

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

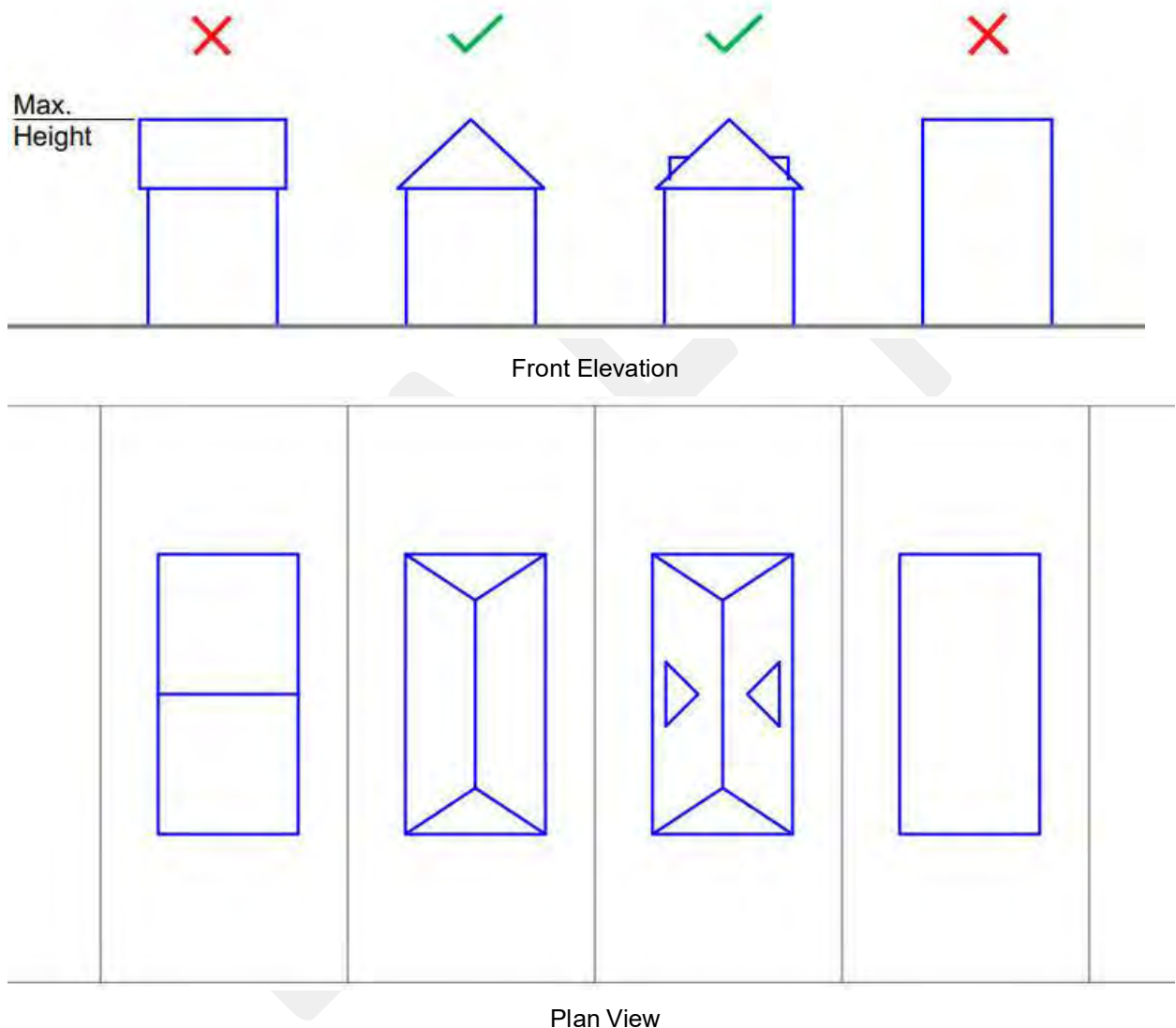
		Node	Arterial Street	Collector Street	Local Street (with Lane)	Local Street (without Lane)
Principal Building Setback	Front Yard (Note: In Ross Creek area, yard facing the communal green space and collector roads is front yard.)	Min.0 – Max. 4.5 m	Min. 4.5 – Max 6.0 m	Min. 4.5 – Max 6.0 m	Setback shall 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
		0.0 m side yard setback for principle semi-detached or multi-attached dwelling unit. Building with zero or reduced sideyard on one side are not permitted in this district.				
	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

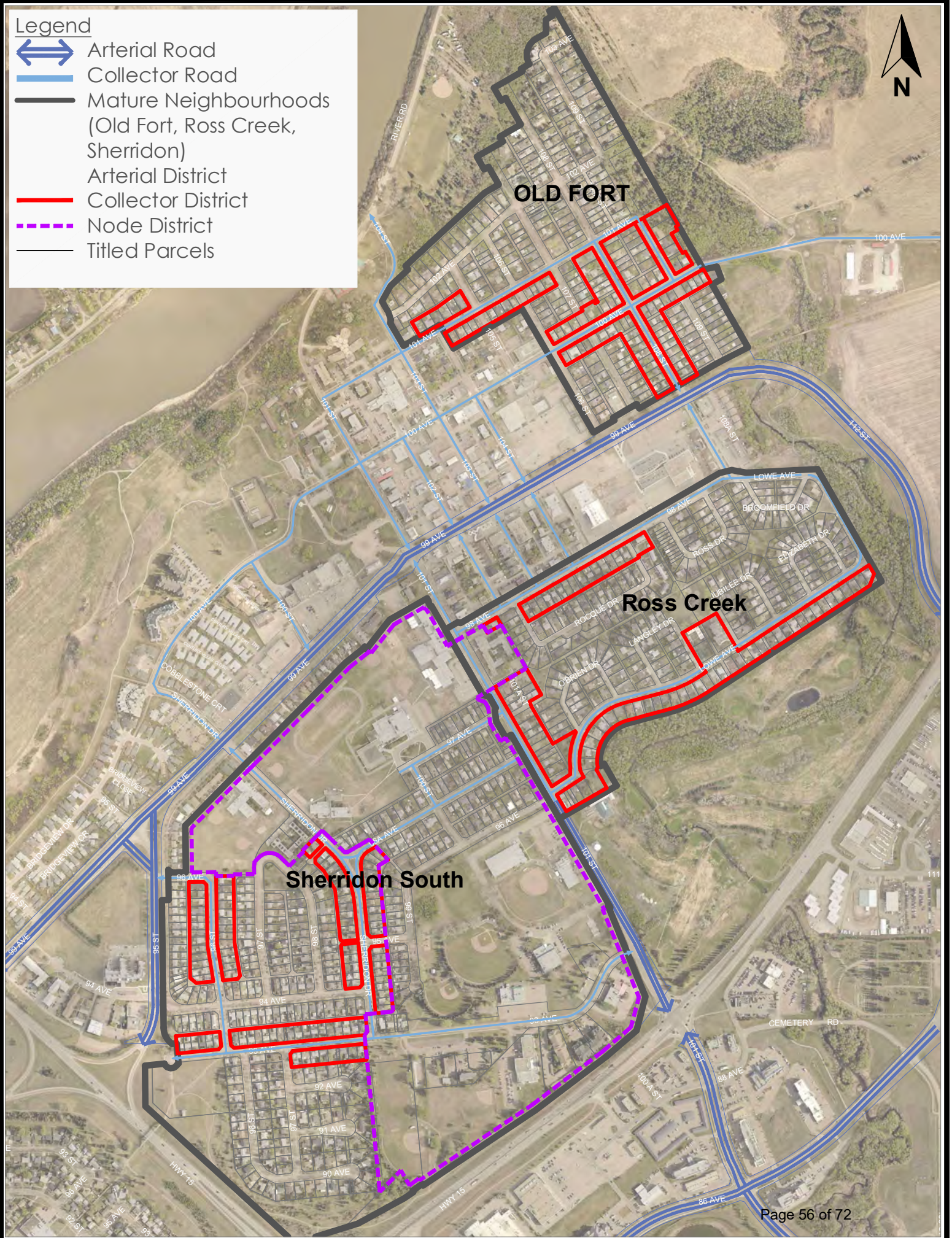
Trees protection/ retention

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.

Legend

-  Arterial Road
-  Collector Road
-  Mature Neighbourhoods
(Old Fort, Ross Creek,
Sherridon)
-  Arterial District
-  Collector District
-  Node District
-  Titled Parcels



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)

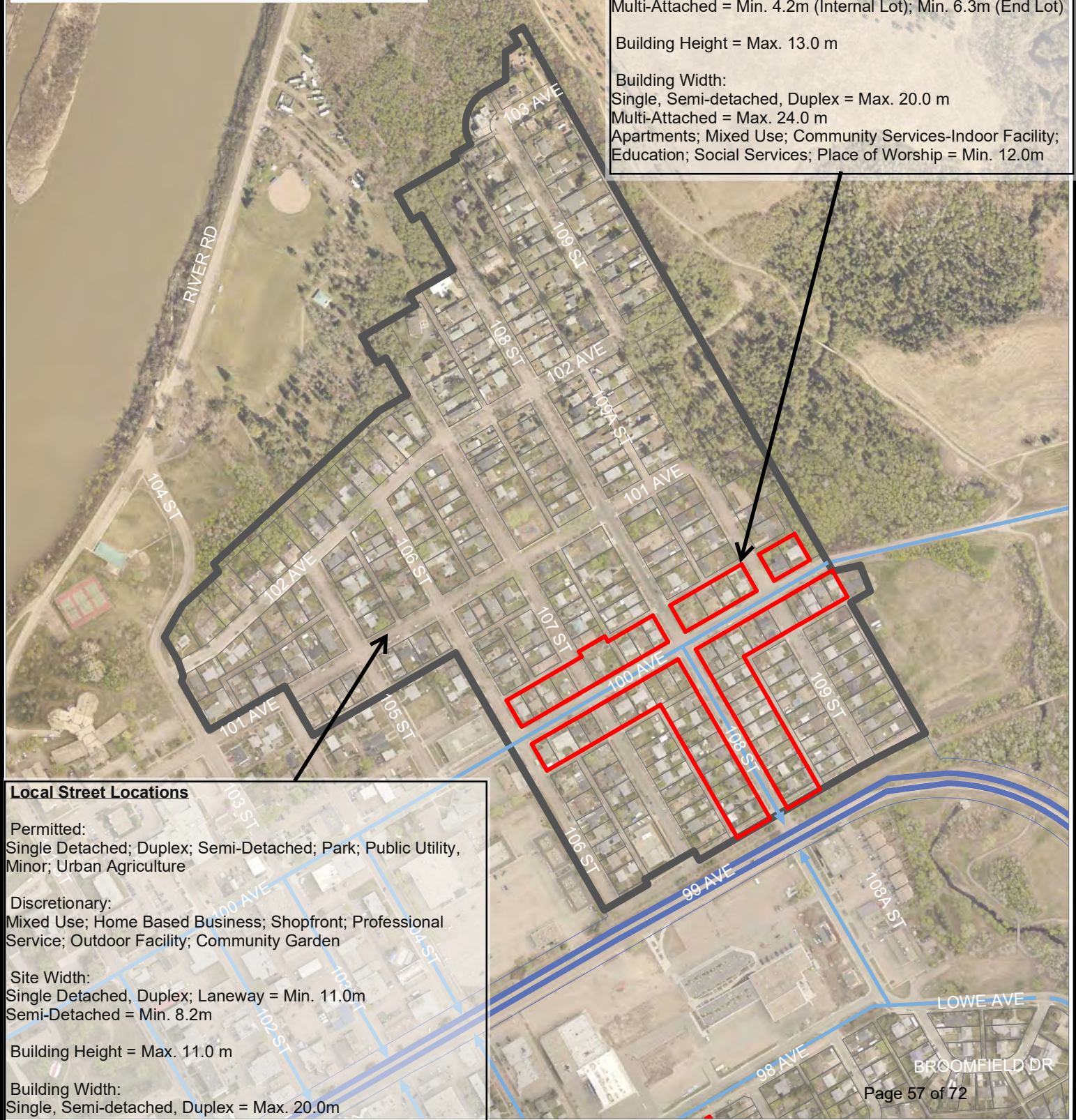
Building Height = Max. 13.0 m

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

Sherridon Neighbourhood DRAFT ONLY

Legend

-  Arterial Street
-  Collector Street
-  Node Locations
-  Collector Street Locations
-  Sherridon South Neighbourhood
-  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

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

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