

## Mark-up of Additional Administrative Amendments to Zoning Bylaw 12800

Black Font                    Existing Text in Zoning Bylaw 12800  
~~Strikethrough:~~           Proposed deletion from Zoning Bylaw 12800  
Underline:                 Proposed addition to Zoning Bylaw 12800

### 3. General Interpretation

#### 3.2 Provisions for existing Development Permits and Direct Control Provisions

1. For the purpose of any Development Permit or Direct Control Provision:

- ~~n. Stacked Row Housing is deemed to be Multi-unit Housing~~
- ~~o. Apartment Housing is deemed to be Multi-unit Housing~~

### 6. General Definitions

**Dwelling** means:

- ~~a. a self contained unit comprised of one or more rooms accommodating sitting, sleeping, sanitary facilities, and a principal kitchen for food preparation, cooking, and serving. A Dwelling is used permanently or semi-permanently as a residence for a single Household:~~  
~~or~~
- ~~b. a Sleeping Unit, for the purposes of calculating Density for Group Home or Lodging House Uses~~

~~**Family Oriented Dwelling** means a Dwelling suitable as a residence for a Household with children and meeting the following criteria:~~

### Rationale

Stacked row housing and apartment housing are proposed to be replaced with multi-unit housing.

The definition of dwelling is amended to allow sleeping units to be used to calculate density for group homes and lodging houses.

- ~~a. the lowest Storey of the Dwelling is no higher than the third Storey of the building;~~
- ~~b. the Dwelling has two bedrooms or more, and the average number of bedrooms per Dwelling is not less than 2.25 for all such Dwellings in a development;~~
- ~~c. the Dwelling has individual and private access to ground level, except that in the case of Stacked Row Housing access to Dwellings above the first Storey may be shared by two Dwellings; and in the case of Apartment Housing, access to Dwellings above the first Storey may be shared, provided that entrances to not more than six Dwellings are located on any one Storey or landing; and~~
- ~~d. the Dwelling has direct access to Amenity Area;~~

**Separation Space** means open space around Dwellings separating them from adjacent buildings or activities *within a Site*, and providing daylight, ventilation, and privacy. Separation Space is not a Yard;

**7. Use Definitions**

**7.2 Residential Uses**

- ~~1. **Apartment Housing** means development consisting of one or more Dwellings contained within a building in which the Dwellings are arranged in any horizontal or vertical configuration, which does not conform to the definition of any other Residential Use.~~
- ~~4. **Multi-unit Housing** means development that consists of three or more principal dwellings arranged in any configuration and in any number of buildings. This Use does not include Blatchford Townhousing or Blatchford Stacked Row Housing.~~
- 5. **Row Housing** means development consisting of a building containing a row of three or more Dwellings joined in whole or in part at the side only with no Dwelling being placed over another in whole or in part. Individual Dwellings are separated from one another by a

The definition of family oriented dwelling is proposed to be removed because zoning regulates land use and should not be used to regulate people or their relationships. Requirements and incentives for larger units will be added to medium density zones.

Additional wording clarifies that separation space applies to buildings within the same site.

Apartment housing is proposed to be replaced with multi-unit housing.

The new Multi-unit Housing will allow more flexibility in the configuration of dwelling units.

While Row Housing is considered a form of Multi-Unit Housing, the define use is maintained because

Party Wall. Each Dwelling has separate, individual, and direct access to ground level. This Use does not include ~~Stacked Row Housing~~ or Blatchford Townhousing.

6. **Secondary Suite** means development consisting of a Dwelling located within, and Accessory to, a structure in which the principal Dwelling is Single Detached Housing, Semi-detached Housing, Duplex Housing, or *Multi-unit Housing that is built in the form of Row Housing*. A Secondary Suite has cooking facilities, food preparation, sleeping and sanitary facilities which are physically separate from those of the principal Dwelling within the structure. A Secondary Suite also has an entrance separate from the entrance to the principal Dwelling, either from a common indoor landing or directly from outside the structure. This Use Class includes the Development or Conversion of Basement space or space above ground level to a separate Dwelling, or the addition of new floor space for a Secondary Suite to an existing Dwelling. A Secondary Suite shall not be subject to separation from the principal Dwelling through a condominium conversion or subdivision. This Use Class does not include ~~Apartment Housing~~, Garden Suites, Lodging Houses, Blatchford Lane Suites, Blatchford Accessory Suites, or Blatchford Townhousing.

~~9. **Stacked Row Housing** means development consisting of a building containing three or more Dwellings arranged two deep, either vertically so that Dwellings are placed over others, or horizontally so that Dwellings are attached at the rear as well as at the side. Each Dwelling shall have separate and individual access, not necessarily directly to ground level, provided that no more than two Dwellings may share access to ground level. This Use does not include Duplex Housing, Row Housing, or Apartment Housing.~~

**7.3 Residential-Related Uses**

6. **Lodging Houses** means: ~~a building or part of building, used for Congregate Living, containing Sleeping Units and four or more persons, and where there is no provision of on-site care, treatment or professional services of a physical or mental health nature. This~~

there are specific regulations in the Zoning Bylaw that relate to this housing form.

The definition of secondary suite is adjusted in order to allow secondary suites in single detached, semi-detached, duplex, and row housing that is part of a multi-unit housing development.

Stacked row housing is proposed to be replaced with multi-unit housing.

Lodging house definition is amended as an interim control measure to regulate lodging houses until a comprehensive review is

~~Use does not include Extended Medical Treatment Services, Detention and Correction Facilities, Fraternity and Sorority Housing, Group Homes, and Limited Group Homes.~~

- a. a purpose-built building;
- b. a part of a Multi-unit Housing development with 6 or more Dwellings; or
- c. a building wholly converted from a Single Detached House, Semi-detached House, or a Multi-unit Housing development with 5 or less Dwellings;

that is used for Congregate Living, containing Sleeping Units and four or more persons where there is no provision of on-site care, treatment or professional services of a physical or mental health nature. This Use does not include Extended Medical Treatment Services, Detention and Correction Facilities, Fraternity and Sorority Housing, Group Homes, and Limited Group Homes.

#### 11.4 Limitation of Variance

1. In approving a Development Permit Application pursuant to Section 11.3, the Development Officer shall adhere to the following:
  - a. a variance shall be considered only in cases of unnecessary hardship or practical difficulties peculiar to the Use, character, or situation of land or a building, which are not generally common to other land in the same Zone;
  - b. except as otherwise provided in this Bylaw, there shall be no variance from maximum Height, *maximum* Floor Area Ratio, or *maximum* Density regulations;
  - c. on rectangular shaped Lots, there shall be no variance from the minimum Site Width, for new Single Detached Housing in the RF1, RF2, RF3, and RF4 Zones for all Sites which received subdivision approval after June 12, 2017; and
  - d. there shall be no variance to the General Purpose of the appropriate Zone or Overlay.

completed. This defines when a building has to be completely converted to allow for a lodging house use.

The word maximum is added to clarify that maximum floor area ratio and maximum density regulations can not be varied.

## 20.2 Class A Permitted Development

1. For all lands in Residential Zones within the Mature Neighbourhood Overlay as shown in Appendix I to Section 814, and Established Neighbourhoods as identified in Edmonton's The Way We Grow: Municipal Development Plan, Bylaw 15100, Maps:
  - a. within seven days of the issuance of a Development Permit for a Class A Permitted Development, the Development Officer shall send notice of their decision to the municipal address and assessed owners of the land Abutting and directly adjacent across a Lane from the Site which is the subject of the Development Permit for construction of, and any demolition associated with new:
    - i. ~~Apartment Housing~~, Duplex Housing, Garden Suite, Multi-unit Housing, Row Housing, Semi-detached Housing, or Single Detached Housing, ~~or Stacked Row Housing~~.

References to apartment housing and stacked row housing are replaced with Multi-unit Housing throughout the Zoning Bylaw.

## 20.6 Development Permit Notification Signs

### 20.6.2 Development Regulations

1. A minimum of one Development Permit notification sign shall be posted on a Site for the purpose of notification of issuance of a Development Permit for:
  - a. construction of, and any demolition associated with, new ~~Apartment Housing~~, Duplex Housing, Garden Suite, Multi-unit Housing, Row Housing, Semi-detached Housing, or Single Detached Housing, ~~or Stacked Row Housing~~; or
  - b. any development at the discretion of the Development Officer.

## 26. Development Permit Inspections

1. A Development Permit Inspection shall be required for the development of:

- a. new Single Detached Housing, new Semi-detached Housing, new Duplex Housing, and new Garage and Garden Suites for all lands within the area of application of the Mature Neighbourhood Overlay;
- b. ~~Multi-unit Housing and~~ Row Housing, ~~Stacked Row Housing, and Apartment Housing~~;
- c. Commercial Uses;
- d. Industrial Uses;
- e. Basic Service Uses;
- f. Community, Educational, Recreational and Cultural Service Uses; and
- g. any other development, at the discretion of the Development Officer.

#### 44. **Projection into Setbacks and Separation Spaces**

The following features may project into a required Setback or Separation Space as provided for below:

3.
  - a. Platform Structures provided such projections do not exceed 2.5 m into a Front Setback;
  - b. Platform Structures provided such projections do not exceed 2.0 m into any other Setbacks or Separation Spaces with a depth of at least 4.0 m;
  - c. Platform Structures provided such projections do not exceed 0.6 m into any other Setbacks or Separation Spaces with a depth of less than 4.0 m; and
  - d. Notwithstanding subsection 44(3)(b) and subsection 44(3)(c), Platform Structures 0.6 m or less in Height may be constructed to the Lot lines Abutting an interior Side Yard and Rear Yard;
  - e. Any structures attached to the principal building, including Platform Structures, may be constructed to the common property line of a Semi-detached, Row Housing or ~~Stacked Row Multi-unit~~ Housing development to the satisfaction of the Development Officer.;

**46. Amenity Area**

1. Unless otherwise specified in this Bylaw, Amenity Area shall only be required for Row Housing *and Multi-unit Housing, ~~Stacked Row Housing, and Apartment Housing.~~*
2. Unless otherwise specified in this Bylaw, Amenity Area shall be provided in accordance with Table 46(2)

Table 46(2) Amenity Area Requirements			
	Minimum Amenity Area provided on Site per Dwelling	Minimum percentage of total required Amenity Area provided on Site at ground level	Maximum percentage of total required Amenity Area provided on Site in a Yard abutting a public roadway other than a Lane at ground level
a. Row Housing	<del>15</del> <u>7.5</u> m2	50%	50%
b. Row Housing facing flanking Side Lot Line	<del>15</del> <u>7.5</u> m2	50%	100%
<del>c. Stacked Row</del>	<del>7.5</del> m2	<del>50%</del>	<del>100%</del>

Amenity Area requirements are adjusted with the introduction of multi-unit housing. The minimum amenity area per dwelling for row housing is changed to 7.5 m2 to align with requirements for multi-unit housing.

Housing			
d. Apartment Housing	7.5 m <sup>2</sup>	0%	50%
c. Multi-unit Housing	7.5 m <sup>2</sup>	0%	100%

3. Amenity Area shall:

- a. have a minimum length and width of ~~3.0~~ 1.5 m, ~~except that if it is provided above the first Storey the minimum length and width shall be 1.5 m;~~
- b. ~~where provided outdoors;~~ be permanently retained as open space, unencumbered by enclosed Accessory Buildings or future additions, *where it is provided outdoors;* and
- c. with respect to Non-residential Use Classes, access to the Amenity Area shall be at no cost to the public during the hours which the development is open to the public.

7. For the purposes of calculating required Amenity Area for Group Homes or Lodging Houses with seven or more Sleeping Units, each Sleeping Unit shall be considered a Dwelling and Amenity Area shall be provided in accordance with the requirements in Table 46(2) for ~~Apartment Housing~~ Multi-unit Housing.

**48. Separation Space**

**~~48.1~~ Separation Space: General**

1. Where required in any Zone, any residential or residential-related development shall provide Separation Space in accordance with this Section 48.

Minimum dimensions for at-grade amenity area are aligned with dimensions for above-grade amenity area.



2. ~~Except as provided for elsewhere in this Section 48, the~~ Separation Space shall be contained fully within the Site of the proposed development unless otherwise specified in the applicable Land Use Zone.
3. ~~*The minimum Separation Space between principal buildings on the same Site shall be 2.4 m.*~~
3. ~~The minimum Separation Space in front of any windows, entry or similar opening shall be applied along the full length and Height of the exterior wall of the room in which the particular opening or window is located, and it shall be measured horizontally outward from, and at right angles to, that exterior wall.~~
4. ~~Except as provided for elsewhere in this Section, the specified Separation Space shall be free of buildings and public roadways.~~
5. ~~The minimum separating distance between two Dwellings shall be equal to the sum of the minimum Separation Spaces for the opposite windows and openings, except as provided in subsection 48.3(2) and Section 48.4(2).~~
6. ~~In the event that buildings are not parallel, or diagonal views between opposite windows and openings in different Dwellings become critical, the Separation Space requirements may be increased or reduced by the Development Officer.~~
7. ~~Notwithstanding these regulations, the Development Officer may exercise variance power to reduce Separation Space where other design solutions offer equivalent daylight, sunlight, ventilation, quiet, visual privacy and views.~~
9. ~~A required Separation Space may be provided wholly or partly within a Setback.~~

#### ~~48.2 — Principal Living Room Window~~

1. ~~In front of a Principal Living Room Window, a Separation Space, with a minimum depth of 7.5 m or half the Height of any wall opposite the said Window, whichever is greater, to a maximum of 10.0 m shall be provided.~~

Separation space requirements are simplified to require 2.4 m between principal buildings within a site.

~~2. The following facilities or activity areas may be located within a required Separation Space adjacent to a Principal Living Room Window where a Privacy Zone of at least 4.5 m is provided between the window and facility/activity area:~~

- ~~a. local public roadway including a Lane;~~
- ~~b. Walkway;~~
- ~~c. on-site roadway;~~
- ~~d. on-site parking area;~~
- ~~e. on-site Amenity Area; and~~
- ~~f. Accessory buildings.~~

~~This Privacy Zone shall be measured from the window to the nearest edge of the specified activity area. For local public roadways, the Privacy Zone shall be measured from the Window to the edge of the sidewalk or to the space reserved for a future sidewalk.~~

~~3. Where the sill of a Principal Living Room Window is at least 2.0 m above the elevation of the exterior area immediately outside the Window for a distance of at least 4.5 m out from the Window, no minimum Privacy Zone is required.~~

~~4. No minimum Privacy Zone is required for Garden Suites at ground level.~~

### ~~48.3 — Habitable Room Window~~

~~1. In front of a required Habitable Room Window other than the Principal Living Room Window, a Separation Space, with a minimum depth of 5.0 m or half the Height of any wall opposite the said Window, whichever is greater, to a maximum of 7.5 m shall be provided.~~

~~2. Where a Habitable Room Window on a building of two Storeys or less directly faces a Blank Wall of an adjacent building also of two Storeys or less, the minimum separating distance may be reduced to 3.0 m.~~

- ~~3. The following facilities or activity areas may be located within a required Separation Space adjacent to a Habitable Room Window where a Privacy Zone of at least 4.5 m is provided between the window and facility/activity area:~~
- ~~a. local public roadway including a Lane;~~
  - ~~b. Walkway;~~
  - ~~c. on-site roadway;~~
  - ~~d. on-site parking area;~~
  - ~~e. on-site Amenity Area; and~~
  - ~~f. Accessory buildings.~~

~~This Privacy Zone shall be measured from the window to the nearest edge of the specified activity area. For local public roadways, the Privacy Zone shall be measured from the Window to the edge of the sidewalk or to the space reserved for a future sidewalk.~~

- ~~4. Where Habitable Room Windows face onto exterior corridors or access ways for Dwellings located above Grade, the Development Officer may modify the Privacy Zone requirements of clause (3) above.~~
- ~~5. Where the sill of a Habitable Room Window is at least 2.0 m above the elevation of the exterior area immediately outside the Window for a distance of at least 3.0 m out from the Window, no minimum Privacy Zone is required.~~
- ~~6. No minimum Privacy Zone is required for Garden Suites at ground level.~~

#### ~~48.4 — Non-habitable Room Windows, Non-required Habitable Room Windows, Entries and Blank Walls~~

- ~~1. In front of a Non-habitable Room Window, a Non-required Habitable Room Window, an Entry or a Blank Wall, a Separation Space with a minimum depth of 1.2 m plus 0.3 m for each additional Storey above the first Storey to a maximum of 3.0 m shall be provided.~~
- ~~2. Where two Blank Walls face one another, the required minimum Separation Space shall be calculated from only one of the Blank Walls. Where the two Blank Walls are of different~~

~~Heights, the Separation Space shall be calculated from the Blank Wall having the greater Height.~~

**50. Accessory Uses and Buildings**

**50.5 Satellite Signal Receiving Antenna**

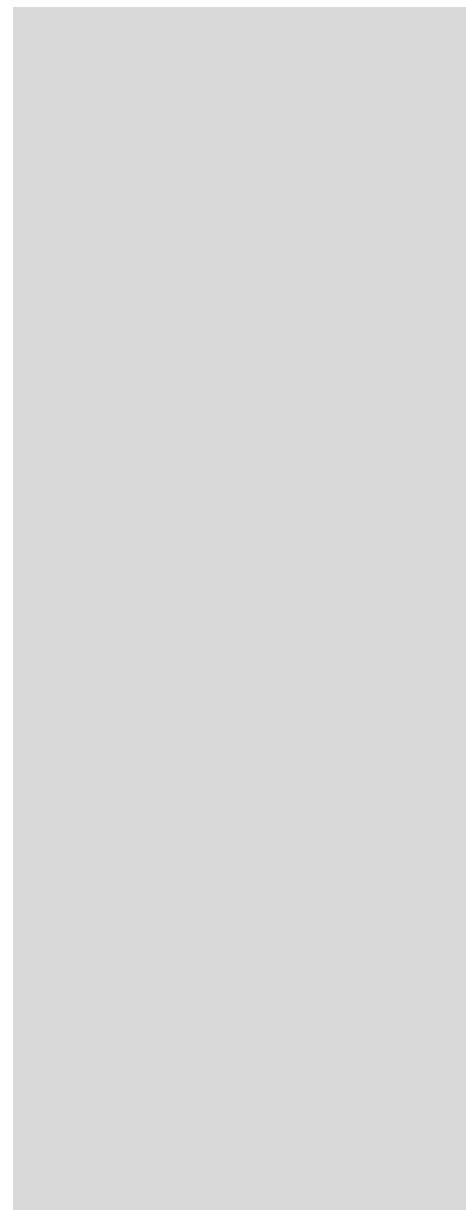
- 4. Notwithstanding subsection 50.5(1):
  - a. the Development Officer shall allow a Satellite Signal Receiving Antenna to be mounted on the roof of a non-residential building or on the roof of **Apartment Multi-Unit** Housing containing more than 12 Dwellings, provided that the Satellite Signal Receiving Antenna complies with the provisions of subsections 50.5(4), 50.5(5), and 50.5(6); and
  - b. a roof-mounted Satellite Signal Receiving Antenna shall be allowed where the applicant can demonstrate that a ground-mounted unit would prohibit adequate reception of broadcasts. The impediments to the reception of broadcasts by a typical free-standing, ground-mounted unit shall be clearly identified on a diagram or Site plan, provided in accordance with [subsection 13.2](#) of this Bylaw;

**54.2 Schedule 1**

**Schedule 1 - Vehicular Parking Requirement**

<b>Schedule 1(A): All Areas Outside of the Downtown Special Area, Main Street Corridors, and Transit Nodes</b>
<b>Residential and Residential-Related Uses</b>

<p>1. <del>Apartment Housing</del>  <del>Stacked Row Housing</del>  <del>Multi-unit Housing</del></p>	Dwelling Size	Minimum
	Studio	1
	1 Bedroom Dwelling	1
	2 Bedroom Dwelling	1.5
	3 or more Bedroom Dwelling	1.7
	<p>Visitor parking shall be provided at a minimum rate of 0 visitor parking spaces for the first 7 Dwellings, and 1 visitor parking space per 7 Dwellings thereafter. Visitor parking spaces shall be readily available to the primary building entrance for each multi-unit residential building on Site, and be clearly identified as visitor parking, to the satisfaction of the Development Officer.</p>	
<p>3. Duplex Housing          Mobile Homes          (excluding Mobile Home Parks)          Semi-detached Housing          Single Detached Housing          Row Housing</p>	<p>1 parking spaces per Dwelling</p> <p>For multi-unit development projects, visitor parking shall be provided at a minimum rate of 0 visitor parking spaces for the first 7 Dwellings, and 1 visitor parking space per 7 Dwellings thereafter. Visitor parking must be readily available to the primary building entrance for each multi-unit residential building on Site, and be clearly identified as visitor parking, to the satisfaction of the Development Officer.</p>	
<p>11. <del>Apartment Housing</del></p>	<p>0.4 parking spaces per Dwelling, regardless of the number of</p>	



<p><i>Multi-unit Housing</i> and Lodging Houses, which meet the criteria of Section 94, Supportive Community Provisions, of this Bylaw</p>	<p>bedrooms; plus</p> <p>0.3 parking spaces per Sleeping Unit, or</p> <p>0.55 parking spaces per Sleeping Unit, if the Sleeping Unit is located in a secured building or secured portion of a building, such that a resident cannot enter or exit the secured area without authorization; plus</p> <p>Visitor parking shall be provided at a minimum rate of 0 visitor parking spaces for the first 7 Dwellings, and 1 visitor parking space per 7 Dwellings thereafter. Visitor parking must be readily available to the primary building entrance for each multi-unit residential building on Site, and be clearly identified as visitor parking, to the satisfaction of the Development Officer.</p>
--	---

<p><b>Schedule 1(C) Transit Oriented Development and Main Streets Overlay</b></p>	
<p><b>Use of Building or Site</b></p>	<p><b>Minimum or Maximum Number of Parking Spaces Required</b></p>
<p><b>Residential and Residential-Related Uses</b></p>	
<p>1. <i>Apartment Housing</i></p>	<p>In Core and Mature neighbourhoods, as identified in Edmonton’s Municipal Development Plan, Bylaw 15100, excluding the Downtown</p>

<b>Stacked Row Housing Multi-unit Housing</b>	Special Area:		
	Minimum and Maximum Parking Spaces per Dwelling size		
	Dwelling Size	Minimum	Maximum
	Studio	0.5	1.0
	1 Bedroom Dwelling	0.5	1.0
	2 Bedroom Dwelling	0.75	1.5
	3 or more Bedroom Dwelling	1.0	1.75
	In all other neighbourhoods:		
	Minimum and Maximum Parking Spaces per Dwelling size		
	Dwelling Size	Minimum	Maximum
	Studio	0.7	1.0
	1 Bedroom Dwelling	0.8	1.0
	2 Bedroom Dwelling	1.0	1.5
	3 or more Bedroom Dwelling	1.25	1.75
	Visitor parking shall be provided at a minimum rate of 0 visitor parking spaces for the first 7 Dwellings, and 1 visitor parking space per 7 Dwellings thereafter. Visitor parking must be readily available to the		

	<p>primary building entrance for each multi-unit residential building on Site, and be clearly identified as visitor parking, to the satisfaction of the Development Officer.</p>
<p>4. <del>Apartment Housing</del> <u>Multi-unit Housing</u> and Lodging Houses, which meet the criteria of Section 94, Supportive Community Provisions, of this Bylaw</p>	<p>0.35 parking spaces per Dwelling, regardless of the number of bedrooms; plus                  0.25 parking spaces per Sleeping Unit, or                  0.5 parking spaces per Sleeping Unit, if the Sleeping Unit is located in a secured building or secured portion of a building, such that a resident cannot enter or exit the secured area without authorization; plus                  Visitor parking shall be provided at a minimum rate of 0 visitor parking spaces for the first 7 Dwellings or sleeping units, and 1 visitor parking space per 7 Dwellings or sleeping units thereafter. Visitor parking must be readily available to an entrance of the building and be clearly identified as visitor parking, to the satisfaction of the Development Officer.</p>

**55. Landscaping**

**55.2 Landscaping Requirements for Low Density Residential Developments**

1. Unless otherwise specified in this Bylaw, or developed as part of a Multi-unit Project Development, all new Single Detached Housing, Semi-detached Housing, Duplex



Housing, ~~and Row Housing and Stacked Row Housing~~, shall be Landscaped in accordance with the following:

- a. Landscaping shall be provided on a Site within 18 months of the occupancy of a development or commencement of a Use;
- b. Trees and shrubs shall be maintained on a Site for a minimum of 42 months after the occupancy of a development or commencement of a Use;
- c. all applications for a Development Permit listed in subsection 55.2(1) shall include a Site plan that identifies:
  - i. the number, type and approximate size of existing trees and shrubs;
  - ii. trees and shrubs proposed for preservation;
  - iii. the number, type and approximate size of proposed trees and shrubs; and
  - iv. proposed ground cover;
- d. trees and shrubs shall be provided in accordance with Table 55.2(1)(d), as follows:

Measure	Table 55.2(1)(d) Tree and Shrub Planting Requirements		
Site Width	Single Detached Housing	Semi-Detached Housing and Duplex Housing (per Dwelling)	Row Housing <del>and Stacked Row Housing</del> (per Dwelling)
Less than 10.0 m	One deciduous tree, one coniferous tree and four shrubs	One deciduous tree, one coniferous tree and four shrubs	One deciduous tree, one coniferous tree and four shrubs
10.0 m – 13.0 m	Two deciduous trees, one coniferous tree and six shrubs		

Greater than 13.0 m	Two deciduous trees, two coniferous trees and eight shrubs	One deciduous tree, one coniferous tree and six shrubs	
---------------------	--	--	--

**55.3 General Planting Requirements**

1. Unless otherwise specified in this Bylaw, Landscaping shall be provided in accordance with the following:
  - a. for new Multi-unit Project Development consisting of Single Detached Housing, Semi-detached Housing, Duplex Housing, Row Housing, ~~Stacked Row Housing and Apartment Housing~~ Multi-unit Housing or for new Mobile Homes when developed as part of a Mobile Home Park, the number of trees and shrubs shall be determined on the basis of the following:
    - i. one tree for each 35 m<sup>2</sup> and one shrub for each 15 m<sup>2</sup> of Setback;
    - ii. one tree for each 20 m<sup>2</sup> and one shrub for each 10 m<sup>2</sup> of parking area islands, as determined by subsection 54.2(3); and
    - iii. in no case shall there be less than one tree per parking area island;
  - b. for new development consisting of Residential-Related Use Classes, Commercial Use Classes, Industrial Use Classes, Basic Services Use Classes, and Community, Educational, Recreational and Cultural Service Use Classes, the number of trees and shrubs provided shall be determined on the basis of the following:
    - i. one tree for each 25 m<sup>2</sup> and one shrub for each 15 m<sup>2</sup> of Setback;
    - ii. one tree for each 20 m<sup>2</sup> and one shrub for each 10 m<sup>2</sup> of parking area islands, as determined by subsection 54.2(3); and
    - iii. in no case shall there be less than one tree per parking area island;
  - c. new trees and shrubs shall be provided on the following basis:

- i. the proportion of deciduous to coniferous trees and shrubs shall be approximately 50:50;
  - ii. approximately 50% of required deciduous trees shall be minimum of 50 mm Caliper and approximately 50% shall be a minimum 70 mm Caliper;
  - iii. approximately 75% of required coniferous trees shall be a minimum of 2.5 m in Height and approximately 25% shall be a minimum of 3.5 m in Height; and
  - iv. minimum shrub size shall be 300 mm in Height for deciduous and a spread of 450 mm for coniferous;
- d. Notwithstanding Section 11.4, the Development Officer may vary subsection 55.3(1)(b) and subsection 55.3(1)(c) for a Public Park Use, in consultation with Parks and Biodiversity, in which case the application shall not be a Class B Discretionary Development.
  - e. all open space including Front Yards, Rear Yards, Side Yards and Yards, Amenity Areas at ground level, Private Outdoor Amenity Areas, Setback areas and Separation Spaces shall be landscaped with flower beds, grass, ground cover or suitable decorative hardscaping in addition to trees and shrubs. This requirement shall not apply to those areas designated for parking or vehicular circulation.
  - f. Notwithstanding subsection 55.3(1)(e), for Industrial Uses on Sites Abutting a Transportation/Utility Corridor, Calgary Trail N.W., Gateway Boulevard N.W., Sherwood Park Freeway N.W., Stony Plain Road N.W., or Yellowhead Trail N.W., all required trees may be located in the Front Yard and the Yard Abutting the roadway specified, for the purpose of screening.
  - g. required Landscaping shall be maintained in a healthy condition for a minimum of 24 months after a Development Officer determines, at the time of Development Permit Inspection, that the required Landscaping has been installed

## 55.7 Additional Landscaping Regulations for Specific Land Uses

1. The Development Officer may require Landscaping in addition to that specified in Section 55 if:
  - a. there is a likelihood that the proposed development will generate undesirable impacts on surrounding Sites and between Uses within the development, such as poor appearance, excessive noise, light, odours, traffic, litter or dust;
  - b. such additional Landscaping is warranted due to combinations of Uses including, but not limited to the following:
    - i. Row Housing ~~or Stacked Row Housing~~ development, where the Amenity Area for the Row Housing ~~or Stacked Row Housing~~ faces Single Detached Housing or a Site zoned to allow Single Detached Housing as a Permitted Use, public roadways other than a Lane, or a LRT line;
    - ii. ~~Low-Rise Apartments~~ *Multi-unit Housing*, where developed on an infill basis, Abutting existing Single Detached Housing or a Site zoned to allow Single Detached Housing as a Permitted Use;
    - iii. Religious Assembly where developed on a Site Abutting an existing Residential Use or a Site zoned to allow Single Detached Housing as a Permitted Use;
    - iv. any Non-accessory Parking; or
    - v. Vehicle-Oriented Uses where developed on a Site adjacent to an existing Residential Use, or a Site zoned to allow Single Detached Housing as a Permitted Use.

### **Schedule 59A**

**59A.1.** The following Zones refer to regulations found in Schedule 59A:

- 100 RF1 Single Detached Residential Zone
- 115 RSL Residential Small Lot Infill
- 120 RF2 Low Density Infill Zone

- 130 RPL Planned Lot Residential
- 140 RF3 ~~Low Density~~ *Small Scale Infill* Development Zone
- 150 RF4 Semi-detached Residential Zone
- 160 RF5 Row Housing Zone
- 165 UCRH Urban Character Row Housing
- 170 RF6 Medium Density Multiple Family Zone
- 240 RR Rural Residential Zone
- 250 RMH Mobile Home Zone
- 570 CS1 Community Services 1 Zone
- 571 CS2 Community Services 2 Zone
- 572 CS3 Community Services 3 Zone
- 573 CS4 Community Services 4 Zone
- 610 AG Agricultural Zone
- 620 AGU Urban Reserve Zone
- 630 AGI Industrial Reserve Zone
- 920.8 TSDR Terwillegar Single Detached Residential
- 920.9 TSLR Terwillegar Small Lot Residential Zone
- 940.5 GLD Griesbach Low Density Residential Zone
- 940.9 GLG Griesbach Low Density Residential with Garden Suites Zone
- 950.6 CCLD Clareview Campus Low Density Residential Zone
- 950.7 CCSF Clareview Campus Single Family Residential Zone
- 980 HVLD Special Area Heritage Valley Low Density Zone

The above Zones may also refer to regulations in other Sign Schedules or have additional regulations within the Zone. In case of a conflict between the Zones listed on this Sign Schedule and the Zone regulations, the Zone regulations prevail.

**80. Child Care Services**

A Child Care Service shall comply with the following:

4. Development in Residential Zones
  - a. Where a Child Care Services Use is proposed in a building with a valid development permit for Apartment Housing Multi-unit Housing or Row Housing, the Child Care Services shall not be part of a Dwelling.
  - b. Where a Child Care Services Use is proposed as part of a Dwelling, or is proposed in a converted Single Detached Housing, the Use shall only be located:
    - i. on a Corner Lot; or
    - ii. on a Site Abutting a Site that is actively used for a Community, Educational, Recreational and Cultural Service Use Class; or
    - iii. Abutting a Site with zoning that lists Apartment Housing Multi-unit Housing, General Retail Stores or Convenience Retail Stores as a permitted Use.

**86. Secondary Suites**

A Secondary Suite shall comply with the following regulations:

3. Only one of a Secondary Suite or a Garden Suite may be developed in conjunction with each principal Dwelling, except in the RF1, RF2, and RF3 Zones where one Secondary Suite and one Garden Suite may both be developed in conjunction with a Single Detached House.
6. Secondary Suites shall not be included in the calculation of maximum densities in this Bylaw. Secondary Suites shall be included in the calculation of minimum densities in this Bylaw.

**87. Garden Suites**

The proposed amendments will allow one secondary suite and one garden suite to be developed on a single house lot in RF1, RF2, and RF3.

With the introduction of minimum densities, clarification is added that secondary suites do not count toward *maximum* density. This will

Garden Suites shall be developed in accordance with the following regulations:

19. Only one of a Secondary Suite or Garden Suite may be developed in conjunction with a principal Dwelling, except in the RF1, RF2, and RF3 Zones where one Secondary Suite and one Garden Suite may both be developed in conjunction with a Single Detached House.

#### 94. **Supportive Community Provision**

The purpose of the Supportive Community Provisions is to facilitate the provision of housing in which care is provided to residents in a permanent, residential setting.

1. The portion of a Development Permit application for ~~Apartment Housing~~ Multi-unit Housing or Group Homes that achieves all of the criteria listed in subsection 94(1)(a) Supportive Community Criteria, shall be considered a supportive community and the regulations of subsection 94(1)(b) shall apply.
  - a. Supportive Community Criteria:
    - i. indoor Common Amenity Area, separate from entryways, corridors and utility areas, comprises a minimum of 10% of the Floor Area of the development, and has the capacity to seat all residents. Such space shall contain one or more common dining areas;
    - ii. the Landscape Plan identifies activity features designed to enhance the wellness of the residents, such as walking paths or raised beds for gardening;
    - iii. internal common space is designed to facilitate safety, circulation and resident interaction by:
      1. containing a minimum corridor clearance width of 1.65 m,
      2. containing a minimum stairway clearance width of 1.65 m,

allow their inclusion in calculations of minimum density.

3. minimizing the impact of corridor length by including, at regular intervals, areas which could accommodate seating, and
  4. allowing visual surveillance of the principal entry area;
- iv. all Dwellings and Sleeping Units shall have Inclusive Design, in accordance with Section 93 of this Bylaw;
  - v. the development has undergone and addresses the recommendations of a Crime Prevention Through Environmental Design (CPTED) review in accordance with Section 58 of this Bylaw, General Performance Standards for a Safe Physical Environment;
  - vi. the proposed development has been assessed by the Province of Alberta and is eligible to be licensed as a supportive living accommodation, pursuant to provincial legislation;
  - vii. the proposed development addresses requirements for pedestrian amenities on-Site and in the surrounding area, such as sidewalks and pedestrian crossings, in accordance with the recommendations of Transportation Services; and
  - viii. the dimensions for parking spaces are shown to be in accordance with subsection 54.2(4)(a)(ii) of this Bylaw.
- b. Supportive Community Regulations:
- i. parking for ~~Apartment Housing~~ *Multi-unit Housing* and Group Homes that meet the criteria of Section 94(1)(a) above shall be provided in accordance with Section 54.2 Schedule 1 of this Bylaw; and
  - ii. density shall be calculated in accordance with the Zone in which the development is located, except that the maximum density may be increased by 25%. If a Dwelling or Sleeping Unit is designed to convert into a smaller unit, the density and parking shall be calculated based upon the highest number of potential Dwellings or Sleeping Units.



**110 (RF1) Single Detached Residential Zone**

**110.4 Development Regulations for Permitted and Discretionary Uses**

- 11. Separation Space shall be provided ~~between two or more Dwellings or portions thereof on the same Site~~ in accordance with Section 48 of this Bylaw, ~~except that it shall not be required between a Garden Suite and the associated principal Dwelling on the same Site.~~  
 20. The maximum occupancy of a Lodging House shall be 6 residents.

**115 (RSL) Residential Small Lot Zone**

**115.3 Discretionary Uses**

- 7. Semi-detached Housing and Duplex Housing where the Side Lot Line abuts a lot in an Industrial, or Commercial, Row Housing or Apartment Zone or a property zoned to allow Row Housing or Multi-unit Housing as a Permitted Use. or is not separated from it by a public roadway more than 10.0 m wide.

**115.4 Development Regulations for Permitted and Discretionary Uses**

- 10. Separation Space shall be provided in accordance with Section 48 of this Bylaw, ~~except that Separation Space shall not be required:~~
  - a. ~~between Dwellings where a minimum Side Setback of 1.2 m has been provided on the abutting Site, and~~
  - b. ~~between a Garden Suite and the associated principal Dwelling on the same Site.~~

**115.5 Additional Development Regulations for Discretionary Uses**

This new regulation (20) is added as an interim control measure to regulate Lodging Houses in low density residential zones until a comprehensive review is completed. Limiting a Lodging House to six residents aligns with existing development maximums for Limited Group Homes.

Separation space regulations refer to the simplified requirements in Section 48 throughout the Zoning Bylaw.

4. The maximum occupancy of a Lodging House shall be 6 residents.

**120 (RF2) Low Density Infill Zone**

**120.4 Development Regulations for Permitted and Discretionary Uses**

11. Separation Space shall be provided ~~between two or more Dwellings or portions thereof on the same Site~~ in accordance with Section 48 of this Bylaw, ~~except that it shall not be required between a Garden Suite and the associated principal Dwelling on the same Site.~~

20. The maximum occupancy of a Lodging House shall be 6 residents.

**130 (RPL) Planned Lot Residential Zone**

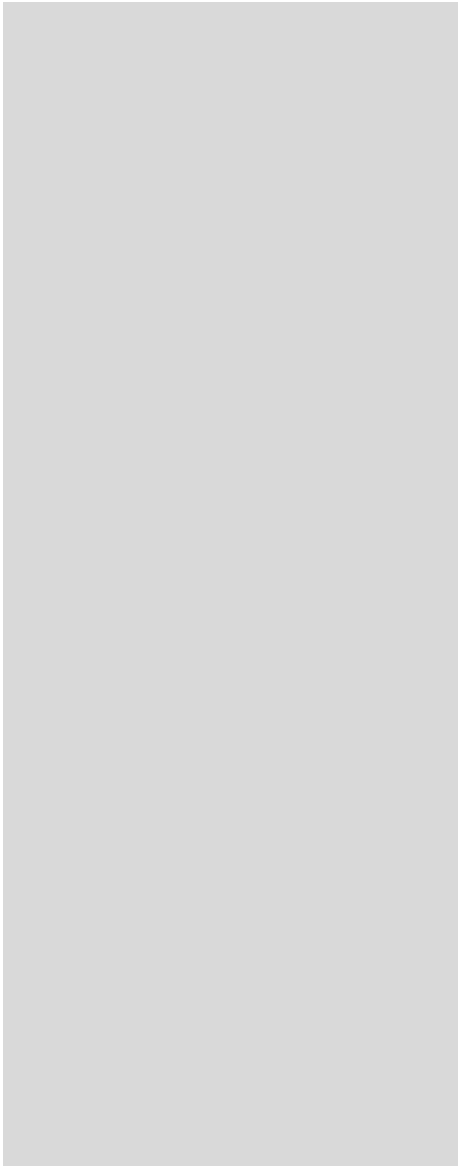
**130.4 Development Regulations for Permitted and Discretionary Uses**

10. Separation Space shall be provided in accordance with Section 48 of this Bylaw, ~~except that it shall not be required:~~

- ~~a. between a Garden Suite and the associated principal Dwelling on the same site; or~~
- ~~b. where side walls of abutting buildings face each other and habitable windows are not located directly opposite each other, such that privacy is not impacted and:
 
  - ~~i. in the case of Dwellings on separate Sites, each development complies with the minimum Side Setback requirements for each Dwelling; and~~
  - ~~ii. in the case of Dwellings on the same Site, the separation distance between Dwellings is at least equal to the total of the minimum Side Setback requirements for both Dwellings.~~~~

25. The maximum occupancy of a Lodging House shall be 6 residents.

**135 (RLD) Residential Low Density Zone**



#### 135.4. Development Regulations for Permitted and Discretionary Uses

~~16. Separation Space shall be provided in accordance with Section 48 of this Bylaw.~~

~~Notwithstanding Section 48, Separation Space shall not be required:~~

- ~~a. between a Garden Suite and the associated principal Dwelling on the same Site; or~~
- ~~b. where side walls of buildings on abutting Lots face each other and windows of habitable rooms are not located directly opposite each other, such that privacy is not impacted.~~

~~18. The maximum occupancy of a Lodging House shall be 6 residents.~~

#### 150 (RF4) Semi-detached Residential Zone

##### 150.4 Development Regulations for Permitted and Discretionary Uses

~~12. Separation Space shall be provided in accordance with Section 48 of this Bylaw, except that it shall not be required:~~

- ~~a. between a Garden Suite and the associated principal Dwelling on the same Site; or~~
- ~~b. where side walls of abutting buildings face each other and habitable windows are not located directly opposite each other, such that privacy is not impacted and:
 
  - ~~i. in the case of Dwellings on separate Sites, each development complies with the minimum Side Setback requirements for each Dwelling; and~~
  - ~~ii. in the case of Dwellings on the same Site, the separation distance between Dwellings is at least equal to the total of the minimum Side Setback requirements for both Dwellings.~~~~

~~23. The maximum occupancy of a Lodging House shall be 6 residents.~~

#### 230 (RA9) High Rise Apartment Zone

##### 230.1 General Purpose

To develop high rise residential apartments buildings that contain active residential or non-residential frontages at ground level. This Zone is intended to allow supportive

non-residential uses that complement the primary residential uses, and improve the pedestrian experience at ground level. Design regulations are included in the Zone to manage impacts that tall buildings can have in relation to shadow, wind, parking, context, massing and interface at ground level.

### 230.2 Permitted Uses

~~1. Apartment Housing~~

1. Child Care Services
2. Convenience Retail Stores
3. Group Homes
4. Limited Group Homes
5. Live-work Units
6. Lodging Houses
7. Minor Home Based Business
8. *Multi-unit Housing*
9. Professional, Financial and Office Support Services

~~10. Row Housing~~

10. Secondary Suites, ~~where developed within Row Housing~~
11. Specialty Food Services

~~12. Stacked Row Housing~~

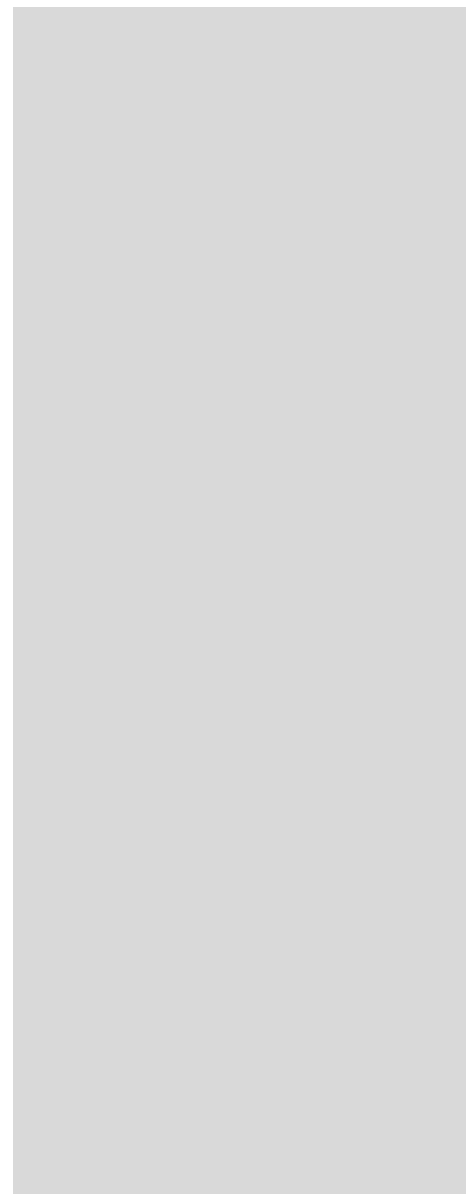
12. Urban Gardens
13. Fascia On-premises Signs
14. Projecting On-premises Signs

### 230.4 Development Regulations for the Building Size and Orientation on the Site

1. The maximum building intensity based on Site size shall be in accordance with 230.4 Table 1.

Site Area	Maximum building intensity			
	Height	Floor Area Ratio	Density	Floor Plate size
a. Less than 1800 m <sup>2</sup>	(i) 15.0 m for flat, mansard, and gambrel roofs; 17.5 m for a roof type with a pitch of 4/12 (18.4 degrees) or greater.	(ii) 2.2	(iii) 250	(iv) No maximum
b. 1800m <sup>2</sup> to 7500 m <sup>2</sup>	(i) Building form: (A) Tower 58.0 m (B) Podium 15.0 m (C) all other building forms 15.0 m for flat, mansard, and gambrel roofs; 17.5 m for a roof type with a pitch	(ii) 5.2	(iii) 650	(iv) The Floor Plate shall not exceed 850 m <sup>2</sup> for all Storeys above the greater of either:  (A) the Height of the third Storey; or (B) the Height equal to the

	of 4/12 (18.4 degrees) or greater.			width of the abutting Public Roadway right of way.
c. Greater than 7500 m <sup>2</sup>	(i) Building form:  (A) Tower 58.0 m (B) Podium 15.0 m (C) all other building forms 15.0 m for flat, mansard, and gambrel roofs; 17.5 m for a roof type with a pitch of 4/12 (18.4 degrees) or greater.	(ii) 4.3	(iii) 550	
d.	Notwithstanding 230.4(1)(b)(iv), and 230.4(1)(c)(iv) where development of <b>Apartment Multi-unit</b> Housing, Lodging Houses or Group Homes meet all the criteria listed in subsection 94(1)(a), the Supportive Community Criteria, the Floor Plate may exceed 850 m <sup>2</sup> to a maximum of 1650 m <sup>2</sup> above the greater of either: (A) the Height of the third Storey; or			



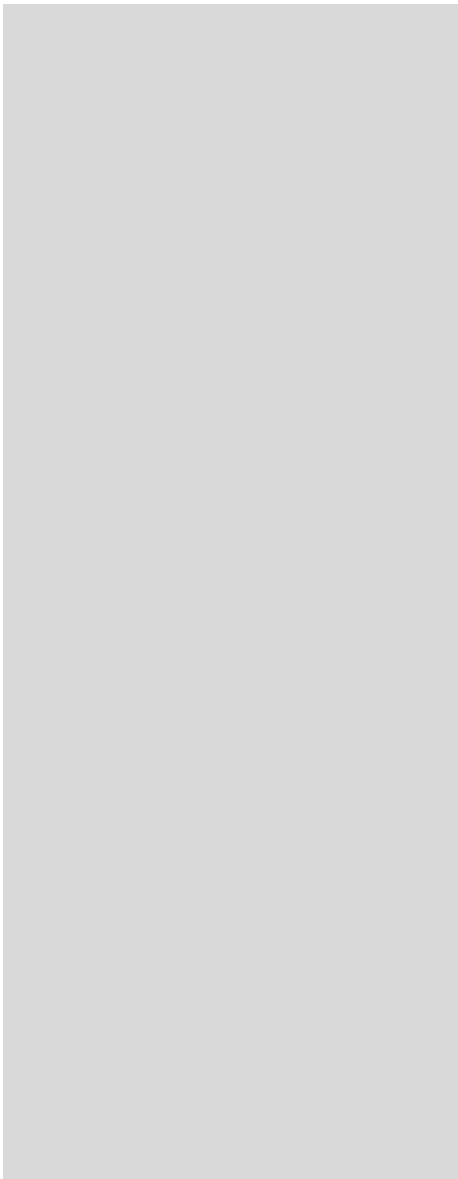
	(B) the Height equal to the width of the abutting Public Roadway right of way.	
--	--	--

**230.5 Development Regulations for the Building Design and Features**

1. Interface at ground level
  - a. Except for *Apartment Multi-unit* Housing and Group Homes that meet the Supportive Community Provisions, all residential or residential-related building Façades fronting onto a Public Roadway, other than a Lane, or onto an internal circulation network, shall have individual Dwellings with direct access at ground level to provide a transition from public to private space. The units at ground level shall include the following design elements:
    - i. hinged doorways;
    - ii. built elements such as verandas, porches, patios, or building articulation, which feature or act as Privacy Screening between each unit; and
    - iii. lighting scaled and directed towards pedestrian areas.
  - b. Except for *Apartment Multi-unit* Housing and Group Homes that meet the Supportive Community Provisions, all ground level Dwellings shall have a n *Private Outdoor* Amenity Area in front of each exterior entry that establishes a transition area between the Amenity Area and the abutting public roadway (including a Lane), or the abutting private roadway.

**230.7 Development Regulations for Permitted and Discretionary Uses**

1. Non-residential Uses, excluding Residential-Related Uses
  - a. shall only be developed in conjunction with *Apartment Multi-unit* Housing or Group Homes.



- b. the combined Floor Area shall not exceed 15 percent of the overall Floor Area for the Site.
  - c. Notwithstanding Section 11 of this Bylaw, a Development Officer shall not grant a variance to subsection 230.7(1)(a) or 230.7(1)(b).
2. Apartment Hotels shall:
- a. not be provided on the same Storey as **Apartment Multi-unit** Housing or Group Homes.
  - b. be limited to 20 percent of the total Floor Area for the Site.
  - c. notwithstanding Section 11 of this Bylaw, a Development Officer shall not grant a variance to subsection 230.7(2)(a) or 230.7(2)(b).
7. Health Services shall only be developed in conjunction with a Group Home or **Apartment Multi-unit** Housing developed under Section 94 Supportive Community Provisions. Notwithstanding Section 11 of this Bylaw, a Development Officer shall not grant a variance to subsection 230.7(7).
- ~~12. Row Housing, and Stacked Row Housing shall only be developed on a Site with Apartment Housing or Group Homes, in accordance with the following regulations:~~
- ~~a. on Sites greater than 1800 m<sup>2</sup>, Row Housing, and Stacked Row Housing shall only be developed in an integrated manner reflecting a comprehensive site design on Sites with Apartment Housing or Group Homes that are developed within a Tower; and~~
  - ~~b. on Sites less than 1800 m<sup>2</sup> or on Sites adjacent to a zone that allows Single Detached Housing as a permitted Use, Row Housing, and Stacked Row Housing may be developed on Sites that do not contain Apartment Housing or Group Homes that are developed within a Tower.~~



### 310 (CNC) Neighbourhood Convenience Commercial Zone

#### 310.3 Discretionary Uses

~~1. Apartment Housing~~

1. Bars and Neighbourhood Pubs, for less than 100 occupants and 120 m<sup>2</sup> of Public Space
2. Breweries, Wineries and Distilleries
3. Child Care Services
4. Commercial Schools
5. Creation and Production Establishments
6. Drive-in Food Services
7. Gas Bars
8. General Retail Stores
9. Individual business premises for a Permitted Use having a Floor Area greater than 275 m<sup>2</sup>
10. Indoor Participant Recreation Services
11. Live Work Units
12. Major Home Based Business
13. Minor Amusement Establishments
14. Minor Home Based Business
15. Minor Service Stations
16. Multi-unit Housing
17. Public Libraries and Cultural Exhibits
18. Rapid Drive-through Vehicle Services
19. Religious Assemblies
20. Residential Sales Centre
21. Restaurants, for less than 100 occupants and 120 m<sup>2</sup> of Public Space
22. Secondhand Stores with a Floor Area less than 275m<sup>2</sup>
23. Veterinary Services

- 24. Urban Indoor Farms
- 25. Urban Outdoor Farms
- 26. Freestanding Off-premises Signs, in a location where such Signs lawfully existed as of the Effective Date of this Bylaw, and that such Signs shall not be subject to the Setback provisions of this Zone
- 27. Minor Digital Off-premises Signs, in a location where such Signs lawfully existed as of the effective date of Bylaw 15892
- 28. Minor Digital On-premises Signs, in a location where such Signs lawfully existed as of the effective date of Bylaw 15892.
- 29. Minor Digital On-premises Off-premises Signs, in a location where such Signs lawfully existed as of the effective date of Bylaw 15892.
- 30. Roof On-premises Signs

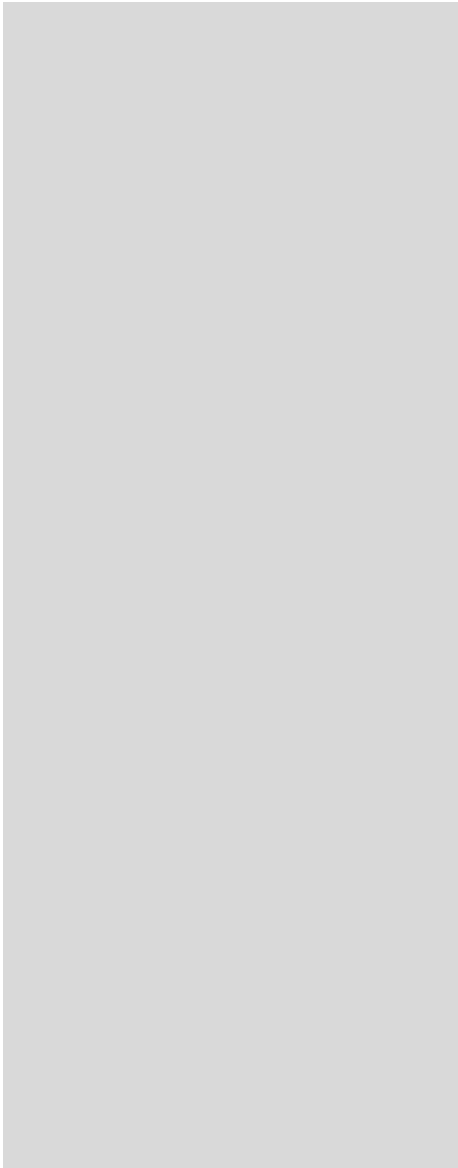
**310.5 Additional Development Regulations for Discretionary Uses**

- 1. The following regulations shall apply to ~~Apartment Housing~~ Multi-unit Housing developments:
  - a. ~~Apartment Housing~~ Multi-unit Housing shall be permitted only in buildings where the first Storey is used for commercial purposes;
  - b. the housing component shall have access at ground level, which is separate from the access for the commercial premises; and
  - c. Amenity Area shall be provided in accordance with Section 46 of this Bylaw.

**320 (CSC) Shopping Centre Zone**

**320.3 Discretionary Uses**

- ~~1. Apartment Housing~~



1. Apartment Hotels
2. Automotive and Equipment Repair Shops, on a Site of 2 ha or larger
3. Bars and Neighbourhood Pubs, for more than 200 occupants and 240 m2 of Public Space, on a Site 2 ha or larger
4. Breweries, Wineries and Distilleries
5. Carnivals
6. Creation and Production Establishments
7. Equipment Rentals, provided that all equipment and goods for rent are contained within an enclosed building
8. Hotels
9. Liquor Stores, on a Site of less than 2 ha
10. Live Work Units
11. Major Amusement Establishments, on a Site of less than 2 ha
12. Major Home Based Business
13. Media Studios
14. Minor Home Based Business
15. Mobile Catering Food Services
16. Multi-unit Housing
17. Nightclubs, for less than 200 occupants and 240 m2 of Public Space, on a site 2 ha or smaller
18. Nightclubs, for more than 200 occupants and 240 m2 of Public Space, on a site 2 ha or larger
19. Private Clubs
20. Rapid Drive-through Vehicle Services
21. Recycled Materials Drop-off Centres
22. Religious Assembly
23. Residential Sales Centre

- 24. Restaurants, for more than 200 occupants and 240 m2 of Public Space, on a Site 2 ha or larger
- 25. Secondhand Stores
- 26. Specialty Food Services, for more than 100 occupants and 120 m2 of Public Space
- 27. Warehouse Sales
- 28. Urban Indoor Farms
- 29. Urban Outdoor Farms
- 30. Veterinary Services
- 31. Fascia Off-premises Signs
- 32. Freestanding Off-premises Signs
- 33. Major Digital Signs
- 34. Minor Digital Off-premises Signs
- 35. Minor Digital On-premises Signs
- 36. Minor Digital On-premises Off-premises Signs
- 37. Roof On-premises Signs
- 38. Temporary Off-premises Signs

**320.5 Additional Development Regulations for Discretionary Uses**

- 1. Apartment Housing Multi-unit Housing shall be permitted only above the office or retail component of a shopping centre.
- 3. The Apartment Housing Multi-unit Housing component of the development shall be designed and sited so as to minimize any impacts from the commercial component of the development related to noise, traffic circulation or loss of privacy.

**330 (CB1) Low Intensity Business Zone**

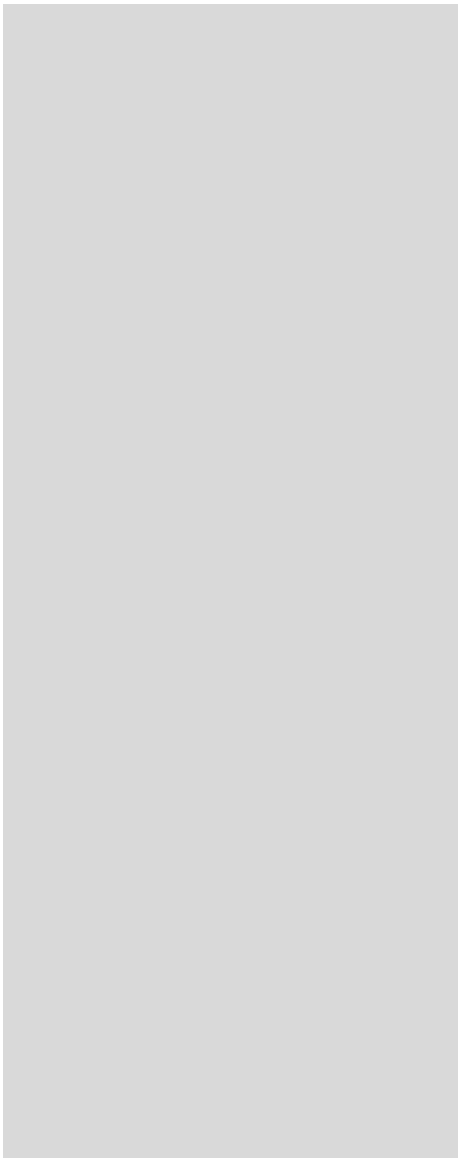
**330.3 Discretionary Uses**

~~1. Apartment Housing~~

1. Auctioneering Establishments, provided that all goods and equipment to be auctioned are stored and displayed within an enclosed building
2. Automotive and Minor Recreation Vehicle Sales/Rentals
3. Bars and Neighbourhood Pubs, for more than 200 occupants and 240 m2 of Public Space, provided the Site is not adjacent to or across the Lane from a Site zoned residential
4. Breweries, Wineries and Distilleries
5. Child Care Services
6. Convenience Vehicle Rentals
7. Creation and Production Establishments
8. Drive-in Food Services
9. Funeral, Cremation and Interment Services
10. Gas Bars
11. General Retail Stores with a Floor Area greater than 1 000 m2
12. Greenhouses, Plant Nurseries and Garden Centres
13. Hotels
14. Indoor Participant Recreation Services
15. Limited Contractor Services
16. Liquor Stores
17. Live Work Units
18. Major Amusement Establishments
19. Major Home Based Business
20. Media Studios
21. Minor Home Based Business
22. Minor Service Stations
23. Mobile Catering Food Services

**24. Multi-unit Housing**

- 25. Nightclubs, but not to exceed 200 occupants and 240 m2 of Public Space, if the site is adjacent to or across a lane from a Site zoned residential
- 26. Non-accessory Parking
- 27. Pawn Stores
- 28. Private Clubs
- 29. Rapid Drive-through Vehicle Services
- 30. Recycling Depots, within an enclosed building
- 31. Recycled Materials Drop-off Centres
- 32. Residential Sales Centres
- 33. Restaurants, for more than 200 occupants and 240 m2 of Public Space, provided the Site is not adjacent to or across the Lane from a Site zoned residential
- 34. Secondhand Stores
- 35. Spectator Entertainment Establishments
- 36. Specialty Food Services
- 37. Urban Indoor Farms
- 38. Urban Outdoor Farms
- 39. Fascia Off-premises Signs
- 40. Freestanding Off-premises Signs
- 41. Major Digital Signs
- 42. Minor Digital Off-premises Signs
- 43. Minor Digital On-premises Signs
- 44. Minor Digital On-premises Off-premises Signs
- 45. Roof Off-premises Signs
- 46. Roof On-premises Signs
- 47. Temporary Off-premises Signs



### 330.5 Additional Development Regulations for Discretionary Uses

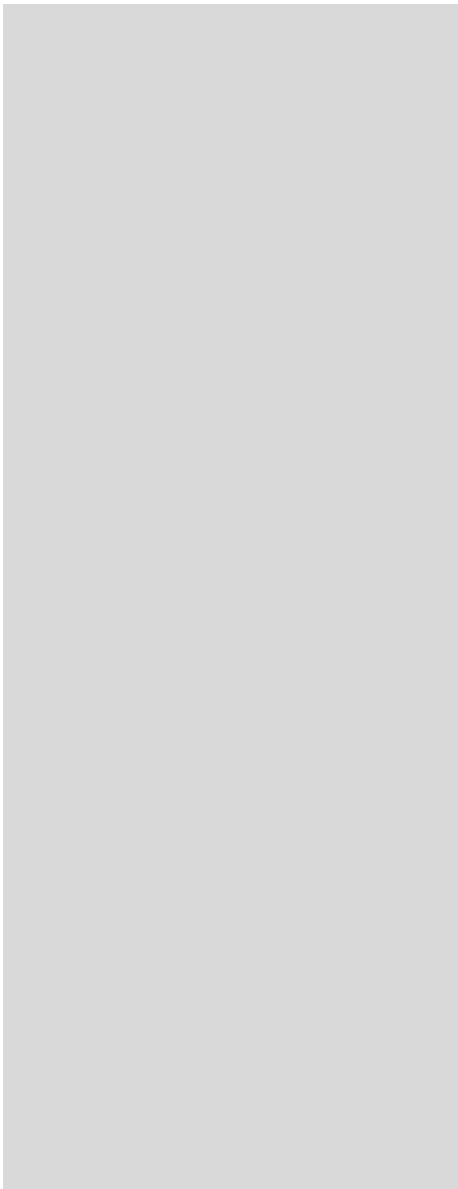
1. The following regulations shall apply to ~~Apartment Housing~~ Multi-unit Housing developments:
  - a. ~~Apartment Housing~~ Multi-unit Housing shall be permitted only in buildings where the first Storey is used for commercial purposes;
  - b. the housing component shall have access at ground level, which is separate from the access for the commercial premises;
  - c. Amenity Area shall be provided in accordance with Section 46 of this Bylaw;
  - d. The maximum Floor Area Ratio of ~~Apartment Housing~~ Multi-unit Housing shall be 1.5.

### 340 (CB2) General Business Zone

#### 340.3 Discretionary Uses

1. Animal Hospitals and Shelters
- ~~2. Apartment Housing~~
2. Automotive/Minor Recreation Vehicle Sales/Rentals
3. Auctioneering Establishments
4. Bars and Neighbourhood Pubs, for more than 200 occupants and 240 m<sup>2</sup> of Public Space, provided the Site is not adjacent to or across a lane from a Site zoned Residential
5. Carnivals
6. Child Care Services
7. Convenience Vehicle Rentals
8. Fleet Services
9. Funeral, Cremation and Interment Services
10. Government Services

- 11. Liquor Stores
- 12. Live Work Units
- 13. Major Home Based Business
- 14. Major Service Stations
- 15. Media Studios
- 16. Minor Home Based Business
- 17. Mobile Catering Food Services
- 18. Motels
- 19. *Multi-unit Housing*
- 21. Nightclubs, for less than 200 occupants and 240 m<sup>2</sup> of Public Space, if the Site is adjacent to or across a lane from a Site zoned Residential
- 22. Non-accessory Parking
- 23. Outdoor Amusement Establishments
- 24. Pawn Stores
- 25. Private Clubs
- 26. Rapid Drive-through Vehicle Services
- 27. Recycled Materials Drop-off Centres
- 28. Religious Assembly
- 29. Residential Sales Centre
- 30. Restaurants, for more than 200 occupants and 240 m<sup>2</sup> of Public Space, provided the Site is not adjacent to or across a lane from a Site zoned residential
- 31. Secondhand Stores
- 32. Spectator Sports Establishments
- 33. Specialty Food Services, for more than 100 occupants and 120 m<sup>2</sup> of Public Space
- 34. Spectator Entertainment Establishments
- 35. Truck and Mobile Home Sales/Rentals
- 36. Urban Indoor Farms





- 37. Urban Outdoor Farms
- 38. Fascia Off-premises Signs
- 39. Freestanding Off-premises Signs
- 40. Major Digital Signs
- 41. Minor Digital Off-premises Signs
- 42. Minor Digital On-premises Signs
- 43. Minor Digital On-premises Off-premises Signs
- 44. Roof Off-premises Signs
- 45. Roof On-premises Signs
- 46. Temporary Off-premises Signs

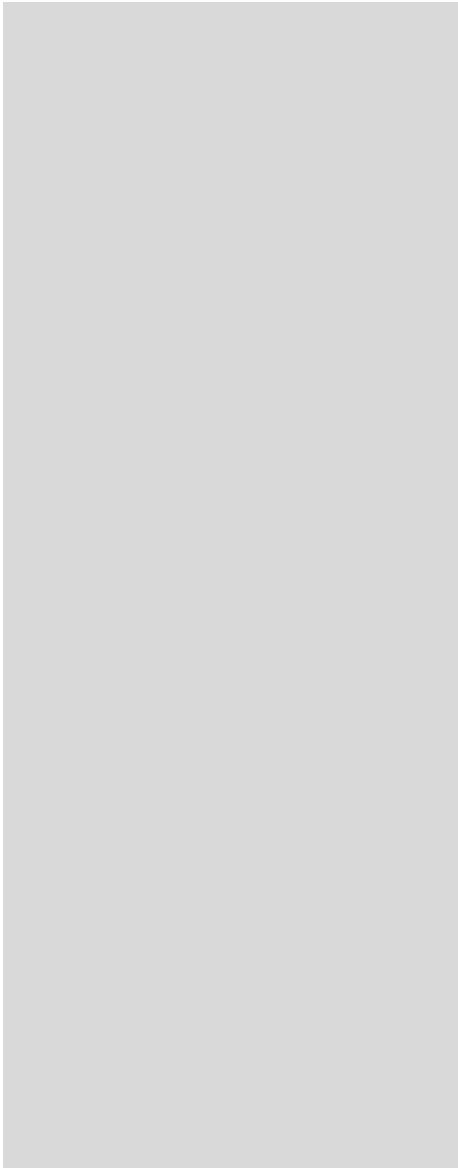
**340.5 Additional Development Regulations for Discretionary Uses**

- 3. The following regulations shall apply to ~~Apartment Housing~~ Multi-unit Housing developments:
  - a. ~~Apartment Housing~~ Multi-unit Housing shall be permitted only in buildings where the first Storey is used for commercial purposes;
  - b. the housing component shall have access at ground level, which is separate from the access for the commercial premises;
  - c. Amenity Area shall be provided in accordance with Section 46 of this Bylaw;
  - d. the maximum Floor Area Ratio of ~~Apartment Housing~~ Multi-unit Housing shall be 2.0.

**360 (CO) Commercial Office Zone**

**360.3 Discretionary Uses**

- 1. Apartment Hotels
- ~~2. Apartment Housing~~



2. Bars and Neighbourhood Pubs, for less than 200 occupants and 240 m2 of Public Space, if the Site is adjacent to or across a Lane from a Site zoned residential
3. Bars and Neighbourhood Pubs, for more than 200 occupants and 240 m2 of Public Space, provided the Site is not adjacent to or across a Lane from a Site zoned residential
4. Breweries, Wineries and Distilleries
5. Child Care Services
6. Convenience Retail Stores
7. Creation and Production Establishments
8. Funeral, Cremation and Interment Services
9. General Retail Stores
10. Hotels
11. Indoor Participant Recreation Services
12. Liquor Stores
13. Live Work Units
14. Major Home Based Business
15. Media Studios
16. Minor Home Based Business
17. Multi-unit Housing
18. Nightclubs, for less than 200 occupants and 240 m2 of Public Space, if the Site is adjacent to or across a Lane from a Site zoned residential
19. Personal Service Shops
20. Private Clubs
21. Restaurants, for more than 200 occupants and 240 m2 of Public Space, provided the Site is not adjacent to or across a Lane from a Site zoned residential
22. Specialty Food Services, for more than 100 occupants and 120 m2 of Public Space
23. Spectator Entertainment Establishments
24. Urban Outdoor Farms

- 25. Fascia Off-premises Signs
- 26. Freestanding Off-premises Signs
- 27. Minor Digital Off-premises Signs
- 28. Minor Digital On-premises Signs
- 29. Minor Digital On-premises Off-premises Signs
- 30. Roof Off-premises Signs
- 31. Roof On-premises Signs
- 32. Temporary Off-premises Signs

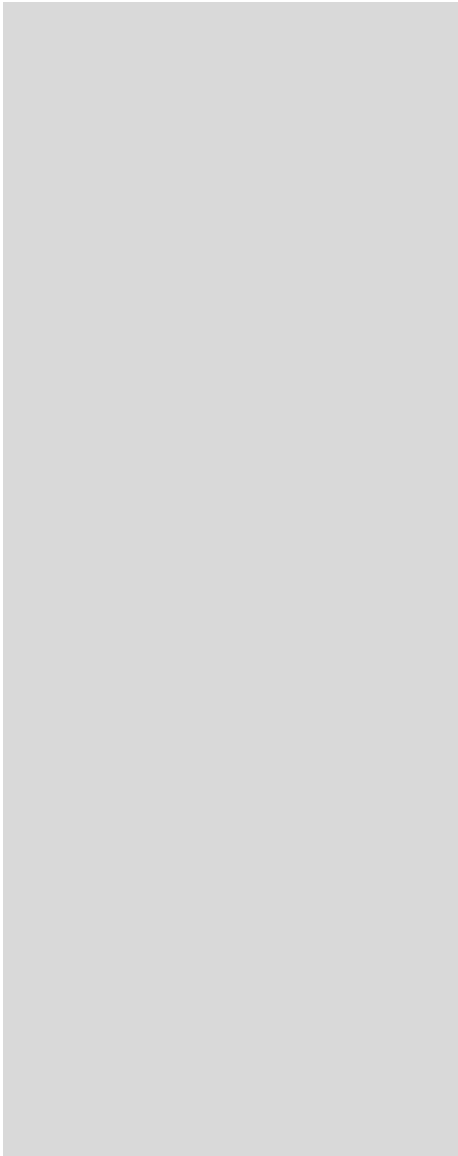
**360.4 Development Regulations for Permitted and Discretionary Uses**

- 1. The maximum Floor Area Ratio shall be 4.0 for office and commercial development. This may be increased to a maximum Floor Area Ratio of 7.0 if the development includes Apartment Housing Multi-unit Housing, provided the office and commercial development shall not exceed a Floor Area Ratio of 4.0.

**360.5 Additional Development Regulations for Discretionary Uses**

- 1. The following regulations shall apply to Apartment Housing Multi-unit Housing developments:
  - a. Apartment Housing Multi-unit Housing shall be permitted only in buildings where the first Storey is used for commercial purposes;
  - b. the housing component shall have access at ground level that is separate from the access for the commercial premises; and
  - c. Amenity Area shall be provided in accordance with Section 46 of this Bylaw.

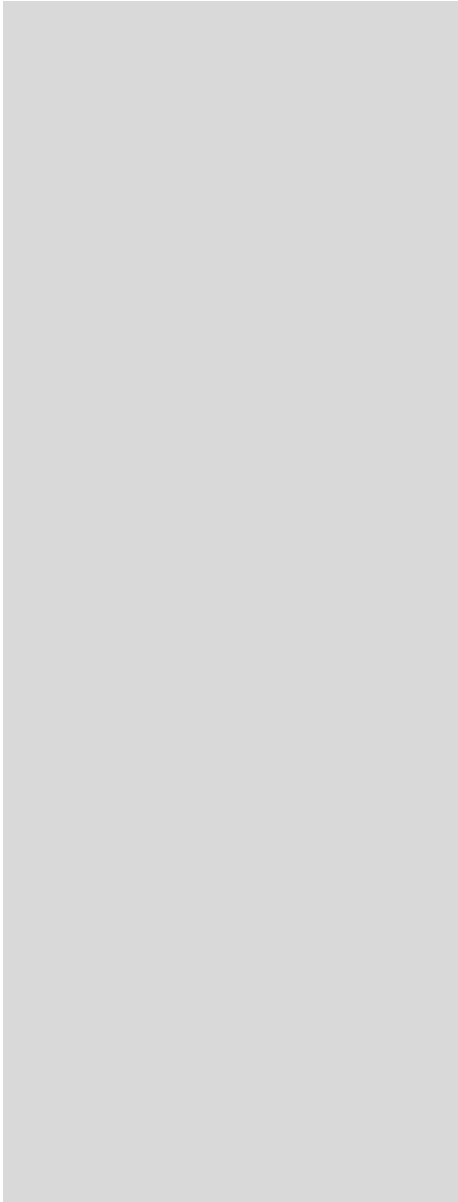
**370 (CB3) Commercial Mixed Business Zone**



**370.2 Permitted Uses**

~~1. Apartment Housing~~

1. Bars and Neighbourhood Pubs
2. Business Support Services
3. Cannabis Retail Sales
4. Child Care Services
5. Commercial Schools
6. Convenience Retail Stores
7. Creation and Production Establishments
8. General Retail Stores
9. Government Services
10. Health Services
11. Household Repair Services
12. Liquor Stores
13. Lodging Houses
14. Media Studios
15. Minor Amusement Establishments
16. Minor Home Based Business
17. ~~Multi-unit Housing~~
18. Personal Service Shops
19. Private Education Services
20. Professional, Financial and Office Support Services
21. Public Education Services
22. Public Libraries and Cultural Exhibits
23. Restaurants
24. Secondhand Stores
25. Specialty Food Services



- 26. Urban Gardens
- 27. Fascia On-premises Signs
- 28. Freestanding On-premises Signs
- 29. Projecting On-premises Signs
- 30. Temporary On-premises Signs

**570 (CS1) Community Services 1 Zone**

**570.2.4 Discretionary Uses**

- 1. Child Care Services accessory to a Residential Use
- 2. Major Home Based Business
- 3. Residential Sales Centre
- 4. Row Housing, on a Site larger than 1.4 ha
- 5. Special Event
- 6. ~~Stacked Row Multi-unit~~ Housing, provided that each building contain not more than four Dwellings, with each Dwelling having Habitable Rooms in the lowest Storey of the building in which the Dwelling is located and individual access to ground level.
- 7. Urban Outdoor Farms
- 8. Freestanding On-premises Signs
- 9. Temporary On-premises Signs

**570.4.1 Development Regulations for Uses Listed Under Sections 570.2.3 and 570.2.4**

- ~~9. Dwellings shall be Family Oriented, in accordance with the requirements of this Bylaw.~~
- 9. The average number of bedrooms per principal Dwelling in a development shall be at least 2.25.

Family oriented dwelling requirements are replaced by a simplified requirement for larger units in the Community Services

10. Notwithstanding the other regulations of this Zone, where ~~Stacked Row Multi-unit~~ Housing or Row Housing developments abut a Site zoned to allow Single Detached Housing as a Permitted Use, the following regulations shall apply:

- a. a minimum Setback of 7.5 m shall be required from any ~~Stacked Row House Multi-unit Housing~~ or Row House unit to any property line common with Single Detached Housing. No surface parking or loading facilities shall be located within this Setback area. The Development Officer may use variance power to reduce this Setback to a minimum of 3.0 m against the flanking wall of a ~~Stacked Row House Multi-unit Housing~~ or Row House unit where:
  - i. the unit is part of an infill redevelopment in an inner city area of existing development; and
  - ii. where lot dimensions prevent large Setbacks within such infill projects. The Development Officer shall not reduce the 7.5 m minimum Setback for ~~Stacked Row Multi-unit~~ Housing or Row Housing in new suburban developments;
- b. no outdoor parking, trash collection or outdoor storage areas shall be developed within 3.0 m of any property line that abuts a Site zoned to allow Single Detached Housing as a Permitted Use;
- c. a solid screen Fence, 1.83 m in Height, shall be installed along all property lines that abut a Site zoned to allow Single Detached Housing as a Permitted Use, except for common flanking Front Yard boundaries;
- d. design techniques including, but not limited to, the use of sloped roofs, variations in building Setbacks and articulation of building façades, shall be employed in order to minimize the perception of massing of the building when viewed from adjacent residential areas and roadways; and
- e. building finishes shall be compatible with the exterior finishing materials and colours typical of adjacent Single Detached Housing.

Zones. This aligns with the approach proposed in the RF5 Zone.

## 571 (CS2) Community Services 2 Zone

### 571.2.4 Discretionary Uses

1. Child Care Services accessory to a Residential Use
2. Major Home Based Business
3. Residential Sales Centre
4. Row Housing, on a Site larger than 1.4 ha
5. ~~Stacked Row Multi-unit~~ Housing, provided that each building contain not more than four Dwellings, with each Dwelling having Habitable Rooms in the lowest Storey of the building in which the Dwelling is located and individual access to ground level.
6. Freestanding On-premises Signs
7. Temporary On-premises Signs

#### 571.4.1 Development Regulations for Uses Listed Under Sections 571.2.3 and 571.2.4

~~9. Dwellings shall be Family Oriented, in accordance with the requirements of this Bylaw.~~

~~9. The average number of bedrooms per principal Dwelling in a development shall be at least 2.25.~~

10. Notwithstanding the other regulations of this Zone, where ~~Stacked Row Multi-unit~~ Housing or Row Housing developments abut a Site zoned to allow Single Detached Housing as a Permitted Use, the following regulations shall apply:
  - a. a minimum Setback of 7.5 m shall be required from any ~~Stacked Row House Multi-unit Housing~~ or Row House unit to any property line common with Single Detached Housing. No surface parking or loading facilities shall be located within this Setback area. The Development Officer may use variance power to reduce this Setback to a minimum of 3.0 m against the flanking wall of a ~~Stacked Row House Multi-unit Housing~~ or Row House unit where:

- i. the unit is part of an infill redevelopment in an inner city area of existing development; and
- ii. where lot dimensions prevent large Setbacks within such infill projects. The Development Officer shall not reduce the 7.5 m minimum Setback for ~~Stacked Row~~ Multi-unit Housing or Row Housing in new suburban developments;
- b. no outdoor parking, trash collection or outdoor storage areas shall be developed within 3.0 m of any property line that abuts a Site zoned to allow Single Detached Housing as a Permitted Use;
- c. a solid screen Fence, 1.83 m in Height, shall be installed along all property lines that abut a Site zoned to allow Single Detached Housing as a Permitted Use, except for common flanking Front Yard boundaries;
- d. design techniques including, but not limited to, the use of sloped roofs, variations in building Setbacks and articulation of building façades, shall be employed in order to minimize the perception of massing of the building when viewed from adjacent residential areas and roadways; and
- e. building finishes shall be compatible with the exterior finishing materials and colours typical of adjacent Single Detached Housing.

## **572 (CS3) Community Services 3 Zone**

### **572.2.4 Discretionary Uses**

1. Child Care Services accessory to a Residential Use
2. Major Home Based Business
3. Residential Sales Centre
4. Row Housing, on a Site larger than 1.4 ha



5. ~~Stacked Row Multi-unit~~ Housing, provided that each building contain not more than four Dwellings, with each Dwelling having Habitable Rooms in the lowest Storey of the building in which the Dwelling is located and individual access to ground level.
6. Urban Outdoor Farms
7. Freestanding On-premises Signs
8. Temporary On-premises Signs

#### 572.4.1 Development Regulations for Uses Listed Under Sections 572.2.3 and 572.2.4

~~9. Dwellings shall be Family Oriented, in accordance with the requirements of this Bylaw.~~

~~9. The average number of bedrooms per principal Dwelling in a development shall be at least 2.25.~~

10. Notwithstanding the other regulations of this Zone, where ~~Stacked Row Multi-unit~~ Housing or Row Housing developments about a Site zoned to allow Single Detached Housing as a Permitted Use, the following regulations shall apply:
  - a. a minimum Setback of 7.5 m shall be required from any ~~Stacked Row House Multi-unit Housing~~ or Row House unit to any property line common with Single Detached Housing. No surface parking or loading facilities shall be located within this Setback area. The Development Officer may use variance power to reduce this Setback to a minimum of 3.0 m against the flanking wall of a ~~Stacked Row House Multi-unit Housing~~ or Row House unit where:
    - i. the unit is part of an infill redevelopment in an inner city area of existing development; and
    - ii. where lot dimensions prevent large Setbacks within such infill projects. The Development Officer shall not reduce the 7.5 m minimum Setback for ~~Stacked Row Multi-unit~~ Housing or Row Housing in new suburban developments;

- b. no outdoor parking, trash collection or outdoor storage areas shall be developed within 3.0 m of any property line that abuts a Site zoned to allow Single Detached Housing as a Permitted Use;
- c. a solid screen Fence, 1.83 m in Height, shall be installed along all property lines that abut a Site zoned to allow Single Detached Housing as a Permitted Use, except for common flanking Front Yard boundaries;
- d. design techniques including, but not limited to, the use of sloped roofs, variations in building Setbacks and articulation of building façades, shall be employed in order to minimize the perception of massing of the building when viewed from adjacent residential areas and roadways; and
- e. building finishes shall be compatible with the exterior finishing materials and colours typical of adjacent Single Detached Housing.

### **573 (CS4) Community Services 4 Zone**

#### **573.2.4 Discretionary Uses**

1. Child Care Services accessory to a Residential Use
2. Major Home Based Business
3. Residential Sales Centre
4. Row Housing, on a Site larger than 1.4 ha
5. ~~Stacked Row~~ *Multi-unit* Housing, provided that each building contain not more than four Dwellings, with each Dwelling having Habitable Rooms in the lowest Storey of the building in which the Dwelling is located and individual access to ground level.
6. Urban Outdoor Farms
7. Freestanding On-premises Signs
8. Temporary On-premises Signs

**573.4.1 Development Regulations for Uses Listed Under Sections 573.2.3 and 573.2.4**

~~9. Dwellings shall be Family Oriented, in accordance with the requirements of this Bylaw.~~

~~9. The average number of bedrooms per principal Dwelling in a development shall be at least 2.25.~~

10. Notwithstanding the other regulations of this Zone, where ~~Stacked Row Multi-unit~~ Housing or Row Housing developments abut a Site zoned to allow Single Detached Housing as a Permitted Use, the following regulations shall apply:

- a. a minimum Setback of 7.5 m shall be required from any ~~Stacked Row House Multi-unit Housing~~ or Row House unit to any property line common with Single Detached Housing. No surface parking or loading facilities shall be located within this Setback area. The Development Officer may use variance power to reduce this Setback to a minimum of 3.0 m against the flanking wall of a ~~Stacked Row House Multi-unit Housing~~ or Row House unit where:
  - i. the unit is part of an infill redevelopment in an inner city area of existing development; and
  - ii. where lot dimensions prevent large Setbacks within such infill projects. The Development Officer shall not reduce the 7.5 m minimum Setback for ~~Stacked Row Multi-unit~~ Housing or Row Housing in new suburban developments;
- b. no outdoor parking, trash collection or outdoor storage areas shall be developed within 3.0 m of any property line that abuts a Site zoned to allow Single Detached Housing as a Permitted Use;
- c. a solid screen Fence, 1.83 m in Height, shall be installed along all property lines that abut a Site zoned to allow Single Detached Housing as a Permitted Use, except for common flanking Front Yard boundaries;

- d. design techniques including, but not limited to, the use of sloped roofs, variations in building Setbacks and articulation of building façades, shall be employed in order to minimize the perception of massing of the building when viewed from adjacent residential areas and roadways; and
- e. building finishes shall be compatible with the exterior finishing materials and colours typical of adjacent Single Detached Housing.

#### **574. (UI) Urban Institutional Zone**

#### **Appendix I**

#### **MacEwan University — Downtown Campus**

#### **2. Discretionary Uses**

##### ~~1. Apartment Housing~~

- 1. Apartment Hotels, for 100 units or more
- 2. Bars and Neighbourhood Pubs, for 100 occupants and 140 m2 of Public Space or more, or more than 1 establishment
- 3. Lodging Houses
- 4. Convenience Retail Stores
- 5. General Retail Stores, for 500 m2 of Public Space or more
- 6. Hotels
- 7. Major Digital On-Premises Signs
- 8. Media Studios
- 9. *Multi-unit Housing*
- 10. Non-accessory parking
- 11. Restaurants, for 200 occupants and 240 m2 of Public Space or more

- 12. Urban Indoor Farms
- 13. Temporary On-Premises Signs, where an application includes a trailer mounted sign and/or signs with changeable copy

**Appendix II**

**Concordia University College**

**2. Discretionary Uses**

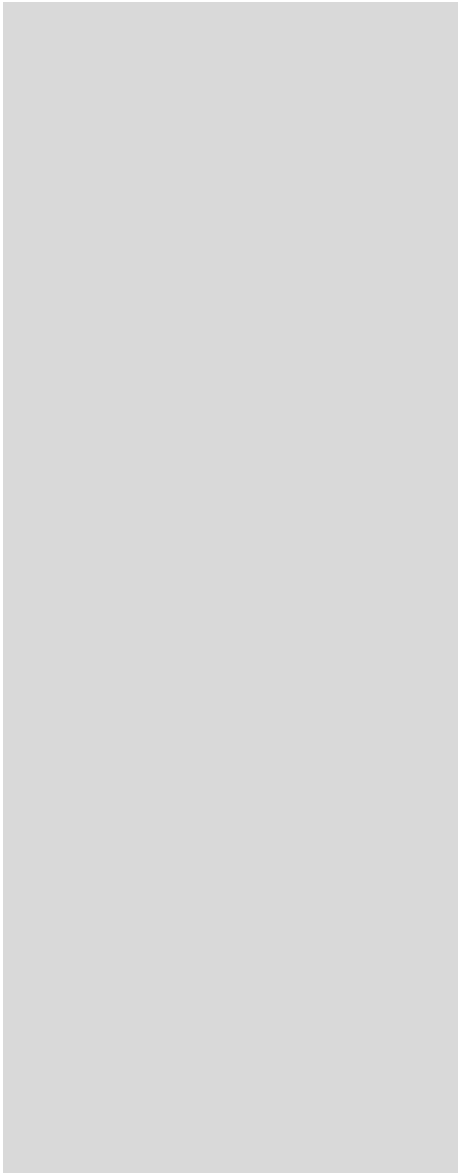
- ~~1. Apartment Housing~~
- 1. Lodging Houses
- 2. Multi-unit Housing
- 3. Religious Assembly
- 4. Urban Indoor Farms

**816 High Rise Residential Overlay**

**816.4 Additional Development Regulations for ~~Apartment~~ Multi-unit Housing and Group Homes in areas shown in Appendix 1**

**816.5 Additional Development Regulations for Residential and Residential-related Uses in areas shown in Appendix 1, except for ~~Apartment~~ Multi-unit Housing and Group Homes**

- 1. Building form
  - a. Notwithstanding the definition of Front Lot Line within this Bylaw, the Front Lot Line of a consolidated parcel shall be deemed to be the historic Front Lot Lines of the consolidated Lots.



- b. The minimum Front Setback shall be consistent with the Setback of development on adjacent Sites but shall not be less than the minimum required for the building format in the underlying zone.
- c. The minimum Side Setback shall be 3.0 m. Where the Side Yard abuts an arterial road, the minimum Side Setback shall be 4.5 m. ~~Separation Space and Privacy Zone as outlined in Section 48 of this Bylaw shall be reduced to accommodate these Side Setback requirements, except where a Principal Living Room Window faces an interior Side Yard.~~
- d. Where any building exceeds the maximum Height in the abutting zone the directly adjacent Façade shall be stepped or sloped back at a minimum angle of 45 degrees from the vertical plane for a minimum horizontal distance of 2.5 m to optimize access to sunlight, increase privacy and otherwise provide for an appropriate transition to the abutting property.

## 2. Building Design

- a. Individual Row Housing ~~and Stacked Row Housing~~ Dwellings shall be defined through the use of a combination of architectural features such as, but not limited to, individual rooflines or roofline features, projection or recession of the Façade, individual porches or entrance features, and building materials.
- b. To maximize integration with the surrounding neighbourhood, development should:
  - i. i. be sympathetic to fundamental design elements, proportions, and building materials found within the neighbourhood; and
  - ii. ii. be constructed with durable, quality materials.
- c. Elements of the development and of individual dwellings such as windows, doors, balconies, Amenity Areas and Private Outdoor Amenity Areas should be sited, oriented and designed to minimize their impact on adjacent dwellings, considering such things as daylight, sunlight, ventilation, quiet, visual privacy, shadowing, views, and noise.

- d. Features that span either the first Storey or the first and second Storeys, such as bay windows, porches and entrance features, shall be allowed to project into a Front Yard or Side Yard abutting a flanking roadway to a maximum of 2.0 m, provided that a minimum Setback of 3.0 m is maintained between the property line and the projection. Separation Space shall be reduced to accommodate these projections.
  - e. Where the Basement entirely consists of Non-Habitable Rooms, the portion of the Basement located above Grade shall be concealed through means such as but not limited to extending the Façade treatment or creative Landscaping including planters.
3. Amenity Area
- a. Notwithstanding Section 46(3)(a) of this Bylaw, the ~~Private-Outdoor~~ Amenity Area for ~~Apartment~~ Multi-unit Housing Dwellings shall have a minimum width and length of 2.0 m and may be located within a Front Setback provided that a minimum Setback of 1.0m is maintained between the property line and the ~~Private-Outdoor~~ Amenity Area.

## 819 Main Streets Overlay

### 819.3 Development Regulations

- 6. Notwithstanding the underlying Zone and section 800.2.2.b, no maximum Floor Area Ratio shall apply to ~~Apartment~~ Multi-unit Housing.

### 819.4 Development Regulations for All Developments

- 14. ~~Apartment~~ Multi-unit Housing above the ground floor shall have access at ground level that is separate from any Commercial premises other than Hotels. The principal residential entrance shall have direct external access to the adjacent public sidewalk and shall be designed for universal accessibility.

## 860 The Quarters Overlay

### 860.5 Urban Design Regulations

#### 4. Entrances

- a. Where a Dwelling unit is developed at ground level abutting a public roadway, other than a lane, the principal entrance to the unit shall have direct external access to the abutting public sidewalk and feature doorways, terraces and / or patios and windows at ground level.
- b. Residential and Residential Related Uses developed above ground level Commercial Uses shall have separate access at ground level.
- c. Where a Commercial Use is developed at ground level abutting a public roadway other than a lane, the principal entrance to the unit shall have direct external access to the abutting public sidewalk.
- d. Main building entrances for ~~Apartment Housing~~ *Multi-unit Housing* and Commercial Uses shall be designed for universal accessibility.
  - i. Level changes from the sidewalk to entrances of buildings shall be minimized.
  - ii. Sidewalk furniture and other streetscape elements shall be located such that they do not obstruct a travel path and building entrances.
- e. Entrances for all ground level Uses shall be placed not more than 15.0 m apart.

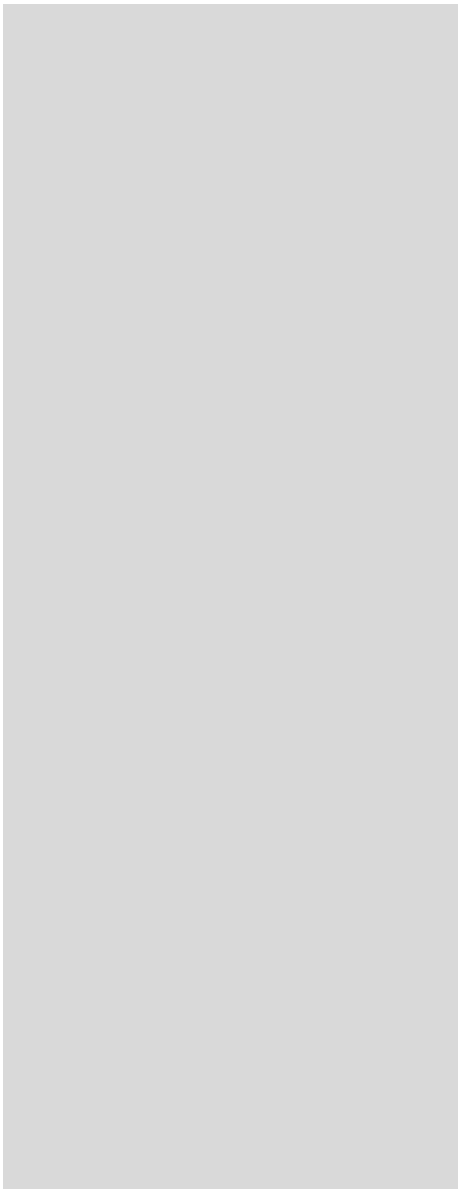
### 910.5 (CCA) Core Commercial Arts Zone

#### 2. Permitted Uses

- ~~a. Apartment Housing~~
- a. Apartment Hotels



- b. Auctioneering Establishments
- c. Bars and Neighbourhood Pubs, for less than 200 occupants and 240 m2 of Public Space
- d. Business Support Services
- e. Cannabis Retail Sales
- f. Child Care Services
- g. Commercial Schools
- h. Community Recreation Services
- i. Convenience Retail Stores
- j. General Retail Stores
- k. Government Services
- l. Health Services
- m. Hotels
- n. Indoor Participant Recreation Services
- o. Limited Contractor Services
- p. Liquor Stores
- q. Market
- r. Media Studios
- s. Minor Amusement Establishments
- t. Minor Home Based Business and Major Home Based Business
- u. Multi-unit Housing
- v. Personal Service Shops
- w. Professional, Financial and Office Support Services
- x. Private Education Services and Public Education Services
- y. Private Clubs
- z. Public Libraries and Cultural Exhibits
- aa. Religious Assembly
- bb. Residential Sales Centre

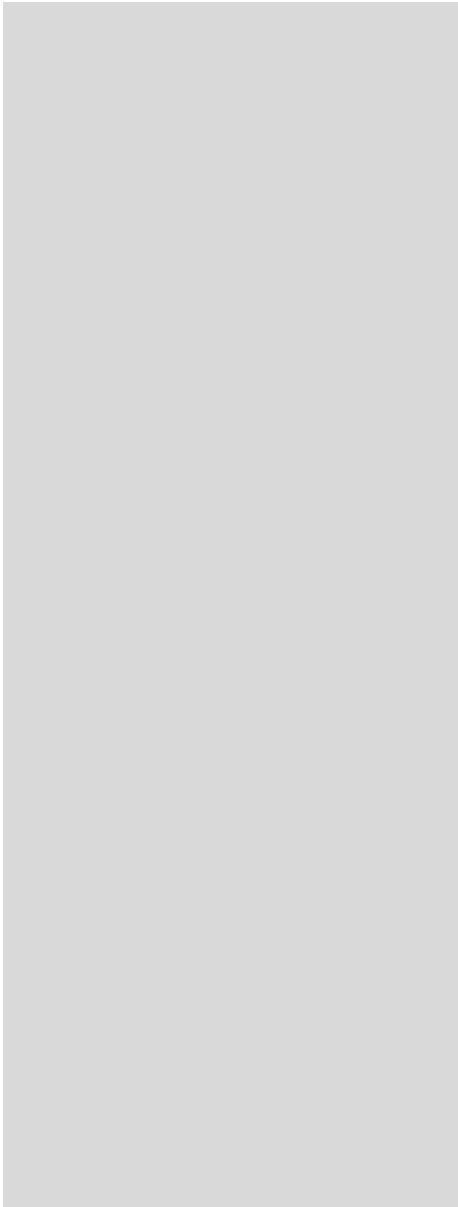


- cc. Restaurants
- dd. Special Event
- ee. Specialty Food Services
- ff. Urban Gardens
- gg. Fascia On-premises Signs
- hh. Projecting On-premises Signs
- ii. Temporary On-premises Signs, not including portable signs

**910.6 (CMU) Commercial Mixed Use Zone**

**2. Permitted Uses**

- a. Apartment Hotels
- ~~b. Apartment Housing~~
- b. Bars and Neighbourhood Pubs, for less than 200 occupants and 240 m2 of Public Space
- c. Business Support Services
- d. Cannabis Retail Sales
- e. Child Care Services
- f. Commercial Schools
- g. Community Recreation Services
- h. Convenience Retail Stores
- i. General Retail Stores
- j. Government Services
- k. Health Service
- l. Hotels
- m. Indoor Participant Recreation Services
- n. Limited Contractor Services
- o. Liquor Stores
- p. Major Home Based Business and Minor Home Based Business



- q. Market
- r. Minor Amusement Establishments
- s. Multi-unit Housing
- t. Personal Service Shops
- u. Private Education Services and Public Education Services
- v. Private Clubs
- w. Professional, Financial and Office Support Services
- x. Public Libraries and Cultural Exhibits
- y. Religious Assembly
- z. Residential Sales Centre
- aa. Restaurants
- bb. Special Event
- cc. Specialty Food Services
- dd. Urban Gardens
- ee. Spectator Entertainment Establishments
- ff. Fascia On-premises Signs
- gg. Projecting On-premises Signs
- hh. Temporary On-premises Signs, not including portable signs

**910.7 (HA) Heritage Area Zone**

**2. Permitted Uses**

- a. Apartment Hotels
- ~~b. Apartment Housing~~
- b. Bars and Neighbourhood Pubs, for less than 100 occupants and 120 m2 of Public Space
- c. Business Support Services
- d. Cannabis Retail Sales

- e. Child Care Services
- f. Commercial Schools
- g. Community Recreation Services
- h. Convenience Retail Stores
- i. Government Services
- j. Hotels
- k. Household Repair Services
- l. Indoor Participant Recreation Services
- m. Limited Contractor Services
- n. Live Work Units
- o. Lodging Houses
- p. Market
- q. Liquor Stores
- r. Minor Amusement Establishments
- s. Minor Home Based Business and Major Home Based Business
- t. Multi-unit Housing
- u. Personal Service Shops
- v. Public Education Services and Private Education Services
- w. Professional, Financial and Office Support Services
- x. Public Libraries and Cultural Exhibits
- y. Religious Assembly
- z. Residential Sales Centre
- aa. Restaurants, for less than 100 occupants and 120 m2 of Public Space
- bb. Row Housing
- cc. Secondary Suites, where developed within Row Housing
- dd. Special Event
- ee. Specialty Food Services, for less than 100 occupants and 120 m2 of Public Space

~~ff. Stacked Row Housing~~

ff. Urban Gardens

#### 4. Development Regulations

d. Amenity Area:

i. Notwithstanding subsection 46(2), Amenity Area shall be provided in accordance with the following:

- A. a minimum Amenity Area of 3% of the non-residential Floor Area shall be provided and such Amenity Area shall be exempted from Floor Area calculations to a maximum of 6% of the Floor Area of the development. Such Amenity Areas may include courtyards, interior landscaped open space, arcades, plazas, atriums and seating areas;
- B. non-residential buildings of less than 1 394 m<sup>2</sup> shall not be required to provide the 3% Amenity Area; and
- C. Amenity Area for ~~Apartment~~ Multi-unit Housing shall not be required.

#### 910.8 (HDR) High Density Residential Zone

#### 2. Permitted Uses

a. Apartment Hotels

~~b. Apartment Housing~~

b. Child Care Services

c. Group Homes

d. Live Work Units

e. Lodging Houses

f. Market

g. Minor Home Based Business

h. Multi-unit Housing

- i. Residential Sales Centre
- j. Row Housing
- k. Special Event
- l. Urban Gardens
- m. Fascia On-premises Signs
- n. Projecting On-premises Signs

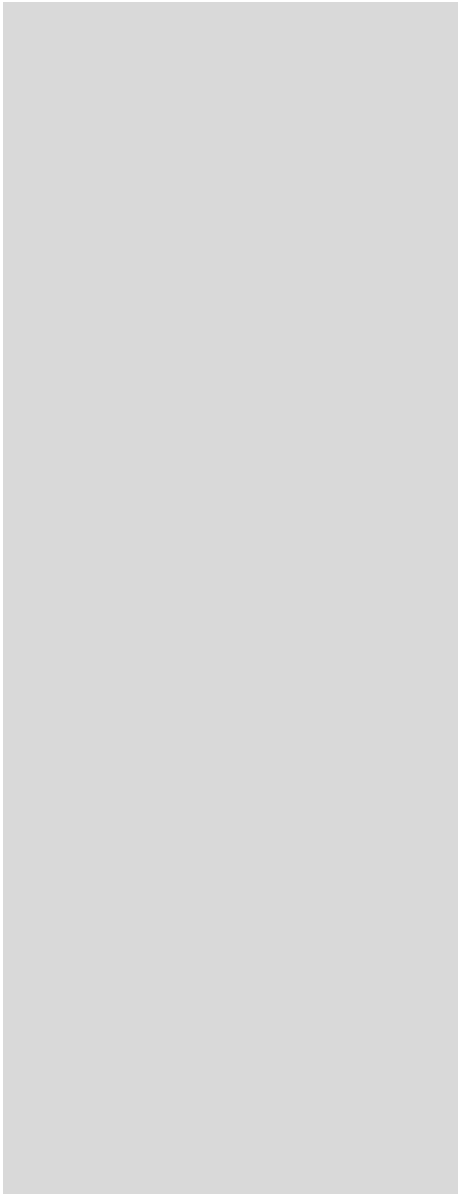
**5. Urban Design Regulations**

- b. Street Wall Design
  - i. The Height of the building façade that comprises a portion of the Street Wall shall not exceed 20m, and may be composed of townhouses, *Multi-unit Housing*, ~~stacked town houses, apartment units~~ or non-Residential Uses, or parkade.
  - ii. Ground oriented dwellings shall feature identifiable doorways, landscaped terraces, pedestrian lighting and patios.

**910.9 (JAMSC) Jasper Avenue Main Street Commercial Zone**

**2. Permitted Uses**

- a. Apartment Hotels
- ~~b. Apartment Housing~~
- b. Bars and Neighbourhood Pubs, for less than 200 occupants and 240m<sup>2</sup> of Public Space
- c. Business Support Services
- f. Cannabis Retail Sales
- g. Child Care Services
- h. Commercial Schools
- i. Community Recreation Services
- j. Convenience Retail Stores



- k. General Retail Stores
- l. Government Services
- m. Health Services
- n. Hotels
- o. Indoor Participant Recreation Services
- p. Liquor Stores
- q. Major Amusement Establishments and Minor Amusement Establishments
- r. Major Home Based Business and Minor Home Based Business
- s. Market
- t. Media Studios
- u. *Multi-unit Housing*
- v. Personal Service Shops
- w. Private Clubs
- x. Professional, Financial and Office Support Services
- y. Private Education Services and Public Education Services
- z. Public Libraries and Cultural Exhibits
- aa. Religious Assembly
- bb. Residential Sales Centre
- cc. Restaurants
- dd. Special Event
- ee. Spectator Entertainment Establishments
- ff. Specialty Food Services
- gg. Urban Gardens
- hh. Fascia On-premises Signs
- ii. Projecting On-premises Signs
- jj. Temporary On-premises Signs, not including portable signs

## 5. Urban Design Regulations

- c. Entrances and Corners
  - i. Ground level retail Uses shall open to the Public Roadway, other than a lane, rather than an internal atrium.
  - ii. 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 applicable, enhance axial views.
  - iii. Buildings shall be designed and oriented to face all Public Roadways, other than a lane.
  - iv. Entrances for ~~Apartments~~ Multi-unit Housing and Mixed-Use buildings shall be separate from Commercial Entrances and provide access at ground level and feature identifiable doorways, landscaped terraces and pedestrian lighting to ensure adequate privacy.

### 910.10 (RMU) Residential Mixed Use Zone

## 2. Permitted Uses

- ~~a. Apartment Housing~~
- a. Child Care Services
- b. Community Recreation Services
- c. Secondary Suites, ~~where developed within Row Housing~~
- d. Convenience Retail Stores
- e. Government Services
- f. Group Homes
- g. Live Work Units
- h. Lodging Houses
- i. Minor Home Based Business

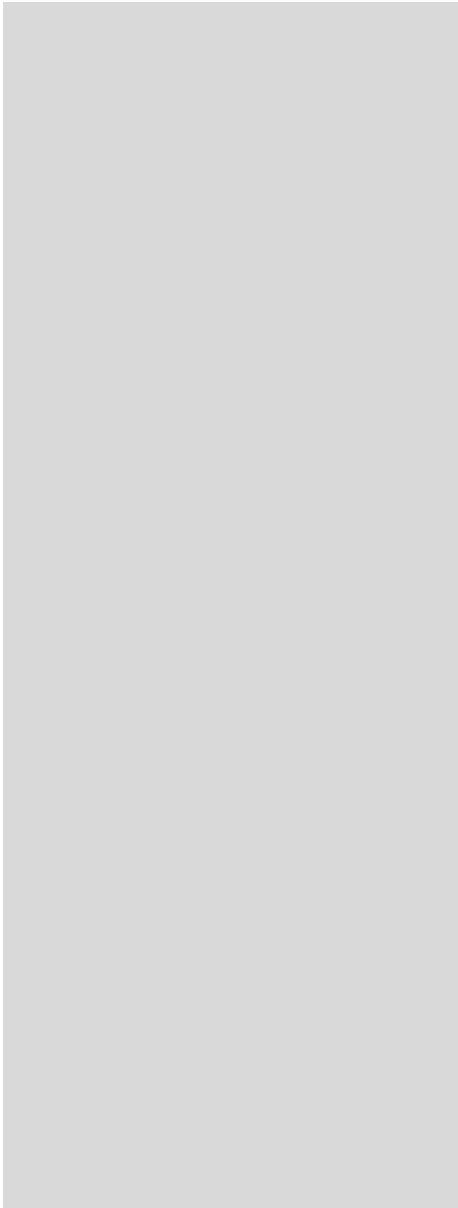


- j. Multi-unit Housing*
- k. Personal Service Shops
- l. Professional, Financial and Office Support Services
- m. Public Libraries and Cultural Exhibits
- n. Residential Sales Centre
- o. Row Housing
- p. Special Event
- ~~q. Stacked Row Housing~~
- q. Urban Gardens
- r. Fascia On-premises Signs
- s. Projecting On-premises Signs

**910.11 (UW) - URBAN WAREHOUSE ZONE**

**2. Permitted Uses**

- a. Apartment Hotels
- ~~b. Apartment Housing~~
- b. Bars and Neighbourhood Pubs, for less than 100 occupants and 120 m2 of Public Space
- c. Business Support Services
- d. Cannabis Retail Sales
- e. Child Care Services
- f. Commercial Schools
- g. Community Recreation Services
- h. Convenience Retail Stores
- i. Creation and Production Establishments
- j. General Retail Stores
- k. Government Services



- l.* Hotels
- m.* Household Repair Services
- n.* Indoor Participant Recreation Services
- o.* Limited Contractor Services
- p.* Liquor Stores
- q.* Live Work Units
- r.* Lodging Houses
- s.* Major Amusement Establishments and Minor Amusement Establishments
- t.* Major Home Based Business and Minor Home Based Business
- u.* Market
- v.* Media Studios
- w.* Multi-unit Housing
- x.* Natural Science Exhibits
- y.* Personal Service Shops
- z.* Professional, Financial and Office Support Services
- aa.* Public Education Services and Private Education Services
- bb.* Public Libraries and Cultural Exhibits
- cc.* Religious Assembly
- dd.* Residential Sales Centre
- ee.* Restaurants, for less than 100 occupants and 120 m2 of Public Space
- ff.* Row Housing
- gg.* Special Event
- hh.* Specialty Food Services, for less than 100 occupants and 120 m2 of Public Space
- ~~*ii.* Stacked Row Housing~~
- ii.* Urban Gardens
- jj.* Veterinary Services
- kk.* Fascia On-premises Signs

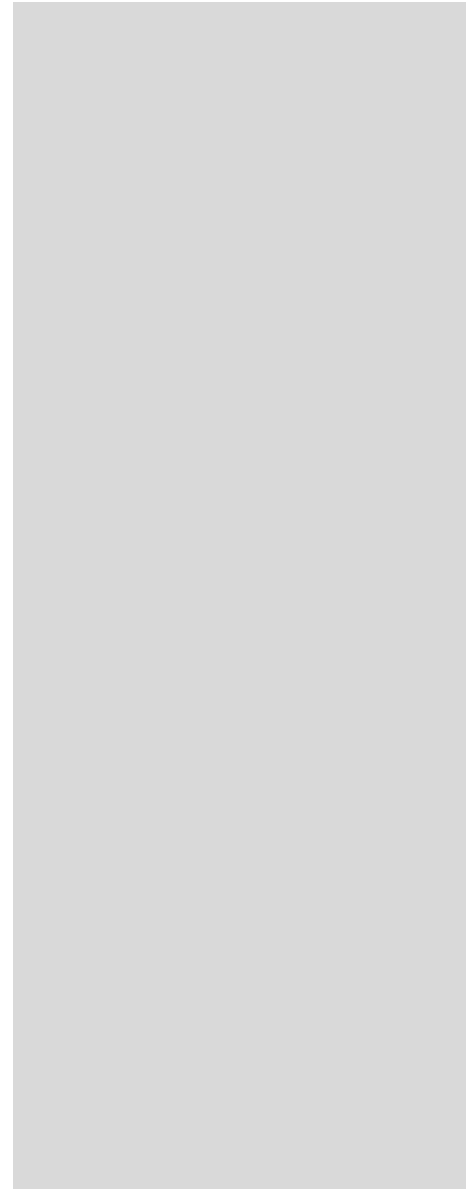
- ll.* Projecting On-premises Signs
- mm.* Temporary On-premises Signs, not including portable signs

**910.12 (AED) - ARENA & ENTERTAINMENT DISTRICT ZONE**

**2. Permitted Uses**

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

- t. Liquor Stores
- u. Live Work Units
- v. Market
- w. Media Studios
- x. Minor Amusement Establishments
- y. Minor Home Based Business
- z. Major Home Based Business
- aa. Multi-unit Housing*
- bb. Natural Science Exhibits
- cc. Outdoor Participant Recreation Services
- dd. Personal Service Shops
- ee. Professional, Financial and Office Support Services
- ff. Private Education Services
- gg. Public Education Services
- hh. Private Clubs
- ii. Public Libraries and Cultural Exhibits
- jj. Public Park
- kk. Religious Assembly
- ll. Residential Sales Centres
- mm. Restaurants
- nn. Special Event
- oo. Specialty Food Services
- pp. Spectator Entertainment Establishment
- qq. Spectator Sports Establishment
- rr. Urban Gardens
- ss. Fascia On-premises Signs
- tt. Projecting On-premises Signs



- uu. Roof On-premises Signs
- vv. Temporary On-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~~ *Multi-unit 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.

**920.6 (RF5t) Terwillegar Row Housing Zone**

- 3. The following development regulations shall apply to the development of RF5t Zones within the Terwillegar Special Area as identified on Appendix I to this Section:
  - a. ~~Row~~ *Multi-unit* Housing development, when located within the Street Oriented Residential portion of the Terwillegar Towne NASP, as amended, shall only consist of a building containing a row of a maximum of four Dwellings, joined in whole or in part, at the side only, with no Dwelling being placed over another, in whole or in part;

- b. notwithstanding Section 920.6 (3)a), *Row Multi-unit* Housing development, when located within the Mixed Use Towne Square portion of the Terwillegar Towne NASP, as amended, shall be developed as per Section 160.4(1) of this Bylaw;
- c. the minimum Front Setback shall be 3.0 m for Row Housing, Semi-detached Housing and Single Detached Housing development, unless the Development Officer, having regard for the siting and appearance of adjoining residences and other residences within the block face, increases the Front Setback requirement to, improve sunlight exposure, views and privacy or add general interest to the streetscape;
- d. the minimum Site Area shall be as follows:
  - i. 360 m<sup>2</sup> for each Single Detached Dwelling;
  - ii. 225 m<sup>2</sup> for each Semi-detached or Duplex Dwelling; and
  - iii. 183 m<sup>2</sup> for each *Row Multi-unit* Housing Dwelling.

### **920.8 (TSDR) Terwillegar Single Detached Residential Zone**

#### **3) Discretionary Uses**

- a. Child Care Services
- b. Group Homes
- c. Lodging Houses
- d. Major Home Based Business
- e. Religious Assembly
- f. Residential Sales Centres
- g. Semi-detached Housing, and Duplex Housing, where the Side Lot Line abuts a Site in a Commercial, ~~Row Housing or Apartment~~ Zone *or a property zoned to allow Row Housing or Multi-unit Housing as a Permitted Use*, or is not separated from it by a public roadway more than 10.0 m wide

- h. Urban Outdoor Farms
- i. Freestanding On-premises Signs
- j. Temporary On-premises Signs

**4) Development Regulations for Permitted and Discretionary Uses**

- i. Separation Space shall be provided ~~between two or more Dwellings on separate Sites or between portions of Dwellings on the same Site~~, in accordance with Section 48 of this Bylaw, ~~except that:~~
  - ~~i. the width of a front Privacy Zone shall not be required to exceed the width of the minimum Front Setback specified in this Zone;~~

**920.9 (TSLR) Terwillegar Small Lot Residential Zone**

**3) Discretionary Uses**

- a. Child Care Services
- b. Group Homes
- c. Lodging Houses
- d. Major Home Based Business
- e. Religious Assembly
- f. Residential Sales Centres
- g. Semi-detached Housing, and Duplex Housing where the Side Lot Line abuts a lot in a Commercial, ~~Row Housing or Apartment~~ Zone or a property zoned to allow Row Housing or Multi-unit Housing as a Permitted Use, or is not separated from it by a public roadway more than 10.0 m wide
- h. Urban Outdoor Farms
- i. Freestanding On-premises Signs

- j. Temporary On-premises Signs

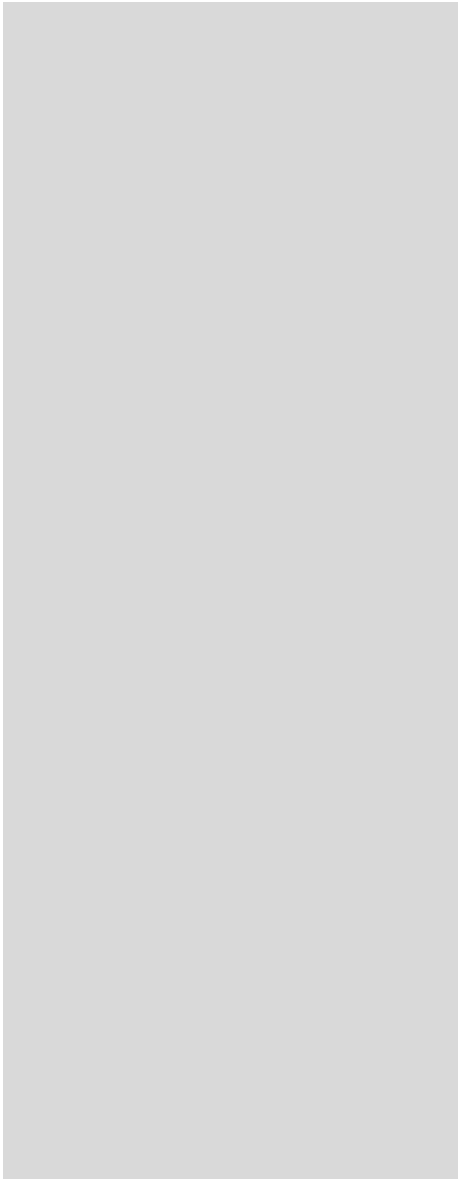
**4) Development Regulations for Permitted and Discretionary Uses**

- j. Separation Space shall be provided ~~between two or more Dwellings on separate Sites or between portions of Dwellings on the same Site,~~ in accordance with Section 48 of this Bylaw, ~~except that:~~
  - ~~the width of a front Privacy Zone shall not be required to exceed the width of the minimum Front Setback specified in this Zone;~~
  - ~~ii. it shall not be required between a Garden Suite and the associated principal Dwelling on the same Site.~~

**920.10 (TMU) Terwillegar Mixed Use Zone**

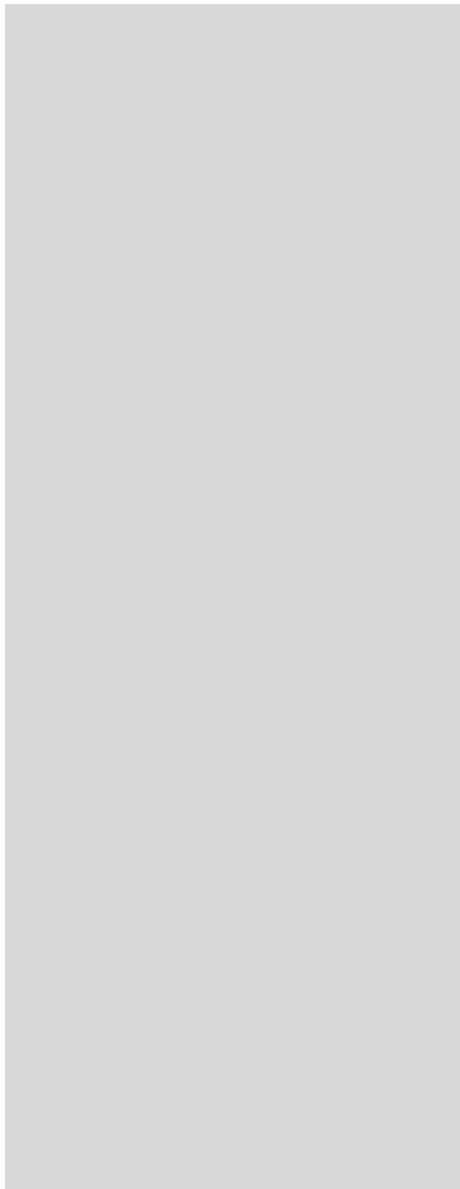
**2) Discretionary Uses**

- a. Basic Services
  - i. Extended Medical Treatment Services
  - ii. Government Services
  - iii. Minor Impact Utility Services
- b. Commercial
  - i. Automotive and Equipment Repair Shops
  - ii. Bars and Neighbourhood Pubs, not to exceed 200 occupants and 240 m<sup>2</sup> of Public Space if adjacent to or across a Lane from a Site zoned residential
  - iii. Business Support Service
  - iv. Cannabis Retail Sales
  - v. Commercial School
  - vi. Convenience Retail Stores

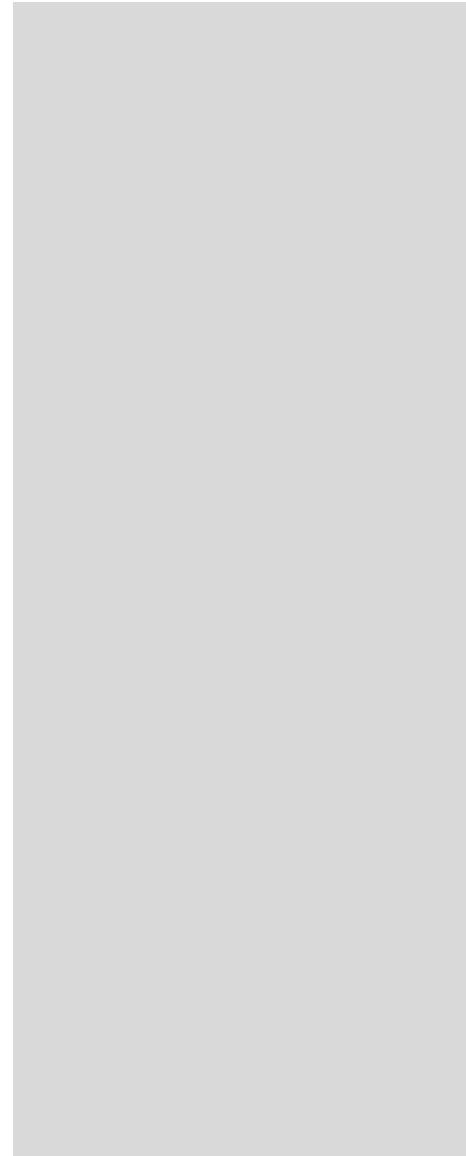




- vii. Creation and Production Establishments
- viii. Equipment Rentals, provided that all equipment and goods for rent are contained within an enclosed building
- ix. Gas Bars
- x. General Retail Stores
- xi. Health Services
- xii. Household Repair Services
- xiii. Market
- xiv. Minor Alcohol Sales
- xv. Minor Amusement Establishments
- xvi. Minor Service Stations
- xvii. Veterinary Services
- xviii. Mobile Catering Food Services
- xix. Nightclubs, but not to exceed 200 occupants nor 240 m<sup>2</sup> of Public Space if adjacent to or across a Lane from a Site zoned residential
- xx. Personal Service Shops
- xxi. Professional, Financial and Office Support Services
- xxii. Recycling Depots
- xxiii. Restaurants, not to exceed 200 occupants and 120 m<sup>2</sup> of Public Space if adjacent to or across a Lane from a Site zoned residential
- xxiv. Secondhand Stores
- xxv. Spectator Entertainment Establishments
- xxvi. Special Event
- xxvii. Specialty Food Services, not to exceed 100 occupants and 120 m<sup>2</sup> of Public Space, if adjacent to or across a Lane from a Site zoned residential
- xxviii. Urban Indoor Farms
- xxix. Urban Outdoor Farms



- c. Community, Educational, Recreational, and Cultural Services
  - i. Community Recreation Services
  - ii. Child Care Services
  - iii. Indoor Participant Recreation Services
  - iv. Private Clubs
  - v. Private Education Services
  - vi. Public Education Services
  - vii. Public Libraries and Cultural Exhibits
  - viii. Religious Assembly
  - ix. Urban Gardens
- d. Residential
  - ~~i. Apartment Housing~~
  - i. Multi-Unit Housing*
  - ii. Row Housing
  - ~~iii. Stacked Row Housing~~
- e. Residential-Related
  - i. Residential Sales Centres
  - ii. Major Home Based Business
  - iii. Minor Home Based Business
- f. Signs
  - i. Fascia On-premises Signs
  - ii. Freestanding On-premises Signs
  - iii. Projecting On-premises Signs
  - iv. Roof On-premises Sign
  - v. Temporary On-premises Signs



### 3) Development Regulations for Discretionary Uses

~~k. Notwithstanding Section 46, a minimum Amenity Area of 9.0 m<sup>2</sup> per Family Oriented Dwelling shall be provided and developed as childrens' play space and be aggregated into areas of not less than 50 m<sup>2</sup> for developments containing 20 or more Family Oriented Dwellings.~~

### 940 Special Area Griesbach

#### 940.6 (GVC) Griesbach Village Centre Zone

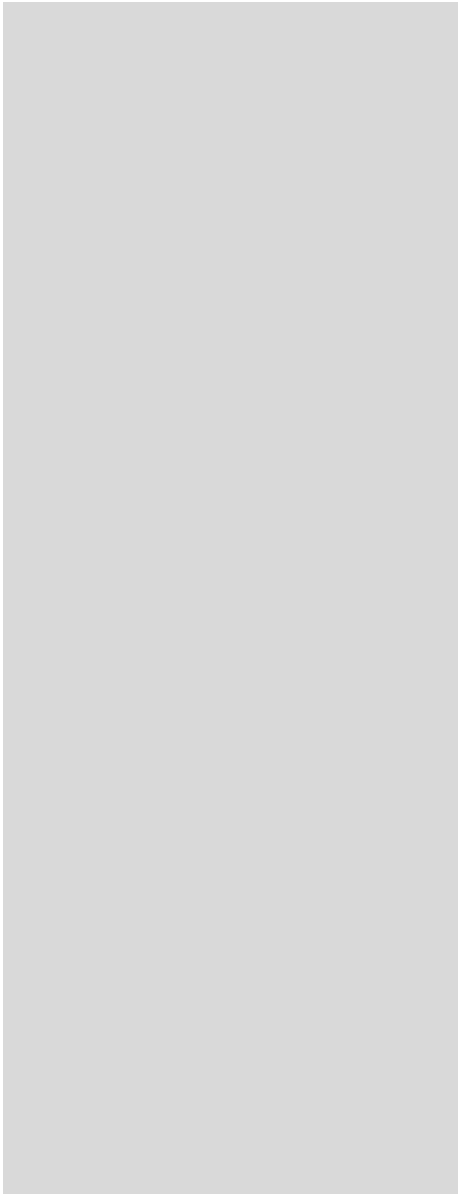
### 3) Permitted Uses

- a. Apartment Hotels
- ~~b. Apartment Housing is permitted only in buildings where the first storey is used for commercial purposes~~
- b. Bars and Neighbourhood Pubs, for less than 200 occupants and 240 m<sup>2</sup> of Public Space
- c. Business Support Services
- d. Cannabis Retail Sales
- e. Commercial Schools
- f. Creation and Production Establishments
- g. Fascia On-premises Signs
- h. Freestanding On-premises Signs
- i. General Retail Stores
- j. Group Homes
- k. Health Services
- l. Hotels
- m. Household Repair Services

- n. Indoor Participant Recreation Services
- o. Limited Group Homes
- p. Lodging Houses
- q. Major Amusement Establishments
- r. Market
- s. Minor Amusement Establishments
- t. Multi-unit Housing is permitted only in buildings where the first storey is used for commercial purposes
- u. Personal Service Shops
- v. Professional, Financial and Office Support Services
- w. Public Libraries and Cultural Exhibits
- x. Restaurants, for less than 200 occupants and 240 m2 of Public Space
- y. Specialty Food Services, for less than 100 occupants and 120 m2 of Public Space
- z. Special Event
- aa. Urban Gardens
- bb. Urban Indoor Farms
- cc. Veterinary Services
- dd. Projecting On-premises Signs
- ee. Temporary On-premises Signs
- ff. Temporary Off-premises Signs

**4) Discretionary Uses**

- a. Animal Hospitals and Shelters
- ~~b. Apartment Housing~~
- b. Breweries, Wineries and Distilleries
- c. Child Care Services
- d. Convenience Vehicle Rentals



- e. Drive-in Food Services
- f. Gas Bars
- g. Government Services
- h. Greenhouses, Plant Nurseries and Garden Centres
- i. Liquor Stores
- j. Live Work Units
- k. Multi-unit Housing
- l. Nightclubs, for less than 200 occupants and 240 m<sup>2</sup> of Public Space if the Site is adjacent to or across a lane from a Site zoned Residential or GLD
- m. Minor Service Stations
- n. Non-accessory Parking
- o. Private Clubs
- p. Recycled Materials Drop-off Centres
- q. Religious Assembly
- r. Residential Sales Centres
- s. Restaurants, for more than 200 occupants and 240 m<sup>2</sup> of Public Space, provided the Site is not adjacent to or across a lane from a Site zoned residential or GLD
- t. Secondhand Stores
- u. Spectator Entertainment Establishments
- v. Spectator Sports Establishments
- w. Urban Outdoor Farms
- x. Fascia Off-premises Signs
- y. Freestanding Off-premises Signs
- z. Minor Digital Off-premises Signs
- aa. Minor Digital On-premises Signs
- bb. Minor Digital On-premises Off-premises Signs
- cc. Roof Off-premises Signs

dd. Roof On-premises Signs

**5) Development Regulations for Uses**

- c. The maximum Site Coverage shall be 35% except for Apartment Housing Multi-unit Housing. The maximum site coverage can be increased to 40% for Commercial Uses with Apartment Housing Multi-unit Housing located above the first storey.
- f. Architectural treatment of buildings, except for apartment housing Multi-unit Housing, shall ensure that each storey has windows on the front façade and that the placement and type of windows shall allow viewing into the building to promote a positive pedestrian-oriented shopping street.
- r. The following regulations shall apply to Apartment Housing Multi-unit Housing developments:
  - i. the housing component shall have access at ground level, which is separate from the access for commercial premises;
  - ii. Amenity Area shall be provided in accordance with Section 46 of this Bylaw;
  - iii. the maximum Floor Area Ratio of Apartment Housing Multi-unit Housing shall be 2.0;
  - iv. the maximum site coverage shall be 50%.

**940.7 (RF5g) Griesbach Row Housing Zone**

- 3. The following development regulations shall apply to the development of RF5g Zones within the Griesbach Special Area as identified on Appendix I to this Section:
  - a. The maximum building Height shall not exceed 12.0 m, in accordance with Section 52, provided that no eave line shall have a Height greater than 9.0 m from Grade.
  - b. The maximum total Site Coverage shall not exceed 49%, with a maximum of 35% for a principal building and a maximum of 14% for Accessory buildings. Where a

- Garage is attached to or designed as an integral part of a Dwelling, the maximum site coverage for the principal building shall be 49%.
- c. The minimum Front Setback shall be 1.0 m and the maximum shall not exceed 3.0 m except to accommodate existing housing and trees to be retained.
  - d. The minimum Rear Setback shall be 7.5 m, except in the case of a corner lot it shall be 4.5 m. The minimum distance from the Rear Lot Line to a detached garage where the vehicle doors face the lane shall be 1.2 m.
  - e. Minimum Side Setbacks of 2.0 m each shall be provided, except that where the Side Yard abuts a flanking roadway other than a Lane, not less than 3.0 m shall be provided.
  - f. Separation Space shall be provided in accordance with Section 48 of this Bylaw; ~~except that it is not applicable where the building faces a public roadway, other than a lane, and it shall not be required between a Garden Suite and the associated principal Dwelling on the same Site.~~
  - g. Single Detached Housing and Semi-detached Housing in this Zone shall be developed in accordance with the provisions of the GLD Zone.
  - h. Urban Gardens shall comply with Section 98 of this Bylaw.

#### **940.8 (RA7g) Griesbach Low Rise Apartment Zone**

- 3. The following development regulations shall apply to the development of RA7g Zones within the Griesbach Special Area as identified on Appendix I to this Section:
  - a. The maximum building Height shall not exceed 18.0 m, in accordance with Section 52, provided that no eave line shall have a Height greater than 14.0 m from Grade. In cases where dormers or other windows are proposed, the development shall be considered a Discretionary Development.

- b. The minimum Front Setback shall be 3.0 m, except 1.0 m for ~~Row Housing~~ Dwellings with direct access to ground level.
- c. The minimum Side Setback shall be 1.0 m for each Storey or partial Storey, except that a total of at least 2.0 m shall be provided in all cases. The Side Setback shall not be less than 3.0 m when it abuts a flanking roadway other than a lane. Separation Space shall be provided in accordance with Section 48 of this Bylaw ~~except that it is not applicable to where the building faces a public roadway, other than a lane~~.
- d. Urban Gardens shall comply with Section 98 of this Bylaw.

#### 950.4 (CCHD) Clareview Campus High Density Residential Zone

##### 1) General Purpose

The purpose of this Zone is to accommodate the development of high-rise ~~apartments~~ residential buildings with development controls designed to ensure that the development is integrated into the existing and future residential development within the Clareview Campus neighbourhood. The intent is to create a housing district of high-rise ~~apartments~~ residential buildings, which is architecturally integrated with the low-rise ~~apartments~~ residential buildings in area zoned CCMD and the open space corridor.

##### 2) Permitted Uses

- ~~a. Apartment Housing~~
- a. Child Care Services
- b. Convenience Retail Stores, General Retail Stores, Health Services, Personal Service Shops, Restaurants, Specialty Food Services and Religious Assembly when designed as an integral and accessory component of a Lodging Houses.



- c. Fascia On-premises Signs
- d. Group Homes
- e. Lodging Houses
- f. Minor Home Based Business
- g. Multi-unit Housing
- h. Residential Sales Centre
- i. Special Event
- j. Urban Gardens
- k. Urban Outdoor Farms
- l. Temporary On-premises Signs

#### **950.5 (CCMD) Clareview Campus Medium Density Residential Zone**

##### **1) General Purpose**

The purpose of this Zone is to accommodate the development of low-rise **apartments** residential buildings and row housing with development controls designed to ensure that the proposed development is integrated into the existing and future residential development within the Clareview Campus neighbourhood. The intent is to create a housing district of low rise **apartments** residential buildings and row housing, which is architecturally integrated and compatible with the adjacent residential development and the open space corridor, which is located at the approximate centre of this area.

##### **2) Permitted Uses**

- ~~a. Apartment Housing~~
- a. Child Care Services

- b. Convenience Retail Stores, General Retail Stores, Health Services, Personal Service Shops, Restaurants, Specialty Food Services and Religious Assembly when designed as an integral and accessory component of Lodging Houses.
- c. Fascia On-premises Signs
- d. Group Homes
- e. Lodging Houses
- f. Minor Home Based Businesses
- g. *Multi-unit Housing*
- h. Residential Sales Centre
- i. Special Event
- j. Urban Gardens
- k. Urban Outdoor Farms
- l. Temporary On-premises Signs

**950.7 (CCSF) Clareview Campus Single Family Residential Zone**

**4. Development Regulations**

- k. Separation Space shall be provided in accordance with Section 48 of this Bylaw, ~~except that Separation Space shall not be required between Dwellings where a minimum Side Setback of 1.2 m has been provided on the abutting lot;~~

**960.4 (RA7a) Ambleside Low-Rise Apartment Zone**

**1. General Purpose**

The purpose of this Zone is to accommodate the development of quality low-rise ~~residential developments~~ *apartments* in accordance with the Ambleside residential

urban design objectives. The intent is to incorporate appropriate development controls and urban design guidelines to ensure that low-rise *residential apartments* development is architecturally appealing and compatible with adjacent and future developments in the neighbourhood.

## 2. **Permitted Uses**

~~a. Apartment Housing, on a Site of 1.4 ha or smaller~~

a. Group Homes

b. Limited Group Homes

c. Lodging Houses

d. Minor Home Based Business

e. Multi-unit Housing, on a Site of 1.4 ha or smaller

f. Row Housing

g. Secondary Suites, where developed within Row Housing

h. Special Event

~~i. Stacked Row Housing, including Row Housing but excluding Semi-detached and Duplex Housing~~

j. Urban Gardens

k. Fascia On-premises Signs

l. Projecting On-premises Signs

## 3. **Discretionary Uses**

~~a. Apartment Housing, on a Site larger than 1.4 ha~~

a. A Permitted Use listed in this Zone, the site of which isolates another Site within this Zone of less than 800 m<sup>2</sup>

b. Child Care Services

c. Major Home Based Business

- d. Multi-unit Housing, on a Site larger than 1.4 ha
- e. Personal Service Shops and Convenience Retail Stores when designed as an integral and secondary component of a residential development consisting of 150 Dwellings or more
- f. Religious Assembly
- g. Residential Sales Centre
- h. Urban Outdoor Farms
- i. Freestanding On-premises Signs
- j. Temporary On-premises Signs

#### 4. **Development Regulations for Permitted and Discretionary Uses**

- I. Notwithstanding the other regulations of this Zone, where ~~Apartment Housing, Stacked Row Housing~~ Multi-unit Housing or Row Housing developments abut a Site zoned to allow Single or Semi-detached Housing as a Permitted Use, the following regulations shall apply:
  - i. a minimum landscaped Setback of 7.5 m shall be required from any ~~Apartment Housing, Stacked Row Housing~~ Multi-unit Housing or Row House Dwelling to any property line common with Single or Semi-detached Housing. No surface parking or loading facilities shall be located within this Setback area.
  - ii. no outdoor parking, trash collection or outdoor storage areas shall be developed within 3.0 m of any property line that abuts a Site zoned to allow Single and Semi-detached Housing as a Permitted Use;
  - iii. a screen Fence, 1.83 m in height, shall be installed along all property lines that abut a Site zoned to allow Single Detached Housing as a Permitted Use, except for common flanking Front Yard boundaries;
  - iv. design techniques including, but not limited to, the use of sloped roofs, variations in building setbacks and articulation of building façades, shall be employed in order to

Administrative fix to add a subsection number “4” to the “Development Regulations” subsection.

- minimize the perception of massing of the building when viewed from adjacent residential areas and roadways;
- v. building finishes shall be complementary with the exterior finishing materials and colours typical of adjacent Single or Semi-detached Housing; and
  - vi. where **Apartment Housing Multi-unit Housing** is to be developed directly adjacent to a Site zoned to allow Single or Semi-detached Housing as a Permitted Use, the maximum building Height for the directly adjacent façade of such **Apartment Housing Multi-unit Housing** shall not exceed 10.0 m, in accordance with Section 52, except that such directly adjacent **Apartment Housing Multi-unit Housing** may exceed this Height, to a maximum of 14.5 m for flat, mansard and gambrel roofs, or 16.0 m for a roof type with a pitch of 4/12 (18.4 degrees) or greater, in accordance with Section 52, provided that the portion of the building above 10.0 m, in accordance with Section 52 is stepped back from the façade so that the adjacent Single or Semi-detached Housing shall not be adversely impacted by excessive building, massing or sun/shadow.

## 5. **Design Regulations**

### b. Building Design and Architectural Standards

- i. The design of multifamily developments should reflect the use of appropriate high quality materials and architectural expressions to reduce the impact of height, bulk and density on adjacent lower density development and contributes to the visual enhancement of the streetscape.
- ii. Building facades shall include design elements, finishing materials and variations that will reduce any perceived mass and linearity of large buildings and add architectural interest.
- iii. The roof line of buildings shall consist of either sloped roofs of varying pitches and may include gable-ends, dormers or steeples, and be finished in any roofing material selected from metal, wood shakes, architectural asphalt shingles or clay tiles; OR flat roofs where such roofs are concealed by parapet walls that include

- articulation and use of design elements that are in harmony with the principal architectural theme of the project.
- iv. All mechanical equipment, including roof mechanical units, shall be concealed by screening in a manner compatible with the architectural character of the building, or concealed by incorporating it within the building framework.
  - v. The predominant exterior finishing materials shall be applied consistently on all sides of a building and may be any combination of brick, siding, stucco, stone or other masonry materials having a similar character, with wood or metal trim limited as an accent, to ensure the overall development is consistently of a high quality compatible with surrounding residential areas.
  - vi. Low-rise ~~apartment housing~~ *Multi-unit Housing* on corner lots or visible from public amenities such as stormwater management facilities, parks and dedicated major Walkways must incorporate architectural detailing and style consistent with the front elevation, as well as features and or elements to balance the overall massing in these highly visible locations. Elements may include setback of the upper floor, projections for relief in wall plane and intentional roof lines between ground and upper floors, appropriate wall heights window placement consistent with the front elevation.
- d. Access, Circulation and Parking
- i. Entrances to the Site from public roadways shall provide an enhanced feature in the form of public art, on-site amenity or architectural feature consistent in design, material and construction with the overall project.
  - ii. Convenient, safe and attractive access to the building's entrances should be provided through appropriate lighting and security measures.
  - iii. Internal circulation within project oriented multifamily developments should be designed to facilitate access to building clusters, take advantage of views or amenities and to reduce conflict with pedestrians.
  - iv. Underground parking is recommended for low rise ~~apartment~~ *Multi-unit Housing* on smaller sites to allow for more useable landscaped open space and amenities at ground level.

- v. For multiple projects on a site, surface parking should be screened from view of adjacent low density residential development, stormwater management facilities, open space amenity areas, corridors or adjacent roadways. If surface parking areas are covered (Parking Garages), then such areas shall be integrated into the overall architectural theme of the associated residential buildings through the use of similar roof lines, materials, colours and roof pitch.
- vi. Parking and loading facilities shall be located a minimum 3.0 metres from any public or pedestrian corridor and the setback must be landscaped and screened to the satisfaction of the Development Officer.

### **960.5 (CSCa) Ambleside Shopping Centre Zone**

#### **3. Discretionary Uses**

~~a. Apartment Housing~~

a. Apartment Hotels

b. Automotive and Equipment Repair Shops

c. Bars and Neighbourhood Pubs, for more than 200 occupants and 240 m<sup>2</sup> of Public Space

d. Breweries, Wineries and Distilleries

e. Carnivals

f. Creation and Production Establishments

g. Equipment Rentals, provided that all equipment and goods for rent are contained within an enclosed building

h. Hotels

i. Media Studios

j. Mobile Catering Food Services

k. Multi-unit Housing

l. Nightclubs, for more than 200 occupants and 240 m<sup>2</sup> of Public Space, on a site 2 ha or larger

- m. Private Clubs
- n. Rapid Drive-through Vehicle Services
- o. Recycled Materials Drop-off Centres
- p. Religious Assembly
- q. Residential Sales Centre
- r. Restaurants, for more than 200 occupants and 240 m2 of Public Space, on a Site 2 ha or larger
- s. Secondhand Stores
- t. Specialty Food Services for more than 100 occupants and 120 m2 of Public Space
- u. Urban Indoor Farms
- v. Urban Outdoor Farms
- w. Veterinary Services
- x. Warehouse sales
- y. Fascia Off-premises Signs
- z. Freestanding Off-premises Signs
- aa. Minor Digital On-premises Signs
- bb. Minor Digital On-premises Off-premises Signs
- cc. Minor Digital On-premises Off-premises Signs
- dd. Roof Off-premises Signs
- ee. Roof On-premises Signs
- ff. Temporary Off-premises Signs

#### 4. ***Development Regulations for Permitted and Discretionary Uses***

- k. **Housing *Multi-unit Housing*** may be permitted above an office or retail/commercial component of a mixed Use building or shopping centre complex. Stand alone **apartment *Multi-unit Housing*** will only be permitted adjacent to 9 Avenue N.W, transit stations or stormwater lakes. The residential component of any mixed Use development shall be



designed and sited so as to minimize any impacts from the commercial component related to noise, traffic circulation or loss of privacy.

## **960.6 (UVCa) Ambleside Urban Village Commercial Zone**

### **2. Permitted Uses**

- a. Apartment Hotels
- ~~b. Apartment Housing~~
- b. Bars and Neighbourhood Pubs, for less than 200 occupants and 240 m2 of Public Space
- c. Business Support Services
- d. Cannabis Retail Sales
- e. Carnivals
- f. Child Care Services
- g. Commercial Schools
- h. Community Recreation Services
- i. Convenience Retail Stores
- j. Convenience Vehicle Rentals
- k. Creation and Production Establishments
- l. Fascia Off-premises Signs
- m. Fascia On-premises Signs
- n. Freestanding Off-premises Signs
- o. Freestanding On-premises Signs
- p. General Retail Stores
- q. Government Services
- r. Greenhouses, Plant Nurseries and Garden Centres
- s. Health Services
- t. Hotels

- u. Indoor Participant Recreation Services
- v. Liquor Stores
- w. Market
- x. Media Studios
- y. Minor and Major Amusement Establishments
- z. Minor and Major Home Based Business
- aa. *Multi-unit Housing*
- bb. Nightclubs, for less than 200 occupants and 240 m<sup>2</sup> of Public Space, on a Site 2 ha or larger
- cc. Non-accessory Parking
- dd. Outdoor Participant Recreation Services
- ee. Personal Service Shops
- ff. Private Clubs
- gg. Professional, Financial and Office Support Services, including drive through banks
- hh. Projecting On-premises Signs
- ii. Public and Private Education Services
- jj. Public Libraries and Cultural Exhibits
- kk. Religious Assembly
- ll. Residential Sales Centres
- mm. Restaurants, for less than 200 occupants and 240 m<sup>2</sup> of Public Space
- nn. Roof Off-premises Signs
- oo. Roof On-premises Signs
- pp. Row Housing
- qq. Secondary Suites, ~~where developed within Row Housing~~
- rr. Special Event
- ss. Specialty Food Services for more than 100 occupants and 120 m<sup>2</sup> of Public Space
- tt. Spectator Entertainment Establishments

~~uu. Stacked Row Housing~~

uu. Temporary On-premises Signs

vv. Urban Gardens

ww. Urban Outdoor Farms

xx. Veterinary Services

**4. Development Regulations for Permitted and Discretionary Uses**

- b. The maximum Floor Area Ratio for non-residential uses for the site shall be 1.0. Residential uses in the form of row housing or ~~apartments~~ *Multi-unit Housing* may be developed at a maximum Floor Area Ratio of 1.5 and 3.0, respectively.
- i. *Apartment Multi-unit* Housing shall be permitted above office or retail components of a shopping centre, or as a stand alone building adjacent to main street. The housing component of any mixed use building shall be designed and sited to minimize any impacts from the commercial component of the development related to noise, traffic circulation or loss of privacy.

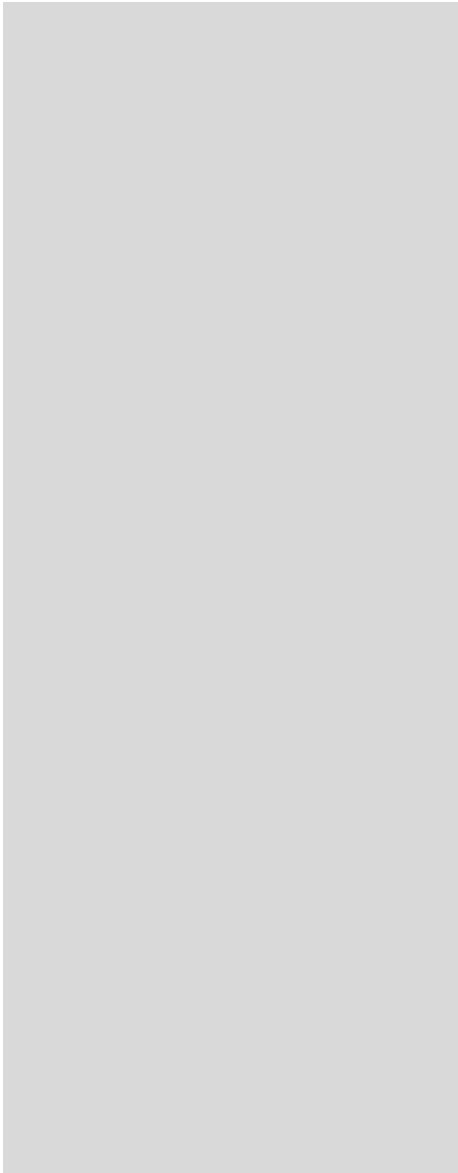
**981 SPECIAL AREA HERITAGE VALLEY ROW HOUSING ZONE**

**1. General Purpose**

To provide for medium density housing with the opportunity for Row Housing, ~~Stacked Row~~ *Multi-unit* Housing, and Paisley Laneway housing, in accordance with the design objectives in the Paisley Neighbourhood Area Structure Plan.

**3. Permitted Uses**

- a. Paisley Laneway Housing



- b. Row Housing
- ~~c. Stacked Row Housing~~
- c. Fascia On-premises Signs
- d. Temporary On-premises Signs
- e. Minor Home Based Business
- f. Urban Gardens
- g. Limited Group Homes
- h. Multi-unit Housing

**5. Development Regulations**

- a. The minimum Site Area shall be in accordance with Table 1 as follows:

<b>Table 1 – Minimum Site Area</b>		
	Primary vehicular access is not from a lane	Primary vehicular access is from a lane
Row Housing - internal Dwelling	150 m2	150 m2
Row Housing - end Dwelling	186 m2	186 m2
<del>Stacked Row</del> <u>Multi-unit</u> Housing	N/A	670 m2

- b. The minimum Site Width shall be in accordance with Table 2 as follows:

<b>Table 2 - Minimum Site Width</b>		
	Primary vehicular access is not from a lane	Primary vehicular access is from a lane
Row Housing - internal Dwelling	5.0 m	5.0 m
Row Housing - end Dwelling	6.2 m	6.2 m
<del>Stacked Row Multi-unit</del> Housing	N/A	22.4 m

- c. ~~Stacked Row Multi-unit~~ Housing shall have vehicular access from a Lane.
- g. The maximum Site Coverage shall be in accordance with Table 3 as follows:

<b>Table 3 - Maximum Site Coverage – Individual Lots</b>				
	Maximum Site Coverage	Principal Building	Accessory Buildings, including Paisley Laneway Housing	Principal Building with Attached Garage
Row Housing - end Dwelling	45%	30%	15%	45%

Row Housing - internal Dwelling	55%	35%	20%	55%
<del>Stacked Row</del> <del>Multi-unit</del> Housing	55%	35%	20%	55%

- r. For Row Housing or ~~Stacked Row~~ ~~Multi-unit~~ Housing where detached rear parking Garages are proposed, the maximum width of the building containing the Garage(s) shall not exceed 30 m, provided that the building does not contain more than six separate Garages.
- v. General Site Landscaping shall be developed in accordance with subsection 55.4 of this Bylaw, except:
  - i. one deciduous tree or one coniferous tree and two shrubs shall be required for each Row Housing and ~~Stacked Row~~ ~~Multi-unit~~ Housing Dwelling; and
  - ii. all applications for a Development Permit shall include a Site Plan that identifies the location, species and size of Landscaping required.
- x. The Amenity Area shall be permanently retained as open space, unencumbered by an Accessory Building or future additions and shall be in accordance with Table 4 as follows:

Table 4 - Minimum Amenity Area	
Row Housing	A minimum area of 15 m <sup>2</sup> per Dwelling shall be designated on the Site Plan for the active or passive recreation use of the occupants.

	<p>A maximum of 50% of the required Amenity Area may be located in the Front Setback, including a front veranda, provided that it is Setback a minimum of 1.0 m from the Front Lot Line. In this case, this area shall be defined by use of a decorative fence or landscape elements such as planters, hedges or hard and soft surface treatments.</p> <p>A maximum of 50% of the required Amenity Area may be provided above Grade, provided that it shall be at least 7.5 m<sup>2</sup> in area, with neither the width or depth less than 1.5 m.</p>
<p><del>Stacked Row Multi-unit</del> Housing</p>	<p>A minimum area of 7.5 m<sup>2</sup> per Dwelling shall be designated on the Site Plan and may be provided above Grade, including a balcony, provided that neither the width or depth is less than 1.5 m.</p>
<p>Paisley Laneway Housing</p>	

- aa. ~~Notwithstanding Section 48, Separation Space shall be as per the Setbacks of this zone, Separation Space shall be in accordance with Section 48 of this Bylaw,~~ except that Separation Space shall not be required between the principal ~~alle~~ building and Paisley Laneway Housing.

**7. Heritage Valley Paisley Laneway Housing**

- a. Paisley Laneway Housing means an Accessory building containing up to two Dwellings located apart from the principal building, which may be either Stacked Row Housing or

Row Housing, and may contain a Parking Area. Paisley Laneway Housing has cooking facilities, food preparation, sleeping and sanitary facilities. Paisley Laneway Housing may be separated from the principal Dwelling by strata, subdivision, or condominium conversion. This Use Class does not include ~~Apartment~~ Multi-unit Housing, Duplex Housing, Garage Suites, Garden Suites, Secondary Suites, Semi-detached Housing, Lodging Houses, Blatchford Lane Suites, Blatchford Accessory Suites, or Blatchford Townhousing.

## **994 Special Area Orchards**

### **994.7 Special Land Use Provisions**

1. Notwithstanding Section 7.2(~~32~~), Garden Suites may be Accessory to Semi-detached Housing, Duplex Housing, Row Housing, and ~~Stacked Row-~~ Multi-Unit Housing.

### **~~911.5~~ 994.5 (ORH) Orchards Row Housing Zone**

#### **2. Permitted Uses**

- a. Duplex Housing
- b. Garden Suites
- c. Limited Group Homes
- d. Minor Home Based Business
- e. Multi-unit Housing
- f. Residential Sales Centre
- g. Row Housing
- ~~h. Stacked Row Housing~~
- h. Semi-Detached Housing
- i. Urban Gardens
- j. Fascia On-premises Signs

Correcting an administrative error in the numbering of the “Orchards Row Housing Zone”



4. Development Regulations

a. Site area and Site dimensions shall be in accordance with Table 1.

Table 1 Site Area and Site Dimensions			
	minimum Site area	minimum Site Width	minimum Site Depth
i. Row Housing internal Dwelling	137.5 m2	5.0 m	26.0 m
ii. Row Housing end Dwelling	170.5 m2	6.2 m	26.0 m
iii. Semi-detached Housing	184.2 m2	6.7 m	26.0 m
iv. Semi-detached Housing Zero Lot Line Development	165.0 m2	5.5 m	26.0 m
v. <del>Stacked Row Multi-Unit</del> Housing maximum of 4 Dwellings	670.0 m2	20.0 m	26.0 m

- b. The maximum Height for Row Housing and ~~Stacked Row Multi-Unit~~ Housing shall not exceed 13.5 m. The maximum Height for Semi-detached Housing shall not exceed 12.0 m.
- c. The maximum total Site Coverage shall be:
  - i. 80% for Row Housing and ~~Stacked Row Multi-Unit~~ Housing; and
  - ii. 73% for Semi-detached Housing and Duplex Housing.
- p. For Row Housing and ~~Stacked Row Multi-Unit~~ Housing, all roof leaders from the Dwellings shall be connected to the individual storm sewer service for each Lot or common low impact development (LID).

- q. All roof leaders from buildings Accessory to Row Housing and ~~Stacked-Row Multi-Unit~~ Housing shall be connected to the individual storm sewer service for each Lot, common low impact development (LID) or directed to drain directly to an adjacent Lane.
- r. For all ~~Stacked-Row Multi-Unit~~ Housing developments where one or more Dwellings front a rear Lane, the following regulations shall apply:
  - i. a restrictive covenant and easement shall be registered on all titles within the Site and all titles on Abutting Sites to ensure adequate drainage and utility maintenance. The restrictive covenant and easement shall provide for:
    - A. a minimum 1.5 m wide drainage swale located along the internal Side Lot Line constructed to City of Edmonton Design and Construction Standards; and
    - B. the protection of drainage of the Site, including the right for water to flow across Lots and the requirement not to inhibit the flow of water across Lots.
  - ii. all roof leaders from the Dwellings shall be connected to the individual storm sewer services for each Lot or common low impact development (LID), and no roof leader discharge shall be directed to the required drainage swale.

**911.9 994.6 (ORA) Orchards Rear Attached Row Housing Zone**

**2. Permitted Uses**

- a. Group Homes
- b. Limited Group Homes
- c. Lodging Houses
- d. Minor Home Based Business
- e. Multi-Unit Housing
- f. Row Housing

Correcting an administrative error in the numbering of the "Orchards Rear Attached Row Housing Zone"

- g. Semi-Detached Housing
- ~~h. Stacked Row Housing~~
- h. Urban Gardens
- i. Fascia On-premises Signs
- j. Projecting On-premises Signs

**4. Development Regulations for Permitted and Discretionary Uses**

- a. Site area and Site dimensions shall be in accordance with Table 1.

Table 1 Site Area and Site Dimensions			
	minimum Site area	minimum Site Width	minimum Site Depth
i. Row Housing, internal Dwelling	137.5 m <sup>2</sup>	5.0 m	18.5 m
ii. Row Housing, end Dwelling	170.5 m <sup>2</sup>	6.2 m	18.5 m
iii. Semi-detached, per Dwelling	184.2 m <sup>2</sup>	6.7 m	18.5 m
iv. <del>Stacked Row Multi-Unit</del> Housing, for a maximum of 4 Dwellings	670.0 m <sup>2</sup>	20.0 m	18.5 m

- d. The maximum Height for Row Housing and ~~Stacked Row Multi-Unit~~ Housing shall not exceed 13.5 m. The maximum Height for Semi-detached Housing shall not exceed 12.0 m.
- i. For ~~Stacked Row Multi-Unit~~ Housing, where a Dwelling faces the Lane, the Façades abutting the Front Lot Line and the Rear Lot Line shall use consistent building materials

and architectural features, and shall include features such as windows, doors, and porches.

- n. For Row Housing and ~~Stacked-Row Multi-Unit~~ Housing, all roof leaders from the Dwellings shall be connected to the individual storm sewer service or common low impact development (LID).
- o. All roof leaders from buildings Accessory to Row Housing and ~~Stacked-Row Multi-Unit~~ Housing shall be connected to the individual storm sewer service for each Lot or shall drain directly to an adjacent Lane.
- p. For all ~~Stacked-Row Multi-Unit~~ Housing developments where one or more Dwellings front a rear Lane, the following regulations shall apply:
  - i. a restrictive covenant and easement shall be registered on all titles within the Site and all titles on abutting Sites to ensure adequate drainage and utility maintenance. The restrictive covenant and easement shall provide for:
    - A. a minimum 1.5 m wide drainage swale located along the internal Side Lot Line constructed to City of Edmonton Design and Construction Standards; and
    - B. the protection of drainage of the Site, including the right for water to flow across Lots and the requirement not to inhibit the flow of water across Lots.

## 5. Additional Development Regulations for Discretionary Uses

- a. Child Care Services, Group Homes, Limited Group Homes, and Lodging Houses shall only be permitted when designed as an integral component of the built form for ~~Multi-Unit Housing~~, Semi-detached ~~Housing~~, ~~or~~ Row Housing, ~~or Stacked-Row Housing~~.

### 997 Special Area Blatchford

### 997.5 Blatchford-Specific Uses

1. **Blatchford Townhousing** means development consisting of a building containing a row of three or more Dwellings joined in whole or in part at the side only with no principal Dwelling being placed over another in whole or in part. Individual Dwellings are separated from one another by a Party Wall. Each Dwelling has separate, individual, and direct access to ground level. Where Blatchford Accessory Suites or Blatchford Lane Suites are a Permitted or Discretionary Use Class in a Zone, a building which contains Blatchford Townhousing may also contain either a Blatchford Accessory Suite or Blatchford Lane Suite. This Use Class does not include Row Housing or *Blatchford* Stacked Row Housing.”;
2. **Blatchford Accessory Suite** means development consisting of a Dwelling located within, and Accessory to, a structure in which the principal use is Blatchford Townhousing. A Blatchford Accessory Suite has cooking facilities, food preparation, sleeping and sanitary facilities which are physically separate from those of the principal Dwelling within the structure. A Blatchford Accessory Suite also has an entrance separate from the entrance to the principal Dwelling, either from a common indoor landing or directly from the front, side or rear of the structure. This Use Class includes the Development or Conversion of Basement space to a separate Dwelling. This Use Class does not include *Apartment Multi-unit* Housing, Garden Suites, Row Housing, Secondary Suites, *Blatchford* Stacked Row Housing or Lodging Houses, or Blatchford Lane Suites.
3. **Blatchford Lane Suite** means an Accessory Dwelling located above a detached Garage. A Blatchford Lane Suite is Accessory to a building in which the principal Use is Blatchford Townhousing. A Blatchford Lane Suite has cooking facilities, food preparation, sleeping and sanitary facilities which are separate from those of the principal Dwelling located on the Site. A Blatchford Lane Suite has an entrance separate from the vehicle entrance to

the detached Garage, either from a common indoor landing or directly from the exterior of the structure. This Use Class does not include Garden Suites, Row Housing, Secondary Suites, Blatchford Stacked Row Housing, or Blatchford Accessory Suites.

- 4. Blatchford Stacked Row Housing means development consisting of a building containing three or more principal Dwellings arranged two deep, either vertically so that Dwellings are placed over others, or horizontally so that Dwellings are attached at the rear as well as at the side. Each Dwelling shall have separate and individual access, not necessarily directly to ground level, provided that no more than two Dwellings may share access to ground level. This Use does not include Duplex Housing, Row Housing or Blatchford Townhousing.

Blatchford Stacked Row Housing added to the Blatchford Zones because they regulate stacked row housing and apartments differently.

**997.8. (BRH) Blatchford Row Housing Zone**

**1. General Purpose**

The purpose of this Zone is to provide for medium density street oriented Blatchford Townhousing and Blatchford Stacked Row Housing which is developed in a manner characteristic of urban settings, including but not limited to smaller Yards, greater Height, and Dwellings with individual access at ground level.

**2. Permitted Uses**

- a. Blatchford Accessory Suites, when developed on an end Dwelling Unit of individual lot  
Blatchford Townhousing
- b. Blatchford Lane Suites
- c. Blatchford Townhousing
- d. Limited Group Home

- e. Live Work Units
- f. Minor Home Based Business
- g. *Blatchford* Stacked Row Housing
- h. Urban Gardens
- i. Fascia On-premises Signs

**4. Development Regulations**

- b. The maximum Density for *Blatchford* Stacked Row Housing shall be 130 Dwellings/ha.
- d. The Site Area, Site Dimensions, and Site Coverage shall be as follows:

	Minimum Site Area	Minimum Site Width	Minimum Site Depth	Maximum Site Coverage
i. Blatchford Townhousing – Internal Dwelling (Individual Lot)	150 m <sup>2</sup>	5 m	30 m	55 %
ii. Blatchford Townhousing – End Dwelling (Individual Lot)	186 m <sup>2</sup>	6.2 m	30 m	45 %

iii.	Blatchford Townhousing – (Multi-unit Project Development)	522 m2	17.4 m	30 m	50 %
iv.	<i>Blatchford</i> Stacked Row Housing Development	522 m2	17.4 m	30 m	50 %

e. Site Setbacks shall be as follows:

- i. All Sites shall provide a minimum 2 m setback from Sites zoned BP.
- ii. All Sites shall provide a minimum 2 m, and maximum 3 m, setback from public Walkways.
- iii. The Front Setback shall be a minimum of 2 m and a maximum of 3 m.
- iv. The minimum Rear Setback shall be as follows:
  - A. 1.2 m for Rear Yards that abut a public roadway, including a Lane;
  - B. 1.2 m for individual Lot Blatchford Townhousing; and
  - C. 1 m per 4 m increment of building Height or portion thereof, with a minimum 2 m, for Blatchford Townhousing developed as a Multi-unit Project Development and for *Blatchford* Stacked Row Housing, where Rear Yards do not abut a public roadway.
- v. Minimum Side Setbacks shall be provided, on the following basis:
  - A. Individual Lot Blatchford Townhousing:
    - I. 1.2 m minimum for End Dwelling units;



- II. 2 m minimum for End Dwelling Units that flank a public roadway other than a Lane; and
    - III. 0 m for Internal Dwelling units.
  - B. Blatchford Townhousing developed as a Multi-unit Project Development and Blatchford Stacked Row Housing:
    - I. 1.2 m minimum where the Side Yard abuts a flanking public roadway, including a Lane; and
    - II. 1 m per 4 m increment of building Height or portion thereof, with a minimum 2 m where the Side Yard does not flank a public roadway.
- i. Separation Space shall be provided in accordance with Section 48 of the Zoning Bylaw, ~~except that it shall not be required:~~
  - ~~i. for the portion of a Building which abuts a Site zoned BP or a public street other than a Lane; or~~
  - ~~ii. where side walls of abutting buildings face each other and habitable windows are not located directly opposite each other, such that privacy is not impacted and:
 
    - ~~A. in the case of Dwellings on separate Sites, each development complies with the minimum Side Setback requirements for each Dwelling;~~
    - ~~B. in the case of Dwellings on the same Site, the separation distance between Dwellings is at least equal to the total minimum Side Setback requirements for both Dwellings.~~~~
- I. Notwithstanding Section 54 of the Zoning Bylaw, the following parking regulations shall apply:
  - i. Individual Lot Blatchford Townhousing developments shall provide a minimum of 1 parking stall per unit;
  - ii. 1 parking stall shall be required for each Blatchford Lane Suite or Blatchford Accessory Suite. Any individual lot Blatchford Townhousing development

- containing a Blatchford Lane Suite or Blatchford Accessory Suite shall not provide more than 2 parking stalls on the Site;
- iii. Multi-unit Project Developments containing Blatchford Townhousing and *Blatchford* Stacked Row Housing shall meet the Dwelling unit parking space requirements and visitor parking requirements as specified in Section 54, Schedule 1(C);
  - iv. Parking for Non-Residential Uses shall be provided according to Section 54, Schedule 1(C); and
  - v. Bicycle Parking for Residential and Residential-Related Uses shall be provided according to Section 54, Schedule 2.
- p. Resident and visitor parking for *Blatchford* Stacked Row Housing shall be located at ground level behind the principal building, such that it is not seen from the street and is accessed from an Abutting Lane or a private on-site road, or in an underground parkade structure.

## 997.9 (BLMR) Blatchford Low to Medium Rise Residential Zone

### 2. Permitted Uses

#### ~~a. Apartment Housing~~

- a. Bars and Neighbourhood Pubs, for less than 100 occupants and 120 m<sup>2</sup> of Public Space
- b. Cannabis Retail Sales
- c. Child Care Services, on Sites fronting onto Active Streets
- d. Convenience Retail Stores
- e. Creation and Production Establishments
- f. Fascia On-premises Signs
- g. General Retail Stores
- h. Health Services
- i. Indoor Participant Recreation Services

- j. Liquor Stores
- k. Live Work Units
- l. Minor Home Based Business
- m. *Multi-unit Housing*
- n. Non-accessory Parking, limited to underground parking structures
- o. Personal Service Shops
- p. Private Clubs
- q. Professional, Financial and Office Support Services
- r. Religious Assembly, on Sites fronting onto Active Streets
- s. Second Hand Stores
- t. Specialty Food Services, for less than 100 Occupants and 120 m<sup>2</sup> of Public Space
- u. Projecting On-premises Signs
- v. Residential Sales Centres
- w. Restaurants, for less than 100 Occupants and 120 m<sup>2</sup> of Public Space
- x. Row Housing
- y. *Blatchford* Stacked Row Housing
- z. Urban Gardens

**4. Development Regulations**

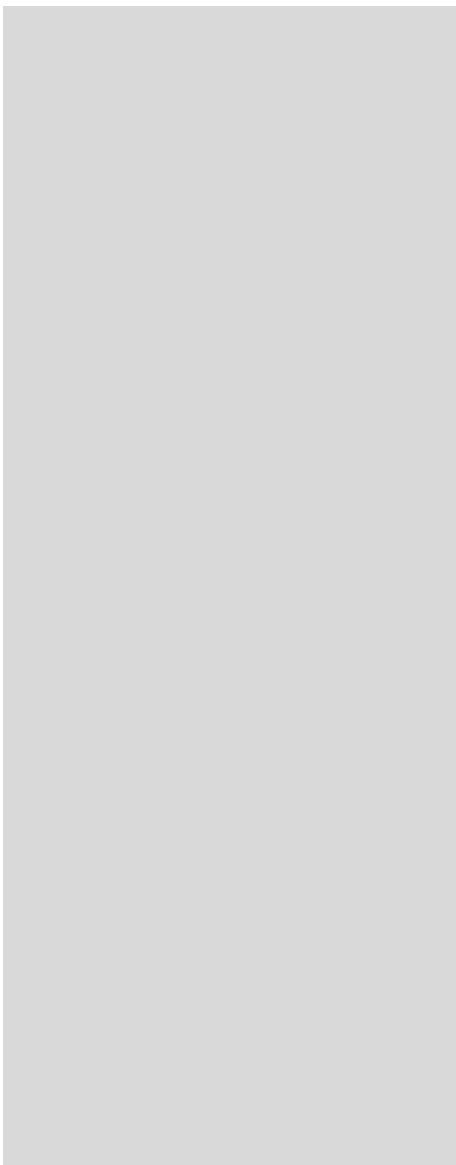
- a. The maximum Density for *Apartment Multi-unit* Housing shall be 275 Dwellings/ha.
- b. The maximum Density for *Blatchford* Stacked Row Housing shall be 130 Dwellings/ha.
- d. The Site Area, Site Dimensions and Site Coverage shall be as follows:

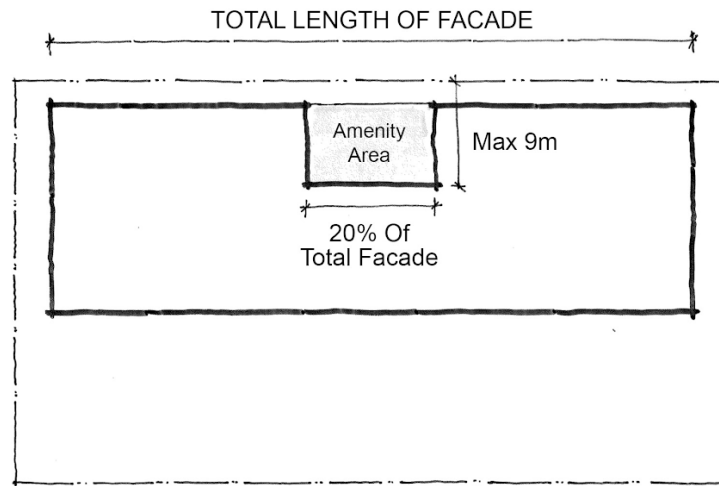
	Minimum Site Area	Minimum Site Width	Minimum Site Depth	Maximum Site Coverage

i. <u>Blatchford</u> Stacked Row Housing	522 m2	17.4 m	30 m	50 %
ii. <u>Apartment Multi-unit</u> Housing, Mixed Use Apartment Housing and Comprehensive Site Development	875 m2	25 m	35 m	60 %

e. Site Setbacks shall be as follows:

- i. All Sites shall provide a minimum 2 m setback from Sites zoned BP.
- ii. All Sites shall provide a minimum 2 m, and maximum 3 m, setback from public Walkways.
- iii. The Front Setback shall be:
  - A. For Blatchford Stacked Row Housing and Apartment Multi-unit Housing, a minimum of 2 m and a maximum of 3 m;
  - B. For Mixed Use Apartment Multi-unit Housing and Comprehensive Site Development:
    - I. A minimum of 0 m, and a maximum of 3 m, where the Front Lot Line abuts a Primary Active Street, excepting that a Front Setback may be increased up to a maximum of 9 m where a communal outdoor Amenity Area or a Public Amenity Space is provided within the Setback area. The portion of the building which is Setback shall be a maximum of 20% of the total length of the building façade. The following graphic representation provides a possible conceptual application of this regulation for interpretive purposes; and





- II. A minimum of 2 m and a maximum of 3 m where the Front Lot Line abuts a Secondary Active, Primary Quiet or Secondary Active Street.
- iv. The minimum Rear Setback shall be:
  - A. 2 m for Rear Yards that abut a public roadway, including a Lane; and
  - B. 1 m per 4 m increment of building Height or portion thereof, with a minimum 3 m, where Rear Yards do not abut a public roadway.
- v. Minimum Side Setbacks shall be 1 m per 4 m increment of building Height or portion thereof, up to a maximum of 4 m.
- h. Separation Space shall be provided in accordance with Section 48 of the Zoning Bylaw, ~~except that it shall not be required:~~
  - ~~i. for the podium portion of a building, as defined in 997.9.4(g);~~
  - ~~ii. in the case of Dwellings on separate Sites, where each development complies with the minimum Side Setback requirements for each Dwelling and when the side~~

- ~~walls of abutting buildings face each other and habitable windows are not located directly opposite each other, such that privacy is not impacted; and~~
- ~~iii. in the case of Dwellings on the same Site, where the separation distance between Dwellings is at least equal to the total minimum Side Setback requirements for both Dwellings and when the side walls of abutting buildings face each other and habitable windows are not located directly opposite each other, such that privacy is not impacted.~~
- o. Parking shall comply with Section 54 of this Bylaw. Notwithstanding Section 54 the following regulations apply:
- i. Blatchford Stacked Row Housing and Apartment Multi-unit Housing shall meet the Dwelling unit parking space requirements and visitor parking requirements as specified for Transit Oriented Developments (TOD) in Section 54 Schedule 1 (A);
  - ii. Parking for Residential-Related and Commercial Use Classes shall be provided on the basis of 50% of the requirements identified in Section 54 Schedule 1(A);
  - iii. Resident Bicycle Parking spaces for Apartment Multi-unit Housing shall be provided in an amount equal to at least 50% of the number of Dwelling units located on the Site and shall be in a weather protected, well-lit, and secure area; and
  - iv. Visitor Bicycle Parking for Residential and Residential-Related Use classes of 20 Dwelling units or more, and all Non-residential Use Classes, shall be provided in an amount equal to at least 10% of the number of Dwelling units located on the Site, to a maximum of 50 Bicycle Parking spaces, with 5 Bicycle Parking spaces being the minimum to be provided. Visitor Bicycle Parking shall be located adjacent to a high-traffic area such as a building entrance.
- q. Resident Parking for Apartment Multi-unit Housing and mixed use developments shall be provided in underground parking structures.
- r. Parking for Blatchford Stacked Row Housing, non-residential Uses, and visitor Parking is permitted at ground level and in underground parking structures. Where parking is

provided at ground level, it shall be located such that it is not seen from the street and is accessed from an Abutting Lane or a private on-site road. Surface parking shall not comprise more than 15% of the total Site area.

## 997.10 (BMR) Blatchford Medium Rise Residential Zone

### 2. Permitted Uses

#### ~~a. Apartment Housing~~

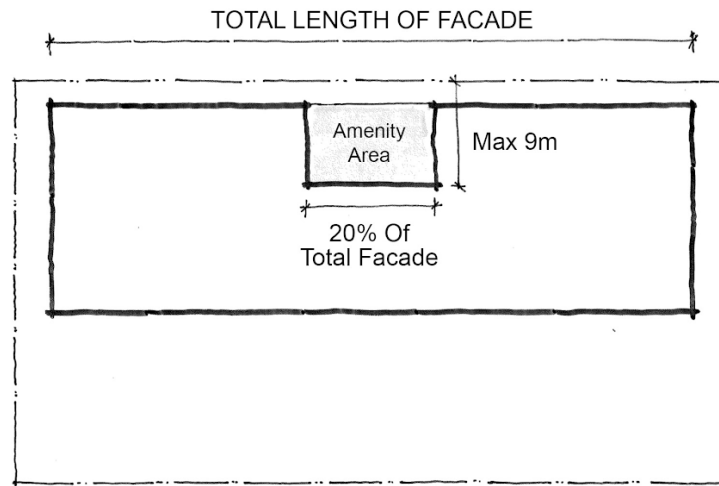
- a. Bars and Neighbourhood Pubs, for less than 100 occupants and 120 m<sup>2</sup> of Public Space
- b. Cannabis Retail Sales
- c. Child Care Services
- d. Convenience Retail Stores
- e. Creation and Production Establishments
- f. Fascia On-premises Signs
- g. General Retail Stores
- h. Health Services
- i. Indoor Participant Recreation Services
- j. Liquor Stores
- k. Live Work Units
- l. Minor Home Based Businesses
- m. Multi-unit Housing
- n. Non-accessory Parking, limited to underground parking structures
- o. Personal Service Shops
- p. Private Clubs
- q. Professional, Financial and Office Support Services
- r. Projecting On-premises Signs
- s. Religious Assembly

- t. Residential Sales Centres
- u. Restaurants, for less than 100 Occupants and 120 m<sup>2</sup> of Public Space
- v. Second Hand Stores
- w. Specialty Food Services, for less than 100 Occupants and 120 m<sup>2</sup> of Public Space
- x. Urban Gardens

#### 4. Development Regulations

- g. Site Setbacks shall be as follows:
  - i. All Sites shall provide a minimum 2 m setback from Sites zoned BP.
  - ii. All Sites shall provide a minimum 2 m, and maximum 3 m, setback from public Walkways.
  - iii. The Front Setback shall be:
    - A. For **Apartment Multi-unit** Housing, a minimum of 2 m and a maximum of 3 m;
    - B. For Mixed Use **Apartment Multi-unit** Housing where the Front Lot Line abuts a Secondary Active, Primary Quiet or Secondary Active Street, a minimum of 2 m and a maximum of 3 m; and
    - C. For Mixed Use **Apartment Multi-unit** Housing where the Front Lot Line abuts a Primary Active Street, a minimum of 0 m and a maximum of 3 m, excepting that a Front Setback may be increased up to a maximum of 9 m where a communal outdoor Amenity Area or a Public Amenity Space is provided within the Setback area. The portion of the building which is Setback shall be a maximum of 20% of the total length of the building façade. The following graphic representation provides a possible conceptual application of this regulation for interpretive purposes;





- iv. The minimum Rear Setback shall be:
  - A. 2 m for Rear Yards that abut a public roadway, including a Lane; and
  - B. 1 m per 4 m increment of building Height or portion thereof, with a minimum 6 m, where Rear Yards do not abut a public roadway.
- v. The minimum Side Setback shall be 1 m per 4 m increment of building Height or portion thereof, up to a maximum of 4 m.
- j. Separation Space shall be provided in accordance with Section 48 of the Zoning Bylaw, ~~except that it shall not be required:~~
  - ~~i. for the podium portion of a building, as defined in 997.10.4(i);~~
  - ~~ii. in the case of Dwellings on separate Sites, where each development complies with the minimum Side Setback requirements for each Dwelling and when the side walls of abutting buildings face each other and habitable windows are not located directly opposite each other, such that privacy is not impacted; and~~

- ~~iii. in the case of Dwellings on the same Site, where the separation distance between Dwellings is at least equal to the total minimum Side Setback requirements for both Dwellings and when the side walls of abutting buildings face each other and habitable windows are not located directly opposite each other, such that privacy is not impacted.~~
- k. Notwithstanding subsection 46, Amenity Area shall be provided in accordance with the following:
- i. Where Private Outdoor Amenity Area is provided the minimum dimension shall be 2 m;
  - ii. Where a Dwelling has an individual external access at ground level, and no outdoor Common Amenity Area is provided on the Site, a minimum of 30 m<sup>2</sup> of Private Outdoor Amenity Area shall be provided. This Private Outdoor Amenity Area may be provided in the Front Yard where the minimum depth of the Front Yard is 2 m;
  - iii. Where a Dwelling has an individual external access at ground level, and outdoor Common Amenity Area is provided on the Site, a minimum of 15 m<sup>2</sup> of Private Outdoor Amenity Area shall be provided. This Private Outdoor Amenity Area may be provided in the Front Yard where the minimum depth of the Front Yard is 2 m;
  - iv. For Dwellings located above the ground Storey of a building a minimum Amenity Area of 7.5 m<sup>2</sup> per Dwelling unit on the Site shall be provided;
  - v. Except for developments which contain less than 20 Dwelling units, a minimum of 2.5 m<sup>2</sup> of Amenity Area per Dwelling unit shall be provided as outdoor Common Amenity Area which shall not be located in any required Setback unless the Setback directly abuts a Site zoned BP and shall be aggregated into areas of not less than 50 m<sup>2</sup>;
  - vi. Notwithstanding the above, where ~~an Apartment~~ *Multi-unit Housing* Building contains 20 or more Dwelling units and has commercial uses located on the ground floor, except for Live Work Units, a minimum of 2.5 m<sup>2</sup> of Amenity Area per

- Dwelling unit shall be provided as indoor and/or outdoor Common Amenity Area(s) on the Site. Where outdoor Common Amenity Area is provided at ground level it shall not be located in any required Setback, unless the Setback directly abuts a Site zoned BP, and shall be aggregated into areas of not less than 50 m<sup>2</sup>; and
- vii. Amenity Area may be provided on rooftops in the form of gardens or patios
  - q. Parking shall comply with Section 54 of the Zoning Bylaw. Notwithstanding Section 54 the following regulations apply:
    - i. **Apartment Multi-unit** Housing shall meet the Dwelling unit parking space requirements and visitor parking requirements as specified for Transit Oriented Developments (TOD) in Section 54 Schedule 1 (A);
    - ii. Parking for Residential-Related and Commercial Use Classes shall be provided on the basis of 50% of the requirements identified in Section 54 Schedule 1(A);
    - iii. Resident Bicycle Parking spaces for **Apartment Multi-unit** Housing shall be provided in an amount equal to at least 50% of the number of Dwelling units located on the Site and shall be in a weather protected, well-lit, and secure area; and
    - iv. Visitor Bicycle Parking for Residential and Residential-Related Use classes shall be provided in an amount equal to at least 10% of the number of Dwelling units located on the Site, to a maximum of 50 Bicycle Parking spaces, with 5 Bicycle Parking spaces being the minimum to be provided. Visitor Bicycle Parking shall be located adjacent to a high-traffic area such as a building entrance.
  - s. Resident Parking for **Apartment Multi-unit** Housing and mixed use developments shall be provided in underground parking structures

### **998.6 (SRA) Stillwater Rear Attached Row Housing Zone**

#### **1. General Purpose**

The purpose of this Zone is to provide for medium density residential development in the form of ~~Stacked Row Multi-unit~~ Housing, with Dwellings attached at the sides and/or rear. This Zone is generally intended for Sites located in close proximity to open space amenity.

**2. Permitted Uses**

- a. Group Homes
- b. Limited Group Homes
- c. Lodging Houses
- d. Minor Home Based Business
- e. Multi-unit Housing
- f. Row Housing
- g. Secondary Suites, ~~where developed within Row Housing~~
- ~~h. Stacked Row Housing~~
- h. Fascia On-premises Signs
- i. Projecting On-premises Signs
- j. Urban Gardens

**4. Development Regulations for Permitted and Discretionary Uses**

- q. Each Dwelling unit within Row Housing and ~~Stacked Row Multi-unit~~ Housing shall be individually defined through a combination of architectural features that may include variations in the rooflines, projection or recession of the façade, porches or entrance features, building materials, or other treatments.
- r. Site design for Row Housing and ~~Stacked Row Multi-unit~~ Housing developments consisting of six or more attached Dwellings shall include entry transition features such as but not limited to steps, decorative fences, gates, hedges, low walls, and/or planting beds in the Front Yard.

**999.4 (MRC) Marquis Retail Centre Zone****4. Development Regulations for Permitted and Discretionary Uses**

3. A minimum Setback of:
  - a. 4.5 m shall be required where a Site abuts a public roadway, other than a Lane, or
  - b. 3.0 m shall be required where the property line is adjacent to a Site that lists ~~Apartment~~ Multi-unit Housing as a Permitted Use.

**999.5 (MMUT) Marquis Mixed Use Transition Zone****2. Permitted Uses**

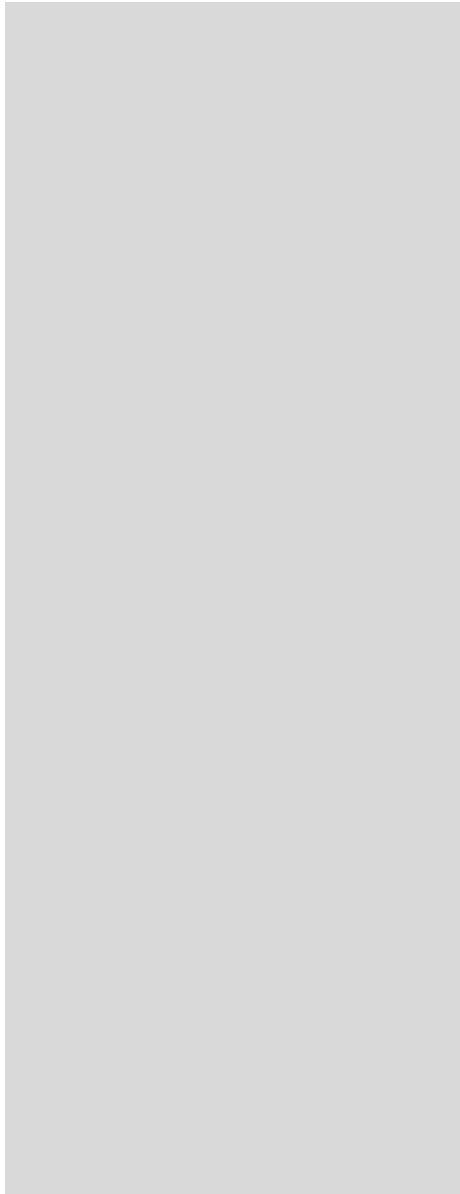
1. Apartment Hotels
- ~~2. Apartment Housing~~
2. Bars and Neighbourhood Pubs
3. Cannabis Retail Sales
4. Child Care Services
5. Commercial Schools
6. Convenience Retail Stores
7. Creation and Production Establishments
8. Fascia On-premises Signs
9. Freestanding On-premises Signs
10. General Retail Stores
11. Group Homes
12. Health Services
13. Limited Group Homes
14. Liquor Stores
15. Live Work Units

- 16. Lodging Houses
- 17. Market
- 18. Minor Home Based Business
- 19. ~~Multi-unit Housing~~
- 20. Personal Service Shops
- 21. Publicly Accessible Private Park
- 22. Private Clubs
- 23. Private Education
- 24. Professional, Financial and Office Support Services
- 25. Residential Sales Centre
- 26. Restaurants
- 27. Row Housing
- 28. Specialty Food Services
- 29. ~~Stacked Row Housing~~
- 29. Urban Gardens
- 30. Projecting On-premises Signs
- 31. Temporary On-premises Signs
- 32. Urban Gardens

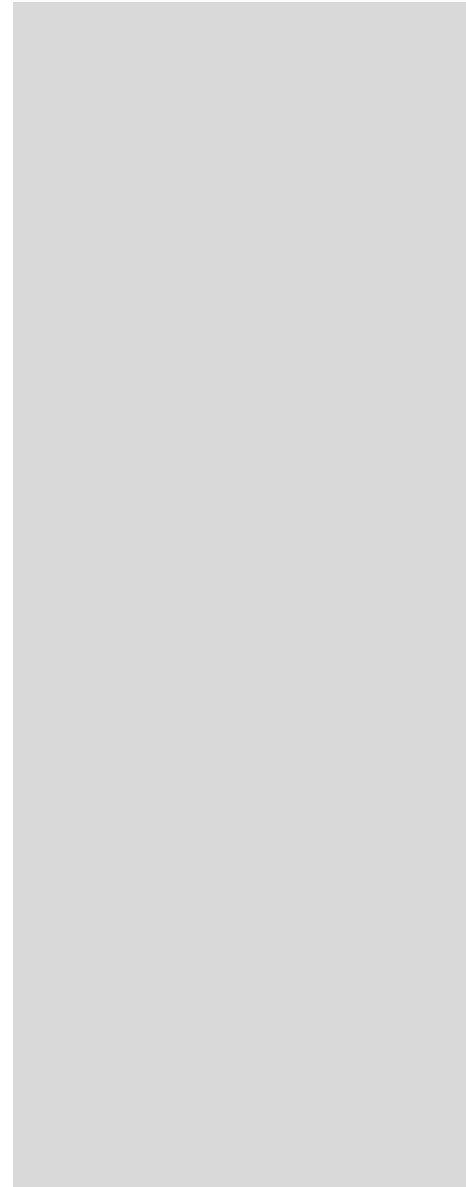
**999.6 (MMS) Marquis Main Street Zone**

**2. Permitted Uses**

- 1. Apartment Hotels
- 2. ~~Apartment Housing~~
- 2. Bars and Neighbourhood Pubs
- 3. Business Support Services
- 4. Cannabis Retail Sales



5. Child Care Services
6. Convenience Retail Stores
7. Commercial Schools
8. Fascia On-premises Signs
9. Freestanding On-premises Signs
10. General Retail Stores
11. Government Services
12. Health Services
13. Hotels
14. Indoor Participant Recreation Services
15. Limited Group Homes
16. Liquor Stores
17. Major Amusement Establishments
18. Major Home Based Business
19. Market
20. Minor Amusement Establishments
21. Minor Home Based Business
22. Multi-unit Housing
23. Non-Accessory Parking
24. Personal Service Shops
25. Private Education Services
26. Professional, Financial and Office Support Services
27. Projecting On-premises Signs
28. Public Education Services
29. Public Libraries and Cultural Exhibits
30. Publicly Accessible Private Park
31. Residential Sales Centres



32. Restaurants

~~33. Stacked Row Housing~~

33. Special Event

34. Specialty Food Services

35. Spectator Entertainment Establishments

36. Temporary On-premises Signs

37. Urban Garden

38. Veterinary Services

**4. Development Regulations for Permitted and Discretionary Uses**

1. The maximum Floor Area Ratio for non-Residential Uses for the Site shall be 0.25.

~~2. The maximum Floor Area Ratio for Stacked Row Housing shall be 1.5.~~

2. The maximum Floor Area Ratio for ~~Apartments~~ Multi-unit Housing shall be 3.0.

