

#### 4.2.4 Evaluation Matrix

The following Evaluation Matrix compiles key metrics for Single- and Semi-Detached Dwellings. It is meant to be used for quick reference purposes, and does not replace the guidelines in the previous section. Developers should use the Evaluation Matrix to identify where a proposal

does/does not comply with the guidelines. Where a proposal does not comply, the Evaluation Matrix should be used to provide a rationale. A digital file is available from the Town if additional space is required.

Please refer to both the enclosed Architectural Set and Approved By-law for full information regarding the Key Metrics for the proposed development.

Key Metrics		Complies			
		Yes	No	Partly	N/A
<b>Front-Yard Setbacks</b>		Please refer to the enclosed approved By-law which provides the approved setbacks			
Within Existing Neighbourhoods	No greater than 1.0m from the average of the adjacent properties within 60m on each side.				X
Within New Neighbourhoods	3.0-6.0m	X			
No Encroachment Zone (From Front- or Exterior Side-Yard Lot Line)	1.5m	X			
<b>Side-Yard Setbacks</b>		Please refer to the enclosed approved By-law which provides the approved setbacks			
Where Existing	Average Setback	X			
Where No Existing	1.5m 3.0m Separation				X
<b>Rear-Yard Setbacks</b>		Please refer to the enclosed approved By-law which provides the approved setbacks			
Private Rear Yards	7.0m	X			
<b>Building Width/Depth</b>					
Garage Width	<50% of Overall Building Width				X
<b>Building Height</b>		Please refer to the enclosed approved By-law which provides the approved Maximum Building Height			
Residential Areas	8.5m		X		
Max. Building Height Special Provision Areas	8.0m		X		
Front Steps Height (Above Grade)	1.2m		X		
Front Steps Height (Below Grade)	1.5m				X

#### 4.3.4 Evaluation Matrix

The following Evaluation Matrix compiles key metrics for **Townhouses**. It is meant to be used for quick reference purposes, and does not replace the guidelines in the previous section. Developers should use the Evaluation Matrix to

identify where a proposal does/does not comply with the guidelines. Where a proposal does not comply, the Evaluation Matrix should be used to provide a rationale. A digital file is available from the Town if additional space is required.

Please refer to both the enclosed Architectural Set and Approved By-law for full information regarding the Key Metrics for the proposed development.

Key Metrics		Complies			
		Yes	No	Partly	N/A
<b>Front-Yard Setbacks</b> Please refer to the enclosed approved By-law which provides the approved setbacks					
With Driveway	6.0m		X		
No Driveway	4.5m (Min.)		X		
No Encroachment Zone (From Front and Exterior Side-Yard Lot Line)	1.5m	X			
<b>Side-Yard Setbacks</b> Please refer to the enclosed approved By-law which provides the approved setbacks					
To Townhouses	1.5-3.0m Setback 3.0-6.0m Separation	X			
To Townhouse (With Windows)	3.0m Setback 6.0m Separation	X			
To Single or Semi	3.0m Setback 6.0m Separation				X
<b>Rear-Yard Setbacks</b> Please refer to the enclosed approved By-law which provides the approved setbacks					
Townhouses	6.0-7.5m		X		
Stacked Townhouses	9.0m				X
Between Facing Townhouses	15.0m				X
<b>Stepbacks/Angular Planes</b> Please refer to the enclosed approved By-law which provides the approved setbacks					
Rear-Yard Angular Plane (From Rear-Yard Lot Line)	45 Degrees				X
Front-Yard Stepbacks	At 3rd/4th Storey				X
Stepback Depth	1.5-3.0m				X
<b>Building Width/Depth</b> Please refer to the enclosed Architectural Set prepared by A & Architects					
Building Width	60.0m or 8 Units	X			
Unit Width (with Garage)	6.0m	X			
Unit Width (No Garage)	4.5m	X			
Unit Depth (Back-to-Back Only)	10.0m				X
<b>Building Height</b> Please refer to the enclosed approved By-law which provides the approved Maximum Building Height					
Traditional	11.0m	X			
Stacked/Back-to-Back	15.0m				X
Front Steps Height (Above Grade)	1.2m	X			
Front Steps Height (Below Grade)	1.5m				X