

11.21. FOREST RIDGE SINGLE DETACHED HOUSING DISTRICT

11.21.1. Purpose

This District is intended to accommodate street-oriented single detached housing on narrow lots with rear lane vehicular access. The use of architectural and urban design standards are intended to achieve variety of design and appearance as a way to enhance the pedestrian-orientated streetscape.

11.21.2. Areas of Application

This District applies to a portion of Lot B, Block 25, Plan 042 6931, as shown in Figure 11.21a.

11.21.3. Permitted and Discretionary Uses

(a) Fundamental Use Provisions

The Fundamental Use Provisions as requisite qualifiers for allowed uses listed within 11.21.3 (b) and (c) shall ensure:

- i. That garages are not attached to single detached dwelling units.

(b) Permitted	(c) Discretionary
<ul style="list-style-type: none"> - Single Detached Housing - Secondary Suite - Home Office <p>Accessory development to any use listed in subsection 11.21.3(b)</p>	<ul style="list-style-type: none"> - Bed and Breakfast - Group Home (Limited) - Home Business - Show Home - Temporary Sales Centre <p>Accessory development to any use listed in subsection 11.21.3(c)</p>

11.21.4. Site Subdivision Regulations

	Interior Site	Corner Site
a) Site Width	7.9m minimum	9.1m minimum
b) Site Depth	33.0m minimum	

11.21.5. Site Development Regulations

	Interior or Corner Site	
a) Front Yard Setback	Front Yard	3.5m minimum
	Flanking Yard	2.4m minimum on a corner site
b) Rear Yard Setback	8.0m minimum	
c) Side Yard Setback	Principal Building	1.2m minimum
	Accessory Building	0.9m minimum
d) Principal Building Height	Two and one half (2 ½) storeys not to exceed 10.0m maximum	
e) Site Coverage	<p>43% maximum for principal building over one storey, excluding decks</p> <p>53% maximum for principal building of one storey, excluding decks</p> <p>53% maximum for all buildings and structures where principal building is over one storey</p> <p>57% maximum for all buildings and structures where principal building is one storey</p>	

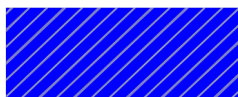
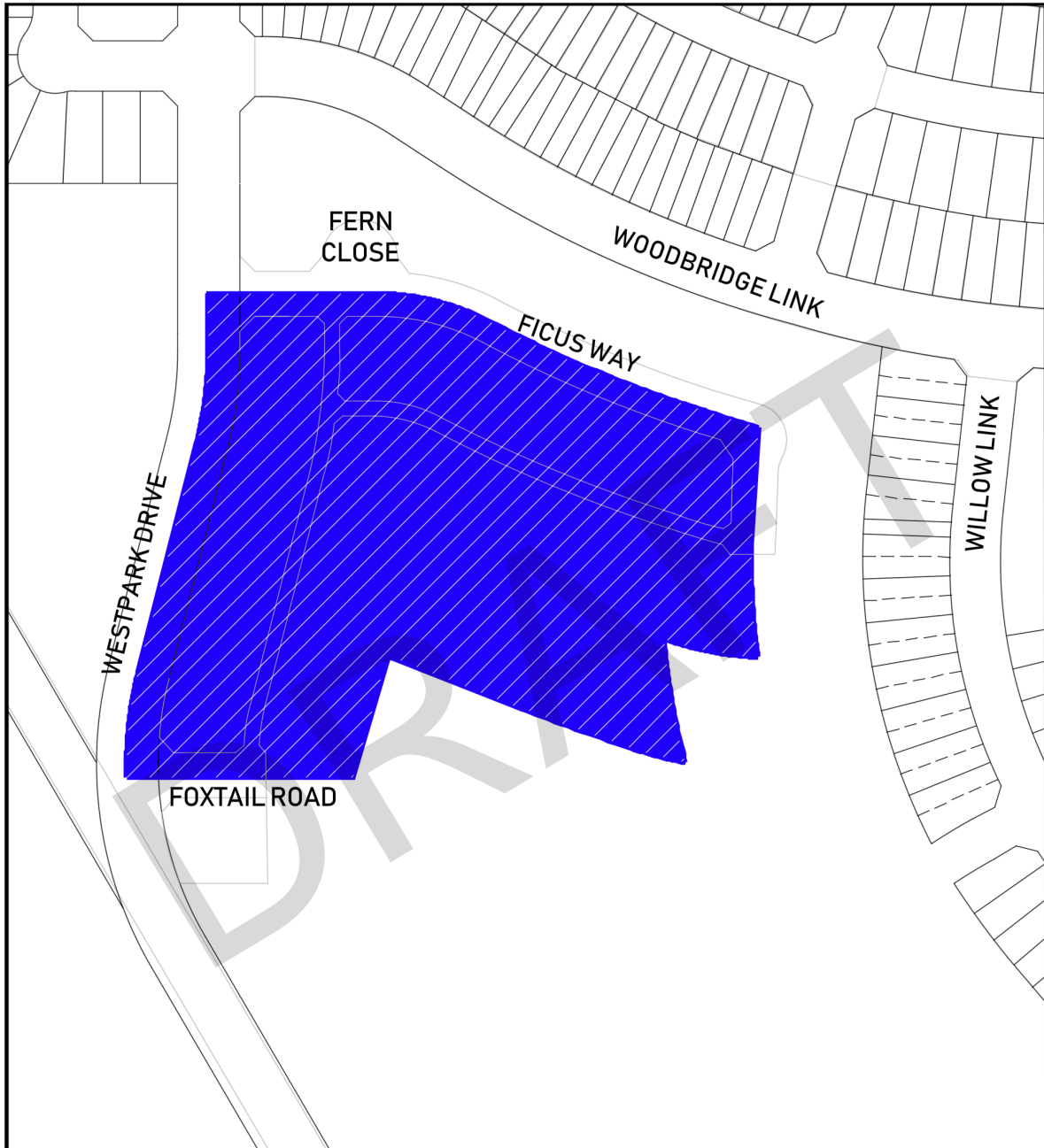
11.21.6. Architectural and Design Features

- (a) To improve the architectural interest of the streetscape, each principal building shall be individually defined through a combination of architectural features that may include, but are not limited to, variations in architectural styles and rooflines, articulation of the façade, building massing, provision of porches, verandas, and balconies, variation in building materials, colours, and other façade enhancing treatments to the satisfaction of the Development Authority;
- (b) The front façade of the building shall incorporate architectural treatments complementary to the architectural style including features such as open gables, dormer windows, windows with bold trims, shutters or canopies, and accent colours and materials to the satisfaction of the Development Authority;
- (c) Accent materials such as stone, brick or shingles shall amount to a minimum of 4.65m² of the total area of the front façade of a principal building;
- (d) The front façade of a principal building shall provide features such as windows, doors, dormer windows and balconies avoiding extensive blank walls;
- (e) The side façade of a principal building on a corner lot facing a public roadway shall be treated as a front façade;
- (f) Principal buildings with similar or mirrored front elevations must be separated by a minimum of two lots along the same side of the road, unless the finishing materials, architectural styles and treatments are substantially different in the opinion of the Development Authority; and
- (g) An accessory building shall follow the same exterior finishes as that of a principal building on the same site and shall be complimentary to the principal building in the opinion of the Development Authority.

11.21.7. Additional Development Regulations:

- (a) All development and uses within this Land Use District are subject to the applicable provisions of Part 5 - General Regulations for all Land Use Districts, Sections 6.1 to 6.11 of Part 6 - Residential Land Use Districts, Sections 11.1 to 11.5 of Part 11 - Direct Control Land Use Districts, Part 13 - Parking and Loading, and Part 14 - Signs;
- (b) Notwithstanding Section 3.4 of the Bylaw, an application for a Development Permit for Single Detached Housing shall also include the following:
 - (i) Colour elevations for each building facade that faces a public roadway, or a public open space except for a lane.

Figure 11.21a: Applicable Area Forest Ridge Single Detached Housing District



SUBJECT AREA