

What We Heard Report

New Land Use Bylaw: Draft Downtown Fringe District Review

Residents' Workshops:

June 9, 2025 - 3:00 PM - 8:00 PM

June 12, 2025 - 3:00 PM - 8:00 PM



CITY OF
FORT SASKATCHEWAN
FORTSASK.CA

Executive Summary

The City of Fort Saskatchewan is creating a new Land Use Bylaw (LUB). This process includes new, place-based Districts, including the draft Downtown Fringe District. As part of this effort, the City conducted extensive public engagement with residents of the Old Fort, Sherridon, and Ross Creek neighbourhoods to inform the development of the draft Downtown Fringe District. This What We Heard Report includes the results of public engagement created for residents of Old Fort, Sherridon, and Ross Creek.

The engagement process was designed to gather resident input on the proposed second draft of a Downtown Fringe-specific regulatory framework. Feedback collected will inform updates to the draft Downtown Fringe District. The first draft of the District was shared with the residents of these neighbourhoods in February 2024. Feedback from that engagement was considered in the development of the second draft.

Engagement was advertised by delivering door-hangers containing details of the draft district and engagement times to Old Fort, Sherridon, and Ross Creek residents. Signs were also erected in the district area, and advertisements were posted in the *Fort Record* and *Sturgeon Creek Post* newspaper, and social media posts were made on Facebook and X (formerly Twitter).

In person engagement opportunities involved two drop-in, one-on-one discussion sessions between facilitators and attendees. Attendees had the opportunity to discuss the overall changes since the last draft, ask any specific questions, log concerns, and submit feedback forms. Twelve residents attended the engagement sessions, and five feedback forms were received.

The dedicated Downtown Fringe District webpage was also updated to include an overview of changes. The website featured a narrated presentation, the updated draft of the Downtown Fringe District, and the What We Heard Report from the February 2024 engagement. The online engagement period was open from May 30 to June 16, 2025. Residents reviewed materials and submitted feedback by email and through the Fort Report system. As of July 3, 2025, was viewed 200 times from 109 users, and no residents submitted feedback via email or Fort Report.

The feedback collected from in-person and online engagement is summarized in this report. This input will be used to inform updates to the draft Downtown Fringe District.

Project Introduction

The City of Fort Saskatchewan is creating a new Land Use Bylaw (LUB). The LUB is one of the most important Bylaws for a municipality. Most Planning documents provide goals and objectives to be achieved; thus they provide direction for the future. The LUB is different in that it is a regulatory document. It regulates the use and development of land as it happens.

This What We Heard Report provides a summary of engagement sessions where the second draft of the Downtown Fringe District was discussed. Administration hosted two drop-in engagement sessions. Both sessions were at the Normandy Room at the Fort Saskatchewan Community Hall. At these drop-in engagement sessions, the Project Team was available to answer any questions about the second draft of the Downtown Fringe District (Appendix C) and explain the Land Use Bylaw process.

A Downtown Fringe District webpage was also available as an online engagement opportunity for residents. The page featured maps, the draft District, and a presentation outlining key aspects of the district. The webpage provided an opportunity to submit feedback by email.

Our Approach

Methodology

Data Collection

Two drop-in engagement sessions were held from 3:00 pm to 8:00 pm on June 9th and June 12th, 2025. These workshops were informal conversational opportunities for participants to clarify changes, ask questions, indicate their preferences, and provide additional feedback through feedback forms. A total of five Feedback Forms were received.

An online engagement period ran concurrently, with submissions open from May 30th to June 16th, 2025. During this period, residents could access the summary presentation, maps, and draft regulations on the project website. Zero electronic submission responses received.

Data Analysis

All input gathered was quantified and categorized by themes to identify common concerns, preferences, and suggestions. Submissions were reviewed to create an understanding of residents' perspectives. The summary analysis of comments was based on feedback from written and electronic submissions.

Promotional Activities

The workshops were promoted through:

- A total of 12 temporary signs were placed within the Downtown Fringe District; (Appendix B)
- Mailed door hangers to Downtown Fringe residents;
- Advertisements in the Fort Record and Sturgeon Creek Post for the week of May 25th and June 1st; and
- Social media posts, including Facebook and X (formerly Twitter) published on May 26th, May 30th, and June 8th.

Drop-in Engagement Sessions and Online Engagement

Drop-in sessions to gather feedback from residents were held in the Fort Saskatchewan Community Hall Normandy Room, on June 9th and 12th, 2025 respectively. There was no limit to attendance, and individuals were welcome to drop in at their convenience between 3:00 pm and 8:00 pm on either or both days.

A total of 12 residents signed in to the two sessions.

The Drop-in sessions were informal, with Planners available to discuss the overall LUB process, changes from the February 2024 draft (Appendix D), drop-in engagement activities, and any other questions that arose.

Residents were encouraged to fill out Feedback Forms which were made available to the workshop attendees on every table and at the check-in counter.

Online engagement supplemented the in-person drop-in sessions. A short summary presentation and the draft Downtown Fringe District were posted online for residents' review and comments from May 30th to June 16th, 2025. This information was posted on the City's website and promoted via City's social media accounts and local newspaper. Residents were able to provide feedback on this material via email or through Fort Report. The Downtown Fringe page was viewed 200 times from 109 Users as of July 3, 2025, with zero residents submitting online feedback submissions.

Key Takeaways:

- 80% of submissions (4 out of 5 feedback forms) noted importance of maintaining parking requirements and providing sufficient on-site parking for visitors on multi-family sites and for infill such as secondary suites and duplexes, as well as emphasized accessibility for seniors.
- 40% of submissions (2 out of 5 feedback forms) noted comments about Fort Saskatchewan moving towards a SMART City approach.
- 80% of submissions (4 out of 5 feedback forms) noted positive comments about the workshop process, including the one-on-one engagement format and knowledgeable staff.
- From the feedback forms, participants generally seemed satisfied with provisions of the draft.

Comments Summary

Feedback Forms – Comments

A total of **5 of the 12 residents** (42% of attendees) that signed in submitted feedback forms. The comments have been categorized as they relate to the dominant themes: Parking, Building Regulations and Standards, Other, and Workshop Feedback. The entirety of the feedback comments can be found in Appendix A.

The word cloud below represents some of the most common words mentioned from the forms submitted.



Theme	Feedback
Parking	Participants noted concerns about amount of parking set aside for multi-family complexes. Need to take visitor/guest parking into consideration. (2)
	A participant noted that additional dwellings (duplex, infill, basement, garden suites) should provide additional parking stalls. (1)
	A participant noted not to decrease the required parking stalls from two to one or zero as this would mean over-crowding street parking and poor accessibility for seniors. (1)
Building Regulations & Standards	A participant wants no more than 1 or 2 development/structures together as to not overwhelm areas. (1)
Other	Participants expressed concern that the proposed direction may be aligned with Smart City initiatives. (2)
	A participant raised concern about safety, over-crowding, and increased traffic associated with redevelopment of the Old Hospital Grounds. Specific concern was expressed regarding the safety of Turner Lodge residents due to added traffic. (1)

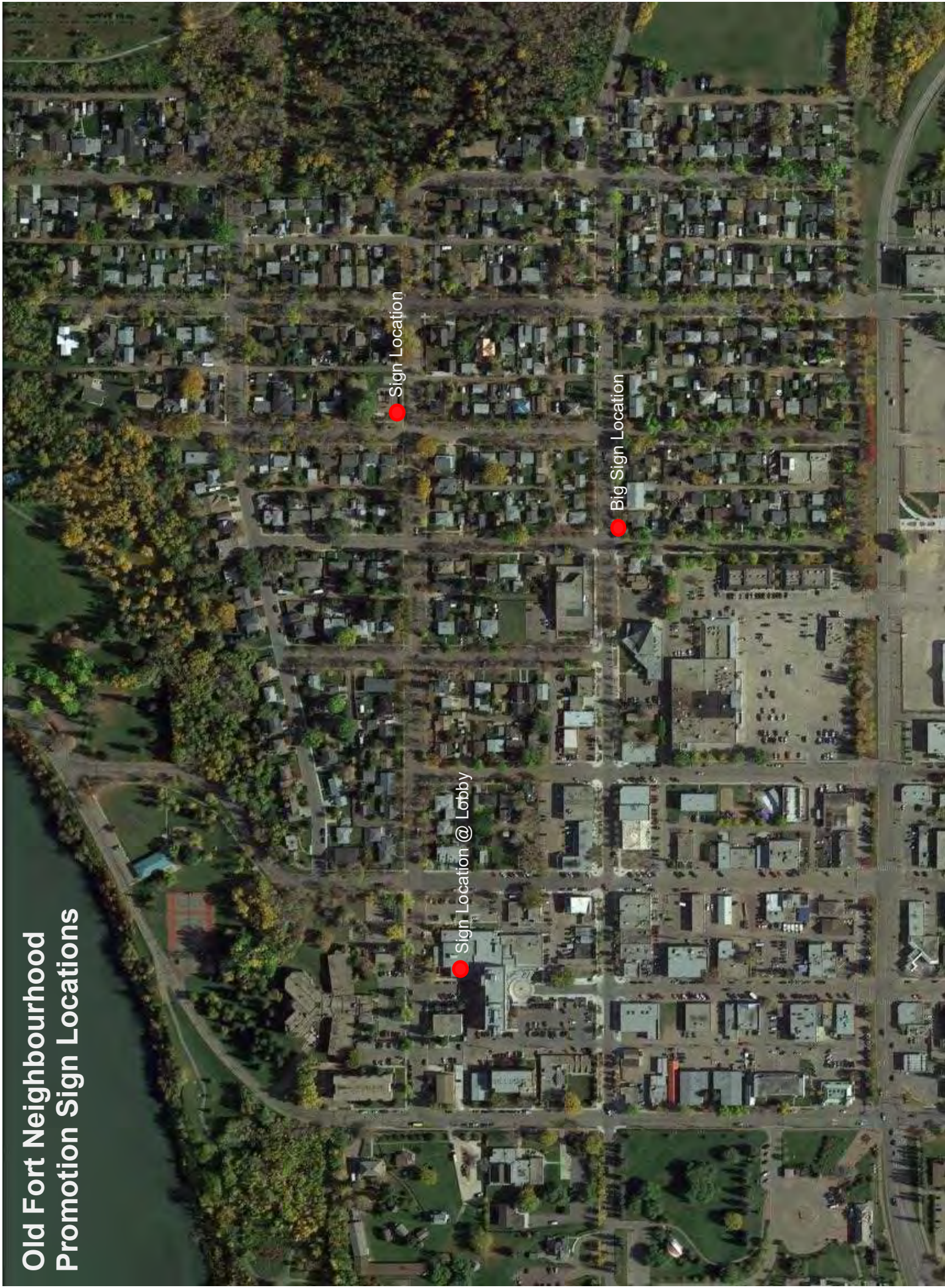
Theme	Feedback
	A participant noted that the development height regulations for the Old Hospital Grounds should be limited and the density of new apartment buildings to fewer than 100 units. (1)
	A participant noted that the city should introduce a bylaw that neighbours should be informed of a commercial business in their neighbourhood prior to approval as the business may affect noise, parking, litter. (1)
Workshop Feedback	Participants expressed thanks and indicated they believed the workshop was well-run (4).
	A participant noted that it was a little difficult to grasp everything. (1)

Appendix A: Feedback Forms

How did you hear about the Workshop?	The Venue for the Workshop was convenient.	Information provided at the Workshop was clear and easy to understand.	Opportunities to ask questions and give input were provided.	Do you have any suggestions for the Workshop format?	Do you have any comments that weren't included at the Workshop?
Door Hanger	Agree	Agree	Agree	Thank you for the presentation	Is this planning to get Fort Saskatchewan closer to being a SMART city? Concern about amount of parking set aside for multi-family complexes. Need to take visitor/guest parking into consideration.
Newspaper Flyer/doorhandle to home	Agree	Agree	Agree	Good.	No, well explained.
Door Hanger	Somewhat Agree	Somewhat Agree	Agree	Did a good job, little hard to grasp everything.	If this is part of being a Smart City, I totally disagree with this. Concern about amount of parking set aside for the multi-family complexes. Need to have visitor parking into consideration.
Door Hanger	Agree	Agree	Agree	No, very clear	I feel to not overwhelm areas; no more than 1 or 2 developments/structures should be put together.
Door Hanger			Agree		1. Provide/require yard/stall parking for additional dwellings (duplex, infill, basement/garden suites). Note: Several residents commented in the Land Use Bylaw "What We Heard Report" that 'parking is a problem'. However, the City didn't hear [sic] because they decreased the required stall parking from two to one stall and indicates it may be zero stalls. Meaning overcrowded street parking and poor accessibility for seniors in their own homes. 2. Introduce a mandatory bylaw that neighbours be informed of a commercial business in their neighbourhood prior to approval. A corner business may affect noise, parking, litter. 3. Old Hospital Grounds - Safety, over crowding and traffic concerns. Safety for turner lodge residents with extra traffic. Please restrict height and density of new apartments to less than a minimum of 100 units.

Appendix B: Sign Locations

Old Fort Neighbourhood Promotion Sign Locations



Ross Creek/Drives and Sherridon South
Promotion Sign Locations

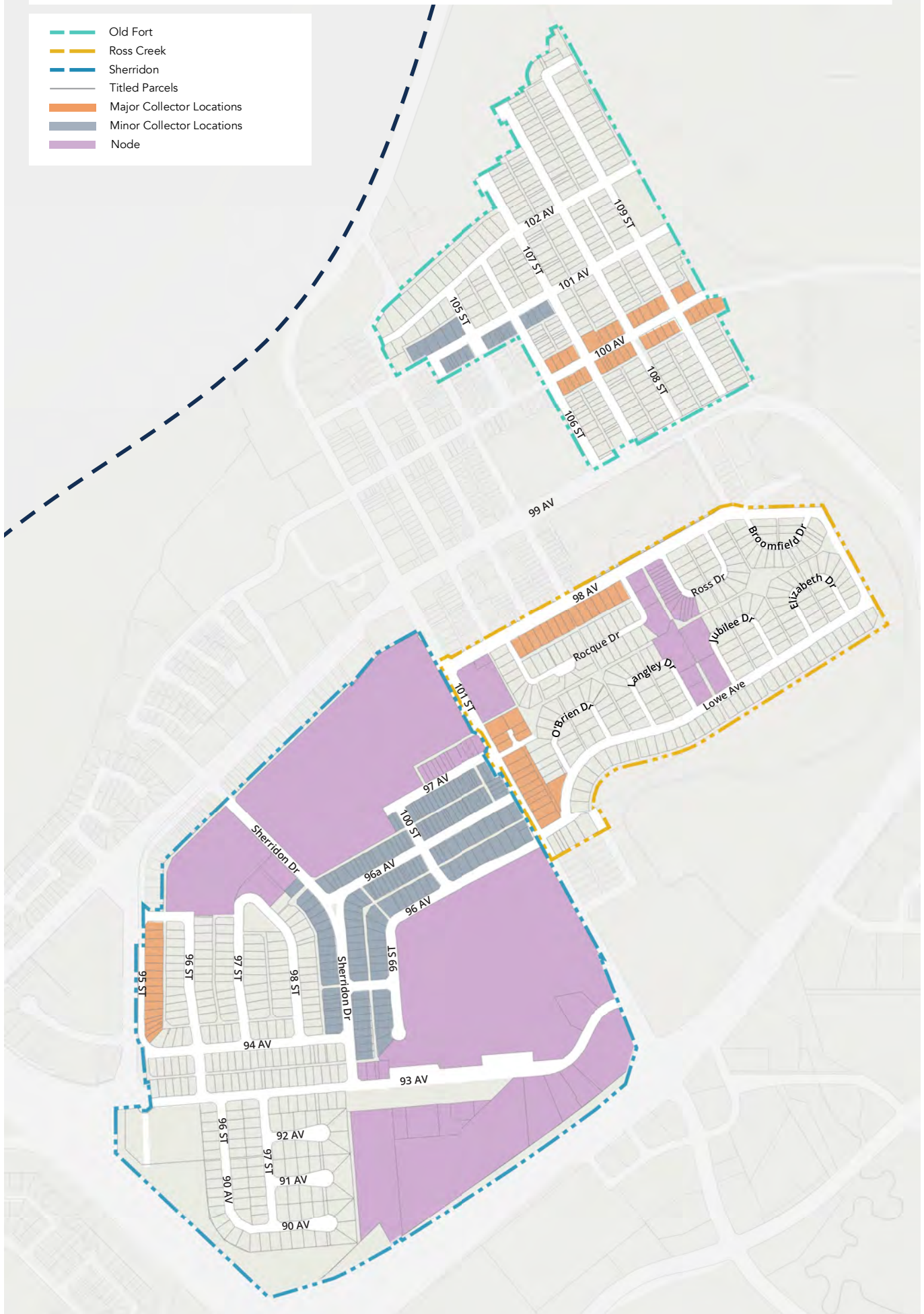


Appendix C: Draft Materials

DRAFT ONLY

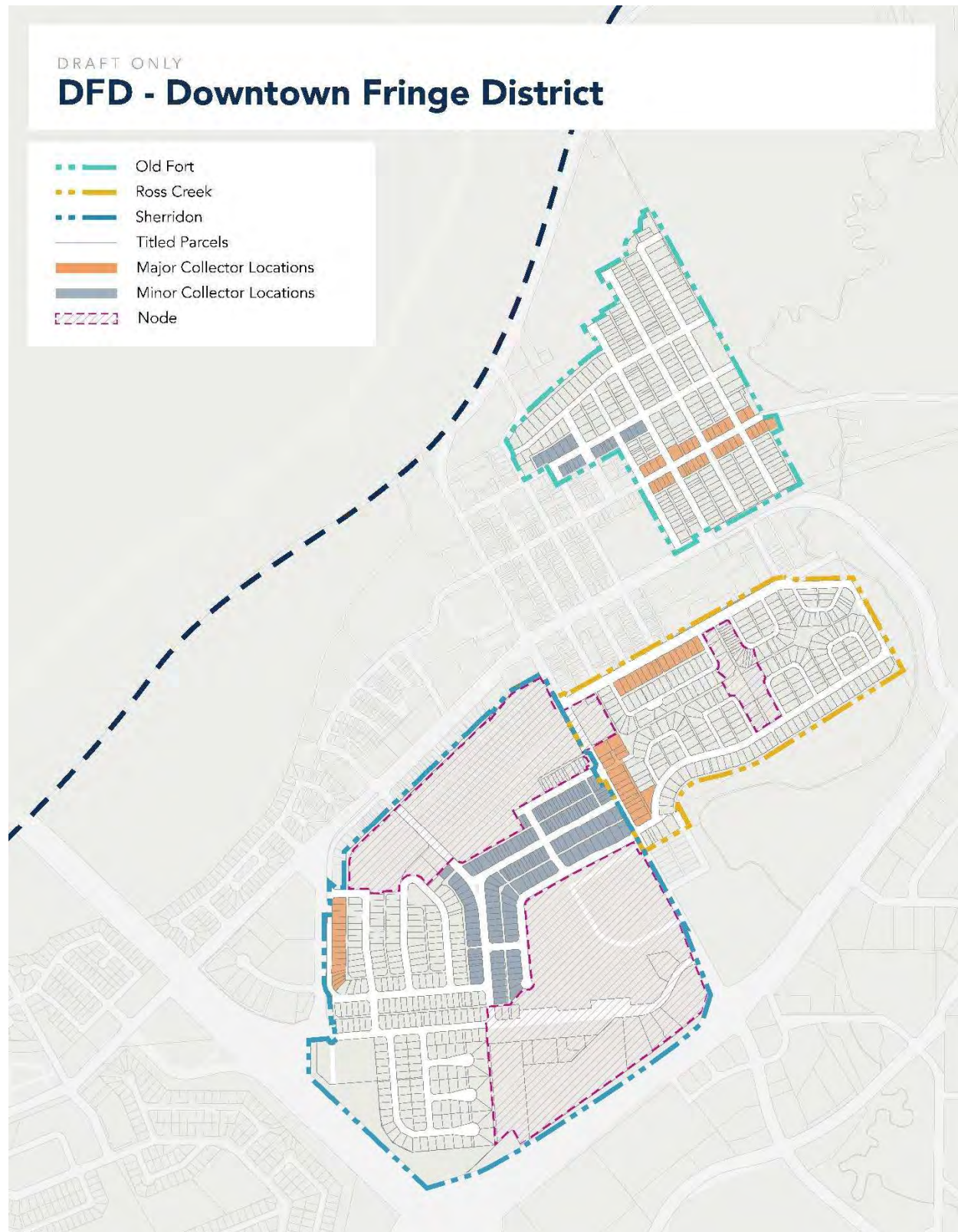
DFD - Downtown Fringe District

- Old Fort
- Ross Creek
- Sherridon
- Titled Parcels
- Major Collector Locations
- Minor Collector Locations
- Node



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 Lot Frontage 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 established neighbourhood 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 with the existing neighbourhood fabric based on road 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. More intensive built forms, including Mixed-Use Buildings, Apartments, Townhousing, and Stacked Townhousing, are encouraged within in Nodes, on Major and Minor Collector Streets.

(4) BLOCK STANDARDS

- i. Lot widths and housing typologies should be varied along the block to create housing diversity.
- ii. Housing orientation and architectural considerations will be maintained throughout typologies along a block.
- iii. Reverse Lot Frontage is not permitted in Nodes, or on Major and Minor Collector Streets, as these areas should reflect a welcoming urban condition with buildings framing and fronting onto the street.
 - a. Notwithstanding 4.iii., where necessary, housing may be developed to match the established orientation of dwellings along the same block frontage to maintain a consistent streetscape and lot orientation.

(5) USES AND TYPOLOGIES

- i. Where more than two locations apply to a site, the higher of the two standards (more permissive standard) will apply.

- ii. Abutting front attached garages and driveways for Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, and Townhousing must be paired together to limit the number of accesses off a street.
- iii. Front attached garages for Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, and Townhousing shall not be permitted off Major and Minor Collector Streets.
- iv. Fundamental Use Provision: The fundamental use provisions as requisite qualifiers for permitted and discretionary uses listed within section X_____ shall ensure:
 - a. That any Building Type which includes drive-through service shall be considered neither Permitted or Discretionary.

P – Permitted Use

D – Discretionary Use (means use of a land or a building that may be authorized at the discretion of the Development Authority).

Building Type	Requisite Qualifiers				
	DFD Locations				
	Node	Major Collector Streets	Minor Collector Streets	Local Street	Fundamental Use Provision (FUP)
Apartment	P	P	-	-	For Apartments along Major Collector Streets, one or more of the following FUPs must be met: a) That a Development Permit for an Apartment was approved prior to the coming of this Bylaw; b) The side yard or flanking yard of a parcel be adjacent to a road or lane; or c) That a parcel is adjacent to a parcel with a developed Apartment.
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	-	-	
Single Structure Commercial Pad	D	D	-	-	For Single Structure Commercial Pad along a Major Collector Street, the side yard or flanking yard of a parcel be adjacent to a road or lane.
Storefront	D	-	-	-	
Indoor Assembly	D	-	-	-	
Public Service Building	P	P	D	-	
School	D	D	D	-	
Community Garden	D	-	-	-	
Urban Agriculture	D	D	D	D	

Building Type	Requisite Qualifiers				
	DFD Locations				
	Node	Major Collector Streets	Minor Collector Streets	Local Street	Fundamental Use Provision (FUP)
Parks and Natural Areas	P	P	P	P	
Sign	P	P	-	-	

(6) LOT AND SUBDIVISION STANDARDS

- Lot widths and / or building typologies along a block frontage should be varied to allow for a variety of lot widths.
- Where more than two location types apply to a site, higher intensity standards (More permissive standard) will apply.
- To ensure the implementation of the City's ASPs and the MDP, each subdivision must adhere to the density thresholds defined in Section X _____ of this Land Use Bylaw and in compliance with the land use designations identified in the respective statutory plans.

	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, Park and Natural Area	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, Parks and Natural Areas	Min. 30.0m				

(7) BUILT FORM AND SITING

- Vehicular access to the building shall be from the lane where a lane is available.

- 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.

		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
	Indoor Assembly, Public Service Building, School	At the discretion of the Development Authority				
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				
Side Yard	Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, Townhousing	Min. 1.2m				
	Apartment, Inn, Mixed Use Building, Single Structure Commercial Pad, Strip Mall, Storefront	Min. 1.5m for buildings up to 9.0m in height. Min. 2.0m for buildings over 9.0m up to 12.0m in height. Min. 2.0m plus 1.0m for buildings over 12.0m height, plus 1.0m for every 3.0m increase in height				
	Indoor Assembly, Public Service Building, School	At the discretion of the Development Authority				
Side Yard Flanking	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	

		Location				
		Node	Major Collector Streets	Minor Collector Streets	Local Street (with Lane)	Local Street (without Lane)
	Indoor Assembly, Public Service Building, School	At the discretion of the Development Authority				
Accessory Building	Front Yard	Not permitted within front yard setback.				
	Rear Yard	1.2m				1.0m
	Side Yard	1.0m Where a shared side property line for principal dwelling unit is 0.0m, the garage may be permitted to 0.0m sideyard for the same side.				
	Building Height	Max. 5.0m Max. 7.5m Backyard Dwelling				
	Site Coverage	Max. 20%		Max. 25%	Max 20%	
	Side Yard, Flanking	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				
Site Coverage	Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, Townhousing, Apartment, Inn, Mixed Use Building, Single Structure Commercial Pad, Strip Mall, Storefront, Indoor Assembly, Public Service Building, School	Max. 50%				
Density	Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, Townhousing,	Max. 1 Principal Dwelling unit plus up to a max. of 1 Backyard Dwelling unit				
	Apartment, Mixed Use Building	Min. 60 units/net residential hectare	Min. 36 units/net residential hectare	Max. 120 units/net residential hectare		
Building Width per Site	Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, Townhousing, Apartment, Inn, Mixed Use Building, Single Structure Commercial Pad, Strip Mall, Storefront,	Max. 30.0m	Max. 20.0m	Max. 20.0m		
	Indoor Assembly, Public Service Building, School	At the discretion of the Development Authority				
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

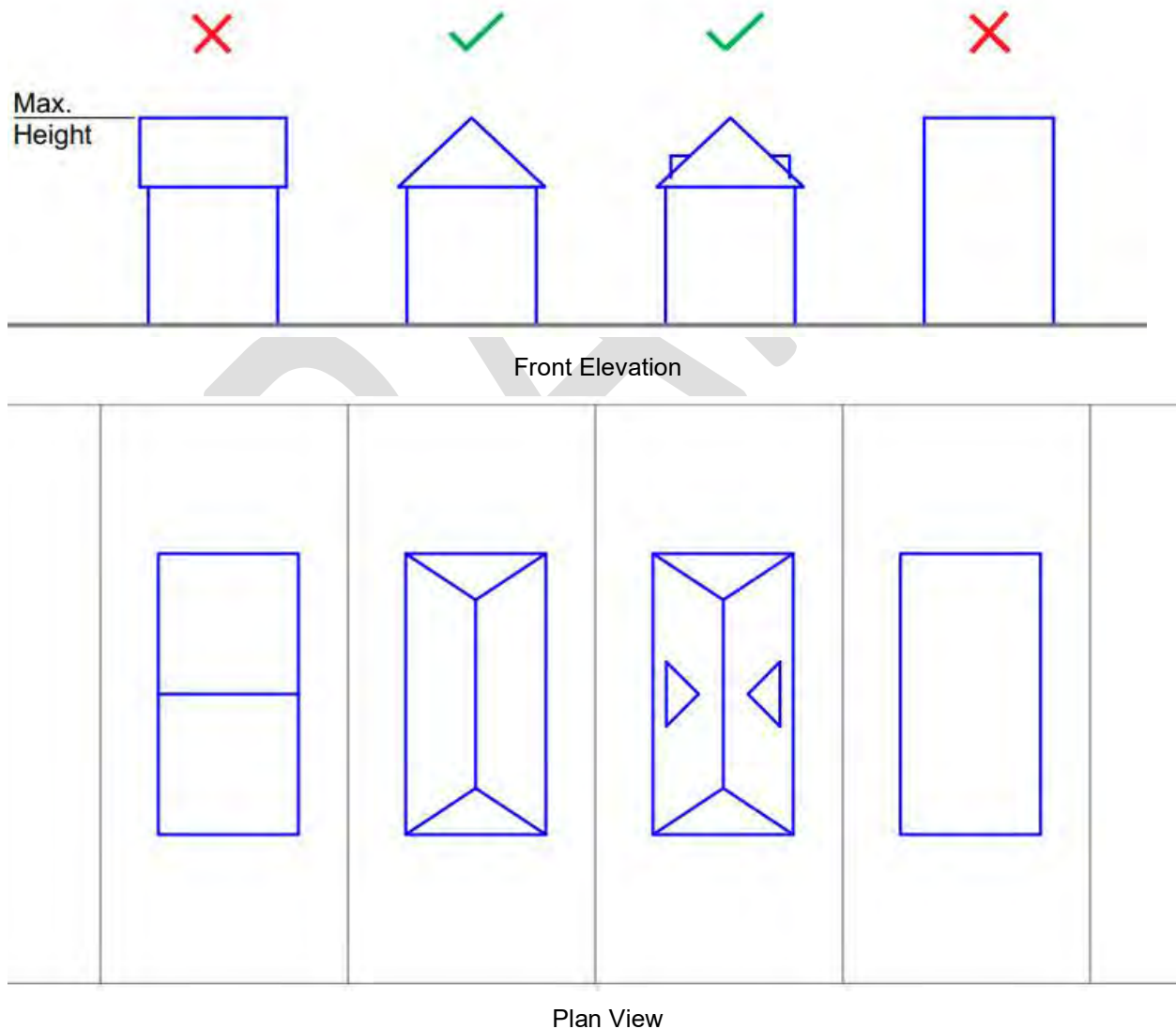
a) General

- i. New and redeveloping buildings should have the same materials, colours, and architectural details on all facades exposed to public streets (excluding lane), and parks and open spaces.
- ii. New and redeveloping buildings on corner lots shall have the same materials, colours, and architectural details on all facades exposed to public streets and parks and open spaces
- iii. The size, location, design, character and appearance of any building or structure requiring a development permit shall be acceptable to the Development Authority having due regard to:
 - a) The policies and objectives contained within the municipality's statutory plans;
 - b) Other City plans, standards, and guidelines; and
 - c) Other factors, such as daylight, sunlight and privacy.
- iv. New and redeveloped buildings taller than 15.0m 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.
- v. New and redeveloped 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.
- vi. 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 or internal street, unless the finishing materials, architectural styles and treatments are substantially different in the opinion of the Development Authority.
- ii. All new and redeveloped principal buildings shall blend in with the existing streetscape to the satisfaction of the Development Authority.
- iii. The Development Authority at their discretion may authorize a Duplex; where access to one unit is from an abutting street and other unit has access from an abutting lane
- iv. There shall be no more than three (3) Duplex, Stacked Townhousing, and Townhousing in succession. For the purposes of this section, buildings of Duplex, Stacked Townhousing, and Townhousing shall be considered to be in succession if side property lines are separated by a lane.
- 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.



c) Accessory Building

- i. Minimum area for a Backyard Dwelling shall be 30.0m².

- ii. Facades of garden and garage suite 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.

e) Mixed-Use Buildings

- i. Ground floor uses are limited to non-residential activity.
- ii. 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.
- iii. An additional setback of maximum 3.0m may be permitted and shall not exceed 30% width of the front façade of a Mixed-use building to accommodate a patio.
- iv. For new and redeveloped principal buildings, a minimum of 60% of the ground floor façade area adjacent public street, park and/ or open space between 1.0m and 2.0m above grade and shall be comprised of windows, doors, or transparent glazing.
- v. To ensure architectural interest, all units of new and redeveloped principal buildings shall incorporate 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 architectural treatments appropriate to the architecture style such as cornices, decorative columns and beams, canopies and lighting fixtures.
 - 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.

f) Inn, Mixed Use Building, Single Structure Commercial Pad, Store Front, Indoor Assembly, Public Service Building

- i. For new and redeveloped principal buildings, a minimum of 60% of the ground floor façade area adjacent public street, park and/ or open space between 1.0m and 2.0m above grade and shall be comprised of windows, doors, or transparent glazing.
- ii. To promote pedestrian interaction and safety, ground floor of a new and redeveloped non-residential facades in comprehensive sites must provide the following:
 - a. A minimum of 80% of all ground floor windows must be clear and transparent. The remainder may be covered by non-transparent material.
 - b. A façade articulation through architectural design and treatments such as cornices, decorative columns and beam.
 - c. A barrier free access for users with physical or mobility disabilities.
- iii. Architecture and building design shall compliment the surrounding area, be visually appealing, human scale appropriate, and contribute to the pedestrian's sense of safety and comfort to the satisfaction of the Development Authority.
- iv. Entrances to the new and redeveloped multi-unit buildings shall incorporate weather protection features such as canopies, awnings, overhangs and recessed entrances.

(9) BUILDING CHARACTER AND DESIGN

a) Site Connectivity

- i. Walkways for pedestrians shall be accommodated throughout the site and shall connect to the City's public pedestrian network.
- ii. A pedestrian circulation plan for each development shall be submitted prior to approval of an Apartment, Mixed Use Building, Indoor Assembly, Inn, Single Structure Commercial Pad, or Storefront. This plan shall provide for pedestrian connections between developments such that potential conflict between pedestrians and vehicles is minimized.

b) Access

- i. Where a Site abuts a Lane at the Reat Lot Line, access must be from the Lane.
- ii. The width of a driveway accessing a public roadway (excluding a Lane) shall not exceed 60% of the width of the principal dwelling as measured at the front façade.

c) Parking Regulations

- i. Parking shall be concealed within buildings with at grade active frontages, located at the rear of the building or located at the side of the building with decorative screening and increased landscaping.

d) Urban Agriculture

- i. Urban Agriculture within Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, and Townhousing shall not be the primary use within a Principal Building.
- ii. Area of personal garden shall be limited to a maximum 50% of a total permeable area in the front yard.
- iii. Where personal gardens are located within a side yard, a minimum of 1.0m clearance must be maintained from the property line.

- iv. Community gardens are permitted within Apartment, Mixed-Use, and community use developments to the satisfaction of the Development Authority.
- v. Urban Agriculture shall not be the only use located within a principal building.

e) Landscaping

- i. Landscaping on the site shall be in accordance with Section X _____ of this Bylaw.
- ii. For Apartment, Mixed Use Building, Indoor Assembly, Inn, Public Service Building, School, Single Structure Commercial Pad, or Storefront, a minimum of 20% of the total site area shall be landscaped, including all areas not occupied by buildings, parking areas or vehicular access areas. One tree for each 25.0m² and one shrub for each 10.0m² of landscape area shall be provided.
- iii. Front and Side Yards may be finished with xeriscape treatments that provide an outdoor maintenance free property.
- iv. Front and Side Yards may be finished with Low Impact Development treatments that may include Bioswales, Rain Gardens, Permeable Pavement, or other green infrastructure alternatives.

f) Fences, Walls and Hedges

- i. Fences, walls and hedges in this district shall be in accordance with the Section x.x of this bylaw.

g) 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 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.

Residential

Apartment: means a building containing multiple dwelling units, designed for residential use, and does not conform to the definition of any other Residential Use Class.

Backyard Dwelling: means a self-contained, secondary residential dwelling unit located on the same lot as a principal dwelling, situated behind the primary residence, and within the rear yard area. These units may be attached to or detached from an accessory structure such as a garage, and they include forms such as laneway homes on corner lots, garage suites, or carriage houses. Backyard Dwelling is intended to provide independent living quarters, including sleeping, cooking, and sanitation facilities, while remaining subordinate to the principal dwelling."

Detached Dwelling: means a single, freestanding building to facilitate habitation for its occupants and accommodating one principal dwelling unit. This building type is characterized by its separation from other permanent structures, having open space on all sides, and typically includes ancillary spaces and objects (such as driveways, sidewalks, gardens, or yards) that are integral to residential use.

Duplex: means a single building divided into two dwelling units, separated by a vertical demising wall, designed for residential use, each facilitating habitation for its occupants. The structure is surrounded by open space on all sides, and typically includes ancillary spaces or developments (such as driveways, sidewalks, gardens, or yards) that are integral to residential use.

Internal Secondary Suite: means a secondary, self-contained residential dwelling located within the structure of the principal residential dwelling. This unit provides independent living quarters, including facilities for cooking, sleeping, and sanitation, and may be located on any floor of the principal dwelling, including but not limited to basements, attics, or other internal spaces. The unit remains subordinate to the principal dwelling and is intended to function as an additional, independent living space.

Stacked Duplex: means a single structure designed for residential use, intended to facilitate habitation for its occupants, with two principal dwelling units arranged vertically. The building type is characterized by each unit's individual and separate access. The structure is surrounded by open space on all sides, and typically includes ancillary spaces or objects (such as driveways, sidewalks, gardens, or yards) that are integral to the residential use.

Stacked Townhousing: means a building that is comprised of four or more dwelling units designed for residential use, each facilitating habitation for its occupants. Dwelling units are arranged with at least one dwelling unit located totally or partially above another dwelling unit. All dwelling units shall have a separate, direct entrance from the exterior, ensuring individual access for each unit.

Townhousing: means a building that contains 3 or more small-scale units designed for residential use, each facilitating habitation for its occupants. Units are joined in whole or in part at the side, the rear, or the side and the rear, with none of the units being placed over another. Each unit has separate, individual, and direct access to ground level.

Commercial

Large Scale Retail Centre: means a structure purposefully designed with a minimum footprint of 5,000 square meters to accommodate consumer-facing operations. The built form is characterized by its capacity for significant space to accommodate a large quantity of goods and services readily accessible by customers. Such a facility is typically standalone and incorporates the infrastructure needed to support high-volume customer traffic and large-scale retail functions. Large Scale Retail Centre includes the following activities: Business Support Services, Warehouse Sales, Indoor Recreation, and General Retail.

Single Structure Commercial Pad: means a standalone, single-occupant building characterized by a smaller footprint and scale compared to a Large Scale Retail Centre. Designed to support a variety of commercial and service-oriented uses, this structure is typically adaptable to businesses and services requiring individual access, efficient operational space, and customer interaction. The building accommodates the following activities: Brewery, Winery, and Distillery; Business Support Services; Community Service Facilities; Custom Manufacturing Establishments; Eating and Drinking Establishments; Entertainment Facilities; Government Services; Greenhouse; Health Services; Personal Services; Pet Care Services; Personal Service; Professional and Financial Offices; Indoor Recreation Centres; General Retail; Commercial Schools; Childcare Facilities; Places of Worship; and Veterinary Clinics.

Strip Mall: means a low-rise commercial structure containing two or more front-facing units, each designed to accommodate a range of independent businesses and services. These units are typically aligned in a linear configuration, sharing common parking and pedestrian access, and are accessible directly from the exterior. Strip Mall includes the following Activities: Brewery, Winery, and Distillery; Business Support Services; Childcare Services; Commercial Schools; Community Service Facilities; Custom Manufacturing Establishments; Eating and Drinking Establishments; Entertainment Facilities; Government Services; Health Services; Personal Services; Pet Care Services; Professional and Financial Offices; Indoor Recreation Centres; General Retail; and Veterinary Clinics.

Storefront: means a single-story building, which may include a mezzanine, designed specifically for ground-floor retail or service uses that prioritize pedestrian access and engagement. This structure is characterized by its Pedestrian-Priority Frontage, offering direct access and visibility from public walkways to encourage foot traffic and street-level interaction. Intended to accommodate pedestrian-focused and street-oriented functions, the storefront provides a conducive space for small-scale shops and services. A Storefront accommodates the following activities: Brewery, Winery, and Distillery; Business Support Service; Community Service Facility; Eating and Drinking; Entertainment Facility; Government Service; Health Service; Personal Service; Pet Care Service; General Retail; and Veterinarian.

Commercial Block: means a multi-storey structure designed for a vertical mix of commercial and service-oriented functions, prioritizing Pedestrian-Friendly Frontage. The ground floor is reserved for retail or service uses that engage directly with public walkways, enhancing street-level activity through easy access and high visibility. Upper floors accommodate business support services, professional offices, health services, and other functions with similar land use impacts. The building supports a variety of small-scale shops and services that contribute to an active and

vibrant streetscape. Activities within a Commercial Block include: Business Support Services, Childcare Facilities, Commercial Schools, Community Services, Eating and Drinking Establishments, Entertainment Facilities, Government Services, Health Services, Professional and Financial Offices, and Personal Services.

Commercial Office Building: means a multi-story structure designed exclusively for non-residential activities across all floors. These buildings are designed to accommodate a range of non-residential activities. Floors are configured for flexible office layouts to accommodate non-residential functions. Activities include business support services; commercial schools; eating and drinking establishments; health services; personal services; professional, financial, and office services; and general retail (convenience and general).

Mixed Use Building: means multi-storey structure designed to integrate a vertical mix of commercial, service, and residential functions, with residential units above the ground floor and an emphasis on pedestrian-priority frontage at the ground level. The ground floor is reserved for retail or service uses, providing direct access and visibility from public walkways to enhance foot traffic and foster street-level engagement. Upper floors are dedicated to residential uses. Live/Work units must ensure a pedestrian-priority frontage is maintained. A Mixed Use Building includes the following Activities: Above Ground Floor Housing, Childcare Facilities, Eating and Drinking Establishments, Health Services, Live/Work Units, Personal Services, Professional and Financial Offices, and General Retail.

Inn: means a development dedicated to provide guest rooms or suites for a range of stay durations. The built form typically includes shared amenities which may include concierge services, cleaning services, meeting rooms, dining facilities, and other guest or resident services. This development is designed to cater to travelers, tourists, and those requiring longer-term accommodations, including supportive housing, assisted living, or temporary housing. Typical examples include hotel, motel, or apartment hotel.

Industrial

Office Industrial Building: means a low- to mid-rise building designed to accommodate a combination of professional, research, and testing functions within a unified structure. These buildings are characterized by their adaptable, utilitarian design that supports both knowledge-based office work and industrial support activities. Activities include: Business Support Services; Professional and Financial Offices; Health Services, Contractor Services; Eating and Drinking Establishments, Government Services, and Commercial Schools.

Light Industrial Building: means a building specifically designed to support a range of industrial or commercial activities whereby any adverse effects are contained to the building itself. Activities include:

- a) Processing of raw or finished materials;
- b) Manufacturing or assembly of goods, products, or equipment;
- c) Cleaning, servicing, repairing, or testing of materials, goods, and equipment associated with industrial, commercial, or household use, where operations present impacts typically incompatible with non-industrial Land Use Districts;

- d) Storage or transshipment of materials, goods, and equipment;
- e) Distribution and sale of materials, goods, and equipment directly to institutions, industrial, and commercial businesses, or for resale by General Retail Stores or other sales Use Classes as defined in this Bylaw;
- f) Training of personnel in general industrial operations.

Excluded from this definition are Cannabis Production and Distribution Facility, Retail Store (Cannabis), and any other cannabis-related uses, focusing on a broad spectrum of light industrial activities that contribute to the economic fabric without extending to the retail of controlled substances.

Industrial Flex Building: means a building designed with individual units, featuring rear loading areas and front office and/or customer access. Units within the building are allocated for a combination of functions: the back portion for warehousing, manufacturing, or similar light industrial activities, and the front portion for office spaces and customer service areas. This layout supports operational needs for light industrial processes, including manufacturing, warehousing, repair, testing, and logistics, alongside administrative and customer-facing functions. The design facilitates efficient use of space for businesses that engage in both production and client services within the same premises. Activities include: Brewery, Winery, and Distillery; Commercial School; Custom Manufacturing; Entertainment Facility; General Industrial; Kenel; Private Club; Professional, Financial and Office; Recycling Facility; Storage Facility; Vehicle Repair; Warehouse Sales, Warehouse Distribution and Storage; and Veterinarian.

Light Industrial Development: A development characterized by the parking, or storage of goods, materials, or equipment that does not require any permanent building or significant structure on-site. Activities include outdoor storage, parking facilities, and recycling depots. Despite the absence of buildings, any potential external impacts such as noise, odour, or dust must be managed to ensure they do not extend beyond the developed area. Outdoor areas must be screened or enclosed where necessary to minimize visual and environmental impact.

Medium Industrial Building: A building designed to facilitate a variety of industrial or commercial activities, whereby any objectionable, hazardous, or externally perceptible conditions do not extend beyond the site boundaries. Functions associated with this use include:

- a) Processing of raw or finished materials;
- b) Manufacturing or assembly of goods, products, or equipment;
- c) Cleaning, servicing, repairing, or testing of materials, goods, and equipment for industrial, commercial, or household purposes, specifically designed to contain impacts within industrial Land Use Districts;
- d) Storage or transshipment of materials, goods, and equipment;
- e) Distribution and sale of materials, goods, and equipment to institutions or industrial and commercial businesses, or for resale by General Retail Stores or other defined sales Use Classes;
- f) Training of personnel in general industrial operations.

Excluded from this definition are Cannabis Production and Distribution Facility, Retail Store (Cannabis), and any other cannabis-related uses, maintaining a focus on a broad range of industrial activities that do not extend undesirable effects beyond the site.

Medium Industrial Development: means a development characterized by the processing, manufacturing, assembling, parking, or storage of goods, materials, or equipment that does not require any permanent building or significant structure on-site. Activities include outdoor storage, parking facilities, and recycling depots. Despite the absence of buildings, any potential external impacts such as noise, odour, or dust must be managed to ensure they do not extend beyond the site boundaries.

Heavy Industrial Development: means the processing, manufacturing, or compounding of materials, products, or energy, or any industrial activities which because of their scale or method of operation regularly produce noise, heat, glare, dust, smoke, fumes, odors, vibration, or other external impacts detectable beyond the lot lines of the property. Heavy industrial uses can regularly employ hazardous material or procedures or produce hazardous by-products, include outdoor storage areas, and may have activities that take place outside of structures.

Civic

Indoor Assembly: means a building designed for the gathering of individuals to conduct organized services, meetings, events, or programs that serve to benefit, educate, entertain, or promote discourse among participants. Such facilities may be used in both public and private capacities. Activities include: community centres, places of worship, funeral homes, meeting or lecture halls, exhibition rooms, theatres, halls, and auditoriums.

School: A building or group of buildings designed for public assembly, intended for the purpose of public education, training, or instruction. The built form is typically characterized by large, adaptable spaces such as classrooms, lecture halls, laboratories, and recreational facilities, all structured to accommodate various educational activities. The building may also include specialized areas administrative offices or portable additions required to support the adaptability and/or support functions. Schools are designed with general public use in mind and are generally equipped with infrastructure to support large groups, such as auditoriums, libraries, and sports facilities. Activities include public and separate primary and secondary schools, community colleges, universities, and technical and vocational schools. This use specifically Commercial Schools. This definition is not exclusive to any School Board; the use of the word “public” is not an inference any particular school board.

Public Service Building: means a building or group of buildings designed to accommodate public functions and services that serve the community at large. These structures are typically designed for durability, accessibility, and efficiency, ensuring that they can support a wide range of public-oriented activities. Public Service buildings may include fire halls, police stations, libraries, city halls, hospitals, and other government or emergency response facilities. The built form typically incorporates specialized spaces such as emergency response bays, public assembly rooms, administrative offices, and service counters. Activities include: Community Service Facilities, Emergency Response, Government Services, and Hospitals.

Urban Agriculture and Sustainability

Agriculture: means the raising of crops or the rearing of livestock, either separately or in conjunction with one another. Typical functions include farming, horticulture, apiculture, and silviculture. It does not include minor intensive livestock agriculture, intensive horticulture agriculture, or any cannabis-related uses, such as Cannabis Production and Distribution Facilities or Retail Stores (Cannabis).

Renewable Energy Installation: means a standalone development dedicated to the generation, storage, and distribution of renewable energy from sources such as solar, wind, or geothermal energy. This use operates independently and may include facilities such as solar farms, wind energy systems, or other renewable energy systems that are not tied to any other principal building or use.

Community Garden: A shared area of land dedicated for the growing of vegetables, fruits, flowers, or other plants for personal or collective use. Community gardens may be organized and managed by a community organization or group of residents and are typically located in urban or suburban settings.

Urban Agriculture: means the practice of cultivating, growing, processing, and distributing food and other products in and around urban areas. Urban Agriculture encompasses a variety of activities including, but not limited to, aquaponic gardens, community gardens, greenhouses, hen houses, hoop houses, and rooftop gardens. These activities may involve the growing, acclimating, propagating, harvesting, displaying, and selling of plants, including bedding, edible, household, and ornamental plants. Urban Agriculture may also include accessory uses related to the storage, display, and sale of gardening, nursery, and related products. This use excludes Cannabis Production and Distribution Facilities, Retail Store (Cannabis), and any other cannabis-related uses.

Open Space:

Park and Natural Areas: Land designated for outdoor recreation, the protection of natural features, or areas of cultural, ecological, or scenic value. This includes parks, environmentally sensitive areas, wilderness areas, ecological reserves, archaeological sites, playgrounds, municipal reserves, and landscaped areas. These areas may support activities such as walking paths, playgrounds, and picnic areas, with minimal facilities like public washrooms.

Appendix D: November 2024 Draft

OLD DFD DISTRICT (1ST ENGAGEMENT)

DFD – Downtown Fringe District

(1) PLACE TYPE

The place type designated for the Old Fort, Sherridon South, and Ross Creek areas is defined by a composite of historical and contemporary urban design elements. The integration of traditional grid, modified grid, and Radburn street layouts, along with the inclusion of lanes and large residential plots, encapsulates the unique urban and historical identity of this place type. This designation serves as a framework for acknowledging, preserving, and enhancing the intrinsic architectural and cultural heritage of these foundational residential areas of the city.

(2) INTENT

(a) General Intent

To reinforce neighbourhood character while providing opportunities for context-sensitive intensification which utilizes existing infrastructure to support the services offered in the downtown core.

(b) Land Use Mix

New development and redevelopment will integrate with the existing neighbourhood fabric based on road type frontage and with consideration for the adjacent context, with residential uses permitted throughout the district and non-residential uses targeted to Nodes, Arterial and Collectors Roads.

(c) Form of Development and their Locations

New development and redevelopment will be sensitive to its neighbourhood context, designed in a manner that is compatible with abutting developments and landscaping. Redevelopments and new housing on Local Streets will integrate with the existing neighbourhood through house-form developments such as Single Detached, Semi-Detached, and Duplex. These housing forms will be designed to allow for Laneway and Secondary Suites throughout the district, where feasible. Sites in Nodes, on Arterial and Collector Streets will include more intensive forms of development, such as mixed-use buildings, small Apartments, Multi-Attached Housing and stacked townhomes.

(3) BLOCK STANDARDS

- i. Blocks shall not exceed a maximum of 250 m in length.
- ii. Where the block frontage exceeds 200 m, a mid-block pedestrian connection shall be dedicated as a Walkway to create a pedestrian network. The Walkway shall be located between 60m and 125 m of the block.
- iii. Lot widths within a block should be varied to allow for a diversity of lot widths.
- iv. Block standards may be varied to the satisfaction of the Subdivision Authority conform to constraints, such as but not limited to natural features, transportation rights-of-way, parks or open space, or existing utilities.
- v. Reverse lot frontage is not permitted in Nodes, or on Arterials and Collectors, as these areas should reflect a welcoming urban condition with buildings framing and fronting onto the street. Developments with the reverse lot frontage along Arterials and Collectors in accordance with the ASPs and Outline Plans approved prior to the XX YYYYY, 2024 are permitted.

(4) USES AND TYPOLOGIES

Where more than two location types apply to a site, higher of the two standards (More permissive standard) will apply.

Uses and developments approved prior to the Land Use Bylaw xx being adopted are considered as Permitted and may be non-conforming. Continuation of use and alterations and renovation to the building is permitted as long as proposed change does not constitute to more than 70% replacement and/ or cost of redevelopment on the subject property.

Uses	Requisite Qualifiers				
	Building Type	Location			
		Nodes	Arterial Street	Collector Street	Local Street
RESIDENTIAL USES					
Residential	Single detached	N/A	N/A	P	P
	Duplex	N/A	N/A	P	P
	Semi-detached	N/A	P	P	P
	Multi-attached	P	P	P	N/A
	Apartments	P (when adjacent to a community service, Education)	P	N/A	N/A
Mixed Use		P	P	D	D
Home based business		D	D	D	D
Show Home					
COMMERCIAL USES					
Child Care Facility		P	P	P	N/A
Commercial School		P	P	N/A	N/A
Hotel, Motel		D	D	N/A	N/A
Retail Store (Liquor)		P	P	D	N/A
Sales and Service	Shopfront	P	P	D	D
	Professional Service	P	P	D	D
Vet Clinic		P	P	D	N/A
COMMUNITY USES					
Community Services	Indoor Facility	P	P	D	
	Outdoor Facility	P	P	P	D
	Park	P	P	P	P
	Community Garden	P	P	P	D
Education		P	P	D	N/A
Parking Facility		D	D	N/A	N/A
Place of Worship		P	P	D	N/A
Public Utility, Minor		P	P	P	P
Social Services		P	D	D	N/A
AGRICULTURE					
Urban Agriculture		P	P	P	P

(5) LOT AND SUBDIVISION STANDARDS

- i. To ensure the implementation of the City's ASPs, ARPs, and the MDP, each subdivision must adhere to the density thresholds assigned to respective areas within the statutory plans and defined in Section X of this Land Use Bylaw. In case of discrepancy the Land Use Bylaw supersedes the other statutory plans.
- ii. Where more than two location types apply to a site, higher of the two standards (More permissive standard) will apply.

	Building Typologies	Node	Arterial Street	Collector Street	Local Street (with Lane)	Local Street (without Lane)
Site Width	Single Detached, Duplex	N/A	N/A	Min.9.0m Max. ____ Corner Lot: Min. 9.8 m	Min.11.0m Corner Lot: Min. 11.8 m	Min. 11.0 m Corner Lot: Min. 11.8 m
	Semi-Detached	N/A	Min. 7.0m Corner Lot: Min. 7.8 m	Min. 7.0m Corner Lot: Min. 7.8 m	Min. 8.2m Corner Lot: Min. 9.1 m	Min. 8.2m Corner Lot: Min. 9.1 m
	Multi-Attached	Internal Lot: Min. 4.2m End Lot: Min. 6.3 m Corner Lot: Min. 7.2 m	Internal Lot: Min. 4.2m End Lot: Min. 6.3 m Corner Lot: Min. 7.2 m	Internal Lot: Min. 4.2m End Lot: Min. 6.3 m Corner Lot: Min. 7.2 m	N/A	N/A
	Residential - Apartments; Community Services - Indoor Facility; Education; Social Services; Place of Worship	Min. 25.0 m. Max.60.0 m	Min. 25.0 m. Max.70.0 m	N/A	N/A	N/A
Site Depth		Min. 30.0 m	Min. 30.0 m	Min. 30.0 m	Min. 30.0 m	Min. 30.0 m

(6) BUILT FORM AND SITING

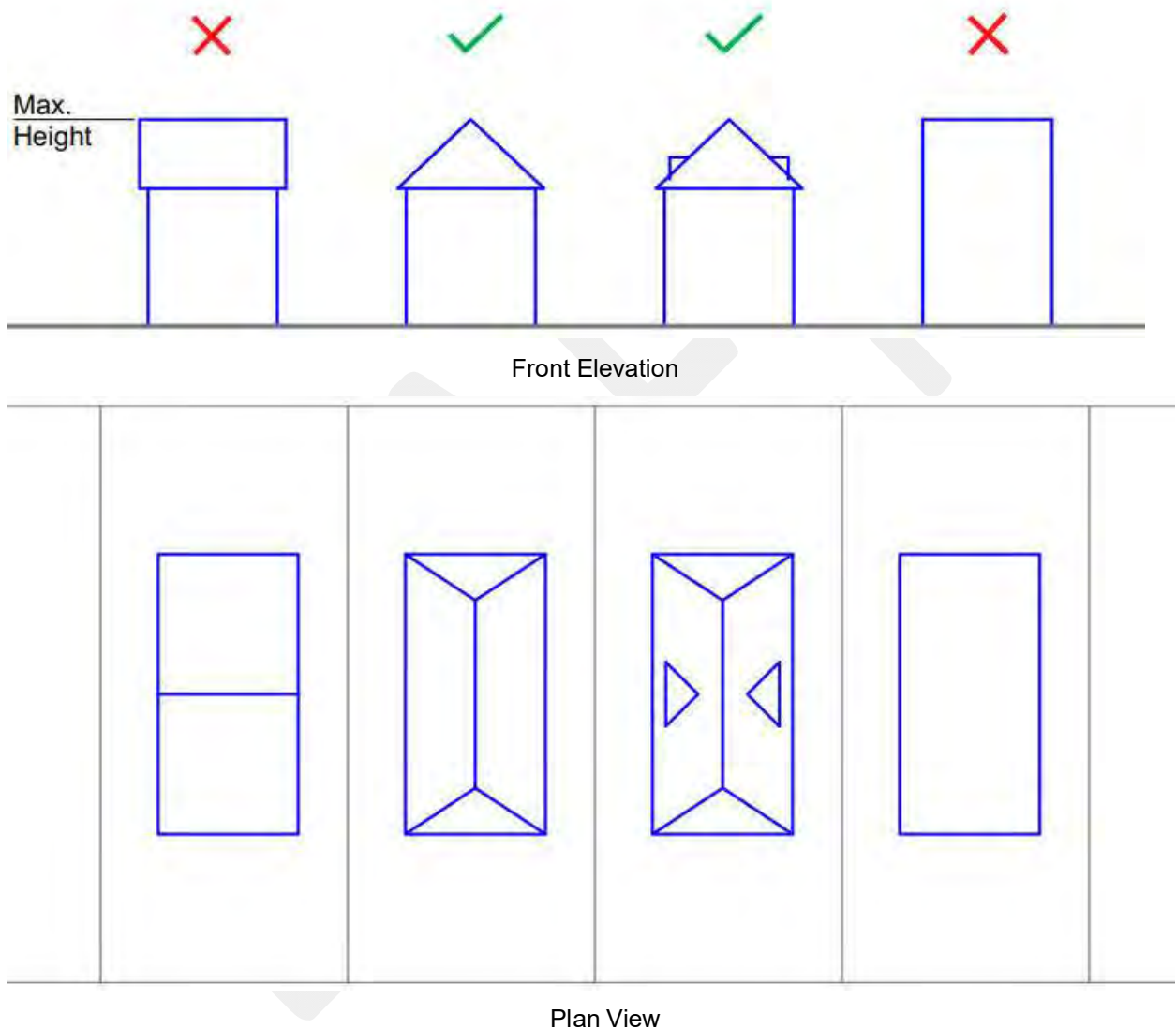
		Node	Arterial Street	Collector Street	Local Street (with Lane)	Local Street (without Lane)
Principal Building Setback	Front Yard (Note: In Ross Creek area, yard facing the communal green space and collector roads is front yard.)	Min.0 – Max. 4.5 m	Min. 4.5 – Max 6.0 m	Min. 4.5 – Max 6.0 m	Setback shall 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. 6.0 – Max 8.0 m
	Rear Yard (Note: In Ross Creek area, yard facing the narrow local street or a standard rear lane is considered to be a rear yard.)	Min. 8.0m	Min. 8.0m	Min. 8.0m	Min. 8.0m	Min. 7.0 m
	Side Yard,	Min. 1.5 m. Buildings over 11.0m will have an additional setback of 0.3m	Min. 1.5 m Buildings over 11.0m will have an additional setback of 0.3m	Min. 1.5 m. Buildings over 11.0m will have an additional setback of 0.3m	Min. 1.5 Buildings over 9.0m will have an additional setback of 0.3m	Min. 1.5 Buildings over 9.0m will have an additional setback of 0.3m
	Side Yard, Flanking	Min.0 m – Max. 3 m	Min. 3 m- Max. 5 m	Min. 2.4 m- Max. 4.5 m	Min. 2.4 m	Min. 2.4 m
Accessory building Setback	Front Yard	Min.3m setback from the existing front yard setback of the principal building.			N/A	N/A
		Not permitted within front yards of Single, semi-detached, duplex, and multi-attached residential.				
	Rear Yard	Min 1.2 m	Min 1.2 m	Min 1.2 m	Min 1.2 m	1.0 m
	Side Yard	Min 1.0 m	Min 1.0 m	Min 1.0 m	1.0m	1.0 m
		For a garage 0.0 m where side yard setback for principal dwelling unit is 0.0 m.				

		Node	Arterial Street	Collector Street	Local Street (with Lane)	Local Street (without Lane)
	Side Yard, Flanking	Min 2.4 m				
Building Height	Principal Building	Min. 10 m - Max. 18 m		Max. 13.0m	Max. 11.0m	
				Roofline regulations apply as per Section 7 – Building Character & Design		
	Accessory Building	Max. 5.0m				
	Accessory Building with a Secondary Suite above	Max. 7.5 m				
Building Width per Site	Single, semi-detached, duplex	N/A	N/A	Max. 20.0m	Max. 20.0m	Max. 20.0m
	Multi-attached	Max. 30.0 m	Max. 30.0 m	Max. 24.0m	N/A	N/A
	Residential - Apartments, Mixed Use; Community Services -Indoor Facility; Education; Social Services; Place of Worship	Min. 12.0m	Min. 12.0m	Min. 12.0 m	N/A	N/A
Density	Residential (Single, semi-detached, duplex)	N/A	N/A	Max. 2 du/ parcel	Max. 2 du/ parcel	Max. 2 du/ parcel
				Single detached dwelling may include a self contained secondary dwelling unit within the principal building.		
	Multi-attached	Max. 2 du/ parcel	Max. 2 du/ parcel	Max. 2 du/ parcel	Max. 2 du/ parcel	Max. 2 du/ parcel
	Apartments & mixed use	Min. 60du/nrha	Min. 36du/nrha	Max. 120 du/nrha	N/A	N/A
Lot Coverage, Total (Including Accessory Building)	Residential - Single, semi-detached, duplex, Multi-attached,	Max 70%	Max 70%	Max 70%	Max 60%	Max 60%
	Residential - Apartments, Mixed Use; Community Services -Indoor Facility; Education; Social Services; Place of Worship	Max 80%	Max 80%	Max 80%	N/A	N/A
Lot Coverage	Accessory buildings	Max 20%	Max 20%	Max. 25%	Max. 20%	Max. 20%

(7) BUILDING CHARACTER AND DESIGN

a) General

- i. Clearly defined entrances and window fenestrations shall be present along all facades fronting a public street (excluding lane) and parks.
- ii. Roofline shall be designed to maximize the sun penetration on the abutting sites, in accordance with the diagram below.



- iii. Accessory buildings shall not exceed 5.0m in height. A total height shall not exceed 7.5 m when a garage suite is developed.
- iv. Minimum area for a secondary, garage, or garden suite shall be 30 sq.m.
- v. Semi-detached housing development shall blend in with the existing streetscape to the satisfaction of the development authority.
- vi. To ensure architectural variety and interest, buildings shall incorporate at minimum two of the following design elements on the facades fronting public streets and parks to the satisfaction of the Development Authority. –

- a. Use of min 15% high quality accent material such as stone, brick, decorative shingles.
 - b. Use of Accent Colour and/or contrast.
 - c. Use of bold window trims, soffits and/ or muntin bars.
 - d. Use of building features such as dormer windows, balcony, porch, verandah, chimney shaft to create articulation and interest.
 - e. Architectural treatments appropriate to the architecture style such as cornices, bay windows, columns, and window shutters.
- vii. Facades of garden and garage suites abutting public street, lane and / or park shall incorporate high quality building materials and architectural style and treatment complimentary to the principal dwelling unit to the satisfaction of the development authority.
- viii. Buildings on corner lots shall have the same materials, colours, and architectural details on all facades exposed to public streets and parks.
- ix. Similar colour pallet and front façade elevations should not be repeated on 3 consecutive lots and across the street.
- x. The size, location, design, character and appearance of any building or structure requiring a development permit shall be acceptable to the Development Authority having due regard to:
 - a. The policies and objectives contained within the municipality's statutory plans;
 - b. Other City plans, standards, and guidelines; and
 - c. Other factors, such as daylight, sunlight and privacy.
- xi. Building facades abutting public spaces and streets when exceed 15 m in building width; shall incorporate use of vertical elements such as decorative columns and façade articulation (recessed and raised surfaces) to create variation and interest in the building elevation and eliminate continuous blank walls.
- xii. Buildings taller than 15 m in height shall incorporate a step-back to address massing, sun penetration, shadowing and wind funnel impacts at the pedestrian level to the satisfaction of the Development Authority.

b) Mixed-Use Buildings

- i. Ground floor uses are limited to commercial, and community uses.
- ii. A minimum height of 4.0m shall be required on the ground floor of all mixed-use buildings.
- iii. A minimum of 60% of the ground floor façade area, for non-residential use along a public street and/or park shall be comprised of windows, doors, or transparent glazing, situated on a wall structure no more than 0.6m above grade.
- iv. 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.
- vi. At the discretion of the Development Authority, an additional setback of maximum 3.0m may be permitted and shall not exceed 30% width of the front façade of a Mixed-use building to accommodate a patio.

(8) OTHER REGULATIONS

OTHER THINGS TO CONSIDER: SAFETY / VISIBILITY, SOLID WASTE, DESIGN STANDARDS, PROJECTIONS

a) Access

- i. Vehicular access to a building shall be from the lane where lane is available.
- ii. The Development Authority at their discretion may authorize a Semi-Detached residential development; where access to one unit is from an abutting street and other unit has access from an abutting lane.

b) Parking Regulations

For suites

c) Urban Agriculture

Urban Agriculture shall not account to majority of the land use within a Principal Building.

d) Landscaping

Trees protection/ retention

e) Fences, Walls and Hedges

- iii. Fences, walls and hedges in this district shall be in accordance with the Section x.x of this bylaw.
- iv. In Ross Creek area, a yard facing the narrow local street or a standard rear lane is considered to be a rear yard and a yard facing the communal green space or a collector road is considered to be a front yard.

Collector Road

Arterial District

Node District

Titled Parcels



Ross Creek



Sherridon South

Old Fort Neighbourhood

DRAFT ONLY

Legend

-  Arterial Street
-  Collector Street
-  Old Fort Neighbourhood
-  Collector Street Locations
-  Titled Parcels



Collector Street Locations

Permitted:

Single Detached; Duplex; Semi-Detached; Multi-Attached; Child Care Facility; Outdoor Facility; Park; Community Garden; Public Utility, Minor; Urban Agriculture

Discretionary:

Mixed Use; Home Based Business; Liquor Store; Shopfront; Professional Service; Vet Clinic; Indoor Facility; Education; Place of Worship; Social Services

Site Width:

Single Detached, Duplex, Laneway = Min. 9.0m

Semi-Detached = Min. 7.0m

Multi-Attached = Min. 4.2m (Internal Lot); Min. 6.3m (End Lot)

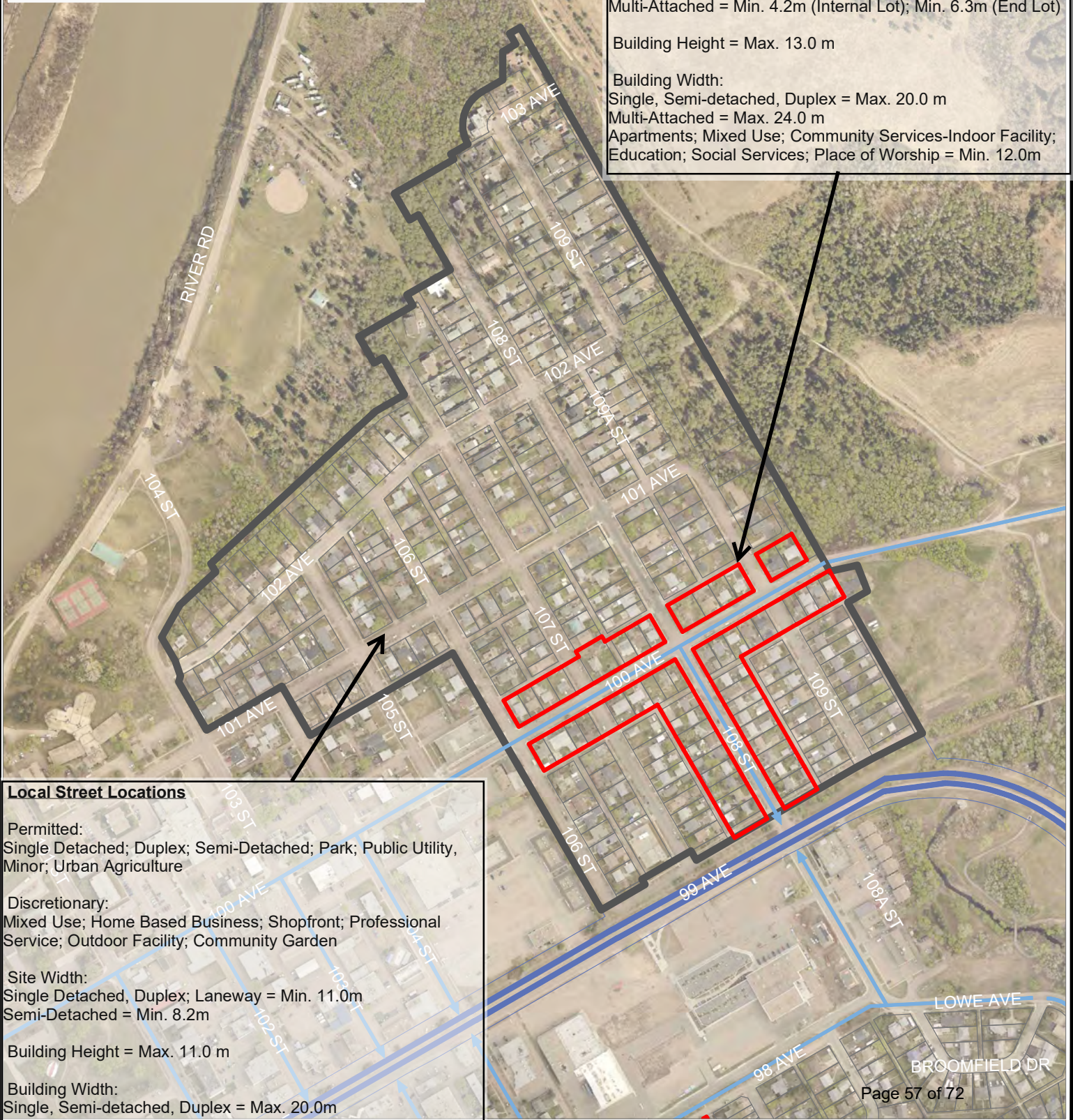
Building Height = Max. 13.0 m

Building Width:

Single, Semi-detached, Duplex = Max. 20.0 m

Multi-Attached = Max. 24.0 m

Apartments; Mixed Use; Community Services-Indoor Facility; Education; Social Services; Place of Worship = Min. 12.0m



Local Street Locations

Permitted:

Single Detached; Duplex; Semi-Detached; Park; Public Utility, Minor; Urban Agriculture

Discretionary:

Mixed Use; Home Based Business; Shopfront; Professional Service; Outdoor Facility; Community Garden

Site Width:

Single Detached, Duplex; Laneway = Min. 11.0m

Semi-Detached = Min. 8.2m

Building Height = Max. 11.0 m

Building Width:

Single, Semi-detached, Duplex = Max. 20.0m

Ross Creek/ Drive Neighbourhood DRAFT ONLY

Legend

-  Arterial Street
-  Collector Street
-  Ross Creek
-  Neighbourhood
-  Collector Street
-  Locations
-  Node Locations
-  Titled Parcels



Node Locations

Permitted:

Multi-Attached and apartments (when adjacent to a Community Service, Education); Mixed Use; Child Care Facility; Commercial School; Liquor Store; Shopfront; Professional Service; Vet Clinic; Indoor Facility; Outdoor Facility; Park; Community Garden; Education; Place of Worship; Public Utility, Minor; Social Services; Urban Agriculture

Discretionary:

Home Based Business; Hotel, Motel; Parking Facility

Site Width:

Multi-Attached = Min. 4.2m (Internal Lot); Min. 6.3m (End Lot); Min. 7.2m (Corner Lot)

Apartments; Community Services -Indoor Facility; Education; Social Services; Place of Worship = Min. 25.0m; Max. 60.0m

Building Height = Min. 10.0m - Max. 18.0m

Building Width:

Multi-attached = Max. 30.0m

Apartments, Mixed Use; Community Services -Indoor Facility; Education; Social Services; Place of Worship = Min. 12.0m

Collector Street Locations

Permitted:

Single Detached; Duplex; Semi-Detached; Multi-Attached; Child Care Facility; Outdoor Facility; Park; Community Garden; Public Utility, Minor; Urban Agriculture

Discretionary:

Mixed Use; Home Based Business; Liquor Store; Shopfront; Professional Service; Vet Clinic; Indoor Facility; Education; Place of Worship; Social Services

Site Width:

Single Detached, Duplex, Laneway = Min. 9.0m

Semi-Detached = Min. 7.0m

Multi-Attached = Min. 4.2m (Internal Lot); Min. 6.3m (End Lot)

Building Height = Max. 13.0 m

Building Width:

Single, Semi-detached, Duplex = Max. 20.0 m

Multi-Attached = Max. 24.0 m

Apartments; Mixed Use; Community Services-Indoor Facility; Education; Social Services; Place of Worship = Min. 12.0m

Local Street Locations

Permitted:

Single Detached; Duplex; Semi-Detached; Park; Public Utility, Minor; Urban Agriculture

Discretionary:

Mixed Use; Home Based Business; Shopfront; Professional Service; Outdoor Facility; Community Garden

Site Width:

Single Detached, Duplex; Laneway = Min. 11.0m

Semi-Detached = Min. 8.2m

Building Height = Max. 11.0 m

Building Width:

Single, Semi-detached, Duplex = Max. 20.0m

Permitted:
Multi-Attached and apartments (when adjacent to a Community Service, Education); Mixed Use; Child Care Facility; Commercial School; Liquor Store; Shopfront; Professional Service; Vet Clinic; Indoor Facility; Outdoor Facility; Park; Community Garden; Education; Place of Worship; Public Utility, Minor; Social Services; Urban Agriculture

Discretionary:
Home Based Business; Hotel, Motel; Parking Facility

Site Width:
Multi-Attached = Min. 4.2m (Internal Lot); Min. 6.3m (End Lot); Min. 7.2m (Corner Lot)
Apartments; Community Services -Indoor Facility; Education; Social Services; Place of Worship = Min. 25.0m; Max. 60.0m

Building Height = Min. 10.0m - Max. 18.0m

Building Width:
Multi-attached = Max. 30.0m
Apartments, Mixed Use; Community Services -Indoor Facility; Education; Social Services; Place of Worship = Min. 12.0m

Permitted:
Single Detached; Duplex; Semi-Detached;
Park; Public Utility, Minor; Urban
Agriculture

Discretionary:
Mixed Use; Home Based Business;
Shopfront; Professional Service; Outdoor
Facility; Community Garden

Site Width:
Single Detached, Duplex; Laneway = Min.
11.0m
Semi-Detached = Min. 8.2m

Building Height = Max. 11.0 m

Building Width:
Single, Semi-detached, Duplex = Max.
20.0m

Permitted:
Single Detached; Duplex; Semi-Detached; Multi-Attached; Child Care Facility; Outdoor Facility; Park; Community Garden; Public Utility, Minor; Urban Agriculture

Discretionary:
Mixed Use; Home Based Business; Liquor Store; Shopfront; Professional Service; Vet Clinic; Indoor Facility; Education; Place of Worship; Social Services

Site Width:
Single Detached, Duplex, Laneway = Min. 9.0m
Semi-Detached = Min. 7.0m
Multi-Attached = Min. 4.2m (Internal Lot); Min. 6.3m (End Lot)

Building Height = Max. 13.0 m

Building Width:
Single, Semi-detached, Duplex = Max. 20.0 m
Multi-Attached = Max. 24.0 m
Apartments; Mixed Use; Community Services; Indoor Facility; Education; Social Services; Place of Worship = Min. 12.0m