

SECTION 15: Comprehensive Development

▲ 15.6 CD6 – Comprehensive Development Area 6

15.6.1 Purpose

This Zone is intended to enable a cohesive and integrated small lot residential neighbourhood with a mix of ground oriented single family housing types and a small neighbourhood mixed use commercial node.

15.6.2 Interpretation

In the event of any conflict or inconsistency between provisions set out in this CD6 Zone and provisions set out elsewhere in Bylaw #5000, as amended, then the applicable provision in CD6 Zone shall govern and apply. Schedule B in *Zoning Bylaw #5000* does not apply.

15.6.3 Definitions

In this CD6 Zone, definitions provided in Bylaw #5000 apply. In addition, the following definitions shall apply:

Development Plan means the development intent for the CD6 Zone as shown on General Schedule # 1.

Density, gross means a measure of the intensity of development to the area of the site, and includes the whole number of units on a site measured in units/area or **floor space ratio** as the case may be.

Density, net means a measure of the intensity of development to the area of the site, and includes the whole number of units on a site measured in units/area or **floor space ratio**, as the case may be, however does not include dedicated public spaces such as parks, **streets** and **lanes**.

Housing Type means the different residential built forms which are to be constructed on the individual **lots**.

Lands means the area shown within the boundaries of General Schedule #1 to which CD6 applies.

Parcel means the individual **lots** identified on the **Development Plan**.

Phased Development Agreement means the agreement of how the **Development Plan** is to be achieved as set out in *Bylaw #5705 "City of Vernon Phased Development Agreement (McMechan) Bylaw No. 5705, 2018"*.

Row Housing, Stacked means **row housing**, except that **dwellings** may be arranged two deep, either horizontally so that **dwellings** may be attached at the rear as well as the side, or vertically so that **dwellings** may be placed over others. Each **dwelling** will have an individual access to outside, not necessarily at grade, provided that no more than two units share a corridor, steps or path.

Secondary Suite means a self-contained secondary **dwelling** unit located within **single detached housing types 1 and 2**, or in a **secondary building**. A secondary suite has its own separate cooking, sleeping and bathing facilities. It has direct access to outside without passing through any part of the primary **dwelling** unit. The property owner must reside in either the primary dwelling unit or the **secondary suite**.

Single Detached Housing Type 1 means a detached **building** containing one **dwelling** unit, designed exclusively for occupancy by one household, and may include a secondary suite.

Single Detached Housing Type 2 means a **building** containing one **dwelling** unit designed exclusively for occupancy by one household, having one interior zero lot line side yard and one interior side yard measuring more than one metre, and may include a **secondary suite**.

Single Detached Housing Type 3 means a **building** containing one **dwelling** unit designed exclusively for occupancy by one household, having zero lot line side yards on two interior side yards, and may not include a **secondary suite**. No part of any **dwelling** is placed over another in part or in whole and every **dwelling** unit shall have a separate, individual, direct access to grade.

15.6.4 Parcels Subject to Parcel Specific Regulations

- ❖ The **Lands** may only be subdivided into **parcels** in substantial compliance with the **Development Plan** attached hereto as General Schedule #1.
- ❖ The **buildings** permitted on each parcel will be in substantial compliance with the **Development Plan** attached hereto as General Schedule #1.
- ❖ The development of each **parcel** shall be in accordance with the development regulations set out herein and within the **Phased Development Agreement**.

15.6.5 Permitted Uses

The Lands shall only be used for the following uses:

A) Parks are permitted as shown in the General Schedule #1

B) Residential

Primary Uses:

- ❖ row housing, stacked
- ❖ single detached housing, types 1, 2 and 3

Secondary Uses:

- ❖ care centre, minor
- ❖ home based businesses, minor
- ❖ secondary suites (only in single detached housing, types 1 and 2)
- ❖ utilities, minor

C) Community Neighbourhood Commercial

Primary Uses:

- ❖ artist studio
- ❖ care centre, major
- ❖ community recreation centres
- ❖ food primary establishment (excluding drive-through services)
- ❖ liquor primary establishment, minor
- ❖ participant recreation services - indoor
- ❖ personal services
- ❖ farmers' market
- ❖ public market
- ❖ retail store, convenience

Secondary Uses:

- ❖ apartment housing
- ❖ home based businesses, minor

15.6.6 Development Regulations - Density

- ❖ The minimum **net density** shall be 31 **dwelling** units per hectare (12.5 **dwelling** units per acre) and the maximum **net density** shall be 49 **dwelling** units per hectare (20 **dwelling** units per acre) of the land dedicated to residential use and the residential portion of mixed-use development. **Secondary suites** shall not constitute a **dwelling** unit when calculating **density**.
- ❖ The maximum number of **dwelling units** permitted on each **parcel** shall be 1; except a maximum of 5 – 4 unit **row housing, stacked** developments shall be permitted within the **Development Plan**.
- ❖ The maximum community neighbourhood commercial **gross floor area** shall be 1,500m².

15.6.7 General Development Regulations

In the CD6 zone, no building shall be constructed, located, altered and no plan of subdivision approved except in accordance with the regulations as set out below:

Lot Size and Width

Use	Lot Size		Lot Width	
	Minimum	Maximum	Interior	Corner
Residential	120 m ²	950 m ²	5.5 m	10 m
Commercial	550 m ²	1900 m ²	5.5 m	10 m

Building Height, Maximum

Residential Buildings	Secondary Buildings and Structures	Commercial/Residential Mixed Use
10.5m. The street face of the dwellings shall not exceed 2.5 storeys.	4.5m, except may be 6.2m where a secondary suite is located above a garage	12.5m

Lot Coverage, Maximum

All structures: 85%
All impermeable surfaces: 90%

Building Siting

Front Yard, minimum	3.0 m, except it is 2.0 m for garage entrances
Rear Yard, minimum	4.5 m, except it is 1.5 m for a garage accessed off the lane
Side Yard, minimum	2.5 m for all flanking street side yards 1.2 m for Single Detached Housing Type 1 1.2 m on one side, 0.0 m on the other side for Single Detached Housing Type 2 0.0 m for Single Detached Housing Type 3
Horizontal Distance Between Buildings on the same lot, minimum	2.0m
Width of Dwelling Unit, minimum	5.5m
Usable Outdoor Private Open Space, minimum	12.0m ² per Single Detached Housing dwelling unit, all types 5.0m ² per apartment dwelling unit or stacked row housing dwelling unit

Fence Height and Siting

Front Yard, maximum height	1.0m
Rear Yard, maximum height	1.5m, except 1.2m on Mutrie Road and 43rd Avenue
Side Yard, maximum height	1.5m
Flanking Yard, maximum height	1.2m
Rear Yard, minimum setback on a lane	1.5m, except 2.0m where a garage is sited at a minimum rear yard setback of 1.5m

15.6.8 Development Regulations - Vehicle and Bicycle Parking Regulations

The general parking, loading and Class 1 and Class 2 bicycle parking regulations in *Bylaw #5000*, as amended, apply to CD6. All types of **single detached housing** will be classified as **single detached housing** for parking regulation purposes.

15.6.9 Development Regulations – Secondary Suites

The general **secondary suite** regulations in *Bylaw #5000*, as amended, apply to this CD6, except as specified below.

- ❖ The maximum floor area of a secondary suite shall be no greater than 40% of the total residential **gross floor area** on the **lot**.

15.6.10 Development Regulations – Landscape & Screening

For certainty, the regulations in *Bylaw #5000*, as amended, Section 6.0, Landscape and Screening, do not apply to **Lands** in the CD6 Zone. A detailed landscape and screening plan as per the **Phased Development Agreement** would be provided as part of the Subdivision requirements.

15.6.11 Development Regulations – other

- ❖ Where a **parcel** has access to a lane, vehicular access to the **parcel** is only permitted from the lane.
- ❖ **Apartment housing** requires separate at-grade access from the commercial uses.
- ❖ For multiple housing, one office may be operated for the sole purpose of the management and operation of the **multiple housing** development.
- ❖ In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4 (secondary development, yards, projections into yards, lighting, agricultural setbacks, etc.); the specific use regulations of Section 5; the **landscaping** and fencing provisions of Section 6; and, the parking and loading regulations of Section 7, unless otherwise specified in this CD6 Zone.

15.6.12 List of Schedules

The following schedule is attached hereto and forms part of this CD6:

1. General Schedule #1: Development Plan

15.6.13 Form and Character Design Guidelines

The following is provided to guide intensive residential development within Comprehensive Development Area 6, to set the terms for Development Permit requirements for subdivision and the form and character of residential and commercial development.

1.0 Neighbourhood Vision

The design of this small lot residential development is a modern and unique neighbourhood that residents are proud of. Quality building design and pedestrian friendly streets create a human scale environment that people feel comfortable in. A small commercial node with residential units above provides services to surrounding neighbourhoods. Landscape treatments soften the building massing and beautifies and cools streets, active laneways, pathways, parks and yards.

The Highlands of East Hill Neighbourhood shall:

- 1.1 Foster a neighbourhood that is designed to calm vehicular traffic speeds and encourage walking and cycling within a conducive and safe environment.
- 1.2 Orient homes towards pedestrian friendly streets with enhanced front entrances such as porches.

- 1.3 Use landscaping and trees to soften the small lot density of the neighbourhood – tree canopy cools, provides shade, creates habitat and aids storm water management while respecting view corridors.
- 1.4 Provide amenities designed for people to move, play and connect including park space, trail connections and active laneways.
- 1.5 Provide a variety of housing forms in each phase of the neighbourhood.

2.0 Architectural Form and Character

Architectural character at Highlands is focused on site-appropriate expression of massing and street rhythm. Design will encourage the use of complementary elements that are responsive to the specific conditions of that location. The following design principles shall apply:

- 2.1 Dwellings will be oriented towards the street where possible and primary vehicle access will be provided off a laneway, where one exists.
- 2.2 Residential development will be well articulated through the use of entryways, windows, bump outs, insets and exterior finishing treatments.
- 2.3 Incorporation of porches, stoops, outdoors spaces (such as patios) or combinations thereof shall be provided to soften and break-up building massing and provide protected outdoor amenity areas when feasible.
- 2.4 Dwellings that are located between internal roads and Mutrie Road or 43rd Avenue shall present well to both street faces through articulation and finishing.
- 2.5 Exterior setback wall faces (usually corner lots), where visible from streets (flanking street), shall be given an increased level of treatment to break up massing and minimize blank walls through the use of articulation and varying materials, colors, textures and landscape treatments. Particular attention and increased treatment shall also be given to 3 storey wall faces in interior side yard and flanking yards.
- 2.6 Where garages are accessed from a street, garage setbacks shall vary where possible to avoid uninterrupted wall faces. Where setbacks and lot sizes restrict variation, a distinct variety of garage door colours, tones, treatment and or design are required.
- 2.7 Building forms and rooflines shall be varied to add individuality and visual interest.
- 2.8 A variety of complementary materials, textures and colours will be used on adjacent and attached housing types to break up massing and provide a distinct identity between dwelling units (attached or adjacent). Repetitive and monotonous building forms and finishing shall be avoided.
- 2.9 Durable finishing materials shall be used for longevity. Vinyl siding is not permitted.

3.0 Fencing

Generally, front yard fences are discouraged, given small front yard setbacks. Side and rear yard fencing may provide privacy with supplemental landscaping. The following fencing principles shall apply:

- 3.1 Where fencing is desired, details of construction and location shall be provided as part of a Development Permit application.
- 3.2 A variety of complementary fencing materials, colours, styles and construction methods shall be used so that no more than two adjacent dwellings have the same fence. Repetitive and monotonous fencing shall be minimized.
- 3.3 Fencing and landscape treatments should promote Crime Prevention Through Environmental Design (CPTED) principles of street and lane activity observation. Generally, everything above 1.2 m in height should be permeable.
- 3.4 Front yard fences, and fences on Mutrie Road and 43rd Avenue, shall be a minimum of 40% permeable.
- 3.5 Fencing is encouraged to be combined with supplemental landscaping.
- 3.6 Where applicable, vegetative buffers should be provided adjacent to agricultural land as per Provincial agricultural buffer requirements.

4.0 Neighbourhood Commercial

A small mixed-use commercial node is encouraged to serve surrounding neighbourhoods. The architecture and design of the commercial node shall complement the surrounding residential development. The following design principles apply:

- 4.1 The building shall be well articulated with entrances and windows minimizing blank walls.
- 4.2 The building form should reflect the intended commercial use.
- 4.3 A variety of colours, materials and textures will be used to break up the massing of the building.
- 4.4 Residential units above the commercial shall have their own separate entrance and be visually differentiated from the commercial through design treatment.
- 4.5 Only small scale signage is permitted to respect the residential character of the neighbourhood. Back lit signage is not permitted. Signage details shall be submitted as part of a Development Permit application.
- 4.6 A lighting plan, respecting CPTED principles, is required as part of a Development Permit application.

General Schedule #1



NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	10/15/2024
2	REVISIONS	10/15/2024
3	REVISIONS	10/15/2024
4	REVISIONS	10/15/2024
5	REVISIONS	10/15/2024
6	REVISIONS	10/15/2024
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