

DIRECT CONTROL ZONE

Garneau Special Character Area

1. Purpose

- 1.1 To accommodate the retention and rehabilitation of existing structures while allowing for architecturally compatible infill.

2. Area of Application

- 2.1 This zone generally applies to lands north of 83 Avenue and south of 86 Avenue between 111 Street and 109 street.

3. Uses

Residential Uses

- 3.1. Home Based Business
- 3.2 Residential, limited to
 - 3.2.1 Duplex Housing
 - 3.2.2 Lodging House
 - 3.2.3 Multi-unit Housing
 - 3.2.4 Row Housing
 - 3.2.5 Semi-detached Housing
 - 3.2.6 Single Detached Housing
 - 3.2.7 Supportive Housing

Community Uses

- 3.3 Child Care Service

4. Additional Regulations for Specific Uses

Residential Uses

- 4.1 Duplex Housing is only permitted where the Side Lot Line of the Site abuts a site in an Industrial, Commercial, or a Residential Zone with a height greater than 10 metres, or is not separated from it by a Street more than 10 m wide.
- 4.2 The maximum number of Dwellings for Row Housing is 4.
- 4.3 Each dwelling in a Row Housing development must have frontage onto a Street.
- 4.4 The maximum number of Dwellings for Multi-unit Housing is 4.
- 4.5 Residential development in the form of fraternity and sorority housing is only permitted where lawfully existing prior to April 01, 1982.

5. Site and Building Regulations

- 5.1 The minimum Site Depth is 30.0 m.
- 5.2 The minimum Site Width is 7.5 m
- 5.3 The minimum Lot Width where the Dwellings are developed on separate Lots not Abutting an Alley is 5.0 m.

- 5.4 The minimum Lot Width where the Dwellings are developed on Separate Lots Abutting an Alley is 4.0 m.
- 5.5 The maximum Height is 10.0 m.
- 5.6 The maximum site coverage is 40% with a maximum of 28% for a principle building and a maximum of 12% for accessory buildings.
- 5.6 The minimum Front Setback is 6.0 m.
- 5.7 The minimum Interior Side Setback is 1.2 m.
 - 5.7.1 The minimum Interior Side Setback for Row Housing and Multi-unit Housing where an entrance is located on the side of the building along an Interior Side Lot Line is 1.9 m.
- 5.8 The minimum Flanking Side Setback is 1.2 m.
 - 5.8.1 Where an attached Garage faces a Flanking Street, the Flanking Side Setback is 4.5 m.
- 5.9 The minimum Rear Setback is 7.5 m.
 - 5.9.1 The minimum Rear Setback for an Accessory building is 1.2 m.
- 5.10 The minimum Site Width is 7.5 m.
 - 5.10.1 The minimum Site Width for Attached Principal Dwellings is 5.0 m.

6. Design Regulations

- 6.1. Dwellings must have an individual entrance with direct ground level access to a Street.
- 6.2 New developments or additions to existing buildings must be compatible with the scale, massing and siting of adjacent buildings along the same Street frontage.
- 6.3 Where possible, the rehabilitation and renovation of existing buildings must retain the original details of rooflines, doors and windows, trim, exterior finishing materials and similar architectural features.
- 6.4 The design and appearance of new developments shall incorporate building details and finish materials common to the early 1900's and existing detached housing in the area.

7. Parking, Loading, Storage and Access Regulations

- 7.1 Vehicle access must be from an Alley where a Site Abuts an Alley.
- 7.2 Rear attached Garages are not permitted.

8. Landscaping, Lighting and Amenity Area Regulations

- 8.1 An outdoor amenity area with a minimum size of 30.0m² must be provided and must not be located between a principle building and a street.
- 8.2 Existing landscaping shall be retained wherever possible and where removal is required, mature trees shall be planted to maintain the appearance of the streetscape.

9. Other Regulations

- 9.1. The Development Planner may require a narrative with supporting graphics/images explaining how the proposed development responds to the historical architectural and streetscape characteristics common to the area.
- 9.2 The Development Planner may require streetscape elevations including adjacent properties.