

SETBACKS AND STEP-BACKS



INTENT:

To create human-scaled streetscapes and neighbourhoods by stepping taller building elements back from the street; and facilitating compact built forms by regulating setbacks that help to:

- mitigate the physical and visual impacts of mid-rise and high-rise buildings
- mitigate the impacts of over-development and site crowding
- promote high degrees of building energy performance through passive design (e.g. daylighting, passive heating/cooling, natural ventilation etc.)
- maintain/create sky view, views through sites, and access to daylight

POLICY BASIS

Planning Act

34(4) - For regulating the type of construction and the height, bulk, location, size, floor area, spacing, character and use of buildings or structures, the minimum frontage and depth of the parcel of land and the proportion of the area thereof that any building or structure may occupy.

Official Plan

- 3.1.1(a,b) Design Excellence Objectives
- 3.2.1 Human Scale Design
- 3.3.3 (b) Mid-Rise Buildings
- 3.3.4 (a)(ii)(c-f) High-Rise Buildings

STANDARDS & RATIONALE

- To allow zero-lot-line conditions up to 6 storeys on interior/rear lot lines in the Urban Growth Centre.
- To ensure a minimum 15m separation for mid-rise buildings on separate lots, 7.5m setbacks are generally applied to interior/rear lot lines, as shown by 'A' in Figure 1.
- To ensure a minimum 25m separation distance between high-rise buildings on different lots, any portion of a building above the 12th storey will be setback a minimum of 12.5 metres from interior/rear lot lines, as shown by 'B' in Figure 1.
- To encourage human-scaled and pedestrian-oriented streets and spaces, mid-rise and high-rise buildings will provide a minimum 3.0 metre step-back on any floor between the 2nd and 6th storey, for any length of the building, on building faces adjacent to a streets and interior laneways/driveways, as shown in Figure 2.

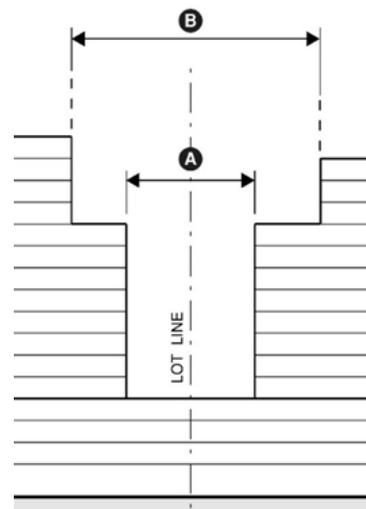


Figure 1: Setbacks

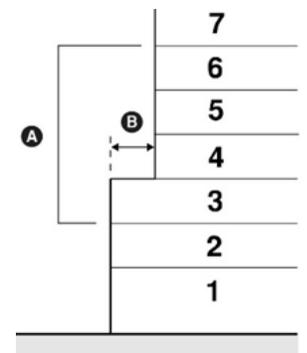


Figure 2: Step-Backs