

TOWN OF NEWMARKET
ESTABLISHED
NEIGHBOURHOODS
COMPATIBILITY
STUDY

SIDE YARD DEMONSTRATION

WITHIN NEWMARKET



OPTIMIZED BUILT OUT

OPTION 1

- » **Coverage:** 30%
- » **Height:** 1 storey < 4.2m
- » **Front Setback:** Within the 1m range of the average of adjacent dwellings.
- » **Side Setback:** Within 1.8m and 4.2m minimum as per Regulatory Set B requirements.
- » **Depth of Dwelling:** Within the 7.5m minimum and aligns with adjacent dwellings.

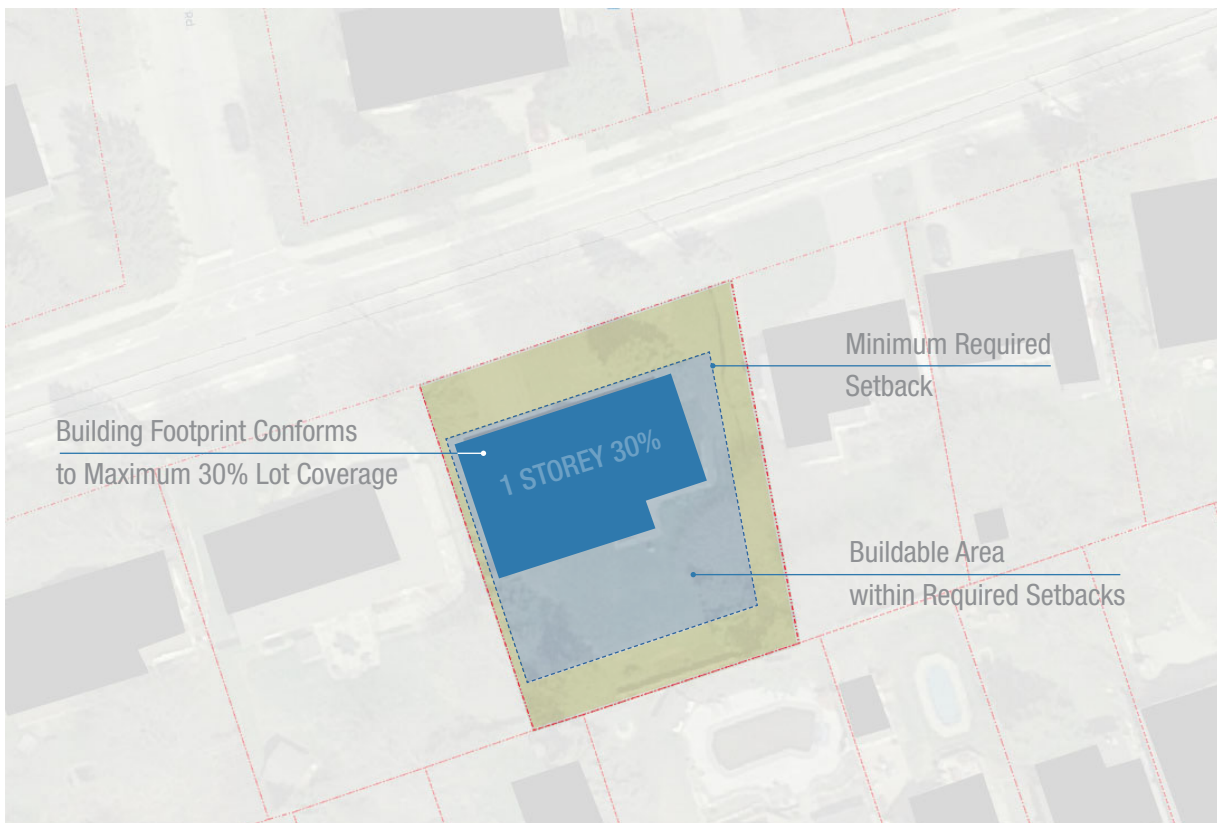


Figure 1. Example - Zoning By-law Regulatory Set B

The above example illustrates the maximum build-out potential of a 1 storey dwelling, with a maximum 30% lot coverage permission, in a Zoning By-law Regulatory Set B condition. The development generally respects, and is compatible with, the prevailing rhythm of existing frontages, side yard setbacks, building depths, and building heights.

OPTIMIZED BUILT OUT

OPTION 2

- » **Coverage:** 25%
- » **Height:** 1 storey < 4.2m
- » **Front Setback:** Within the 1m range of the average of adjacent dwellings.
- » **Side Setback:** Within the 1.2m minimum for 1 storey dwelling < 4.2m.
- » **Depth of Dwelling:** Within the 7.5m minimum and aligns with adjacent dwellings.

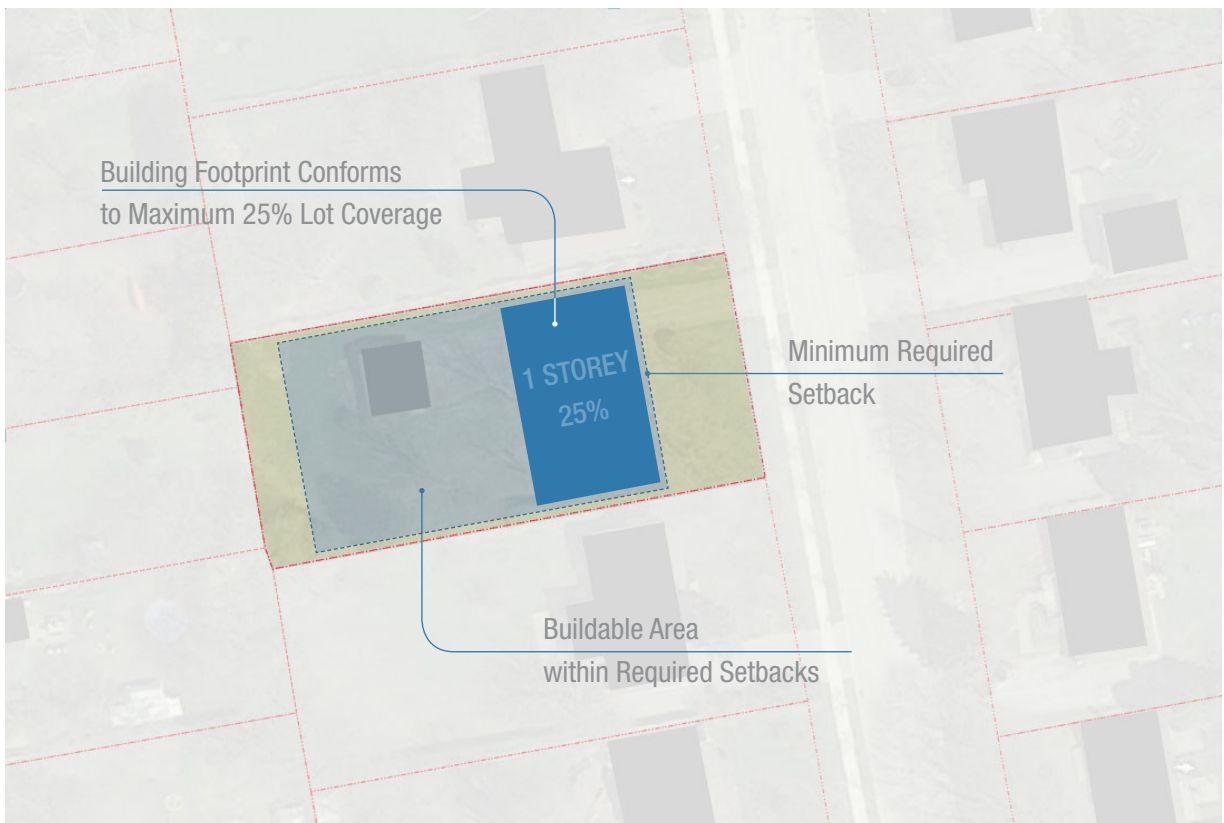


Figure 2. Example - Zoning By-law Regulatory Set C

The above example illustrates the maximum build-out potential of a 1 storey dwelling, with a maximum 25% lot coverage permission, in a Zoning By-law Regulatory Set C condition. The development generally respects, and is compatible with, the prevailing rhythm of existing frontages, side yard setbacks, building depths, and building heights. While it results in a reduction in side yard setbacks, relative to existing adjacent development, these impacts are minor in nature, and do not compromise the character of the surrounding neighbourhood.

OPTIMIZED BUILT OUT

OPTION 3

- » **Coverage:** 35%
- » **Height:** 1 storey < 4.2m
- » **Front Setback:** Within the 1m range of the average of adjacent dwellings.
- » **Side Setback:** Within the 1.2m minimum for 1 storey dwelling < 4.2m.
- » **Depth of Dwelling:** Within the 7.5m minimum and aligns with adjacent dwellings.

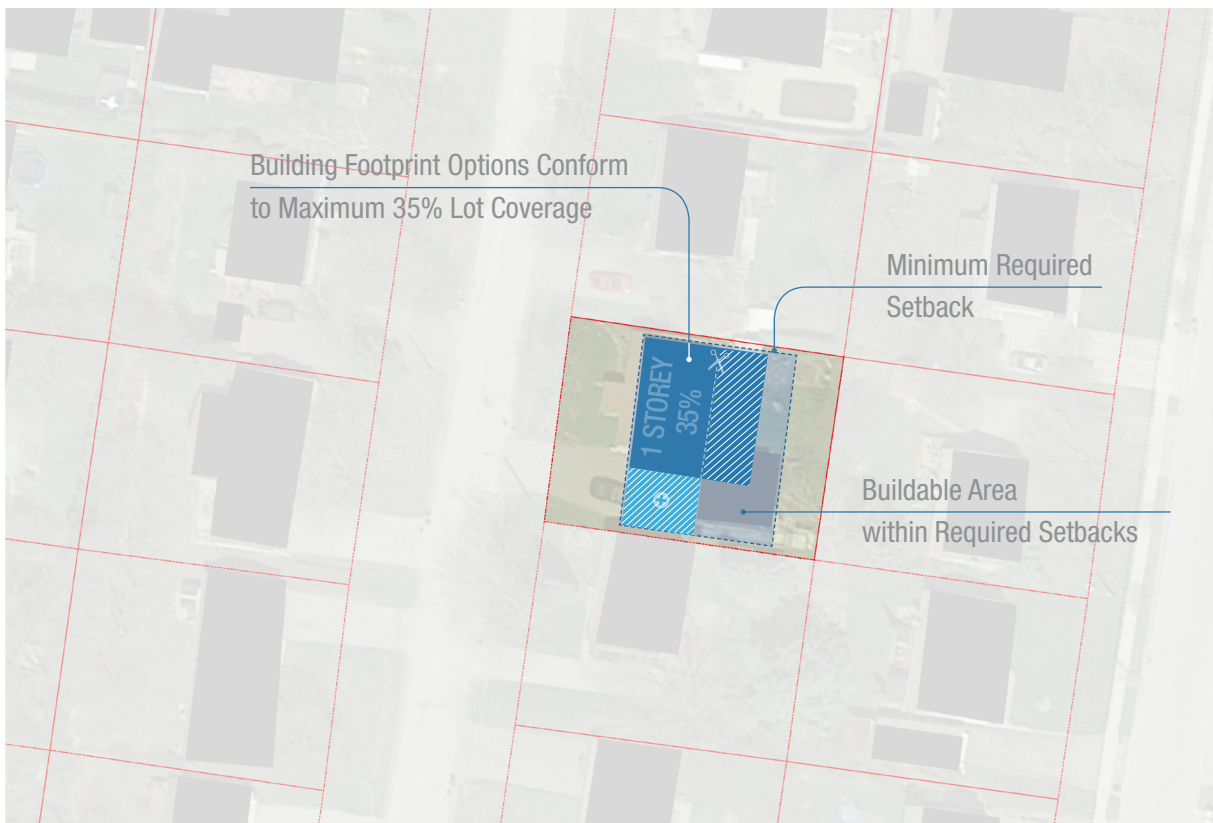


Figure 3. Example - Zoning By-law Regulatory Set D

The above example illustrates the maximum build-out potential of a 1 storey dwelling, with a maximum 35% lot coverage permission, in a Zoning By-law Regulatory Set D condition. Option 1, which is illustrated in dark blue, generally respects, and is compatible with, the prevailing rhythm of existing frontages, side yard setbacks, building depths, and building heights. Option 2, which is illustrated in light blue, also generally reflects prevailing site and building design conditions, but is less in keeping with developments which are immediately adjacent in terms of side yard setback conditions. However, its shallow depth does not generally reflect modern design standards, and does not allow for the optimization of interior layouts. Therefore, it is unlikely to be utilized as the basis of designing a new residential dwelling.

