

SECTION 119 RE2 – ESTABLISHED NEIGHBOURHOOD RESIDENTIAL DISTRICT 2

(1) GENERAL PURPOSE

This purpose of this District is to ensure that new Development in established neighbourhoods is sensitive in scale to existing Development and maintains the traditional character design of the block face while allowing for new, compatible Development. This District is applied where lots are generally developed at a density exceeding 25 dwelling units per hectare.

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> • Accessory Building • Duplex abutting a Collector Road • Semi-Detached Dwelling abutting a Collector Road • Single Detached Dwelling 	<ul style="list-style-type: none"> • Bed and Breakfast Establishment • Boarding and Lodging House • Duplex • Family Day Home • Garage Suite • Garden Suite • Group Homes, Limited • Home Occupation • Manufactured Home • Public Utility Building • Row Housing, Street Oriented • Semi-Detached Dwelling • Secondary Suite • Show Home

(Bylaw C-865-13, Feb. 10, 2014)
 (Bylaw C-942-15, Jan. 29, 2016)
 (Bylaw C-1057-18, March 18, 2019)
 (Bylaw C-1104-19, May 29, 2020)

(2) DEVELOPMENT REGULATIONS

In addition to the Regulations contained in Part 6 General Regulations, Part 7 Special Regulations, Part 8 Parking Regulations, Part 9 Landscaping Regulations, and Part 10 Sign Regulations, the following regulations shall apply to all Development in this District.

	Site Standard	
Site Width (Minimum)	• Duplex	• 15.0 m
	• Semi-Detached Dwelling	• 7.5 m
	• Duplex, Semi-Detached Dwelling, Corner Site	• 10.5m
	• Single Detached Dwelling	• 10.4 m

	Site Standard	
	<ul style="list-style-type: none"> • Single Detached, Corner Site 	<ul style="list-style-type: none"> • 12.0 m
	<ul style="list-style-type: none"> • Single Detached, on a Collector Road 	<ul style="list-style-type: none"> • 9.0 m
	<ul style="list-style-type: none"> • Street Oriented Row Housing 	<ul style="list-style-type: none"> • 5.5 m
	<ul style="list-style-type: none"> • Street Oriented Row Housing 	<ul style="list-style-type: none"> • 7.5 m
Site Depth (Minimum):	<ul style="list-style-type: none"> • Duplex, Semi-Detached Dwelling, Single Detached Dwelling 	<ul style="list-style-type: none"> • 30.0
	<ul style="list-style-type: none"> • Street Oriented Row Housing 	<ul style="list-style-type: none"> • 25.0
Front Yard Setback (Minimum):	Shall be consistent, within 1.0 m, with Setback on adjacent Sites and with the general context of the block face, but not less than 3.0 m.	
Side Yard Setback (Minimum):	<ul style="list-style-type: none"> • Street Side Yard 	<ul style="list-style-type: none"> • 3.0 m
	<ul style="list-style-type: none"> • Principal Buildings less than 2 Storeys 	<ul style="list-style-type: none"> • 1.2 m
	<ul style="list-style-type: none"> • Principal Buildings 2 Storeys or more 	<ul style="list-style-type: none"> • 1.5 m
Rear Yard Setback (Minimum):	<ul style="list-style-type: none"> • Principal Building, Corner Site 	<ul style="list-style-type: none"> • 4.5 m
	<ul style="list-style-type: none"> • Attached Garage accessed from an Alley, Corner Site 	<ul style="list-style-type: none"> • 3.0 m
	<ul style="list-style-type: none"> • Attached Garage accessed from an Alley, all Other Sites 	<ul style="list-style-type: none"> • 6.0 m
	<ul style="list-style-type: none"> • All Other Principal Buildings 	<ul style="list-style-type: none"> • 7.5 m
Height (Maximum):	2½ Storeys not to exceed 10.0 m	
Site Coverage (Maximum):	50%	
Amenity Area (Minimum):	7.5 m ² per Dwelling for Row Housing for private outdoor Amenity Area	

(3) **ADDITIONAL REQUIREMENTS**

(a) **Location**

Street-Oriented Row Housing shall be located on Sites that abut Collector Roads.

(b) **Projections Into Yards**

- (i) A single Storey unenclosed Deck may project a maximum of 2.0 m into a Front Yard Setback, provided that a minimum of 3.0 m is maintained between the front property line and the projection.
 - (ii) A single Storey unenclosed Deck may project a maximum of 2.0 m into a Street Side Yard Setback, provided that a minimum of 1.5 m is maintained between the side property line and the projection.
- (c) Vehicle Access
- (i) There shall be no vehicular access from the Street where an Abutting Alley exists, and
 - a. A treed landscaped Boulevard is present along the Street adjacent to the property line; or
 - b. The Site Width is less than 15.5 m.
 - (ii) If vehicular access is provided from the fronting Street, a Garage may protrude a maximum of 1.0 m beyond the front wall of the Principal Building and have a maximum width of 7.3 m or 35% of the Site Width, whichever is less. In no case shall the Garage be located less than 3.0 m from the front property line.

(d) Corner Sites

The Development Officer shall determine the Setback for the additional Front Yard or Street Side Yard in accordance with Section 29 of this Bylaw and taking into account the context of the Site and orientation of other Developments and Buildings on Adjacent Sites, the block face, and within the neighbourhood.

(e) Character

- (i) The Development Officer may exercise discretion in considering Duplex, or Semi-Detached Dwellings having regard to:
 - a. Adjacent Sites in order to ensure new Development is complementary and compatible with existing Development. The Building and architectural design, siting, Grade elevations, Site Coverage, massing, and use of exterior finishing materials shall be to the satisfaction of the Development Officer, who shall ensure that the physical characteristics will be reasonably similar to, or better than the standard of surrounding development;
 - b. The effect on the privacy of adjacent properties; and

- c. Where applicable, the policies and guidelines for Duplex and Semi-detached Dwellings Development contained in a Statutory Plan for the area.
 - (ii) Manufactured Homes shall fit the building character of adjacent developments and of the neighbourhood to the satisfaction of the Development Officer.
- (f) Landscaping
 - (i) Notwithstanding the Landscaping regulations of Part 9 of this Bylaw, where new Development consists of replacement or infill within areas of existing housing, Landscaping shall be implemented as a component of such new Development in order to replace vegetation removed during construction or to reinforce an established landscaping context in the area.