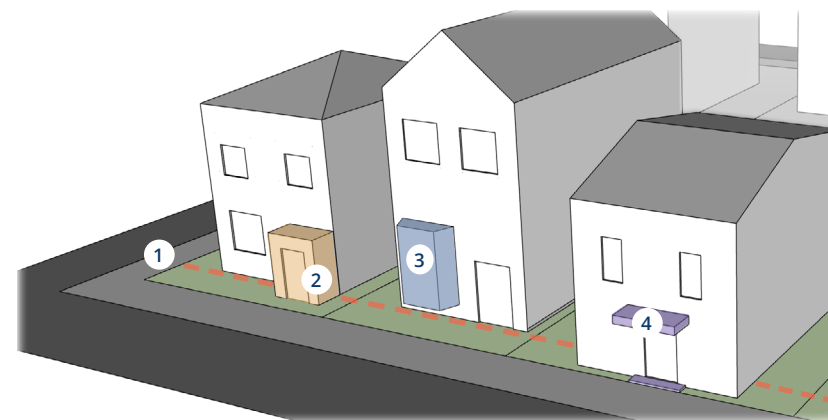
◀ Stepbacks

- 1 A **stepback** is a horizontal 'setback' between the edge of a building and the vertical building face above it.
Stepbacks can reduce the visual impact of taller buildings and lessen shadow and wind impacts for adjacent properties.
- 2 A **streetwall** is the wall of a building that faces a streetline, or the portion of the building below a stepback.



Building Scale ▲

- 1 **Building depth** means the distance between the wall of a building that is closest to the front property line and the wall that is farthest away from the front property line.
- 2 **Building height** means the distance between the average grade and a structure's highest point.
- 3 **Building width** means the distance between the outermost edges of two building walls that face two side property lines.
- 4 **Lot coverage** means the percentage of a lot that is covered by roofed structures over 0.6 metres in height.



Permitted Encroachments ▲

Permitted encroachments are building features that can be located within a setback. Some building features are permitted to fully encroach into setbacks, while others can encroach up to a certain distance to the property line or up to a specific amount in area.

- 1 **Required setback**
- 2 **Enclosed porches**
- 3 **Window bays**
- 4 **Staircases, Patios, Ramps**