

Proposed Direct Control District Guidelines

Purpose

- 1 This Direct Control District is intended to:
 - (a) provide for a mix of low **density**, low profile housing in the form of **Single Detached Dwellings, Semi-detached Dwellings, Duplex Dwellings, Carriage Houses, Secondary Suites, Rowhouse Buildings and Townhouses**; and
 - (b) allow for interim and existing **uses** as **development** is expected to take many years to build out.

Compliance with Bylaw 1P2007

- 2 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3 and 4 of Bylaw 1P2007 apply to this Direct Control District.

Reference to Bylaw 1P2007

- 3 Within this Direct Control District, a reference to a section of Bylaw 1P2007 is deemed to be a reference to the section as amended from time to time.

General Definitions

- 4 In this Direct Control District:
 - (a) "**Carriage House Parcel**" means a **parcel** approved for a **Carriage House** containing a minimum **parcel area** of 140.0 square metres, or a maximum **parcel area** of 230.0 square metres, direct access to a **street** or **lane**, excluding any access aisle, and a coterminous **rear property line** or **side property line**, or both, with the **property line** of a **parcel** for a **Single Detached Dwelling**.
 - (b) "**Mews**" means a narrow, private walkway that is used by pedestrians and in some cases vehicles and contains **building** frontages that face onto the **mews**.

Defined Uses

- 5 In this Direct Control District:
 - (a) "**Carriage House**" means a **Single Detached Dwelling** on a **Carriage House Parcel**.
 - (b) "**Interim Use**" means a **use**:
 - (i) not listed in section 6 or 7, that was being carried on pursuant to a **development permit** at the time of the effective date of this Direct Control District; or
 - (ii) the following **uses**:
 - (a) **Accessory Food Service**;
 - (b) **Accessory Liquor Service**;

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- (c) **Artist's Studio;**
- (d) **Catering Service – Minor;**
- (e) **Computer Game Facility;**
- (f) **Counselling Service;**
- (g) **Drinking Establishment – Small;**
- (h) **Drinking Establishment – Medium;**
- (i) **Equipment Yard;**
- (j) **Fitness Centre;**
- (k) **General Industrial – Medium;**
- (l) **Health Services Laboratory – Without Clients;**
- (m) **Indoor Recreation Facility;**
- (n) **Instructional Facility;**
- (o) **Market – Minor;**
- (p) **Medical Clinic;**
- (q) **Motion Picture Filming Location;**
- (r) **Motion Picture Production Facility;**
- (s) **Outdoor Café;**
- (t) **Post-secondary Learning Institution;**
- (u) **Print Centre;**
- (v) **Radio and Television Studio;**
- (w) **Recyclable Construction Material Collection Depot (temporary);**
- (x) **Restaurant: Food Service Only – Small;**
- (y) **Restaurant: Food Service Only – Medium;**
- (z) **Restaurant: Licensed – Small;**
- (aa) **Restaurant: Licensed – Medium;**
- (bb) **Restaurant: Neighbourhood;**
- (cc) **Retail and Consumer Service;**
- (dd) **School – Private;**
- (ee) **Self Storage Facility;**
- (ff) **Service Organization;**
- (gg) **Social Organization;**
- (hh) **Specialty Food Service;**
- (ii) **Storage Yard;**
- (jj) **Tree Farm;**
- (kk) **Vehicle Storage – Large; and**
- (ll) **Vehicle Storage – Passenger.**

Permitted Uses

6 The following *uses* are *permitted uses* in this Direct Control District:

- (a) **Accessory Residential Building;**
- (b) **Backyard Suite;**
- (c) **Carriage House;**
- (d) **Duplex Dwelling;**
- (e) **Home Based Child Care – Class 1;**
- (f) **Home Occupation – Class 1;**
- (g) **Park;**
- (h) **Protective and Emergency Service;**

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- (i) **Rowhouse Building;**
- (j) **Secondary Suite;**
- (k) **Semi-detached Dwelling;**
- (l) **Sign - Class A;**
- (m) **Single Detached Dwelling;**
- (n) **Townhouse;** and
- (o) **Utilities.**

Discretionary Uses

7 The following *uses* are *discretionary uses* in this Direct Control District:

- (a) **Bed and Breakfast;**
- (b) **Community Entrance Feature;**
- (c) **Home Based Child Care – Class 2;**
- (d) **Home Occupation – Class 2;**
- (e) **Interim Use;**
- (f) **Place of Worship – Small;**
- (g) **Office;**
- (h) **Parking Lot – Grade (temporary);**
- (i) **Sign – Class B;**
- (j) **Sign – Class C;**
- (k) **Sign – Class D;**
- (l) **Sign – Class E;**
- (m) **Temporary Residential Sales Centre;** and
- (n) **Utility Building.**

Bylaw 1P2007 District Rules

8 Unless otherwise specified, the General Rules for Low Density Residential Land Use Districts of Bylaw 1P2007 apply in this Direct Control District.

Mews Regulations

9 *Development* within this Direct Control District must provide *mews* to create smaller blocks out of larger blocks as indicated on the map in Schedule C of this Direct Control District and as follows:

- (a) a *mews* must be provided at *grade* between *buildings* in Block 18 to create a pedestrian connection between Trasimeno Crescent SW and Dieppe Drive SW; and
- (b) a *mews* or publicly-accessible private open space must be provided at-*grade* between Blocks 23A and 23B to provide a connection from Calais Drive SW to Normandy Drive SW.

Parcel Width

10 The minimum *parcel width* is:

- (a) 7.5 metres for a *parcel* containing a **Single Detached Dwelling;**
- (b) 11.0 metres for a *parcel* containing a **Duplex Dwelling;** and

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- (c) 13.0 metres for a *parcel* containing a **Semi-detached Dwelling**, and if a *parcel* containing a **Semi-detached Dwelling** is subsequently subdivided, a minimum *parcel width* of 6.0 metres must be provided for each **Dwelling Unit**; and
- (d) 4.2 metres for an individual *parcel* containing a **Dwelling Unit** in a **Rowhouse Building** or **Townhouse**.

Parcel Area

11 The minimum *parcel area* is:

- (a) 233.0 square metres for a *parcel* containing a **Single Detached Dwelling**;
- (b) 400.0 square metres for a *parcel* containing a **Duplex Dwelling**;
- (c) 400.0 square metres for a *parcel* containing a **Semi-detached Dwelling**, and if a *parcel* containing a **Semi-detached Dwelling** is subsequently subdivided, a minimum *parcel area* of 180.0 square metres must be provided for each **Dwelling Unit**; and
- (d) 160.0 square metres for a *parcel* containing an individual **Dwelling Unit** in a **Rowhouse Building**.

Parcel Coverage

12 (1) Unless otherwise referenced in subsection (2), the maximum *parcel coverage* is:

- (a) 60.0 per cent of the area of the *parcel* for each **Single Detached Dwelling**;
 - (b) 60.0 per cent of the area of the *parcel* for each **Semi-detached Dwelling** and **Duplex Dwelling**; and
 - (c) 70.0 per cent of the area of the *parcel* for each **Carriage House**, **Rowhouse Building**, and **Townhouse**.
- (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**.
- (3) Where a **private garage** is attached to a **Backyard Suite**, the maximum area of the *parcel* covered by all **Accessory Residential Buildings** is 100.0 square metres.
- (4) Section (2) may be relaxed if the **motor vehicle parking space** referenced is a permeable paver or other type of open grid paving.

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- (5) The maximum **parcel coverage** is 60.0 per cent of the area of the **parcel**, which must be reduced by 21.0 square metres for each required **motor vehicle parking stall** that is not provided in a **private garage**.

Building Height

- 13 (1) The maximum **building height** is 16.5 metres.
- (2) A **Single Detached Dwelling, Semi-detached Dwelling, Duplex Dwelling** or **Rowhouse Building** must not have a roof slope less than 4:12 within 1.5 metres of the horizontal plane forming the maximum **building height**.
- (3) The maximum **building height** for a **Backyard Suite** or **Carriage House** is 9.5 metres.
- (4) The maximum **building height** for **Accessory Residential Buildings** is 6.5 metres.

Carriage House Rules

- 14 (1) **Carriage House Parcels** must have access to a **street**, as follows:
- (a) where no vehicular access is available from a **lane**, a minimum clear width of 3.0 metres from a **street** to a **Carriage House**; and
- (b) where vehicular access is provided from a **lane**, a minimum clear width of 1.0 metres for a pedestrian walkway from a **street** to a **Carriage House**.
- (2) A minimum of one on-site **motor vehicle parking stall** must be provided for each **Carriage House**.
- (3) A **Carriage House** must have a maximum of 140.0 square metres of gross floor area excluding a loft or **private garage**.
- (4) A **Carriage House** must be located a minimum of 5.0 metres from another **building**.
- (5) The minimum **building setback** from a **property line** shared with a **lane** is 0.6 metres. In all other cases, the **building setback area** must have a minimum depth of 1.2 metres.
- (6) A **Carriage House** must be located a minimum of 5.0 metres from another **building**.

Backyard Suite Rules

- 15 (1) A **Backyard Suite** must provide direct access to a **street** or a **lane**.
- (2) The maximum floor area of a **Backyard Suite** is 76.0 square metres, excluding the area of the loft, stairs, or **private garage**.

Decks and Balconies

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16 **Decks** and **balconies** must comply with the following rules:

- (a) **Decks** may have a height greater than 1.5 metres from **grade** provided the **deck** is no greater than 0.3 metres above the height of the main floor level of the dwelling.
- (b) There is no maximum depth or area for a **balcony** where it is located on a **Single Detached Dwelling**.
- (c) The **balcony** of a **Backyard Suite** must not project into a required setback.
- (d) There is no maximum depth or area for a **balcony** for a **Backyard Suite**.

Building Setback Area

17 (1) The depth of all **setback areas** must be equal to the minimum **building setback** required in this Direct Control District.

(2) The minimum **building setback** from a **front property line** is 1.0 metre.

(3) The minimum **building setback** from a **rear property line** is 1.2 metres.

(4) Unless otherwise specified in subsections (5) or (6) the minimum **building setback** from any **side property line** is:

(a) 0.0 metres from the party wall **property line** of a **Semi-detached Dwelling, Duplex Dwelling, Rowhouse Dwelling, or Townhouse Dwelling**; and

(b) 1.2 metres in all other cases.

(5) One **building setback** from a **side property line** in subsection (4) may be reduced to zero metres where:

(a) the owner of the **parcel** proposed for **development** and the owner of the adjacent **parcel** register, against both titles, a minimum 1.5 metre private maintenance easement that provides for:

(i) a 0.30 metre eave encroachment easement with the requirement that the eaves must not be closer than 0.90 metres to the eaves on a **building** on an adjacent **parcel**; and

(ii) a 0.60 metre footing encroachment easement; and

(b) all roof drainage from the **building** is discharged through eavestroughs and downspouts onto the **parcel** on which the **building** is located.

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Landscaped Area Rules

- 18 (1) **Landscaped areas** must be provided in accordance with a landscape plan approved by the **Development Authority**.
- (2) Where changes are proposed to a **building** or **parcel**, a landscape plan must be submitted as part of each **development permit** application and must show at least the following:
- (a) the existing and proposed topography;
 - (b) the existing vegetation and indicate whether it is to be retained or removed;
 - (c) the layout of berms, open space systems, pedestrian circulation, retaining walls, **screening**, slope of the land, **soft surfaced landscaped areas** and **hard surfaced landscaped areas**;
 - (d) the types, species, sizes and numbers of plant material and the types of **landscaped areas**; and
 - (e) details of the irrigation system.
- (3) The **landscaped areas** shown on the landscape plan, approved by the **Development Authority**, must be maintained on the **parcel** for so long as the **development** exists.

Specific Rules for Landscaped Area

- 19 All portions of the **parcel** not covered by structures or used for pedestrian access, motor vehicle access, **motor vehicle parking stalls** and garbage collection facilities must be a **landscaped area**.

Mechanical Screening

- 20 Mechanical systems or equipment that is located outside of a **building** must be **screened**.

Garbage

- 21 Garbage containers and waste material must be stored inside a **building** that contains another approved **use**.

Recycling Facilities

- 22 Recycling facilities must be provided for every **building** containing **Dwelling Units** or Office **uses**.

Motor Vehicle Parking Stall Requirements

- 23 For **development** containing **Dwelling Units**, the minimum **motor vehicle parking stalls** requirement for each **Dwelling Unit** is 0.7 stalls for resident parking.

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Interim Use

- 24 (1) A **development permit** for an **Interim Use** must not be issued for a period exceeding five (5) years.
- (2) An **Interim Use** must only be located within **buildings** existing at the time of the effective date of this Direct Control District.
- (3) Notwithstanding subsection (2), the following **Interim Uses** may occur outside of a **building** provided the total surface area of the **use** is substantially the same in size to the total surface area of the **use** as it existed at the time of the effective date of this Direct Control District, or where the **use** did not exist at the time of the effective date of this Direct Control District, the total surface area of the **use** does not exceed 12,000.00 square metres:
- (a) **Equipment Yard;**
 - (b) **Self Storage Facility;**
 - (c) **Storage Yard;**
 - (d) **Tree Farm;**
 - (e) **Vehicle Storage – Large;** and
 - (f) **Vehicle Storage – Passenger.**

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SCHEDULE C



==== Mews