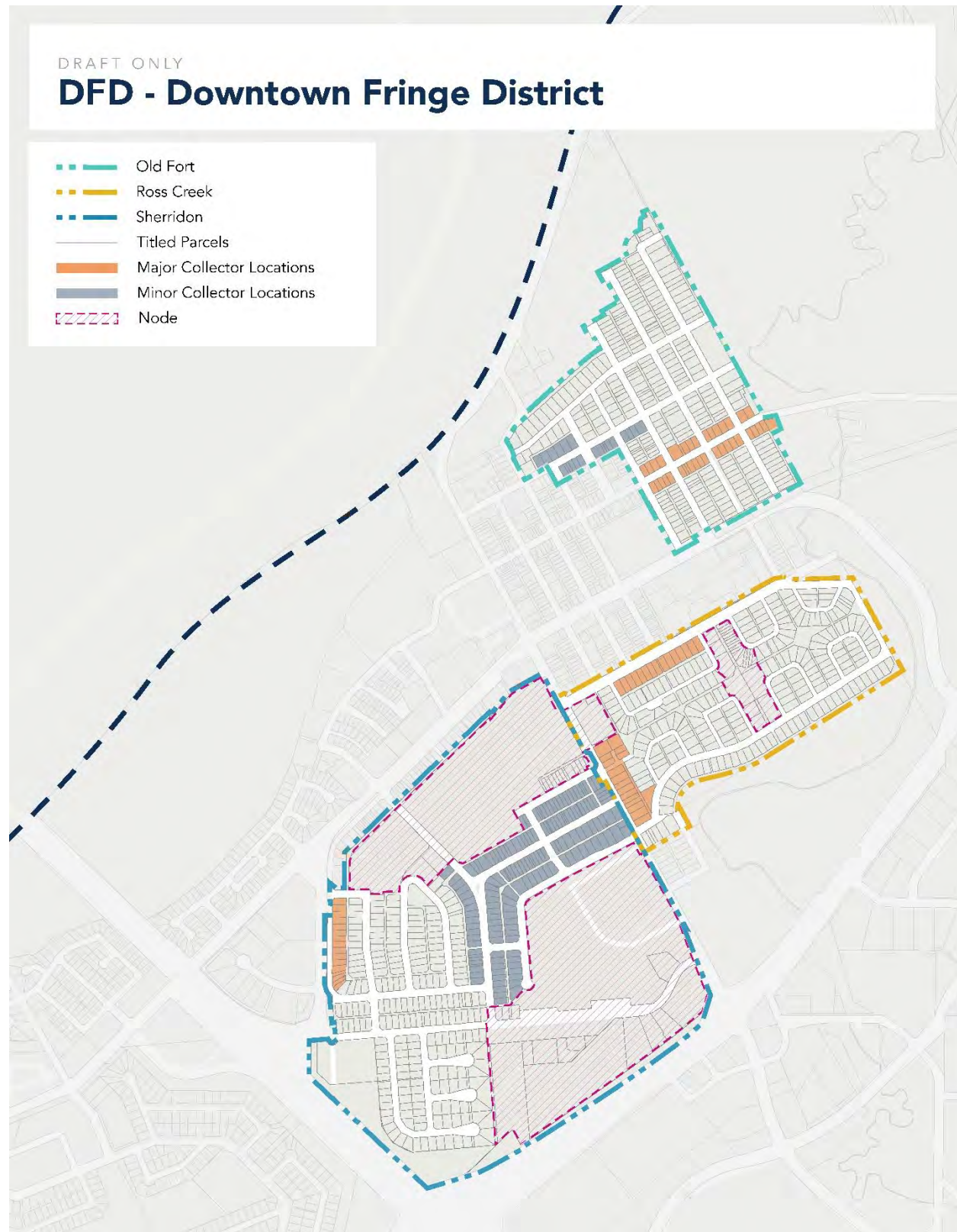


DFD – Downtown Fringe District

(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

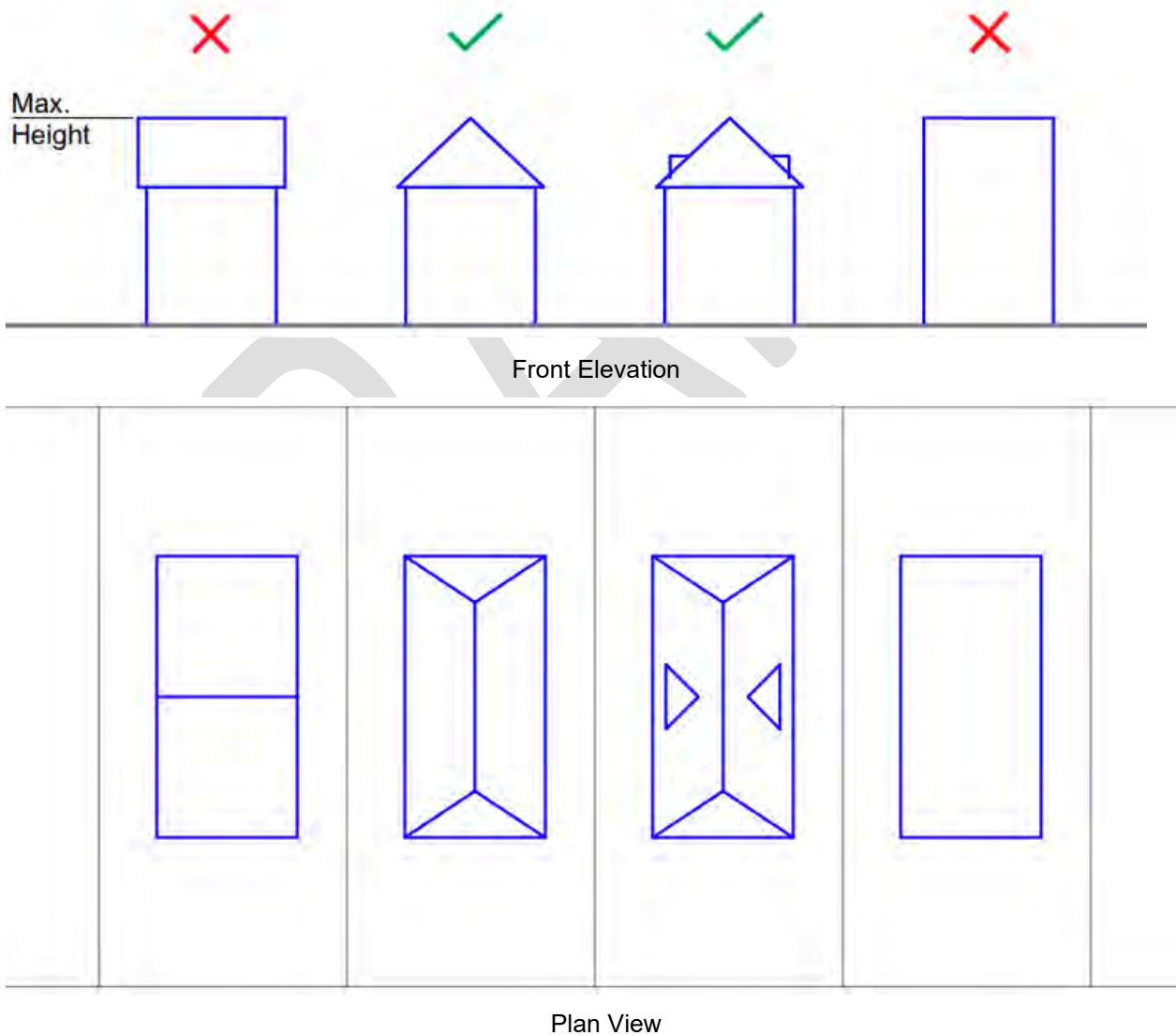
a) General

- 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.