

PVD – Pineview District

(1) PLACE TYPE

The place type designated for the suburban style development within Pineview. The neighbourhood reflects a development pattern that was prominent in the 1970s and 80s. The land use pattern is dominated by low-density residential land use, featuring primarily Detached houses with centrally located park space. There are four schools in the area. A neighbourhood ring road serves various residential communities, schools, and neighbourhood level services within Pineview. The street network is a mix of curvilinear, fused grid and cul-de-sacs. There are no lanes in this neighbourhood as such vehicular access to Detached and Duplex homes is via front and side driveways. Low-density development backs on to Collector Streets and centrally-located park space. Commercial amenities are located in the northern part of Pineview southwest of Highway 15. Schools, parks, and community services are well-connected with a multi-purpose trail network to the trail network within the river valley and surrounding neighbourhoods. There is a wide variety of lot sizes with front and side garages. Housing forms include one storey bungalows, bi-level and split-level houses. Duplex housing is seamlessly integrated with Detached housing especially on the south side of Pineview. Pineview’s population has declined over the past two decades. To maintain the vibrancy and viability of the existing community services such as the schools and neighbourhood stores, it is important Pineview’s population regains its lost population through sensitive intensification and redevelopment.

(2) Intent

(a) General Intent

The purpose of this District is to provide for low-density housing with enhanced housing diversity closer to schools and existing community services. Currently neighborhood services are concentrated in one location, as such there is a potential to strengthen this location with mix of uses and housing diversity and create a local node, where social interactions happen. This will allow community’s day to day shopping and services needs to be fulfilled within a short commuting distance.

(b) Land Use Mix

Low-density housing shall be the predominant land use, with limited opportunities for Townhousing, small-scale Apartment housing, and community-oriented services in Nodes. Duplexes and Townhousing can also be located fronting Collector streets, and may be accommodated on local streets, with a need to blend in with the surrounding development.

(c) Form of Development and their Locations

Existing low-density development may accommodate Backyard Dwellings where possible. Duplexes on local streets will blend in with the surrounding housing form. Collector streets could accommodate Duplexes and Townhousing along with Detached housing. Development within nodes will be diverse and vibrant with medium and higher density housing options. Development intensity and scale will transition from higher to lower density from the node to local streets and will compliment the surrounding context by keeping the overall low-density, quiet character of this place type.

(d) 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.

(3) Uses and Typology

- i. Where more than two location types apply to a site, the more permissive standard will apply.
- ii. Stacked Townhousing to be developed only on comprehensively planned sites with shared vehicular access.
- iii. Abutting attached garages and driveways for Duplex and Townhouse Dwellings must be paired together to limit number of accesses off a street.
- iv. Where one or more of these Uses are proposed in a building previously developed as a Duplex or Townhouse Dwelling, the entire building must be converted for non-residential use or Residential, Mixed Use.

Building Type	Requisite Qualifiers				
	Locations				
	Node	Pineview North		Pineview South	
		Collector Street	Local Street	Collector Street	Local Street
Apartment	P	D	-	D	-
Backyard Dwelling	-	P	P	P	P
Detached	P	P	P	P	P
Duplex	P	P	P	P	P
Internal Living Quarters	P	P	P	P	P
Stacked Duplex	P	P	P	P	P
Stacked Townhousing	D	D	-	D	-
Townhousing	D	D	-	D	D
Single Structure Commercial Pad	D	D	-	D	-
Strip Mall	D	-	-	-	-
Storefront	D	-	-	-	-
Commercial Block	D	-	-	-	-
Commercial Office Building	D	-	-	-	-
Mixed Use Building	P	-	-	-	-
Inn	-	-	-	-	-
Indoor Assembly	D	D	-	D	-

P- Permitted
D- Discretionary Use (means use of a land or a building that may be authorised at the discretion of the Development Authority.)

Public Service Building	D	D	D	D	D
School	P	D	-	D	-
Community Garden	P	P	D	P	D
Greenhouse	D	-	-	-	-
Rooftop Garden	P	P	P	P	P
Urban Agriculture	P	P	P	P	P
Temporary Tent	D	D	D	D	D

(4) Lot and Subdivision Standards

- i. Duplex, Townhousing, and Stacked Townhousing Lots fronting a Collector street shall be limited to 40% of the total number of lots along the block face to limit the number of driveways off a Collector street.
- ii. To ensure the implementation of the City's ASPs, ARPs, and the MDP, each subdivision must adhere to the density thresholds defined in Section X.X of this Land Use Bylaw and in compliance with the land use designations identified in the respective statutory plans.

Uses	Typology	Node	Pineview North		Pineview South	
			Collector Street	Local	Collector	Local
Site Width,	Apartment, Stacked Townhousing, Single Structure Commercial Pad, Strip Mall, Storefront, Commercial Block, Commercial Office Building, Mixed Use Building, Inn, Indoor Assembly, Public Service Building, School	Min. 25.0m	Min. 25.0m Max. 60.0m	N/A	Min. 25.0m Max. 60.0m	N/A
	Detached, Stacked Duplex	Min.11.0 m Corner Lot: Min. 11.2 m				
	Duplex	Min. 7.9 m Corner Lot: Min. 9.7 m				
	Townhousing	Internal: Min. 6.1 m End Lot: Min. 7.5m Corner Lot: 7.5 m				
Lot Depth			Min. 26.0 m Min.15.0 m for Laneway Dwellings (permitted only on corner lots)			

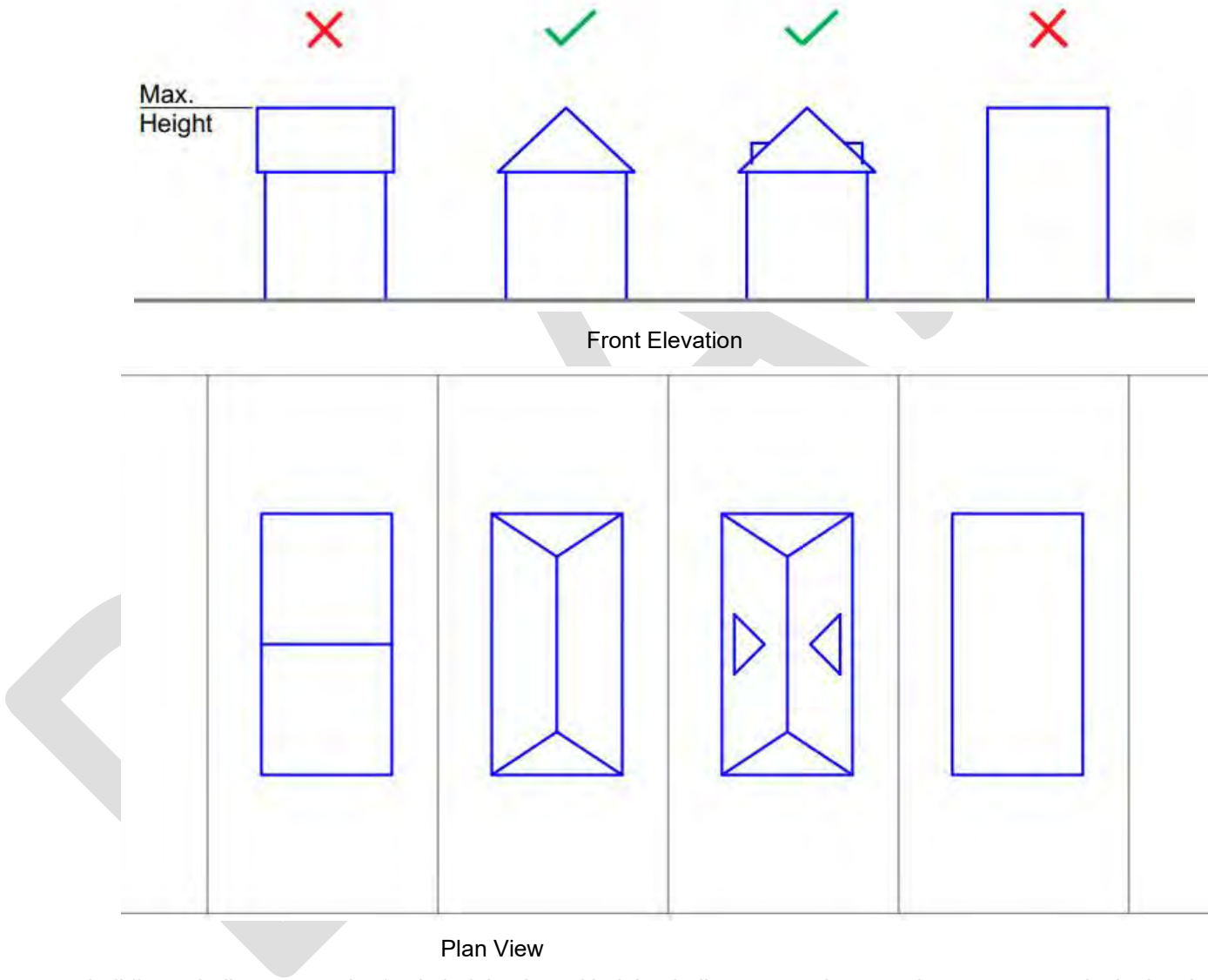
(5) Built Form and Siting

		Node	Pineview North		Pineview South	
			Collector Street	Local Street	Collector Street	Local Street
Principal Building Width	Not including Indoor Assembly, Public Service Building, School	Min. 8.0m	Max. 20m	-	Max.30m	Max.22 m
Principal Building Height	Detached, Duplex, Stacked Duplex, Stacked Townhousing, Townhousing	Max.13.0m	Max.13.0m	Max.10.0m	Max.13.0m	Max.10.0m
	Apartment, Single Structure Commercial Pad, Strip Mall, Storefront, Commercial Block, Commercial Office Building, Mixed Use Building, Indoor Assembly, Public Service Building, School	Max. 13.0 m	Max. 13.0 m	-	Max. 13.0 m	-
Principal Building Setback	Front Yard	Min. 3.0m, Max 8.0m	Min. 6.0m, Max 8.0m where there is a front attached garage. Setbacks shall be the same as or within the range of setbacks on abutting lots, and will be no less than 6.0m and no more than 10.0m.			
	Flanking Yard	Min 2.4m	Min. 2.4m-Max. 4.5 m Min. 4.5m where access to a rear garage is through a side yard off a flanking street			

			Pineview North		Pineview South	
		Node	Collector Street	Local Street	Collector Street	Local Street
	Rear Yard	Min. 6.0m for buildings less than 10.0m in height Min. 7.0m for buildings 10.0m or more in height				
	Side Yard	Min. 1.2m for buildings 10.0m or less in height Min. 1.5m for buildings over 10.0m in height Min. 3.2m where side yards accommodate vehicular access.				
Accessory Building Setback	Front Yard	Not permitted within front yard.				
	Rear Yard	Min 1.0 m				
	Side Yard, Internal Lot	Min 1.0 m 0.0 m where side yard setback for principal building is 0.0 m.				
	Flanking Yard	Min 2.4 m				
Dwelling Units Per Bareland Lot	Detached; Duplex, Stacked Duplex	Max 3 du/parcel				
	Townhousing, Stacked Townhousing	Max 2 du/parcel				
Lot Coverage; Total (Incl. Accessory Building)		Up to 80%	Up to 70%	Up to 60%	Max 70%	Up to 60%

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 diagrams 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 suite, garage, or garden suite shall be 30 sq.m.
- v) Duplex dwelling development shall blend in with the existing streetscape to the satisfaction of the Development Authority.
- vi) To ensure architectural interest and an inviting streetscape, new principal buildings shall incorporate at minimum three of the following design elements on the facades fronting public streets and parks to the satisfaction of the Development Authority:
 - a. Architectural style and elements complimentary to the buildings along the block frontage.
 - b. Use of min 15% high quality accent material such as stone, brick, decorative shingles.
 - c. Use of Accent Colour and/or contrast.
 - d. Use of architectural treatments including and not limited to bold window trims and soffits, cornices, window shutters, and/ or muntin bars.
 - e. Use of building features such as dormer windows, balcony, porch, verandah, and/or chimney shaft to create articulation and interest.
- vii) Facades of backyard dwellings abutting public streets and/or parks shall incorporate high quality building materials, architectural styles, and treatments complimentary to the principal building 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 and open spaces.

- ix) Similar colour palette, mirrored elevations, and similar front façade elevations must not be repeated on 3 consecutive sites and along 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) Entrances to Apartments, Single Structure Commercial Pads, Strip Malls, Commercial Blocks, Commercial Office Buildings, and Mixed Use Buildings shall incorporate weather protection features such as canopies, awnings, overhangs and recessed entrances.
- xii) Non-residential building facades abutting public spaces and streets must be engaging, pedestrian friendly and incorporate following elements to the satisfaction of the Development Authority:
 - a. Transparency through the use of glazing for doors and window openings;
 - b. Façade articulation through architectural design and treatments such as cornices, decorative columns, and beams;
 - c. Minimization of blank facades through the use of murals and public art; and
 - d. Barrier free access for users with physical or mobility disabilities.

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.
- v) 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.
- vi) 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.

(6) Other Regulations

- i) Parking and Access Regulations
 - a. Non-Residential Uses such as Shopfronts and Schools must shield Parking from the pedestrian realm through the use of decorative screening and/or increased landscaping.
 - b. Driveway to garage through the side yard must be 4.0m or less at the front property line.
 - c. Driveway to front or side attached garage must be 5.4 m or less at the front property line off a Collector street.
 - d. Parking on the site shall be in accordance with the Section X.X of this Bylaw.
- ii) Urban Design
 - a. Developments within Nodes shall include public amenities such as street furniture and pedestrian-scale wayfinding.
 - b. For Commercial Uses:
 - i. Any waste removal and parking and loading must be shielded or screened from surrounding pedestrian, residential, and community sites through decorative screening, heightened landscaping, or other controls to the satisfaction of the Development Authority.
 - c. Urban Agriculture:
 - i. For a Dwelling, Urban Agriculture shall not account to the majority of land use within a Principal Building;
 - ii. Area of personal garden shall be limited to maximum 50% of a total permeable area in the front yard.
 - iii. Where personal gardens are located within a side yard, a minimum of 1.2 m clearance must be maintained from the principal building. Personal gardens must not be allowed in development with reduced and zero side yard setbacks.
 - iv. Community gardens are permitted where possible to the satisfaction of the Development Authority.
 - v. Roof Garden
 - vi. Greenhouse
 - d. Landscaping
 - i. Landscaping on the site shall be in accordance with section X.X of this Bylaw.
 - e. Fences, Walls and Hedges
 - i. Fences, walls and hedges in this district shall be in accordance with the Section X.X of this bylaw.
 - f. Signage
 - i. Signage shall be in accordance with Section X.X of this bylaw.