

Markup of Proposed Changes to Griesbach Special Area Zones

Black Font	Existing Text in Zoning Bylaw 12800
Strikethrough	Proposed deletion from Zoning Bylaw 12800
Red Font	Proposed addition to Zoning Bylaw 12800

940.5 (GLD) Griesbach Low Density Residential Zone

1) General Purpose

To provide for street oriented low density housing with opportunities for a limited amount of Row Housing and Secondary Suites under certain conditions, in accordance with the design objectives in the Griesbach Neighbourhood Area Structure Plan.

2) Area of Application

Those portions of Section 29-53-24-4 shown as 'GLD' on Appendix I.

3) Permitted Uses

- a. Duplex Housing
- b. Garden Suites
- c. Supportive Housing, Restricted to Limited Supportive Housing
- d. Minor Home Based Business
- e. Row Housing, limited to four Dwellings per structure.
- f. Secondary Suites
- g. Semi-detached Housing
- h. Single Detached Housing
- i. Urban Gardens
- j. Fascia On-premises Signs
- k. Temporary On-premises Signs

4) Discretionary Uses

- a. Child Care Services
- b. Supportive Housing
- c. Lodging Houses
- d. Major Home Based Business
- e. Residential Sales Centres
- f. Special Event
- g. Urban Outdoor Farms

5) Development Regulations

- a. The minimum Site Area shall be:
 - i. 270 m² per Single Detached Dwelling;

- ii. 210 m² per Duplex Dwelling;
 - iii. 240 m² per Semi-detached Dwelling; and
 - iv. 180 m² per Row Housing Dwelling.
- b. The minimum Site Width shall be:
- i. 9.0 m per Single Detached Dwelling;
 - ii. 7.0 m per Duplex Dwelling;
 - iii. 8.0 m per Semi-detached Dwelling; and
 - iv. 6.0 m per Row House Dwelling.
- c. The total number of Row Housing Dwellings shall not exceed more than 5% of the total estimated number of Dwellings in the GLD Zone.
- d. The maximum building Height shall not exceed 12.0 m, in accordance with Section 52, and provided that no eave line shall have a Height greater than 9.0 m from Grade.
- e. The maximum total Site Coverage:
- ~~i. for Sites with a Site Width less than 12.0 m shall not exceed 49% Site Coverage, with a maximum of 35% for a principal building and a maximum of 14% for Accessory buildings. Where a Garage is attached to or designed as an integral part of a Dwelling, the maximum Site Coverage for the principal building shall be 49%.~~
 - ~~ii. for Sites with a Site Width of 12.0 m or greater shall not exceed 45% Site Coverage, with a maximum of 33% for a principal building and a maximum of 12% for Accessory buildings. Where a Garage is attached to or designed as an integral part of a Dwelling, the maximum Site Coverage for the principal building shall be 45%.~~
 - ~~iii. Notwithstanding i) and ii) above, the maximum site coverage for Row Housing Dwellings shall not exceed 49% Site Coverage, with a maximum of 35% for a principal building and a maximum of 14% for Accessory buildings. Where a Garage is attached to or designed as an integral part of a Dwelling, the maximum Site Coverage for the principal building shall be 49%.~~
 - ~~iv. Notwithstanding i), ii), and iii) above, the maximum Site Coverage for the principal building and the maximum total Site Coverage shall be increased by up to 2% of the Site Area, in addition to any increase allowed under Section 87, to accommodate single Storey Unenclosed Front Porches.~~

Table: Maximum Site Coverage				
	Principal Dwelling/ Building	Accessory Building	Principal Building with attached Garage	Total Maximum Site Coverage

a. Single Detached Housing	35%	18%	53%	53%
b. Semi-Detached and Duplex Housing	35%	18%	53%	53%
i. Row Housing (Limited to four dwellings per structure)	35%	18%	53%	53%

- v. Notwithstanding ~~the above Maximum Site Coverage Table, ii), and iii)~~ ~~above, the maximum Site Coverage for the principal building and the maximum total Site Coverage shall~~ **the Total Maximum Site Coverage** may be increased by up to 2% of the Site Area, in addition to any increase allowed under Section 87. **Garden Suites**, to accommodate single Storey Unenclosed Front Porches.
- f. The minimum Front Setback shall be 3.0 m, except it shall be 1.0 m for Row Housing.
- g. The minimum Rear Setback shall be 7.5 m, except in the case of a corner lot it shall be 4.5 m. The minimum distance from the Rear Lot Line to a detached garage where the vehicle doors face the Lane shall be 1.2 m.
- h. Side Setbacks shall be established on the following basis:
- i. Side Setbacks shall be a minimum of 1.2 m;
 - ii. where there is no Lane Abutting the Site, one Side Setback shall be at least 3.0 m for vehicle access unless there is an attached Garage or a Garage that is an integral part of a Dwelling;
 - iii. on a corner Site where the Dwelling fronts on the Front Yard, the minimum Side Setback Abutting the flanking public roadway other than a Lane shall be 20% of the Site Width to a maximum of 3.0 m; and
 - iv. on a corner Site where the Dwelling fronts on a flanking public roadway other than a Lane, the minimum Side Setback Abutting the flanking public roadway shall be 3.0 m.
- i. Signs shall comply with [Schedule 59A](#).
- j. An application for subdivision to create lots intended for Row Housing Dwellings shall be accompanied by a calculation determining the maximum potential number of Dwelling units in the GLD Zone.

- k. For Semi-detached Housing and Row Housing development, the following shall apply:
 - i. the identity of individual Semi-detached Housing or Row Housing Dwellings shall be defined through the use of architectural features that may include such things as individual rooflines or roofline features, projection or recession of the façade, individual porches or entrance features and other treatments within the context of a unified building;
 - ii. there shall be continuous Frontage of Dwellings along the Site Frontage; and
 - iii. each Dwelling, with street Frontage shall have an entrance that fronts onto the street.
- l. Secondary Suites shall comply with [Section 86](#) of this Bylaw.
- m. Garden Suites shall comply with [Section 87](#) of this Bylaw.
- n. On Corner Lots the façades of a structure that face the front and flanking public roadways shall have consistent design elements, in terms of building materials and architectural features.
- o. Each Dwelling that is adjacent to a public roadway other than a Lane, shall have an entrance door or entrance feature such as a front porch, deck or landing area oriented to the roadway.
- p. Amenity Area shall be provided in accordance with [Section 46](#) of this Bylaw.
- q. The maximum number of Dwellings per lot shall be as follows:
 - i. where Single Detached Housing is developed in this Zone, a maximum of one principal Dwelling per Lot;
 - ii. where Semi-detached Housing, Duplex Housing are developed in this Zone, a maximum of two Dwellings per Lot shall be allowed; and
 - iii. where Row Housing is developed in this Zone, a maximum of sixteen principal Dwellings per Lot shall be allowed.
- r. Urban Outdoor Farms shall comply with Section 98 of this Bylaw.
- s. Urban Gardens shall comply with Section 98 of this Bylaw.