

6.20. FRSO – FOREST RIDGE STREET-ORIENTED RESIDENTIAL DISTRICT

6.21.1 FRSO Purpose

This District is intended to allow for the development of street-oriented attached housing in Forest Ridge that allow a greater building height and the opportunity for development on individual compact lots where access is from a Lane.

6.21.2 FRSO Areas of Application Permitted and Discretionary Uses

The designation, location, and boundaries of each Land Use District created through this Section may be applied within the Flexible Mixed Low and Medium Density Area identified in the Westpark Area Structure Plan.

6.21.3 FRSO Permitted and Discretionary Uses

(a) Fundamental Use Provisions

The Fundamental Use Provisions as requisite qualifiers for Permitted and Discretionary Uses listed within 6.20.3 (b) and (c) shall ensure:

- i. A maximum of four (4) dwelling units may be attached, for Multi-Attached Housing.
- ii. Individual dwelling units shall be no less than 3.6m in width.

(b) FRSO Permitted	(c) FRSO Discretionary
<ul style="list-style-type: none"> - Home Office - Multi-Attached Housing - Semi-Detached Housing <p>Accessory development to any use listed in subsection 6.20.3(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 6.20.3(c)</p>

6.21.4 FRSO Site Subdivision Regulations

	Interior Site	Corner Site
(a) Site Width	3.6m minimum	5.6m minimum

(b) Site Depth	26.0m minimum
-----------------------	---------------

6.21.5 FRSO Site Development Regulations

	Interior or Corner Site	
(a) Front Yard Setback	Front Yard	4.0m minimum
	Flanking Yard	2.0 minimum on a corner site
(b) Rear Yard Setback	Principal Building	6.5m minimum
	Accessory Building	1.0m minimum
(c) Side Yard Setback	Principal Building	1.2m minimum
	Accessory Building	0.6m minimum
(d) Building Height	Three (3) storeys not to exceed 13.0m maximum	
(e) Site Coverage	The maximum total Site Coverage shall be 60%, excluding decks.	

6.21.6 Additional Development Regulations for FRSO

- (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, Part 13 – Parking and Loading, and Part 14 – Signs;
- (b) Notwithstanding Section 6.20.6.(a) and Part 13 - Parking and Loading, two-storey Multi-Attached Housing and Semi-Detached Housing shall only be required to provide one (1) on-site parking stall per unit;
- (c) Vehicular access to Sites shall only be from a Lane;
- (d) On Corner Sites, the Facades of a principal building abutting the Front Lot Line and the Flanking Front Lot Line shall use consistent building materials and architectural features and shall include features such as windows, doors and porches;
- (e) Notwithstanding Part 6, no fence is permitted between driveways, parking pads, or detached garages.

Figure 6.20: Applicable Area FRSO Forest Ridge Street-Oriented Residential District

