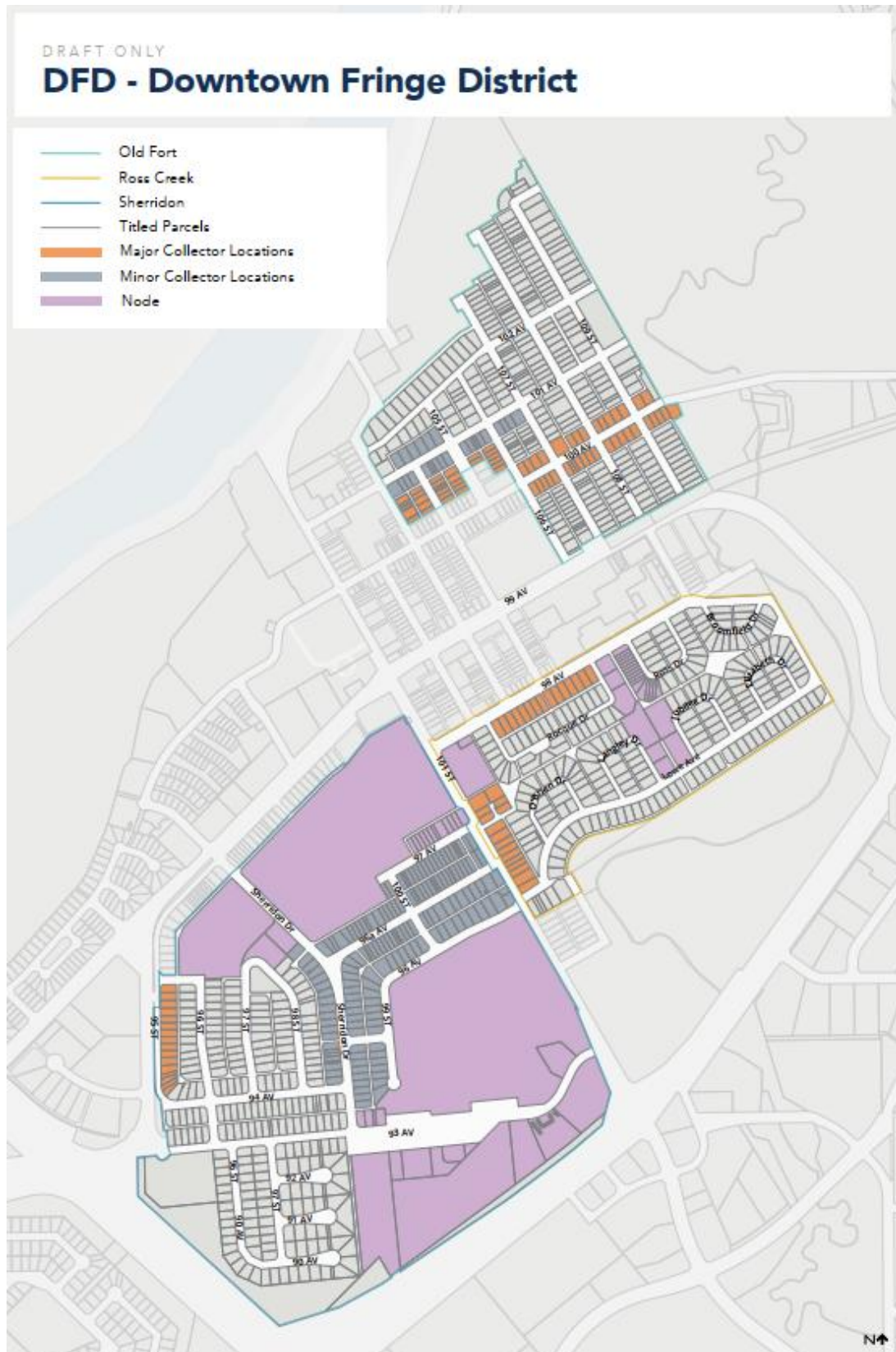


DFD – Downtown Fringe District

(1) MAP



(2) PLACE TYPE

This Place Type applies to the Old Fort, Sherridon South, and Ross Creek areas, where a blend of historical and contemporary design patterns reflect the city's early residential development. Characterized by a mix of traditional grid, modified grid, and Reverse Fronting Site layouts, along with rear Lanes, this area demonstrates a layered urban fabric. The Downtown Fringe District provides a framework for acknowledging, conserving, and sensitively evolving the architectural and cultural identity of these foundational residential areas of the city.

(3) INTENT

i. General Intent

The Downtown Fringe District is intended to reinforce the character of mature neighbourhoods while enabling context-sensitive intensification. Development will make efficient use of existing infrastructure and contribute to the vitality of the Downtown Core.

ii. Land Use Mix

New development and redevelopment will integrate seamlessly with the existing neighbourhood fabric based on street type frontage. Residential uses are supported throughout the district, while non-residential and mixed-use activities are primarily directed to Nodes, Major and Minor Collectors Streets.

iii. Form of Development and their Locations

New development and redevelopment will be designed with sensitivity to the surrounding context and compatibility with abutting developments and landscaping. On Local Streets, development will integrate with the existing neighbourhood through scale-appropriate developments such as Detached Dwelling, Duplex, and Stacked Duplex. These housing forms will be designed to allow for Backyard Dwellings and Internal Secondary Suites throughout the district, where feasible. Small scale Townhousing may be considered along Minor Collector Street. Low and medium scale built forms, including Mixed-Use Buildings, Apartments, Townhousing, and Stacked Townhousing, are encouraged within in Nodes, and on Major Collector Streets.

(4) BLOCK STANDARDS

- i. Lot widths and housing typologies should be varied along the Block Face to create housing diversity.
- ii. Housing orientation and architectural elements will be maintained along a Block Face.
- iii. Reverse Fronting Sites must be avoided to create a welcoming urban condition with buildings framing and fronting onto the Street.
 - a. Notwithstanding 4.iii., Reverse Fronting Sites will be allowed to match the orientation of dwellings established prior to the adoption of this Bylaw along the same Block Face to maintain a consistent streetscape and lot orientation.

(5) USES AND TYPOLOGIES

- i. Where applicable, abutting front attached garages and driveways for Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, and Townhousing must be paired together to maximize separation between driveways to allow for on street parking and operational functionality.

Building Type	Requisite Qualifiers				
	DFD Locations				
	Node	Major Collector Streets	Minor Collector Streets	Local Street	Fundamental Use Provision (FUP)
Apartment	P	P	-	-	Along a Major Collector Streets, one or more of the following FUPs must be met: a) That a Development Permit for Apartment was approved prior to the adoption of this Bylaw; b) The side yard or flanking yard of a parcel abuts a Street or Lane; or c) That a Site is adjacent to another Apartment Site.
Backyard Dwelling	P	P	P	P	
Detached Dwelling	P	P	P	P	
Duplex	P	P	P	P	
Internal Secondary Suite	P	P	P	P	
Stacked Duplex	P	P	P	P	
Stacked Townhousing	P	P	D	-	
Townhousing	P	P	D	-	
Inn	D	-	-	-	
Mixed-Use Building	P	D	-	-	Inclusion of a Drive-Through Service; the Building Type shall be considered neither Permitted or Discretionary.
Single Structure Commercial Pad	D	D	-	-	Along a Major Collector Street, one or more of the following FUPs must be met: a) That a Development Permit for Single Structure Commercial Pad was approved prior to the adoption of this Bylaw; b) The side yard or flanking yard of the site must abut a Street or a Lane; or c) That a Site is adjacent to another Single Structure Commercial Pad or Mixed-Use Building. Inclusion of a Drive-Through Service; the Building Type shall be considered neither Permitted or Discretionary.
Storefront	D	-	-	-	Inclusion of a Drive-Through Service; the Building Type shall be considered neither Permitted or Discretionary.
Indoor Assembly	D	-	-	-	

Building Type	Requisite Qualifiers				
	DFD Locations				
	Node	Major Collector Streets	Minor Collector Streets	Local Street	Fundamental Use Provision (FUP)
Public Service Building	P	P	D	-	
School	D	D	D	-	Only on sites registered as MR, SR, or MSR.
Urban Agriculture	D	D	D	D	
Parks and Natural Areas	P	P	P	P	
Sign	P	P	-	-	

(6) LOT AND SUBDIVISION STANDARDS

- i. Lot widths and / or building typologies along a Block Face should be varied to allow for a variety of lot widths.

	Typology	Node	Major Collector Streets	Minor Collector Streets	Local Street (with Lane)	Local Street (without Lane)
Site Width	Detached Dwelling, Stacked Duplex	Min.9.0m Corner Lot: Min. 9.8m			Min.11.0m Corner Lot: Min. 11.8m	
	Duplex	Min. 7.0m Corner Lot: Min. 7.8m			Min. 8.2m Corner Lot: Min. 9.1m	
	Stacked Townhousing, Townhousing	Internal Lot: Min. 4.2m End Lot: Min. 6.3m Corner Lot: Min. 7.2m				
	Apartment	Min. 25.0m Max. 75.0m				
	Inn, Strip Mall, Storefront	Min. 25.0m Max.60.0m				
	Mixed Use Building, Single Structure Commercial Pad,	Min. 25.0m Max.60.0m	Min. 25.0m Max.70.0m			
	Public Service Building, Indoor Assembly, School	At the discretion of the Subdivision Authority				
Site Depth	Apartment, Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, Townhousing, Inn, Mixed Use Building, Single Structure Commercial Pad, Strip Mall, Storefront, Indoor Assembly, Public Service Building, School	Min. 30.0m				

(7) BUILT FORM AND SITING

- i. The width of a driveway accessing a public Street shall not exceed 70% and garage shall not exceed 75% of width of the principal dwelling as measured at the front façade.
- ii. In Ross Creek area, when a property is adjacent to a communal green space and public roadway, the yard adjacent to the public roadway will be considered the rear yard, and the yard adjacent to the communal green space will be considered the front yard.

- iii. Shared side property line for Duplex, Stacked Townhousing, or Townhousing is permitted to be 0.0 metre.
- iv. Detached Dwelling with 0.0m or reduced side yard on one side are not permitted in this district.
- v. The Development Authority at their discretion may authorize a Duplex on a Local Street has a front vehicular access to one unit and rear vehicular access to another, the unit with rear vehicular access may be setback to a maximum of 7.0m.

		Location				
		Node	Major Collector Streets	Minor Collector Streets	Local Street (with Lane)	Local Street (without Lane)
Front Yard	Apartment, Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, Townhousing, Inn, Mixed Use Building, Single Structure Commercial Pad, Strip Mall, Storefront,	Max. 4.5m	Min. 4.5m – Max. 6.0m		Setback shall be within 0.5m of the average of setbacks for abutting sites and shall be no less than 4.5 m and greater than 8.0m.	Min. 6.0m – Max 8.0m A Duplex on a local street has a front vehicular access to one unit and rear vehicular access to another, the unit with rear vehicular access may be setback to a maximum of 7.0m.
	Indoor Assembly, Public Service Building, School	At the discretion of the Development Authority				
	Accessory Building, Backyard Dwelling	Not permitted within front yard setback.				
Rear Yard	Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, Townhousing	With Lane: Min. 7.0m Without Lane: Min. 8.0m				
	Apartment, Inn, Mixed Use Building, Single Structure Commercial Pad, Strip Mall, Storefront	With Lane: Min. 7.0m Without Lane: Min. 4.5m for buildings up to 15.0m in height. Min. 5.0m for buildings over 15.0m and up to 18.0m in height.				
	Indoor Assembly, Public Service Building, School	At the discretion of the Development Authority				
	Accessory Building, Backyard Dwelling	With Lane: Min. 1.2 m Without Lane: Min. 1.0m				
Side Yard	Detached Dwelling, Duplex, Stacked Duplex, Stacked	Min. 1.2m				

		Location				
		Node	Major Collector Streets	Minor Collector Streets	Local Street (with Lane)	Local Street (without Lane)
	Townhousing, Townhousing					
	Apartment, Inn, Mixed Use Building, Single Structure Commercial Pad, Strip Mall, Storefront	Min. 1.5m for buildings under 9.0m in height. Min. 2.0m for buildings over 9.0m and under 12.0m in height. Min. 3.0m for buildings over 12 m and plus 1.0m for every 3.0m increase in height.				
	Indoor Assembly, Public Service Building, School	At the discretion of the Development Authority				
	Accessory Building, Backyard Dwelling	Min. 1.0m Where a shared side property line for principal dwelling unit is 0.0m, the garage may be permitted to 0.0m Side Yard for the same side				
Front Flanking Yard	Apartment, Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, Townhousing, Inn, Mixed Use Building, Single Structure Commercial Pad, Strip Mall, Storefront	Min. 0.0m – Max. 3.0m	Min. 3.0m – Max. 5.0m	Min. 2.4m – Max. 4.5m	Min. 2.4m	
	Indoor Assembly, Public Service Building, School	At the discretion of the Development Authority				
	Accessory Building, Backyard Dwelling	Min. 2.4m				
Principal Building Height	Apartment, Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, Townhousing, Inn, Mixed Use Building, Single Structure Commercial Pad, Strip Mall, Storefront,	Min. 6.0m - Max. 18.0m	Max. 13.0m	Max. 10.0m		
	Indoor Assembly, Public Service Building, School	At the discretion of the Development Authority				
	Backyard Dwelling	Max 7.5m and not to exceed the Height of Principle Building				
Density per Lot	Detached Dwelling, Duplex	Maximum 1 Principal Dwelling unit; plus up to a maximum of 1 Backyard Dwelling OR up to a maximum 1 Internal Secondary Suite.				
	Stacked Duplex	Maximum 2 Principal Dwelling unit; plus up to a maximum of 1 Backyard Dwelling OR up to a maximum 1 Internal Secondary Suite				
	Stacked Townhousing	Maximum 2 Principal Dwelling unit				
	Townhousing	Maximum 1 Principal Dwelling Unit plus up to a maximum of 1 Backyard Dwelling OR up to a maximum 1 Internal Secondary Suite				

		Location				
		Node	Major Collector Streets	Minor Collector Streets	Local Street (with Lane)	Local Street (without Lane)
Density per Shared Access Site	Duplex, Stacked Duplex, Townhouses, Stacked Townhouse, Apartment, Mixed Use Building	Min. 60 units/net residential hectare	Min. 36 units/net residential hectare Max. 120 units/net residential hectare			
Site Coverage	Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, Townhousing,	Max. 50% of all buildings and structures on site (including accessory)				
	Apartment, Inn, Mixed Use Building, Single Structure Commercial Pad, Strip Mall, Storefront,	Max. 60% of all buildings and structures on site (including accessory)				
	Indoor Assembly, Public Service Building, School	At the discretion of the Development Authority				
	Accessory Building, Backyard Dwelling	Max. 15%				
Common Amenity	Apartment and Mixed-Use	Min. 4.5m ² per dwelling unit				
Private Amenity	Apartment and Mixed-Use	Min. 3.0m ² per dwelling unit to be provided for balconies				

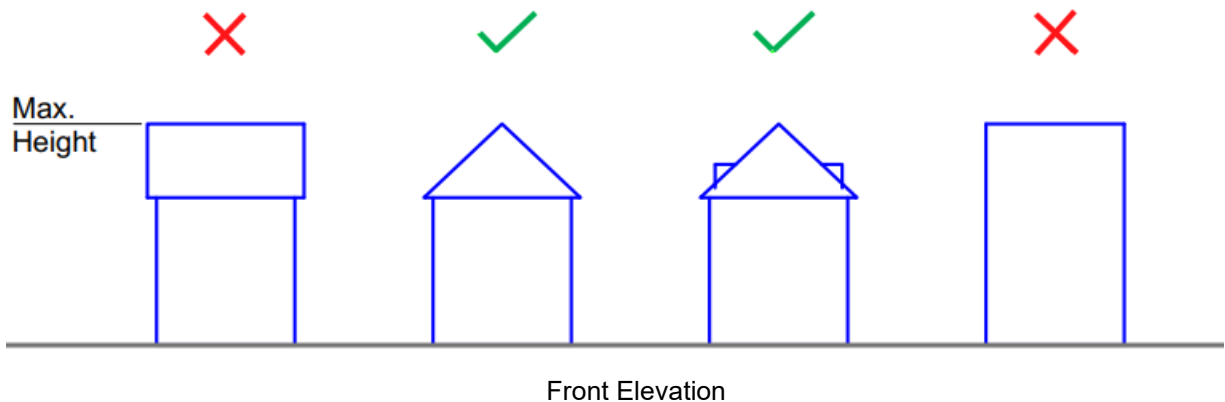
(8) BUILDING CHARACTER AND DESIGN

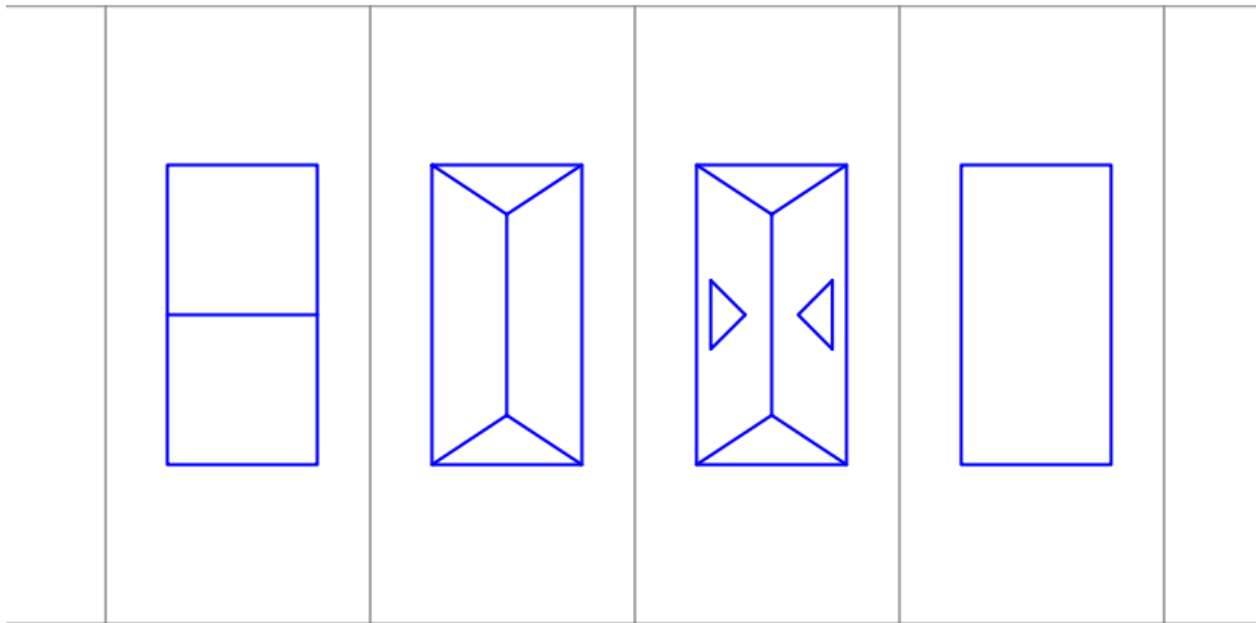
a) General

- i. New and redeveloping buildings shall have the same and/or complimenting materials, colours, and architectural details on all Facades exposed to public Streets, and parks and open spaces.
- ii. Building facades abutting public and quasi-public spaces and streets that exceed 12.0m in building length shall incorporate use of vertical elements such as decorative columns, variation in roofline, use of balconies and porches, and façade articulation (recessed and raised surfaces) to create variation and articulation in the facade and eliminate continuous blank walls.
- iii. New and redeveloped buildings taller than 13.0m in height shall incorporate a step-back from front property line to address massing, sun penetration, shadowing and wind funnel impacts at the pedestrian level to the satisfaction of the Development Authority.
- iv. Residential Sales Centres may be approved for a maximum of 5 years. Subsequent Development Permits for Residential Sales Centres on the same Site may only be issued as a Discretionary Development.

b) Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, Townhousing

- i. Buildings with similar or mirrored front elevations must be separated by a minimum of two lots along the same side of the street, unless the finishing materials, architectural styles and treatments are substantially different in the opinion of the Development Authority. This regulation may be relaxed for Sites with Shared Access to the discretion of the Development Authority.
- ii. All new and redeveloped buildings shall reflect appearance, design, and character housing, on the Block Face ensuring consistency with the surrounding streetscape.
- iii. On Local Streets, Duplexes must blend through application of compatible scale, form and architectural style.
- iv. There shall be no more than three (3) Duplex, Stacked Townhousing, and Townhousing in succession along a Block Face.
- v. To ensure architectural interest, all units of new and redeveloped principal buildings shall incorporate a minimum three of following design elements on the facades to the satisfaction of the Development Authority.
 - a. Use of bold window trims, soffits, muntin bars;
 - b. Use of building features such as clearly defined entryways, dormer window, bay windows, window shutters, balcony, porch, veranda, chimney shaft, promenades, to create articulation and interest;
 - c. Use of exterior materials of high quality and durable materials. Each unit must have a minimum of 20% high quality accent material, such as, but not limited to stone, brick or decorative shingles;
 - d. Use of accent colour and/or contrast in finishing materials;
 - e. Use of premium soffits for roof overhang, vibrant colored front entry doorways, enhanced railing detailing on balconies and patios.
- vi. Roofline shall be designed to maximize the sun penetration on the abutting sites, in accordance with the diagram below.





Plan View

c) Accessory Building

- i. Minimum area for a Backyard Dwelling shall be 30.0m².
- i. Maximum area shall not exceed the area of the principal building at grade level.
- ii. Facades of Backyard Dwellings abutting a public Street, Lane, park and/or open space shall incorporate building materials, architectural style and treatment complimentary to the principal dwelling unit to the satisfaction of the Development Authority.

d) Apartment

- i. To ensure architectural interest, all units of new and redeveloped principal buildings shall incorporate a minimum four of the following design elements on the facades to the satisfaction of the Development Authority.
 - a. Use of architectural treatments appropriate to the architecture style such as cornices, decorative columns and beams, canopies and lighting fixtures;
 - b. Use of bold window trims, soffits, muntin bars;
 - c. Use of building features such as clearly defined entryways, dormer window, bay windows, window shutters, balcony, porch, veranda, chimney shaft, promenades, to create articulation and interest;
 - d. Use of exterior materials of high quality and durable materials. Each building must have in addition to vinyl siding as a primary treatment, each unit must have a minimum of 20% high quality accent material, such as, but not limited to stone, brick or decorative shingles;
 - e. Use of accent colour and/or contrast in finishing materials;
 - f. Use of premium soffits for roof overhang, vibrant colored front entry doorways, enhanced railing detailing on balconies and patios.

- ii. Within Nodes, Parking located at the side of the building with decorative screening shall not exceed 40% parcel width at the front property line.
- iii. Within Nodes, a minimum of 60% of a building length shall be within the permitted setback range along the abutting street.

e) Inn, Mixed-Use Buildings, Single Structure Commercial Pad, and Store Front

- i. Canopies or awnings shall be a minimum of 0.6 m from the curb face and will be located a minimum of 2.5m above grade.
- ii. At the discretion of the Development Authority, the front yard setback may be increased for a Mixed-Use Building to accommodate a patio.
- iii. Within Nodes, a minimum of 60% of a building length shall be within the permitted setback range along the abutting street.
- iv. To promote pedestrian interactions, safety, and street-oriented development, new and redeveloped buildings, ground floor facades must comply with the following:
 - a. A minimum of 60% clear and transparent glazing that face a public street, park, internal parking area, or other public area;
 - b. Façade articulation through architectural design and treatments such as cornices, decorative columns and beam;
 - c. Entrances to the new and redeveloped multi-unit buildings shall incorporate weather protection features such as canopies, awnings, overhangs and recessed entrances.
- v. To ensure architectural interest for Mixed-Use Buildings, a minimum four of following design elements on the facades to the satisfaction of the Development Authority:
 - a. Use of exterior materials of high quality and durable materials. Use of a minimum of 20% high quality accent material, such as, but not limited to stone, brick or decorative shingles;
 - b. Use of accent colour and/or contrast in finishing materials;
 - c. Use of premium soffits for roof overhang, vibrant coloured front entry doorways, enhanced railing detailing on balconies and patios;
 - d. Use of building features such as clearly defined entryways, dormer window, bay windows, window shutters, balcony, porch, veranda, chimney shaft, promenades, to create articulation and interest;
 - e. Use of bold window trims, soffits, muntin bars.

(9) OTHER REGULATIONS

All development and uses within this Land Use District are subject to the applicable provisions of Part 4 – General Regulations, Part ____ Parking and Loading, and Part ____ Signage.

a) Applicability of the Regulations

- i. The regulations of this district are designed primarily for new developments and significant redevelopments of existing buildings. As such, existing buildings developed prior to adoption of this Bylaw will not be considered non-conforming.
- ii. For this District "significant redevelopment" refers to any development that includes an addition to the building's floor area or improvements to the facade facing a public street that exceed 50% of the facade's surface area.