

SECTION 115 R1 – MIXED LOW TO MEDIUM DENSITY RESIDENTIAL DISTRICT

(1) GENERAL PURPOSE

The purpose of this District is to accommodate a range of low to medium density Dwelling types along each block face in order to provide flexibility in the design and Development of the neighbourhood. The District is intended to emphasize complementary relationships of Development with the Street and with each other.

Permitted Uses	Discretionary Uses
• Accessory Buildings • Duplex • Home Occupation, Minor • Semi-Detached Dwellings • Single Detached Dwellings	• Bed and Breakfast Establishment • Boarding and Lodging House • Family Day Homes • Garage Suite • Garden Suite • Group Home, Limited • Home Occupation, Major • Manufactured Home • Public Utility Building • Row Housing, Street Oriented, up to four units but only in accordance with Sections 1(a) and (b) of this District • Sales Centre • Secondary Suite • Show Home

(Bylaw C-900-15 – Feb. 23, 2015)

(Bylaw C-942-15, Jan. 29, 2016)

(Bylaw C-1057-18, March 18, 2019)

(Bylaw C-1104-19, May 29, 2020)

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

(Bylaw C-1446-26, July 6, 2026)

- (a) Row Housing, Street Oriented, up to four units shall be a Discretionary Use for a Site only in the following circumstances:
- (i) An application for subdivision approval for the Use on the Site is approved on or before November 1, 2026, or;
 - (ii) An application for subdivision approval for the Use is made to the Subdivision Authority and deemed complete, on or before November 1, 2026, and approved.
- (b) Notwithstanding the ‘Non-Conforming Use and Non-Conforming Buildings’ section of the Municipal Government Act, and the ‘Non-Conforming Uses and Buildings’ section of the Land Use Bylaw, Row Housing, Street Oriented, up to four units shall be a Discretionary Use for a Site as set out in Section 115 (1) if a Development Permit was issued for the Use in accordance with subsection (a) above, and the Building constructed under the authority of the Development Permit is damaged or destroyed.

(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):	• Semi-Detached Dwelling	• 7.5 m
	• Street Oriented Row Housing	• 5.5 m
	• Street Oriented Row Housing, End Units	• 6.7 m
	• All Other Uses without Alley access	• 9.0 m
	• All Other Uses with Alley access	• 8.5 m
	• Duplex (Side by Side)	• 15.0 m
Site Depth (Minimum):	• Street Oriented Row Housing	• 25.0 m
	• All Other Uses	• 30.0 m
Front Yard Setback (Minimum):	• Principal Building	• 3.0 m
	• Attached Garage	• 6.0 m
Side Yard Setback (Minimum):	• Street Side Yard	• 3.0 m
	• All Other Uses	• 1.2 m
Rear Yard Setback (Minimum):	• Principal Building, Corner Site	• 4.5 m
	• Attached Garage accessed from an Alley, Corner Site	• 3.0 m
	• Attached Garage accessed from an Alley, all Other Sites	• 6.0 m
	• All Other Principal Buildings	• 7.0 m
Height (Maximum):	• Three Storeys not to exceed 12.0 m • A maximum differential of one Storey allowed between Adjacent Sites	
Density:	• 25 units per net hectare (minimum) • 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 Standard
Site Coverage (Maximum):	• 50% • 57% for Street Oriented Row Housing; this shall only apply to 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 at 57%.
Amenity Area (Minimum):	• 7.5 m² per Dwelling for Duplexes and Row Housing for private outdoor Amenity Area

(Bylaw C-865-13, Feb. 10, 2014)

(Bylaw C-1025-17, March 5, 2018)

(Bylaw C-1060-18, March 18, 2019)

(Bylaw C-1356-24, October 15, 2024)

(3) ADDITIONAL REQUIREMENTS

- (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 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.
- (b) The common Amenity Area may consist of a single, distinct area or be divided into multiple areas. The Amenity Area shall include outdoor open space that provides enough 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) Gazebos or other shelters;
 - (iv) Patios;
 - (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.
- (c) Manufactured Homes shall fit the building character of the neighbourhood to the satisfaction of the Development Officer.
- (d) Development on Lot 8B, Plan 9424151 and Lot 9, Block 1, Plan 1027111 shall:

- (i) Follow the Urban Village Design Guidelines set out in the Pioneer Lands Area Structure Plan – Gateway Lands Amendment, adopted November 14, 2011; and
 - (ii) Where the Design Guidelines conflict with other regulations of the Land Use Bylaw, the Design Guidelines shall take precedence.
- (e) Developments within the City Centre Overlay identified on PART 11 – LAND USE DISTRICT REGULATIONS; Section 114 Land Use District Map; (1), with the Map being Schedule A, shall adhere to the requirements in PART 6 – GENERAL REGULATIONS; Section 30 Design and Appearance of Buildings.

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