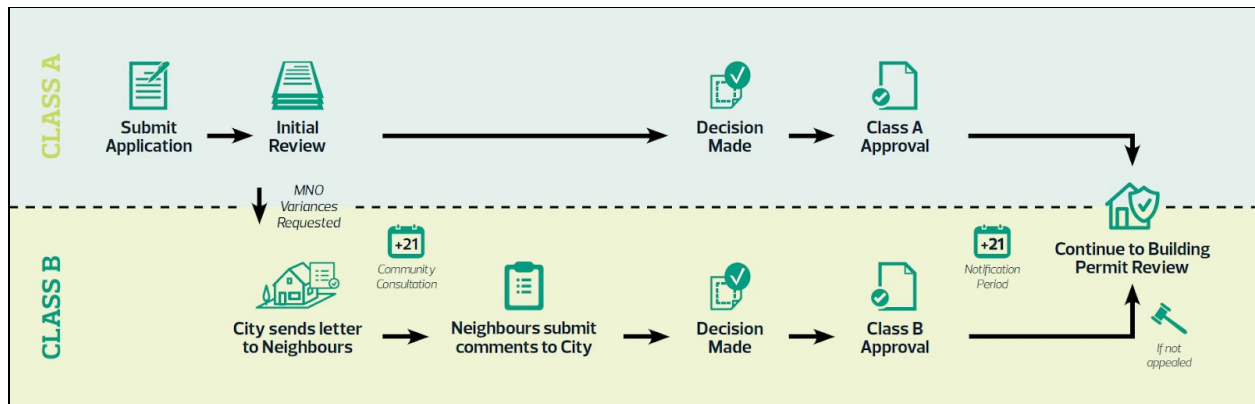


MATURE NEIGHBOURHOOD OVERLAY REGULATIONS

Effective December 10, 2018

DEVELOPMENT PERMIT REVIEW IN THE MATURE NEIGHBOURHOOD OVERLAY

The following diagram show the process in which a development permit application in the Mature Neighbourhood Overlay will be reviewed:



814.3 DEVELOPMENT (ZONING) REGULATIONS

FRONT SETBACK

1. The Front Setback shall be in accordance with the following:
 - a. the minimum Front Setback shall be 20% of site depth or 1.5 m less than the average Front Setback on Abutting Lots, whichever is less. In no case shall the Front Setback be less than 3.0 m;
 - b. the maximum Front Setback shall be 1.5 m greater than the average Front Setback on Abutting Lots; and
 - c. where an Abutting Lot is vacant, the vacant Lot shall be deemed to have a Front Setback of the next Abutting Lot.

FRONT SETBACK (RF3 CORNER SITES)

2. Notwithstanding Section 814.3(1), on a Corner Site in the RF3 Zone, where Row Housing, Stacked Row Housing or Apartment Housing faces the flanking Side Lot Line, the following shall apply:

MATURE NEIGHBOURHOOD OVERLAY REGULATIONS

- a. for Lots where the Front Setback of the Abutting Lot is 9.0 m or less, the Front Setback shall be a minimum of 3.0 m and shall be consistent within 1.5 m of the Front Setback of the Abutting Lot, to a maximum of 6.0 m.
- b. for Lots where the Front Setback of the Abutting Lot is greater than 9.0 m and less than 11.0 m, the Front Setback shall be consistent within 3.0 m of the Front Setback of the Abutting Lot, to a maximum of 7.0 m.
- c. for Lots where the Front Setback of the Abutting Lot is 11.0 m or greater, the Front Setback shall be within 4.0 m of the Front Setback of the Abutting Lot.
- d. Where an Abutting Lot is vacant, the vacant Lot shall be deemed to have a Front Setback of the next Abutting Lot.

SIDE SETBACK

3. Side Setbacks shall be established on the following basis:
 - a. where the Site Width is 12.0 m or less, the minimum required setback shall be 1.2 m;
 - b. where a Site Width is greater than 12.0 m and less than 18.3 m, the Side Setback requirements of the underlying Zone shall apply;
 - c. where a Site Width is 18.3 m or Wider:
 - i. Side Setbacks shall total 20% of the Site Width but shall not be required to exceed 6.0 m in total;
 - ii. the minimum interior Side Setback shall be 2.0 m, except if the requirements of the underlying Zone are greater, and the underlying Zone requirements shall apply; and
 - iii. on a Corner Site, the Side Setback requirements along a flanking public roadway, other than a Lane, shall be in accordance with the requirements of the underlying Zone.

REAR SETBACK

4. The minimum Rear Setback shall be 40% of the Site Depth.

HEIGHT

5. The maximum Height shall not exceed 8.9 m.

MATURE NEIGHBOURHOOD OVERLAY REGULATIONS

BASEMENT ELEVATION

6. The Basement elevation shall be no more than 1.5 m above Grade. The Basement elevation shall be measured as the distance between Grade and the finished floor of the first Storey.

DORMER WIDTH

7. When a structure is greater than 7.5 m in Height, the width of any one Dormer shall not exceed 3.6 m. The aggregate total width of one or all Dormers shall not exceed one third of the length of the building's wall in which the Dormers are located.

SIDE SETBACKS AND PRIVACY

8. Where an interior Side Setback is less than 2.0 m,
 - a. the applicant shall provide information regarding the location of side windows of the Dwellings on the Abutting properties and Amenity Areas on Abutting properties;
 - b. the side windows of the proposed Dwelling shall be located to reduce overlook into Amenity Areas of the Abutting properties; and
 - c. the proposed Dwelling shall incorporate design techniques, such as, but not limited to, translucent window treatment, window location, raised windows, or Privacy Screening, to reduce direct line of sight in to the windows of the Dwelling on the Abutting property.

PRIVACY SCREENING ON PLATFORM STRUCTURES

9. Platform Structures located within a Rear Yard or interior Side Yard, and greater than 1.0 m above the finished ground level, excluding any artificial embankment, shall provide Privacy Screening to prevent visual intrusion into Abutting properties.

PLATFORM STRUCTURE (FRONT YARD)

10. Platform Structure or single Storey Unenclosed Front Porches may project from the first Storey of a Dwelling a maximum of 2.5 m into a required Front Setback, provided that a minimum of 3.0 m is maintained between the Front Lot Line and the Platform Structure or Unenclosed Front Porch.

MATURE NEIGHBOURHOOD OVERLAY REGULATIONS

PLATFORM STRUCTURE (FLANKING SIDE YARD)

11. Platform Structures or single Storey Unenclosed Front Porches may project from the first Storey of a Dwelling a maximum of 2.0 m into a required flanking Side Setback, provided that a minimum of 1.5 m is maintained between the flanking Side Lot Line and the Platform Structure or Unenclosed Front Porch.

CANTILEVERS IN SIDE SETBACKS

12. On an Interior Site, a minimum distance of 1.2 m shall be maintained from one Side Lot Line to the outside wall of all projections from the first Storey.

FACADE ARTICULATIONS BETWEEN SEMI-DETACHED DWELLINGS

13. Semi-detached Housing shall have:
 - a. a portion of the principal front Facade of each Dwelling staggered a minimum of 0.6 m behind or forward from the principal front Facade of the other attached Dwelling; and
 - b. a portion of the principal rear Facade of each Dwelling staggered a minimum of 0.6 m behind or forward from the principal rear Facade of the other attached Dwelling.

FACADE ARTICULATIONS FOR ROW HOUSING DWELLINGS

14. Row Housing shall articulate the Facade of each Dwelling, by:
 - a. recessing or projecting a portion of the front Facade from the remainder of the front Facade of that Dwelling; or
 - b. including an Unenclosed Front Porch that projects a minimum of 1.0 m from the front Facade.

ARCHITECTURAL TREATMENT

15. To improve architectural interest of the principal structure(s), design techniques such as variations in roof lines, use of different exterior finishing materials, articulation of building Facades, or varied architectural designs shall be used on all Facades facing a public roadway, other than a Lane.

MATURE NEIGHBOURHOOD OVERLAY REGULATIONS

VARIATION OF BUILDING DESIGN

16. Identical or mirrored front elevations shall not be located on Abutting Sites. Development shall be differentiated through the inclusion of two or more design elements such as a variety of finishing materials, varied roof lines, differences in the design of entry features, or variation in window and door placement. Variations in colour do not satisfy this requirement.

DRIVEWAY ACCESS

17. Where the Site Abuts a Lane, vehicular access shall be from the Lane and no existing vehicular access from a public roadway other than a Lane shall be permitted to continue.

ATTACHED GARAGE

18. Attached Garages shall be developed in accordance with the following:
 - a. a Garage may protrude beyond the front or flanking wall of the principal building a distance that is characteristic of existing Garages on the blockface;
 - b. a Garage may have a maximum width that is characteristic of the width of existing attached Garages on the blockface;
 - c. building mass shall be articulated through features such as recessions or offsets, architectural treatments, and landscaping; and
 - d. for Semi-detached Housing, Duplex Housing, Row Housing, Stacked Row Housing and Apartment Housing, Garages shall be designed so that the Garage is attached to a shared common wall and includes a shared driveway apron where possible.

REAR ATTACHED GARAGE

19. Rear attached Garages shall not be allowed.

DISTANCE BETWEEN GARAGE AND PRINCIPAL DWELLING

20. A principal Dwelling shall be separated from a rear detached Garage by a minimum of 3.0 m.

REAR DETACHED GARAGE LOCATION

21. A rear detached Garage shall be fully contained within the rear 12.8 m of the Site.

MATURE NEIGHBOURHOOD OVERLAY REGULATIONS

814.4 ADDITIONAL DEVELOPMENT REGULATIONS FOR SPECIFIC AREAS

1. The following regulations shall apply to Row Housing development Abutting 109 Street between the north side of 62 Avenue and the south side of 69 Avenue:
 - a. the minimum Setback Abutting 109 Street shall be 3.0 m; and
 - b. a pedestrian walkway system shall be provided along the adjacent portion of 109 Street with the following features:
 - i. a sidewalk with an unobstructed walking width of 2.0 m;
 - ii. a Treed Landscaped Boulevard 2.0 m wide separating the sidewalk from 109 Street; and
 - iii. boulevard trees at a 6.0 m spacing.
2. The pedestrian walkway system should maintain continuity with the design that has been constructed for other new developments along 109 Street. Utility relocation which may be required to construct the pedestrian walkway system shall be at the expense of the developer.

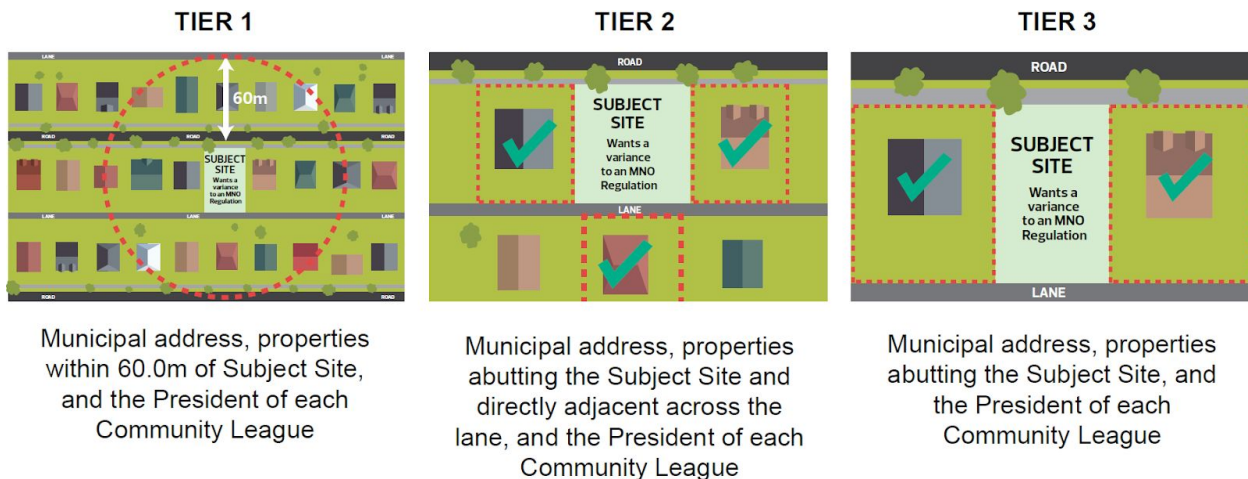
814.5 PROPOSED VARIANCES

1. When the Development Officer receives a Development Permit Application for a new principal building or new Garden Suite that does not comply with any regulation contained within this Overlay, or receives a Development Permit for alterations to an existing structure that require a variance to Section 814.3(1), 814.3(3), 814.3(5) and 814.3(9) of this Overlay:
 - a. the Development Officer shall send notice, to the recipient parties specified in Table 814.5(2), to outline any requested variances to the Overlay and solicit comments directly related to the proposed variance;
 - b. The Development Officer shall not render a decision on the Development Permit application until 21 days after notice has been sent, unless the Development Officer receives feedback from the specified affected parties in accordance with Table 814.5(2); and
 - c. the Development Officer shall consider any comments directly related to the proposed variance when determining whether to approve the Development Permit Application in accordance with Sections 11.2 and 11.3.

MATURE NEIGHBOURHOOD OVERLAY REGULATIONS

CONSULTATION REQUIREMENTS

Consultation with neighbours is required when any variance is requested to the MNO regulations. The consultation process, undertaken by the City on behalf of the applicant, uses a tiered approach. The people (affected parties) to be consulted vary depending on the potential impacts of the requested variance(s). For each of the tiers, the president of the Community League is notified.



The consultation period lasts 21 days after the notice has been sent, or until the feedback is received from the affected parties. Tier 2 and 3 consultations do not require a response from the Community League prior to making a decision on a variance.

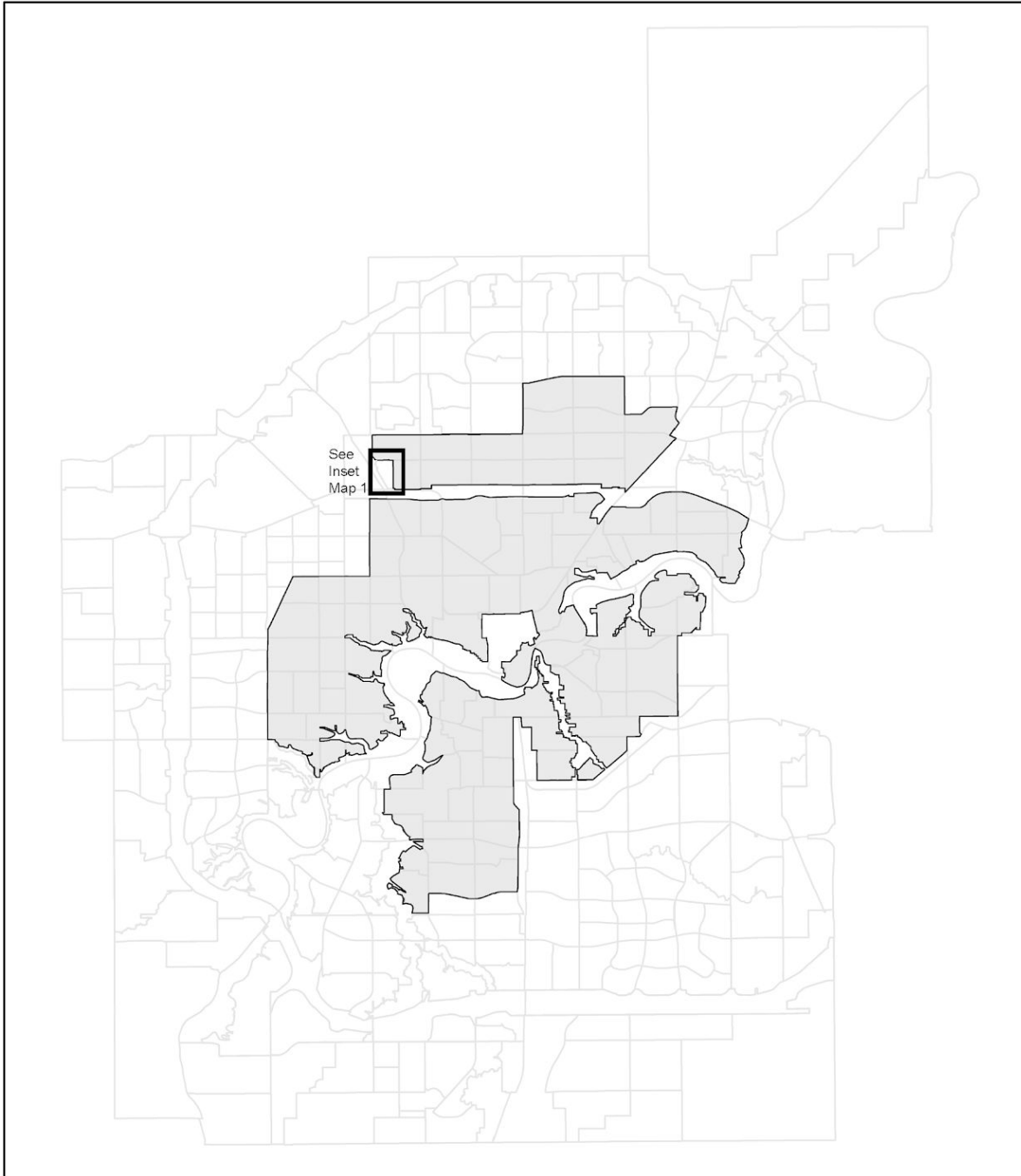
APPENDIX 1 – MATURE NEIGHBOURHOOD OVERLAY

TABLE 814.5(2)

| Tier # | Recipient Parties | Affected Parties | Regulations of this Overlay Proposed to be Varied |
|--------|--|--|---|
| Tier 1 | The municipal address and assessed owners of the land wholly or partially located within a distance of 60.0 m of the Site of the proposed development and the President of each Community League | The assessed owners of the land wholly or partially located within a distance of 60.0 m of the Site of the proposed development and the President of each Community League | 814.3(1) Front Setback 814.3(2) Front Setback - RF3 Corner Sites 814.3(5) Height 814.3(6) Basement Elevation 814.3(7) Dormer Width 814.3(13) Façade Articulation between Semi-Detached Dwellings 814.3(14) Façade Articulation for Row Housing Dwellings 814.3(15) Architectural Treatment 814.3(16) Variation of Building Design 814.3(17) Driveway Access 814.3(18) Attached Garage 814.4(1) Additional Development Regulations for Specific Areas |
| Tier 2 | The municipal address and assessed owners of the land Abutting the Site, directly adjacent across a Lane from the Site of the proposed development and the President of each Community League | The assessed owners of the land Abutting the Site and directly adjacent across a Lane from the Site of the proposed development | 814.3(4) Rear Setback 814.3(19) Rear Attached Garage |
| Tier 3 | The municipal address and assessed owners of the land Abutting the Site of the proposed development and the President of each Community League | The assessed owners of the land Abutting the Site of the proposed development | 814.3(3) Side Setbacks 814.3(8) Side Setbacks and Privacy 814.3(9) Privacy Screening on Platform Structures 814.3(10) Platform Structures (Front Yard) 814.3(11) Platform Structures (Flanking Side Yard) 814.3(12) Cantilevers in Side Setbacks 814.3(21) Garden Suite Location |

APPENDIX 1 – MATURE NEIGHBOURHOOD OVERLAY

Appendix 1: Mature Neighbourhood Overlay



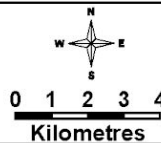
Map Compiled by:
Zoning Bylaw Implementation Unit,
Development Services

April 2017

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Mature Neighbourhood Overlay

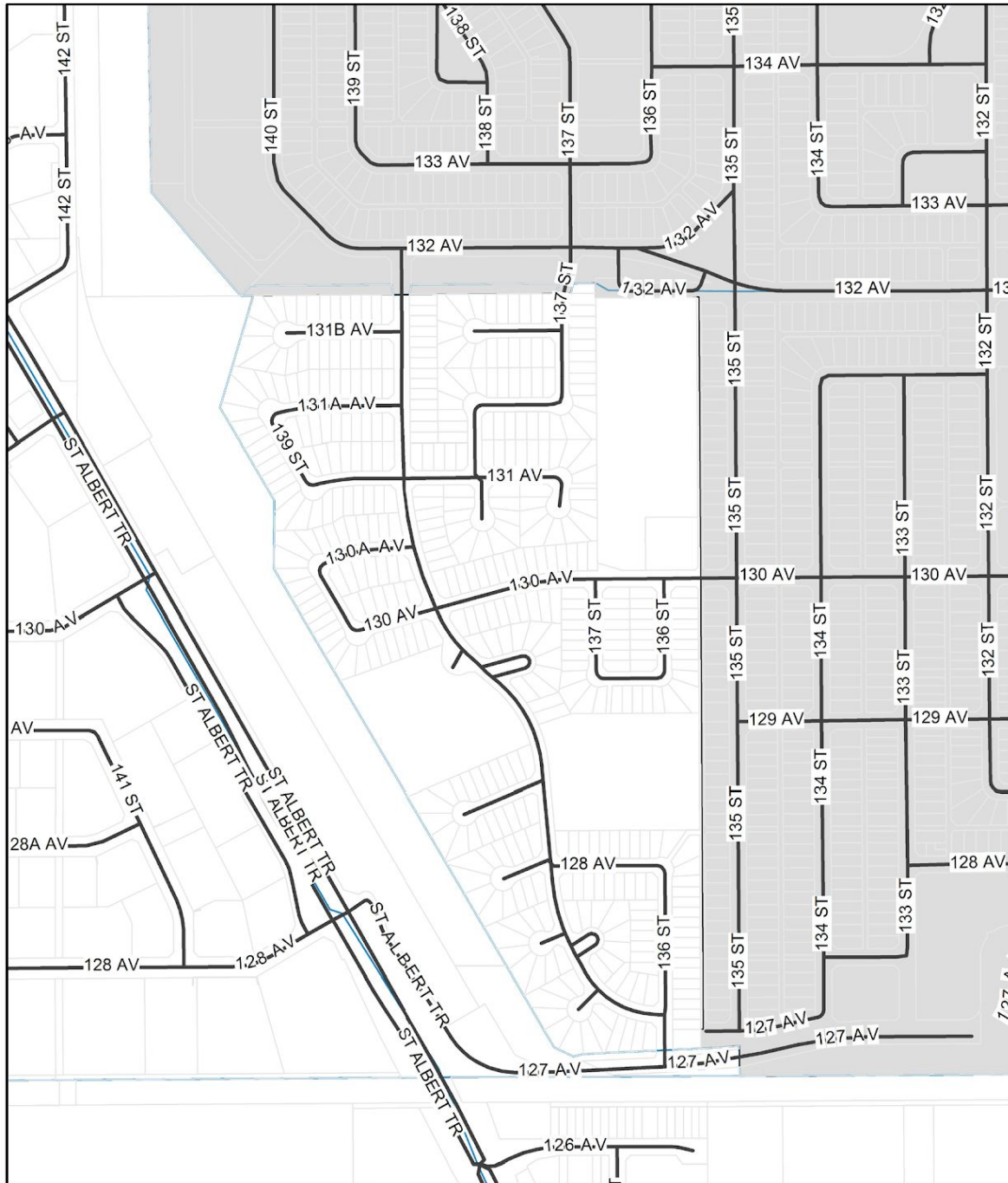


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APPENDIX 1 - MATURE NEIGHBOURHOOD OVERLAY

Inset Map 1: Mature Neighbourhood Overlay



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