THE CITY OF WINNIPEG

BY-LAW NO. 26/2024

A By-law of THE CITY OF WINNIPEG to amend the Winnipeg Zoning By-law and the Downtown Winnipeg Zoning By-law in respect of the development or redevelopment of small-scale residential development in mature communities.

THE CITY OF WINNIPEG, in Council assembled, enacts as follows:

PART 1: WINNIPEG ZONING BY-LAW

Winnipeg Zoning By-law amended

1 The Winnipeg Zoning By-law No. 200/2006 is amended by this Part.

Section 48 amended

2 Section 48 is amended by adding the following definitions in alphabetical order:

"affordable housing unit" *means a dwelling unit that is or will be rented at a rate that is:*

(a) equal to or less than the Province's Affordable Housing Rental Program rental rate, posted annually on the Manitoba Housing website; or

(b) less than 80% of the median market rental rate;

"bicycle parking space" *means an area designed and equipped exclusively for the purpose of parking and securing a bicycle, but does not include any area within a dwelling unit, including a balcony or patio;*

"bicycle parking, long-term" *(or* ***"long-term bicycle parking"****) means a bicycle parking space that located in a weather-protected, secure enclosure where access to the enclosure is limited to authorized individuals only, including a designated room within a residential or commercial building, an enclosure within a parking facility or a cluster of bicycle lockers or bicycle cages;*

"bicycle parking, short-term" *(or* ***"short-term bicycle parking"****) means a bicycle parking space provided for and intended to be used by the visitors to a building for temporary bicycle parking, that is located in a convenient and publicly-accessible location that can be easily accessed from the main entrance of the building it services, including a bicycle rack or a bicycle corral;*

Clause 57(4)(b) amended

3 Clause 57(4)(b) is amended by adding "*except for the Mature Communities PDO-1,*" before "*to add to the list…*".

Table 4-2 amended

4 Table 4-2 is amended by replacing "*C*" with "*P** " as follows:

(a) in the "Secondary suite, detached" row, under the "R1" and "R2" columns; and

(b) in the "Outdoor dining/drinking area" row, under the "PR2", "PR3", "RMU" and CMU columns.

Section 116 replaced

5 Section 116 is replaced with the following:

116 (1) An outdoor dining/drinking area is limited to a maximum area of 1,000 square feet.

(2) Any sound projected or emitted from loudspeakers or any other sound amplifying equipment located within the outdoor dining/drinking areas must not be projected or emitted beyond the perimeter of the outdoor dining/drinking area so as to be audible from any adjacent property.

(3) Signs or banners located on or around the outdoor dining/drinking area are prohibited.

(4) An outdoor dining/drinking area must not be enclosed with opaque walls.

(5) The hours of operation of an outdoor dining/drinking area must not extend beyond 11:00 p.m Monday through Friday, and 12:00 a.m. on Saturday and Sunday.

Subsection 120(2)

6 Subsection 120(2) is amended by

(a) deleting clause (a);

(b) replacing clause (h) with the following:

(h.1) subject to clause (h.2), the minimum rear yard setback for that portion of the accessory building used as a secondary suite is 25 feet;

(h.2) the minimum rear yard setback for that portion of the accessory building used as a secondary suite is 5 feet where:

(i) the rear lot line abuts a public lane; or

(ii) the secondary suite has no entrance, balcony or window facing the rear lot line;

(c) deleting subclause (n)(iii); and

(d) adding the following after clause (o):

(p) the secondary suite must be located entirely within the rear yard behind the principal building;

(q) no windows, except for clerestory windows, balconies or entrances are permitted facing the interior side lot line where the interior side yard setback is 8 feet or less;

(r) all habitable areas of the secondary suite must be located above grade; and

(s) plans showing the location and design of the secondary suite, including building elevations, floor plans, materials, exterior lighting, windows, doors, balconies, patios, outdoor spaces, fencing, landscaping and parking areas, must be

(i) submitted prior to or in conjunction with an application for a development permit for the secondary suite; and

(ii) approved by the Director prior to issuance of the development permit.

Table 5-2 amended

7 Table 5-2 is amended:

(a) in the "R2" row:

(i) by adding "*[note f]*" under the "Minimum Lot Area (Sq. Ft.)" column; and

(ii) by replacing "*10*" with "*4*" under the "Minimum Reverse Corner Street Side Yard (ft.)" column; and

(b) adding the following after note e:

f. for any lot in the R2 zoning district, the minimum lot area is 4,000 sq. ft. (2,000 sq. ft. per dwelling unit for two-family) where the lot has rear access to a public lane

Table 5-4 amended

8 Table 5-4 is amended:

(a) in the "RMF-S" row of the Multi-Family Residential Structures section, under the "Minimum Lot Area (Sq. Ft.)" column, by adding "***[note d]***";

(b) in the "RMF-M" row of the Multi-Family Residential Structures section, under the "Minimum/Maximum Building Height (Ft.)" column, by replacing "*60*" with "*70*"; and

(c) by adding the following after note **c.**:

d. *The minimum lot area for a lot in the RMF-S zoning district where the rear lot line abuts a public lane is 5,000 square feet.*

Subsection 161(5) added

9 Subsection 161 is amended by adding the following after subsection (4):

(5) Despite subsection 168(2), accessory off-street parking is not required for any use on a lot located on Portage Avenue or Pembina Highway within an urban infill area as shown on Urban Infill Area Map 1 or Urban Infill Area Map 2 of Schedule C.

Table 5-9 amended

10 Table 5-9 is amended by adding the following row after row 3:

3A	Affordable housing unit within a multi-family dwelling, including a dwelling, row with common parking area	0.15 per affordable housing unit. No visitor parking required. Accessible parking stalls calculated on full parking requirement. Must provide proof of affordability to the satisfaction of the Director	YES – 0.5 per affordable housing unit	

Section 168.1 added

11 The following is added after section 168:

168.1 Despite section 168, for any use on a lot located on Portage Avenue or Pembina Highway within an urban infill area as shown on Urban Infill Area Map 1 or Urban Infill Area Map 2 of Schedule C, the minimum number of required accessible parking spaces is based on the requirements in Table 5-10 where the use complies with the minimum parking requirements listed in Table 5-9.

Section 169 amended

12 Section 169 is amended by adding "*except where Table 5-9 provides otherwise*" after "*required automobile parking spaces*".

Section 169.1 added

13 The following is added after section 169:

169.1 Despite section 169, for any use on a lot located on Portage Avenue or Pembina Highway within an urban infill area as shown on Urban Infill Area Map 1 or Urban Infill Area Map 2 of Schedule C, the owner must provide the minimum number of bicycle parking spaces shown in Table 5-10.1 and in accordance with the following requirements:

(a) for any residential and residential-related use or any Office use, a minimum of 85%, and a maximum of 90%, of required bicycle parking spaces must be long-term bicycle parking; and

(b) for any use other than a residential and residential-related use, where the minimum number of bicycle parking spaces showing in Table 5-10.1 is 10 spaces or more, a minimum of 10% of the required bicycle parking spaces must be long-term bicycle parking.

Table 5-10.1 added

14 The following table is added after section 169.1:

Use	Minimum number of Bicycle Parking Spaces
Any Public and Institutional use, Cultural and Entertainment use, Commercial Sales and Service use, Private Motor Vehicle-Related use or Industrial use, where the use is less than 25,000 square feet of floor area	2.0 spaces for the first 3,000 square feet of floor area and 1.0 space per each additional 1,500 square feet of floor area
Any Public and Institutional use, Cultural and Entertainment use, Commercial Sales and Service use, Private Motor Vehicle-Related use or Industrial use, where the use is 25,000 square feet or more of floor area	18.0 spaces for the first 25,000 square feet of floor area and 1.0 space per each additional 4,455 square feet of floor area
Any Residential and Residential-Related use	1.0 space per dwelling unit or per 3 beds in a group living use, whichever is greater

Subsection 171(2) replaced

15 Subsection 171(2) is replaced with the following:

Urban Infill Areas

(2) Within the urban infill areas as shown on Urban Infill Area Map 1 or Urban Infill Area Map 2 of Schedule C, the number of off-street parking spaces required for the following uses designated in Table 4-1 are as follows:

(a) 1 parking space per dwelling unit for a multi-family dwelling, including dwelling, row with common parking area; and

(b) where the lot is located with frontage on a public transit route with regular daily service, 80% of the minimum number of parking spaces shown in Table 5-9 for the following uses:

(i) any "commercial sales and service" use;

(ii) any "public and institutional" use;

(iii) any "cultural and entertainment" use; and

(iv) any "industrial" use.

Clause 172(3)(f) amended

16 Clause 172(3)(f) is amended by adding "*and for any building located on Portage Avenue or Pembina Highway within an urban infill area as shown on Urban Infill Area Map 1 or Urban Infill Area Map 2 of Schedule C,*" after "*Within the TOD district,*".

Glenwood PDO-1 replaced
17 The Glenwood Planned Development Overlay 1 (Glenwood PDO-1) is repealed and replaced with the Areas 1 & 2 Mature Communities Planned Development Overlay 1 (Mature Communities PDO-1), attached as Schedule "A" to this By-law.

PART 2: DOWNTOWN WINNIPEG ZONING BY-LAW

Downtown Winnipeg Zoning By-law amended
18 The Downtown Winnipeg Zoning By-law No. 100/2004 is amended by this Part.

Subsection 210(9.1) added
19 The following is added after subsection 210(9):

210(9.1) Despite subsections (6) and (9), where an existing building or portion thereof is being converted to a residential use, no side yard or rear yard is required in respect of that portion of the building being so converted.

Subsection 310(2) amended
20 Subsection 310(2) is amended by adding the following to the ACCESSORY Use Categories and Uses table:

Outdoor dining and drinking	A
Accessory building, structure or use	A

Subsection 320(2) amended
20 Subsection 320(2) is amended in the last cell of the bulk regulations table by adding "*, or to an accessory building, structure or use*" after "*not applicable to all or part of an existing structure converting to a residential use*".

Subsection 410(2) amended
21 Subsection 410(2) is amended:

(a) in the ACCESSORY Use Categories and Uses table by:

(i) replacing "*Outdoor dining and drinking, to Drinking Establishment*" with "*Outdoor dining and drinking*";

(ii) replacing "*conditional if exceeding 1000 square feet in area*" with "*hours of operation must not extend beyond 11:00 p.m. Monday through Friday or 12:00 a.m. Saturday and Sunday*"; and

(iii) adding the following:

Accessory building, structure or use	A

and

(b) in the COMMERCIAL SALES & SERVICE Use Categories and Uses table, by replacing "*conditional if located at ground level and not directly accessible from a public sidewalk, or if floor area exceeds 5,000 square feet*" with "*conditional if located at ground level and (a) not directly accessible from a public sidewalk, (b) floor area exceeds 5,000 square feet or (c) capacity exceeds 100 patrons*".

Subsection 420(2) amended

22 Subsection 420(2) is amended in the last cell of the bulk regulations table by adding "*, or to an accessory building, structure or use*" after "*not applicable to all or part of an existing structure converting to a residential use*".

Subsection 510(2) amended

23 Subsection 510(2) is amended:

(a) in the ACCESSORY Use Categories and Uses table, by adding the following:

Outdoor dining and drinking**	A
Accessory building, structure or use	A
** hours of operation must not extend beyond 11:00 p.m. Monday through Friday or 12:00 a.m. Saturday and Sunday.	

and

(b) in the COMMERCIAL SALES & SERVICE Use Categories and Uses table, by replacing "*conditional if located at ground level and not directly accessible from a public sidewalk, or if floor area exceeds 5,000 square feet*" with "*conditional if located at ground level and (a) not directly accessible from a public sidewalk or (b) floor area exceeds 5,000 square feet*".

Subsection 520(2) amended

24 Subsection 520(2) is amended in the last cell of the bulk regulations table by adding "*, or to an accessory building, structure or use*" after "*not applicable to all or part of an existing structure converting to a residential use*".

Subsection 610(2) amended

25 Subsection 610(2) is amended by adding the following to the ACCESSORY Use Categories and Uses table:

Outdoor dining and drinking, to Park**	A
Accessory building, structure or use, to Park	A
** hours of operation must not extend beyond 11:00 p.m. Monday through Friday or 12:00 a.m. Saturday and Sunday	

Subsection 620(2) amended

27 Subsection 620(2) is amended in the last cell of the bulk regulations table by adding "*, or to an accessory building, structure or use*" after "*not applicable to all or part of an existing structure converting to a residential use*".

RECEIVED FIRST READING on the 30th day of May, 2024;

RECEIVED SECOND READING on the day of , 2024;

RECEIVED THIRD READING on the day of , 2024;

DONE AND PASSED, in Council assembled, this day of , 2024.

Mayor

City Clerk

Approved as to content:

Director of Planning, Property
and Development

Legally reviewed and certified as to form:

"S. Rentz" *(May 21, 2024)*
for Director of Legal Services
and City Solicitor

SCHEDULE "A"

Areas 1 & 2 MATURE COMMUNITIES PLANNED DEVELOPMENT OVERLAY 1 (Mature Communities PDO-1)

Definitions

1 In this PDO, the following words and phrases have the following meanings:

"**3-unit multi-family dwelling**" means a multi-family dwelling that contains 3 or fewer dwelling units;

"**Area 1**" means those lands identified as Area 1 on Map 1;

"**Area 2**" means those lands identified as Area 2 on Map 1;

"**Charter**" means The City of Winnipeg Charter, SM 2002, c. 39;

"**expansion**" means:

(a) an increase in the gross floor area of a building where the expansion represents 50% or more of the pre-expansion gross floor area; or

(b) an increase in the gross floor area of a building pursuant to a development application;

"**Guidelines**" means the Small-Scale and Low-Rise Residential Development Guidelines for Mature Communities, being Item No. 8 of the Report of the Standing Policy Committee on Property and Development dated June 8, 2021, adopted by Council resolution on June 24, 2021;

"**Map 1**" means the map attached to this PDO and identified as Map 1: Areas 1 & 2 PDO-1 Mature Communities Overlay Map;

"**PDO Area**" means Area 1 and Area 2; and

"**soft landscaping**" means an open, unobstructed area that supports the growth of vegetation such as grass, trees, shrubs, flowers or other plants, and that permits water infiltration into the ground.

Purpose

2 The purpose of the Mature Communities PDO-1 (the "PDO") is to implement the Guidelines in respect of new construction, redevelopment, or expansion of single-family detached dwellings, two-family dwellings, semi-detached dwellings and 3-unit multi-family dwellings within R1, R2, or RMF-S zoning districts in Area 1 and Area 2.

Applicability

3 This PDO applies to every lot located within the PDO Area with an R1, R2 or RMF-S zoning designation.

Development Standards

4(1) Except to the extent modified by the standards in this PDO, all standards of this By-law apply within the PDO Area.

4(2) Subject to subsection (3), where there is a conflict between the provisions of this PDO and the underlying provisions of this By-law, the provisions of this PDO prevail.

4(3) Where there is a conflict between the provisions of this PDO and the provisions of the PDO-1 Airport Vicinity, the provisions of the PDO-1 Airport Vicinity prevail.

Design Review

5(1) For any lot to which this PDO applies, urban design review is required and must be approved by the Director in respect of the new construction, redevelopment or expansion of any:

(a) single-family detached dwelling;

(b) two-family dwelling;

(c) semi-detached dwelling; or

(d) 3-unit multi-family dwelling.

5(2) An application for urban design review may be submitted by:

(a) the owner of the site affected by the application; or

(b) any person on behalf of the owner with the owner's permission.

5(3) An application for urban design review must include:

(a) fully dimensioned site plans;

(b) fully dimensioned landscaping plans; and

(c) fully dimensioned elevation drawings.

5(4) Where urban design review is required, an application for urban design review in respect of a lot or site must be:

(a) submitted prior to or in conjunction with an application for a Development Permit application for that lot or site; and

(b) approved by the Director prior to submission of an application for a building permit for that lot or site.

5(5) A decision by the Director to reject an application for urban design approval may be appealed by the owner of the subject site to the Standing Policy Committee on Property and Development in accordance with the Charter.

Design Review Considerations

6(1) Urban design review under this PDO is intended to ensure the thoughtful integration of such proposals into their local context and to ensure that development or redevelopment is consistent with the Guidelines, this PDO, this By-law and any other relevant City by-law or policy.

6(2) When making a decision in respect of urban design review under this PDO, the Director must consider the extent to which the proposed development or redevelopment is consistent with the Guidelines, this PDO, this By-law and any other relevant City by-law or policy.

Permitted Use Regulations

7(1) Two-family dwellings are a conditional principal use in an R1 zoning district where the lot abuts a public lane.

7(2) In Area 2, 3-unit multi-family dwellings are a permitted principal use in an R2 zoning district.

Dimensional Standards

8 Single-family detached dwellings, two-family dwellings, semi-detached dwellings, and 3-unit multi-family dwellings developed within an R1, R2 or RMF-S zoning district must comply with the dimensional standards in this PDO.

Special Boundary Conditions & Rules of Subdivision

9(1) The Special Boundary Conditions in section 138 of this By-law do not apply in respect of any land or use to which this PDO applies.

9(2) Subject to subsection (3), an application to subdivide a lot within an R1 zoning district must not be approved unless:

(a) where the proposed subdivision will create two (2) equal-sized lots:

(i) each lot meets the minimum site width requirements of this PDO; and

(ii) each lot abuts a paved public lane at the rear of the lot; or

(b) where the proposed subdivision will create more than two (2) equal-sized lots:

(i) each lot meets the minimum site width requirements of this PDO;

(ii) each lot abuts a paved public lane at the rear of the lot; and

(iii) the area of each lot is equal to or greater than the minimum lot areas of at least 25% of the lots located on the same block.

Lot Area – Single-Family Dwelling

10 The minimum lot area for a single-family detached dwelling within the PDO Area is:

(a) 2,500 square feet where the lot abuts a public lane at the rear of the lot;

(b) 4,000 square feet where the lot does not abut a public lane at the rear of the lot.

Lot Area – Two-Family Dwelling

11 The minimum lot area for a two-family dwelling is:

(a) 2,880 square feet for a two-family dwelling where the lot abuts a public lane at the rear of the lot; and

(b) 4,000 square feet for a semi-detached dwelling (2,000 square feet per dwelling unit) where the lot abuts a public lane at the rear of the lot.

Lot Area – 3-Unit Multi-Family Dwelling

12 The minimum lot area for a 3-unit multi-family dwelling is 3,495 square feet (1,165 square feet per dwelling unit) where the lot abuts a public lane at the rear of the lot.

Lot Width – Single-Family Detached Dwelling

13 The minimum lot width for a single-family detached dwelling is:

(a) 25 feet where the lot abuts a public lane at the rear of the lot; or

(b) 40 feet where the lot does not abut a public lane at the rear of the lot.

Lot Width – Two-Family Dwelling

14(1) The minimum lot width for a two-family dwelling is:

(a) for a two-family dwelling, 32 feet where the lot abuts a public lane at the rear of the lot; and

(b) for a semi-detached dwelling, 40 feet (20 feet per dwelling unit) where the lot abuts a public lane at the rear of the lot.

Lot Width – 3-Unit Multi-Family Dwelling

15(1) The minimum lot width for a 3-unit multi-family dwelling is 35 feet where the lot abuts a public lane at the rear of the lot.

15(2) The abutting public lane at the rear of the lot of a 3-unit multi-family dwelling referred to in subsection (1) must be paved.

Front Yard

16(1) The minimum front yard setback of a lot is the greater of:

(a) 5 feet less than the average of the existing front yards within that street block or portion of the street block; or

(b) 10 feet.

16(2) The maximum front yard setback of a lot is 5 feet more than the average front yard setback of abutting lots.

16(3) For the purposes of determining the maximum front yard setback under subsection (2), where an abutting lot is vacant, the vacant lot is deemed to have the same front yard setback as the next closest developed lot.

Rear Yard

17 The minimum rear yard setback of a lot is the greater of:

(a) 36% of the lot depth or the average rear yard setback of abutting lots less 10 feet, whichever is less; or

(b) 25 feet.

Side Yards

18(1) The side yard setback for a single-family detached dwelling are determined as follows:

(a) for a lot that is at 30 or more feet wide, the minimum side yard setback is 4 feet on each side of the building;

(b) for a lot that is less than 30 feet wide, the minimum side yard setback is 4 feet on one side and 3 feet on the other side; and

(c) in all cases, at least one side yard setback must be 4 feet and must be clear of all projections for the first storey.

18(2) The minimum side yard setback for a two-family dwelling, a semi-detached dwelling or a 3-unit multi-family dwelling is 4 feet from the exterior side lot lines.

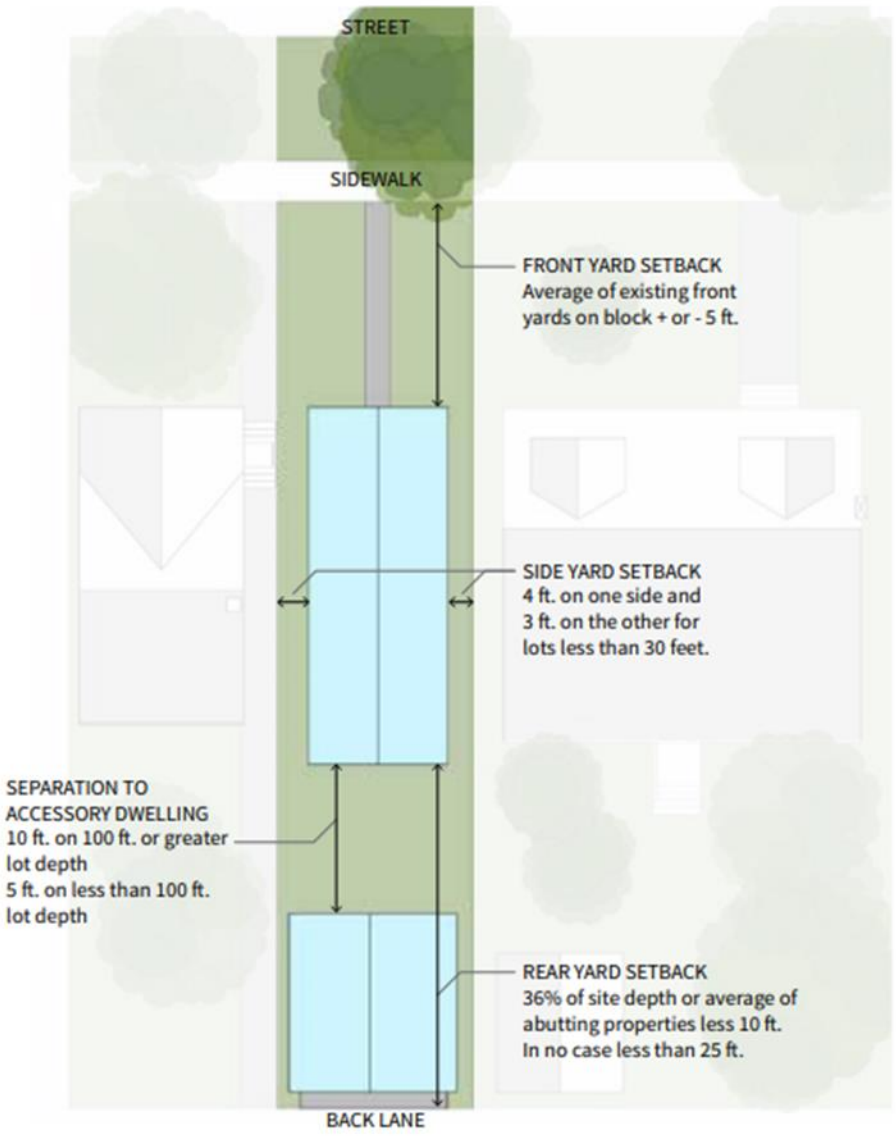

Illustration 1: Setbacks for a single-family detached dwelling

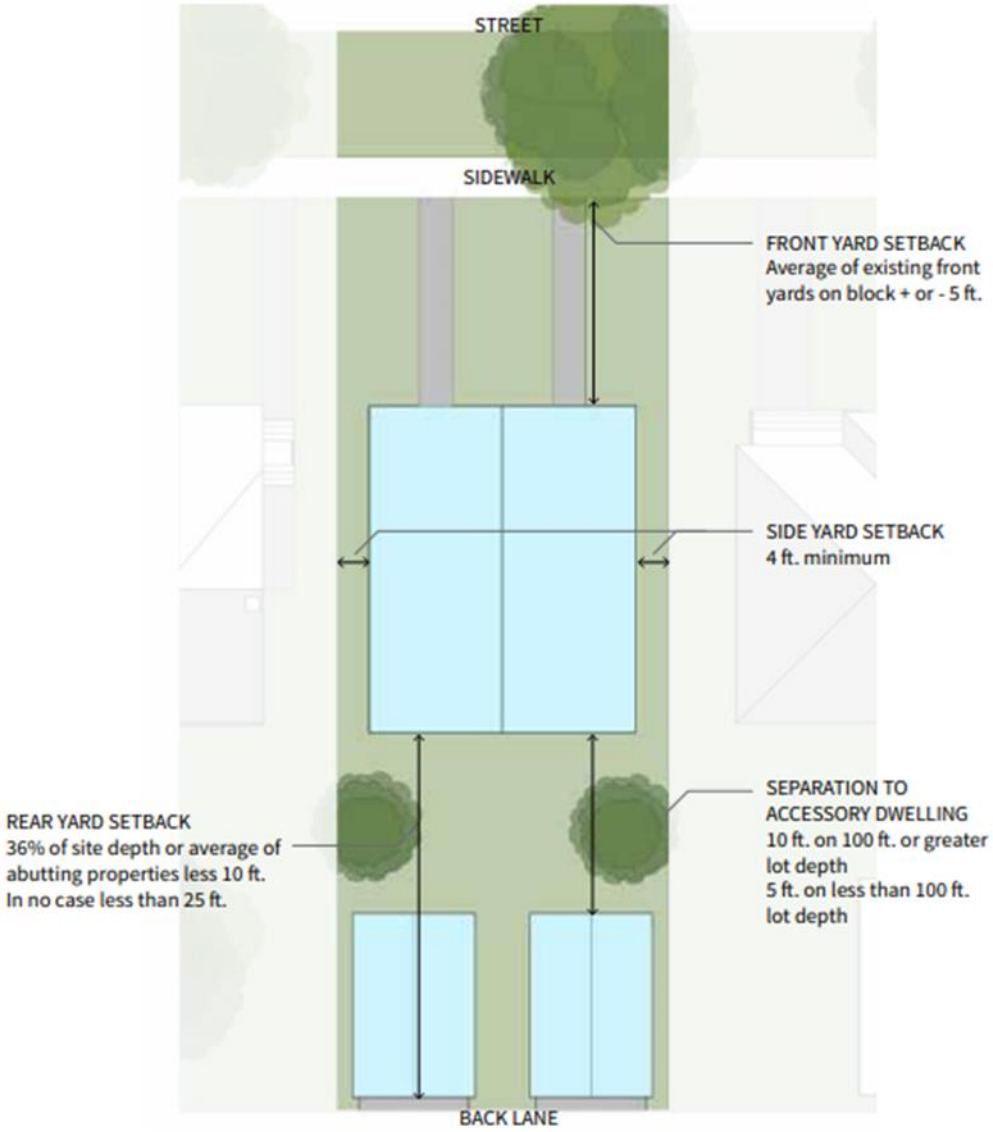

Illustration 2: Setbacks for a semi-detached dwelling

Building Height

19 The maximum building height for a lot is:

(a) 35 feet; or

(b) where the lot is less than 60 feet wide, the greater of:

(i) 28 feet; or

(ii) the average building heights of abutting lots plus 5 feet, to a maximum of 35 feet.

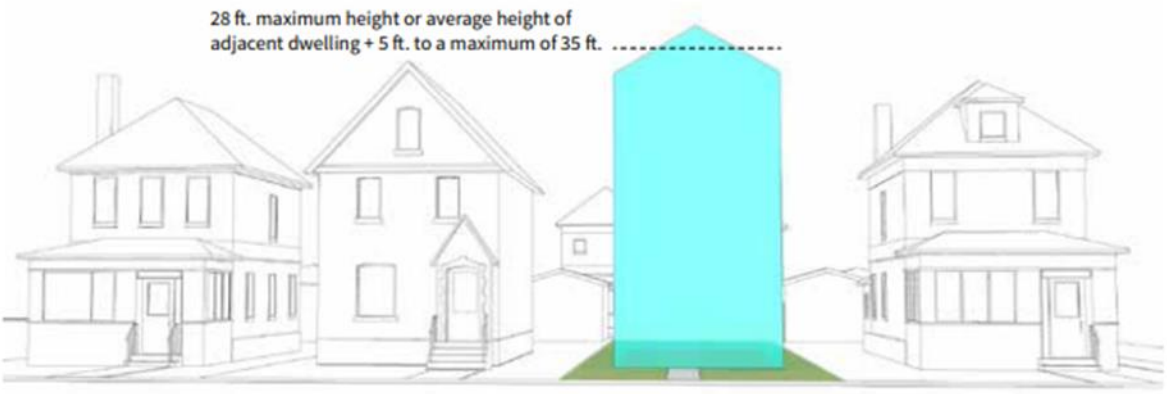

Illustration 3: Building height of single-family detached dwelling

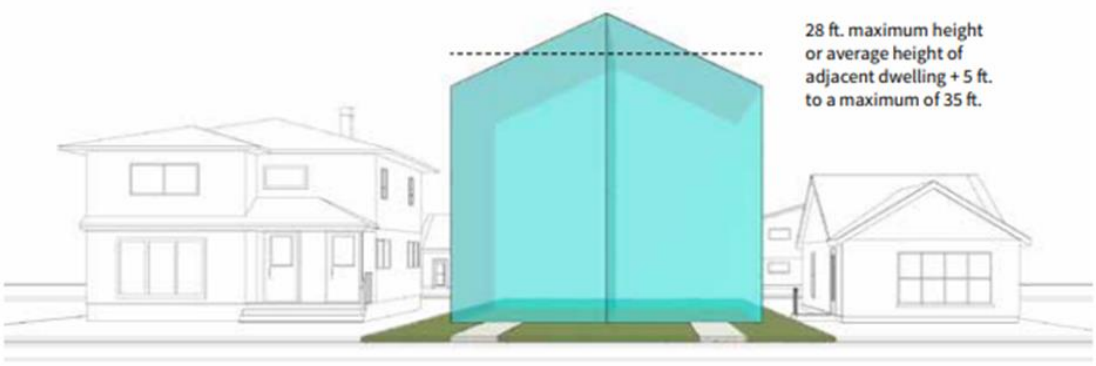

Illustration 4: Building height of two-family semi-detached dwelling

Lot Coverage

20(1) The maximum lot coverage for the principal building is 30%.

20(2) The maximum lot coverage for a principal building with an attached garage is:

(a) 30% for the principal building plus 440 square feet for the attached garage, where the lot area is 3,700 or fewer square feet; or

(b) 42% where the lot area is greater than 3,700 square feet.

20(3) For the purposes of calculating lot coverage:

(a) living space above an attached garage is counted as part of the principal building; and

(b) unenclosed porches and decks are not counted.

Entrance Height

21(1) The maximum height of a front entrance or a rear entrance is 4 feet measured from established grade to the finished floor height.

21(2) The maximum height of a side entrance is 2 feet measured from established grade to the finished floor height.

Entrances

22(1) The primary entrance to a single-family detached dwelling or to each dwelling unit in a semi-detached dwelling must:

(a) be located on the front façade of the building;

(b) be clearly visible from the street; and

(c) have a direct path to the public sidewalk

22(2) The primary entrance for at least one of the dwelling units in a two-family dwelling, other than a semi-detached dwelling, or a 3-unit multi-family dwelling must:

(a) be located on the front façade of the building; and

(b) be clearly visible from the street.

Façade Materials

23(1) Excluding foundation parging, windows, and dormers, the façade of the principal building must include at least two types of exterior cladding.

23(2) A minimum of 20% of the front façade of a principal building must be covered by one of at least two types of exterior cladding.

Architectural Features

24(1) Newly constructed single-family detached dwellings or two-family dwellings must not have identical or mirrored front elevations with development on abutting lots; each building must be architecturally distinct through the use of at least two different design elements or architectural features.

24(2) Newly constructed semi-detached dwellings must not have identical or mirrored front elevations; each dwelling unit must be architecturally distinct through the use of at least two different design elements or architectural features.

Lot Coverage – Accessory Structures

25 The maximum lot coverage for accessory structures (including detached garages) is:

(a) where the lot area is 3,700 or fewer square feet, 440 square feet; or

(b) where the lot area is more than 3,700 square feet, the lesser of 12% of the lot area or 880 square feet.

Separation Distance – Accessory Structures

26 A detached accessory structure must be separated from a principal building by a distance of at least:

(a) 10 feet where the lot depth is 100 feet or greater; or

(b) 5 feet where the lot depth is less than 100 feet.

Permitted Projections

27 Despite anything else in this By-law, the projections listed in Table 1.0 below are permitted.

Features	Zoning District	Projections Permitted	
		Front Yard	Side Yard
Building Elements			
Alcoves, bay windows, vestibules, and similar additions creating interior floor area	R1, R2, RMF-S	Not limited to one storey Maximum depth = 5 ft. Maximum combined total floor area = 50 sq. ft.; no closer than 10 feet from front lot line	Limited to one storey Maximum floor area = 50 sq. ft. in any yard. Maximum depth 1 foot where 3 feet is the required side yard to maximum length of 10 feet; no closer than 2 feet to side lot line. [note a.] Not permitted on first storey; maximum depth 2 feet on second storey only where 4 feet is the required side yard to a maximum length of 10 feet; no closer than 2 feet to side lot line. [note a.]
Other balconies	R1, R2, RMF-S	Maximum depth of 4 inches per foot of yard but not exceeding 5 feet; no closer than 10 feet from front lot line	Maximum depth of 4 inches per foot of yard; no closer than 2 feet to side lot line
Brick facing	R1, R2, RMF-S	Maximum depth = 5 inches; no closer than 10 feet from front lot line	Maximum depth = 5 inches; no closer than 2 feet to side lot line
Exterior wall finish, excluding brick facing	R1, R2, RMF-S	Maximum depth = 3 inches; no closer than 10 feet from front lot line	Maximum depth = 3 inches, no closer than 2 feet to side lot line
Incidental building architectural features	R1, R2, RMF-S	Maximum depth = 5 ft; no closer than 10 feet from front lot line	4 inches per foot of side yard; no closer than 2 feet to side lot line

Roofs over exterior entrances (may not be enclosed except by railing)	R1, R2, RMF-S	Maximum depth = 5 ft; no closer than 10 feet from front lot line; maximum length = 100% of front of principal building	No closer than 4 inches per foot of side yard; no closer than 2 feet to side lot line
Landscaping and Site Features			
Open landings and terraces	R1, R2, RMF-S	Maximum depth = 5 ft unless maximum height equal to or less than 1 foot; no maximum area; no closer than 10 feet from front lot line	Permitted if 2 ft in height or less; maximum area = 36 sq. ft; no closer than 2 feet to side lot line. Not permitted if over 2 ft in height
Notes: a. Where there is more than one projection, the aggregate total on each applicable side must not exceed one third of the length of that house, excluding the length of an attached garage (if applicable).			

Table 1.0 – Permitted Projections

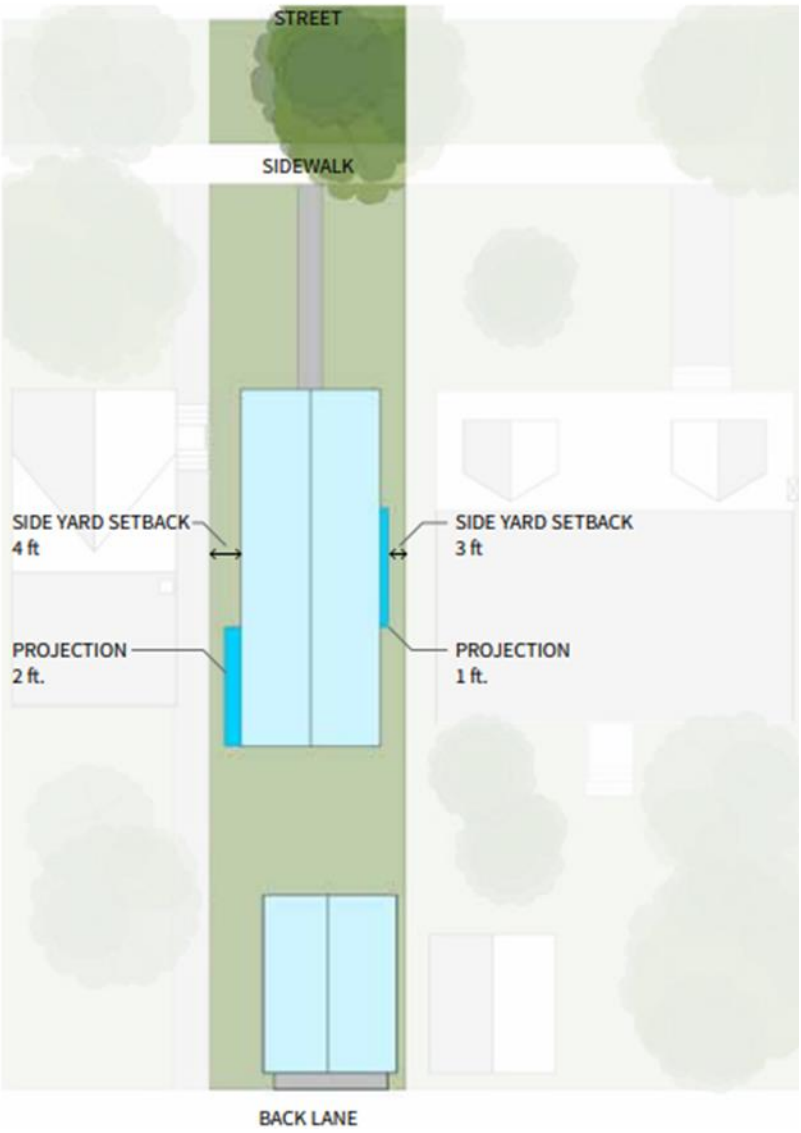

Illustration 5: Projections

Landscaping

28(1) For any lot to which this PDO applies with a single-family detached dwelling, two-family dwelling, semi-detached dwelling or 3-unit multi-family dwelling must be landscaped in accordance with this section where

(a) a new principal dwelling is being constructed on the lot; or

(b) an existing principal dwelling is being

(i) redeveloped; or

(ii) expanded where the expansion represents 50% or more of the gross floor area of the existing building.

28(2) Plant materials used must:

(a) be No. 1 Grade Nursery Stock, supplied and installed in conformance with the latest edition of Canadian Nursery Landscape Association “Canadian Standards for Nursery Stock”;

(b) be of a species capable of remaining healthy when trimmed, where the plant is a shrub;

(c) be able to withstand local climatic conditions; and

(d) be comprised of a salt-tolerant species when located within 20 feet of a street.

28(3) The following plants must meet the following minimum plant sizes at the time of planting:

(a) deciduous trees must have a minimum caliper of 1 ¾ inches;

(b) coniferous trees must be a minimum of 6 feet in height; and

(5) all shrubs must fit no less than a two-gallon container.

28(4) At least 30% of the lot area must be reserved for soft landscaping.

28(5) Lots 35 feet or less in width must contain at least:

(a) one tree; and

(b) four shrubs.

28(6) Lots greater than 35 feet but less than 50 feet in width must contain at least:

(a) two trees; and

(b) six shrubs.

28(7) Lots 50 feet or greater in width must contain at least:

(a) three trees; and

(b) six shrubs.

28(8) The requirements to provide trees and shrubs under subsections (5), (6) and (7) may be satisfied by preserving existing healthy mature trees, subject to an arborist report identifying how these trees will be preserved and protected, in accordance with the below table:

Tree Type	Minimum Caliper of Preserved Tree (inches)	Minimum Tree Height (ft)	Number of Required Trees Credited
Deciduous	7 ¾	n/a	2
Coniferous	n/a	20	2
Deciduous	18	n/a	All
Coniferous	n/a	33	All

Map 1: Areas 1 & 2 PDO-1 Mature Communities Overlay Map

