

# THE CITY OF CALGARY LAND USE BYLAW 1P2007

## OFFICE CONSOLIDATION

### BYLAWS AMENDING THE TEXT OF BYLAW 1P2007

11P2008	June 1, 2008	24P2011	June 27, 2011	4P2017	January 23, 2017
13P2008	June 1, 2008	27P2011	July 1, 2011	5P2017	February 13, 2017
15P2008	June 1, 2008	30P2011	July 25, 2011	13P2017	March 27, 2017
47P2008	June 1, 2008	31P2011	September 12, 2011	20P2017	May 1, 2017
48P2008	June 1, 2008	33P2011	September 19, 2011	29P2017	June 26, 2017
49P2008	June 1, 2008	35P2011	December 5, 2011	30P2017	June 26, 2017
50P2008	June 1, 2008	36P2011	December 5, 2011	37P2017	August 2, 2017
53P2008	June 1, 2008	4P2012	January 10, 2012	49P2017	September 12, 2017
54P2008	May 12, 2008	2P2012	February 6, 2012	50P2017	September 25, 2017
57P2008	June 9, 2008	9P2012	April 23, 2012	56P2017	September 25, 2017
67P2008	October 1, 2008	12P2012	May 7, 2012	24P2018	March 13, 2018
68P2008	October 6, 2008	30P2012	November 5, 2012		January 29, 2019
71P2008	December 22, 2008	32P2012	December 3, 2012	13P2018	April 2, 2018
51P2008	January 4, 2009	4P2013	March 1, 2013	16P2018	April 2, 2018
75P2008	January 4, 2009	5P2013	March 25, 2013	18P2018	April 2, 2018
1P2009	January 26, 2009	38P2013	September 2, 2013	17P2018	April 10, 2018
10P2009	April 21, 2009	44P2013	December 2, 2013	25P2018	April 24, 2018
17P2009	June 1, 2009	7P2014	April 14, 2014	39P2018	June 11, 2018
28P2009	July 13, 2009	33P2013	June 9, 2014	40P2018	June 25, 2018
31P2009	September 14, 2009	13P2014	June 9, 2014	26P2018	July 30, 2018
41P2009	October 13, 2009	15P2014	June 9, 2014	51P2018	August 6, 2018
32P2009	December 14, 2009	11P2014	June 19, 2014	52P2018	August 7, 2018
46P2009	December 14, 2009	24P2014	October 27, 2014	67P2018	September 25, 2018
38P2009	December 15, 2009	37P2014	December 22, 2014	61P2018	October 9, 2018
3P2010	March 1, 2010	5P2015	March 9, 2015	62P2018	October 9, 2018
11P2010	April 19, 2010	13P2015	May 13, 2015	83P2018	December 10, 2018
14P2010	May 17, 2010	26P2015	September 1, 2015	10P2019	January 29, 2019
26P2010	May 17, 2010	40P2015	November 9, 2015	32P2019	April 29, 2019
12P2010	June 7, 2010	43P2015	November 9, 2015	33P2019	April 29, 2019
19P2010	June 7, 2010	45P2015	December 8, 2015	35P2019	April 29, 2019
23P2010	June 7, 2010	15P2016	April 22, 2016	42P2019	June 10, 2019
32P2010	July 26, 2010	22P2016	May 2, 2016	46P2019	July 1, 2019
34P2010	August 19, 2010	23P2016	May 24, 2016	76P2019	November 18, 2019
39P2010	November 22, 2010	27P2016	June 13, 2016	77P2019	November 18, 2019
7P2011	January 10, 2011	29P2016	June 13, 2016	32P2020	July 27, 2020
13P2011	February 7, 2011	28P2016	June 14, 2016	48P2020	November 3, 2020
21P2011	June 20, 2011	43P2016	November 21, 2016	6P2021	January 18, 2021

## BYLAWS AMENDING THE TEXT OF BYLAW 1P2007

27P2021	June 21, 2021 July 5, 2021
28P2021	December 21, 2021
46P2021	July 28, 2021
20P2022	March 29, 2022

### NOTE:

Amending Bylaw numbers are located in the text of this document to identify that a change has occurred in a Section, Subsection or Clause. Amending Bylaws should be consulted for detailed information. Where the amendment corrected spelling, punctuation or type face, the amending bylaw number has not been noted in the document.

This document is consolidated for convenience only. The official Bylaw and all amendments thereto are available from the City Clerk and should be consulted in interpreting and applying this Bylaw.

Printed by the City Clerk by authority of City Council.

**Land Use Districts and Land Use District Maps**

- 4 (1) The **City** is divided into land use districts, the boundaries of which are shown on the Land Use District Maps.
- (2) *deleted* 31P2009, 51P2008, 26P2010  
33P2013
- (3) *deleted* 33P2013
- (4) *deleted* 33P2013
- (5) The Land Use District Maps, as may be amended by Bylaw from time to time, will be deposited with the City Clerk.
- (6) In this Bylaw, a land use district may be referred to by its full name or abbreviation as referenced in the title of each District.
- (7) Where this Bylaw refers to a rule or requirement relating to a **parcel** that is designated a particular land use district, it must be read to include a **parcel** that is designated Direct Control based on that land use district unless the Direct Control Bylaw indicates a contrary intent.

**Interpreting the Land Use District Maps**

- 5 (1) Despite the land use district shown on the Land Use District Maps, for the purpose of this Bylaw roads must only be used for:
- (a) the passage of motorized and non-motorized vehicles;
- (b) the passage of pedestrians;
- (c) the placement of public and private utilities authorized by the **City**; and
- (d) activities pursuant to the Calgary Traffic Bylaw and Street Bylaw. 22P2016
- (2) Concurrent with the closure of a road, **Council** must consider a corresponding land use redesignation.
- (3) Despite the land use district shown on the Land Use District Maps, water bodies under the jurisdiction of the Crown in right of the Province of Alberta or Canada are not regulated by this Bylaw.

**Requirements of Other Legislation**

25P2018

- 6 (1) Compliance with this Bylaw does not exempt any person from the requirements of any Federal, Provincial or Municipal legislation, approval process, licensing or permitting regime, or other Bylaw.
- (2) The *Gaming, Liquor And Cannabis Regulation* has established distances from certain **buildings** and land from which **Cannabis Stores** must be separated, and also authorized municipalities to expressly vary these distances. The distances in the regulation apply to **Cannabis Stores** unless otherwise expressly varied in this Bylaw. The following distances in the regulation are hereby expressly varied:

- (a) the distance from a **Cannabis Store** to a building containing a school or a boundary of a *parcel* of land on which the *building* is located, as described in sections 160.3(i) and 40(k) of this Bylaw; and
- (b) the distance from a **Cannabis Store** to a boundary of a *parcel* of land that is designated as school reserve or municipal and school reserve under the *Municipal Government Act*, as described in sections 160.3(h) and 36(2) of this Bylaw.

### Referenced Legislation

- 7 (1) Where the following enactments and Bylaws are referred to in this Bylaw, the reference is to the enactment or Bylaw as may be amended from time to time, or to any enactment or Bylaw passed in substitution therefore.
- 33P2013,  
20P2022 (1.1) *deleted*
- (2) “Building Permit Bylaw” means the *Calgary Building Permit Bylaw*, 64M94.
- (3) “Calgary International Airport Vicinity Protection Area Regulation” means the *Calgary International Airport Vicinity Protection Area Regulation*, A/R 318/79.
- (4) “Calgary International Airport Zoning Regulations” means the *Regulations Respecting Calgary International Airport*, pursuant to the RSC, *Aeronautics Act*, 1985, c.A-2.
- (5) “Calgary Traffic Bylaw” means *The Calgary Traffic Bylaw*, 26M96.
- (6) “Controlled Streets Bylaw” means *The Controlled Streets Bylaw*, 12M80.
- 56P2017 (6.1) “*Highways Development and Protection Act*” means the *Highways Development and Protection Act*, S.A. 2004.
- 26P2010, 56P2017 (6.2) “*Historical Resources Act*”, means the *Historical Resources Act*, R.S.A. 2000.
- (7) “Licence Bylaw” means *The Business Licence Bylaw*, 32M98.
- (8) “*Municipal Government Act*” means the *Municipal Government Act*, R.S.A. 2000, c.M-26.
- (9) “Municipal Planning Commission Bylaw” means *The Calgary Planning Commission Bylaw*, 28P95.
- 4P2012 (9.1) “Parks and Pathways Bylaw”, means the *Parks and Pathways Bylaw*, 20M2003.
- 20P2022 (9.2) “Plus 15 Policy” means the Plus 15 Policy, July 2021.
- (10) “*Post-secondary Learning Act*” means the *Post-secondary Learning Act*, S.A. 2003, c.P-19.5.
- (11) “*Provincial Offences Procedure Act*” means the *Provincial Offences Procedure Act*, R.S.A. 2000, c.P-34.

- (12) “*Safety Codes Act*” means the *Safety Codes Act*, R.S.A. 2000, c.S-1.
- (13) “*School Act*” means the *School Act*, R.S.A. 2000, c.S-3.
- (13.1) “*Street Bylaw*” means the *Street Bylaw, 20M88*. 22P2016
- (14) *deleted* 27P2021
- (15) “*Subdivision and Development Regulation*” means the *Subdivision and Development Regulation, A/R 43/2002*.
- (16) “*Surveys Act*” means the *Surveys Act*, R.S.A. 2000, c.S-26.
- (17) “*Transportation Bylaw*” means *The City of Calgary Transportation System Bylaw, 40M2009*. 9P2012
- (18) “*Waste Bylaw*” means the *Waste Bylaw, 20M2001*.

### Forms of Words

#### 8 In this Bylaw:

- (a) words in the singular include the plural, and words in the plural include the singular;
- (b) words using masculine gender include feminine gender, and words using feminine gender include masculine gender;
- (c) words in either gender include corporations;
- (d) a word or expression, other parts of speech and grammatical forms of the same word or expression have corresponding meanings;
- (e) “may” is to be construed as permissive and empowering;
- (f) “must” is to be construed as a compulsory obligation;
- (g) “required” is to be construed as a compulsory obligation;
- (h) a “person” includes an individual, partnership, association, body corporation, trustee, executor, administrator and legal representative of a person; and
- (i) an “individual” does not include a corporation or other types of persons who are not human beings.

### Purpose Statements

- 9 (1) The purpose statements in each land use district are included to illustrate the intent of the land use district.
- (2) The purpose statement relating to *signs* referenced in Part 3, Division 5 are included to illustrate the hierarchy of *signs* and the opportunity for signage on *buildings* and *parcels*.
- (3) The purpose statements of a District are general and all characteristics need not be met to satisfy the intent of the District.

- (4) Where a provision is capable of two or more meanings, it must be given the meaning that is most consistent with the attainment of the purpose of the land use district.

### Reference Aids

- 10 (1) For ease of reference:
- (a) words that are capitalized and bold denote **uses** defined in Part 4;
  - (b) words that are italicized and bold denote terms defined in Part 1; and
  - (c) all other words must be given their plain and ordinary meaning as the context requires.
- (2) Headings are for ease of reference only and do not affect the meaning of the provisions to which they relate.
- (3) *deleted*
- (4) *deleted*

51P2008, 26P2010,  
33P2013

33P2013

### Validity of Provision

- 11 Every provision of this Bylaw is independent of all other provisions, and if any provision of this Bylaw is declared invalid, for any reason, by a Court of competent jurisdiction, all other provisions of this Bylaw shall remain valid.

### Rounding Numbers

- 12 Only for the purpose of confirming compliance with this Bylaw in terms of **building** placement on a **parcel** and **building** projection over **setback areas**, measurements of existing **buildings** shall be rounded off to the same number of significant figures as set out in this Bylaw.

## Division 2: Definitions and Methods

### General Definitions

- 13 (1) In this Bylaw, the following terms have the following meanings.
- (1.1) *deleted* 33P2013,  
20P2022
- (1.2) *deleted* 33P2013,  
20P2022
- (1.3) *deleted* 33P2013,  
20P2022
- (1.4) *deleted* 33P2013,  
20P2022
- (2) “**accent lighting**” means outdoor lighting that is entirely used to illuminate architectural features, art, landscaping features, monuments, or trees and is only directed at such features.
- (3) “**actual front setback area**” means the area of a *parcel* defined by the **front property line**, the **side property lines** that intersect with the **front property line**, and a line parallel to the **front property line** measured at the farthest **building setback** from the **front property line**.
- (4) “**actual side setback area**” means the area of a *parcel* defined by a **side property line** and a line parallel to that **side property line** measured at the farthest **building setback** from the **side property line** and terminating where that area meets the **actual front setback area**, the **rear setback area** or another **actual side setback area**.
- (5) “**adjacent**” means contiguous or contiguous if not for a **street, lane, river or stream**.
- (6) “**amenity space**” means a space designed for active or passive recreational use.
- (7) “**ancillary structure**” means, with reference to **building height**, an essential component, other than a **sign** or flag pole, that protrudes above the roof of a **building** and which is necessary for the functioning of a **building** including, but not limited to:
- (a) an elevator housing;
- (b) a mechanical penthouse;
- (c) a chimney;
- (d) **solar collectors**;
- (e) portions of a **building** or a structure used to provide **screening** of mechanical systems or equipment located outside of a **building**; 68P2008,  
39P2010  
38P2013

- 38P2013 (f) an architectural feature commonly associated with a **Place of Worship**; or
- 38P2013 (g) a **Wind Energy Conversion System – Type 1** or a **Wind Energy Conversion System – Type 2**.
- 27P2021 (7.1) “**Appeal Body**” means the board hearing a subdivision or **development permit** appeal in accordance with the *Municipal Government Act*.
- 67P2008, 41P2009 (8) “**assembly area**” means an area within a **building** where people assemble for ceremonies, religious services, educational, recreation, social or sporting events.
- 3P2010 (9) *deleted*
- (10) “**average building reference points**” means the points:
- (a) determined by calculating the average of the corresponding **building reference points**; and
- (b) expressed as geodetic elevations.
- (11) “**average contextual high point**” means:
- (a) where there are at least two other **buildings** on the same block face, the average of the greatest geodetic elevation of the **contextual adjacent buildings**, excluding **ancillary structures**;
- (b) where there is only one other **building** on the same block face, the greatest geodetic elevation of such **building**, excluding **ancillary structures**; and
- (c) where there is no other **building** on the same block face, a point 8.6 metres above the greatest geodetic elevation at **grade** on the subject **parcel**.
- 16P2018 (12) “**average grade**” means, when determining the maximum area of a horizontal cross section through a **building** in the R-CG, M-CG, M-C1 and M-C2 Districts, the average of the four geodetic elevation points of finished **grade** immediately adjacent to the primary four corners of a **building**.
- 13P2008, 41P2009 (13) “**balcony**” means a horizontal platform that is attached to a **building** above the first **storey** floor level and is intended for use as an outdoor **amenity space**.

- (14) “**bare land unit**” means land described as a unit in a condominium plan by reference to boundaries governed by monuments placed pursuant to the provision of the *Surveys Act* respecting subdivision.
- (15) “**basement**” means that portion of a **building** which is located below the first floor and is either partially or wholly below **grade**.
- (16) “**bay window**” means a window that projects outward from the façade of a **building** but does not include an opening that is intended to give access to a **building**.
- (17) “**bicycle parking stall**” means an area approved as **bicycle parking stall – class 1** or **bicycle parking stall – class 2** that is equipped to store a bicycle and must include a device:
- (a) specifically designed to park a bicycle;
  - (b) designed to allow a bicycle frame and both wheels to be secured; and
  - (c) designed to support the bicycle frame and both wheels; and
  - (d) that is anchored to a hard surface or fixed structure.
- (18) “**bicycle parking stall – class 1**” means a **bicycle parking stall** in a secured or controlled area.
- (19) “**bicycle parking stall – class 2**” means a **bicycle parking stall** in an unsecured or uncontrolled area.
- (19.1) “**blade**” means an element of a Wind Energy Conversion System rotor that extracts kinetic energy from the wind. 33P2013
- (20) “**building**” includes anything constructed or placed on, in, over or under land but does not include a highway or public roadway or a bridge forming part of a highway or public roadway.
- (21) *deleted* 3P2010
- (22) “**building coverage**” means the area of a **parcel** which is covered by a **building** excluding: 5P2013
- (a) portions of the **building** located entirely below **grade**;
  - (b) portions of the **building** greater than 2.4 metres above **grade** and with a depth less than 1.0 metres, measured from the wall directly below;
  - (c) portions of eaves, roofs, pergolas and other similar elements with a depth less than 1.0 metres, measured from the wall directly below;
  - (d) **patios**, and any covered or enclosed area located below; and
  - (e) **decks, landings**, uncovered stairs, and any external areas located below.

- 5P2013 (23) “**building depth**” means the distance from the **front property line** to the farthest portion of a **main residential building** excluding **decks**, eaves, **landings** and **patios**, determined by:
- (a) establishing a line connecting the midpoint of the **front property line** and the midpoint of the **rear property line**; then
  - (b) extending a line from the portion of the **main residential building** farthest from the **front property line** to a point where it intersects the line connecting the midpoint of the **front property line** and the midpoint of the **rear property line** at a right angle; and
  - (c) measuring the distance from the point where the two lines intersect to the midpoint of the **front property line**.
- 13P2008 (24) “**building height**” means the height of a **building**, excluding **ancillary structures**, determined:
- 3P2010, 27P2011 (a) by applying the provisions of sections 360 and 361 for a **parcel** containing a **Contextual Semi-detached Dwelling, Contextual Single Detached Dwelling, Duplex Dwelling, Semi-detached Dwelling** or **Single Detached Dwelling**;
- 3P2010 (b) *deleted*
- (c) by measuring from **grade** in a **multi-residential district** where the **use** is not a **Duplex Dwelling, Semi-detached Dwelling** or **Single Detached Dwelling**;
- (d) by measuring from **grade** in the S-CI District where provision 1057 (1) through (4) applies; and
- (e) in all other cases by measuring from **grade** at any point adjacent to a **building**.
- 3P2010 (25) *deleted*
- (26) “**building reference points**” means the geodetic elevation of four points:
- (a) located at the intersection of the **front property line** and each **side property line**;
  - (b) located at the intersection of the **rear property line** and each **side property line**; and
  - (c) where each pair of points must be considered as corresponding.

- (27) “**building setback**” means the distance from a **property line** to the point on a **parcel** where a **building** is located measured at a right angle from the **property line** to which it relates.
- (28) “**calliper**” means the diameter of the trunk of a tree measured at 0.3 metres above the ground.
- (28.1) “**carriage house lot**” means a small **parcel** containing one **Dwelling Unit** in a **Single Detached Dwelling** or **Semi-detached Dwelling** where the **parcel**:
- (a) shares a **side property line** or **rear property line** with a **lane**; and
- (b) is connected to a public **street** using a panhandle with a **front property line** that is between 3.0 metres and 1.5 metres in length.
- (28.2) “**Central Business District Improvement Fund**” means a civic fund into which financial contributions made towards additional **floor area ratio** in accordance with the incentive provisions in Part 13, Division 3 are collected.
- (29) “**City Manager**” means the Chief Administrative Officer of The City or the employee of The City who has been delegated the authority to exercise the powers, duties, and functions of the Chief Administrative Officer under this Bylaw.
- (30) “**City**” means The City of Calgary, a municipal corporation in the Province of Alberta, or the area within the corporate limits of The City of Calgary, as the context requires.
- (31) “**commercial district**” means any one or more of the land use districts described in Part 7 and the CC-X and CC-COR districts contained in Part 11.
- (32) “**commercial multi-residential uses**” means any one or more of the following **uses**, when referenced in a **multi-residential district**:
- (a) **Artist’s Studio**;
- (a.1) **Child Care Service**;
- (a.2) **Convenience Food Store**;
- (b) *deleted*
- (c) **Drinking Establishment – Small**;
- (c.1) **Health Care Service**;

33P2013, 15P2016

15P2016

20P2022

51P2008

39P2010, 7P2011,  
5P2015

42P2019

27P2021

27P2021

27P2021

27P2021

- 27P2021 (d) **Information and Service Provider;**
- 27P2021 (e) **Office;**
- 27P2021 (f) **Outdoor Café;**
- (g) **Print Centre;**
- (h) **Restaurant: Food Service Only;**
- (i) **Restaurant: Licensed;**
- (j) *deleted*
- (k) **Retail and Consumer Service;**
- (l) **Service Organization**
- (m) **Specialty Food Store;** and
- (n) **Take Out Food Service.**
- (33) “**common amenity space**” means a space designed for active or passive recreational use that is provided for the use of all of the occupants of a **development**.
- (34) “**common amenity space – indoors**” means **common amenity space** that is located in a **building**.
- (35) “**common amenity space – outdoors**” means **common amenity space** that is not located in a **building**.
- 44P2013 (36) “**contextual adjacent buildings**” means the two closest **buildings** to a **parcel**:
- (a) located on the same block face not separated by a **street**;
- (b) in the case of **low density residential district** where the **building** is on a **parcel** designated as a **residential district**; and
- (c) where the **building** is not an **Accessory Residential Building**.
- 3P2010 (37) “**contextual building depth average**” means:
- (a) where there are at least two other **buildings** on the same block face, the average **building depth** of the **contextual adjacent buildings** plus 4.6 metres;
- (b) where there is only one other **building** on the same block face, the **building depth** of such **building** plus 4.6 metres; and
- (c) where there is no other **building** on the same block face, 65.0 per cent of **parcel depth**.
- 3P2010 (38) *deleted*

- (102) “**parcel width**” means the distance between the **side property lines** of a **parcel** measured at a right angle to the mid-point of the shortest **side property line**.
- (102.1) “**parking area – short stay**” means an area designed for the parking of motor vehicles within a **building** where: 33P2013
- (a) the vehicle remains parked for no more than 4 hours at a time; and
  - (b) there is convenient pedestrian access to the street level and publicly accessible **uses** within the **development**.
- (103) “**patio**” means an uncovered horizontal structure with a surface height, at any point, no greater than 0.60 metres above **grade**, intended for use as an outdoor **amenity space**.
- (103.1) “**pedestrian scaled third party advertising**” means a **Sign – Class F** or **Sign – Class G**: 40P2018
- (a) with a maximum height of 2.0 metres and a maximum **sign area** of 2.0 square metres;
  - (b) that may have **copy** visible from a pathway;
  - (c) that must not be located within 20.0 metres of any **Freestanding Sign**, other **Third Party Advertising Signs** or **Digital Third Party Advertising Signs** on the same **parcel**, when measured from the closest point of the **sign**, containing the **digital display** to the closest point of another **sign**; and
  - (d) that must be oriented to pedestrians and must not be legible from **streets**.
- (104) “**permitted use**” means a use of land or a **building** that is listed as such **use** in a land use district or a Direct Control District Bylaw.
- (105) “**personal sale**” means the sale of goods and includes sales commonly known as garage sales, yard sales, moving sales and estate sales.
- (106) “**pick-up and drop-off stall**” means a **motor vehicle parking stall** intended only for a motor vehicle to stop while picking up or dropping off passengers.
- (107) “**plan of subdivision**” means a plan of subdivision registered or approved for registration at the land titles office.
- (107.1) “**Plus 15 Network**” means an environmentally controlled public pedestrian walkway system consisting of **Plus 15 Walkways** and **Plus 15 Bridges** which operates through and between **buildings** in the Downtown. 20P2022
- (107.2) “**Plus 15 Bridge**” means an environmentally controlled pedestrian route located outside of a **property line** and which spans a road right-of-way in order to connect **Plus 15 Walkways** between **buildings**. 20P2022

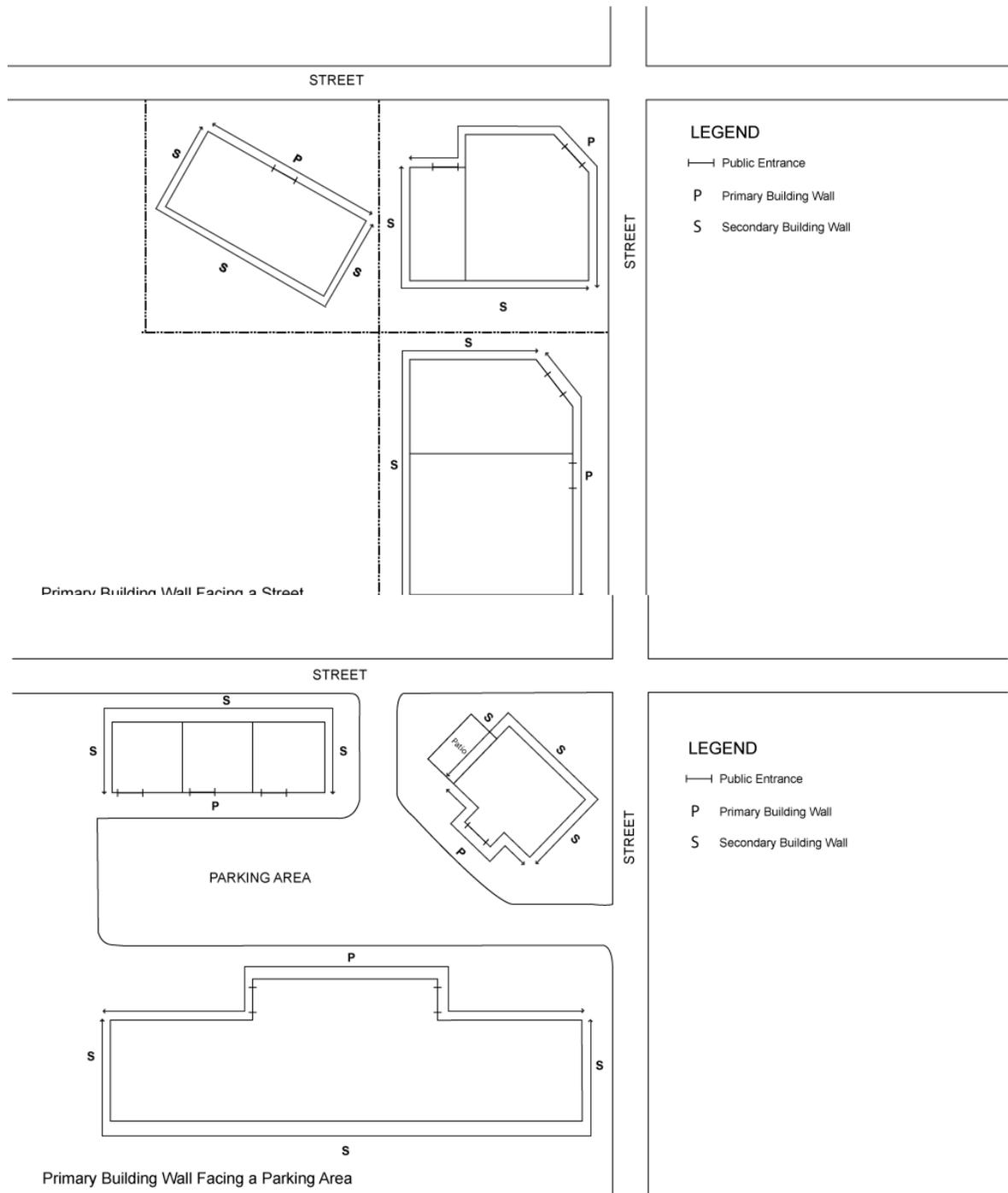
20P2022

(107.3) **“Plus 15 Fund”** means a civic fund as defined in the Plus 15 Policy.

20P2022

(107.4) **“Plus 15 Walkway”** means a publicly accessible pedestrian route through and across the second floor of a **building** and which is entirely contained within the **property lines of a parcel**.

Primary and Secondary Building Wall  
Subsection 13(108.1) and 13(122.1)



- (108) “**porch**” means an unenclosed, covered structure forming an entry to a **building**. 35P2011
- (108.1) “**primary building wall**” means any exterior **building wall** that forms part of a façade that contains a **public entrance** and faces, or is oriented to, a **street** or a parking area on the same **parcel** as illustrated in Sign Illustration 2, with the exception that corner sites facing public streets can have two **primary building walls** not withstanding one façade may not contain a **public entrance**. 35P2011
- (109) “**privacy wall**” means a structure that: 13P2008,67P2008
- (a) provides visual **screening**;
  - (b) is located on a **balcony, deck** or **patio**; and
  - (c) does not include a railing or balustrade.
- (110) “**private amenity space**” means **amenity space** provided for the use of the occupants of only one **unit**.
- (111) “**private condominium roadway**” means an area of land that provides access to a **parcel**, and is contained within:
- (a) common property forming part of a bare land condominium plan; or
  - (b) a **bare land unit** that is used for the purpose of accommodating a private roadway for access purposes in accordance with an easement agreement registered on it.
- (112) “**private garage**” means an **Accessory Residential Building** or a part of a **main residential building** which accommodates the storage or shelter of vehicles and includes a carport.
- (113) “**property line**” means the legal boundary of a **parcel**.
- (114) “**public area**” means the floor area of a **use** that allows access to the public, but does not include washrooms, hallways accessing washrooms or entrance vestibules.
- (115) “**public entrance**” means an entrance to a **building** which is open to the general public.
- (115.1) “**public space**” means any publicly accessible amenity space, park, sidewalk or walkway. 27P2021
- (116) “**rear property line**” means the **property line** opposite to and farthest from the **front property line**, or in the case of an **irregular parcel**, the **rear property line** is established by drawing a line the maximum distance from the **front property line** that: 9P2012
- (a) is wholly within the **parcel**;
  - (b) is not less than 3.0 metres long; and

(c) runs parallel to the **front property line**, or, if the **front property line** is a curved line, runs parallel to the straight line between the two end points of the curve of the **front property line**.

(117) "**rear setback area**" means an area of a **parcel** defined by the **rear property line**, the **side property lines** that intersect with the **rear property line**, and a line parallel to the **rear property line** measured at the minimum depth of the **setback area** required by the District.

33P2013

(117.1) "**receiving parcel**" means the **parcel**, comprising the area of the Municipal Historic Resource, that will receive the transfer of **motor vehicle parking stalls** from a **transferring parcel**.

(118) "**recessed balcony**" means a **balcony** that is enclosed on at least two sides other than by a railing, balustrade or **privacy wall**.

(119) "**recreational vehicle**" means a vehicle that provides temporary accommodation for recreational or travel purposes and includes but is not limited to:

- (a) motor homes;
- (b) travel trailers;
- (c) fifth wheel travel trailers;
- (d) campers, whether located on a truck or other vehicle or not;
- (e) tent trailers;
- (f) boats; and
- (g) a trailer used to transport any of the above.

32P2009

(119.1) "**research and development**" means the process of creating or improving products and services by way of information obtained through experimental qualitative and quantitative testing for industries such as, but not limited to, pharmaceuticals, bio-technology, computer software, medical instrumentation, aerospace and electronics manufacturers:

(120) "**residential district**" means any of the land use districts in the **low density residential districts** and the **multi-residential districts**.

(121) "**retaining wall**" means a structure constructed to withstand lateral pressure in order to hold back earth, loose rock, or similar materials.

38P2013, 24P2014, 15P2016

(121.1) *deleted*

24P2014

(121.2) "**rotor's arc**" means the largest circumferential path travelled by a **blade**.

33P2013

(121.3) "**scramble parking**" means a parking area where the **motor vehicle parking stalls** are not assigned to individual users or vehicles and where access is available to vehicles for periods no longer than four hours at a time.

- (122) “**screen**”, “**screened**” and “**screening**” means the total or partial concealment of a **building**, equipment, structure or activity by a berm, **fence**, vegetation or wall.
- (122.1) “**secondary building wall**” means any exterior **building** wall that is not a **primary building wall** as illustrated in Sign Illustration 2. 35P2011
- (123) “**setback area**” means the area of a **parcel** between the **property lines** and lines parallel to the **property lines** at a distance equivalent to the minimum depth from each respective **property line** as required by the District.
- (124) “**shopping centre**” means, for the purposes of **signs** in Part 3, Division 5, a site that: 71P2008
- (a) is 0.40 hectares or larger;
  - (b) contains more than one commercial **use**, being primarily retail and personal service, with shared parking; and
  - (c) is located in the C-N1, C-N2, C-C1, C-C2, C-R1, C-R2 or C-R3 Districts.
- (125) “**side property line**” means a **property line** other than the **front** and **rear property lines**.
- (126) “**side setback area**” means an area of a **parcel** defined by any **side property line** and a line parallel to that **side property line** measured at the minimum depth of the **setback area** required by the District and terminating where that line meets the **front setback area** and the **rear setback area**.
- (127) “**sign**” means any device or fixture intended to identify or convey information or to advertise or attract attention to a product, service, place, activity, event, person, institution or business. 30P2011, 35P2011
- (128) “**sign area**” means:
- (a) the entire area of a **sign** on which **copy** is intended to be placed; and
  - (b) in the case of a **sign** which has **copy** on more than one side of the **sign**, the average of the total area of all sides of the **sign**. 35P2011
- (129) “**sign owner**” means any person who is described on a **sign**; whose name, address or telephone number appears on a **sign**; who is in control of a **sign**; or who is the subject of or intended to benefit from a **sign**; and there may be more than one **sign owner** of a **sign**.
- (130) “**skateboard and sports ramp**” means structure(s) that provide a surface upon which an individual may use or operate a skateboard, bicycle, scooter, roller skates or other similar devices. **Skateboard and sports ramp** structures may include re-purposed furniture or other skateable or bikeable above **grade** surfaces, but does not include at-grade surfaces such as, but not limited to, soil, grass, wood or concrete. 43P2016
- (131) “**soft surfaced landscaped area**” means an area with a surface consisting of materials that:

- (a) are living, or derived from living organisms;
- (b) are not formed into a structure; and
- (c) may include, but are not limited to, mulch, native grasses, plants, shrubs, sod and trees.

68P2008

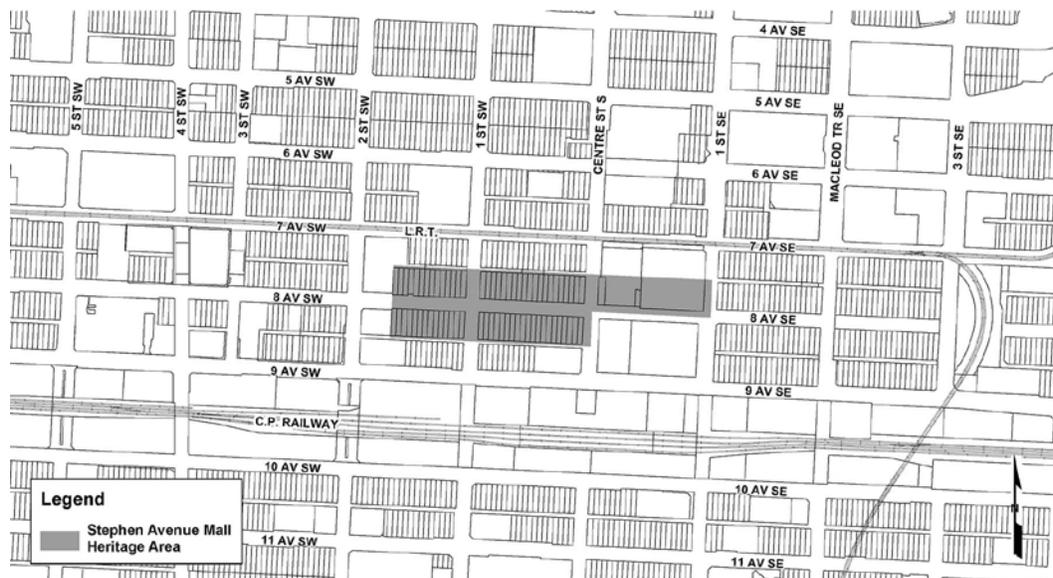
(131.1) “**solar collector**” means any device used to collect sunlight that is part of a system used to convert radiant energy from the sun into thermal or electrical energy.

(132) “**special purpose district**” means any one or more of the land use districts described in Part 9.

33P2013

(132.1) “**Stephen Avenue Mall heritage area**” means the area identified below in Map 1:

**Map 1.1: Stephen Avenue Mall Heritage Area**



(133) “**storey**” means the space between the top of any floor and the top of the next floor above it, and if there is no floor above it, the portion between the top of the floor and the ceiling above it but does not include a **basement**.

(134) “**street**” means:

- (a) any public road, including the boulevards, sidewalks and improvements, but excluding a **lane**, bridge or walkway; or
- (b) a **private condominium roadway**.

7P2011, 9P2012, 5P2013

(135) “**street-oriented multi-residential building**” means a **Multi-Residential Development** where all of the **buildings** in the **development** include the following characteristics:

- (a) the facade of the **main residential building** on the floor closest to **grade** facing a **street** is comprised of **units** or

**commercial multi-residential uses**, and may only include the following additional elements:

- (i) emergency exits and **public entrances**; and
  - (ii) one (1) vehicle access point, only where located on a **laneless parcel**;
- (b) **units** and **commercial multi-residential uses** located at **grade** with an exterior wall facing a **street** that provide the following:
- (i) an individual exterior access within 4.5 metres of a **property line** shared with a **street**; and
  - (ii) sidewalks that provide direct exterior access to the **unit** or **commercial multi-residential use**;
- (c) a public sidewalk located along the entire length of each **property line** shared with a **street**; and
- (d) the facade of **commercial multi-residential uses** located on the floor closest to **grade**, and facing a **street**, provides windows with unobscured glass that:
- (i) allows views of the indoor space or product display areas; and
  - (ii) occupies a minimum of 65.0 per cent of the facade between a height of 0.6 metres and 2.4 metres.

**(135.1) “Subdivision Authority”** means a person or body appointed as a Subdivision Authority in accordance with the *Municipal Government Act*.

37P2017

**(136) “targeted grazing”** means the temporary use of livestock for managing land to alter plant communities and lands for specific invasive plant species and landscape management goals, and may include:

37P2017

- (a) Temporary fencing;
- (b) Herding dogs and working horses;
- (c) Shepherds to manage livestock, herding dogs and working horses; and
- (d) Temporary portable overnight accommodation for shepherds, herding dogs and working horses.

**(136.1) “top of bank”** means the natural transition line or upper natural topographical break at the top of a valley, or at the top of a channel that contains a watercourse, between a slope where the **grade** exceeds 15.0 per cent and the adjacent upper level area where the **grade** is less than 15.0 per cent, and where area that is less than 15.0 per cent in slope is at least 15.0 metres wide.

26P2010

38P2013

**(136.2)** “*total Wind Energy Conversion System height*” means:

- (a) the height measured from the highest vertical extension of a **Wind Energy Conversion System - Type 1** to its base at *grade* or to the height equivalent to its mount on a building; and
- (b) the height measured from the highest vertical extension of a **Wind Energy Conversion System - Type 2** to its base at *grade*.

33P2013

**(136.3)** “*transferring parcel*” means a *parcel*, comprising the area of the Municipal Historic Resource, that will transfer unused **motor vehicle parking stalls** to a receiving *parcel*.

**(137)** “*unit*” means a **Dwelling Unit** or a **Live Work Unit**.

**(138)** “*use*” means a *permitted* or *discretionary use*.

**(139)** “*use area*”:

- (a) means the entire floor area of a **building** that is separated from other portions of the **building** and is accessible by the same entrance or entrances and is occupied by a specific *use*;
- (b) for greater certainty, (a) must be interpreted to mean that whenever a person inside of a **building** must exit the **building** or enter a common internal corridor to access a different portion of the **building**, those two portions of the **building** are separate; and
- (c) the measurement of *use area* includes the floor area of:
  - (i) all mezzanines and **storeys** capable of being accessed by the same entrance without leaving the **building** or using a common internal corridor;
  - (ii) all mechanical rooms, offices and other spaces that support the use and can be accessed without leaving the **building** or using a common internal corridor; and
  - (iii) all spaces within a **building** capable of being accessed by the same entrance without leaving the **building** or using a common internal corridor regardless of whether the space is open to the public including washroom facilities, storage rooms, employee-only areas, and similar spaces.
- (d) does not apply to **Dwelling Units**.

**(140)** “*visitor parking stall*” means a **motor vehicle parking stall** intended only for the use of visitors to **Dwelling Units** and **Live Work Units**.

- (n) **Solar collectors**, if the **building** they are on is not listed on the **City** inventory of evaluated historic resources, and: 67P2018,  
46P2019
- (i) the **solar collectors** are located on a **building**, a minimum of 2.4 metres above **grade**; or
  - (ii) the **solar collectors** are used for thermal energy;
- (o) a **sign** that is exempt from the requirement to obtain a **development permit** as specified in Part 3, Division 5;
- (p) the following projects carried on by, or on behalf of, the **City**:
- (i) roads, traffic management projects, interchanges;
  - (ii) **Sewage Treatment Plant, Utilities, Water Treatment Plant, and Waste Disposal and Treatment Facility**; 5P2013
  - (iii) motor vehicle and pedestrian bridges, unless they are part of the **Plus 15 Network** or Plus 30 networks; 20P2022
  - (iv) water, sewage and storm water lines and facilities; 33P2019
  - (v) landscaping projects, parks, public tennis courts and street furniture; and 33P2019
  - (vi) **local food sales** on **City** owned land where approved by or on behalf of the **City**; 33P2019
- (q) the use of all or part of a **building** as a temporary polling station, returning offices' headquarters, Federal, Provincial or Municipal candidates' campaign offices and any other official temporary **use** in connection with a Federal, Provincial or Municipal election, referendum or census;
- (r) a **Temporary Residential Sales Centre** located: 5P2013
- (i) in the **Developing Area**; or
  - (ii) on a **parcel** identified in subsection 25(2)(n);
- (s) a **Secondary Suite**, when listed as a **permitted use** in the district, for which an application for a permit pursuant to the Building Permit Bylaw has been received; 26P2015,  
5P2017
- (t) "pop-up uses" that comply with the rules of section 134.2; and 42P2019
- (u) "interim uses" that comply with the rules of section 134.3. 42P2019
- (2) The following **developments** do not require a **development permit** if they are not located in the **flood fringe** or **overland flow** areas and the conditions of section 24 are met:
- (a) an exterior alteration or addition to a **Duplex Dwelling, Semi-detached Dwelling** and **Single Detached Dwelling** where:
    - (i) listed as a **discretionary use**;

67P2018

- (ii) the addition and alteration complies with the rules of section 365; and
  - (iii) the existing **building** is not listed on the **City** inventory of evaluated historic resources;
- (b) an addition to a **Contextual Semi-detached Dwelling** or a **Contextual Single Detached Dwelling**;
- (i) if the addition has a **gross floor area** less than or equal to 40.0 square metres and the addition has a height that is less than or equal to 6.0 metres when measured from **grade** at any point adjacent to the addition; or
  - (ii) if the addition has a **gross floor area** less than or equal to 10.0 square metres and is located above the first **storey**;
- (c) the construction of and addition to a **Single Detached Dwelling, Semi-detached Dwelling** and **Duplex Dwelling** when listed as a **permitted use** in a land use district;
- (d) an outdoor in-ground or above ground private swimming pool or hot tub so long as it:
- (i) is not located within the **actual front setback area**;
  - (ii) has a total area less than 15.0 per cent of the **parcel** area; and
  - (iii) does not have any above **grade** components including a **deck**, walkway, supporting member, heater or mechanical equipment within 1.2 metres of any **property line**;

16P2018

- (e) **retaining walls** that are less than 1.2 metre in height, measured from the lowest **grade** at any point **adjacent** to the **retaining wall** to the highest **grade** retained by the **retaining wall**;
- (f) facilities required for environmental remediation or monitoring;
- (g) excavation, grading or stripping provided:
- (i) the area of land to be excavated, stripped or graded is less than 1000.0 square metres;
  - (ii) it is part of a **development** for which a **development permit** has been released; or
  - (iii) the person carrying out the excavation, stripping or grading has signed a Development Agreement with the **City** for the area to be excavated, stripped or graded and that Development Agreement contemplates excavating, stripping or grading;

(j.1)	<b>Food Production;</b>	49P2017
(j.2)	<b>Health Care Service;</b>	20P2022
(k)	<b>Home Occupation – Class 2;</b>	
(l)	<b>Hotel;</b>	
(m)	<b>Indoor Recreation Facility;</b>	
(m.1)	<b>Kennel;</b>	46P2019
(n)	<b>Liquor Store;</b>	
(o)	<b>Live Work Unit;</b>	
(p)	<i>deleted</i>	42P2019, 27P2021
(q)	<i>deleted</i>	27P2021
(r)	<i>deleted</i>	25P2018
(s)	<b>Office;</b>	
(t)	<b>Outdoor Café;</b>	
(u)	<b>Place of Worship – Small;</b>	
(v)	<b>Post-secondary Learning Institution;</b>	
(w)	<b>Residential Care;</b>	
(x)	<i>deleted</i>	27P2021
(y)	<b>Restaurant: Licensed;</b>	27P2021
(z)	<i>deleted</i>	27P2021
(aa)	<i>deleted</i>	27P2021
(bb)	<b>School – Private;</b>	
(cc)	<b>School Authority – School;</b>	
(dd)	<b>Seasonal Sales Area;</b>	
(ee)	<b>Service Organization;</b>	
(ff)	<b>Sign – Class B;</b>	
(gg)	<b>Sign – Class C;</b>	
(hh)	<b>Sign – Class D;</b>	
(ii)	<b>Sign – Class E;</b>	
(jj)	<b>Social Organization;</b>	
(kk)	<b>Special Function – Class 2;</b>	
(kk.1)	<b>Urban Agriculture;</b>	33P2019
(ll)	<b>Utility Building; and</b>	
(mm)	<b>Veterinary Clinic.</b>	

(4) The following **uses** are additional **discretionary uses** when located within **buildings** designated as a Municipal Historic Resource pursuant to the *Historical Resources Act*:

27P2021

(a) **Restaurant: Food Service Only**; and

27P2021

(b) **Restaurant: Licensed.**

### Rules

**1262** In addition to the rules in this District, all **uses** in this District must comply with:

- (a) the General Rules for Centre City East Village Districts referenced in Part 12, Division 1;
- (b) the Rules Governing All Districts referenced in Part 3; and
- (c) the applicable Uses And Use Rules referenced in Part 4.

### Density

**1263 (1)** The maximum **floor area ratio** for **development** is 6.65.

(2) In this section, for the purpose of calculating **floor area ratio**:

- (a) the **gross floor area** for the following **uses** must be excluded from the calculation to a maximum cumulative **floor area ratio** of 1.0:
  - (i) **Child Care Service**;
  - (ii) **Community Entrance Feature**;
  - (iii) **Community Recreation Facility**;
  - (iv) **Indoor Recreation Facility**;
  - (v) **Museum**;
  - (vi) **Place of Worship – Small**;
  - (vii) **Post-secondary Learning Institution**;
  - (viii) **Protective and Emergency Service**;
  - (ix) **School – Private**;
  - (x) **School Authority – School**;
  - (xi) **Service Organization**;
  - (xii) **Social Organization**; and
  - (xiii) **Utilities**; and
- (b) the total **gross floor area** transferred from a designated Municipal Historic Resource pursuant to the *Historical Resources Act*, must be excluded from the calculation of **floor area ratio** to a maximum of 3.0 **floor area ratio**.

## Division 2: Commercial Residential District (CR20-C20/R20)

### Purpose

- 1305** The Commercial Residential District (CR20-C20/R20) is intended to be characterised by: 16P2018
- (a) **developments** that contribute to the Downtown's role as the predominant destination for business, retail, entertainment and cultural activities in the City;
  - (b) a mix of commercial, residential and cultural **uses** within the Downtown;
  - (c) intensive high-rise, high-density **developments** where intensity is measured by **floor area ratio**;
  - (d) **developments** that are pedestrian-oriented at **grade** and provide a high quality public realm;
  - (e) **buildings** that incorporate a mix of **uses**;
  - (f) varying maximum base **density** with incentive **density** over and above base **density** to achieve commercial residential mixed use, public benefit and amenities within the same community;
  - (g) active, pedestrian focused **uses** on the ground floor and **Plus 15 Network** level of **buildings**; 20P2022
  - (h) **developments** that promote the preservation and reuse of historic resources.
  - (i) the connection of **buildings** to the **Plus 15 Network**; 20P2022
  - (j) improved and expanded public transportation; and
  - (k) **parcels** that are intended to transition **uses** and **building** forms to the surrounding neighbourhoods if they are located in the Transition Area as illustrated in Map 11.

### Permitted Uses

- 1306 (1)** The following **uses** are **permitted uses** in the CR20-C20/R20 District:
- (a) **Park**;
  - (b) **Protective and Emergency Service**;
  - (c) **Sign – Class A**;
  - (d) **Sign – Class B**;
  - (e) **Sign – Class D**; and
  - (f) **Utilities**.

(2) The following **uses** are **permitted uses** in the CR20-C20/R20 District if they are located within existing approved **buildings**:

- (a) **Accessory Food Service;**
- (b) **Accessory Liquor Service;**
- (c) **Artist's Studio;**
- (d) **Billiard Parlour;**
- (e) **Computer Games Facility;**
- (f) **Convenience Food Store;**
- (g) **Dinner Theatre;**
- (h) **Financial Institution;**
- (i) **Food Kiosk;**
- (j) **Home Occupation – Class 1;**
- (k) **Information and Service Provider;**
- (l) **Library;**
- (m) **Museum;**
- (n) **Office;**
- (o) **Pet Care Service;**
- (p) **Print Centre;**
- (q) *deleted*
- (r) *deleted*
- (s) *deleted*
- (t) **Retail and Consumer Service;**
- (u) **Specialty Food Store;**
- (v) **Supermarket;**
- (w) **Take Out Food Service;** and
- (x) **Veterinary Clinic.**

27P2021

27P2021

27P2021

27P2021

(2.1) The following **uses** are **permitted uses** in the CR20-C20/R20 District if they are located within existing approved **buildings** and if the **public area** is less than 300.0 square metres:

- (a) **Restaurant: Food Service Only.**

27P2021

(2.2) The following **uses** are **permitted uses** in the CR20-C20/R20 District if they are located within existing approved **buildings** and if the **public area** is 150.0 square metres or less:

- (a) **Restaurant: Licensed.**

- (3) The following **uses** are **permitted uses** except if they are located on the second floor of an existing approved **building** that contains an existing or approved **Plus 15 Walkway**: 20P2022
- (a) **Catering Service – Minor**;
  - (b) *deleted* 27P2021
  - (c) **Fitness Centre**;
  - (d) **Health Care Service**; 27P2021
  - (e) *deleted* 27P2021
  - (f) **Power Generation Facility – Small**;
  - (g) **Radio and Television Studio**; and
  - (h) **Service Organization**.

### Discretionary Uses

- 1307 (1)** **Uses** listed in subsections 1306 (2) and (3) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to existing **buildings** in the CR20-C20/R20 District.
- (1.1) The following **uses** are **discretionary uses** in the CR20-C20/R20 District if they are located within existing approved **buildings** and if the **public area** is 300.0 square metres or greater: 27P2021
- (a) **Restaurant: Food Service Only**.
- (1.2) The following **uses** are **discretionary uses** in the CR20-C20/R20 District if they are located within existing approved **buildings** and if the **public area** is greater than 150.0 square metres: 27P2021
- (a) **Restaurant: Licensed**.
- (1.3) The following **uses** are **discretionary uses** in the CR20-C20/R20 District if they are located in proposed **buildings** or proposed additions to existing **buildings**: 27P2021
- (a) **Restaurant: Food Service Only**; and
  - (b) **Restaurant: Licensed**.
- (2) **Uses** listed in subsection 1306 (3) are **discretionary uses** in the CR20-C20/R20 District if they are located on the second floor of an existing approved **building** that contains an existing or approved **Plus 15 Walkway**. 20P2022
- (3) The following **uses** are **discretionary uses** in the CR20-C20/R20 District:
- (a) **Addiction Treatment**;
  - (b) **Assisted Living**;
  - (c) **Amusement Arcade**;

- (d) **Auction Market – Other Goods;**
- 22P2016  
25P2018,  
27P2021 (d.1) **Brewery, Winery and Distillery;**
- (d.2) *deleted*
- 26P2018 (d.3) **Cannabis Store;**
- (e) **Child Care Service;**
- (f) **Cinema;**
- (g) **Community Recreational Facility;**
- (h) **Conference and Event Facility;**
- (i) **Custodial Care;**
- (j) **Cultural Support;**
- (k) **Drinking Establishment – Medium;**
- (l) **Drinking Establishment – Small;**
- (m) **Dwelling Unit;**
- 49P2017 (m.1) **Food Production;**
- (n) **Health Services Laboratory – Without Clients;**
- (o) **Home Occupation – Class 2;**
- (p) **Hotel;**
- (q) **Indoor Recreation Facility;**
- (r) **Instructional Facility;**
- 49P2017 (r.1) **Kennel;**
- (s) **Liquor Store;**
- (t) **Live Work Unit;**
- 27P2021 (u) *deleted*
- 28P2016, 25P2018 (u.1) *deleted*
- (v) **Night Club;**
- (w) **Outdoor Café;**
- (x) **Outdoor Recreation Area;**
- (y) **Park Maintenance Facility – Small;**
- (z) **Parking Lot – Structure;**
- (aa) **Pawn Shop;**
- 43P2015 (aa.1) **Payday Loan;**
- (bb) **Performing Arts Centre;**
- (cc) **Place of Worship – Medium;**
- (dd) **Place of Worship – Small;**
- (ee) **Post-Secondary Learning Institution;**

**Location of Uses within Buildings**

- 1318 (1)** The following **uses** must not be located on the ground floor of a **building**: 27P2021
- (a) **Custodial Care**; and
  - (b) **Dwelling Unit**.
- (2)** **Financial Institution** and **Office** may only be located on the ground floor of a **building** where located in the Stephen Avenue Mall Retail Area as illustrated on Map 12 where:
- (a) a bank or office was approved prior to the effective date of this bylaw; and
  - (b) the **building** is listed on the **City** inventory of evaluated historic resources or is designated as a Municipal Historic Resource pursuant to the *Historical Resources Act*. 67P2018
- (3)** The following **uses** must not be located on the second floor where the **building** is connected to the **Plus 15 Network** and where there is no other **use** located between these uses and the **Plus 15 Network**: 20P2022
- (a) **Addiction Treatment**;
  - (b) **Assisted Living**;
  - (c) *deleted* 27P2021
  - (d) **Custodial Care**;
  - (e) **Dwelling Unit**;
  - (f) **Health Care Service**; 27P2021
  - (g) **Live Work Unit**;
  - (h) **Office**;
  - (i) **Place of Worship – Medium**;
  - (j) **Residential Care**;
  - (k) **School – Private**;
  - (l) **School Authority – School**; and
  - (m) **Social Organization**.
- (4)** The **uses** listed in the Residential Group of Schedule A to this Bylaw, with the exception of a **Hotel**, may only share a hallway with any other **use** in the Residential Group of Schedule A to this Bylaw.
- (5)** Only those **uses** listed in the Residential Group of Schedule A to this Bylaw, with the exception of **Hotel uses**, may share an area of a parking structure with any other **use** in the Residential Group of Schedule A to this Bylaw.

### Use Activities

- 1319** All activities associated with a **Vehicle Rental – Major**, **Vehicle Rental – Minor** and **Vehicle Sales – Minor**, with the exception of vehicle pick-up and drop-off activities, must be contained within a **building**.

### Lobbies at Grade

- 1320 (1)** With the exception of public amenity items in Part 13, Division 3, Table 8, all common corridors, lobbies and entranceways on the ground floor of a **building** must not be greater than:
- (a) 35.0 per cent of the **gross floor area** of the ground floor where:
    - (i) the **development** is located on one or more **parcels** where the cumulative **parcel** area is greater than 1812.0 square metres; and
    - (ii) the **development** is located on a **parcel** that shares a **property line** with any of the following **streets**:
      - (A) 3 Street SW (Barclay Mall) between 3 Avenue SW and 8 Avenue SW;
      - (B) Centre Street S between 3 Avenue S and 8 Avenue S; or
      - (C) 7 Avenue SW between Centre Street S and 4 Street SW; and
  - (b) 70.0 per cent of the **gross floor area** of the ground floor in all other cases.
- (2)** Where a **building** is located within the Stephen Avenue Mall Retail Area, as identified on Map 12, the maximum width of entranceways and lobbies providing access to **uses** above the ground floor is the greater of:
- (a) 15.0 per cent of the length of **property line** shared with 8 Avenue SW; and
  - (b) 10.0 metres.

**Table 7: Summary of Incentive Provisions**

Type of <i>use</i>	<i>Parcel</i> area requirement	Max. <i>floor area ratio</i>	Additional incentive <i>floor area ratio</i>	Max. possible <i>floor area ratio</i>	Public amenity items that must be provided
<b>Assisted Living, Dwelling Units, Live Work Units</b>	none	3.0	12.0	15.0	Table 8 item 8.0.4(a), (b) and (c).
		3.0	17.0	20.0	Table 8 item 8.0.4(a), (b) and (c); and Combination of the public amenities in Table 8 items 8.1 to 8.28.
<b>Hotel*</b>	none	3.0	4.0	7.0	Table 8 item 8.0.4(a), (b) and (c).
		3.0	17.0	20.0	Table 8 item 8.0.4(a), (b) and (c); and Combination of the public amenities in Table 8 items 8.1 to 8.28.
<b>All other uses</b>	Less than 1812.0 square metres	3.0	6.0	9.0	Table 8 item 8.0.4(a), (b) and (c).
		3.0	17.0	20.0	Table 8 item 8.0.4(a), (b) and (c); and Combination of the public amenities in Table 8 items 8.1 to 8.28.
	Greater than or equal to 1812.0 square metres to a maximum of 3020.0 square metres	3.0	A <i>floor area ratio</i> of 6.0 decreasing proportionately to a <i>floor area ratio</i> of 4.0 as the area of the <i>parcel</i> increases to a maximum area of 3020.0 square metres	7.0 to 9.0	Table 8 item 8.0.4(a), (b) and (c).
		3.0	17.0	20.0	Table 8 item 8.0.4(a), (b) and (c); and Combination of the public amenities in Table 8 items 8.1 to 8.28.
	Greater than 3020.0 square metres	3.0	4.0	7.0	Table 8 item 8.0.4(a), (b) and (c).
		3.0	5.0	8.0	Table 8 item 8.0.4(a), (b) and (c); and Item 8.1 Contribution to <b>Central Business District Improvement Fund</b> .
		3.0	17.0	20.0	Table 8 item 8.0.4(a), (b) and (c); and Item 8.1 Contribution to <b>Central Business District Improvement Fund</b> ; and Combination of the public amenities in Table 8 items 8.2 to 8.28.

\* Additional *floor area ratio* achieved through provision of public amenity items must only be used for this *use*.

**Table 8: Public Amenity Items****Overview**

8.0	On-Site Pedestrian Amenities
8.1	Contribution to Central Business District Improvement Fund Rate 2
8.2	Public Open Space
8.3	Indoor Park
8.4	Urban Grove
8.5	Public Art – On Site
8.6	Public Art – Contribution to Public Art Fund
8.7	Green Building Features
8.7.1	Environmental Roof
8.7.2	Green Wall
8.7.3	Bioretention Structure
8.7.4	District Energy Connection Ability
8.7.5	District Energy Connection
8.7.6	On-site Cogeneration Facility
8.7.7	Electric Vehicle Charging Stations
8.7.8	Additional Bicycle Parking Stalls
8.8	Bicycle Station
8.9	Transit Enhancements
8.10	Active Arts Space
8.11	Cultural Support Space
8.12	Community Support Facilities
8.13	Heritage Density Transfer
8.14	Historic Resource Retention
8.15	Density Transfer for Sunlight Preservation
8.16	Density Transfer for Adaptive Reuse
8.17	Adaptive Reuse
8.18	Design for Universal Accessibility
8.19	Dwelling Unit Mix
8.20	Innovative Public Amenity
8.21	Exceptional Design
8.22	Indoor Public Hotel Space
8.23	Plus 15 Bridge
8.24	Plus 15 Network Feature Access
8.25	Active Plus 15 Walkway
8.26	Contribution to Affordable Housing Fund
8.27	Contribution to Central Business District Improvement Fund Rate 3
8.28	Contribution to Central Business District Improvement Fund Rate 4

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Item No.	Public Amenity Items
8.0	<p><b>ON-SITE PEDESTRIAN AMENITIES</b></p> <p>On-site pedestrian amenities are spaces at <i>grade</i> and at the <b>Plus 15 Network</b> level intended and designed to enable pedestrian movement. These amenities entail additional pedestrian space at <i>grade</i> and provisions for the connection to, and implementation of <b>Plus 15 Walkways</b> through the <i>development</i>. The diagram in 8.0.5 illustrates a potential implementation of the requirements of 8.0.4.</p>
8.0.1	<p><b>The maximum incentive <i>floor area ratio</i> for this item is:</b></p> <p>(a) a <b><i>floor area ratio</i></b> of 12.0 for any <i>use</i> listed in the Residential Group of Schedule A of this Bylaw, with the exception of <b>Hotel</b> where all requirements of 8.0.4 are met; and</p> <p>(b) a <b><i>floor area ratio</i></b> of 4.0 for all other uses where the requirements of item 8.0.4 are met.</p>
8.0.2	<p><b>Incentive calculation is as follows:</b></p> <p>Where a <i>development</i> provides on-site pedestrian amenities:</p> <p>(a) the additional <b><i>floor area ratio</i></b> is 12.0 where all requirements of items 8.0.4 are met and the <i>use</i> is in the Residential Group of Schedule A of this Bylaw, with the exception of <b>Hotel</b>; and</p> <p>(b) the additional <b><i>floor area ratio</i></b> is 4.0 for all other <i>uses</i> where all requirements of 8.0.4 are met.</p>
8.0.3	<p><b>The minimum <i>floor area ratio</i> that must be achieved prior to use of this item is none.</b></p>
8.0.4	<p><b>Requirements:</b></p> <p>On-site pedestrian amenities include the following:</p> <p>(a) at <i>grade</i> pedestrian circulation – public sidewalk setback area where:</p> <p>(i) the portion of a <i>parcel</i> adjacent to a <i>street</i> must be a <b><i>hard surface landscaped area</i></b> and:</p> <p>(A) where it is part of an arcade must provide, an unobstructed depth of a minimum of 3.5 metres that does not contain structural elements of a <b><i>building</i></b> between <i>grade</i> and the bottom of the <i>storey</i> above; and</p> <p>(B) where it is not part of an arcade, must not contain structural elements of a <b><i>building</i></b> between <i>grade</i> and the bottom of the <i>storey</i> above for a minimum depth of 2.2 metres;</p> <p>(b) at <i>grade</i> pedestrian circulation provided within a triangular area formed on a corner <i>parcel</i> by the two <b><i>property lines</i></b>, as determined by Table 1, Required Setbacks, and a straight line which intersects them 7.5 metres from where they meet which:</p>

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	<ul style="list-style-type: none"><li>(i) must not contain any <b>buildings</b> within 3.0 metres from where they meet;</li><li>(ii) may only contain pillars and structural supports in areas which are greater than 3.0 metres of where they meet; and</li><li>(iii) must be a minimum height of 4.6 metres measured vertically from <b>grade</b>;</li></ul> <p>(c) <b>Plus 15 Network</b> provisions where:</p> <ul style="list-style-type: none"><li>(i) <b>Plus 15 Network</b> elements for potential connection to the <b>Plus 15 Network</b> on the <b>parcel</b> and to adjoining <b>parcels</b>:<ul style="list-style-type: none"><li>(A) <b>Plus 15 Walkway</b> with an unobstructed width of 4.5 metres oriented in a manner that provides the greatest opportunity for connection to, and extension of, the <b>Plus 15 Network</b>, as shown on a plan approved by the <b>Development Authority</b>;</li><li>(B) structural supports, at locations indicated on a plan approved by the <b>Development Authority</b>, that would allow for possible expansion of the <b>Plus 15 Network</b> by way of a <b>Plus 15 Bridge</b> which must be incorporated into the overall structure and design of the <b>building</b>; and</li><li>(C) vertical movement opportunities between <b>grade</b> and the second <b>storey</b> within a <b>building</b>, which must include:<ul style="list-style-type: none"><li>(I) a publicly accessible elevator; and</li><li>(II) either a pair of escalators or a staircase with a minimum unobstructed width of 2.0 metres; and</li></ul></li></ul></li><li>(ii) a financial contribution to the <b>Plus 15 Fund</b> in accordance with the Plus 15 Policy.</li></ul>
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8.1	<p><b>CONTRIBUTION TO CENTRAL BUSINESS DISTRICT IMPROVEMENT FUND RATE 2</b></p> <p>Financial contributions to a dedicated fund to be used to support off-site public realm improvements in the CR20-C20/R20 district. Off site public realm improvements include, but are not limited to, improvements to public sidewalks, squares and parks and the acquisition of land for public squares and parks.</p>
8.1.1	<p><b>The maximum incentive <i>floor area ratio</i> for this item is 1.0.</b></p>
8.1.2	<p><b>Incentive calculation:</b></p> <p>Where a <i>development</i> provides a contribution to the <b>Central Business District Improvement Fund Rate 2</b> the applicable Incentive Rate is Incentive Rate 2.</p> <p><b>Method</b></p> <p>(a) where a <i>development</i> contains</p> <ul style="list-style-type: none"> <li>(i) a total <b>gross floor area</b> of <i>uses</i> listed in the Residential Group of Schedule A of this Bylaw that is equal to or greater than 2.0 <b>floor area ratio</b>; and</li> <li>(ii) a <b>gross floor area</b> of <i>uses</i> listed in the Residential Group of Schedule A of this Bylaw that is equal to or greater than 2.0 <b>floor area ratio</b>, no contribution to this item is required;</li> </ul> <p>(b) in all other cases the incentive <b>gross floor area</b> (square metres) = contribution amount (\$) divided by Incentive Rate 2 (\$).</p>
8.1.3	<p><b>The minimum <i>floor area ratio</i> that must be achieved prior to use of this item is 7.0.</b></p>
8.1.4	<p><b>Requirements:</b></p> <p>A contribution must be made to the <b>Central Business District Improvement Fund</b> for the <i>development</i>.</p>
8.2	<p><b>PUBLIC OPEN SPACE</b></p> <p>A public open space is a landscaped, publicly accessible, pedestrian space that is open to the sky and is located at <b>grade</b>. It may be soft or hard landscaped. The diagram in 8.2.5 illustrates a potential implementation of the requirements of 8.2.4.</p>
8.2.1	<p><b>The maximum incentive <i>floor area ratio</i> for this item is 4.0.</b></p>
8.2.2	<p><b>Incentive calculation:</b></p> <p>Where a <i>development</i> provides a public open space the Incentive Ratio is 1:5.</p> <p><b>Method:</b></p> <p>Incentive <b>gross floor area</b> (square metres) = <b>area</b> of the public open space provided (square metres) multiplied by 5.0.</p>

8.2.3	<p><b>Minimum Floor Area Ratio Requirement:</b></p> <ul style="list-style-type: none"> <li>(a) for a <i>development</i> containing a <b>Hotel</b> in either the <i>development permit</i> where the <i>development permit</i> is not phased or the first phase of the <i>development permit</i>, where the <i>development permit</i> is phased, the minimum <i>floor area ratio</i> that must be achieved prior to use of this item is: 7.0; and</li> <li>(b) in all other cases the minimum <i>floor area ratio</i> that must be achieved prior to use of this item is: 8.0.</li> </ul>
8.2.4	<p><b>Requirements:</b></p> <p>A public open space includes the following:</p> <ul style="list-style-type: none"> <li>(a) a location at <i>grade</i> or within 0.45 metres above or below <i>grade</i>;</li> <li>(b) a location adjacent to, and accessible from, a public sidewalk;</li> <li>(c) where the public open space shares a perimeter with a public sidewalk, <i>hard surfaced landscaped area</i> for a minimum of 40.0 per cent of that perimeter to enable direct pedestrian access from the sidewalk;</li> <li>(d) a <i>building</i> along a minimum of 70.0 per cent of one side of its perimeter;</li> <li>(e) a minimum contiguous area of the lesser of 10.0 per cent of the cumulative <i>parcel</i> area or: <ul style="list-style-type: none"> <li>(i) 250.0 square metres for sites greater than or equal to 1812.0 square metres in area; or</li> <li>(ii) 150.0 square metres for sites of less than 1812.0 square metres in area;</li> </ul> </li> <li>(f) a depth that is not greater than 3.0 times the <i>street</i> frontage;</li> <li>(g) a maximum combined width of all entranceways to <b>Office</b> of the greater of: <ul style="list-style-type: none"> <li>(i) 25.0 per cent of the <i>building</i> frontages forming the public square's perimeter; and</li> <li>(ii) 15.0 metres;</li> </ul> </li> <li>(h) where mechanical systems or equipment are located inside the perimeter of the public open space, they must be screened and their surface areas are not included in the area calculation of the public open space;</li> <li>(i) public seating as individual fixed seats or bench seating;</li> <li>(j) hard surfaced areas that exceed any minimum standards for <i>hard surfaced landscaped areas</i> as established in this Bylaw;</li> <li>(k) a maximum cumulative total of 50.0 per cent of the area of the public square used as an <b>Outdoor Café</b>;</li> <li>(l) where an <b>Outdoor Café</b> is enclosed by a fence, a fence design that can be removed; and</li> <li>(m) ensured public access 24 hours a day, seven days a week through a public access agreement.</li> </ul>

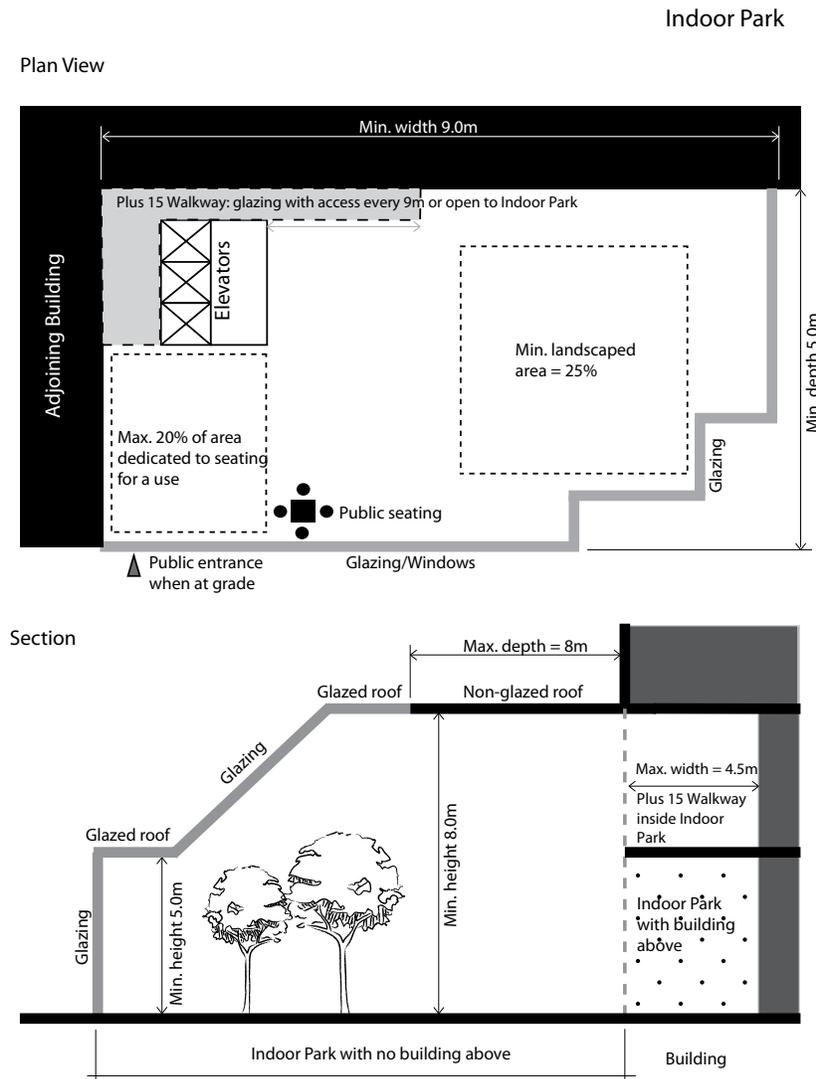
<p><b>8.2.5</b></p>	<p><b>Diagram: (not to scale)</b></p>
<p><b>8.3</b></p>	<p><b>INDOOR PARK</b></p> <p>An indoor park is a publicly accessible, primarily glazed space containing plants that grow year round. An indoor park can either be fully integrated into the <b>building</b> or it can protrude, or be separate from, the <b>building</b>. The diagram in 8.3.5 illustrates a potential implementation of the requirements of 8.3.4.</p>
<p><b>8.3.1</b></p>	<p><b>The maximum incentive <i>floor area ratio</i> for this item is 4.5.</b></p>
<p><b>8.3.2</b></p>	<p><b>Incentive calculation:</b></p> <p>Where a <b>development</b> provides an indoor park:</p> <ul style="list-style-type: none"> <li>(a) the Incentive Ratio is 1:10 for indoor park areas with <b>building</b> above; and</li> <li>(b) the Incentive Ratio is 1:15 for indoor park areas with no <b>building</b> above.</li> </ul> <p><b>Method:</b></p> <ul style="list-style-type: none"> <li>(a) incentive <b>gross floor area</b> (square metres) = <b>gross floor area</b> of the amenity space provided where there is <b>building</b> above (square metres) multiplied by 10.0;</li> <li>(b) incentive <b>gross floor area</b> (square metres) = <b>gross floor area</b> of the amenity space provided where there is no <b>building</b> above (square metres) multiplied by 15.0.</li> </ul>

8.3.3	<p><b>Minimum Floor Area Ratio Requirement:</b></p> <p>(a) for a <i>development</i> containing a <b>Hotel</b> in either the <i>development permit</i> where the <i>development permit</i> is not phased or the first phase of the <i>development permit</i>, where the <i>development permit</i> is phased, the minimum <i>floor area ratio</i> that must be achieved prior to use of this item is: 7.0; and</p> <p>(b) in all other cases the minimum <i>floor area ratio</i> that must be achieved prior to use of this item is: 8.0.</p>
8.3.4	<p><b>Requirements:</b></p> <p>An indoor park includes the following:</p> <p>(a) a public access agreement for the hours of operation defined in the Plus 15 Policy;</p> <p>(b) a minimum width of 9.0 metres;</p> <p>(c) a minimum horizontal depth of: 4.0 metres where there is <i>building</i> above; and 5.0 metres where there is no <i>building</i> above;</p> <p>(d) a minimum vertical clearance between floor and roof or ceiling of:</p> <p>(i) 4.0 metres where there is <i>building</i> above;</p> <p>(ii) 5.0 metres where there is no <i>building</i> above and the roof or ceiling is glazed; or</p> <p>(iii) 8.0 metres where there is no <i>building</i> above and the roof or ceiling is not glazed;</p> <p>(e) Where there is <i>building</i> above, a vertical clearance that is equal to or greater than 60.0 per cent of the horizontal depth of the indoor park space;</p> <p>(f) where there is <i>building</i> above, a minimum contiguous area of 100.0 square metres, excluding access ways to elevators and <b>Plus 15 Walkways</b>;</p> <p>(g) a maximum depth of non-glazed roof areas of 8.0 metres;</p> <p>(h) exterior walls that are clear glazed or consist primarily of windows except where the walls abut another <i>parcel</i> and where they contain structural elements of the <i>building</i>;</p> <p>(i) a design as a distinct space within the <i>building</i> that is separate from a lobby;</p> <p>(j) where at <i>grade</i> level it:</p> <p>(i) is visible from the public sidewalk;</p> <p>(ii) has a public entrance;</p> <p>(iii) does not contain a <b>Plus 15 Walkway</b> greater than 4.5 metres in width where the <b>Plus 15 Walkway</b> covers a portion of the indoor park;</p>

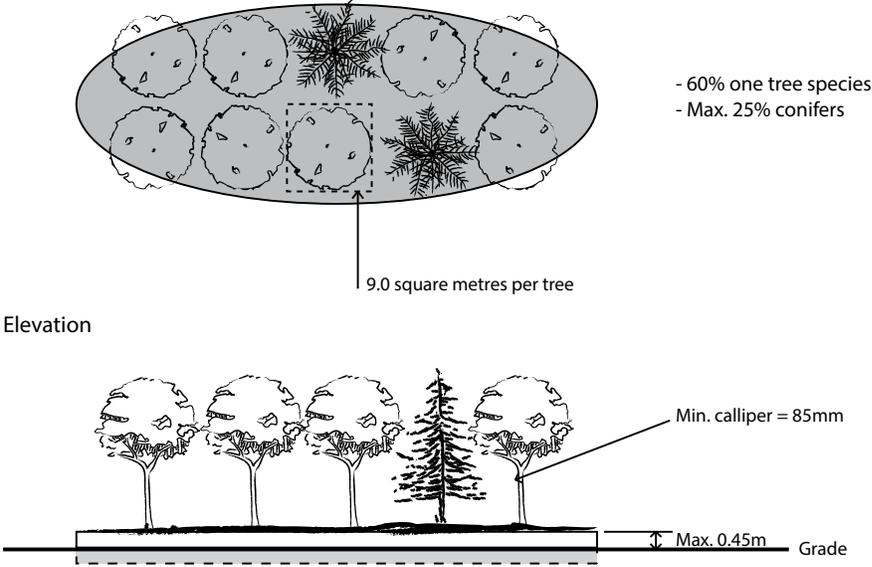
- (k) where at the **Plus 15 Network** level it:
  - (i) is visible from the **Plus 15 Walkway**;
  - (ii) has direct access to **Plus 15 Walkway**;
  - (iii) contains for the entire length where it abuts a **Plus 15 Walkway** either glazed walls, with direct access between the **Plus 15 Walkway** and the indoor park at least every 9.0 metres, or a completely open area without barriers;
- (l) a minimum of 25.0 per cent of the **gross floor area** that is **soft surfaced landscaped area**;
- (m) public seating as individual fixed seats or bench seating; and
- (n) a maximum of 20.0 per cent of the **gross floor area** that is dedicated to seating for a **use** within the Eating and Drinking Group in Schedule A to this Bylaw.

**8.3.5**

**Diagram: (not to scale)**



<b>8.4</b>	<p><b>URBAN GROVE</b></p> <p>An urban grove is a cohesive planting area accommodating at least 10 trees, for an average 25-year life span for each tree. The purpose of the urban grove is to contribute to greening the city by providing cohesive groups of trees in the streetscape. The diagram in 8.4.5 illustrates a potential implementation of the requirements of 8.4.4.</p>
<b>8.4.1</b>	<p><b>The maximum incentive <i>floor area ratio</i> for this item is 1.0.</b></p>
<b>8.4.2</b>	<p><b>Incentive calculation:</b></p> <p>Where a <i>development</i> provides an urban grove the Incentive Ratio is 1:8.</p> <p><b>Method:</b></p> <p>Incentive <i>gross floor area</i> (square metres) = area of the amenity space provided (square metres) multiplied by 8.0.</p>
<b>8.4.3</b>	<p><b>Minimum <i>Floor Area Ratio</i> Requirement:</b></p> <p>(a) for a <i>development</i> containing a <b>Hotel</b> in either the <i>development permit</i> where the <i>development permit</i> is not phased or the first phase of the <i>development permit</i>, where the <i>development permit</i> is phased, the minimum <i>floor area ratio</i> that must be achieved prior to use of this item is: 7.0; and</p> <p>(b) in all other cases the minimum <i>floor area ratio</i> that must be achieved prior to use of this item is: 8.0.</p>
<b>8.4.4</b>	<p><b>Requirements:</b></p> <p>An urban grove includes the following:</p> <p>(a) a location visible from the public sidewalk or an on-site pedestrian space;</p> <p>(b) a minimum of 10.0 trees, 60.0 per cent of which are to be of the same species;</p> <p>(c) trees of a species capable of healthy growth in Calgary that must conform to the standards of the Canadian Nursery Landscape Association;</p> <p>(d) trees with an average 25-year life span;</p> <p>(e) 9.0 square metres of planting area for each tree planted;</p> <p>(f) a maximum of 25.0 per cent coniferous trees of all trees provided;</p> <p>(g) a minimum <i>calliper</i> size of 85.0 millimetres at the time of planting for deciduous trees;</p> <p>(h) a minimum height of 3.0 metres at the time of planting for coniferous trees;</p> <p>(i) a location within 0.45 metres above the <i>grade</i> of the adjoining public sidewalk where the urban grove is provided in a raised bed; and</p> <p>(j) an underground irrigation system.</p>

<p><b>8.4.5</b></p>	<p><b>Diagram: (not to scale)</b></p> <p style="text-align: right;">Urban Grove</p> <p>Plan View</p>  <p style="text-align: right;">- 60% one tree species - Max. 25% conifers</p> <p>Elevation</p> <p style="text-align: right;">Min. calliper = 85mm</p> <p style="text-align: right;">Max. 0.45m Grade</p>
<p><b>8.5</b></p>	<p><b>PUBLIC ART – ON SITE</b></p> <p>Public art is publicly accessible art of any kind that is permanently suspended, attached to a wall or other surface, or otherwise integrated into a <b>development</b>. It is privately owned and must be an original piece of art in any style, expression, genre or media, created by a recognized artist.</p>
<p><b>8.5.1</b></p>	<p><b>The maximum incentive floor area ratio for this item is a cumulative total of 1.5 for items 8.5 and 8.6.</b></p>
<p><b>8.5.2</b></p>	<p><b>Incentive calculation:</b></p> <p>Where a <b>development</b> provides public art – on site the Incentive Rate is Incentive Rate 1.</p> <p><b>Method:</b></p> <p>Incentive <b>gross floor area</b> (square metres) = value of the artwork (\$) divided by Incentive Rate 1 (\$).</p> <p>Where a <b>development</b> provides both items 8.5 and 8.6, the total additional <b>gross floor area</b> is the sum of items 8.5 and 8.6 and must not exceed <b>1.5 floor area ratio</b>.</p>
<p><b>8.5.3</b></p>	<p><b>Minimum Floor Area Ratio Requirement:</b></p> <p>(a) for a <b>development</b> containing a <b>Hotel</b> in either the <b>development permit</b> where the <b>development permit</b> is not phased or the first phase of the <b>development permit</b>, where the <b>development permit</b> is phased, the minimum <b>floor area ratio</b> that must be achieved prior to use of this item is: 7.0; and</p> <p>(b) in all other cases the minimum <b>floor area ratio</b> that must be achieved prior to use of this item is: 8.0.</p>

8.5.4	<p><b>Requirements:</b></p> <p>Public art – on site includes the following:</p> <p>(a) artwork, the minimum value of which must be:</p> <p>(i) \$200000.00 for sites equal to or greater than 1812.0 square metres in area; or</p> <p>(ii) \$50000.00 for sites of less than 1812.0 square metres in area;</p> <p>(b) the work of a recognized artist, i.e. created by a practitioner in the visual arts;</p> <p>(c) a location in a publicly accessible area; and</p> <p>(d) a minimum of 75.0 per cent of the artwork located either:</p> <p>(i) outdoors, at <i>grade</i> and visible from the public sidewalk;</p> <p>(ii) on the <i>building's</i> exterior and visible from the public sidewalk; or</p> <p>(iii) in the <i>Plus 15 Walkway</i> or in an indoor park and visible from the publicly accessible <i>landscaped</i> areas or the public sidewalk at all times.</p>
8.6	<p><b>PUBLIC ART – CONTRIBUTION TO PUBLIC ART FUND</b></p> <p>Public art – contribution to public art fund is a financial contribution to a civic fund with the purpose of providing art on public land in the CR20-C20/R20 District.</p>
8.6.1	<p><b>The maximum incentive <i>floor area ratio</i> for this item is a cumulative total of 1.5 for items 8.5 and 8.6.</b></p>
8.6.2	<p><b>Incentive calculation:</b></p> <p>Where a <i>development</i> provides a contribution to the public art fund the Incentive Rate is Incentive Rate 2.</p> <p><b>Method:</b></p> <p>Incentive <i>gross floor area</i> (square metres) = value of the contribution to the public art fund (\$) divided by Incentive Rate 2 (\$).</p>
8.6.3	<p><b>Minimum <i>Floor Area Ratio</i> Requirement:</b></p> <p>(a) for a <i>development</i> containing a <b>Hotel</b> in either the <i>development permit</i> where the <i>development permit</i> is not phased or the first phase of the <i>development permit</i>, where the <i>development permit</i> is phased, the minimum <i>floor area ratio</i> that must be achieved prior to use of this item is: 7.0; and</p> <p>(b) in all other cases the minimum <i>floor area ratio</i> that must be achieved prior to use of this item is: 8.0.</p>
8.7	<p><b>GREEN BUILDING FEATURES</b></p> <p>Green building features are physical components of a <i>building</i> that contribute to improving the local environment adjacent to the <i>building</i>. Improvements focus on enhancing air quality, reducing stormwater runoff, and improving the visual environment.</p>
8.7.0(a)	<p><b>The maximum incentive <i>floor area ratio</i> for items 8.7.1 to 8.7.8 is a cumulative total of 2.5 for any combination of items 8.7.1 to 8.7.8.</b></p>

8.7.0(b)	<p><b>Incentive calculation:</b></p> <p>See incentive items 8.7.1 - 8.7.8.</p>
8.7.0(c)	<p><b>Minimum Floor Area Ratio Requirement:</b></p> <p>(i) for a <i>development</i> containing a <b>Hotel</b> in either the <i>development permit</i> where the <i>development permit</i> is not phased or the first phase of the <i>development permit</i>, where the <i>development permit</i> is phased, the minimum <i>floor area ratio</i> that must be achieved prior to use of items 8.7.1 to 8.7.8 is: 7.0; and</p> <p>(ii) in all other cases the minimum <i>floor area ratio</i> that must be achieved prior to use of items 8.7.1 to 8.7.8 is: 8.0.</p>
8.7.1	<p><b>ENVIRONMENTAL ROOF</b></p> <p>An environmental roof is a roof that is designed to retain stormwater on site or to contain plants.</p>
8.7.1(a)	<p><b>The maximum incentive floor area ratio for this item is 0.7.</b></p>
8.7.1(b)	<p><b>Incentive calculation:</b></p> <p>Where a <i>development</i> provides an environmental roof the Incentive Ratio is 1:5.</p> <p><b>Method:</b></p> <p>Incentive <i>gross floor area</i> (square metres) = surface area of environmental roof (square metres) multiplied by 5.0.</p>
8.7.1(c)	<p><b>Minimum Floor Area Ratio Requirement:</b></p> <p>(i) for a <i>development</i> containing a <b>Hotel</b> in either the <i>development permit</i> where the <i>development permit</i> is not phased or the first phase of the <i>development permit</i>, where the <i>development permit</i> is phased, the minimum <i>floor area ratio</i> that must be achieved prior to use of this item is: 7.0; and</p> <p>(ii) in all other cases the minimum <i>floor area ratio</i> that must be achieved prior to use of this item is: 8.0.</p>
8.7.1(d)	<p><b>Requirements:</b></p> <p>An environmental roof includes the following:</p> <p>(i) roof area that is:</p> <p>(I) permanently planted with vegetation and equipped with a growing medium and irrigation systems; or</p> <p>(II) equipped with water collection and/or filtration systems designed to collect rainwater for reuse or to minimize stormwater runoff; and</p> <p>(ii) walkways necessary for maintenance with a maximum width of 1.0 metre.</p>

8.7.2	<p><b>GREEN WALL</b></p> <p>A green wall is an indoor vertical, <b><i>soft surfaced landscaped area</i></b>. The diagram in 8.7.2(e) illustrates a potential implementation of the requirements of 8.7.2(d).</p>
8.7.2(a)	<p><b>The maximum incentive <i>floor area ratio</i> for this item is 1.0.</b></p>
8.7.2(b)	<p><b>Incentive Calculation:</b></p> <p>Where a <b><i>development</i></b> provides a green wall the Incentive Ratio is 1:5 based on the vertical surface area of the green wall.</p> <p><b>Method:</b></p> <p>Incentive <b><i>gross floor area</i></b> (square metres) = vertical surface area (square metres) multiplied by 5.0.</p>
8.7.2(c)	<p><b>Minimum <i>Floor Area Ratio</i> Requirement:</b></p> <ul style="list-style-type: none"> <li>(i) for a <b><i>development</i></b> containing a <b>Hotel</b> in either the <b><i>development permit</i></b> where the <b><i>development permit</i></b> is not phased or the first phase of the <b><i>development permit</i></b>, where the <b><i>development permit</i></b> is phased, the minimum <b><i>floor area ratio</i></b> that must be achieved prior to use of this item is: 7.0; and</li> <li>(ii) in all other cases the minimum <b><i>floor area ratio</i></b> that must be achieved prior to use of this item is: 8.0.</li> </ul>
8.7.2(d)	<p><b>Requirements:</b></p> <p>A green wall includes the following:</p> <ul style="list-style-type: none"> <li>(i) a minimum vertical surface area of 20.0 square metres;</li> <li>(ii) a minimum of 80.0 per cent of its vertical surface area covered by vegetation;</li> <li>(iii) a location indoors and <b><i>at-grade</i></b> and/or at the <b><i>Plus 15 Network</i></b> level;</li> <li>(iv) where located <b><i>at-grade</i></b> level, it fronts on to and is visible from the public sidewalk, <b><i>grade</i></b> level open space or on-site pedestrian space; and</li> <li>(v) where located at the <b><i>Plus 15 Network</i></b> level, it fronts on to and is visible from the <b><i>Plus 15 Network</i></b>.</li> </ul>

<p><b>8.7.2(e)</b></p>	<p><b>Diagram:</b> (not to scale)</p>
<p><b>8.7.3</b></p>	<p><b>BIORETENTION STRUCTURE</b></p> <p>A bioretention structure is a structural framework that is inserted into the soil that transfers loads from the surface through the soil layers. The purpose of the structure is to retain and filter stormwater on site, to support evapotranspiration of retained stormwater and provide uncompacted planting soil for trees. The diagram in 8.7.3(e) illustrates a potential implementation of the requirements of 8.7.3(d).</p>
<p><b>8.7.3(a)</b></p>	<p><b>The maximum incentive <i>floor area ratio</i> for this item is 1.5.</b></p>
<p><b>8.7.3(b)</b></p>	<p><b>Incentive calculation:</b></p> <p>Where a <i>development</i> provides a bioretention structure 0.1 <i>floor area ratio</i> for every 100.0 square metres of installed bioretention structure.</p>
<p><b>8.7.3(c)</b></p>	<p><b>Minimum <i>Floor Area Ratio</i> Requirement:</b></p> <ul style="list-style-type: none"> <li>(i) for a <i>development</i> containing a <b>Hotel</b> in either the <i>development permit</i> where the <i>development permit</i> is not phased or the first phase of the <i>development permit</i>, where the <i>development permit</i> is phased, the minimum <i>floor area ratio</i> that must be achieved prior to use of this item is: 7.0; and</li> <li>(ii) in all other cases the minimum <i>floor area ratio</i> that must be achieved prior to use of this item is: 8.0.</li> </ul>

**8.7.3(d)**

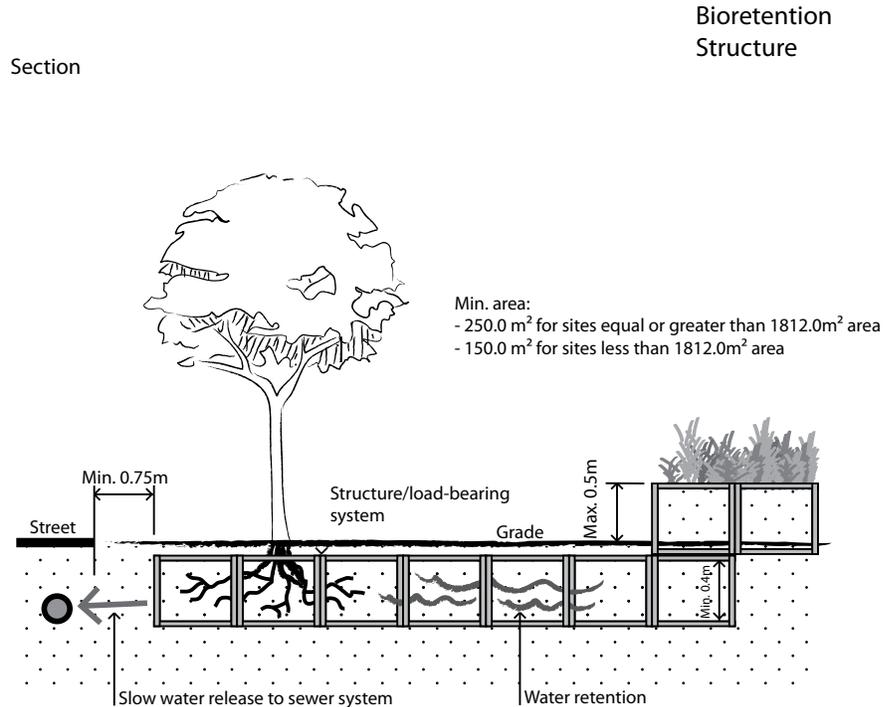
**Requirements:**

A bioretention structure includes the following:

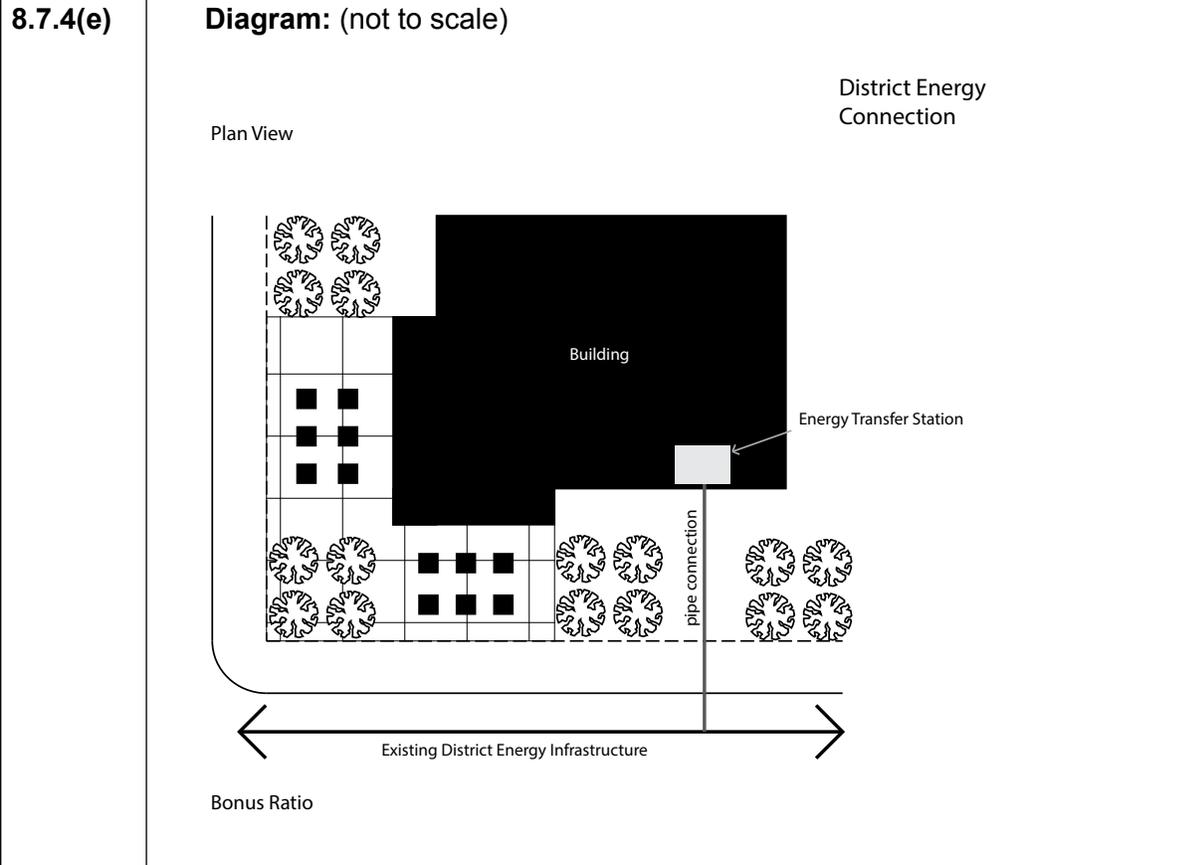
- (i) a minimum area of:
  - (I) 250.0 square metres for sites equal to or greater than 1812.0 square metres in area; or
  - (II) 150.0 square metres for sites of less than 1812.0 square metres in area;
- (ii) a structural grid with a minimum depth of 0.4 metres to transfer surface loads through the soil layers;
- (iii) installation in a location greater than 0.75 metres horizontal distance from a **street**;
- (iv) a design to retain stormwater and either:
  - (I) slowly discharge it into the municipal storm sewer system; or
  - (II) re-use it on site; and
  - (III) prevent seepage into groundwater below;
- (v) a design to accommodate municipal utility and infrastructure systems;
- (vi) a location not above the first **storey**;
- (vii) a location within 0.5 metres of the **grade** of the adjoining public sidewalk where installed in planters or raised beds; and
- (viii) where they occupy the same area, no application in combination with incentive item 8.7.1.

**8.7.3(e)**

**Diagram: (not to scale)**



8.7.4	<p><b>DISTRICT ENERGY CONNECTION ABILITY</b></p> <p>District energy connection ability is the preservation of site areas from physical obstructions that would preclude or make unviable a connection to <b>district energy</b> infrastructure in the future. The diagram in 8.7.4(e) illustrates a potential implementation of the requirements of 8.7.4(d).</p>
8.7.4(a)	<p><b>The maximum incentive <i>floor area ratio</i> for this item is 0.5.</b></p>
8.7.4(b)	<p><b>Incentive calculation:</b></p> <p>Where a <b>development</b> provides district energy connection ability the additional <b>floor area ratio</b> is 0.5.</p>
8.7.4(c)	<p><b>Minimum Floor Area Ratio Requirement:</b></p> <ul style="list-style-type: none"> <li>(i) for a <b>development</b> containing a <b>Hotel</b> in either the <b>development permit</b> where the <b>development permit</b> is not phased or the first phase of the <b>development permit</b>, where the <b>development permit</b> is phased, the minimum <b>floor area ratio</b> that must be achieved prior to use of this item is: 7.0; and</li> <li>(ii) in all other cases the minimum <b>floor area ratio</b> that must be achieved prior to use of this item is: 8.0.</li> </ul>
8.7.4(d)	<p><b>Requirements:</b></p> <p>A district energy connection ability includes the following:</p> <ul style="list-style-type: none"> <li>(i) maintenance on the <b>parcel</b> until the <b>development</b> has been connected to and utilizes energy from district energy infrastructure;</li> <li>(ii) demonstration of the ability of a <b>building</b> to connect to existing or proposed <b>district energy</b> infrastructure by providing: <ul style="list-style-type: none"> <li>(I) space allocated for an energy transfer station at ground level or below (energy transfer station is defined as the mechanical interface between the district energy system and the <b>building</b> heating system located in the <b>building</b> - commonly known as a plate and frame heat exchanger and includes all heat transfer equipment, measurement equipment and control systems);</li> <li>(II) a heat distribution system that can accommodate the primary heat source at ground level or below; and</li> <li>(III) an easement with a minimum width of 4.0 metres registered on the certificate of title for the <b>parcel</b> for a thermal pipe from the <b>property line</b> to the <b>building</b> and through the <b>building</b> to the allocated energy transfer station location; and</li> </ul> </li> <li>(iii) no application in combination with incentive items 8.7.5 and 8.7.6.</li> </ul>



**8.7.5** **DISTRICT ENERGY SYSTEM CONNECTION**

*District energy* connection is the connection to a *district energy* system and the utilization of its thermal energy in the *development*. The diagram in 8.7.5(e) illustrates a potential implementation of the requirements of 8.7.5(d).

**8.7.5(a)** **The maximum incentive *floor area ratio* for this item is 2.5.**

**8.7.5(b)** **Incentive calculation:**

Where a *development* provides a district energy system connection:

- (i) the additional *floor area ratio* for the connection to *district energy* infrastructure is 0.5;
- (ii) the additional *floor area ratio* for every *storey* of the *building* for the first 25 *storeys* above *grade* is 0.05; and
- (iii) the additional *floor area ratio* for every *storey* of the *building* above 25 *storeys* above *grade* is 0.025.

**8.7.5(c)** **Minimum *Floor Area Ratio* Requirement:**

- (i) for a *development* containing a **Hotel** in either the *development permit* where the *development permit* is not phased or the first phase of the *development permit*, where the *development permit* is phased, the minimum *floor area ratio* that must be achieved prior to use of this item is: 7.0; and
- (ii) in all other cases the minimum *floor area ratio* that must be achieved prior to use of this item is: 8.0.

**8.7.5(d)**

**Requirements:**

A district energy system connection includes the following:

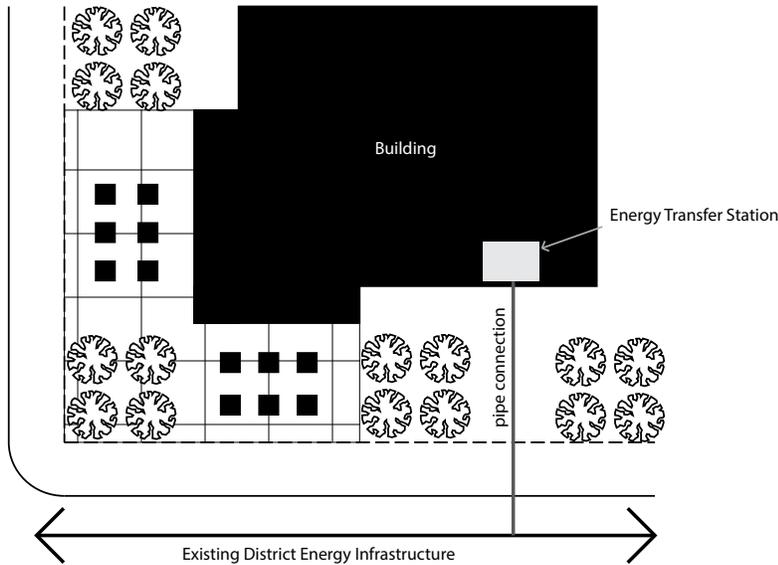
- (i) connecting the **building** to a **district energy** system and use of the thermal energy from the **district energy** system in the **building**;
- (ii) connection infrastructure that includes:
  - (I) space allocated for an energy transfer station at ground level or below; (energy transfer station is defined as the mechanical interface between the **district energy** system and the **building** heating system located in the **building** - commonly known as a plate and frame heat exchanger and includes all heat transfer equipment, measurement equipment and control systems).
  - (II) a heat distribution system that can accommodate the primary heat source at ground level or below; and
  - (III) an easement with a minimum width of 4.0 metres registered on the certificate of title for the **parcel** for a thermal pipe from the **property line** to the **building** and through the **building** to the allocated energy transfer station location; and
- (iii) no application in combination with incentive item 8.7.4 or 8.7.6.

8.7.5(e)

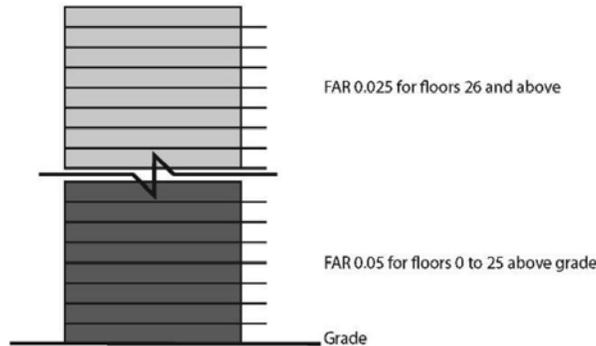
Diagram: (not to scale)

Plan View

District Energy Connection



Bonus Ratio



8.7.6

**ON-SITE COGENERATION FACILITY**

An on-site cogeneration facility is equipping a **building** with combined heat and power or combined heat, power and cooling machinery to serve the **building**.

8.7.6(a)

**The maximum incentive floor area ratio for this item is 2.0.**

8.7.6(b)

**Incentive calculation:**

Where a **development** provides an on site cogeneration facility:

- (i) the additional **floor area ratio** for the connection to **district energy** infrastructure is 0.5;
- (ii) the additional **floor area ratio** for every **storey** of the **building** for the first 25 **storeys** above **grade** is 0.05; and
- (iii) the additional **floor area ratio** for every **storey** of the **building** above 25 **storeys** above **grade** is 0.025.

8.7.6(c)	<p><b>Minimum Floor Area Ratio Requirement:</b></p> <ul style="list-style-type: none"> <li>(i) for a <i>development</i> containing a <b>Hotel</b> in either the <i>development permit</i> where the <i>development permit</i> is not phased or the first phase of the <i>development permit</i>, where the <i>development permit</i> is phased, the minimum <i>floor area ratio</i> that must be achieved prior to use of this item is: 7.0; and</li> <li>(ii) in all other cases the minimum <i>floor area ratio</i> that must be achieved prior to use of this item is: 8.0.</li> </ul>
8.7.6(d)	<p><b>Requirements:</b></p> <p>An on-site cogeneration facility includes:</p> <ul style="list-style-type: none"> <li>(i) a combined heat and power, cogeneration or trigeneration system in the <i>building</i>;</li> <li>(ii) a design to utilize thermal energy resulting from electricity production to heat and/or cool the <i>building</i>;</li> <li>(iii) high-efficiency cogeneration, meaning an energy efficiency level of 80.0 per cent or greater; and</li> <li>(iv) an easement with a minimum width of 4.0 metres registered on the certificate of title for the <i>parcel</i> for a thermal pipe from the <i>property line</i> to the <i>building</i> and through the <i>building</i> to the allocated energy transfer station location; and</li> <li>(v) no application in combination with incentive item 8.7.4 or 8.7.5.</li> </ul>
8.7.7	<p><b>ELECTRIC VEHICLE CHARGING STATIONS</b></p> <p>Electric vehicle charging stations are purpose built, electrical outlets located in, or adjacent to, selected <i>motor vehicle parking stalls</i> designed to provide battery recharging ability to electric vehicles using the stalls.</p>
8.7.7(a)	<p><b>The maximum incentive <i>floor area ratio</i> for this item is 1.0.</b></p>
8.7.7(b)	<p><b>Incentive calculation:</b></p> <p>Where a <i>development</i> provides electric vehicle charging stations the Incentive Rate is Incentive Rate 1.</p> <p><b>Method:</b></p> <p>Incentive <i>gross floor area</i> (square metres) = cost of installed charging stations (\$) divided by Incentive Rate 1 (\$).</p>
8.7.7(c)	<p><b>Minimum Floor Area Ratio Requirement:</b></p> <ul style="list-style-type: none"> <li>(i) for a <i>development</i> containing a <b>Hotel</b> in either the <i>development permit</i> where the <i>development permit</i> is not phased or the first phase of the <i>development permit</i>, where the <i>development permit</i> is phased, the minimum <i>floor area ratio</i> that must be achieved prior to use of this item is: 7.0; and</li> <li>(ii) in all other cases the minimum <i>floor area ratio</i> that must be achieved prior to use of this item is: 8.0.</li> </ul>

8.7.7(d)	<p><b>Requirements:</b></p> <p>An electric vehicle charging station includes the following:</p> <ul style="list-style-type: none"> <li>(i) 1.0 battery charging unit with a minimum 220.0 Volt capacity or fast charging ability for each <b>motor vehicle parking stall</b>; and.</li> <li>(ii) signage indicating which <b>motor vehicle parking stalls</b> are equipped with charging stations.</li> </ul>
8.7.8	<p><b>ADDITIONAL BICYCLE PARKING STALLS</b></p> <p>Additional bicycle parking stalls is the provision of supplementary <b>bicycle parking stalls – class 1</b> and associated change room facilities in addition to the minimum required <b>bicycle parking stalls – class 1</b> of the <b>development</b>. The additional <b>bicycle parking stalls – class 1</b> and associated facilities provided may be integrated into the stalls and facilities required by the <b>development</b> with no physical separation.</p>
8.7.8(a)	<p><b>The maximum incentive floor area ratio for this item is 1.0.</b></p>
8.7.8(b)	<p><b>Incentive calculation:</b></p> <p>Where a <b>development</b> provides additional bicycle parking stalls the Incentive Ratio is 1:7.5.</p> <p><b>Method:</b></p> <p>Incentive <b>gross floor area</b> (square metres) = <b>gross floor area</b> provided for <b>bicycle parking stalls – class 1</b> and change rooms (square metres) multiplied by 7.5.</p>
8.7.8(c)	<p><b>Minimum Floor Area Ratio Requirement:</b></p> <ul style="list-style-type: none"> <li>(i) for a <b>development</b> containing a <b>Hotel</b> in either the <b>development permit</b> where the <b>development permit</b> is not phased or the first phase of the <b>development permit</b>, where the <b>development permit</b> is phased, the minimum <b>floor area ratio</b> that must be achieved prior to use of this item is: 7.0; and</li> <li>(ii) in all other cases the minimum <b>floor area ratio</b> that must be achieved prior to use of this item is: 8.0.</li> </ul>

8.7.8(d)	<p><b>Requirements:</b></p> <p>Additional bicycle parking stalls include the following:</p> <ul style="list-style-type: none"> <li>(i) <b>bicycle parking stalls – class 1</b> located either within the <b>building</b> or in a separate structure on the site;</li> <li>(ii) a change room located either within the <b>building</b> or in a separate structure on the site with a minimum area of 20.0 square metres that contains: <ul style="list-style-type: none"> <li>(I) 1.0 locker for every 4.0 <b>bicycle parking stalls – class 1</b>;</li> <li>(II) 1.0 shower for every 4.0 <b>bicycle parking stalls – class 1</b>; and</li> <li>(III) 1.0 grooming station consisting of wash basin, mirror and electrical outlet for every 4.0 <b>bicycle parking stalls – class 1</b>; and</li> </ul> </li> <li>(iii) an area of 0.4 square metres for each locker and 0.4 square metres for each shower;</li> <li>(iv) use only by the tenants of the <b>development</b>; and</li> <li>(v) a location together with the minimum required <b>bicycle parking stalls – class 1</b>.</li> </ul>
8.8	<p><b>BICYCLE STATION</b></p> <p>A bicycle station is a facility which provides secure bicycle parking for public use either on a long-term basis or on a short-term, on-demand basis. It provides facilities to its users that include showers, lockers, toilets and grooming stations and may also contain space for retail and service activities.</p> <p>A bicycle station does not replace the required <b>bicycle parking stalls</b> of the <b>use</b>, but is instead intended for use by third parties outside of the <b>development</b>. The diagram in 8.8.5 illustrates a potential implementation of the requirements of 8.8.4.</p>
8.8.1	<p><b>The maximum incentive floor area ratio for this item is 2.0.</b></p>
8.8.2	<p><b>Incentive calculation:</b></p> <p>Where a <b>development</b> provides a bicycle station the Incentive Ratio is 1:7.5.</p> <p><b>Method:</b></p> <p>Incentive <b>gross floor area</b> (square metres) = <b>gross floor area</b> provided for the bicycle station (square metres) multiplied by 7.5.</p>

8.8.3	<p><b>Minimum Floor Area Ratio Requirement:</b></p> <ul style="list-style-type: none"> <li>(a) for a <i>development</i> containing a <b>Hotel</b> in either the <i>development permit</i> where the <i>development permit</i> is not phased or the first phase of the <i>development permit</i>, where the <i>development permit</i> is phased, the minimum <i>floor area ratio</i> that must be achieved prior to use of this item is: 7.0; and</li> <li>(b) in all other cases the minimum <i>floor area ratio</i> that must be achieved prior to use of this item is: 8.0.</li> </ul>
8.8.4	<p><b>Requirements:</b></p> <p>A bicycle station includes the following:</p> <ul style="list-style-type: none"> <li>(a) <i>bicycle parking stalls – class 1</i> that are not required <i>bicycle parking stalls – class 1</i> located either within the <i>building</i> or in a separate structure on the site;</li> <li>(b) a change room located either within the <i>building</i> or in a separate structure on the site containing a minimum of the following facilities: <ul style="list-style-type: none"> <li>(i) 1.0 shower for every 10.0 <i>bicycle parking stalls – class 1</i> greater than the minimum requirement for the first 200.0 <i>bicycle parking stalls – class 1</i>; and</li> <li>(ii) 1.0 grooming station consisting of wash basin, mirror and electrical outlet for every 10.0 <i>bicycle parking stalls – class 1</i> greater than the minimum requirement for the first 200.0 <i>bicycle parking stalls – class 1</i>; and</li> <li>(iii) 1.0 toilet for every 25.0 <i>bicycle parking stalls – class 1</i> greater than the minimum requirement for the first 100.0 <i>bicycle parking stalls – class 1</i>; and</li> <li>(iv) 1.0 locker for every 4.0 bicycle <i>bicycle parking stalls – class 1</i>;</li> </ul> </li> <li>(c) use by the public and no reservation for the sole use of the tenants of the <i>development</i>;</li> <li>(d) for calculation purposes an area of 0.4 square metres for each locker and 0.4 square metres for each shower;</li> <li>(e) a bicycle repair space of at minimum 2.0 metres by 3.0 metres in dimension;</li> <li>(f) where retail and service uses are contained within the Bicycle Station their floor areas are included in the incentive <i>gross floor area</i>;</li> <li>(g) where located in a parkade: <ul style="list-style-type: none"> <li>(i) is on the closest parkade level to <i>grade</i> and physically separated from the <i>motor vehicle parking stalls</i>;</li> <li>(ii) no access provided only by stairs;</li> <li>(iii) bicycle lanes in parkade ramps where these are shared with motor vehicles.</li> </ul> </li> </ul>

<p><b>8.8.5</b></p>	<p><b>Diagram: (not to scale)</b></p> <p style="text-align: right;">Bicycle Station</p> <p>Plan View</p> <p>Free-standing Bicycle Station on public square</p> <p>Bicycle lanes physically separate or marked from auto ramps</p>
<p><b>8.9</b></p>	<p><b>TRANSIT ENHANCEMENTS</b></p> <p>Transit enhancements is the construction of structures either as part of a <b>building</b> or as a separate structure that provide shelter from the elements to transit service users and that provide an amenity and design standard exceeding standard transit facilities.</p>
<p><b>8.9.1</b></p>	<p>The maximum incentive <b>floor area ratio</b> for this item is 0.5.</p>
<p><b>8.9.2</b></p>	<p><b>Incentive calculation:</b></p> <p>Where a <b>development</b> provides a transit shelter the Incentive Rate is Incentive Rate 1.</p> <p><b>Method:</b></p> <p>Incentive <b>gross floor area</b> (square metres) = sum of construction cost of the public transit shelter (\$) divided by Incentive Rate 1 (\$).</p>
<p><b>8.9.3</b></p>	<p><b>Minimum Floor Area Ratio Requirement:</b></p> <p>(a) for a <b>development</b> containing a <b>Hotel</b> in either the <b>development permit</b> where the <b>development permit</b> is not phased or the first phase other <b>development permit</b>, where the <b>development permit</b> is phased, the minimum <b>floor area ratio</b> that must be achieved prior to use of this item is: 7.0; and</p> <p>(b) in all other cases the minimum <b>floor area ratio</b> that must be achieved prior to use of this item is: 8.0.</p>

8.9.4	<p><b>Requirements:</b></p> <p>A transit enhancement includes the following:</p> <ul style="list-style-type: none"> <li>(a) a location on the <i>parcel</i> and adjacent to, and accessible from, a public sidewalk;</li> <li>(b) construction to a standard approved by the <i>Development Authority</i>;</li> <li>(c) public access during transit operating hours;</li> <li>(d) climate controlled from October to May; and</li> <li>(e) exterior walls that consist primarily of windows that are clear glazed except where the walls abut a <i>building</i> and where they contain structural elements of the <i>building</i>.</li> </ul>
8.10	<p><b>ACTIVE ARTS SPACE</b></p> <p>Active arts space is publicly accessible, internal space that provides accommodation for one of the various branches of creative activity concerned with the production of imaginative designs, sounds or ideas. Active arts space is intended for activities that require public accessibility, e.g. performances, exhibitions.</p>
8.10.1	<p><b>The maximum incentive <i>floor area ratio</i> for this item is 4.0.</b></p>
8.10.2	<p><b>Incentive calculation:</b></p> <p>Where a <i>development</i> provides active arts space the Incentive Rate is Incentive Rate 1.</p> <p><b>Method:</b></p> <p>Incentive <b>gross floor area</b> (square metres) = cost of active arts space (\$) plus the capitalized, future operating costs* (not including taxes) divided by Incentive Rate 1 (\$).</p> <p>* Future operating costs are calculated by multiplying \$3,324.68 m<sup>2</sup> by the amount of active arts space provided in square metres (this is the Net Present Value of operating costs based on \$20 per square foot, a 2% cost escalation, a 6% discount rate, and a 25 year period)</p>
8.10.3	<p><b>Minimum <i>Floor Area Ratio</i> Requirement:</b></p> <ul style="list-style-type: none"> <li>(a) for a <i>development</i> containing a <b>Hotel</b> in either the <i>development permit</i> where the <i>development permit</i> is not phased or the first phase of the <i>development permit</i>, where the <i>development permit</i> is phased, the minimum <b><i>floor area ratio</i></b> that must be achieved prior to use of this item is: 7.0; and</li> <li>(b) in all other cases the minimum <b><i>floor area ratio</i></b> that must be achieved prior to use of this item is: 8.0.</li> </ul>

**8.10.4****Requirements:**

Active arts space includes the following:

- (a) a location:
  - (i) at **grade** or at the **Plus 15 Network** level;
  - (ii) fronting on to, with direct access to and visible from the public sidewalk, **grade** level open space, **Plus 15 Network** or on-site pedestrian areas;
- (b) entranceways and lobbies that are clear glazed where they abut a public sidewalk at **grade** or the **Plus 15 Network**;
- (c) public access through a public access agreement for the hours of operation defined in the Plus 15 Policy;
- (d) an agreement establishing the conditions for a long-term lease for the active arts space to be entered into by **The City** or its designated representative (“the tenant”) and the **building** owner, such lease to contain the following terms:
  - (i) a minimum term of 25.0 years;
  - (ii) a total rent of \$11.0 per square metre per year, subject to (d)(iv);
  - (iii) subject to (d)(iv) and (v) the **building** owner will pay the normal **building** operating and capital costs attributable to the active arts space including without limitation property taxes if applicable, security, maintenance, repair, cleaning, property management fees and related costs up to the amount per square metre that would normally be charged to office tenants in the building;
  - (iv) the tenant will be responsible for all extraordinary operating and capital costs that are attributable to the active arts space, such as additional security costs associated with the use of the space or special events, additional cleaning necessitated by events in the space, and maintenance and repair of the tenant’s fixtures and equipment. **The City** will provide appropriate security to ensure that the tenant pays its costs and does not permit any liens to be placed on the property;
  - (v) upon expiry of the lease, the owner may elect, at the owner’s sole and absolute discretion, to renew the lease on the same terms and conditions or to not renew the lease, in which case the tenant will vacate the space upon lease expiry;
  - (vi) if at any time during the term of the lease the space remains unoccupied or unused for 12 consecutive months the owner has the option of terminating the lease upon giving **The City** 30 days written notice, provided that the conditions of (d)(vii) are met;

	<p>(vii) that in the event of termination prior to the end of the 25-year term of the lease, <b>The City</b> will receive financial compensation for the space as calculated as the lesser of Incentive Rate 2 or the fair market value based on the <b>gross floor area</b> of the amenity space as estimated by an independent appraiser and, in addition, any portion of the unused, capitalized operating costs which were included in the original incentive <b>gross floor area</b> calculation; and</p> <p>(viii) the lease will define the nature of the uses or tenants that are deemed eligible to occupy the space. Eligible activities will include artist studios, exhibition space, performing arts space and rehearsal spaces.</p>
<p><b>8.11</b></p>	<p><b>CULTURAL SUPPORT SPACE</b></p> <p>Cultural support space is an internal space that provides accommodation for one of the various branches of creative activity concerned with the production of imaginative designs, sounds or ideas. Cultural support space is intended for activities that do not require public accessibility, e.g. administration, rehearsal space, storage.</p>
<p><b>8.11.1</b></p>	<p><b>The maximum incentive floor area ratio for this item is 4.0.</b></p>
<p><b>8.11.2</b></p>	<p><b>Incentive calculation:</b></p> <p>Where a <b>development</b> provides cultural support space the Incentive Rate is Rate 1.</p> <p><b>Method:</b></p> <p>Incentive <b>gross floor area</b> (square metres) = cost of cultural support space (\$) plus the capitalized, future operating costs* (not including taxes) divided by Incentive Rate 1 (\$).</p> <p>* Future operating costs are calculated by multiplying \$3,324.68 m<sup>2</sup> by the amount of cultural support space provided in square metres (this is the Net Present Value of operating costs based on \$20 per square foot, a 2% cost escalation, a 6% discount rate, and a 25 year period)</p>
<p><b>8.11.3</b></p>	<p><b>Minimum Floor Area Ratio Requirement:</b></p> <p>(a) for a <b>development</b> containing a <b>Hotel</b> in either the <b>development permit</b> where the <b>development permit</b> is not phased or the first phase of the <b>development permit</b>, where the <b>development permit</b> is phased, the minimum <b>floor area ratio</b> that must be achieved prior to use of this item is: 7.0; and</p> <p>(b) in all other cases the minimum <b>floor area ratio</b> that must be achieved prior to use of this item is: 8.0.</p>

**8.11.4****Requirements:**

A cultural support space includes the following:

- (a) access to the tenant during the **building's** normal office hours unless otherwise agreed upon in the lease agreement;
- (b) a location above **grade** where the space is used for administration;
- (c) an agreement establishing the conditions for a long-term lease for the cultural support space to be entered into by **The City** or its designated representative ("the tenant") and the **building** owner, such lease to contain the following terms:
  - (i) a minimum term of 25.0 years;
  - (ii) a total rent of \$11.0 per square metre per year, subject to (c)(iv);
  - (iii) subject to (c)(iv) and (v) the **building** owner will pay the normal **building** operating and capital costs attributable to the cultural support space including without limitation property taxes if applicable, security, maintenance, repair, cleaning, property management fees and related costs up to the amount per square metre that would normally be charged to office tenants in the building;
  - (iv) the tenant will be responsible for all extraordinary operating and capital costs that are attributable to the cultural support space, such as additional security costs associated with the use of the space, additional cleaning necessitated by use of the space, and maintenance and repair of the tenant's fixtures and equipment. **The City** will provide appropriate security to ensure that the tenant pays its costs and does not permit any liens to be placed on the property;
  - (v) upon expiry of the lease, the owner may elect, at the owner's sole and absolute discretion, to renew the lease on the same terms and conditions or to not renew the lease, in which case the tenant will vacate the space upon lease expiry;
  - (vi) if at any time during the term of the lease the space remains unoccupied or unused for 12 consecutive months the owner has the option of terminating the lease upon giving **The City** 30 days written notice, provided that the conditions of (c)(vii) are met;
  - (vii) that in the event of termination prior to the end of the 25-year term of the lease, **The City** will receive financial compensation for the space as calculated as the lesser of Incentive Rate 2 or the fair market value based on the **gross floor area** of the amenity space as estimated by an independent appraiser and, in addition, any portion of the unused, capitalized operating costs which were included in the original incentive **gross floor area** calculation; and
  - (viii) the lease will define the nature of the uses or tenants that are deemed eligible to occupy the space. Eligible activities will include administration and storage.

8.12	<p><b>COMMUNITY SUPPORT FACILITIES</b></p> <p>Community support facilities are spaces allocated to specific <b>uses</b> that have been determined by <b>The City</b> to support community activity and functionality.</p>
8.12.1	<p><b>The maximum incentive <i>floor area ratio</i> for this item is 2.0.</b></p>
8.12.2	<p><b>Incentive calculation:</b></p> <p>Where a <b>development</b> provides community support facilities the Incentive Ratio is 1:1.</p> <p><b>Method:</b></p> <p>Incentive <b>gross floor area</b> (square metres) = <b>gross floor area</b> provided for the community support facility (square metres) multiplied by 1.0.</p>
8.12.3	<p><b>Minimum Floor Area Ratio Requirement:</b></p> <p>(a) for a <b>development</b> containing a <b>Hotel</b> in either the <b>development permit</b> where the <b>development permit</b> is not phased or the first phase of the <b>development permit</b>, where the <b>development permit</b> is phased, the minimum <b>floor area ratio</b> that must be achieved prior to use of this item is: 7.0; and</p> <p>(b) in all other cases the minimum <b>floor area ratio</b> that must be achieved prior to use of this item is: 8.0.</p>

<p><b>8.12.4</b></p>	<p><b>Requirements:</b></p> <p>Community support facilities includes the following:</p> <p>(a) provision of space for one or more of the following <b>uses</b>:</p> <ul style="list-style-type: none"> <li>(i) <b>Assisted Living;</b></li> <li>(ii) <b>Child Care Service;</b></li> <li>(iii) <b>Community Recreation Facility;</b></li> <li>(iv) <b>Custodial Care;</b></li> <li>(v) <b>Fitness Centre;</b></li> <li>(vi) <b>Indoor Recreation Facility;</b></li> <li>(vii) <b>Instructional Facility;</b></li> <li>(viii) <b>Library;</b></li> <li>(ix) <b>Museum;</b></li> <li>(x) <b>Performing Arts Centre;</b></li> <li>(xi) <b>Place of Worship – Large;</b></li> <li>(xii) <b>Place of Worship – Medium;</b></li> <li>(xiii) <b>Place of Worship – Small;</b></li> <li>(xiv) <b>Post Secondary Learning Institution;</b></li> <li>(xv) <b>Protective and Emergency Service;</b></li> <li>(xvi) <b>Residential Care;</b></li> <li>(xvii) <b>School – Private;</b></li> <li>(xviii) <b>School Authority – School;</b></li> <li>(xix) <b>School Authority Purpose – Major;</b></li> <li>(xx) <b>Service Organization;</b></li> <li>(xxi) <b>Social Organization;</b> and</li> <li>(xxii) <b>Supermarket;</b></li> </ul> <p>(b) the identification in floor plans of the proposed <b>building</b> of the space that is to be allocated to the community support facility; and</p> <p>(c) the requirement for a <b>development permit</b> upon change of <b>use</b>.</p>
<p><b>8.13</b></p>	<p><b>HERITAGE DENSITY TRANSFER</b></p> <p>Heritage density transfer is the transfer to a receiving <b>parcel</b> of <b>floor area ratio</b> that could have been achieved on a source <b>parcel</b> were it not for the <b>development</b> constraints imposed by the retention and preservation of a historic <b>building</b> and its designation as a Municipal Historic Resource.</p>
<p><b>8.13.1</b></p>	<p><b>The maximum incentive <i>floor area ratio</i> for this item is 5.0.</b></p>

8.13.2	<p><b>Incentive calculation:</b></p> <p>Where a <i>development</i> provides a heritage density transfer the additional <i>gross floor area</i> is directly transferred in square metres.</p> <p><b>Method:</b></p> <p>The <i>gross floor area</i> is transferred as a square metre value to the receiving <i>parcel</i> and the transfer is registered as a caveat on the Certificate of Title of the source <i>parcel(s)</i>.</p>
8.13.3	<p><b>Minimum Floor Area Ratio Requirement:</b></p> <p>(a) for a <i>development</i> containing a <i>Hotel</i> in either the <i>development permit</i> where the <i>development permit</i> is not phased or the first phase of the <i>development permit</i>, where the <i>development permit</i> is phased, the minimum <i>floor area ratio</i> that must be achieved prior to use of this item is: 7.0; and</p> <p>(b) in all other cases the minimum <i>floor area ratio</i> that must be achieved prior to use of this item is: 8.0.</p>
8.13.4	<p><b>Requirements:</b></p> <p>A heritage density transfer includes:</p> <p>(a) a transfer agreement that is registered on the Certificate of Title of the <i>parcel(s)</i> from which the density has been transferred;</p> <p>(b) a land use redesignation of the <i>parcel</i> from which the density has been transferred to a Direct Control District in which the allowable maximum <i>floor area ratio</i> remaining after the transfer is regulated;</p> <p>(c) a land use redesignation of the <i>receiving parcel</i> to a Direct Control District in which the allowable maximum <i>floor area ratio</i> achieved through the transfer is regulated;</p> <p>(d) a maximum of 5.0 <i>floor area ratio</i> of the receiving <i>parcel</i>, calculated in square metres that has been achieved through heritage density transfer;</p> <p>(e) transfers only to receiving <i>parcels</i> located within the Commercial Residential district;</p> <p>(f) transfers only from <i>parcels</i> where legal protection through designation as a Municipal Historic Resource has been completed; and</p> <p>(g) only a one-time transfer from the <i>parcel</i> from which the density has been transferred to the receiving <i>parcel</i> with no further transfer possibility.</p>
8.14	<p><b>HISTORIC RESOURCE RETENTION</b></p> <p>Historic resource retention is incentive <i>gross floor area</i> for the retention, restoration and preservation of entire <i>buildings</i>, or <i>building</i> features of historic significance on the <i>parcel</i> of the <i>development</i>. Although all efforts should be undertaken to retain and preserve the entire <i>building</i> on site, where it is impractical to do so the retention of individual <i>building</i> features that are of historic significance also provides for this incentive density.</p>

8.14.1	<b>The maximum incentive <i>floor area ratio</i> for this item is 5.0.</b>
8.14.2	<p><b>Incentive calculation:</b>  Where a <b><i>development</i></b> provides historic resource retention:</p> <ul style="list-style-type: none"> <li>(a) the Incentive Rate for the retention of a <b><i>building</i></b> feature is Incentive Rate 2; and</li> <li>(b) the Incentive Rate for the retention of the entire historic <b><i>building</i></b> is Incentive Rate 3.</li> </ul> <p><b>Method:</b>  Incentive <b><i>gross floor area</i></b> (square metres) = marginal extra cost of retention of the historic resource (\$) divided by Incentive Rate 2 (\$) in the case of the retention of <b><i>building</i></b> features or Incentive Rate 3 in the case of the retention of the entire <b><i>building</i></b>.  Cost of retention includes costs for repair, restoration and improvement.</p>
8.14.3	<p><b>Minimum <i>Floor Area Ratio</i> Requirement:</b></p> <ul style="list-style-type: none"> <li>(a) for a <b><i>development</i></b> containing a <b><i>Hotel</i></b> in either the <b><i>development permit</i></b> where the <b><i>development permit</i></b> is not phased or the first phase of the <b><i>development permit</i></b>, where the <b><i>development permit</i></b> is phased, the minimum <b><i>floor area ratio</i></b> that must be achieved prior to use of this item is: 7.0; and</li> <li>(b) in all other cases the minimum <b><i>floor area ratio</i></b> that must be achieved prior to use of this item is: 8.0.</li> </ul>
8.14.4	<p><b>Requirements:</b></p> <p>Historic resource retention includes:</p> <ul style="list-style-type: none"> <li>(a) where the <b><i>building</i></b> is listed on the Inventory of Evaluated Historic Resources;</li> <li>(b) maintaining the historic resource or <b><i>building</i></b> feature in its approved location on the <b><i>parcel</i></b> or within the <b><i>building</i></b> where it is incorporated into a new <b><i>building</i></b>;</li> <li>(c) an agreement between the <b><i>Development Authority</i></b> and the developer establishing the total cost of retention of the heritage resource prior to approval; and</li> <li>(d) designation of the historic resource as a Municipal Historic Resource pursuant to the <b><i>Historical Resources Act</i></b> by a Bylaw approved by <b><i>Council</i></b>.</li> </ul>
8.15	<p><b>DENSITY TRANSFER FOR SUNLIGHT PRESERVATION</b></p> <p>Density transfer for sunlight preservation is the transfer of that <b><i>floor area ratio</i></b> that could have been achieved on a <b><i>parcel</i></b> were it not for a <b><i>development</i></b> constraint imposed by rules protecting specific public spaces from being cast in shadow. The difference in density between the source <b><i>development's</i></b> achievable <b><i>floor area ratio</i></b> and the potential <b><i>floor area ratio</i></b> assumed for the <b><i>development</i></b> had it not been constrained by sunlight protection aspects may be transferred to a receiving <b><i>parcel</i></b> to increase its <b><i>floor area ratio</i></b>.</p>

8.15.1	<b>The maximum incentive <i>floor area ratio</i> for this item is 2.0.</b>
8.15.2	<p><b>Incentive calculation:</b></p> <p>Where a <i>development</i> provides a density transfer for sunlight preservation the additional <i>gross floor area</i> is directly transferred in square metres.</p> <p><b>Method:</b></p> <p>The <i>gross floor area</i> is transferred as a square metre value to the receiving <i>parcel</i> and the transfer is registered as a caveat on the Certificate of Title of the source <i>parcel(s)</i>.</p>
8.15.3	<p><b>Minimum <i>Floor Area Ratio</i> Requirement:</b></p> <p>(a) for a <i>development</i> containing a <b>Hotel</b> in either the <i>development permit</i> where the <i>development permit</i> is not phased or the first phase of the <i>development permit</i>, where the <i>development permit</i> is phased, the minimum <i>floor area ratio</i> that must be achieved prior to use of this item is: 7.0; and</p> <p>(b) in all other cases the minimum <i>floor area ratio</i> that must be achieved prior to use of this item is: 8.0.</p>
8.15.4	<p><b>Requirements:</b></p> <p>A transfer for sunlight preservation includes the following:</p> <p>(a) a transfer agreement that is registered on the Certificate of Title of the <i>parcel(s)</i> from which the density has been transferred;</p> <p>(b) a land use redesignation of the <i>parcel</i> from which the density has been transferred to a Direct Control District in which the allowable maximum <i>floor area ratio</i> remaining after the transfer is regulated;</p> <p>(c) a land use redesignation of the <i>receiving parcel</i> to a Direct Control District in which the allowable maximum <i>floor area ratio</i> achieved through the transfer is regulated;</p> <p>(d) a maximum of 2.0 <i>floor area ratio</i> of the receiving <i>parcel</i>, calculated in square metres, achieved through <i>density</i> transfer for sunlight preservation; and</p> <p>(e) compliance with section 1311.</p>
8.16	<p><b>DENSITY TRANSFER FOR ADAPTIVE REUSE</b></p> <p>Density transfer for adaptive reuse is the transfer to a receiving <i>parcel</i> of <i>floor area ratio</i> that has been achieved by the adaptive reuse of <i>buildings</i> or significant portions of <i>buildings</i> on a source <i>parcel</i> as defined in 8.17.</p>
8.16.1	<b>The maximum incentive <i>floor area ratio</i> for this item is 1.0.</b>
8.16.2	<p><b>Incentive calculation:</b></p> <p>Where a <i>development</i> provides a density transfer for adaptive reuse the additional <i>gross floor area</i> is directly transferred in square metres.</p> <p><b>Method:</b></p> <p>The <i>gross floor area</i> is transferred as a square metre value to the receiving <i>parcel</i> and the transfer is registered as a caveat on the Certificate of Title of the source <i>parcel(s)</i>.</p>

8.16.3	<p><b>Minimum Floor Area Ratio Requirement:</b></p> <p>(a) for a <i>development</i> containing a <b>Hotel</b> in either the <i>development permit</i> where the <i>development permit</i> is not phased or the first phase of the <i>development permit</i>, where the <i>development permit</i> is phased, the minimum <i>floor area ratio</i> that must be achieved prior to use of this item is: 7.0; and</p> <p>(b) in all other cases the minimum <i>floor area ratio</i> that must be achieved prior to use of this item is: 8.0.</p>
8.16.4	<p><b>Requirements:</b></p> <p>A density transfer for the adaptive reuse includes:</p> <p>(a) a transfer agreement that is registered on the Certificate of Title of the <i>parcel(s)</i> from which the density has been transferred;</p> <p>(b) a land use redesignation of the <i>parcel</i> from which the density has been transferred to a Direct Control District in which the allowable maximum <i>floor area ratio</i> remaining after the transfer is regulated;</p> <p>(c) a land use redesignation of the <i>receiving parcel</i> to a Direct Control District in which the allowable maximum <i>floor area ratio</i> achieved through the transfer is regulated;</p> <p>(d) a maximum of 1.0 <i>floor area ratio</i> of the receiving <i>parcel</i>, calculated in square metres that has been achieved through density transfer for the adaptive reuse of <i>buildings</i>;</p> <p>(e) transfers only to receiving <i>parcels</i> designated with the CR20-C20/R20 district; and</p> <p>(f) transfers only from source <i>buildings</i> that have redeveloped in accordance with the requirements of item 8.17.</p>
8.17	<p><b>ADAPTIVE REUSE</b></p> <p>Adaptive reuse is the retention and reuse of an existing <i>building</i> or significant portions of the <i>building's</i> structure on the <i>parcel</i>.</p>
8.17.1	<p><b>The maximum incentive <i>floor area ratio</i> for this item is 2.0.</b></p>
8.17.2	<p><b>Incentive calculation:</b></p> <p>Where a <i>development</i> provides the requirements of 8.17.4 the Incentive Ratio is 1:2.0.</p> <p><b>Method:</b></p> <p>Incentive <i>gross floor area</i> (square metres) = <i>gross floor area</i> of the retained <i>building</i> (square metres) multiplied by 2.0.</p>

<p><b>8.17.3</b></p>	<p><b>Minimum Floor Area Ratio Requirement:</b></p> <p>(a) for a <i>development</i> containing a <b>Hotel</b> in either the <i>development permit</i> where the <i>development permit</i> is not phased or the first phase of the <i>development permit</i>, where the <i>development permit</i> is phased, the minimum <b>floor area ratio</b> that must be achieved prior to use of this item is: 7.0; and</p> <p>(b) in all other cases the minimum <b>floor area ratio</b> that must be achieved prior to use of this item is: 8.0.</p>
<p><b>8.17.4</b></p>	<p><b>Requirements:</b></p> <p>Adaptive reuse includes the following:</p> <p>(a) the redevelopment of an existing <b>building</b>;</p> <p>(b) the retention of 75.0 per cent of the <b>gross floor area</b> of the <b>building</b>;</p> <p>and</p> <p>(c) proper removal of recyclable materials prior to demolition.</p>
<p><b>8.18</b></p>	<p><b>DESIGN FOR UNIVERSAL ACCESSIBILITY</b></p> <p>Design for universal accessibility is the design of a <i>unit</i> to meet enhanced accessibility standards that exceed any minimum standards as established in this Bylaw.</p>
<p><b>8.18.1</b></p>	<p><b>The maximum incentive floor area ratio for this item is 1.0</b></p>
<p><b>8.18.2</b></p>	<p><b>Incentive calculation:</b></p> <p>Where a <i>development</i> provides a <i>unit</i> designed for enhanced accessibility the Incentive Ratio is 1:1.5.</p> <p><b>Method:</b></p> <p>Incentive <b>gross floor area</b> (square metres) = <b>gross floor area</b> of <i>units</i> designed in accordance with enhanced accessibility standards (square metres) multiplied by 1.5.</p>
<p><b>8.18.3</b></p>	<p><b>Minimum Floor Area Ratio Requirement:</b></p> <p>(a) for a <i>development</i> containing a <b>Hotel</b> in either the <i>development permit</i> where the <i>development permit</i> is not phased or the first phase of the <i>development permit</i>, where the <i>development permit</i> is phased, the minimum <b>floor area ratio</b> that must be achieved prior to use of this item is: 7.0; and</p> <p>(b) in all other cases the minimum <b>floor area ratio</b> that must be achieved prior to use of this item is: 8.0.</p>

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8.18.4	<p><b>Requirements:</b></p> <p>A design for universal accessibility includes the following:</p> <ul style="list-style-type: none"> <li>(a) a smooth, unobstructed floor space of a minimum dimension of 1800.00 millimetres length and 1800.00 millimetres width in each kitchen, bathroom and hallway to enable the turning of a wheelchair or mobility device;</li> <li>(b) hallways with a width greater than 1.0 metres and no changes in floor level;</li> <li>(c) a bedroom, kitchen and a bathroom on the same floor as the entrance to the <i>unit</i>;</li> <li>(d) a step-free entrance to the <i>unit</i>; and</li> <li>(e) an accessible <b>motor vehicle parking stall</b>, with a minimum width of 4.0 metres, associated with each <i>unit</i> designed in accordance with these requirements.</li> </ul>
8.19	<p><b>DWELLING UNIT MIX</b></p> <p>Dwelling unit mix is the construction of <i>units</i> containing 3 or more bedrooms.</p>
8.19.1	<p><b>The maximum incentive <i>floor area ratio</i> for this item is 2.0.</b></p>
8.19.2	<p><b>Incentive calculation:</b></p> <p>Where a <i>development</i> provides <i>units</i> containing 3.0 or more rooms designed as bedrooms the Incentive Ratio is 1:2.0.</p> <p><b>Method:</b></p> <p>Incentive <b>gross floor area</b> (square metres) = <b>gross floor area of units</b> containing 3.0 or more bedrooms (square metres) multiplied by 2.0.</p>
8.19.3	<p><b>Minimum <i>Floor Area Ratio</i> Requirement:</b></p> <ul style="list-style-type: none"> <li>(a) for a <i>development</i> containing a <b>Hotel</b> in either the <i>development permit</i> where the <i>development permit</i> is not phased or the first phase of the <i>development permit</i>, where the <i>development permit</i> is phased, the minimum <b>floor area ratio</b> that must be achieved prior to use of this item is: 7.0; and</li> <li>(b) in all other cases the minimum <b>floor area ratio</b> that must be achieved prior to use of this item is: 8.0.</li> </ul>

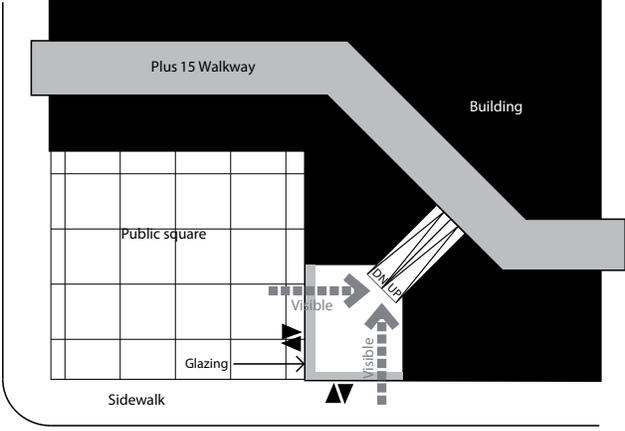
8.19.4	<p><b>Requirements:</b></p> <p>A <i>development</i> with a dwelling unit mix includes the following:</p> <ul style="list-style-type: none"> <li>(a) the provision of <i>units</i> comprised of 3.0 or more bedrooms;</li> <li>(b) two bedrooms with 1.0 or more windows in each;</li> <li>(c) a natural source of light in each bedroom;</li> <li>(d) a minimum <i>gross floor area</i> of 9.0 square metres for each bedroom;</li> <li>(e) a separate living area separate from each bedroom in each <i>unit</i>; and</li> <li>(f) a minimum <i>gross floor area</i> of 100.0 square metres for each <i>unit</i>.</li> </ul>
8.20	<p><b>INNOVATIVE PUBLIC AMENITY</b></p> <p>An innovative public amenity is a <i>building</i> feature that has not been considered under any of the other incentive items in this table, but which is determined by the <i>Development Authority</i> to provide a benefit to the public.</p>
8.20.1	<p><b>The maximum incentive <i>floor area ratio</i> for this item is 1.0.</b></p>
8.20.2	<p><b>Incentive calculation:</b></p> <p>Where a development provides an innovative amenity the Incentive Rate is Incentive Rate 1.</p> <p><b>Method:</b></p> <p>Incentive <i>gross floor area</i> (square metres) = cost of amenity (\$) divided by Incentive Rate 1 (\$).</p>
8.20.3	<p><b>Minimum <i>Floor Area Ratio</i> Requirement:</b></p> <ul style="list-style-type: none"> <li>(a) for a <i>development</i> containing a <b>Hotel</b> in either the <i>development permit</i> where the <i>development permit</i> is not phased or the first phase of the <i>development permit</i>, where the <i>development permit</i> is phased, the minimum <i>floor area ratio</i> that must be achieved prior to use of this item is: 7.0; and</li> <li>(b) in all other cases the minimum <i>floor area ratio</i> that must be achieved prior to use of this item is: 8.0.</li> </ul>

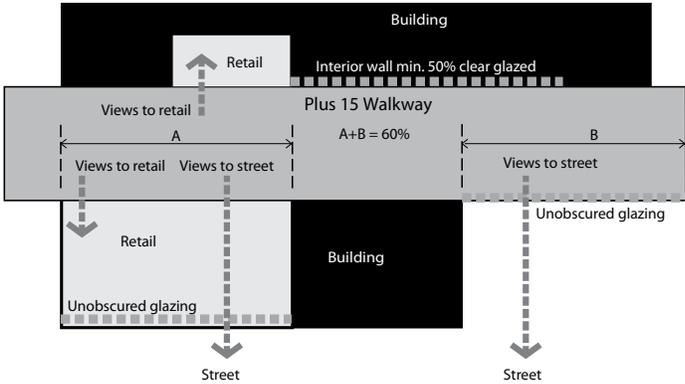
8.20.4	<p><b>Requirements:</b></p> <p>An innovative public amenity includes the following:</p> <ul style="list-style-type: none"> <li>(a) a benefit to the community in which the density is being accommodated;</li> <li>(b) no items or amenities that are achievable or required through other means, including the other incentive amenity items in this table;</li> <li>(c) no standard features of a <b>building</b>;</li> <li>(d) an amount of additional <b>floor area ratio</b> commensurate with the cost of the amenity item provided;</li> <li>(e) where located at the <b>Plus 15 Network</b> level, front on to, be visible from and have direct access to <b>Plus 15 Network</b>; and</li> <li>(f) the sole discretion of the <b>Development Authority</b> to determine whether the proposed amenity feature is considered an innovative public amenity.</li> </ul>
8.21	<p><b>EXCEPTIONAL DESIGN</b></p> <p>Exceptional design is such that it incorporates architectural and urban design features and/or technologies that are deemed by the <b>Development Authority</b> to significantly enhance through visual and functional impacts the character of the urban environment.</p>
8.21.1	<p><b>The maximum incentive <i>floor area ratio</i> for this item is 1.0.</b></p>
8.21.2	<p><b>Incentive calculation:</b></p> <p>Where a <b>development</b> has been determined by the <b>Development Authority</b> to provide the requirements of 8.21.4, the additional <b>floor area ratio</b> is 1.0.</p>
8.21.3	<p><b>Minimum Floor Area Ratio Requirement:</b></p> <ul style="list-style-type: none"> <li>(a) for a <b>development</b> containing a <b>Hotel</b> in either the <b>development permit</b> where the <b>development permit</b> is not phased or the first phase of the <b>development permit</b>, where the <b>development permit</b> is phased, the minimum <b>floor area ratio</b> that must be achieved prior to use of this item is: 7.0; and</li> <li>(b) in all other cases the minimum <b>floor area ratio</b> that must be achieved prior to use of this item is: 8.0.</li> </ul>

<p><b>8.21.4</b></p>	<p><b>Requirements:</b></p> <p>Exceptional design includes two or more of the following:</p> <ul style="list-style-type: none"> <li>(a) <b>building</b> massing, orientation and façade design not commonly implemented in the CR20-C20/R20 District and that contributes to a memorable skyline and urban environment;</li> <li>(b) <b>building</b> envelope designs employing materials or technology that have a positive effect on the public realm and are not commonly implemented in the CR20-C20/R20 District;</li> <li>(c) a floor plan that is not typical of <b>Office buildings</b> in the CR20-C20/R20 District;</li> <li>(d) improvements to the pedestrian environment in terms of sunlight penetration; and</li> <li>(e) a positive contribution through architecture, urban design and <b>uses</b> to the vibrancy and activity of the pedestrian environment and the <b>building's</b> interfaces with the public realm at <b>grade</b>.</li> </ul>
<p><b>8.22</b></p>	<p><b>INDOOR PUBLIC HOTEL SPACE</b></p> <p>Indoor public hotel space is publicly accessible indoor space that can be used by <b>Hotel</b> guests, conference attendees and the general public without having to be guests of the <b>Hotel</b> or customers of a <b>use</b> within the <b>building</b>. Restaurant, lounge, café, retail and conference <b>use</b> areas, when located at <b>grade</b> and at the <b>Plus 15 Network</b> level in the <b>building</b> – and one <b>storey</b> above for conference facilities – and open to the public are considered to be indoor public space.</p>
<p><b>8.22.1</b></p>	<p><b>The maximum incentive <i>floor area ratio</i> for this item is for this item 8.0.</b></p>
<p><b>8.22.2</b></p>	<p><b>Incentive Calculation:</b></p> <p>Where a <b>Hotel development</b> provides:</p> <ul style="list-style-type: none"> <li>(a) indoor public hotel space that is conference facility space the Incentive Ratio is: 1:18; and</li> <li>(b) for all other indoor hotel public spaces the Incentive Ratio is 1:10.</li> </ul> <p><b>Method:</b></p> <p>Incentive <b>gross floor area</b> (square metres) = <b>gross floor area</b> of the amenity space provided (square metres) multiplied by 10.0 or 18.0 for conference facilities.</p>
<p><b>8.22.3</b></p>	<p><b>The minimum <i>floor area ratio</i> that must be achieved prior to use of this item is 7.0</b></p>

8.22.4	<p><b>Requirements:</b></p> <p>An indoor public hotel space includes the following:</p> <ul style="list-style-type: none"> <li>(a) a design as a distinct space within the <b>building</b> that does not contain a guest reception area or administration offices;</li> <li>(b) where the space is not a conference facility, public accessibility through a public access agreement during normal operating hours; and</li> <li>(c) where conference facilities area located at the <b>Plus 15 Network</b> level, a location with direct access to <b>Plus 15 Network</b>; and</li> <li>(d) where the <b>building</b> meets the exceptional design criteria of item 8.21.</li> </ul>
8.23	<p><b>PLUS 15 BRIDGE</b></p> <p>The <b>Plus 15 Bridge</b> is the construction of a bridge in accordance with the Plus 15 Policy.</p>
8.23.1	<p><b>The maximum incentive floor area ratio for this item is 1.0 floor area ratio for each Plus 15 Bridge and a maximum of 2.0 floor area ratio in total.</b></p>
8.23.2	<p><b>Incentive calculation:</b></p> <p>Where a <b>development</b> provides a <b>Plus 15 Bridge</b>:</p> <ul style="list-style-type: none"> <li>(a) where more than 50.0 per cent of the floor area of the bridge is below a glazed roof, the floor area is calculated at a ratio of 1:22.5; and</li> <li>(b) in all other cases the Incentive Ratio is 1:20.</li> </ul> <p><b>Method:</b></p> <p>Incentive <b>gross floor area</b> (square metres) = <b>gross floor area</b> of the bridge provided (square metres) multiplied by 20.0 or 22.5.</p>
8.23.3	<p><b>The minimum floor area ratio that must be achieved prior to use of this item is 11.0.</b></p>
8.23.4	<p><b>Requirements:</b></p> <p>A <b>Plus 15 Bridge</b> includes the following:</p> <ul style="list-style-type: none"> <li>(a) a location within the boundaries of the <b>Plus 15 Network</b> as identified in the Plus 15 Policy and in locations approved by the <b>Development Authority</b>;</li> <li>(b) a design in accordance with the Plus 15 Policy;</li> <li>(c) an environmentally controlled space; and</li> <li>(d) construction simultaneously with the <b>development</b> and completion with the <b>development</b>.</li> </ul>

8.24	<p><b>PLUS 15 FEATURE ACCESS</b></p> <p>A <b>Plus 15 Network</b> feature access is either an escalator or stair that creates a focal point within a <b>Plus 15 Network</b>. Its main function is to emphasize through visibility and direct access the entrance to the <b>Plus 15 Network</b> and allow efficient pedestrian movement between <b>grade</b> and the <b>Plus 15 Network</b> level. The diagram in 8.24.5 illustrates a potential implementation of the requirements of 8.24.4.</p>
8.24.1	<p><b>The maximum incentive floor area ratio for this item is 1.0.</b></p>
8.24.2	<p><b>Incentive calculation:</b></p> <p>Where a <b>development</b> provides a <b>Plus 15 Network</b> feature access the Incentive Ratio is 1:30.</p> <p><b>Method:</b></p> <p>Incentive <b>gross floor area</b> (square metres) = footprint floor area of the escalator or stair provided (square metres) multiplied by 30.0.</p>
8.24.3	<p><b>The minimum floor area ratio that must be achieved prior to use of this item is 11.0.</b></p>
8.24.4	<p><b>Requirements:</b></p> <p>A <b>Plus 15 Network</b> feature access includes the following:</p> <ul style="list-style-type: none"> <li>(a) a design in accordance with the Plus 15 Policy;</li> <li>(b) providing access between <b>grade</b> and the <b>Plus 15 Network</b> level in both directions;</li> <li>(c) minimum tread widths of: <ul style="list-style-type: none"> <li>(i) 0.8 metres for an escalator; or</li> <li>(ii) 2.0 metres for a stair;</li> </ul> </li> <li>(d) a location directly visible and accessible from the public sidewalk;</li> <li>(e) signage; and</li> <li>(f) accessibility to the public in accordance with the Plus 15 Policy.</li> </ul>

<p><b>8.24.5</b></p>	<p><b>Diagram:</b> (not to scale)</p> <p style="text-align: right;">Plus 15 Feature Access</p> <p>Plan View</p> 
<p><b>8.25</b></p>	<p><b>ACTIVE PLUS 15 NETWORK WALKWAY</b></p> <p>A <i>Plus 15 Walkway</i> has enhanced design elements compared to the standard requirements of the Plus 15 Policy. It is a positive contribution to the <i>Plus 15 Network</i> through visible retail spaces and views of the city. The diagram in 8.25.5 illustrates a potential implementation of the requirements of 8.25.4.</p>
<p><b>8.25.1</b></p>	<p>The maximum incentive <i>floor area ratio</i> for this item is 1.0.</p>
<p><b>8.25.2</b></p>	<p><b>Incentive calculation:</b></p> <p>Where a <i>development</i> provides an active <i>Plus 15 Walkway</i> the Incentive Ratio is 1:4.</p> <p><b>Method:</b></p> <p>Incentive <i>gross floor area</i> (square metres) = <i>gross floor area</i> of the active <i>Plus 15 Walkway</i> provided (square metres) multiplied by 4.0.</p>
<p><b>8.25.3</b></p>	<p>The minimum <i>floor area ratio</i> that must be achieved prior to use of this item is 11.0.</p>

<p><b>8.25.4</b></p>	<p><b>Requirements:</b></p> <p>An active <b>Plus 15 Walkway</b> includes the following:</p> <ul style="list-style-type: none"> <li>(a) a design in accordance with the Plus 15 Policy;</li> <li>(b) either of the following along a minimum of 60.0 per cent of the <b>Plus 15 Walkway</b> (excluding elevator cores and sections containing structural elements of the <b>building</b>):             <ul style="list-style-type: none"> <li>(i) glazing with unobscured glass providing a view to the <b>street</b>;</li> <li>(ii) unobstructed views to external windows glazed with unobscured glass providing views to the adjacent <b>streets</b>, or</li> <li>(iii) unobstructed views to active retail or commercial <b>uses</b>; and</li> </ul> </li> <li>(c) a minimum of 50.0 per cent of the interior wall of the <b>Plus 15 Walkway</b> that is clear glazed with the exception of sections containing structural elements of the <b>building</b>.</li> </ul>
<p><b>8.25.5</b></p>	<p><b>Diagram:</b> (no to scale)</p> <p style="text-align: right;">Active Plus 15 Walkway</p> <p>Plan View</p>  <p>The diagram illustrates a plan view of a building with an active Plus 15 Walkway. The building is shown as a dark grey rectangle. The walkway is a lighter grey rectangle extending from the building. The walkway is divided into two sections, A and B, with a total length of 60%. Section A is labeled 'Views to retail' and section B is labeled 'Views to street'. The walkway is labeled 'Plus 15 Walkway' and 'A+B = 60%'. The building has 'Retail' units and 'Unobscured glazing'. The interior wall of the walkway is labeled 'Interior wall min. 50% clear glazed'. The walkway has 'Unobscured glazing' and 'Views to street'. The building has 'Unobscured glazing' and 'Views to retail'. The street is shown at the bottom of the diagram.</p>
<p><b>8.26</b></p>	<p><b>CONTRIBUTION TO AFFORDABLE HOUSING FUND</b></p> <p>Contribution to Affordable Housing Fund is a financial contribution to a civic fund to be used to support off-site development of affordable or non-market housing.</p>
<p><b>8.26.1</b></p>	<p><b>The maximum incentive floor area ratio for this item is 2.0.</b></p>
<p><b>8.26.2</b></p>	<p><b>Incentive calculation:</b></p> <p>Where a <b>development</b> provides a contribution to a civic fund for affordable housing or non-market housing the Incentive Rate is Incentive Rate 3.</p> <p><b>Method:</b></p> <p>Incentive <b>gross floor area</b> (square metres) = contribution amount (\$) divided by Incentive Rate 3 (\$).</p>
<p><b>8.26.3</b></p>	<p><b>The minimum floor area ratio that must be achieved prior to use of this item is 11.0.</b></p>

8.26.4	<p><b>Requirements:</b></p> <p>A Contribution to the Affordable Housing Fund includes:</p> <p>(a) a financial contribution to a civic fund; and</p> <p>(b) achievement of an additional 8.0 <b>floor area ratio</b> through public amenity items 8.0 to 8.25, of which 1.0 <b>floor area ratio</b> must be a contribution to the <b>Central Business District Improvement Fund</b> at Incentive Rate 2 in accordance with item 8.1.</p>
8.27	<p><b>CONTRIBUTION TO CENTRAL BUSINESS DISTRICT IMPROVEMENT FUND RATE 3</b></p> <p>Financial contributions to a dedicated fund to be used to support off-site public realm improvements in the CR20-C20/R20 District. Off site public realm improvements include, but are not limited to, improvements to public sidewalks, squares and parks and the acquisition of land for public squares and parks.</p>
8.27.1	<p><b>The maximum incentive <i>floor area ratio</i> for this item is 4.0.</b></p>
8.27.2	<p><b>Incentive calculation:</b></p> <p>Where a <b>development</b> provides a contribution to the <b>Central Business District Improvement Fund</b> Rate 3 the Incentive Rate is Incentive Rate 3.</p> <p><b>Method:</b></p> <p>Incentive <b>gross floor area</b> (square metres) = contribution amount (\$) divided by Incentive Rate 3 (\$).</p>
8.27.3	<p><b>The minimum <i>floor area ratio</i> that must be achieved prior to use of this item is 11.0.</b></p>
8.27.4	<p><b>Requirements:</b></p> <p>A contribution to the <b>Central Business District Improvement Fund</b> Rate 3 includes the following:</p> <p>(a) achievement of an additional 8.0 <b>floor area ratio</b> through public amenity items 8.0 to 8.26, of which 1.0 <b>floor area ratio</b> must be a contribution to the <b>Central Business District Improvement Fund</b> at Incentive Rate 2 in accordance with item 8.1.</p>
8.28	<p><b>CONTRIBUTION TO CENTRAL BUSINESS DISTRICT IMPROVEMENT FUND RATE 4</b></p> <p>Financial contributions to a dedicated fund to be used to support off-site public realm improvements in the central business district. Off site public realm improvements include, but are not limited to, improvements to public sidewalks, squares and parks and the acquisition of land for public squares and parks.</p>
8.28.1	<p><b>The maximum incentive <i>floor area ratio</i> for this item is 3.0.</b></p>

<p><b>8.28.2</b></p>	<p><b>Incentive calculation:</b></p> <p>Where a <i>development</i> provides a contribution to the <b>Central Business District Improvement Fund</b> Rate 4 the Incentive Rate is Incentive Rate 4.</p> <p><b>Method:</b></p> <p>Incentive <i>gross floor area</i> (square metres) = contribution amount (\$) divided by the Incentive Rate 4 (\$)</p>
<p><b>8.28.3</b></p>	<p><b>The minimum <i>floor area ratio</i> that must be achieved prior to use of this item is 15.0.</b></p>
<p><b>8.28.4</b></p>	<p><b>Requirements:</b></p> <p>A contribution to the <b>Central Business District Improvement Fund</b> rate 4 includes the following:</p> <p>(a) achievement of an additional 12.0 <i>floor area ratio</i> through public amenity items 8.0 to 8.26, of which 1.0 <i>floor area ratio</i> must be a contribution to the <b>Central Business District Improvement Fund</b> at Incentive Rate 2 in accordance with item 8.1.</p>



## SCHEDULE A

### GROUPS OF USES

#### **AGRICULTURE AND ANIMAL GROUP**

Extensive Agriculture  
Kennel  
Tree Farm  
Veterinary Clinic

#### **AUTOMOTIVE SERVICE GROUP**

Auto Body and Paint Shop  
Auto Service – Major  
Auto Service – Minor  
Bulk Fuel Sales Depot  
Car Wash – Multi-Vehicle  
Car Wash – Single Vehicle  
Fleet Service  
Gas Bar  
Large Vehicle Service  
Large Vehicle Wash  
Recreational Vehicle Service

#### **CARE AND HEALTH GROUP**

Addiction Treatment  
Child Care Service  
Custodial Care  
Funeral Home  
Health Care Service  
Hospital  
Residential Care

#### **CULTURE AND LEISURE GROUP**

Amusement Arcade  
Billiard Parlour  
Cinema  
Community Recreation Facility  
Computer Games Facility  
Conference and Event Facility  
Cultural Support  
Fitness Centre  
Gaming Establishment – Bingo  
Indoor Recreation Facility  
Library  
Motion Picture Filming Location  
Museum  
Outdoor Recreation Area  
Performing Arts Centre  
Place of Worship – Large  
Place of Worship – Medium  
Place of Worship – Small  
Radio and Television Studio  
Social Organization  
Spectator Sports Facility

#### **DIRECT CONTROL USES**

Adult Mini-Theatre  
Campground  
Emergency Shelter  
Fertilizer Plant  
Firing Range  
Gaming Establishment – Casino  
Hide Processing Plant  
Intensive Agriculture  
Inter-City Bus Terminal  
Jail  
Motorized Recreation  
Natural Resource Extraction  
Pits and Quarries  
Power Generation Facility – Large  
Race Track  
Refinery  
Salvage Processing – Heat and Chemicals  
Saw Mill  
Slaughter House  
Stock Yard  
Tire Recycling  
Zoo

#### **EATING AND DRINKING GROUP**

Catering Service – Major  
Catering Service – Minor  
Dinner Theatre  
Drinking Establishment – Large  
Drinking Establishment – Medium  
Drinking Establishment – Small  
Food Kiosk  
Night Club  
Restaurant: Food Service Only  
Restaurant: Licensed  
Take Out Food Service

#### **GENERAL INDUSTRIAL GROUP**

Asphalt, Aggregate and Concrete Plant  
Brewery, Winery and Distillery  
Cannabis Facility  
Dry-cleaning and Fabric Care Plant  
Food Production  
General Industrial – Heavy  
General Industrial – Light  
General Industrial – Medium  
Printing, Publishing and Distributing  
Specialized Industrial

#### **INDUSTRIAL SUPPORT GROUP**

Artist's Studio  
Beverage Container Quick Drop Facility  
Building Supply Centre  
Health Services Laboratory – Without Clients  
Motion Picture Production Facility  
Recyclable Material Drop-Off Depot  
Specialty Food Store

#### **INFRASTRUCTURE GROUP**

Airport  
Cemetery  
Crematorium  
Military Base  
Municipal Works Depot  
Natural Area  
Park  
Parking Lot – Grade  
Parking Lot – Grade (temporary)  
Parking Lot – Structure  
Park Maintenance Facility – Large  
Park Maintenance Facility – Small  
Power Generation Facility – Medium  
Power Generation Facility – Small  
Protective and Emergency Service  
Public Transit System  
Rail Line  
Sewage Treatment Plant  
Utilities  
Utilities - Linear  
Utility Building  
Waste Disposal and Treatment Facility  
Water Treatment Plant  
Wind Energy Conversion System – Type 1  
Wind Energy Conversion System – Type 2

#### **OFFICE GROUP**

Office  
Service Organization

Schedule A has been amended by the following bylaws: 13P2008, 15P2008, 51P2008, 67P2008, 1P2009, 32P2009, 12P2010, 14P2010, 39P2010, 37P2010, 27P2011, 30P2011, 35P2011, 4P2013, 5P2013, 38P2013, 7P2014, 24P2014, 5P2015, 22P2016, 28P2016, 4P2017, 49P2017, 16P2018, 25P2018, 42P2019, 27P2021, 28P2021

**RESIDENTIAL GROUP**

Assisted Living  
 Backyard Suite  
 Contextual Semi-detached Dwelling  
 Contextual Single Detached Dwelling  
 Cottage Housing Cluster  
 Duplex Dwelling  
 Dwelling Unit  
 Hotel  
 Live Work Unit  
 Manufactured Home  
 Manufactured Home Park  
 Multi-Residential Development  
 Multi-Residential Development – Minor  
 Rowhouse Building  
 Secondary Suite  
 Single Detached Dwelling  
 Semi-detached Dwelling  
 Temporary Shelter  
 Townhouse

**SALES GROUP**

Auction Market – Other Goods  
 Auction Market – Vehicles and  
 Equipment  
 Cannabis Store  
 Convenience Food Store  
 Financial Institution  
 Information and Service Provider  
 Large Vehicle and Equipment Sales  
 Liquor Store  
 Pawn Shop  
 Payday Loan  
 Pet Care Service  
 Print Centre  
 Recreational Vehicle Sales  
 Restored Building Products Sales Yard  
 Retail Garden Centre  
 Retail and Consumer Service  
 Supermarket  
 Temporary Residential Sales Centre  
 Vehicle Rental – Major  
 Vehicle Rental – Minor  
 Vehicle Sales – Major  
 Vehicle Sales – Minor

**SIGNS GROUP**

Community Entrance Feature

**Sign – Class A**

Address Sign  
 Art Sign  
 Banner Sign  
 Construction Sign  
 Directional Sign  
 Election Sign  
 Flag Sign  
 Gas Bar Sign  
 Pedestrian Sign  
 Real Estate Sign  
 Show Home Sign  
 Special Event Sign  
 Temporary Sign  
 Window Sign  
 Any type of sign located in a building not  
 intended to be viewed from outside

**Sign – Class B**

Fascia Sign

**Sign – Class C**

Freestanding Sign

**Sign – Class D**

Canopy Sign  
 Projecting Sign

**Sign – Class E**

Digital Message Sign  
 Flashing or Animated Sign  
 Inflatable Sign  
 Message Sign  
 Painted Wall Sign  
 Roof Sign  
 Rotating Sign  
 Temporary Sign Marker  
 Any type of sign that does not fit within any  
 of the sign types listed in Classes  
 A, B, C, D, F or G

**Sign – Class F**

Third Party Advertising Sign

**Sign – Class G**

Digital Third Party Advertising Sign

**STORAGE GROUP**

Distribution Centre  
 Equipment Yard  
 Freight Yard  
 Recyclable Construction Material  
 Collection Depot (temporary)  
 Salvage Yard  
 Self Storage Facility  
 Storage Yard  
 Vehicle Storage – Large  
 Vehicle Storage – Passenger  
 Vehicle Storage – Recreational

**SUBORDINATE USE GROUP**

Accessory Food Service  
 Accessory Liquor Service  
 Accessory Residential Building  
 Bed and Breakfast  
 Columbarium  
 Custodial Quarters  
 Drive Through  
 Home Based Child Care - Class 1  
 Home Occupation – Class 1  
 Home Occupation – Class 2  
 Outdoor Café  
 Seasonal Sales Area  
 Special Function – Class 1  
 Special Function – Class 2

**TEACHING AND LEARNING GROUP**

Instructional Facility  
 Post-secondary Learning Institution  
 School – Private  
 School Authority – School  
 School Authority Purpose – Major  
 School Authority Purpose – Minor