

SCHEDULE “A”

RIVER FLATS OVERLAY

1. PURPOSE

The purpose of this Overlay is to ensure that new Developments in the River Flats community:

- are sensitive in scale to existing Developments;
- maintain the traditional character and pedestrian-friendly design of the streetscape;
- ensure privacy and sunlight on adjacent Sites; and
- are considered in the context of opportunity for discussion between Applicants and affected parties when an Applicant seeks a Variance from the Development Regulations.

2. AREA OF APPLICATION

This Overlay applies only to Developments approved after the date of enactment of this Bylaw, on Sites in the River Flats community located within the area shown on the River Flats Overlay Map.

3. DEVELOPMENT REGULATIONS

- (a) A Dwelling must comply with the following: ⁸⁹
- (i) it must in the opinion of a Development Authority be compatible with the traditional character of the streetscape in built-form, massing, materials, colours, and Site design;
 - (ii) if a porch is included, it must be incorporated as an integral part of the Building;
 - (iii) the principal entrance must face a road;
 - (iv) it must have a peaked or shed roof style;
 - (v) the design of the Dwelling must include traditional building materials on the façade including brick, stucco, or wood siding, and avoid the use of vinyl siding on a façade that fronts a road; ⁹⁰
 - (vi) it must where practical and feasible incorporate wood architectural accents and sandblasting of exposed concrete.

89 Amended by Bylaw 4273 – July 7, 2015

90 Amended by Bylaw 4273 – July 7, 2015

- (b) Despite any other Front Setback provision of this Bylaw, the Front Setback will be the average of the actual Front Setbacks of the two adjacent Sites on each side.
- (c) The visual impact of large expanses of blank walls, when they are adjacent to a road, Alley or open space, must be broken up with Building articulation, different material types, colour variations and landscaping.
- (d) Side windows and/or balconies must not be located directly facing similar features in adjoining Dwellings.⁹¹
- (e) On Corner Sites, the facades of the Building that face the front and flanking roads must have consistent and complimentary design elements, in terms of building materials and architectural features.
- (f) All parking and parking access must be accessed from the rear Alley. Where there is no rear Alley and a garage is part of the Development, the face of the garage must be set back a minimum of 2.00 m behind the front façade of the Principal Building, or located in the Rear Yard.
- (g) No trees located in a Boulevard shall be removed in order to accommodate any driveway in a Front Yard or an Exterior Side Yard.

91 Amended by Bylaw 4273 – July 7, 2015