

SECTION 116A R2CC – CITY CENTRE HIGH DENSITY RESIDENTIAL DISTRICT

(Bylaw C-1162-21, April. 11, 2023)

(1) GENERAL PURPOSE

The purpose of this District is to accommodate higher density residential development within the City Centre Overlay Area that contributes positively to a high-quality urban form and pedestrian environment, and supports achieving an overall City Centre density target of 100 dwelling units per net residential hectare.

(a) Permitted and Discretionary Uses:

(i) Permitted Uses	(ii) Discretionary Uses
<ul style="list-style-type: none"> Multi-Unit Dwellings 	<ul style="list-style-type: none"> Accessory Buildings Assisted Living Facility Designated Assisted Living Facility Funeral Homes, Existing Home Occupation, Minor Public Utility Building Row Housing, Stacked Sales Centre Special Care Facility

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

(2) DEVELOPMENT REGULATIONS

(a) 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.

(b) Site Standards

		Site Standard	
(i)	Site Area:	<ul style="list-style-type: none"> Minimum 	<ul style="list-style-type: none"> 800 m²
(ii)	Site Width:	<ul style="list-style-type: none"> Minimum Maximum 	<ul style="list-style-type: none"> 15 m 40 m
(iii)	Site Depth:	<ul style="list-style-type: none"> Minimum 	<ul style="list-style-type: none"> 30 m
(iv)	Front Yard Setback:	<ul style="list-style-type: none"> Minimum 	<ul style="list-style-type: none"> 3.0 m
(v)	Side Yard Setback:	<ul style="list-style-type: none"> Buildings two (2) Storeys or less Buildings exceeding two (2) Storeys and/or abutting a Street 	<ul style="list-style-type: none"> 2.0 m 3.0 m
(vi)	Rear Yard Setback:	<ul style="list-style-type: none"> Minimum Minimum, Corner Site 	<ul style="list-style-type: none"> 3.0 m 4.5 m

(vii)	Height:	<ul style="list-style-type: none"> • Minimum of two (2) storeys; and • Maximum of six (6) storeys not exceeding 20.0 m
(viii)	Density:	<ul style="list-style-type: none"> • Minimum of 130 Dwellings per hectare
(ix)	Site Coverage:	<ul style="list-style-type: none"> • Maximum
		<ul style="list-style-type: none"> • 85%

(3) ADDITIONAL REGULATIONS

(a) Notwithstanding Part 4, Section 14 Variances a Development Officer may grant variance to the minimum Density for Multi-Unit Dwellings where a Site is less than 800 m² and isolated from Site consolidation opportunity, or where a new Development or Subdivision would create or isolate a Site of less than 800 m² upon their consideration of:

- (i) The age and condition of existing adjacent Development that may allow Site consolidation opportunities; and,
- (ii) If granting a variance would unduly impact achieving an overall density target of 100 dwelling units per net residential hectare within the Municipal Development Plan City Centre Boundary.

(Bylaw C-1283-23, Feb. 12, 2024)

(b) Notwithstanding maximum Site Coverage (2)(b)(ix), the Development Officer may vary regulations to increase maximum Site Coverage for development using underground parking facilities, agreed parking reductions, smaller unit sizes to support affordability, or additional indoor Amenity Areas and facilities that comply with the density provisions of this District. Any application for a development proposed to exceed Site Coverage shall be a Discretionary Use development.

(c) Assisted Living and Designated Assisted Living developments shall provide 10% of the site area in the form of outdoor amenity area, which in the case of Designated Assisted Living it may be fenced for security purposes.

(d) Notwithstanding the Front Yard and Side Yard requirements in (2)(b), in the case of 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 take 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) A common Amenity Area totaling 7.5 m² per unit shall be provided for new Multi-Unit Dwellings that may consist of a single, distinct area or be divided into multiple areas. The Amenity Area shall include outdoor open space that provides adequate area for unstructured passive or active recreation to the satisfaction of the Development Officer, as well as two or more of the following:

- (i) Playground equipment;
 - (ii) Benches, picnic tables, or other seating;
 - (iii) A gazebo or other shelter;
 - (iv) A Patio;
 - (v) Courtyards;
 - (vi) Gardens; or
 - (vii) Other recreational or amenity uses that would meet the needs of the residents for the specific Development under consideration.
- (f) Loading and waste storage areas shall be located at the rear of all buildings and shall be screened from view from adjacent properties and pedestrian areas.
- (g) Notwithstanding Part 4, Section 14 Variances a Development Officer may grant variance to the minimum density for Uses such as or similar to Assisted Living Facility, Designated Assisted Living Facility, and, Special Care Facility where:
- (i) The proposed use meets the purpose and intent of the District; and,
 - (ii) Consideration is given to any future phases of development on the same site.

(Bylaw C-1283-23, Feb. 12, 2024)

(4) ADDITIONAL REGULATIONS FOR STREET INTERFACE AND BUILDINGS

(a) Street Interface

- (i) The Height of a new Building shall be compatible with neighbouring buildings, and a corner Building is encouraged to define a primary entrance point to a Street block.
- (ii) Roof line variation shall be encouraged.
- (iii) Buildings shall be accentuated to address the intersection and the streetfronts at the corners of significant Street intersections by use of building massing and architectural features.
- (iv) A Multi-Unit Dwelling shall not exceed 40 m of continuous Building frontage.
- (v) A Multi-Unit Dwelling shall provide sidewalk connections to ensure accessibility between the street and laneways/alleys.

(b) Building Design

- (i) District character shall be a high-quality environment distinguished by its organized, but varied façades with prominent detailing and signage.
- (ii) Building design shall be architecturally compatible with other structures by using complementary forms, materials, and scale.
- (iii) Architectural features shall be used to differentiate one face of a Building from another.
- (iv) All at-grade residential units are encouraged and shall have visual privacy from any public or internal sidewalks without the need for high or non-transparent privacy fences or walls that detract from the active street edge, or alternatively entrances may be raised to 2.0 m above grade.
- (v) Building step-backs where usable may contribute to required Amenity Area.
- (vi) Balconies shall be integral to the overall form and design of Multi-Unit Dwellings and shall not project beyond a property line.
- (vii) Variations in the setback of individual units up to 1.0 m shall be employed to provide building articulation and emphasize individual unit identity.
- (viii) Variations in architectural detailing (e.g., materials, colours, etc.) shall be used to create individual unit identity while maintaining overall Building design consistency.
- (ix) New buildings shall use brick, wood, or glass as their fundamental cladding with such materials being compatible and complementary to adjacent Buildings.
- (x) Vinyl siding is not an acceptable cladding material.

(5) ADDITIONAL DEVELOPMENT REGULATIONS FOR PARKING

(a) Parking shall be in accordance with Land Use Bylaw Part 8, except that:

- (i) Parking access for vehicles, either surface or structured, shall be permitted at either the rear or side of buildings, and/or may be internalized.
- (ii) Vehicular access to parking areas shall be from an alley, and where no alley exists access may be from an adjacent Street on the side that would best limit potential pedestrian conflicts.
- (iii) Visitor parking may be accommodated with surface stalls accessed from a rear lane.