

Proposed DC Direct Control District (R-Gm)

Defined Uses

4 In this Direct Control District Bylaw:

- (a) “**Live Work**” means a *use*:
 - (i) where a business is operated from a **Dwelling Unit**, by the resident of the **Dwelling Unit**, but does not include a **Home Occupation – Class 1** or **Home Occupation – Class 2**;
 - (ii) that may incorporate only the following *uses* in a **Dwelling Unit** to create a **Live Work**:
 - (A) **Artist’s Studio**;
 - (B) **Counselling Service**;
 - (D) **Office**; and
 - (E) **Retail and Consumer Service**, provided any products sold are also made on the premises or directly related to the service provided.

Permitted Uses

5 The *permitted uses* of the Residential – Low Density Mixed Housing (R-Gm) District of Bylaw 1P2007 are the *permitted uses* in this Direct Control District.

Discretionary Uses

6 The *discretionary uses* of the Residential – Low Density Mixed Housing (R-Gm) District of Bylaw 1P2007 are the *discretionary uses* in this Direct Control District, with the addition of:

- (a) **Live Work**.

Bylaw 1P2007 District Rules

7 Unless otherwise specified, the rules of the Residential – Low Density Mixed Housing (R-Gm) District of Bylaw 1P2007 apply in this Direct Control District.

Vehicle Access

- 8 (1) All vehicle access to a *parcel* must be from a *lane*.
- (2) A *driveway* must not have direct access to a *street*.
- (3) A *private garage* may only be allowed at the rear of a *unit*.

Parcel Width

- 9 (1) The minimum *parcel width* for each *parcel* containing one *unit* of a **Semi-detached Dwelling** is:
 - (a) 7.2 metres for a *corner parcel*; and
 - (b) 6.0 metres in all other cases.

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- (2) The minimum **parcel width** for a **parcel** containing one **unit** of a **Rowhouse Building** is:
- (a) 4.5 metres for a **corner parcel**; and
 - (b) 3.3 metres in all other cases.

Parcel Depth

- 10 The minimum **parcel depth** is 18.5 metres.

Parcel Area

- 11 The minimum area of a **parcel** is:
- (a) 111.0 square metres for each **parcel** containing one **unit** of a **Semi-detached Dwelling**; and
 - (b) 62.0 square metres for each **parcel** containing one **unit** of **Rowhouse Building**.

Parcel Coverage

- 12 (1) The maximum **parcel coverage** is 90.0 per cent of the area of the **parcel**.
- (2) The maximum **parcel coverage** referenced in subsection (1) must be reduced by 21.0 square metres for each required **motor vehicle parking stall** that is not located in a **private garage**.

Building Setback from Front Property Line

- 13 (1) Unless otherwise referenced in subsection (2), the minimum **building setback** from a **front property line** is 2.0 metres.
- (2) The minimum **building setback** from a **front property line** is 1.5 metres for a:
- (a) **porch**;
 - (b) **balcony**;
 - (c) column; or
 - (d) post.

Building Setback from Rear Property Line

- 14 (1) The minimum **building setback** from a **rear property line** is 0.6 metres.
- (2) Notwithstanding section 338(4) of Bylaw 1P2007, when an attached **private garage** has a **balcony** or **deck**, the minimum **building setback** from a **rear property line** for a **balcony** or **deck** is 0.6 metres.

Building Setback from Side Property Line

- 15 (1) Unless otherwise reference in subsection (2), (3) or (4), the minimum **building setback** from any **side property line** is 1.2 metres.
- (2) For a **corner parcel**, the minimum **building setback** from a **side property line** shared with a **street** is 1.2 metres, with the exception of subsection (3), provided there is no portion of a **building** located within 3.0 metres of:

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- (a) the back of a public sidewalk; or
 - (b) the curb where there is no public sidewalk.
- (3) Eaves may project a maximum of 0.6 metres into any **side setback area**.
- (4) For **parcels** of less than 13.0 metres in width, the **building setback** required may be reduced to 0.6 metres where:
- (a) the owner of the **parcel** proposed for **development** and the owner of the adjacent **parcel** register, against both titles, a 1.8 metre exclusive private access easement;
 - (b) all roof drainage from the **building** is discharged through eavestroughs and downspouts onto the **parcel** on which the **building** is located; and
 - (c) Notwithstanding subsection (3), eaves may project a maximum of 0.45 metres into the **side setback area**.

Outdoor Private Amenity Space

- 16 (1) Each **Dwelling Unit** must have a **private amenity space**:
- (a) provided for the private use of the occupants of the **Dwelling Unit**;
 - (b) that has a minimum area of 7.0 square metres with no dimension less than 2.0 metres; and
 - (c) in the form of a **porch, balcony, deck** or **patio**.
- (2) Where a **patio** is located within 4.0 metres of a side **property line** of a **parcel** containing a **Dwelling Unit**, it must be **screened**.

Development in Setback Area

- 17 (1) Unless otherwise referenced in subsection (2), a **porch, balcony, deck** or **patio** must not be located in any **setback area**.
- (2) A **patio** may be located in the **front setback area** and in a **setback area** on the street side of a **corner parcel**.
- (3) Section 340(1) and (2) of Bylaw 1P2007 do not apply to **balconies**.

Building Height

- 18 The maximum **building height** is 13.0 metres.

Rules for Live Work

- 19 (1) **Live Work** must not exceed 50.0 per cent of the **gross floor area** of the **Dwelling Unit**.
- (2) **Live Work** may have two persons, other than a resident of the **Live Work**, working at the residence where the **use** is located.

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- (3) **Live Work** requires 1.0 *motor vehicle parking stalls*.
- (4) **Live Work** requires 1.0 *bicycle parking stall – class 1*, or *bicycle parking stall – class 2*.

Relaxations

- 20 The **Development Authority** may relax the rules contained in this Direct Control District Bylaw in accordance with sections 31 and 36 of Bylaw 1P2007.

TEXT FOR DISCUSSION ONLY