

Bylaw 15489

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 1187

WHEREAS City Council at its meeting of February 22, 2001, gave third reading to Bylaw 12800, as amended; and

WHEREAS Council considers it desirable to amend the text of the Edmonton Zoning Bylaw;

NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

1. Bylaw 12800, as amended, The Edmonton Zoning Bylaw is hereby further amended by:
 - a. adding to Section 910 Special Area Downtown "Section 910.12 – (AED) Arena and Entertainment District Zone" attached hereto as Schedule "A and forming part of this bylaw;
 - b. deleting Appendix I – the Downtown Zoning Map, Appendix 2 – Downtown Maximum Floor Area Ratio Map and Appendix 3- Downtown Maximum Height Map to Section 910 and replacing with Appendix I – the Downtown Zoning Map, Appendix 2 – Downtown Maximum Floor Area Ratio Map and Appendix 3- Downtown Maximum Height Map, attached hereto as Schedules "B", "C" and "D" and forming part of this bylaw;
 - c. deleting the first and second paragraph in its entirety from 910.3 Zones Created by Special Area Provisions and replacing with the following:

"Specific zones, as contained in Sections 910.5, 910.6, 910.7, 910.8, 910.9, 910.10, 910.11 and 910.12, have been created in accordance with Section 900 of the Zoning Bylaw.

All Regulations in the Zoning Bylaw shall apply to development in the AED, CCA, CMU, HA, HDR, JAMSC, RMU and UW, unless such Regulations are specifically excluded or modified therein."

- d. deleting the existing table within subsection 54.2 Schedule 1 and replacing with the following:

Schedule 1(B) Areas Within the Downtown Special Area							
Residential and Residential-Related Uses							
Area of Application	Number of Required Parking Spaces by Zone						
	AED / CCA	CMU	HA	HDR	JAMSC	RMU	UW
1. Bachelor Suite or Bed Sitting Room							
Minimum Parking Requirement per unit	0	0	0	0.4	0	0	0
Maximum Parking Requirement per unit	0.5	0.5	0.5	0.5	0.5	0.5	0.5
2. 1 or more Bedroom Dwelling or Residential-Related Unit							
Minimum Parking Requirement per unit	0.4	0.4	0.4	0.4	0.4	0.4	0
Maximum Parking Requirement per unit	1.25	1.25	1.25	1.25	1.25	1.25	1.25
3. Visitor Parking							
Minimum Parking Requirement per unit	0	1.0 per 10 units	0	1.0 per 10 units	0	1.0 per 10 units	0
Maximum Parking Spaces	10	10	10	10	10	10	10
4. Other Parking Regulations	<ol style="list-style-type: none"> 1. Where visitor parking is required, it must be readily available to an entrance of the building and be clearly identified as visitor parking. 2. The Development Officer may accept Tandem Parking spaces of a number that is equivalent to the total required parking minus the total number of Dwellings and minus visitor parking. Visitor parking spaces shall not be in tandem. 3. Where a Front Yard driveway provides access to a parking space that is not within the Front Yard, the Development Officer may consider this driveway as the provision of a second car parking space that is in tandem. 4. Employee Parking for Live Work Units shall not be required. 						

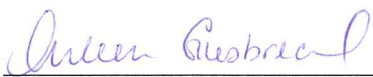
Non-Residential Uses							
Area of Application	Number of Required Parking Spaces by Zone						
	AED / CCA	CMU	HA	HDR	JAMSC	RMU	UW
5. Any development within a Commercial Use Class not listed separately in this table							
Minimum Parking Space Required (space/sq. m of GFA)	1.0 per 400m2	1.0 per 300m2	1.0 per 400m2	1.0 per 350m2	1.0 per 400m2	1.0 per 400m2	0
Maximum Parking Space Required (space/sq. m of GFA)	1.0 per 200m2	1.0 per 200m2	1.0 per 200m2	1.0 per 100m2	1.0 per 100m2	1.0 per 100m2	1.0 per 200m2
6. Convenience Retail Stores	No parking is required						
7. Restaurants, Bars and Neighbourhood Pubs, Specialty Food Services	Less than 50 occupants and 60m2 of Public Space, no parking is required. Zero minimum parking requirement for the UW zone.						
8. All other Zones and Uses not listed above	All other Zones and Uses within the boundaries of the Capital City Downtown Area Redevelopment Plan not listed above shall meet the parking requirements established by the abutting Downtown Special Area Zone with the longest shared zoning boundary.						

READ a first time this 18th day of January , A. D. 2011;
 READ a second time this 18th day of January , A. D. 2011;
 READ a third time this 18th day of January , A. D. 2011;
 SIGNED and PASSED this 21st day of January , A. D. 2011.

THE CITY OF EDMONTON



 MAYOR



 CITY CLERK

SCHEDULE "A"

910.12 (AED) - ARENA & ENTERTAINMENT DISTRICT ZONE**1. General Purpose**

The purpose of this Zone is to provide for a vibrant mixed-use district that will accommodate a multi-purpose sports and entertainment complex complemented by a variety of entertainment, retail, service, office, institutional and residential uses that will strengthen the Downtown Core as a regional destination point. The area will be characterized by an accessible, pedestrian-friendly street environment, innovative signage, iconic architecture and exceptional urban design to create a strong sense of place in the Downtown Core and an exciting new image for Edmonton.

2. Permitted Uses

- a. Apartment Housing
- b. Apartment Hotels
- c. Auctioneering Establishments
- d. Bars and Neighbourhood Pubs, not to exceed 200 occupants and 240m² of Public Space
- e. Broadcasting and Motion Picture Studios
- f. Business Support Services
- g. Carnivals
- h. Casino and Other Gaming Establishment not to be located closer than 400 meters from any other Casinos and Other Gaming Establishment Use
- i. Child Care Services
- j. Commercial Schools
- k. Community Recreation Services
- l. Convenience Retail Stores
- m. Convenience Vehicle Rentals, limited to indoor locations only
- n. Exhibition and Convention Facilities
- o. General Retail Stores
- p. Government Services
- q. Health Services
- r. Hotels
- s. Indoor Participant Recreation Services
- t. Limited Contractor Services
- u. Live Work Units
- v. Minor Amusement Establishments
- w. Minor Home Based Business
- x. Major Home Based Business

- y. Minor Alcohol Sales
- z. Major Alcohol Sales
- aa. Natural Science Exhibits
- bb. Outdoor Participant Recreation Services
- cc. Personal Service Shops
- dd. Professional, Financial and Office Support Services
- ee. Private Education Services
- ff. Public Education Services
- gg. Private Clubs
- hh. Public Libraries and Cultural Exhibits
- ii. Public Park
- jj. Religious Assembly
- kk. Residential Sales Centres
- ll. Restaurants
- mm. Specialty Food Services
- nn. Spectator Entertainment Establishment
- oo. Spectator Sports Establishment
- pp. Fascia On-premises Signs
- qq. Projecting On-premises Signs
- rr. Roof On-premises Signs
- ss. Temporary On-premises Signs, not including portable signs

3. Discretionary Uses

- a. Automotive and Minor Recreation Vehicle Sales/Rentals, limited to indoor locations only and not adjacent to residential or residential related uses
- b. Bars and Neighbourhood Pubs, exceeding 200 occupants and 240m² of Public Space
- c. Boarding and Lodging Houses
- d. Custom Manufacturing Establishments
- e. Extended Medical Treatment Services
- f. Flea Market, limited to farmers market involving the sale of items such as produce, handicrafts and artifacts
- g. Major Amusement Establishments
- h. Minor Secondhand Stores
- i. Major Secondhand Stores
- j. Minor Impact Utility Services
- k. Mobile Catering Food Services

- l. Nightclubs within 10 m of a site zoned for residential Uses
- m. Non-accessory Parking
- n. Protective and Emergency Services
- o. Veterinary Services
- p. Warehouse Sales
- q. Fascia Off-premises Signs
- r. Freestanding Off-premises Signs
- s. Freestanding On-premises Signs
- t. Projecting Off-premises Signs
- u. Roof Off-premises Signs
- v. Temporary Off-premises Signs, not including portable signs

4. Development Regulations for Permitted and Discretionary Uses

The Development Officer shall ensure that new developments and major renovations reflect the Urban Design Policies of the Capital City Downtown Plan and the following Regulations. Where a conflict arises, the AED zoning regulations shall prevail.

The following regulations shall apply to all Permitted and Discretionary Uses:

a. Floor Area Ratio

- i. The maximum Floor Area Ratio (FAR) shall be 12.0.
- ii. Notwithstanding the above, Hotels and Apartment Housing shall be allowed an additional Floor Area Ratio of 4.0 where the Development Officer is satisfied that new developments fit within the urban context of the area and that adverse environmental impacts such as sun shadow and wind are minimized.

b. Building Height

- i. The maximum building Height shall not exceed 180 m, nor 60 storeys.
- ii. Notwithstanding the above, the maximum height for buildings in this Zone shall not exceed that established by the Airport Protection Overlay of the Zoning Bylaw.

c. Building Setbacks

- i. Buildings shall have a zero to 4.5 m Setback along 104 Avenue. The Development Officer, however, may increase the Setback for the purposes of public realm improvements. The Setback shall not be used for roadway widening.
- ii. Buildings shall have a zero to 2.5 m Setback along 101 Street; 105 Avenue between 101 and 102 Street; and the west side of the site.
- iii. Buildings shall not be required to provide a setback along 105 Avenue between 102 and 104 Street.

- iv. Notwithstanding the above, a greater setback may be provided to accommodate a particular architectural style or to provide opportunities for such features as sidewalk cafes, patios or a piazza.
- v. Where a setback is provided, architectural features and structures, including the building envelope and weather protection features including awnings, canopies and arcades may project to the property line.

d. Amenity Areas

- i. A minimum amenity area of 3% of the gross floor area of residential uses to a maximum of 10% shall be required for buildings over 2000m² to the satisfaction of the Development Officer. Amenity areas may include meeting rooms, fitness facilities, outdoor space, and shall be exempt from FAR calculations.
- ii. Non-residential buildings on sites of less than 1350m² shall not be required to provide Amenity Area.
- iii. Non-residential or mixed use buildings on sites greater than 1350m² shall provide a minimum Amenity Area of 4% of the gross floor area on the non-residential uses to a maximum of 10% and may be aggregated on the whole site. Such Amenity Area may include, but is not limited to, interior and exterior landscaped open spaces, arcades, roof top patios/gardens, atriums and plazas, and shall be exempt from FAR calculations.
- iv. Required open space shall achieve design excellence and may be located at or above grade or on rooftops. Parking areas, driveways and service access shall not be included as open space.
- v. A diversity of open space shall be provided throughout the development, designed to accommodate year-round use. Open space shall include, but is not limited to: space devoted to public gatherings, pedestrian movement and other social and recreational functions.
- vi. Public spaces shall support a variety of outdoor activities such as standing, sitting, strolling, conversing and dining.

e. Vehicular Parking

Parking shall be in accordance with Section 54 of the Zoning Bylaw; except that:

- i. At such time as a Shared Use Parking Impact Assessment is submitted, the applicant for a development permit may apply for a reduction to the minimum number of parking spaces. The applicant must demonstrate through a Shared Use Parking Impact Assessment that by virtue of the use, character, or location of the proposed development, and its relationship to public transit facilities and any other available parking facilities, the parking required for the proposed development may be less than any minimum set out in Schedule 1 (B) of Section 54 of the Zoning Bylaw.

f. Landscaping

Landscaping shall be in accordance with Section 55 of the Zoning Bylaw except that:

- i. For development consisting of Residential Use Classes, the number of trees provided shall be a minimum of one tree for each 25m² of any required Setback at grade.
- ii. For tree requirements, only deciduous species shall be allowed on any Yard or Setback abutting a Public Roadway, other than a lane.
- iii. Within the required Setback along 104 Avenue, a 2.5 m sidewalk with flanking rows of deciduous shade trees shall be provided. Where an arena building abuts 104 Avenue, a 2.5 m sidewalk shall be maintained within road right of way, with shade tolerant plantings. A flanking row of deciduous trees shall not be required.
- iv. Landscaping on the Site shall consider the use of plant materials and architectural features that provide colour, texture and visual interest throughout the year to enhance the appearance of the development and create comfortable, attractive and sustainable environments for the benefit and enjoyment of its many stakeholders.
- v. At each development permit stage, a detailed Landscape Plan for the subject development permit stage shall be submitted. The Landscape Plan must be completed by a registered landscape architect registered to practice in the Province of Alberta and must be to the satisfaction of the Development Officer in consultation with the Planning and Development Department and Asset Management and Public Works Parks Department prior to approval of any Development Permit. The landscape plans shall incorporate all previous development permit stages, resulting in an overall landscape plan at the final development permit stage. The plans shall include, but are not limited to:
 - A. all existing and proposed utilities within any road right-of-way;
 - B. pavement materials;
 - C. exterior lighting;
 - D. street furniture elements;
 - E. pedestrian seating areas;
 - F. gathering places;
 - G. pedestrian linkages and connections;
 - H. sizes and species of new tree plantings; and
 - I. other landscaping elements as applicable.
- vi. The Landscape Plan submitted with each development permit stage must show proposed off-site landscaping on public property adjacent to the site, to the satisfaction of the Development Officer in consultation with Planning and Development Department, Asset Management and Public Works and the Transportation Department. The streetscape improvements may include, but are not limited to, new sidewalks, streetlights, boulevard landscaping, boulevard trees, street furniture, and/or the relocation of utilities underground.

g. Signage

Signage within the Arena and Entertainment District Zone is intended to consist of an array of high-quality, expressive signage that serves a primary role in establishing the character of the district as a unique place in the city, promotes and supports activities fostering a sense of arrival and excitement, and serving a wayfinding function. Large-format signage is imagined as an integral component of the district's design and character.

Signs shall comply with the regulations found in Section 59 and Schedule 59H of the Zoning Bylaw, except that:

- i. At each development permit stage, a Comprehensive Sign Design Plan and Schedule for the subject development permit stage shall be submitted in support of the land use concept and design that are integral in establishing the special character and ambiance associated with major destination sports, retail and entertainment uses for approval of the Development Officer. The sign plans shall be designed to contribute to the special character envisioned for each sub-area through the use of innovative, unique and high quality signage that contribute to a lively, colourful and exciting pedestrian environment. The sign plans shall incorporate all previous development permit stages, resulting in an overall sign plan at the final development permit stage.
- ii. Signage shall be designed as an integral built form component and contribute to urban design objectives for the Zone.
- iii. Landmark signage shall be located at key visual sites such as corners and view terminus sites, and shall be of the highest architectural quality and design.
- iv. Gateway signage shall be located at key entry points to the district to strengthen the district identity and to function as wayfinding elements.
- v. The size, height, placement, animation, illumination and number of signs shall be in accordance with the required Comprehensive Sign Design Plan, to the satisfaction of the Development Officer.
- vi. Illuminated signs shall be designed, located or screened so as to reduce visual and light impacts on adjacent off-site residential units.
- vii. Theatrically Programmed Environment (TPE System) signage can be incorporated into publicly-accessible open space, the facades and/or roof structures of buildings within the AED Zone. The TPE System may include, but is not limited to, features such as:
 - A. Full running video;
 - B. Projection systems on architectural surfaces;
 - C. LED lighting embedded into structures/buildings (i.e. nightscaping);
 - D. Interactive multi-media technologies; and
 - E. Environmental effects (i.e. special effects with the use of water and light).

5. Urban Design

a. General Design Regulation

- i. Developments in this zone shall reflect a coherent architectural style and urban character emphasizing design excellence, quality materials and sustainable features, consistent with planning and urban design principles approved in the Capital City Downtown Plan to enhance the Arena and Entertainment District.

b. Street Interface

The interface between buildings and streets is important in achieving street environments that are welcoming to pedestrians and encourage increased activity at the sidewalk level.

- i. Buildings, shall generally reflect the street types identified in the Urban Design Framework for Downtown Streets within the Capital City Downtown Plan, emphasizing specific boulevard treatments to enhance the pedestrian oriented character of the Arena and Entertainment District.
- ii. Pedestrian linkages and crossings shall be identifiable through decorative paving, stamping, patterned concrete or brick.
- iii. Pedestrian oriented streetscape elements such as pedestrian level street lighting, landscaping, benches and street furniture shall be provided throughout the site.
- iv. Buildings designed to accommodate Commercial Uses shall strengthen the pedestrian-oriented shopping experience by:
 - A. Designing the main floors to a minimum Height of 3.5m;
 - B. Developing major shopping complexes and large-format stores over 2000m² to contain smaller scale retail spaces that establish a rhythm of fine-grained retail establishments with direct access to the street at grade;
 - C. Providing a minimum of 60% at-grade street Frontage on 101 Street for retail, services, and other commercial uses;
 - D. Providing a minimum of 60% at-grade street Frontage on 104 Avenue for retail, services, and other commercial uses. The frontage of the arena building shall be exempt from the calculation of this requirement; and
 - E. Ensuring that above grade parking structures are screened from public roadways at grade in a way that does not disrupt the continuity of the street wall and the character of the zone. Screens may include, but are not limited to, public art, street fronting retail uses or other mechanisms or uses satisfactory to the Development Officer.

c. Public Amenity Area

- i. The development of the abutting public realm shall be in accordance with the standards outlined in the Urban Design Framework for Downtown Streets within the Capital City Downtown Plan.
- ii. Building setback areas shall improve the public realm and may include, among other amenities, appropriate seating areas, distinctive paving materials, fountains or public art.

d. Pedestrian Circulation

- i. In addition to the public right-of -way, a setback shall be provided to ensure safe pedestrian stacking room and convenient movement through the District. This setback shall be determined at the Development Permit stage through the submission of a pedestrian circulation study, to the satisfaction of the Development Officer, in

consultation with the Transportation Department. The study shall recommend appropriate setbacks based on:

- A. Location of public entrances to major traffic generators within the District;
 - B. Location of street crossings; and
 - C. Pattern and intensity of pedestrian movement at peak times.
- ii. Pedestrian connections and linkages shall be provided to Light Rail Transit entrances.
 - iii. Pedestrian connections and linkages shall be provided through the site from 104 Avenue to 105 Avenue. Pedestrian connections may be provided at or above grade, or a combination of both.
 - iv. In large developments, through access shall be provided to facilitate pedestrian access to other walkways, linkages or interior courtyards.

e. Street Wall Design

- i. The façade of commercial and residential buildings, excluding the arena building, that comprise a portion of the Street Wall shall range in Height from 9m to 26m. The Development Officer may vary the street wall heights in consideration of the following:
 - A. The visual, sun/shadowing, and other microclimatic impacts on adjacent residential development;
 - B. The recommendations and mitigative measures specified in any required technical studies;
 - C. Respect of building height proportionality;
 - D. The accommodation of podium gardens, restaurants/cafes; and
 - E. Consistency with the design of the District.

f. Entrances and Corners

- i. Ground level retail uses shall open to the street rather than exclusively to an internal atrium.
- ii. In mixed-use buildings, residential uses shall have access at grade that is separate from the commercial premises.
- iii. Buildings at corners shall provide courtyards, major entry ways or distinctive architectural features consistent with the style of the building or influences on the other corners of the intersection to enhance pedestrian circulation and, where appropriate, enhance axial views.
- iv. Buildings shall be designed and oriented to face the front property line with entrances that are clearly visible, except on double fronting streets where the building shall be designed to front both the street and the avenue.

g. Tower Floor Plate, Stepbacks, and Spacing

- i. Buildings containing Uses other than Spectator Sports Establishments greater than 26m in Height shall be allowed in the form of a podium plus Tower composition or other configuration that ensures design treatments are compatible with the façades of other buildings in the District.
- ii. The mid-level of tall buildings or Towers shall employ building stepbacks, tower spacing and sculpting to reduce building mass and augment views, light and privacy.
- iii. Towers shall stepback from the front podium wall a minimum of 4.5 m.
- iv. The minimum space between non-residential Towers shall be 20m.
- v. The minimum space between a residential Tower and any other Tower shall be 25 m.
- vi. Notwithstanding the regulations on Spacing, the Development Officer may vary the Tower spacing in consideration of the following:
 - A. The visual sun/shadowing and other microclimatic impacts on the adjacent residential development; and
 - B. The recommendations and mitigative measures specified in any required technical studies.
- vii. The Tower Floor Plate(s) of the top 4 floors shall be reduced a further 10% to 15%, to the satisfaction of the Development Officer, through Stepbacks to create articulation, visual interest and reduced massing effects.
- viii. Notwithstanding the above (7(g)(i), (ii) and (iii)) the Development Officer may use discretion in approving a Tower which does not include Stepbacks or reduced tower floor plates.
- ix. High rise structures, whether in the form of point Towers, multiple developments or an entire complex shall be designed, oriented and constructed to maximize views, articulate the downtown skyline, and allow sunlight penetration at the street level, in public spaces, plazas, parks and amenity areas.

h. Building Façade, Materials and Exterior Finishing

- i. Building façades shall incorporate architectural design details or features that recognize the predominant urban character of the street, as identified in the Urban Design Framework for Downtown Streets within the Capital City Downtown Plan.
- ii. A façade shall not extend greater than 10m without some manner of articulation at street-level, with the exception of the 105 Avenue façade for which articulation at least approximately every 15m is required. Articulation may be provided in the form of arcades, variations in building materials, colour changes, signage, building breaks or setbacks, or other methods suitable to the architectural style of the building which provide visual interest.

- iii. Building design and façade shall incorporate treatments such as awnings, canopies, window openings, reveals, offsets, multiple entrances, arcades, columns, quality materials, interesting design, fenestrations, double Height entrances, parks, plazas, appropriate landscaping, colour and other architectural features.
- iv. Where practical, weather protection in the form of a canopy at least 2.0 m wide or any other method suitable to the architectural style of the building or street theme shall be provided one Storey above sidewalk level to provide protection from inclement weather.
- v. Buildings shall emphasize horizontal and vertical elements as well as finer grain elements including windows, balconies, shadow lines and textures to distinguish between residential and non-residential buildings.
- vi. Building materials shall be sustainable, durable, high quality and appropriate for the development within the context of the Arena and Entertainment District.

i. Roof Tops and Skyline Effects

- i. The top floors of buildings shall contribute to the 'signature' of the building and the City's skyline through articulation of the upper floors and roof.
- ii. Rooftops of Towers shall be designed with penthouses to accommodate mechanical penthouses, reduce the heat island effect, facilitate energy efficiency and contribute to a distinctive and unique Downtown skyline. The design of the roof may include a combination of design features such as green roofs, solar panels, patios or private open spaces.
- iii. All minor mechanical equipment on a roof or any building shall be concealed by screening in a manner compatible with the architectural character of the building or concealed by incorporating it within the building.
- iv. Whenever podium roofs are visible from adjacent developments, the developer shall provide enhancements to improve rooftop aesthetics. Enhancements may include, but are not limited to, improvements such as patios, gardens, green roofs, amenity areas or architectural features.

j. Exterior Lighting

- i. Enhanced lighting at grade shall be provided to improve the pedestrian environment and address the long night associated with a winter city. Detailed lighting plans shall be submitted with each development permit stage.
- ii. Large-scale architectural lighting:
 - A. Shall be used to highlight or accentuate vertical, horizontal or other architectural elements of buildings; and

- B. May change hues and mark special seasons, weather and events with unique colour arrangements, and may make use of dramatic lighting elements in order to create a dynamic and exciting event atmosphere.
- iii. Exterior lighting associated with the development shall be designed such that illumination is minimized beyond the boundaries of the development site, thereby limiting or preventing light pollution and intrusion.

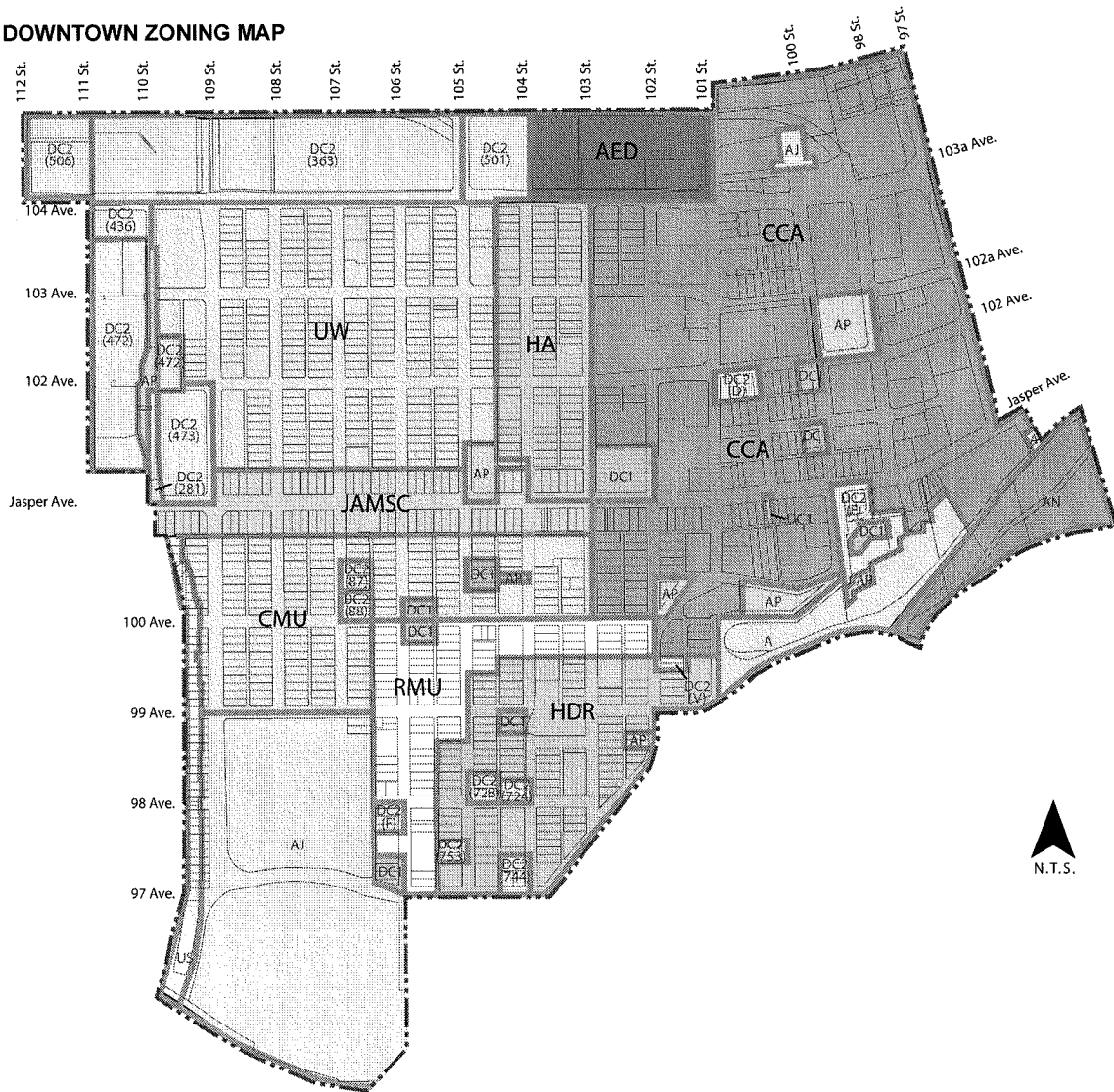
6. Additional Development Regulations for Specific Uses and Streets

- a. The following regulations shall apply to Automotive and Minor Recreational Vehicle Sales/Rentals and Convenience Vehicle Rentals:
 - i. There shall be no servicing, except for exterior and interior washing and detailing, and repair operations; and
 - ii. All sales, display and storage shall be contained within the building.
- b. Live/Work Units shall be developed in accordance with Section 92 of the Zoning Bylaw.
- c. Notwithstanding Section 91 of the Zoning Bylaw, the following regulations shall apply to Flea Markets:
 - i. No minimum distance from residential development shall be required;
 - ii. No additional parking shall be required;
 - iii. No direct vehicular access to arterial roadways shall be required; and
 - iv. May be of a temporary nature.
- d. The following regulations shall apply to Bars and Neighbourhood Pubs and Nightclubs:
 - i. Where Bars and Neighbourhood Pubs and Nightclubs are located within the same building as residential, consideration shall be given to the adverse effects of Bars and Neighbourhood Pubs and Nightclubs. Design techniques to mitigate the effects of noise and light shall be provided, to the satisfaction of the Development Officer.

Special Area, Downtown

Appendix 1 to Section 910 of Bylaw 12800 as amended by Bylaw 15202 and subsequent appropriate Bylaws.

DOWNTOWN ZONING MAP



Legend

Special Area Zones

- AED** Arena Entertainment District
- CCA** Core Commercial Arts
- CMU** Commercial Mixed Use
- HA** Heritage Area
- HDR** High Density Residential
- JAMSC** Jasper Avenue Main Street Commercial
- RMU** Residential Mixed Use
- UW** Urban Warehouse

Standard Zones

- US** Urban Services
- A** Metropolitan Recreation
- AJ** Alternative Jurisdiction
- AN** River Valley Active Node
- AP** Public Parks

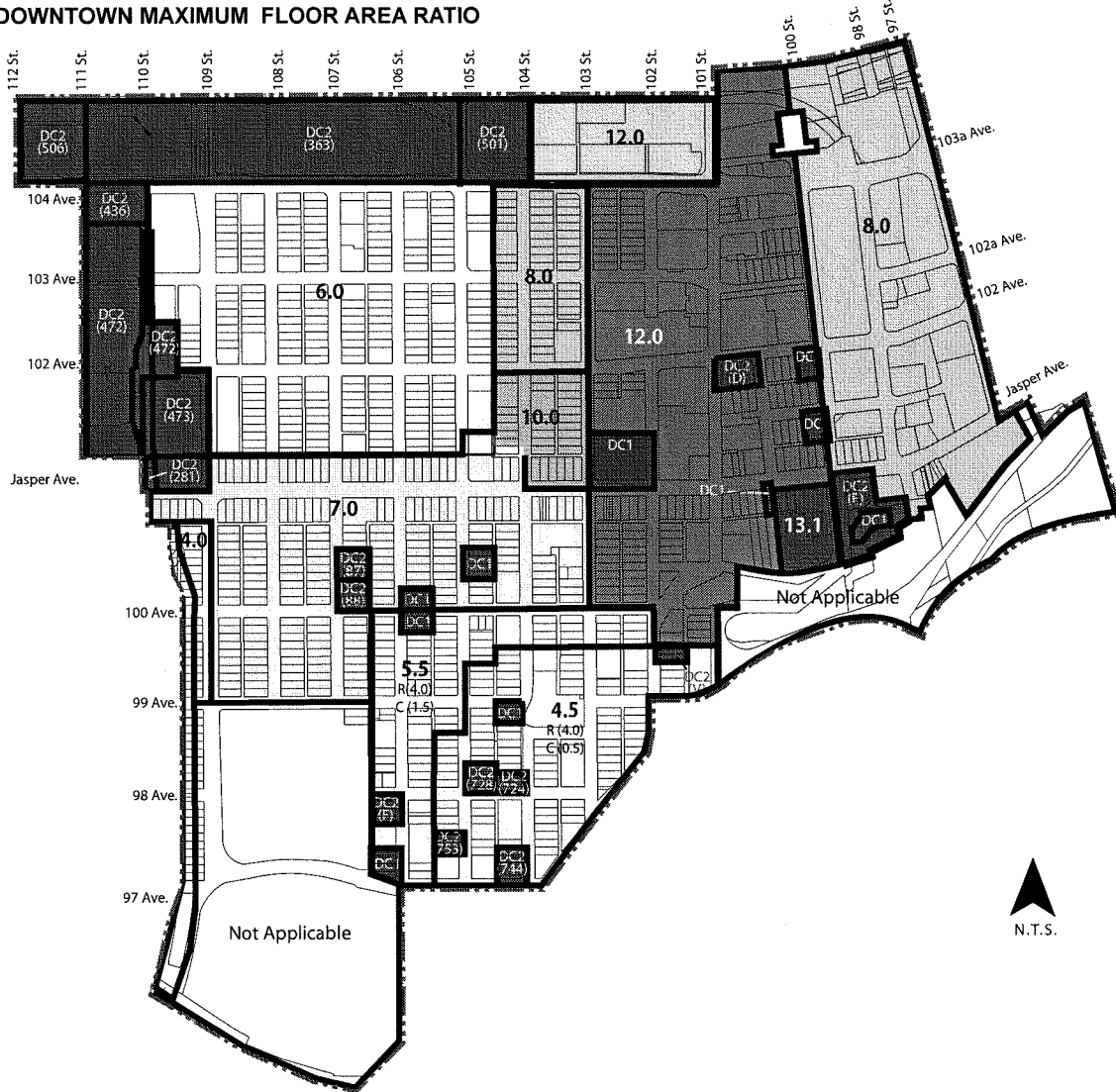
Direct Control Provisions

- DC1** Direct Development Control Provision
- DC2** Site Specific Development Control Provision

Special Area, Downtown

Appendix 2 to Section 910 of Bylaw 12800 as amended by Bylaw 15202 and subsequent appropriate Bylaws.

DOWNTOWN MAXIMUM FLOOR AREA RATIO



Legend

-  DC1 & DC2 (Direct Development Control Provisions)
FAR individually approved/established by City Council
and remain unaltered
-  Not Applicable

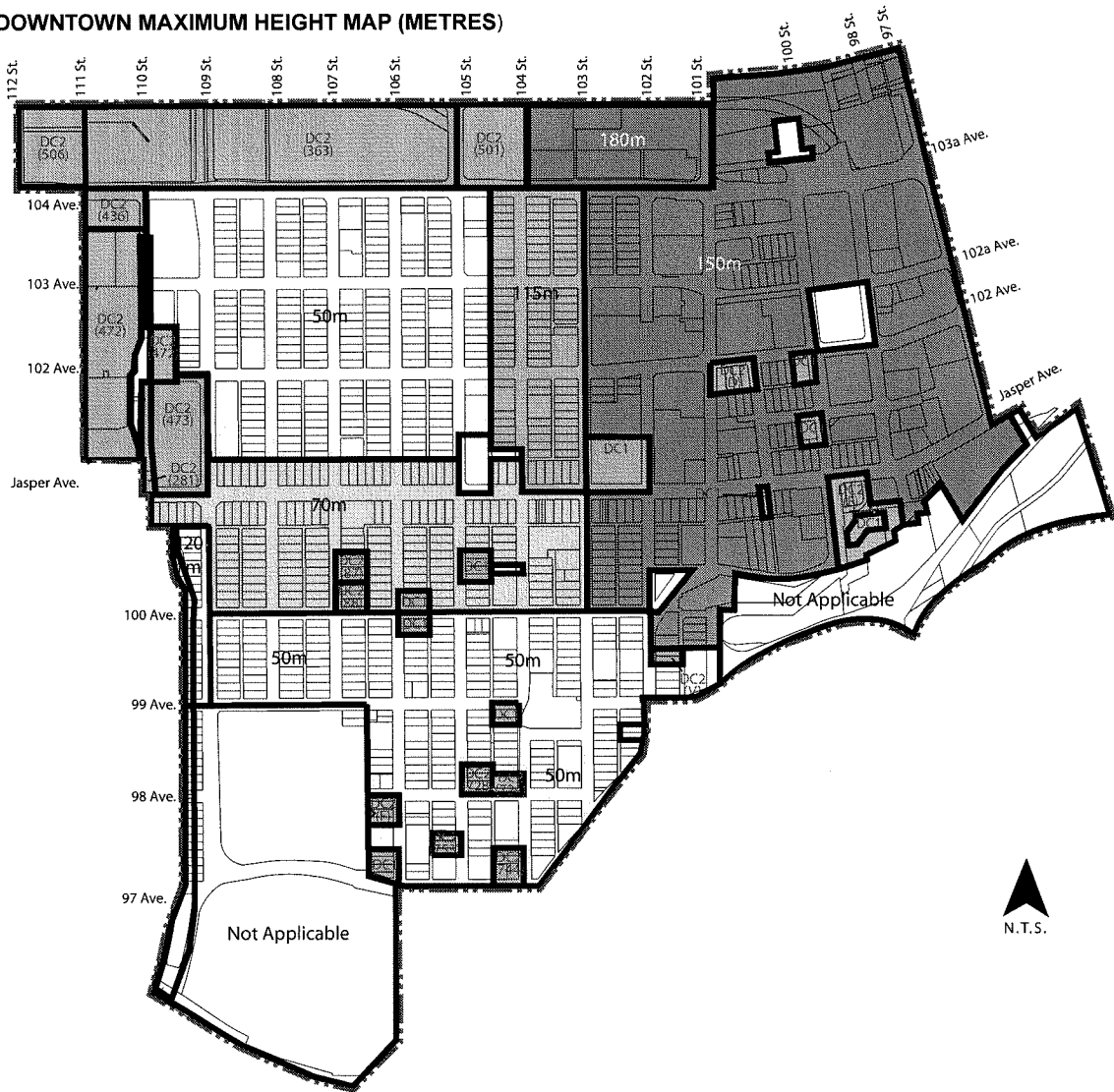
Total FAR → **8.0**
 R (6.0) ← Residential FAR
 C (2.0) ← Commercial FAR

NB: Maximum F.A.R. shown does not include additional F.A.R. for specific uses or discretion, where granted by the Development Officer.



Special Area, Downtown

Appendix 3 to Section 910 of Bylaw 12800 as amended by Bylaw 15202 and subsequent appropriate Bylaws.

DOWNTOWN MAXIMUM HEIGHT MAP (METRES)



Legend

-  DC1 & DC2 (Direct Development Control Provisions)
Heights individually approved/established by City Council and remain unaltered
-  Not Applicable

NB: Maximum height shown does not include discretionary height, where granted by the Development Officer.

The maximum allowable height shall not exceed that which has been established by the City Centre Airport Protection Overlay.