

SECTION 153 DC.13 – FENWYCK ROW HOUSING DIRECT CONTROL DISTRICT

(Bylaw C-1206-22, July 18, 2022)

(1) GENERAL PURPOSE

The purpose of this District is to allow Row Housing, Street Oriented dwelling units with opportunities to develop Secondary Suites while maintaining the built form of the neighbourhood.

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> • Accessory Buildings • Home Occupation, Minor • Row Housing, Street Oriented • Semi-Detached Dwellings • Secondary Suite 	<ul style="list-style-type: none"> • Show Home • Sales Centre

(Bylaw C-1269-23, Feb. 12, 2024)

(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.

(a) The following regulations shall apply for Dwelling units without a Secondary Suite being developed:

	Site Standard	
Site Width (Minimum)	<ul style="list-style-type: none"> • Row Housing, Street Oriented (internal Unit) • Row Housing, Street Oriented (end unit) • Semi-Detached Dwelling 	<ul style="list-style-type: none"> • 4.8 m • 6.7 m • 6.7 m
Site Depth (minimum)	<ul style="list-style-type: none"> • Row Housing, Street Oriented • Semi-Detached Dwelling 	<ul style="list-style-type: none"> • 30.0 m • 30.0 m
Front Yard Setback (Minimum)	<ul style="list-style-type: none"> • Principal Building 	<ul style="list-style-type: none"> • 3.0 m
Side Yard Setback (Minimum)	<ul style="list-style-type: none"> • Street Side Yard • All Other Uses 	<ul style="list-style-type: none"> • 3.0 m • 1.2 m
Rear Yard Setback (Minimum)	<ul style="list-style-type: none"> • Principal Building • Garage as an Accessory Building accessed from an Alley. 	<ul style="list-style-type: none"> • 10.0 m • 1.0 m
Height (Maximum)	<ul style="list-style-type: none"> • Three storeys not exceeding 12.0 m 	
Density (Minimum)	<ul style="list-style-type: none"> • 25 units per net hectare • An application that proposes a Density lower than the 	

	minimum may be permitted if the neighbourhood's average Density remains 25 units per net hectare or higher.
Site Coverage (Maximum)	<ul style="list-style-type: none"> • 50% for end units, 57% for internal Dwelling units with no Side Yard. In cases where the garage is not an integral part of the principal dwelling, the Dwelling shall not exceed 40% coverage with the total site coverage at 57%
Amenity Area	<ul style="list-style-type: none"> • 7.5 m² per dwelling for Row Housing for private outdoor Amenity Area.

(b) The following regulations shall apply for Dwelling units with a Secondary Suite being developed:

	Site Standard	
Site Width (Minimum)	<ul style="list-style-type: none"> • Row Housing, Street Oriented (internal Unit) • Row Housing, Street Oriented (end unit) • Semi-Detached Dwelling 	<ul style="list-style-type: none"> • 5.4 m • 6.7 m • 6.7 m
Site Depth (minimum)	<ul style="list-style-type: none"> • Row Housing, Street Oriented • Semi-Detached Dwelling 	<ul style="list-style-type: none"> • 30.0 m • 30.0 m
Front Yard Setback (Minimum)	<ul style="list-style-type: none"> • Principal Building 	<ul style="list-style-type: none"> • 3.0 m
Side Yard Setback (Minimum)	<ul style="list-style-type: none"> • Street Side Yard • All Other Uses 	<ul style="list-style-type: none"> • 3.0 m • 1.2 m
Rear Yard Setback (Minimum)	<ul style="list-style-type: none"> • Principal Building • Garage as an Accessory Building accessed from an Alley. 	<ul style="list-style-type: none"> • 14.0 m • 6.0 m
Height (Maximum)	<ul style="list-style-type: none"> • Three storeys not exceeding 12.0 m 	
Density (Minimum)	<ul style="list-style-type: none"> • 25 units per net hectare • An application that proposes a Density lower than the minimum may be permitted if the neighbourhood's average Density remains 25 units per net hectare or higher. 	
Site Coverage (Maximum)	<ul style="list-style-type: none"> • 50% for end units, 57% for internal Dwelling units with no Side Yard. In cases where the garage is not an integral part of the principal dwelling, the Dwelling shall not exceed 40% coverage with the total site coverage at 57%. 	
Amenity Area	<ul style="list-style-type: none"> • 7.5 m² per dwelling for Row Housing for private outdoor Amenity Area. 	

(3) ADDITIONAL REGULATIONS

- (a) Notwithstanding the Front Yard and Side Yard requirements in (2), in the case of corner sites, the Development Officer shall determine the Setback for the additional Front Yard and Street Side Yard in accordance with Section 29 of this Bylaw and take into account the context of the Site and orientation of the other Developments and Buildings on Adjacent Sites, the block face, and within the neighbourhood.
- (b) Garage as an Accessory Building shall be constructed at the same time as the Principal Building.
- (c) All required parking for any Permitted or Discretionary uses shall be provided on site.

(4) ISSUANCE OF DEVELOPMENT PERMIT

Council shall delegate authority to a Development Officer to make decisions on Development Permit Applications pursuant to this Direct Control District.