

Draft Zoning Bylaw for Discussion

Notes on the Draft Zoning Bylaw for Discussion

This draft of the new Zoning Bylaw has been shared for engagement purposes only. It provides an early draft for feedback through this phase of public engagement and a starting point for more focused discussion and testing that will start in early 2025. The final Zoning Bylaw will be different from this draft because we will make changes based on engagement feedback, discussion and testing.

This Draft Zoning Bylaw shows many of the big changes that are being proposed for a new Zoning Bylaw, including changes to consolidate zones and simplify land uses, it also includes details that are still being worked out. Sharing a draft that we are still working on provides an opportunity to engage on these details and to be able to discuss how to achieve the best outcomes.

Navigation Tip:

- a. If you open this PDF using Acrobat Reader the side bar will have a Clickable Table of Contents.
- b. This document contains Bookmarks. If they are not shown when you open the document click on the Bookmarks icon to enable them.

Outstanding items to be aware of:

- a. Where there are inconsistencies between the Summary Sheets and the Draft Zoning Bylaw, the Draft Zoning Bylaw is more current.
- b. The Administration section is not included in this Draft since it is still in progress and mainly addresses City authorities and processes. However, the section on developments that are development permit exempt is included.

High level changes to be aware of:

- a. Not every district is accommodated in a new zone. This is intentional. The proposed zones are believed to accommodate all types of development seen throughout the city and is in alignment with Local Area Plans.
- b. The list of Uses has been consolidated – use definitions are now broad and general and do not contain regulations within them. Where specific regulations are required for specific uses, they will be identified through “Use Specific Regulations” (Part 4).

Land Acknowledgement

We acknowledge the land and sacred sites of the Indigenous peoples who have lived on and stewarded these lands since time immemorial. We thank Creator, our source of life, for the enduring gifts of this land.

Calgary is located within the inherent and cultural landscapes, and ancestral lands of the Siksikaitsitapi comprising of the Kainai, Siksika, Piikani, and Amskaapipiikani Nations, and the home lands of the Îethka Nakoda Wicastabi, comprising of the Chiniki, Bearspaw, and Goodstoney Nations, and the Tsuut'ina of the Great Dene Nation. These lands are also home to the Métis Nation in Alberta, Battle River Territory. We acknowledge all First Nations, Inuit, and Métis people who have made Calgary their home.

Common ground exists between Indigenous relationships with the land and water, and the land-based practice of city planning. Working together, we seek to ensure harmonious and sustainable growth, while respecting Creator, this land, and all living beings.

We commit to learning about the histories, cultures, and perspectives of Indigenous peoples by recognizing their inherent rights. We also commit to moving forward together to respect and honour Indigenous and non-Indigenous planning practices, worldviews, and knowledge systems to steward these lands.

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Bylaw Amendments

[Placeholder page]

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Overview of the Bylaw

Purpose

1 Purpose of the Zoning Bylaw

The purpose of this Zoning Bylaw is to enable **development** based on the policies of the Calgary Plan. To ensure this purpose is achieved, all planning applications, including rezoning, subdivision, and **development permit** applications, must be evaluated using the Zoning Bylaw. Where applicable, such applications must be evaluated using the policies of the Calgary Plan and any other applicable statutory or non-statutory plans and policies.

This section reflects the new structure of the zoning bylaw.

2 How to use this Zoning Bylaw

[Placeholder]

This section will be written at a later date to reflect the new finalized zoning bylaw format.

3 Application of the Zoning Bylaw

In addition to the rules of each zone, all **development** must comply with:

- (a) the General Regulations in Part 4;
- (b) the **Use** Specific Regulations in Part 5;
- (c) the Sign regulations in Part 6;
- (d) the applicable **Uses** and Definitions in Part 7; and
- (e) the Administrative regulations in Part 8.

This section reflects the new structure of the zoning bylaw.

General Interpretation

4 Repeal of Bylaw 1P2007

The City of Calgary Land Use Bylaw, 1P2007, as amended, is hereby repealed and will cease to have effect on the day this Bylaw comes into force:

The repeal of 1P2007 will be on a separate bylaw when this goes forward for approval.

5 Validity of Provision

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 must remain valid.

This section remains unchanged from the existing land use bylaw 1P2007.

Requirements of Other Legislation

This section is similar to the existing land use bylaw 1P2007.

- (1) ~~The~~ Compliance with this Bylaw does not exempt any person from the requirements of any other Bylaw or any other Federal, Provincial or Municipal legislation, approval process, licensing or permitting regime.
- (2) ~~The approval of a development permit application and the release of a development permit does not authorize construction to either commence or continue except in conjunction with all other required permits.~~
- (3) This bylaw or a decision made under this bylaw cannot compel the **City** to provide servicing, access, or any other thing regulated or required by the **City** under any other bylaw.
- (4) The Gaming, Liquor and Cannabis Regulation has established distances from certain **buildings** and land from which a **Cannabis Store** must be separated, and also authorizes 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 Section 410(1)(b) of this Bylaw;
 - (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 Section 410(1)(c) of this Bylaw; and
 - (c) there is no required separation distance from a **Cannabis Store** or an **Industrial use** involving a cannabis facility to a **building** containing a **Child Care Service**, whether or not such **Child Care Service** includes **early childhood services**.

Referenced Legislation

Where 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.

Simplified the referenced legislation section by removing the list of all the other legislation referenced.

Rules of Interpretation

8 Reference Aids

This section is similar to the existing land use bylaw 1P2007.

- (1) For ease of reference:
 - (a) words that are **Capitalized and Bold** denote **uses** defined in Section 477;
 - (b) words that are ***italicized and bold*** denote terms defined in Section 478;
 - (c) words that are *italicized* denote other legislation; and
 - (d) 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.

9 Purpose Statements

This section is similar to the existing land use bylaw 1P2007.

- (1) The purpose statements in each zone are included to illustrate the intent of the zone.
- (2) The purpose statements of a zone are general and all characteristics do not need to be met to satisfy the intent of the zone.
- (3) Where a provision is capable of two or more meanings, it must be given the meaning that is most aligned with the purpose of the zone.
- (4) The purpose statement relating to ***signs*** referenced in Part 5, Division 1 is included to illustrate the hierarchy of ***signs*** and the opportunity for signage on ***buildings*** and ***parcels***.

10 Rounding Numbers

- (1) Unless otherwise specified in this Bylaw, **any time a calculation is made under this Bylaw, the result must be rounded to the nearest whole number. proper mathematical rounding to the nearest significant digit is required for any rule in this Bylaw where a mathematical calculation is performed.**
- (2) Measurements of building placement on a parcel and building projections over setback areas must be rounded to the nearest tenth decimal place.

Simplifying rounding. Always round to nearest whole number.

(3) Only for the purpose of confirming compliance with the regulations of this Bylaw in terms of **building** placement on a **parcel** and **building projection** over **setback areas**, measurements of existing **buildings** shall be rounded to the tenth decimal place;

(4) For the purpose of calculating the following:

(a) The number of required electric vehicle parking stalls is always rounded up to the next whole number;

The rounding method for electric vehicle parking is new to this bylaw.

(b) where **density** is calculated in **dwelling units** per hectare, the number of **dwelling units** is always to be rounded up to the next whole number;

The rounding method for density has been changed to round up to the nearest whole number.

(c) trees in a setback area or a landscaped area are always rounded up to the next whole number; and

(d) shrubs in a setback area or a landscaped area are always rounded up to the next whole number.

11 Methods

For the purpose of measuring the following:

- (a) the distance to a **rapid transit station** from a **development** is measured in a straight line from the closest edge of the station structure to the closest point of the **parcel**, or all the **parcels**, containing the subject **development**;
- (b) the distance to a **rapid transit station** from a **development** is measured in a straight line from the closest edge of the platform to the closest point of the **parcel**, or all the **parcels**, containing the subject **development**; and
- (c) the distance to the **primary transit network** from a **development** is measured in a straight line from the closest edge of public right-of-way containing the **primary transit network** to the closest point of the **parcel**, or all the **parcels**, containing the subject **development**.

12 Forms of Words

In this Bylaw:

- (a) words in the singular include the plural, and words in the plural include the singular;
- (b) a word or expression, other parts of speech and grammatical forms of the same word or expression have corresponding meanings;

This section is similar to the existing land use bylaw 1P2007.

- (c) “may” or “should” are to be construed as permissive and empowering;
- (d) “must”, “~~shall~~”, or “required” are to be construed as a compulsory obligation;
- (e) a “person” includes an individual, partnership, association, body corporation, trustee, executor, administrator and legal representative of a person; and
- (f) an “individual” does not include a corporation or other types of persons who are not human beings

Zones and Zoning Maps

13 Zones

This section has been updated to reflect the new zoning format of the bylaw.

- (1) The city is divided into zones, the boundaries of which are shown on the Zoning Maps.
- (2) The Zoning Maps, as may be amended by Bylaw from time to time, will be deposited with the City Clerk.
- (3) In this Bylaw, a zone may be referred to by its full name or abbreviation as referenced in the title of each zone.
- (4) Where this Bylaw refers to a rule or requirement relating to a **parcel** that is designated a particular zone, it must be read to include a **parcel** that is designated **Direct Control Bylaw** based on that zone unless the **Direct Control Bylaw** indicates a contrary intent.
- (5) **Streets** do not form part of zone ~~boundaries in the Zoning Maps~~, and must only be used for:
 - (a) the passage and parking 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, 26M96 and Street Bylaw, 20M88.
- (6) Concurrent with the permanent closure of a **street**, **Council** must ~~approve a zone for the street. apply a corresponding zone~~.
- (7) Despite the zone shown on the Zoning Maps, water bodies under the jurisdiction of the Crown in right of the Province of Alberta or Canada are not regulated by this Bylaw.

[Placeholder for Link to the Zoning Maps]

Zone Conversion Chart [Only included in the draft for reference – will not to be in final Bylaw]

Zoning maps are not included in this draft.
The City will progress the zoning maps beyond 2024 and will conduct further engagement in relation to the zoning maps when they are being developed.

Zone Conversions			
Land Use Bylaw1P2007		New Zoning Bylaw	
Part	Land Use Districts	Zones	Zone Groups
	R-2	H-1	Housing
	R-MH		
	R-CG		
	R-CGex		
	R-G		
	R-Gm		
Multi-Residential	M-G	H-2	
	M-CG		
Housing	R-2M		
	H-GO		
Multi-Residential	M-C2	H-3	
	M-C1		
	M-1		
	M-2		
	M-H1		

Zone Conversions				
Land Use Bylaw1P2007		New Zoning Bylaw		
Part	Land Use Districts	Zones	Zone Groups	
Commercial	C-COR1	MU-1 / MU-1c	Mixed Use	
Mixed Use	MU-1			
	MU-2			
Multi-Residential	M-X1			
	M-X2			
	M-H1			
Commercial	C-COR1	MU-2/MU-1c	Mixed Use	
Mixed Use	MU-1			
	MU-2			
Commercial	C-COR1	MU-3/MU-3c		Mixed Use
Multi-Residential	M-H2			
	M-H3			
Commercial	C-N1	C-1	Commercial	
	C-N2	C-1v		
	C-C1	C-2		
	C-C2			
	C-COR2			
	C-COR3	C-3		
	C-O			
	C-R1			
	C-R2			
	C-R3			

Zone Conversions			
Land Use Bylaw1P2007		New Zoning Bylaw	
Part	Land Use Districts	Zones	Zone Groups
Industrial	I-E	I-F	Industrial
	I-B		
	I-C		
	I-G	I-G	
	I-O		
	I-R		
	I-C		
	I-H	I-H	
Special Purpose	S-UN	S-NA	Special Purpose
	S-SPR	S-PS	
	S-CS	S-RC	
	S-R		
	S-CI	S-PI	
	S-CRI		
	S-URP	S-FD	
	S-FUD		
	S-TUC	S-TC	

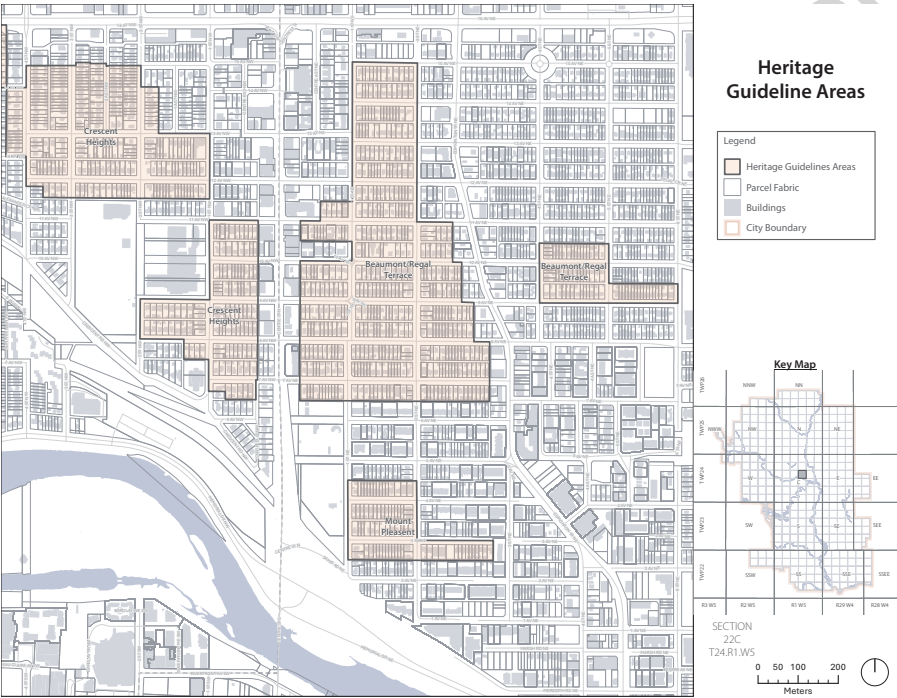
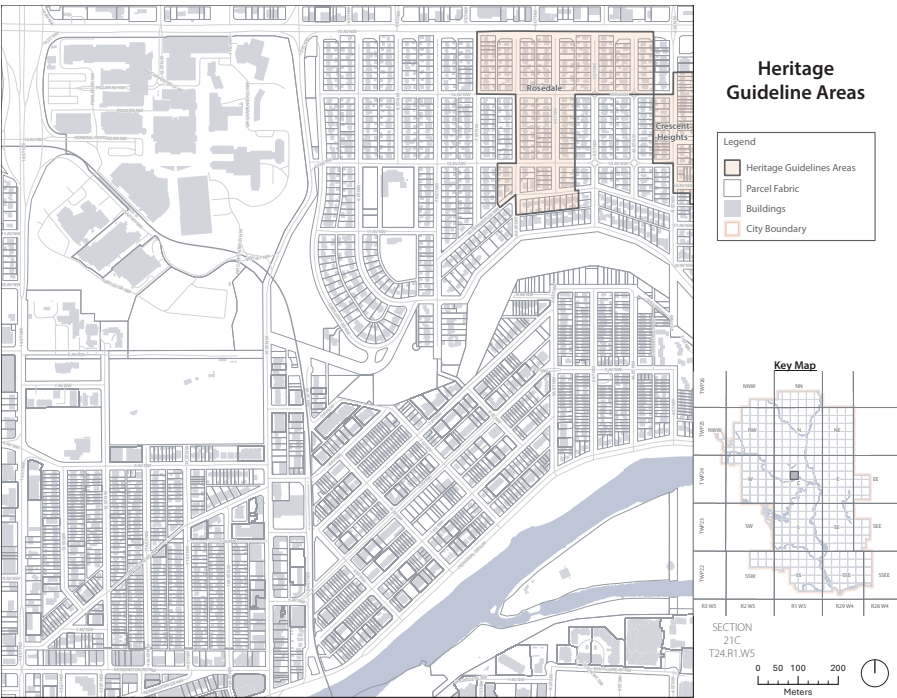
Zone Conversions			
Land Use Bylaw 1P2007		New Zoning Bylaw	
Part	Land Use Districts	Zones	Zone Groups
Centre City	CC-MH	GD-1	Greater Downtown
	CC-MHX		
	CC-X		
Centre City East Village	CC-EIR		
	CC-EPR		
Centre City	CC-X	GD-2	
	CC-COR		
Centre City East Village	CC-EMU		
	CC-ET		
Commercial Residential	CR20-C20 / R20	GD-3	

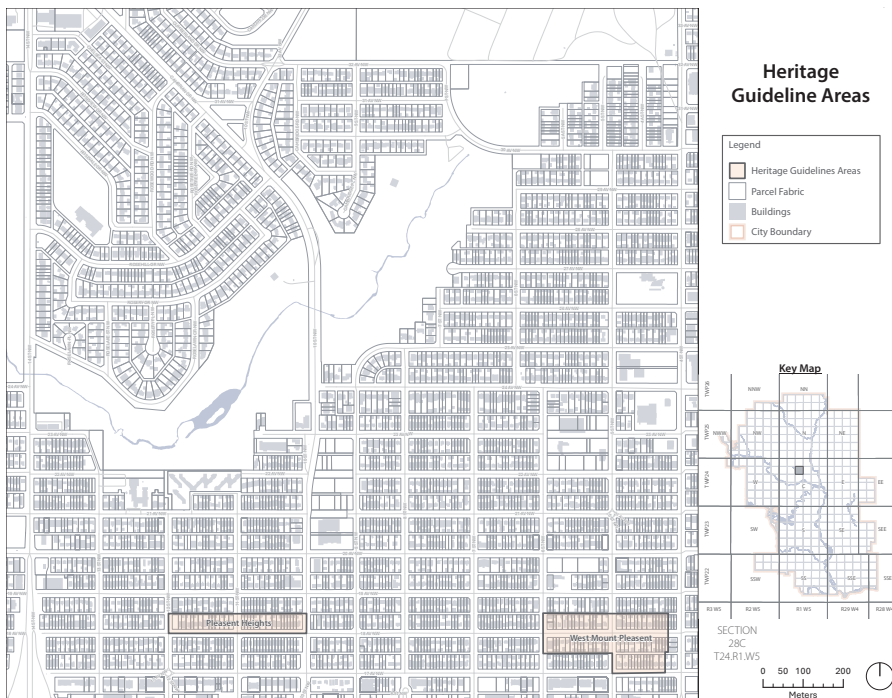
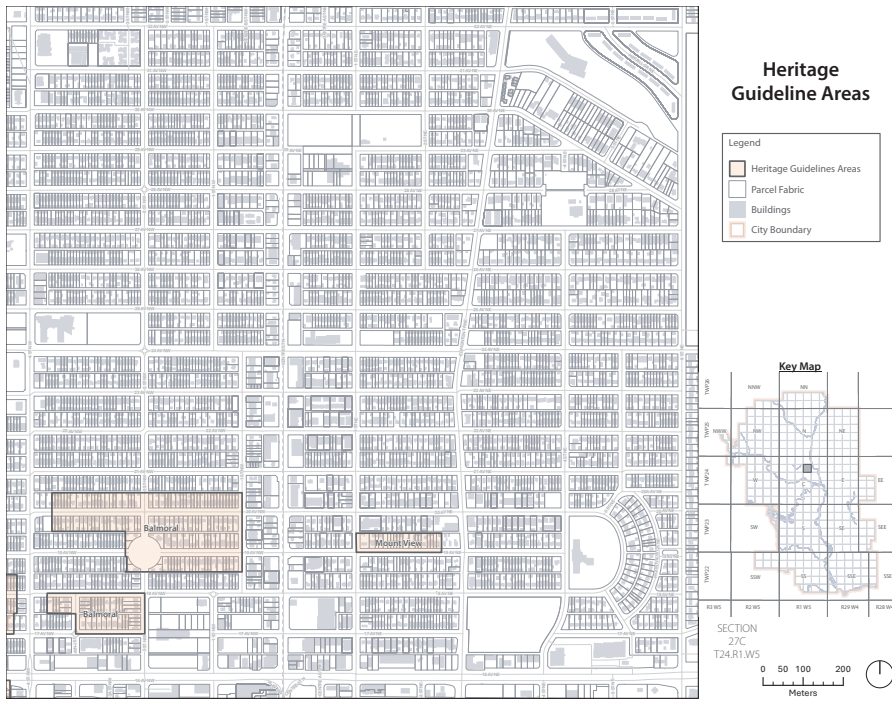
Overlay Maps

15 Flood Hazard Areas Map

[Placeholder for new flood hazard area maps]

The Flood Hazard Areas Mapping remain the same as the existing land use bylaw 1P2007 at this time and are currently being reviewed as part of the [Calgary River Valleys Project](#).





17 **Sunlight Protection Overlay Map**
[Placeholder for sunlight protection overlay map]

18 **Public Realm Setback Overlay Map**
[Placeholder for Public Realm Setback overlay map]

Public Realm Setbacks are sometimes missed as the only place they are found is in the admin section.

Zones

Housing Zones

Housing – Small Scale Infill (H-1I) Zone

19 Purpose

The Housing – Small Scale **Infill** (H-1I) zone is intended to accommodate:

- (a) a variety of limited-scale, low-**density** residential **developments**; and
- (b) **Home Businesses** which predominantly serve local residents.

The **H-1I** zone replaces the existing R-CG district. **and R-G districts.**

20 Permitted Uses

Except where otherwise referenced in section 22, the following **uses** are **permitted uses** in the **Housing – Small Scale Infill** (H-1I) zone:

- (a) **Housing**
- (b) **Minor Utility**
- (c) **Protective and Emergency Service**
- (d) **Sign – Class A**
- (e) **Sign – Class B**
- (f) **Special Event**
- (g) **Supportive Housing**
- (h) **Urban Agriculture**

Housing is proposed as a permitted use. This aligns with Objective 1.C.5.ii of the Housing Strategy, which aims to increase housing supply to better meet demand and improve affordability. This builds on the success of permitted Contextual housing forms and permitted housing in the current H-GO district in Land Use Bylaw 1P2007. The Permitted Use approach will be refined through further public engagement, testing and monitoring new development outcomes following the implementation of Rezoning for Housing.

21 Discretionary Uses

The following **uses** are **discretionary uses** in the **Housing – Small Scale Infill** (H-1I) zone:

- (a) **Child Care Service**
- (b) **Community Service**
- (c) **Home Business**
- (d) **Religious Facility**
- (e) **Sign – Class C**

Child Care Service is added as a discretionary use, which allows it in certain conditions instead of needing to rezone to allow it. This supports meeting a growing need for more child care.

- (f) **Sign – Class E**
- (g) **Temporary Sales Centre**

22 Additional Use Restriction

- (1) The following **uses** are **discretionary uses** where located within a proposed **building** on a **parcel** that is within a **heritage guideline area**:
 - (a) **Housing**
 - (b) **Supportive Housing**
- (2) The following **uses** are additional **discretionary uses** if they are located entirely within a **heritage resource** or **pre-war home**:
 - (a) **Health Care Service**
 - (b) **Indoor Sales & Service**
 - (c) **Neighbourhood Store**
 - (d) **Office**

Moving Housing to discretionary makes it so heritage guideline policies in a local area plan can be used for applications.

Allowing some options for retrofitting uses in heritage houses makes it more attractive for owners to save these buildings.

23 Parcel Area

- (1) The minimum **parcel area** is 90.0 square metres.
- (2) The maximum **parcel area** is 2000.0 square metres.

Deleting this section to better align with existing R-CG district, which does not have lot area rules and only has minimum width for 'duplex' which is not a use anymore.

24 Parcel Width

- (1) The minimum **parcel width** is 7.5 metres for a **laneless parcel**.
- (2) The minimum **parcel width** is 5.0 metres for a **laned parcel**.

25 Density

The maximum **density** is 150 **dwelling units** per hectare.

This density is the same as R-CG (75 uph + suites) once accessory dwelling units are included in density.

26 Building Height

- (1) Unless otherwise referenced in subsections (2), (3) or (4), the maximum **building height** is 11.0 metres.
- (2) Where a **building setback** is required from a **property line** shared with another **parcel** designated with H-1I, H-1G, H-1Gm or H-2 Zone, the maximum **building height** is 8.0 metres measured at the shared **property line**, increasing at a 45 degree angle to a maximum of 11.0 metres.
- (3) Where not located on a **corner parcel**, the maximum **building height** for a **rear residential building** is 8.6 metres.

Building height is the same as R-CG.

- (4) The maximum **building height** of a **backyard suite** or **accessory building** is 7.5 metres.
- (5) The maximum **floor plate area** of the third **storey** of a **building** must not exceed 75.0 per cent of the **floor plate area** of the **storey** below.

Building height for accessory buildings is the same as for a backyard suite where they meet the same building separation and setbacks. This allows a home office or workshop above a garage where otherwise just a suite was allowed.

27 Building Length

The maximum **building length** of any façade of any **building** on a **parcel** is 30.0 metres.

28 Parcel Coverage

- (1) Unless otherwise referenced in subsection (2), the maximum **parcel coverage** is 45.0 per cent.
- (2) For a **development** of 80 units per hectare or greater, the maximum **parcel coverage** is:
 - (a) 50.0 percent; or
 - (b) 60.0 percent where all **motor vehicle parking stalls** are provided within a **building**.
- (3) The **parcel coverage** of all **accessory buildings** must not exceed the lesser of:
 - (a) the **parcel coverage** of the **main residential buildings**; or
 - (b) 75.0 square metres for each **primary dwelling unit**.

Since there are no minimum parking requirements, coverage is calculated to account for developments that provide limited parking or provide surface parking stalls, with 50% coverage, as well as those that include parking in a garage, allowing for an additional 10% coverage for garages.

29 Building Depth

For **laned parcels** with a **parcel depth** of 30.0 metres or greater, a **street** fronting **main residential building** must be wholly contained within 65.0% **parcel depth**.

30 Building Setbacks

- (1) The minimum **building setback** from a **front property line** is 3.0 metres.
- (2) Unless otherwise referenced in subsection (9), the minimum **building setback** from a **property line** shared with a **lane** is 1.2 metres.
- (3) Unless otherwise referenced in subsections (4), (5), (8), (9) or (11), the minimum **building setback** from a **side property line** is 1.2 metres.
- (4) For a **corner parcel**, the minimum **side setback** from a **flanking side property line** shared with a **street** is 0.6 metres.

For easier reference, building setbacks includes setbacks for main, accessory and suites in one place.

- (5) For a **corner parcel**, the minimum **building setback** from a **side property line** shared with another **parcel** is 3.0 metres for any portion of the **building** located between the **rear property line** and 65.0 per cent **parcel depth**.
- (6) Unless otherwise referenced in subsections (7), (8), (9) or (11), the minimum **building setback** from a **rear property line** shared with another **parcel** is 5.0 metres.
- (7) On a **corner parcel**, the minimum **building setback** from a **rear property line** shared with another **parcel** is 1.2 metres.
- (8) For a **main residential building**, the minimum **building setback** from a **property line** shared with a **parcel** in a **special purpose zone** is 3.0 metres;
- (9) For an **accessory building** with **building height** of 4.6 metres or less, the minimum **building setback** from a **property line** shared with another **parcel** or a **lane** is 0.6 metres.
- (10) An **accessory building** must not be located in the **actual front setback area**.
- (11) There is no requirement for a **building setback** from the **property line** on which a party wall is located that separates two or more **dwelling units**.
- (12) Swimming pools and hot tubs must not be located in the **front setback area**.

31 Reduced Setbacks

- (1) For a **building** containing only one **primary dwelling unit**, one **side setback** may be reduced to zero metres where:
 - (a) the owner of a **parcel** proposed for **development** and the owner of the **adjacent parcel** register, against both titles, a minimum 1.5 metres private maintenance easement that provides for:
 - (i) 0.30 metres eave encroachment easement with the requirement that the eaves must not be closer than 0.90 metres to the eaves on a **building** on an **adjacent parcel**; and
 - (ii) 0.60 metres footing encroachment easement; and
 - (b) the reduced **side setback area** does not provide access to the primary entry of a **dwelling unit**.
- (2) For a **building** containing only one **primary dwelling unit**, one **side setback** may be reduced to 0.6 metres where:
 - (a) the owner of the **parcel** proposed for **development** and the owner of the **adjacent parcel** register,

These are the same as existing zero lot line allowances from R-1N and R-G.

- against both titles, a private **maintenance** easement with a minimum combined **width** of 1.5 metres;
 - (b) eaves are setback a minimum of 0.45 metres from any **property line**; and
 - (c) the reduced **side setback area** does not provide access to the primary entry of a **dwelling unit**.
- (3) The minimum **building setback** for an **accessory building** from a **side property line** or **rear property line** that is not shared with a **street** may be reduced to 0.0 metres when:
- (a) the **accessory building** is constructed of maintenance-free materials and there is no overhang of eave onto an **adjacent parcel**;
 - (b) the owner of the **adjacent parcel** grants a 1.5 metres private maintenance easement that must:
 - (i) be registered against the title of the **parcel** proposed for **development** and the title of the **adjacent parcel**; and
 - (ii) include a 0.6 metres eave and footing encroachment easement.

32 Projections

- (1) ~~**Amenity structures** may project a maximum of:~~
 - (a) 1.8 metres into a **front setback area** or a **side setback area** adjoining a **street**; and
 - (b) 1.5 metres into a **rear setback area**.
- (2) Unless otherwise referenced in subsection (3), ~~**amenity structures** on or below the first **storey** may project a maximum of 1.0 metres into a **side setback area** of 1.2 metres or greater.~~
- (3) ~~**Building projections** and **amenity structures** less than 2.4 metres above **grade** must not project into a **side setback area** that provides access to a primary entry for a **dwelling unit**, except on a **flanking side property line**.~~
- (4) ~~A **private garage** attached to a **building** may project without limits into a **rear setback area** provided it has no part that is located closer than 0.6 metres to the **rear property line**.~~
- (5) ~~Portions of a **building** below the surface of the ground may extend without any limits into a **setback area**, apart from the required **front setback area**.~~
- (6) ~~Swimming pools and hot tubs must not be located in the **front setback area**.~~

What is allowed to project or locate within a setback area is combined from **R-G** and **R-CG** and mostly the same.

- (7) Unless otherwise referenced in this section, buildings must not be located in any setback area.
- (8) Portions of a building located above the surface of the ground may project into a setback area only in accordance with the rules contained in this section.
- (9) Portions of a building below the surface of the ground may extend without any limits into a setback area.
- (10) Wheelchair ramps may project without any limits into a setback area.
- (11) Eaves may project a maximum of 0.6 metres into a setback area.
- (12) On each storey, the total combined length of all projections into any setback area must not exceed 40.0 per cent of the length of the façade.
- (13) Subsection (12) does not apply to eaves, ramps, and stairs.
- (14) Window wells may project without limits into any front setback area.
- (15) Portions of a building greater than or equal to 2.4 metres above grade may project a maximum of 0.6 metres into any side setback area.
- (16) Window wells may project a maximum of 0.8 metres into a side setback area provided that one side setback area is free and clear of any projections to a height of 2.4 metres.
- (17) Landings and stairs may project into a side setback area provided:
- (a) they provide access to the main floor or lower level of a building;
 - (b) the area of any portion of a landing that projects into the side setback area does not exceed 1.8 square metres; and
 - (c) one side setback area is free and clear of any projections to a height of 2.4 metres.
- (18) Any portion of a building that projects into a side setback area, other than eaves, landings, window wells, ramps and stairs, must not be located closer than 0.9 metres from the front façade.
- (19) Balconies and decks must not project into any setback area.
- (20) Central air conditioning equipment may project a maximum of 1.0 metres into a side setback area provided that one side setback area is free and clear of any projections to a height of 2.4 metres.

Building Separation

- (1) The minimum **building** separation between **street** fronting **main residential buildings** on the same **parcel** is 2.4 metres.
- (2) The minimum **building** separation between **rear residential buildings** on the same **parcel** is 2.4 metres.
- (3) The minimum **building** separation between a **street** fronting **main residential building** and a **rear residential building** is 6.5 metres.
- (4) The minimum **building** separation between a **main residential building** and a **backyard suite** or an **accessory building** with a **building height** greater than 4.6 metres is 5.0 metres.
- (5) The minimum **building** separation in subsection (4) may be reduced to 1.5 metres where **amenity space** is provided at **grade** that:
 - (a) is **adjacent** to the **main residential building** and the **backyard suite** or **accessory building**; and
 - (b) has no dimension less than 5.0 metres.
- (6) For an **accessory building** with a **building height** of 4.6 metres or less, the minimum distance between any façade of and a **main residential building** is 1.0 metres.
- (7) A **building** is considered part of the **primary building** and is not an **accessory building** where it is attached to a **primary building**:
 - (a) by a floor of a foundation greater than 1.0 metres above **grade**; or
 - (b) by a roof.

Building separation requirements are the same as R-CG and include separation distances for accessory buildings and backyard suites, for easy reference.

Unit Location

- (1) Unless otherwise referenced in subsection (2) and section 45 (Accessible Design), a **primary dwelling unit** must not be wholly or partially located above another **primary dwelling unit**.
- (2) Where a **building** contains two **dwelling units**, one **primary dwelling unit** may be located above one other **primary dwelling unit**.

Unit location is the same as for the uses allowed in R-CG and R-G, allowing for up-down duplexes and with exceptions for accessible units.

Backyard Suite

The maximum floor area of a **backyard suite**, not including any portion of the **building** used as a **private garage**, is 85.0 square metres.

The area of a backyard suite now includes stairs and landings and is increased to 85 sq m to account for these.

- (1) For **parcels** with three (3) or more **primary dwelling units**, all **primary dwelling units** must have individual, separate, direct access to **grade**.
- (2) For **parcels** with three (3) or more **primary dwelling units**, all **dwelling units** with a **street**-facing façade must have:
 - (a) an entrance that is visible from the **street**; and
 - (b) a sidewalk that provides direct access to the **dwelling unit**.
- (3) One **primary dwelling unit** may share an entrance with one other **dwelling unit**.
- (4) For **parcels** with three (3) or more **primary dwelling units**, **main** entrances to **primary dwelling units** must incorporate covered or recessed **porches** or entrances, or awnings.
- (5) **Buildings** with two (2) or more **primary dwelling units** located on a **corner parcel** must have an exterior entrance which is visible from each side of the **corner parcel**.

Unit entry requirements are the same as R-CG with entrances at ground level and connected to the sidewalk.

A primary and accessory unit may share a single entrance for simpler façades.

Design requirements for entries are new and will make entries more obvious and protect people from the weather.

37

Amenity Structures

- (1) ~~Unless otherwise referenced in subsection (2) or (3), **amenity structures** located above the first **storey** of a **building** may project a maximum of 1.8 metres from any **building** façade to which it is attached.~~
- (2) ~~Where an **amenity structure** is attached to more than one **building** façade it may project more than 1.8 metres where it has a maximum **area** of 10.0 square metres or less.~~
- (3) ~~Where an **amenity structure** is located on the roof of the first or second **storey** of a **main residential building** and does not overhang any part of the **storey** below, the **amenity structure** may have an **area** that equals 50.0 per cent of the **floor plate area** of the **storey** below.~~

Amenity structure rules match the balcony rules in R-CG.

38

Outdoor Amenity Space

- (1) Each **dwelling unit** must have outdoor **amenity space** that has a minimum **area** of 7.5 square metres with no dimension less than 1.8 metres.
- (2) Outdoor **amenity space** may be provided as **common amenity space**, **private amenity space** or a combination of both.
- (3) Outdoor **amenity space** may not include vehicular areas, parking areas, **accessory buildings**, or **waste** and recycling facilities.
- (4) **Common amenity space** must:

A minimum area of outdoor space is required for every home and may be provided as shared or private space.

- (a) be accessible from all **dwelling units**; and
- (b) be **screened** using plantings or a **privacy wall** if located directly **adjacent** to **motor vehicle parking stalls** or **waste** and recycling areas.

39 Landscaping

- (1) On **parcels** with three or more **primary dwelling units** a minimum of 15.0 per cent of the **parcel area** must be a **soft landscape area**.
- (2) 1.0 tree must be provided for every 160.0 square metres of **parcel area**.
- (3) ~~1.0 shrub must be provided for every 40.0 square metres of parcel area.~~
- (4) The minimum mature crown projection is 10.0 per cent of the total **parcel area**.

Tree requirements based on parcel area are new; shrub requirements are new; a new minimum tree crown projection requirement ensures a minimum tree canopy.

40 Driveways

- (1) A residential **driveway** must not have access to an **arterial** or **collector street** or be located directly across from a **School** or **Park**, unless:
 - (a) there is no other method of vehicular access to the **parcel**; and
 - (b) a turning space is provided on the **parcel** to allow all vehicles exiting to face the **street**.
- (2) Where the **parcel** shares a **rear property line** or **side property line** with a **lane**, all **driveway** and vehicle access to the **parcel** must be from the public **lane**, unless:
 - (a) access from the public **lane** is not physically feasible due to elevation differences between the **parcel** and the public **lane**;
 - (b) There is a legally existing **driveway** that is not being relocated or widened.
- (3) Where a **parcel** is the subject of a **development permit**, the **Development Authority** must not require the removal of a legally existing **driveway** accessing a **street**.
- (4) Where vehicle access is allowed from a **street** in accordance with subsections (1) and (2), a maximum of one (1) **driveway** per **primary dwelling unit**, is allowed from a **street**.

Driveway rules are the same as for existing low density districts, but no longer allow new driveways where a parcel has access to a lane.

- (5) Where a **private garage** or parking **area** has 1.0 motor vehicle parking stall, the maximum **driveway width**, measured at the back of the public sidewalk, is the **width** of the garage or motor vehicle parking stall or 3.0 metres less than the **parcel width**, whichever is less, including any abutting pathways running parallel to the **driveway**.
- (6) Where a **private garage** or parking **area** has 2.0 or more **motor vehicle parking stalls**, the maximum **driveway width**, measured at the back of the public sidewalk, is the **width** of the garage of **motor vehicle parking stalls** or 3.0 meters less than the **parcel width**, whichever is less, including any abutting pathways running parallel to the **driveway**.
- (7) A **driveway** connecting to a **street** must be a minimum of 6.0 metres in **length**, when measured along the intended direction of travel for vehicles from the back of the public sidewalk.
- (8) A **driveway** connecting to a **lane** must be a minimum of 0.6 metres in **length**, when measured along the intended direction of travel for vehicles.

Driveway width rules are built on the rules in R-G, these require more testing with real sites to determine how this would work if applied.

41 Solar

A **building** containing a primary **dwelling unit** must be a **solar-ready building**.

This makes it so that conduit needed to connect solar panels on the roof is pre-installed at a reduced cost and disruption compared to a retrofit.

42 Use Specific Regulations

(1) For **Child Care Service**:

- (a) any outdoor play **area** must not be located within a **side setback area** adjoining a **parcel** with a **housing zone**; and
- (b) with more than 20 children, the **use** must:
 - (i) be located on a **corner parcel** or a **parcel** with **lane** access;
 - (ii) not be located on a cul-de-sac, unless on a **corner parcel**; and
 - (iii) not be located within a **dwelling unit**.

Conditions to manage larger child care services in residential neighbourhoods.

(2) A **Health Care Service, Indoor Sales & Service, Neighbourhood Store, or Office**:

- (a) must provide:
 - (i) an entrance that is visible from the **street**; and
 - (ii) a **walkway** that provides direct access to the entrance;

The optional uses are only allowed in a heritage asset and when they meet these requirements.

- (b) must not locate **motor vehicle parking stalls** or **loading stalls** between a **building** and a **street**;
- (c) must, unless otherwise referenced in subsection (d), where the **parcel** shares a **property line** with a **lane**, provide vehicle access to the **parcel** from the **lane**; and
- (d) may, where a **corner parcel** shares a **property line** with a **lane**, provide vehicle access to the **parcel** from the **lane** or the **street**.

43 Heritage

- (1) The maximum **parcel coverage** for a **parcel** containing a **heritage resource** or **pre-war home** is 20.0 per cent above the applicable maximum identified in section 28.
- (2) An addition to a **heritage resource** or **pre-war home** must not be located between the **front property line** and 3.0 metres beyond the front façade of the **building**.
- (3) Where located within a **heritage resource** or **pre-war home**, the area for exempt **additions** to **Housing** with two or fewer **dwelling units** is increased in accordance with section 388.

Allowing bigger additions and more coverage will make it more attractive for owners to keep heritage buildings and preserve the street façade.

44 Green Buildings

- (1) For an **ultra low emission building – small**:
 - (a) the maximum **building height** may be increased by up to an additional 0.6 metres;
 - (b) the minimum **rear setback** may be decreased by up to an additional 0.6 metres, to a minimum **rear setback** of 1.2 metres;
 - (c) the maximum **parcel coverage** may be increased by up to an additional 5.0 per cent; and
 - (d) the floor plate reduction to the third **storey** does not apply.
- (2) For a **low emission building – small**:
 - (a) the maximum **building height** may be increased by up to an additional 0.3 metres;
 - (b) the minimum **rear setback** may be decreased by up to an additional 0.3, to a minimum **rear setback** of 1.2 metres; and
 - (c) the maximum **parcel coverage** may be increased by up to an additional 2.0 per cent.

Low emission buildings have different insulation and building envelope needs that take up more space, accommodated by reducing some built form requirements.

- (1) The maximum **parcel coverage** referenced in section 28 may be increased by 2.0 per cent if at least 20.0 per cent of the proposed **dwelling units** meet the accessible design standards referenced in Part 3, Division 1.
- (2) Despite section 34, a **primary dwelling unit** may be located above another **primary dwelling unit** located on the ground floor that meets the accessible design standards referenced in Part 3, Division 1.

Many people need or benefit from accessible housing. Accessible design requires more space and more living necessities on a single storey. More coverage and allowing a ground-floor unit below another unit makes accessible design viable.

draft for discussion

Housing – Small Scale General (H-1G) (H-1Gm) Zone

46 Purpose

- (1) The Housing – Small Scale General (H-1G) (H-1Gm) zone is intended to accommodate:
 - (a) apply to low density neighbourhoods in master planned communities and comprehensive **development** sites.
 - (b) a variety of limited-scale, low-**density** residential **developments**; and
 - (c) **Home Businesses** which predominantly serve local residents.
- (2) Parcels designated H-1Gm:
 - (a) accommodate semi-detached and rowhouse buildings in master planned communities and comprehensive **development** sites where attached buildings are promoted.

The H-1G/H-1Gm zone replaces the existing R-G/R-Gm districts. The H-1Gm zone is based on the Direct Control District used in new communities to allow semi-detached and rowhouse buildings on small scale lots with minimal setbacks.

47 Permitted Uses

Except where otherwise referenced in section 20, the following **uses are permitted uses** in the **Housing – Small Scale General (H-1G) (H-1Gm)** zone:

- (a) **Housing**
- (b) **Minor Utility**
- (c) **Protective and Emergency Service**
- (d) **Sign – Class A**
- (e) **Sign – Class B**
- (f) **Special Event**
- (g) **Supportive Housing**
- (h) **Urban Agriculture**

48 Discretionary Uses

The following **uses are discretionary uses** in the **Housing – Small Scale General (H-1G) (H-1Gm)** zone:

- (a) **Child Care Service**
- (b) **Community Service**
- (c) **Home Business**

Child Care Service is added as a discretionary use, which allows it in certain conditions instead of needing to rezone to allow it. This supports meeting a growing need for more child care.

- (d) **Religious Facility**
- (e) **Sign – Class C**
- (f) **Sign – Class E**
- (g) **Temporary Sales Centre**

49 Building Form Restrictions for Parcels Designated H-1Gm

Single detached buildings must not be located on a parcel designated H-1Gm.

50 Parcel Area

- (1) Unless otherwise referenced in subsection (2), the minimum **parcel area** is 150.0 square metres.
- (2) The minimum **parcel area** is 90.0 square metres for **semi-detached** and **rowhouse building** forms.

51 Parcel Width

- (1) Unless otherwise referenced in subsection (2) and (3), the minimum **parcel width** is 6.0 metres for a **laneless parcel**.
- (2) The minimum **parcel width** is 5.0 metres for a **laned parcel**.
- (3) There is no minimum **parcel width** for a **laned parcel** designated H-1Gm.

52 Density

The maximum **density** is 150 **dwelling units** per hectare.

53 Building Height

- (1) Unless otherwise referenced in subsections (2) or (3), the maximum **building height** is 12.0 metres.
- (2) The maximum **building height** of a **backyard suite** or **accessory building** is 10.0 metres.
- (3) The maximum **building height** of a **Rowhouse** or **Semi-detached building** on a **parcel** designated H-1Gm is 13.0 metres.

Building height is the same as R-G.

54 Parcel Coverage

- (1) Unless otherwise referenced in subsection (2), (3), or (4), the maximum **parcel coverage** is 60.0 per cent.
- (2) Unless otherwise referenced in subsection (3), the maximum **parcel coverage** for a **laned parcel** is 70.0 per cent.

Since there are no minimum parking requirements, coverage is calculated to account for developments that provide limited parking or provide surface parking stalls.

- (3) The maximum **parcel coverage** referenced in subsections (1) and (2), must be reduced by 21.0 square metres for each **motor vehicle parking stall** provided that is not located in an **accessory building**.
- (4) There is no maximum **parcel coverage** for **parcels** designated H-1Gm.

55 Building Setbacks

- (1) The minimum **building setback** from a **front property line** is 1.0 metre.
- (2) Unless otherwise referenced in subsection (3), the minimum **building setback** from a **side property line** is 1.2 metres.
- (3) For a **corner parcel**, the minimum **building setback** from a **side property line** shared with a street is 1.0 metre.
- (4) Unless otherwise referenced in subsection (6), the minimum **building setback** from a **rear property line** is 7.5 metres.
- (5) On a laneless **parcel** the minimum **building setback** from a **rear property line** is 5.0 metres.
- (6) Unless otherwise referenced in subsection (8), the minimum **building setback** from a **property line** shared with a **lane** is 1.2 metres.
- (7) For an **accessory building**, the minimum **building setback** from a **property line** shared with another **parcel** or a **lane** is 0.6 metres.
- (8) There is no requirement for a **building setback** from the **property line** on which a party wall is located that separates two or more **dwelling units**.
- (9) Swimming pools and hot tubs must not be located in the **front setback area**.
- (10) For a parcel designated H-1Gm, the minimum **building setback** from a **rear property line** is 0.6 metres.

For easier reference, building setbacks includes setbacks for main, accessory and suites in one place.

56 Reduced Setbacks

- (1) For a **building** containing only one **primary dwelling unit**, one **side setback** may be reduced to zero metres where:
 - (a) the owner of a **parcel** proposed for **development** and the owner of the **adjacent parcel** register, against both titles, a minimum 1.5 metres private maintenance easement that provides for:
 - (i) 0.30 metres eave encroachment easement with the requirement that

These are the same as existing zero lot line allowances from R-1N and R-G.

- the eaves must not be closer than 0.90 metres to the eaves on a **building** on an **adjacent parcel**; and
 - (ii) 0.60 metres footing encroachment easement; and
 - (b) the reduced **side setback area** does not provide access to the primary entry of a **dwelling unit**.
- (2) For a **building** containing only one **primary dwelling unit**, one **side setback** may be reduced to 0.6 metres where:
 - (a) the owner of the **parcel** proposed for **development** and the owner of the **adjacent parcel** register, against both titles, a private **maintenance** easement with a minimum combined **width** of 1.5 metres;
 - (b) eaves are setback a minimum of 0.45 metres from any **property line**; and
 - (c) the reduced **side setback area** does not provide access to the primary entry of a **dwelling unit**.
- (3) The minimum **building setback** for an **accessory building** from a **side property line** or **rear property line** that is not shared with a **street** may be reduced to zero metres when:
 - (a) the **accessory building** is constructed of maintenance-free materials and there is no overhang of eave onto an **adjacent parcel**;
 - (b) the owner of the **adjacent parcel** grants a 1.5 metres private maintenance easement that must:
 - (i) be registered against the title of the **parcel** proposed for **development** and the title of the **adjacent parcel**; and
 - (ii) include a 0.6 metres eave and footing encroachment easement.

57 Projections

- (1) Unless otherwise referenced in this section, **buildings** must not be located in any **setback area**.
- (2) Portions of a **building** located above the surface of the ground may project into a **setback area** only in accordance with the rules contained in this section.
- (3) Portions of a **building** below the surface of the ground may extend without any limits into a **setback area**.
- (4) Wheelchair ramps may project without any limits into a **setback area**.

- (5) Eaves may project a maximum of 0.6 metres into a **setback area**.
- (6) On each storey, the total combined length of all projections into any **setback area** must not exceed 40.0 per cent of the length of the façade.
- (7) Subsection (12) does not apply to eaves, ramps, and stairs.
- (8) Window wells may project without limits into any **front setback area**.
- (9) Portions of a **building** greater than or equal to 2.4 metres above grade may project a maximum of 0.6 metres into any **side setback area**.
- (10) Window wells may project a maximum of 0.8 metres into a **side setback area** provided that one **side setback area** is free and clear of any projections to a height of 2.4 metres.
- (11) Landings and stairs may project into a **side setback area** provided:
 - (a) they provide access to the main floor or lower level of a **building**;
 - (b) the area of any portion of a landing that projects into the **side setback area** does not exceed 1.8 square metres; and
 - (c) one **side setback area** is free and clear of any projections to a height of 2.4 metres.
- (12) Any portion of a **building** that projects into a **side setback area**, other than eaves, landings, window wells, ramps and stairs, must not be located closer than 0.9 metres from the front façade.
- (13) **Balconies** and **decks** must not project into any **setback area**.
- (14) Central air conditioning equipment may project a maximum of 1.0 metres into a **side setback area** provided that one **side setback area** is free and clear of any projections to a height of 2.4 metres.

58 Number of Main Residential Buildings

The maximum number of **main residential buildings** on a **parcel** is one.

59 Building Separation

- (1) The minimum **building** separation between a **main residential building** and a **backyard suite** or an **accessory building** with a **building height** greater than 4.6 metres is 5.0 metres.

- (2) The minimum **building** separation in subsection (4) may be reduced to 1.5 metres where **amenity space** is provided at **grade** that:
 - (a) is **adjacent** to the **main residential building** and the **backyard suite** or **accessory building**; and
 - (b) has no dimension less than 5.0 metres.
- (3) For an **accessory building** with a **building height** of 4.6 metres or less, the minimum distance between any façade of and a **main residential building** is 1.0 metres.
- (4) A **building** is considered part of the **primary building** and is not an **accessory building** where it is attached to a **primary building**:
 - (a) by a floor of a foundation greater than 1.0 metres above **grade**; or
 - (b) by a roof.

60 Backyard Suite

The maximum floor area of a **backyard suite**, not including any portion of the **building** used as a **private garage**, is 85.0 square metres.

The area of a backyard suite now includes stairs and landings and is increased to 85 sq m to account for these.

61 Outdoor Amenity Space

- (1) Unless otherwise referenced in subsection (3), each **dwelling unit** must have private outdoor **amenity space** that has a minimum **area** of 22.0 square metres with no dimension less than 3.0 metres.
- (2) Outdoor **amenity space** may not include vehicular areas, parking areas, **accessory buildings**, or **waste** and recycling facilities.
- (3) For a parcel designated H-1Gm, each **dwelling unit** must have private outdoor **amenity space** that has a minimum **area** of 15.0 square metres with no dimension less than 2.0 metres.

62 Landscaping

- (1) On **parcels** with three or more **primary dwelling units** a minimum of 15.0 per cent of the **parcel area** must be a **soft landscape area**.
- (2) 2.0 trees must be provided per **primary dwelling unit**.

63 Driveways

- (1) A residential **driveway** must not have access to an **arterial** or **collector street** or be located directly across from a **School** or **Park**, unless:

- (a) there is no other method of vehicular access to the **parcel**; and
 - (b) a turning space is provided on the **parcel** to allow all vehicles exiting to face the **street**.
- (2) Where the **parcel** shares a **rear property line** or **side property line** with a **lane**, all vehicle access to the **parcel** must be from the public **lane**, unless access from the public **lane** is not physically feasible due to elevation differences between the **parcel** and the public **lane**.
- (3) Where vehicle access is allowed from a **street** in accordance with subsections (1) and (2), a maximum of one (1) **driveway** per **primary dwelling unit**, is allowed from a **street**.
- (4) Where a **private garage** or parking **area** contains a **motor vehicle parking stall**, the maximum **driveway width**, measured at the back of the public sidewalk, is the **width** of the garage or motor vehicle parking stall or 3.0 metres less than the **parcel width**, whichever is less, including any abutting pathways running parallel to the **driveway**.
- (5) A **driveway** connecting to a **street** must be a minimum of 6.0 metres in **length**, when measured along the intended direction of travel for vehicles from the back of the public sidewalk.
- (6) A **driveway** connecting to a **lane** must be a minimum of 0.6 metres in **length**, when measured along the intended direction of travel for vehicles.

Driveway width rules are built on the rules in R-G, these require more testing with real sites to determine how this would work if applied.

64 Solar

A **building** containing a **primary dwelling unit** must be a **solar-ready building**.

This makes it so that conduit needed to connect solar panels on the roof is pre-installed at a reduced cost and disruption compared to a retrofit.

65 Use Specific Regulations

(1) For **Child Care Service**:

- (a) any outdoor play **area** must not be located within a **side setback area** adjoining a **parcel** with a **housing zone**; and
- (b) with more than 20 children, the **use** must:
 - (i) be located on a **corner parcel** or a **parcel** with **lane** access;
 - (ii) not be located on a cul-de-sac, unless on a **corner parcel**; and
 - (iii) not be located within a **dwelling unit**.

Conditions to manage larger child care services in residential neighbourhoods.

Housing – Middle Scale (H-2) Zone

66 Purpose

The Housing – Middle Scale (H-2) zone is intended to accommodate:

- (a) variety of limited-scale, low or medium-**density** residential **developments**; and
- (b) Home Businesses and neighbourhood **commercial uses** which predominantly serve local residents.

The H-2 zone replaces the existing H-GO, M-CG, R-2M and M-G districts.

67 Permitted Uses

Except where otherwise referenced in section 69 (additional **use** restriction), the following **uses** are **permitted uses** in the Housing – Middle Scale (H-2) zone:

- (a) **Housing**
- (b) **Minor Utility**
- (c) **Protective and Emergency Service**
- (d) **Sign – Class A**
- (e) **Sign – Class B**
- (f) **Special Event**
- (g) **Supportive Housing**
- (h) **Urban Agriculture**

Housing is proposed as a permitted use. This aligns with Objective 1.C.5.ii of the Housing Strategy, which aims to increase housing supply to better meet demand and improve affordability. This builds on the success of permitted Contextual housing forms and permitted housing in the current H-GO district in Land Use Bylaw 1P2007. The Permitted Use approach will be refined through further public engagement, testing and monitoring new development outcomes following the implementation of Rezoning for Housing.

68 Discretionary Uses

The following **uses** are **discretionary uses** in the Housing – Middle Scale (H-2) zone:

- (a) **Child Care Service**
- (b) **Community Service**
- (c) **Home Business**
- (d) **Neighbourhood Store**
- (e) **Outdoor CaféPatio**
- (f) **Religious Facility**
- (g) **Sign – Class C**
- (h) **Sign – Class E**
- (i) **Temporary Sales Centre**

Child Care Service is added as a discretionary use, which allows it in certain conditions instead of needing to rezone to allow it. This supports meeting a growing need for more child care.

69 Additional Use Restriction

- (1) The following **uses** are **discretionary uses** where located within a proposed **building** on a **parcel** that is within a **heritage guideline area**:
 - (a) **Housing**
 - (b) **Supportive Housing**
- (2) The following **uses** are additional **discretionary uses** if they are located entirely within a **heritage resource** or **pre-war home**:
 - (a) **Health Care Service**
 - (b) **Office**
 - (c) **Indoor Sales & Service**

Moving Housing to discretionary makes it so heritage guideline policies in a local area plan can be used for applications.

Allowing some options for retrofitting uses in heritage houses makes it more attractive for owners to save these buildings.

70 Parcel Area

- (1) The minimum **parcel area** is 90.0 square metres.
- (2) The maximum **parcel area** is 0.4 hectares.

Parcel area is based on the minimum for the R-G district. More than one dwelling unit may be contained on a parcel. Maximum area limits land assembly to seven or eight 50 foot lots.

71 Parcel Width

- (1) The minimum **parcel width** is 7.5 metres for a **laneless parcel**.
- (2) The minimum **parcel width** is 5.0 metres for a **laned parcel**.

72 Density

- (1) Unless otherwise referenced in subsection (2), there is no minimum **density**.
- (2) The minimum **density** is the number following the letter "d≥" on the Zoning Maps.

Allows a density minimum to be applied.

73 Floor Area Ratio

The maximum **floor area ratio** is 1.5.

Same FAR as H-GO.

74 Building Height

- (1) Unless otherwise referenced in subsections (2) or (3), the maximum **building height** is 12.0 metres.
- (2) Where a **building setback** is required from a **property line** shared with another **parcel** designated with H-1I, H-1G, H-1Gm or H-2 Zone, the maximum **building height** is 8.0 metres measured at the shared **property line**, increasing at a 45 degree angle to a maximum of 12.0 metres.

Building height is the same as H-GO.

- (3) The maximum **building height** of a **backyard suite** or **accessory building** is 7.5 metres.

75 Building Length

The maximum **building length** of any façade of any **building** on a **parcel** is 40.0 metres.

76 Parcel Coverage

- (1) The maximum **parcel coverage** is:
- (a) 50.0 percent; or
 - (b) 60.0 percent where all **motor vehicle parking stalls** are provided within a **building**.
- (2) The **parcel coverage** of all **accessory buildings** must not exceed the lesser of:
- (a) the **parcel coverage** of the **main residential buildings**; or
 - (b) 75.0 square metres for each **primary dwelling unit**.

Building height for accessory buildings is the same as for a backyard suite where they meet the same building separation and setbacks. This allows a home office or workshop above a garage where otherwise just a suite was allowed.

Since there are no minimum parking requirements, coverage is calculated to account for developments that do not provide parking or provide outdoor stalls, with 50% coverage, as well as those that include parking in a garage, allowing for an additional 10% coverage for garages.

77 Building Setbacks

- (1) The minimum **building setback** from a **front property line** is 3.0 metres.
- (2) Unless otherwise referenced in subsection (9), the minimum **building setback** from a **property line** shared with a **lane** is 1.2 metres.
- (3) Unless otherwise referenced in subsections (4), (5), (8), (9) or (11), the minimum **building setback** from a **side property line** is 1.2 metres.
- (4) For a **corner parcel**, the minimum **building setback** from a **flanking side property line** shared with a **street** is 0.6 metres.
- (5) For a **corner parcel**, the minimum **building setback** from a **side property line** shared with another **parcel** is 3.0 metres for any portion of the **building** located between the **rear property line** and 65.0 per cent **parcel depth**.
- (6) Unless otherwise referenced in subsections (7), (8), (9) or (11), the minimum **building setback** from a **rear property line** shared with another **parcel** is 5.0 metres.
- (7) On a **corner parcel**, the minimum **building setback** from a **rear property line** shared with another **parcel** is 1.2 metres.
- (8) For a **main residential building**, the minimum **building setback** from a **property line** shared with a **parcel** in a **special purpose zone** is 3.0 metres.

For easier reference, building setbacks includes setbacks for main, accessory and suites in one place.

- (9) For an **accessory building** with **building height** of 4.6 metres or less, the minimum **building setback** from a **property line** shared with another **parcel** or a **lane** is 0.6 metres.
- (10) An **accessory building** must not be located in the **actual front setback**.
- (11) There is no requirement for a **building setback** from the **property line** on which a party wall is located that separates two or more **dwelling units**

78 Reduced Setbacks

- (1) The minimum **building setback** for an **accessory building** from a **side property line** or **rear property line** that is not shared with a **street** may be reduced to 0.0 metres when:
 - (a) the **accessory building** is constructed of maintenance-free materials and there is no overhang of eave onto an **adjacent parcel**;
 - (b) the owner of the **adjacent parcel** grants a 1.5 metres private **maintenance** easement that must:
 - (i) be registered against the title of the **parcel** proposed for **development** and the title of the **adjacent parcel**; and
 - (ii) include a 0.6 metres eave and footing encroachment easement.

These are the same as existing zero lot line allowances for garages.

79 Projections

- (1) **Building projections** and **amenity structures** less than 2.4 metres above **grade** must not project into a **side setback area** that provides access to a primary entry for a **dwelling unit**, except on a **flanking side property line**.
- (2) A **private garage** attached to a **building** may project without limits into a **rear setback area** provided it has no part that is located closer than 0.6 metres to the **rear property line**.
- (3) Portions of a **building** below the surface of the ground may extend without any limits into a **setback area**, apart from the required **front setback area**.

What is allowed to project or locate within a setback area is combined from H-GO, M-G and M-CG and mostly the same.

80 Building Separation

- (1) The minimum **building** separation between **street** fronting **main residential buildings** on the same **parcel** is 2.4 metres.
- (2) The minimum **building** separation between **rear residential buildings** on the same **parcel** is 2.4 metres.
- (3) The minimum **building** separation between a **street** fronting **main residential building** and a **rear residential building** is 6.5 metres.

Building separation requirements are the same as H-GO and include separation distances for accessory buildings and backyard suites, for easy reference.

- (4) The minimum **building** separation between a **main residential building** and a **backyard suite** or an **accessory building** with a **building height** greater than 4.6 metres is 5.0 metres.
- (5) The minimum **building** separation in subsection (4) may be reduced to 1.5 metres where **amenity space** is provided at **grade** that:
 - (a) is **adjacent** to the **main residential building** and the **backyard suite** or **accessory building**; and
 - (b) has no dimension less than 5.0 metres.
- (6) For an **accessory building** with a **building height** of 4.6 metres or less, the minimum distance between any façade of and a **main residential building** is 1.0 metres.
- (7) A **building** is considered part of the **primary building** and is not an **accessory building** where it is attached to a **primary building**:
 - (a) by a floor of a foundation greater than 1.0 metres above **grade**; or
 - (b) by a roof.

81 Backyard Suite

The maximum floor **area** of a **backyard suite**, not including any portion of the **building** used as a **private garage**, is 85.0 square metres.

The area of a backyard suite now includes stairs and landings and is increased to 85 sq m to account for these.

82 Unit Entries

- (1) All **primary dwelling units** must have individual, separate, direct access to **grade**.
- (2) All **primary dwelling units** with a **street**-facing façade must have:
 - (a) an entrance that is visible from the **street**; and
 - (b) a **walkway** that provides direct access to the **dwelling unit**.
- (3) One **primary dwelling unit** may share an entrance with one other **dwelling unit**.
- (4) For **parcels** with three (3) or more **primary dwelling units**, **main** entrances to **dwelling units** must incorporate covered or recessed **porches** or entrances, or awnings.
- (5) **Buildings** with two (2) or more **primary dwelling units** located on a **corner parcel** must have an exterior entrance which is visible from the abutting **street** on each side of the **corner parcel**.

Unit entry requirements are the same as H-GO and M-CG with entrances at ground level and connected to the sidewalk.

A primary and accessory unit may share a single entrance for simpler façades.

Design requirements for entries are new and will make entries more obvious and protect people from the weather.

Amenity Structures

- (1) Unless otherwise referenced in subsection (2) or (3), **amenity structures** located above the first **storey** of a **building** may project a maximum of 1.8 metres from any **building** façade to which it is attached.
- (2) Where an **amenity structure** is attached to more than one **building** façade it may project more than 1.8 metres where it has a maximum **area** of 10.0 square metres or less.
- (3) Where an **amenity structure** is located on the roof of the first or second **storey** of a **main residential building** and does not overhang any part of the **storey** below, the **amenity structure** may have an area that equals 50.0 per cent of the **floor plate area** of the **storey** below.

Amenity structure rules match the balcony rules in H-GO.

Outdoor Amenity Space

- (1) Each **dwelling unit** must have an outdoor **amenity space** that has a minimum area of 5.0 square metres with no dimension less than 1.5 metres.
- (2) Outdoor **amenity space** may be provided as **common amenity space**, **private amenity space** or a combination of both.
- (3) Outdoor **amenity space** may not include vehicular areas, parking **areas**, **accessory buildings**, or **waste** and recycling facilities.
- (4) **Common amenity space** must:
 - (a) be accessible from all **dwelling units** and common areas; and
 - (b) be **screened** using plantings or a **privacy wall** if located directly **adjacent** to **motor vehicle parking stalls** or **waste** and recycling areas.

A minimum area of outdoor space is required for every home and may be provided as shared or private space.

Landscaping

- (1) On **parcels** with three or more **primary dwelling units** a minimum of 15.0 per cent of the **parcel area** must be a **soft landscape area**.
- (2) 1.0 tree must be provided for every 160.0 square metres of **parcel area**.
- (3) 1.0 shrub must be provided for every 40.0 square metres of **parcel area**.
- (4) The minimum mature crown projection is 10.0 per cent of the total **parcel area**.

Tree requirements based on parcel area are new; shrub requirements are new; a new minimum tree crown projection requirement ensures a minimum tree canopy.

- (1) A residential **driveway** must not have access to an **arterial** or **collector street** or be located directly across from a **School** or **Park**, unless:
 - (a) there is no other method of vehicular access to the **parcel**; and
 - (b) a turning space is provided on the **parcel** to allow all vehicles exiting to face the **street**.
- (2) Where the **parcel** shares a **rear property line** or **side property line** with a public **lane**, all **driveway** access to the **parcel** must be from the public **lane**, unless:
 - (a) access from the public **lane** is not physically feasible due to elevation differences between the **parcel** and the public **lane**;
 - (b) There is a legally existing **driveway** that is not being relocated or widened.
- (3) Where a **parcel** is the subject of a **development permit**, the **Development Authority** must not require the removal of a legally existing **driveway** accessing a **street**.
- (4) Where vehicle access is allowed from a **street** in accordance with subsections (1) and (2), a maximum of one (1) **driveway** per **primary dwelling unit**, is **permitted** from a **street**.
- (5) Where a **private garage** or parking **area** has 1.0 motor vehicle parking stall, the maximum **driveway width**, measured at the back of the public sidewalk, is the **width** of the garage or motor vehicle parking stall or 3.0 metres less than the **parcel width**, whichever is less, including any abutting pathways running parallel to the **driveway**.
- (6) Where a **private garage** or parking **area** has 2.0 or more **motor vehicle parking stalls**, the maximum **driveway width**, measured at the back of the public sidewalk, is the **width** of the garage of **motor vehicle parking stalls** or 3.0 meters less than the **parcel width**, whichever is less, including any abutting pathways running parallel to the **driveway**.
- (7) A **driveway** connecting to a **street** must be a minimum of 6.0 metres in **length**, when measured along the intended direction of travel for vehicles from the back of the public sidewalk.
- (8) A **driveway** connecting to a **lane** must be a minimum of 0.6 metres in **length**, when measured along the intended direction of travel for vehicles.

Driveway rules are the same as for existing low density districts, but no longer allow new driveways where a parcel has access to a lane.

Driveway width rules are built on the rules in R-G, these require more testing.

A **building** containing a primary **dwelling unit** must be a **solar-ready building**.

This makes it so that conduit needed for solar panels on the roof is pre-installed at a reduced cost and disruption compared to a retrofit.

Use Specific Regulations

(1) For **Child Care Service**:

Conditions to manage larger child care services in residential neighbourhoods.

- (a) any outdoor play **area** must not be located within a **side setback area** adjoining a **parcel** with a **housing zone**; and
- (b) with more than 20 children, the **use** must:
 - (i) be located on a **corner parcel** or a **parcel** with **lane** access;
 - (ii) not be located on a cul-de-sac, unless on a **corner parcel**; and
 - (iii) not be located within a **dwelling unit**.

(2) A **Health Care Service, Indoor Sales & Service, Neighbourhood Store, or Office**:

Requirements for Neighbourhood Store and the optional uses only allowed in a historic resource and when they meet these requirements.

- (a) must provide:
 - (i) an entrance that is visible from the **street**; and
 - (ii) a **walkway** that provides direct access to the entrance;
- (b) must not locate **motor vehicle parking stalls** or **loading stalls** between a **building** and a **street**;
- (c) must, unless otherwise referenced in subsection (d), where the **parcel** shares a **property line** with a **lane**, provide vehicle access to the **parcel** from the **lane**; and
- (d) may, where a **corner parcel** shares a **property line** with a **lane**, provide vehicle access to the **parcel** from the **lane** or the **street**.

Heritage

- (1) The maximum **parcel coverage** for a **parcel** containing a **heritage resource** or **pre-war home** is 20.0 per cent above the applicable maximum identified in section 76.
- (2) An addition to a **heritage resource** or **pre-war home** must not be located between the **front property line** and 3.0 metres beyond the front façade of the **building**.

Allowing bigger additions and more coverage will make it more attractive for owners to keep heritage buildings and preserve the street façade.

- (3) Where located within a **heritage resource** or **pre-war home**, the **area** for exempt **additions to Housing** in the form of **single detached dwellings** and **semi-detached dwellings** is increased in accordance with section 388.

90 Green Buildings

- (1) For an ultra low emission **building** – small:
- (a) the maximum **building height** may be increased by up to an additional 0.6 metres; and
 - (b) the minimum **rear setback** may be decreased by up to an additional 0.6 metres, to a minimum **rear setback** of 1.2 metres;
 - (c) the maximum **parcel coverage** may be increased by up to an additional 5.0 per cent.
- (2) For a low emission **building** – small:
- (a) the maximum **building height** may be increased by up to an additional 0.3 metres;
 - (b) the minimum **rear setback** may be decreased by up to an additional 0.3, to a minimum **rear setback** of 1.2 metres; and
 - (c) the maximum **parcel coverage** may be increased by up to an additional 2.0 per cent.

Low emission buildings have different insulation and building envelope needs that take up more space, accommodated by reducing some built form requirements.

91 Accessible Design

- (1) The maximum **parcel coverage** referenced in section 76 may be increased by 2.0 per cent if at least 20.0 per cent of the proposed **dwelling units** meet the accessible design standards referenced in Part 3, Division 1.
- (2) The maximum **floor area ratio** referenced in section 73 may be increased to 1.8 if at least 25.0 per cent of the proposed **dwelling units** meet the accessible design standards referenced in Part 3, Division 1.

Many people need or benefit from accessible housing. Accessible design requires more space and more living necessities on a single storey. More coverage and FAR makes accessible design more viable.

Housing – Multi-Residential (H-3) Zone

92 Purpose

The Housing – Multi-Residential (H-3) zone is intended to accommodate:

- (a) a variety of low-scale, medium or high-**density** residential **developments**;
- (b) **commercial uses** which predominantly serve the local community; and
- (c) **building heights** indicated by an “h” modifier on the Zoning Map.

The H-3 zone replaces most of the existing multi-residential districts that allow heights of four to six storeys.

93 Permitted Uses

Except where otherwise referenced in section 96 (additional **use** restriction), the following **uses** are **permitted uses** in the **Housing – Low Rise (H-3)** zone:

- (a) **Housing**
- (b) **Minor Utility**
- (c) **Protective and Emergency Service**
- (d) **Sign – Class A**
- (e) **Sign – Class B**
- (f) **Special Event**
- (g) **Supportive Housing**
- (h) **Urban Agriculture**

Housing is proposed as a permitted use. This aligns with Objective 1.C.5.ii of the Housing Strategy, which aims to increase housing supply to better meet demand and improve affordability.

94 Uses Within Existing Buildings

The following **uses** are **permitted uses** if located in existing approved **buildings** and **discretionary uses** if located within a proposed **building** or new addition:

- (a) **Community Service**
- (b) **Food & Beverage Service**
- (c) **Health Care Service**
- (d) **Indoor Sales & Service**
- (e) **Library**
- (f) **Minor Indoor Entertainment**
- (g) **Office**

Making change of use permitted within existing buildings streamlines process making easier to start, change and adapt businesses and is consistent with current practice.

95 Discretionary Uses

The following **uses** are **discretionary uses** in the Housing – Low Rise (H-3) zone:

- (a) **Child Care Service**
- (b) **Home Business**
- (c) **Neighbourhood Store**
- (d) **Outdoor CaféPatio**
- (e) **Religious Facility**
- (f) **Sign – Class C**
- (g) **Sign – Class D**
- (h) **Sign – Class E**
- (i) **Temporary Sales Centre**

96 Additional Use Restriction

- (1) The following **uses** are **discretionary uses** where located within a proposed **building** on a **parcel** that is within a **heritage guideline area**:

- (a) **Housing**
- (b) **Supportive Housing**

Moving Housing to discretionary makes it so heritage guideline policies in a local area plan can be used for applications.

- (2) The following **uses** are **discretionary uses** where located within a proposed **building** on a **parcel** with an **area** of 1.0 hectares of greater:

- (a) **Housing**
- (b) **Supportive Housing**

Making Housing discretionary on parcels over 1.0 ha gives more chance for oversight on larger developments, often with more than one building.

97 Parcel Area

The maximum **parcel area** is 2.0 hectares.

98 Density

- (1) Unless otherwise referenced in subsection (2), the minimum **density** is 120 **dwelling units** per hectare.
- (2) The minimum **density** is the number following the letter “d≥” on the Zoning Maps.

99 Floor Area Ratio

- (1) Unless otherwise referenced in subsection (2), the maximum **floor area ratio** is **2.5 3.5**.

FAR increased from 2.5 to 3.5 to align with MU-1 and comparable 6-storey developments that were reviewed.

- (2) The maximum **floor area ratio** is the number following the letter “f≤” on the Zoning Maps.

100 Building Height

- (1) Unless otherwise referenced in subsections (2), (3), (4) or (5), the maximum **building height** is ~~22.0~~ 24.0 metres.
- (2) The maximum **building height** is the number following the letter “h” on the Zoning Maps, expressed in metres.
- (3) Where the **parcel** shares a **side property line** with a **parcel** zoned H-1I, H-1G, H-1Gm or H-2, the maximum **building height** is 14.0 metres within 4.0 metres of the shared **property line**.
- (4) Where a **parcel** shares a **rear property line** with a **parcel** zoned H-1I, H-1G, H-1Gm or H-2, the maximum **building height** is 8.0 metres at the shared **property line** and increases at a 45 degree angle to a **depth** of 8.0 metres of the shared **property line**.
- (5) Where a **parcel** shares a **rear property line** with a **lane** abutting a **parcel** zoned H-1I, H-1G, H-1Gm or H-2, the maximum **building height** is 14.0 metres to a **depth** of 6.0 metres of the shared **property line**.

Maximum height increased from 22 to 24m to enable 6 storey developments in consideration of rooftop amenities and basement/ground floor.

101 Building Length

The maximum **building length** of any façade of any new **buildings** or **additions** on a **parcel** is 60.0 metres.

102 Building Setbacks

- (1) The minimum **building setback** from a **property line** shared with a **street** is 3.0 metres.
- (2) The minimum **building setback** from a **property line** shared with a **lane** is 1.2 metres.
- (3) Unless otherwise referenced in subsections (4), (5), (6), (7), there is no minimum **building setback** from a **property line** shared with another **parcel**.
- (4) The minimum **building setback** from a side **property line** shared with a **parcel** zoned H-1I, H-1G, H-1Gm or H-2 is 3.0 metres.
- (5) The minimum **building setback** from a **property line** shared with a **parcel** in a **special purpose zone** is 3.0 metres.
- (6) Unless otherwise reference in subsection (9), the minimum **building setback** from a **rear property line** shared with a **parcel** zoned H-1I, H-1G, H-1Gm or H-2 is 5.0 metres.

Building setbacks reflect residential setting with landscaping in front yards and standard sidewalk widths.

Larger setbacks to special purpose (parks) and H-1I, H-1G, H-1Gm and H-2 zones provide a buffer.

- (7) The minimum **building setback** from a **rear property line** on a **corner parcel** shared with a **parcel** zoned H-1I, H-1G, H-1Gm or H-2 is 3.0 metres.

103 Projections

Portions of a **building** below the surface of the ground may extend without any limits into any **setback area**.

104 Building Separation

The minimum **building** separation at **grade** between **main residential buildings** on the same **parcel** is 2.4 metres.

105 Balcony Separation

Where the widest dimension of a balcony **amenity structure** faces:

- (a) a **property line** shared with another **parcel**, the minimum **setback** of the **amenity structure** from the shared **property line** is 4.0 metres; or
- (b) the façade or **amenity structure** of a **building** on the same **parcel**, the minimum **setback** of the **amenity structure** from the façade or **amenity structure** is 4.0 metres.

Balcony separation ensures that outdoor amenity spaces have access to light and some privacy.

106 Window Separation

Each **primary dwelling unit** must have at least one window or door with a glazed area with a minimum dimension of 1.0 metre that provides an unobstructed outdoor view to a minimum **depth** of 6.0 metres measured perpendicular to the middle of the glazed area.

Window separation ensures that every unit has some access to light and has at least one view with some space.

107 Unit Entries

- (1) All **dwelling units** located on the ground floor with a **street-facing** façade must have:
 - (a) individual, separate direct access to **grade**; and
 - (b) a **walkway** that provides direct access to the **dwelling unit**.
- (2) Main entrances to **dwelling units** must incorporate covered or recessed **porches** or entrances, or awnings.

Ground floor units will have entries that connect units directly to landscaping and sidewalks and that have some weather protection.

108 Urban Design

- (1) Where a **building** wall faces a **street, amenity space**, or other publicly-accessible space, the façade must be designed with pedestrian-scale façade elements and visual articulation and avoid large **areas** of blank wall.

Urban design requirements will improve the experience of buildings for people on the sidewalk and street by making the buildings more interesting, attractive and human-scaled.

- (2) Where the **building height** is greater than 18.0 metres within 6.0 metres of a **property line** shared with a **street** is greater than 18.0 metres, the **building** must provide two (2) of the following features to distinguish the base of the **building** from the rest of the **building**:

Reworded for clarity.

- (a) **building** massing;
 - (b) façade articulation;
 - (c) textures;
 - (d) **building** materials; or
 - (e) a minimum horizontal separation of 2.0 metres from the façade shared with the **street** and portions of the **building** located above the **street** façade.
- (3) The **building** features in subsection (2) must have:
- (a) a minimum **height** of 6.0 metres from **grade**; and
 - (b) a maximum **height** of 16.0 metres from **grade**.
- (4) Where a **commercial use** has a **street**-facing façade it must include windows with unobscured glass that:
- (a) occupy a minimum of 65.0 per cent of the façade between a **height** of 0.6 metres and 2.4 metres; and
 - (b) allow views of the indoor space.

Clear windows with views in to places like shops and restaurants makes the street more interesting and connects inside activities with activity on the sidewalk. This makes for more interesting places.

109 Amenity space

- (1) **Amenity space:**
- (a) may be provided as **common amenity space**, **private amenity space** or a combination of both;
 - (b) may not include motor vehicle access or parking areas or **waste** and recycling facilities; and
 - (c) must be **screened** when **adjacent** to motor vehicle access or parking areas or **waste** and recycling facilities.
- (2) The required minimum **amenity spaces** is 5.0 square metres per **dwelling unit**.
- (3) A minimum of 50.0 per cent of the required **amenity space** must be provided outdoors.

A minimum area of amenity space is required for every home. At least half must be outside and may be provided as shared or private space.

110 Landscaping

- (1) A minimum of 30.0 per cent of the **parcel** area must be a landscaped area.
- (2) A minimum of 15.0 per cent of the **parcel area** must be **soft landscape area**.
- (3) The minimum number of trees in any **setback area** adjoining a **street** is 1.0 tree per 10.0 linear metres.
- (4) The minimum number of trees along the **length** of an internal **walkway** is 1.0 tree per 10.0 linear metres.

Thirty percent landscaped area is similar to existing multi-residential districts with specific requirements soft landscaping and locations for trees.

111 Access and Loading

- (1) Unless otherwise referenced in subsection (2), where the **parcel** shares a **rear property line** or **side property line** with a **lane**, all vehicle access to the **parcel** must be from the **lane**.
- (2) Where a **parcel** shares a **rear property line** or **side property line** with a **lane**, but access from the **lane** is not physically feasible due to elevation differences between the **parcel** and the **lane**, vehicle access may be from a **street**.
- (3) **Motor vehicle parking stalls** and **loading stalls** must not be located between a **building** and a **street**.

Lane access requirements are unchanged.

112 Use Specific Regulations

- (1) For **Child Care Service**:
 - (a) any outdoor play **area** must not be located within a **side setback area** adjoining a **parcel** with a **housing zone**; and
 - (b) for more than 20.0 children is proposed, the **use** must:
 - (i) be located on a **corner parcel** or a **parcel** with **lane** access;
 - (ii) not be located on a cul-de-sac; and
 - (iii) not be located within a **dwelling unit**.
- (2) **A Community Service, Food & Beverage Service, Health Care Service, Indoor Sales & Service, Library, Neighbourhood Store Minor Indoor Entertainment or Office**:
 - (a) must provide:
 - (i) an entrance that is visible from the **street**;
 - (ii) a **walkway** that provides direct access to the entrance;

Use specific rules and areas help manage the size and operation of services, shops and restaurants so that they primarily serve residents and the local area.

- (b) must not locate **motor vehicle parking stalls** or **loading stalls** between a **building** and a **street**; and
- (c) must, where the **parcel** shares a **property line** with a **lane**, provide vehicle access to the **parcel** from the **lane**.

113 Use Area

- (1) Unless otherwise referenced in subsection (2) the maximum **use area** is 300.0 square metres for the following **uses**:
 - (a) **Community Service**
 - (b) **Food & Beverage Service**
 - (c) **Health Care Service**
 - (d) **Indoor Sales & Service**
 - (e) **Library**
 - (f) **Minor Indoor Entertainment**
 - (g) **Neighbourhood Store**
- (2) There is no maximum **use area** for **uses** located within **buildings** designated as a Municipal Historic Resource pursuant to the Historical Resources Act.

114 Accessible Design

Accessible dwelling units do not count towards the **floor area ratio** calculation up to a maximum of 20.0 per cent if they, and the common areas, meet the accessible design standards in Part 3, Division 1.

Exempting accessible units from FAR requirements offers an incentive to provide accessible units, meeting a growing need.

Mixed Use Zones

Mixed Use – Low-Rise (MU-1) (MU-1c) Zone

115 Purpose

- (1) The Mixed Use – Low-Rise (MU-1) zone is intended to accommodate:
 - (a) variety of low-scale, medium or high-**density** mixed-**use** or residential **developments**;
 - (b) **street**-facing **institutional uses** and **commercial uses** which predominantly serve surrounding communities; and
 - (c) **building heights** indicated by an “h” modifier on the Zoning Map.
- (2) The purpose of the Mixed **Use** – Low Rise (MU-1c) zone is the same as subsection (1) with the additional purpose to accommodate required **street**-facing **commercial uses** in the **storey** closest to **grade**.

The MU-1 and MU-1c zones replace the existing mixed use districts and C-COR1.

116 Permitted Uses

Except where otherwise referenced in section 119 (additional **use** restriction), the following **uses** are **permitted uses** in the Mixed Use – Low-Rise (MU-1) (MU-1c) zone:

- (a) **Housing**
- (b) **Minor Utility**
- (c) **Protective and Emergency Service**
- (d) **Sign – Class A**
- (e) **Sign – Class B**
- (f) **Sign – Class D**
- (g) **Special Event**
- (h) **Supportive Housing**
- (i) **Urban Agriculture**

Housing is proposed as a permitted use. This aligns with Objective 1.C.5.ii of the Housing Strategy, which aims to increase housing supply to better meet demand and improve affordability.

117 Uses Within Existing Buildings

The following are **permitted uses** if located within existing approved **buildings** and **discretionary uses** if located within a proposed **building** or new addition:

Making change of use permitted within existing buildings streamlines process making easier to start, change and adapt businesses and is consistent with current practice.

- (a) **Community Service**
- (b) **Food & Beverage Service**
- (c) **Health Care Service**
- (d) **Indoor Sales & Service**
- (e) **Library**
- (f) **Minor Indoor Entertainment**
- (g) **Office**
- (h) **Recreation Facility**
- (i) **Sign – Class C**
- (j) **Sign – Class E**
- (k) **Temporary Sales Centre**

118 Discretionary Uses

The following **uses** are **discretionary uses** in the Mixed **Use** – Low-Rise (MU-1) (MU-1c) zone:

- (a) **Cannabis Store**
- (b) **Child Care Service**
- (c) **Distillery**
- (d) **Home Business**
- (e) **Hotel**
- (f) **Outdoor CaféPatio**
- (g) **Parking Facility**
- (h) **Religious Facility**
- (i) **School**
- (j) **Self Storage Facility**
- (k) **Sign – Class C**
- (l) **Sign – Class E**
- (m) **Small-scale Manufacturing**
- (n) **Supermarket**

119 Additional Use Restriction

- (1) The following **uses** are **discretionary uses** where located within a proposed **building** on a **parcel** that is within a **heritage guideline area**:
- (a) **Housing**
 - (b) **Supportive Housing**
- (2) The following **uses** are **discretionary uses** where located within a proposed **building** on a **parcel** with an **area** of 1.0 hectares of greater:
- (a) **Housing**
 - (b) **Supportive Housing**

Moving Housing to discretionary makes it so heritage guideline policies in a local area plan can be used for applications.

Making Housing discretionary on parcels over 1.0 ha gives more chance for oversight on larger developments, often with more than one building.

120 Parcel Area

The maximum **parcel area** is 2.0 hectares.

121 Density

- (1) Unless otherwise referenced in subsection (2), the minimum density is 120 dwelling units per hectare.
- (2) The minimum **density** is the number following the letter "d>" on the Zoning Maps, expressed in **dwelling units** per hectare.

New minimum density specified to align with H-3 and other MU zones.

122 Floor Area Ratio

- (1) Unless otherwise referenced in subsection (2), the maximum **floor area ratio** is 3.5.
- (2) The maximum **floor area ratio** is the number following the letter "f≤" on the Zoning Maps.

123 Building Height

- (1) Unless otherwise referenced in subsections (2), (3), (4) and (5), the maximum **building height** is ~~22.0~~ 24.0 metres.
- (2) The maximum **building height** is the number following the letter "h≤" on the Zoning Maps, expressed in metres and must not exceed ~~22.0~~ 24.0 metres.
- (3) Where a **parcel** shares a **side property line** with a **parcel** zoned H-1I, H-1G, H-1Gm or H-2, the maximum **building height** is 14.0 metres to a **depth** of 4.0 metres of the shared **property line**.

Maximum height increased from 22 to 24m to enable 6 storey developments in consideration of rooftop amenities and basement/ground floor.

- (4) Where a **parcel** shares a **rear property line** with a **parcel** zoned H-1I, H-1G, H-1Gm or H-2, the maximum **building height** is 8.0 metres at the shared **property line** and increases at a 45 degree angle to a **depth** of 8.0 metres of the shared **property line**.
- (5) Where a **parcel** shares a **property line** with a **lane** abutting a **parcel** zoned H-1I, H-1G, H-1Gm or H-2, the maximum **building height** is 14.0 metres to a **depth** of 6.0 metres of the shared **property line**.

124 Ground Floor Height

The minimum **height** of the ground floor of a **building** is 4.0 metres as measured vertically from the floor to the ceiling.

125 Building Length

The maximum **building length** of any façade of any new **buildings** or **additions** on a **parcel** is 60.0 metres.

126 Building Setbacks

- (1) Unless otherwise referenced in subsection (2), there is no minimum **building setback** from a **property line** shared with a **street**.
- (2) An entrance to a **dwelling unit** located at **grade** must have a minimum **building setback** of 2.5 metres from a **property line** shared with a **street**.
- (3) Unless otherwise referenced in subsection (4), there is no minimum **building setback** from a **property line** shared with a **lane**.
- (4) Where a **lane** shares a **property line** with a **parcel** zoned H-1I, H-1G, H-1Gm or H-2, the minimum **building setback** from a **property line** shared with the **lane** is 1.2 metres.
- (5) Unless otherwise referenced in subsections (6), (7), (8), or (9) there is no minimum **building setback** from a **property line** shared with another **parcel**.
- (6) The minimum **building setback** from a **property line** shared with a **parcel** with a **special purpose zone** is 3.0m.
- (7) The minimum **building setback** from a **side property line** shared with a **parcel** zoned H-1I, H-1G, H-1Gm or H-2 is 3.0 metres.
- (8) Unless otherwise referenced in subsection (9), the minimum **building setback** from a **rear property line** shared with a **parcel** zoned H-1I, H-1G, H-1Gm or H-2 is 5.0 metres.
- (9) The minimum **building setback** from a **rear property line** on a **corner parcel** or a **side property line** shared with a **parcel** zoned H-1I, H-1G, H-1Gm or H-2 is 3.0 metres.

Building setbacks reflect street oriented development onto high activity streets with wider sidewalks and street trees.

Larger setbacks to special purpose (parks) and H-1I, H-1G, H-1Gm and H-2 zones provide a buffer.

127 Building Separation

The minimum **building** separation at **grade** between **main residential buildings** on the same **parcel** is 2.4 metres.

128 Balcony Separation

- (1) Where the widest dimension of a balcony **amenity structure** faces:
 - (a) a **property line** shared with another **parcel**, the minimum **setback** of the **amenity structure** from the shared **property line** is 4.0 metres; or
 - (b) the façade or **amenity structure** of a **building** on the same **parcel**, the minimum **setback** of the **amenity structure** from the façade or **amenity structure** is 4.0 metres.

Balcony separation ensures that outdoor amenity spaces have access to light and some privacy.

129 Window Separation

Each **primary dwelling unit** must have at least one window or door with a glazed **area** with a minimum dimension of 1.0 metre that provides an unobstructed outdoor view to a minimum **depth** of 6.0 metres measured perpendicular to the middle of the glazed **area**.

Window separation ensures that every unit has some access to light and has at least one view with some space.

130 Unit Entries

- (1) **Dwelling units** and individual **uses** located on the ground floor with a **street**-facing façade must have:
 - (a) individual, separate direct access to **grade**;
 - (b) an entrance that is visible from the **street**; and
 - (c) a **walkway** that provides direct access to the unit.
- (2) **Main** entrances to **dwelling units** must incorporate covered or recessed **porches** or entrances, or awnings.
- (3) Lobbies or entrances for upper floor **uses** must not occupy more than 20.0 per cent of the **street**-facing façade, not including portions of façades dedicated to underground parking and loading entrances.

Ground floor units will have entries that connect units directly to landscaping and sidewalks and that have some weather protection.

131 Urban Design

- (1) Where a **building** wall faces a **street**, amenity space, or other publicly-accessible space, the façade must be designed with pedestrian-scale façade elements and visual articulation and avoid large **areas** of blank wall.
- (2) Where the **building height** is greater than 18.0 metres within 6.0 metres of a **property line** shared with a **street** is greater than 20.0 metres, the **building** must provide two (2) of the following features to distinguish the base of the **building** from the rest of the **building**:

Urban design requirements will improve the experience of buildings for people on the sidewalk and street by making the buildings more interesting, attractive and human-scaled.

- (a) **building** massing;
 - (b) façade articulation;
 - (c) textures;
 - (d) **building** materials; or
 - (e) a minimum horizontal separation of 2.0 metres from the façade shared with the **street** and portions of the **building** located above the **street** façade.
- (3) The **building** features in subsection (2) must have:
- (a) a minimum **height** of 6.0 metres from **grade**; and
 - (b) a maximum **height** of 16.0 metres from **grade**.
- (4) Where a **commercial use** has a **street**-facing façade it must include windows with unobscured glass that:
- (a) occupy a minimum of 65.0 per cent of the façade between a **height** of 0.6 metres and 2.4 metres; and
 - (b) allow views of the indoor space.
- (5) Unless otherwise referenced in subsections (6) and (7), the **length** of the **building** façade that faces a **street** containing an individual **use** on the floor closest to **grade** is a maximum of 15.0 metres.
- (6) The **length** of the **building** façade that faces a **street** containing **Office** on the floor closest to **grade** is a maximum of 9.0 metres.
- (7) For an individual **Food & Beverage Service**, **or Indoor Sales & Service** **or Supermarket use** located on the floor closest to **grade**, the **length** of the **building** façade that faces a **street** may be increased to 30.0 metres where all of the other **uses** that share the same façade meet the requirements of subsections (4) and (5).

Clear windows with views in to places like shops and restaurants makes the street more interesting and connects inside activities with activity on the sidewalk. Narrow unit frontages provide lots of destinations and interest for walking while being flexible about the size of a business.

132 Amenity Space

- (1) Amenity space:
- (a) may be provided as **common amenity space**, **private amenity space** or a combination of both;
 - (b) may not include motor vehicle access or parking areas or **waste** and recycling facilities; and
 - (c) must be **screened** when **adjacent** to motor vehicle access or parking areas or **waste** and recycling facilities.

A minimum area of amenity space is required for every home. At least half must be outside and may be provided as shared or private space.

- (2) The required minimum amenity spaces is 5.0 square metres per **dwelling unit**.
- (3) A minimum of 50.0 per cent of the required amenity space must be provided outdoors.

133 Landscaping

- (1) The minimum number of trees in any **setback area** adjoining a **street** is 1.0 tree per 10.0 linear metres.
- (2) The minimum number of trees along the **length** of an internal **walkway** is 1.0 tree per 10.0 linear metres.

Trees are required where they provide the greatest benefit for people.

134 Access and Loading

- (1) Unless otherwise referenced in subsection (2) where the **parcel** shares a **rear property line** or **side property line** with a **lane**, all vehicle access to the **parcel** must be from the **lane**.
- (2) Where a **parcel** shares a **rear property line** or **side property line** with a **lane**, but access from the **lane** is not physically feasible due to elevation differences between the **parcel** and the **lane**, vehicle access may be from a **street**.
- (3) **Motor vehicle parking stalls** and **loading stalls** must not be located between a **building** and a **street**.

Lane access requirements are unchanged.

135 Location of Uses Within Buildings

- (1) A **Self Storage Facility** must not be located on the ground floor of a **building** facing a **street**.
- (2) Where a **parcel** is identified on the Zoning Maps as MU-1(c), the following **uses** must not be located on the ground floor of the **building** facing a **street**:
 - (a) **Housing**
 - (b) **Health Care Service**
 - (c) **Office**
 - (d) **Religious Facility**

Active uses are required to be on the ground floor in MU-1c.

136 Use Specific Regulations

For Small-scale Manufacturing:

- (a) all of the processes and functions associated with the **use** must be wholly contained within a **building**; and
- (b) dust and vibration must not be seen or felt outside of the **use area**.

Specific requirements for small industrial uses allows them to operate while limiting activities that would be disruptive to residents or other businesses.

Parking Facility must be contained within a **building**.

Added use specific regulation to be consistent with MU-2 and MU-3.

Accessible **dwelling units** do not count towards the **floor area ratio** calculation up to a maximum of 20.0 per cent if they, and the common areas, meet the accessible design standards in Part 3, Division 1.

Exempting accessible units from FAR requirements offers an incentive to provide accessible units, meeting a growing need.

draft for discussion

Mixed Use – Mid-Rise (MU-2) (MU-2c) Zone

138 Purpose

- (1) The Mixed Use – Mid-Rise (MU-2) zone is intended to accommodate:
 - (a) Low to mid-scale, medium or high-**density** mixed-**use** or residential **developments**;
 - (b) **Street**-facing institutional, **Small-scale Manufacturing** and **commercial use**; and
 - (c) **Building heights** indicated by an “h” modifier on the Zoning Map.
- (2) The purpose of the Mixed **Use** – Mid-Rise (MU-2c) zone is the same as subsection (1) with the additional purpose to require **street**-facing **commercial uses** in the **storey** closest to **grade**.

The MU-2 and MU-2c zones replace the existing M-H2 and C-COR1 districts and add a mid-scale option in a mixed use zone for 7 to 12 storey developments.

139 Permitted Uses

The following **uses** are **permitted uses** in the Mixed Use – Mid-Rise (MU-2)(MU-2c) zone:

- (a) **Minor Utility**
- (b) **Protective and Emergency Service**
- (c) **Sign – Class A**
- (d) **Sign – Class B**
- (e) **Sign – Class D**
- (f) **Special Event**
- (g) **Urban Agriculture**

140 Uses Within Existing Buildings

The following are **permitted uses** if located within existing approved **buildings** and **discretionary uses** if located within a proposed **building** or new addition:

- (a) **Community Service**
- (b) **Food & Beverage Service**
- (c) **Health Care Service**
- (d) **Indoor Sales & Service**
- (e) **Library**
- (f) **Minor Indoor Entertainment**

Making change of use permitted within existing buildings streamlines process making easier to start, change and adapt businesses and is consistent with current practice.

- (g) **Office**
- (h) **Recreation Facility**
- (i) **Sign – Class C**
- (j) **Sign – Class E**
- (k) **Temporary Sales Centre**

141 Discretionary Uses

The following **uses** are **discretionary uses** in the Mixed Use – Mid-Rise (MU-2)(MU-2c) zone:

- (a) **Cannabis Store**
- (b) **Child Care Service**
- (c) **Distillery**
- (d) **Home Business**
- (e) **Hotel**
- (f) **Housing**
- (g) **Small-scale Manufacturing**
- (h) **Outdoor **Cafe**Patio**
- (i) **Parking Facility**
- (j) **Religious Facility**
- (k) **School**
- (l) **Self Storage Facility**
- (m) **Sign – Class C**
- (n) **Sign – Class E**
- (o) **Supermarket**
- (p) **Supportive Housing**

142 Density

The minimum **density** is 150 **dwelling units** per hectare.

143 Floor Area Ratio

- (1) Unless otherwise referenced in subsection (2), the maximum **floor area ratio** is 5.0.

- (2) The maximum **floor area ratio** is the number following the letter “f≤” on the Zoning Maps.

144 Building Height

- (1) Unless otherwise referenced in subsection (2) or (3), the maximum **building height** is 368.0 metres.
- (2) The maximum **building height** is the number following the letter “h” on the Zoning Maps, expressed in metres.
- (3) Where the **parcel** shares a **side property line** with a **parcel** zoned H-1I, H-1G, H-1Gm or H-2, the maximum **building height** is 14.0 metres within 4.0 metres of the shared **property line**.
- (4) Where a **parcel** shares a **rear property line** with a **parcel** zoned H-1I, H-1G, H-1Gm or H-2, the maximum **building height** is 8.0 metres at the shared **property line** and increases at a 45 degree angle to a **depth** of 8.0 metres of the shared **property line**.
- (5) Where a **parcel** shares a **rear property line** with a **lane** abutting a **parcel** zoned H-1I, H-1G, H-1Gm or H-2, the maximum **building height** is 14.0 metres to a **depth** of 6.0 metres of the shared **property line**.

A 368.0m building height allows for a twelve-storey building. Lower heights near H-1I, H-1G, H-1Gm and H-2 zones will help reduce building massing, making the buildings seem less tall.

145 Ground Floor Height

The minimum **height** of the ground floor of a **building** is 4.0 metres as measured vertically from the floor to the ceiling.

146 Building Length

The maximum **building length** of any façade of any new **buildings** or **additions** on a **parcel** is 80.0 metres.

147 Building Setbacks

- (1) Unless otherwise referenced in subsection (2) or (6), there is no minimum **building setback** from a **property line** shared with a **street**.
- (2) An entrance to a **dwelling unit** located at **grade** must have a minimum **building setback** of 2.5 metres from a **property line** shared with a **street**.
- (3) Unless otherwise referenced in subsection (4) or (6), there is no minimum **building setback** from a **property line** shared with a **lane**.
- (4) Where a **lane** shares a **property line** with a **parcel** zoned H-1I, H-1G, H-1Gm or H-2, the minimum **building setback** from a **property line** shared with the **lane** is 1.2 metres.

Building setbacks reflect street-oriented development onto high activity streets with wider sidewalks and street trees.

- (5) Unless otherwise referenced in subsections (6), (7), (8), or (9), there is no minimum **building setback** from a **property line** shared with another **parcel**.
- (6) The minimum **building setback** for portions of a **building** located above 25.0 metres measured from **grade** is:
 - (a) 5.5 metres from a **property line** shared with another **parcel**; and
 - (b) 6.0 metres from a **property line** shared with a **lane**.
- (7) The minimum **building setback** from a **property line** shared with a **parcel** with a **special purpose zone** is 3.0m.
- (8) The minimum **building setback** from a **side property line** shared with a **parcel** zoned H-1I, H-1G, H-1Gm or H-2 is 3.0 metres.
- (9) Unless otherwise referenced in subsection (10), the minimum **building setback** from a **rear property line** shared with a **parcel** zoned H-1I, H-1G, H-1Gm or H-2 is 5.0 metres.
- (10) The minimum **building setback** from a **rear property line** on a **corner parcel** or a **side property line** shared with a **parcel** zoned H-1I, H-1G, H-1Gm or H-2 is 3.0 metres.

Larger setbacks above six storeys provide space between buildings and reduce building massing.

Larger setbacks to special purpose (parks) and H-1I, H-1G, H-1Gm and H-2 zones provide a buffer.

148 Building Separation

- (1) The minimum **building** separation at **grade** between **main residential buildings** on the same **parcel** is 2.4 metres.
- (2) The minimum **building** separation between **buildings** above a **building height** of 25.0 metres is 11.0 metres from another **building** on the same **parcel**.

Wider building separation above six storeys provides space between buildings and reduce building massing.

149 Balcony Separation

Where the widest dimension of a balcony **amenity structure** faces:

- (a) a **property line** shared with another **parcel**, the minimum **setback** of the **amenity structure** from the shared **property line** is 4.0 metres; or
- (b) the façade or **amenity structure** of a **building** on the same **parcel**, the minimum **setback** of the **amenity structure** from the façade or **amenity structure** is 4.0 metres.

Balcony separation ensures that outdoor amenity spaces have access to light and some privacy.

150 Window Separation

Each **primary dwelling unit** must have at least one window or door with a glazed **area** with a minimum dimension of 1.0 metre that provides an unobstructed outdoor view to a minimum **depth** of 6.0 metres measured perpendicular to the middle of the glazed **area**.

Window separation ensures that every unit has some access to light and has at least one view with some space.

- (1) Units and individual **uses** located on the ground floor with a **street**-facing façade must have:
 - (a) individual, separate direct access to **grade**;
 - (b) an entrance that is visible from the **street**; and
 - (c) a **walkway** that provides direct access to the unit.
- (2) **Main** entrances to **dwelling units** must incorporate covered or recessed **porches** or entrances, or awnings.
- (3) Lobbies or entrances for upper floor **uses** must not occupy more than 20.0 per cent of the **street**-facing façade, not including portions of façades dedicated to underground parking and loading entrances.

Ground floor units will have entries that connect units directly to landscaping and sidewalks and that have some weather protection.

- (1) Where a **building** wall faces a **street, amenity space, or other** publicly-accessible space or a **parcel** with a **housing zone** or **mixed use zone**, the façade must be designed with pedestrian-scale façade elements and visual articulation and avoid large **areas** of blank wall.
- (2) Where the **building height is greater than 20.0 metres** within 6.0 metres of a **property line** shared with a **street is greater than 20.0 metres**, the **building** must provide two (2) of the following features to distinguish the base of the **building** from the rest of the **building**:
 - (a) **building** massing;
 - (b) façade articulation;
 - (c) textures;
 - (d) **building** materials; or
 - (e) a minimum horizontal separation of 2.0 metres from the façade shared with the **street** and portions of the **building** located above the **street** façade.
- (3) The **building** features in subsection (2) must have:
 - (a) a minimum **height** of 7.5 metres from **grade**; and
 - (b) a maximum **height** of 20.0 metres from **grade**.
- (4) Where the **height** of a **building** is greater than 25.0 metres measured from **grade**, the façade of the **building** within 6.0 metres of a **property line** shared with a **street** must have a horizontal separation from the portion of the façade closest to **grade** such that:

Urban design requirements will improve the experience of buildings for people on the sidewalk and street by making the buildings more interesting, attractive and human-scaled.

Reworded for clarity.

- (a) the horizontal separation has a minimum **depth** of 2.0 metres; and
 - (b) the horizontal separation occurs between a minimum of 7.5 metres and a maximum of 20.0 metres measured from **grade**.
- (5) Where a **commercial use** has a **street**-facing façade it must include windows with unobscured glass that:
- (a) occupy a minimum of 65.0 per cent of the façade between a **height** of 0.6 metres and 2.4 metres; and
 - (b) allow views of the indoor space.
- (6) Unless otherwise referenced in subsections (7) and (8), the **length** of the **building** façade that faces a **street** containing an individual **use** on the floor closest to **grade** is a maximum of 15.0 metres.
- (7) The **length** of the **building** façade that faces a **street** containing Office on the floor closest to **grade** is a maximum of 9.0 metres.
- (8) For an individual **Food & Beverage Service, or Indoor Sales & Service or Supermarket use** located on the floor closest to **grade**, the **length** of the **building** façade that faces a **street** may be increased to 30.0 metres where all of the other **uses** that share the same façade meet the requirements of subsections (6) and (7).

Clear windows with views in to places like shops and restaurants makes the street more interesting and connects inside activities with activity on the sidewalk. Narrow unit frontages provide lots of destinations and interest for walking while being flexible about the size of a business.

153 Amenity space

- (1) Amenity space:
- (a) may be provided as common amenity space, **private amenity space** or a combination of both;
 - (b) may not include motor vehicle access or parking areas or **waste** and recycling facilities; and
 - (c) must be **screened** when **adjacent** to motor vehicle access or parking areas or **waste** and recycling facilities.
- (2) The required minimum amenity space is 5.0 square metres per **dwelling unit**.
- (3) A minimum of 50.0 per cent of the required amenity space must be provided outdoors.

A minimum area of amenity space is required for every home. At least half must be outside and may be provided as shared or private space.

154 Landscaping

- (1) The minimum number of trees in any **setback area** adjoining a **street** is 1.0 tree per 10.0 linear metres.

Trees are required where they provide the greatest benefit for people.

- (2) The minimum number of trees along the **length** of an internal **walkway** is 1.0 tree per 10.0 linear metres.

155 Access and Loading

- (1) Unless otherwise referenced in subsection (2), where the **parcel** shares a rear property line or **side property line** with a **lane**, all vehicle access to the **parcel** must be from the **lane**.
- (2) Where a **parcel** shares a rear or **side property line** with a **lane**, but access from the **lane** is not physically feasible due to elevation differences between the **parcel** and the **lane**, vehicle access may be from a **street**.
- (3) **Motor vehicle parking stalls** and **loading stalls** must not be located between a **building** and a **street**.

Lane access requirements are unchanged.

156 Location of Uses Within Buildings

- (1) **Parking Facility** must not be located on the ground floor of a **building** facing a **street**.
- (2) **Self Storage Facility** must not be located on the ground floor of a **building** facing a **street**.
- (3) Where a **parcel** is identified on the Zoning Maps as MU-2(c), the following **uses** must not be located on the ground floor of the **building** facing a **street**:
- (a) **Housing**
 - (b) **Health Care Service**
 - (c) **Office**
 - (d) **Religious Facility**

Active uses are required to be on the ground floor in MU-2c.

157 Use Specific Regulations

- (1) ~~(1) For **Small-scale Manufacturing and Industrial**:~~
- ~~(a) all the processes and functions associated with the **use** must be wholly contained within a **building**; and~~
 - ~~(b) dust and vibration must not be seen or felt outside of the **use area**.~~
- (2) **Parking Facility** must be contained within a **building**.

Specific requirements for industrial uses allows them to operate while limiting activities that would be disruptive to residents or other businesses.

158 Accessible Design

Accessible **dwelling units** do not count towards the **floor area ratio** calculation up to a maximum of 20.0 per cent if they, and the common areas, meet the accessible design standards in Part 3, Division 1.

Exempting accessible units from FAR requirements offers an incentive to provide accessible units, meeting a growing need.

Mixed Use – High-Rise (MU-3) (MU-3c) Zone

159 Purpose

- (1) The Mixed Use – High-Rise (MU-3) zone is intended to accommodate:
 - (a) mid to high-scale, high-**density** mixed-**use** or residential **developments**;
 - (b) **street**-facing institutional, **Small-scale Manufacturing** and **commercial uses**; and
 - (c) **building heights** indicated by an “h” modifier on the Zoning Map.
- (2) The purpose of the Mixed **Use** – High-Rise (MU-3c) zone is the same as subsection (1) with the additional purpose to require **street**-facing **commercial uses** in the **storey** closest to **grade**.

The MU-3 and MU-3c zones replace the existing M-H3 and C-COR1 districts and add a high-scale option in a mixed use zone for 13+ storey developments.

160 Permitted Uses

The following **uses** are **permitted uses** in the Mixed **Use** – High-Rise (MU-3)(MU-3c) zone:

- (a) **Minor Utility**
- (b) **Protective and Emergency Service**
- (c) **Sign – Class A**
- (d) **Sign – Class B**
- (e) **Sign – Class D**
- (f) **Special Event**
- (g) **Urban Agriculture**

161 Uses Within Existing Buildings

The following are **permitted uses** if located within existing approved **buildings** and **discretionary uses** if located within a proposed **building** or new addition:

- (a) **Community Service**
- (b) **Food & Beverage Service**
- (c) **Health Care Service**
- (d) **Indoor Sales & Service**
- (e) **Library**
- (f) **Minor Indoor Entertainment**

Making change of use permitted within existing buildings streamlines process making easier to start, change and adapt businesses and is consistent with current practice.

- (g) **Office**
- (h) **Recreation Facility**
- (i) **Sign – Class C**
- (j) **Sign – Class E**
- (k) **Temporary Sales Centre**

162 Discretionary Uses

The following **uses** are **discretionary uses** in the Mixed Use – High-Rise (MU-3)(MU-3c) zone:

- (a) **Cannabis Store**
- (b) **Child Care Service**
- (c) **Distillery**
- (d) **Home Business**
- (e) **Hotel**
- (f) **Housing**
- (g) **Small-scale Manufacturing**
- (h) **Outdoor ~~Cafe~~ Patio**
- (i) **Parking Facility**
- (j) **Religious Facility**
- (k) **School**
- (l) **Self Storage Facility**
- (m) **Sign – Class C**
- (n) **Sign – Class E**
- (o) **Supermarket**
- (p) **Supportive Housing**

163 Density

The minimum **density** is 250 **dwelling units** per hectare.

164 Floor Area Ratio

- (1) Unless otherwise referenced in subsection (2), the maximum **floor area ratio** is 7.0.

- (2) The maximum **floor area ratio** is the number following the letter “f≤” on the Zoning Maps.

165 Building Height

- (1) The maximum **building height** is the number following the letter “h” on the Zoning Maps, expressed in metres.
- (2) Where the **parcel** shares a **side property line** with a **parcel** zoned H-1I, H-1G, H-1Gm or H-2, the maximum **building height** is 14.0 metres within 4.0 metres of the shared **property line**.
- (3) Where a **parcel** shares a **rear property line** with a **parcel** zoned H-1I, H-1G, H-1Gm or H-2, the maximum **building height** is 8.0 metres at the shared **property line** and increases at a 45 degree angle to a **depth** of 8.0 metres of the shared **property line**.
- (4) Where a **parcel** shares a **rear property line** with a **lane** abutting a **parcel** zoned H-1I, H-1G, H-1Gm or H-2, the maximum **building height** is 14.0 metres to a **depth** of 6.0 metres of the shared **property line**.

Specific building heights for developments of 13+ storeys. Lower heights near H-1I, H-1G, H-1Gm and H-2 zones will help reduce building massing, making the buildings seem less tall.

166 Ground Floor Height

The minimum **height** of the ground floor of a **building** is 4.0 metres as measured vertically from the floor to the ceiling.

167 Building Length

The maximum **building length** of any façade of any new **buildings** or **additions** on a **parcel** is 80.0 metres.

168 Building Setbacks

- (1) Unless otherwise referenced in subsection (2), (6) or (7), there is no minimum **building setback** from a **property line** shared with a **street**.
- (2) An entrance to a **dwelling unit** located at **grade** must have a minimum **building setback** of 2.5 metres from a **property line** shared with a **street**.
- (3) Unless otherwise referenced in subsection (4), (6) or (7), there is no minimum **building setback** from a **property line** shared with a **lane**.
- (4) Where a **lane** shares a **property line** with a **parcel** zoned H-1I, H-1G, H-1Gm or H-2, the minimum **building setback** from a **property line** shared with the **lane** is 1.2 metres.
- (5) Unless otherwise referenced in subsections (6), (7), (8), (9) or (10), there is no minimum **building setback** from a **property line** shared with another **parcel**.

Building setbacks reflect street-oriented development onto high activity streets with wider sidewalks and street trees.

- (6) The minimum **building setback** for portions of a **building** located above 25.0 metres measured from **grade** is:
- (a) 5.5 metres from a **property line** shared with another **parcel**; and
 - (b) 6.0 metres from a **property line** shared with a **lane**.
- (7) The minimum **building setback** for portions of a **building** located above 36.0 metres measured from **grade** is:
- (a) 12.0 metres from a **property line** shared with another **parcel**;
 - (b) 4.0 metres from a **property line** shared with a **street**; and
 - (c) 9.0 metres from a **property line** shared with a **lane**.
- (8) The minimum **building setback** from a **property line** shared with a **parcel** with a **special purpose zone** is 3.0m.
- (9) The minimum **building setback** from a **side property line** shared with a **parcel** zoned H-1I, H-1G, H-1Gm or H-2 is 3.0 metres.
- (10) Unless otherwise referenced in subsection (11), the minimum **building setback** from a **rear property line** shared with a **parcel** zoned H-1I, H-1G, H-1Gm or H-2 is 5.0 metres.
- (11) The minimum **building setback** from a **rear property line** on a **corner parcel** or a **side property line** shared with a **parcel** zoned H-1I, H-1G, H-1Gm or H-2 is 3.0 metres.

Larger setbacks above six storeys provide space between buildings and reduce building massing.

Larger setbacks above twelve storeys result in a more slender tower resulting in space between buildings and reducing building massing and shadowing.

Larger setbacks to special purpose (parks) and H-1I, H-1G, H-1Gm and H-2 zones provide a buffer.

169 Building Separation

- (1) The minimum **building separation** at **grade** between **main residential buildings** on the same **parcel** is 2.4 metres.
- (2) The minimum **building separation** between **buildings** from another **building** on the same **parcel**:
- (a) is 11.0 metres above a **building height** of 25.0 metres; and
 - (b) is 18.0 metres above a **building height** of 36.0 metres.

Wider building separation above six and then twelve storeys provides space between buildings and reduces building massing and shadowing.

170 Floor Plate Restrictions

Each floor of a **building** located partially or wholly above 36.0 metres above **grade** has:

- (a) a maximum floor plate area of 750.0 square metres; and
- (b) a maximum horizontal dimension of 44.0 metres.

Floor plate restrictions result in a more slender tower form for tall buildings.

171 Balcony Separation

Where the widest dimension of a balcony **amenity structure** faces:

- (a) a **property line** shared with another **parcel**, the minimum **setback** of the **amenity structure** from the shared **property line** is 4.0 metres; or
- (b) the façade or **amenity structure** of a **building** on the same **parcel**, the minimum **setback** of the **amenity structure** from the façade or **amenity structure** is 4.0 metres.

Balcony separation ensures that outdoor amenity spaces have access to light and some privacy.

172 Window Separation

Each **primary dwelling unit** must have at least one window or door with a glazed **area** with a minimum dimension of 1.0 metre that provides an unobstructed outdoor view to a minimum **depth** of 6.0 metres measured perpendicular to the middle of the glazed **area**.

Window separation ensures that every unit has some access to light and has at least one view with some space.

173 Unit Entries

- (1) Units and individual **uses** located on the ground floor with a **street**-facing façade must have:
 - (a) individual, separate direct access to **grade**;
 - (b) an entrance that is visible from the **street**; and
 - (c) a **walkway** that provides direct access to the unit.
- (2) **Main** entrances to **dwelling units** must incorporate covered or recessed **porches** or entrances, or awnings.
- (3) Lobbies or entrances for upper floor **uses** must not occupy more than 20.0 per cent of the **street**-facing façade, not including portions of façades dedicated to underground parking and loading entrances.

Ground floor units will have entries that connect units directly to landscaping and sidewalks and that have some weather protection.

174 Urban Design

- (1) Where a **building** wall faces a **street**, **amenity space**, or **other** publicly-accessible space or a **parcel** with a **housing zone** or **mixed use zone**, the façade must be designed with pedestrian-scale façade elements and visual articulation and avoid large **areas** of blank wall.
- (2) Where the **building height** is **greater than 20.0 metres** within 6.0 metres of a **property line** shared with a **street is greater than 20.0 metres**, the **building** must provide two (2) of the following features to distinguish the base of the **building** from the rest of the **building**:
 - (a) **building** massing;
 - (b) façade articulation;

Urban design requirements will improve the experience of buildings for people on the sidewalk and street by making the buildings more interesting, attractive and human-scaled.

- (c) textures;
 - (d) **building** materials; or
 - (e) a minimum horizontal separation of 2.0 metres from the façade shared with the **street** and portions of the **building** located above the **street** façade.
- (3) The **building** features in subsection (2) must have:
- (a) a minimum **height** of 7.5 metres from **grade**; and
 - (b) a maximum **height** of 20.0 metres from **grade**.
- (4) Where the **height** of a **building** is greater than 25.0 metres measured from **grade**, the façade of the **building** within 6.0 metres of a **property line** shared with a **street** must have a horizontal separation from the portion of the façade closest to **grade** such that:
- (a) the horizontal separation has a minimum **depth** of 2.0 metres; and
 - (b) the horizontal separation occurs between a minimum of 7.5 metres and a maximum of 20.0 metres measured from **grade**.
- (5) Where a **commercial use** has a **street**-facing façade it must include windows with unobscured glass that:
- (a) occupy a minimum of 65.0 per cent of the façade between a **height** of 0.6 metres and 2.4 metres; and
 - (b) allow views of the indoor space.
- (6) Unless otherwise referenced in subsections (7) and (8), the **length** of the **building** façade that faces a **street** containing an individual **use** on the floor closest to **grade** is a maximum of 15.0 metres.
- (7) The **length** of the **building** façade that faces a **street** containing **Office** on the floor closest to **grade** is a maximum of 9.0 metres.
- (8) For an individual Food & Beverage Service, or Indoor Sales & Service or Supermarket **use** located on the floor closest to **grade**, the **length** of the **building** façade that faces a **street** may be increased to 30.0 metres where all of the other **uses** that share the same façade meet the requirements of subsections (6) and (7).

Clear windows with views in to places like shops and restaurants makes the street more interesting and connects inside activities with activity on the sidewalk. Narrow unit frontages provide lots of destinations and interest for walking while being flexible about the size of a business.

175 Amenity Space

- (1) Amenity space:

- (a) may be provided as **common amenity space**, **private amenity space** or a combination of both;
 - (b) may not include motor vehicle access or parking **areas** or **waste** and recycling facilities; and
 - (c) must be **screened** when **adjacent** to motor vehicle access or parking **areas** or **waste** and recycling facilities.
- (2) The required minimum **amenity space** is 5.0 square metres per **dwelling unit**.
 - (3) A minimum of 50.0 per cent of the required **amenity space** must be provided outdoors.

A minimum area of amenity space is required for every home. At least half must be outside and may be provided as shared or private space.

176 Landscaping

- (1) The minimum number of trees in any **setback area** adjoining a **street** is 1.0 tree per 10.0 linear metres.
- (2) The minimum number of trees along the **length** of an internal **walkway** is 1.0 tree per 10.0 linear metres.

Trees are required where they provide the greatest benefit for people.

177 Access and Loading

- (1) Unless otherwise referenced in subsection (2), where the **parcel** shares a **rear property line** or **side property line** with a **lane**, all vehicle access to the **parcel** must be from the **lane**.
- (2) Where a **parcel** shares a rear or **side property line** with a **lane**, but access from the **lane** is not physically feasible due to elevation differences between the **parcel** and the **lane**, vehicle access may be from a **street**.
- (3) **Motor vehicle parking stalls** and **loading stalls** must not be located between a **building** and a **street**.

Lane access requirements are unchanged.

178 Location of Uses Within Buildings

- (1) **Parking Facility** must not be located on the ground floor of a **building** facing a **street**.
- (2) **Self Storage Facility** must not be located on the ground floor of a **building** facing a **street**.
- (3) Where a **parcel** is identified on the Zoning Maps as MU-3(c), the following **uses** must not be located on the ground floor of the **building** facing a **street**:
 - (a) **Housing**
 - (b) **Health Care Service**
 - (c) **Office**
 - (d) **Religious Facility**

Active uses are required to be on the ground floor in MU-3c.

179 Use Specific Regulations

(1) For **Small-scale Manufacturing and Industrial:**

- (a) all the processes and functions associated with the ~~use~~ must be wholly contained within a **building**; and
- (b) dust and vibration must not be seen or felt outside of the ~~use~~ area.

Specific requirements for industrial uses allows them to operate while limiting activities that would be disruptive to residents or other businesses.

(2) **Parking Facility** must be contained within a **building**.

180 Accessible Design

Accessible **dwelling units** do not count towards the **floor area ratio** calculation up to a maximum of 20.0 per cent if they, and the common areas, meet the accessible design standards in Part 3, Division 1.

Exempting accessible units from FAR requirements offers an incentive to provide accessible units, meeting a growing need.

Greater Downtown Zones

Greater Downtown - Housing (GD-1) Zone

185 Purpose

The Greater Downtown - Housing (GD-1) zone is intended to:

- (a) high-**density** residential **developments** in the Greater Downtown;
- (b) **commercial uses** which predominately serve the surrounding communities;
- (c) mid- to high-scale **buildings** that are **street-oriented at-grade**; and
- (d) a base maximum **floor area ratio** that may be increased where public amenity is provided.

The GD-1 zone replaces the centre city residential high-rise districts(CC-MH; CC-MHX; CC-EIR; CC-EPR).

186 Permitted Uses

The following **uses** are **permitted uses** in the Greater Downtown – Housing (GD-1) zone:

- (a) **Minor Utility**
- (b) **Neighbourhood Store**
- (c) **Protective and Emergency Services**
- (d) **Sign – Class A**
- (e) **Sign – Class B**
- (f) **Special Event**
- (g) **Urban Agriculture**

187 Uses Within Existing Buildings

The following are **permitted uses** if located within existing approved **buildings** and **discretionary uses** if located within a proposed **building** or new addition:

- (a) **Community Service**
- (b) **Health Care Service**
- (c) **Housing**

Making change of use permitted within existing buildings streamlines process making easier to start, change and adapt businesses and is consistent with current practice.

- (d) **Indoor Sales & Service**
- (e) **Library**
- (f) **Minor Indoor Entertainment**
- (g) **Office**
- (h) **Recreation Facility**
- (i) **Religious Facility**
- (j) **School**
- (k) **Supportive Housing**
- (l) **Temporary Sales Centre**

188 Discretionary Uses

The following **uses** are **discretionary uses** in the Greater Downtown – Housing (GD-1) zone:

- (a) **Cannabis Store**
- (b) **Child Care Service**
- (c) **Distillery**
- (d) **Food and Beverage Service**
- (e) **Home Business**
- (f) **Hotel**
- (g) **Major Indoor Entertainment**
- (h) **Major Utility**
- (i) **Outdoor CaféPatio**
- (j) **Outdoor Recreation**
- (k) **Sign – Class C**
- (l) **Sign – Class D**
- (m) **Sign – Class E**
- (n) **Supportive Housing**

189 Floor Area Ratio

- (1) Unless otherwise referenced in subsection (2), the maximum **floor area ratio** is 5.0.

Density bonusing allows additional density in exchange for community benefits. It only applies in the Greater Downtown.

- (2) The maximum **floor area ratio** may be increased in accordance with the **density** bonus provisions contained in Part 3, Division 5.
- (3) For a **Direct Control Bylaw** approved pursuant to Bylaw 2P80, the **density** maximums of the **Direct Control Bylaw** will continue to apply and the **Direct Control Bylaw** is not eligible for the bonus densities set out in Part 3, Division 5.

190 Building Height

- (1) Unless otherwise referenced in subsection (2), there is no maximum **building height**.
- (2) The maximum **building height** is the number following the letter “h” indicated on the Zoning Maps, expressed in metres.

191 Building Setbacks

- (1) Unless otherwise referenced in subsection (2), the **building setback** from a **property line** shared with a **street** is a minimum of 3.0 metres and a maximum of 6.0 metres. *Building setbacks are specific to street context.*
- (2) The minimum **building setback** from a **property line** shared with the following **streets** is a minimum of 1.5 metres and a maximum of 3.0 metres:
 - (a) 1 **Street** SE;
 - (b) 11 **Street** SW;
 - (c) 12 Avenue SW; and
 - (d) 16 Avenue SW.
- (3) The minimum **building setback** from a **property line** shared with a **lane** or another **parcel** is 0.0 metres.

192 Projections Into Setback Areas

Portions of a **building** below the surface of the ground may extend without any limits into a **setback area**, notwithstanding tree protection or planting, and with the exception of those **areas** identified in Table 12 (public realm **setbacks** - required **setbacks** table in section 430).

193 Building Separation

The façade of a **building** located above 25.0 metres from **grade** must provide a minimum horizontal separation of:

- (a) 24.0 metres from the façade of any other **building** on the same **parcel**;
- (b) 12.0 metres from a **property line** shared with another **parcel**; and

Building separation for buildings above six storeys provides space between buildings and reduces building massing.

- (c) 9.0 metres from a **property line** shared with a **lane**.

194 Floor Plate Restrictions

Each floor of a **building** located partially or wholly above 25.0 metres above **grade** has:

- (a) a maximum **floor plate area** of 750.0 square metres; and
- (b) a maximum horizontal dimension of 44.0 metres.

Floor plate restrictions result in a more slender tower form for tall buildings.

195 Building Entries

- (1) The **main** public entrance to a **building** must face the **property line** shared with a **street**.
- (2) An exterior access facing a **street** must be provided for each individual **use** or **dwelling unit** located on the floor closest to **grade** facing a **street**, which must be connected to the public sidewalk by an individual **walkway**.

Ground floor units will have entries that connect units directly to landscaping and sidewalks and that have some weather protection.

196 Site Design

For **laned parcels**, the **area** between a **building** and a **street** must:

- (a) not provide motor vehicle access, parkade access, garbage or loading access; and
- (b) not contain **motor vehicle parking stalls**, **loading stalls**, garbage facilities or parkade and **building** venting.

197 Street Walls

- (1) Where the **building height** within 6.0 metres of a **property line** shared with a **street** is greater than 25.0 metres, the **building** must provide two (2) of the following features to distinguish the base of the **building** from the rest of the **building**:
 - (a) **building** massing;
 - (b) façade articulation;
 - (c) textures;
 - (d) **building** materials; or
 - (e) a minimum horizontal separation of 2.0 metres from the façade of the podium which is shared with the **street** and portions of the **building** located above the podium.
- (2) Where the **building height** within 6.0 metres of a **property line** shared with a **street** is greater than 50.0 metres, the **building** must provide:

Street wall requirements will improve the experience of buildings for people on the sidewalk and street by making the buildings more interesting, attractive and human-scaled.

- (a) a minimum horizontal separation of 2.0 metres from the façade of the podium which is shared with the **street** and portions of the **building** located above the podium; and
- (b) one (1) of the following features, not including signs, to distinguish the base of the **building** from the rest of the **building**:
 - (c) **building** massing;
 - (d) façade articulation;
 - (e) textures; or
 - (f) **building** materials.
- (3) The **building** features in subsections (1) and (2) must have:
 - (a) a minimum height of 9.0 metres from **grade**; and
 - (b) a maximum height of 18.0 metres from **grade**.

198 Amenity Space

- (1) Amenity space:
 - (a) may be provided as **common amenity space**, **private amenity space** or a combination of both;
 - (b) may not include motor vehicle access or parking areas or **waste** and recycling facilities; and
 - (c) must be **screened** when **adjacent** to motor vehicle access or parking areas or **waste** and recycling facilities.
- (2) The required minimum amenity spaces is 5.0 square metres per **dwelling unit**.
- (3) A minimum of 50.0 per cent of the required amenity space must be provided outdoors.

A minimum area of amenity space is required for every home. At least half must be outside and may be provided as shared or private space.

199 Landscaping

- (1) The minimum number of trees in any **setback area** adjoining a **street** is 1.0 tree per 10.0 linear metres.
- (2) The minimum number of trees along the **length** of an internal **walkway** is 1.0 tree per 10.0 linear metres.

Trees are required where they provide the greatest benefit for people.

200 Location of Uses Within Buildings

Commercial uses and **institutional uses** must only be located on the first two (2) floors of the **building**.

Use Area

- (1) Unless otherwise referenced in subsections (3), (4) and (5), the maximum **use area** for **uses** on the ground floor and first **storey** above **grade** is 300.0 square metres.
- (2) Unless otherwise referenced in subsection (3), there is no maximum **use area** requirement for **uses** located above the second floor.
- (3) The cumulative maximum floor area for **Health Care Service** within a **building** is 600.0 square metres.
- (4) The following **uses** do not have a first and second **storey use area** restriction:
 - (a) **Child Care Service**
 - (b) **Hotel**
 - (c) **Housing**
 - (d) **Minor Utility**
 - (e) **Protective and Emergency Service**
 - (f) **Religious Facility**
 - (g) **Supportive Housing**
- (5) There is no maximum **use area** for **uses** located within **buildings** designated as a Municipal Historic Resource pursuant to the *Historical Resources Act*.

Use specific rules and areas help manage the size and operation of services, shops and restaurants so that they primarily serve residents and the local area.

Accessory Buildings

- (1) An **accessory building**:
 - (a) must not be located in a required **setback area**; and
 - (b) must not be located between a **building** containing **dwelling units** and a **street**.
- (2) The maximum **gross floor area** of an **accessory building** is 100.0 square metres.
- (3) The maximum **building height** for an **accessory building** is 5.0 metres.

Greater Downtown – Mixed Use (GD-2) Zone

203 Purpose

The purpose of the Greater Downtown – Mixed Use (GD-2) zone is to accommodate:

- (a) medium to high-**density**, mixed-**use developments** in the Greater Downtown;
- (b) active **uses** at **grade** required on some **streets** to support **street** vibrancy and activation;
- (c) mid to high-scale **buildings** that are **street**-oriented at **grade**; and
- (d) a base maximum **floor area ratio** that may be increased where public amenity is provided.

The GD-2 zone replaces most of the east village districts (CC-ET, CC-EMU) and the centre city commercial districts (CC-X; CC-COR).

204 Permitted Uses

The following **uses** are **permitted uses** in the Greater Downtown – Mixed **Use** (GD-2) zone:

- (a) **Minor Utility**
- (b) **Protective and Emergency Services**
- (c) **Sign – Class A**
- (d) **Sign – Class B**
- (e) **Special Event**
- (f) **Urban Agriculture**

205 Uses Within Existing Buildings

The following are **permitted uses** if located within existing approved **buildings** and **discretionary uses** if located within a proposed **building** or new addition:

- (a) **Community Service**
- (b) **Food & Beverage Service**
- (c) **Health Care Service**
- (d) **Hotel**
- (e) **Housing**
- (f) **Indoor Sales & Service**
- (g) **Library**

Making change of use permitted within existing buildings streamlines process making easier to start, change and adapt businesses and is consistent with current practice.

- (h) **Major Indoor Entertainment**
- (i) **Minor Indoor Entertainment**
- (j) **Small-scale Manufacturing**
- (k) **Office**
- (l) **Recreation Facility**
- (m) **Religious Facility**
- (n) **School**
- (o) **Self Storage Facility**
- (p) **Small-scale Manufacturing**
- (q) **Supportive Housing**
- (r) **Temporary Sales Centre**

206 Discretionary Uses

The following **uses** are **discretionary uses** in the Greater Downtown – Mixed Use (GD-2) zone:

- (a) **Cannabis Store**
- (b) **Child Care Service**
- (c) **Distillery**
- (d) **Home Business**
- (e) **Kennel**
- (f) **Major Indoor Entertainment**
- (g) **Major Utility**
- (h) **Outdoor CaféPatio**
- (i) **Outdoor Recreation**
- (j) **Parking Facility**
- (k) **Recycling Drop-Off Depot**
- (l) **Sign – Class C**
- (m) **Sign – Class D**
- (n) **Sign – Class E**
- (o) **Supermarket**

207 Floor Area Ratio

- (1) Unless otherwise referenced in subsection (2), the maximum **floor area ratio** is 5.0.
- (2) The maximum **floor area ratio** may be increased in accordance with the **density** bonus provisions contained in Part 3, Division 5.
- (3) For **Direct Control Bylaws** approved prior to passage of this Bylaw, the **density** maximums of that zone will continue to apply and those zones are not eligible for the bonus densities set out in Part 3, Division 5.

Density bonusing allows additional density in exchange for community benefits. It only applies in the Greater Downtown.

208 Building Height

- (1) Unless otherwise required in accordance with the Sunlight Protection Overlay Map (section 17) and rules in section 436 or in accordance with subsection (2), there is no maximum **building height**.
- (2) The maximum **building height** is the number following the letter “h” indicated on the Zoning Maps, expressed in metres.

209 Ground Floor Height

The minimum **height** of the ground floor of a **building** is 4.0 metres as measured vertically from the floor to the ceiling.

210 Building Setbacks

- (1) Unless otherwise referenced in subsections (3), (4) or (5), the minimum **building setback** from a **property line** shared with a **street** is 1.5 metres
- (2) The maximum **building setback** from a **property line** shared with a **street** is 3.0 metres.
- (3) For the following **streets**, the maximum **building setback** from a **property line** shared with a **street** is 3.0 metres and no minimum **building setback** requirement:
 - (a) 1 Street SW;
 - (b) 17 Avenue; and
 - (c) Olympic Way SE.
- (4) The minimum **building setback** from a **property line** shared with a **street** is 6.0 metres for **parcels** located on the following **streets**:
 - (a) 2 Street SW;
 - (b) 3 Street SE;

Building setbacks are specific to street context.

- (c) 5 Street SE;
 - (d) 5 Street SW;
 - (e) 6 Street SE;
 - (f) 6 Street SW;
 - (g) 7 Street SW;
 - (h) 9 Street SW;
 - (i) 10 Street SW;
 - (j) 12 Street SW;
 - (k) 13 Street SW;
 - (l) 11 Avenue SE (east of Olympic Way SE);
 - (m) 12 Avenue SE (east of Macleod Trail SE);
 - (n) 13 Avenue;
 - (o) 14 Avenue SE;
 - (p) 15 Avenue; and
 - (q) Centre Street.
- (5) The minimum **building setback** from a property line shared with a **parcel** designated as a Housing zone or a Special Purpose zone is 3.0 metres.
 - (6) The minimum **building setback** from a property line shared with an LRT corridor, or rail corridor, is 3.0 metres.
 - (7) There is no minimum **building setback** and no maximum **building setback** in the **East Village Special Area** as referenced on Map 1.

Map 1: East Village Special Area

[Map 1 placeholder]

211 Projections Into Setback Areas

Portions of a **building** below the surface of the ground may extend without any limits into a **setback area** where they do not interfere with tree protection or planting and with the exception of those areas identified in Table 12 (public realm **setbacks** required **setbacks** table).

212 Building Separation

- (1) For a **building** containing **residential uses** above 25.0 metres, the façade of the **building** located above 25.0 metres from **grade** must provide a minimum horizontal separation of:
 - (a) 24.0 metres from the façade of any other **building** on the same **parcel**;
 - (b) 12.0 metres from a **property line** shared with another **parcel**; and;
 - (c) 9.0 metres from a **property line** shared with a **lane**.
- (2) For a **building** that does not contain **residential uses** above 25.0 metres, the façade of the **building** located above 25.0 metres from **grade** must provide a minimum horizontal separation of:
 - (a) 24.0 metres from the façade of any other **building** that contains **Housing** on the same **parcel**;
 - (b) 18.0 metres from the façade of any other **building** that does not contain **residential uses** on the same **parcel**;
 - (c) 12.0 metres from a **property line** shared with another **parcel** where a **building** on that **parcel** contains **Housing** above 25.0 metres from **grade**;
 - (d) 9.0 metres from a **property line** shared with another **parcel** where a **building** on that **parcel** does not contain **residential uses** above 25.0 metres from **grade** and;
 - (e) 9.0 metres from a **property line** shared with a **lane**.

Building separation for buildings above six storeys provides space between buildings and reduces building massing.

213 Floor Plate Restrictions

- (1) Each floor of a **building** located partially or wholly above 25.0 metres above **grade** has:
 - (a) a maximum **floor plate area** of 750.0 square metres; and
 - (b) a maximum horizontal dimension of 44.0 metres.
- (2) When located within the area bounded by the CPKC **freight rail corridor**, Macleod Trail SE, 12 Avenue and 8 **Street** SW, each floor of a **building** located partially or wholly above 36.0 metres above **grade** and containing **Housing** or a **Hotel** has:
 - (a) a maximum floor plate of 930.0 square metres; and

Floor plate restrictions result in a more slender tower form for tall buildings.

- (b) a maximum horizontal dimension of 44.0 metres.

214 Building Entries

- (1) The **main public entrance** to a **building** must face the **property line** shared with a **street**.
- (2) Each **use** located at **grade** and facing a **street** must have an individual, direct access to the **use** from the **building** exterior facing the **street**.
- (3) Lobbies or entrances for upper floor **uses** must not occupy more than 20.0 per cent of the at **grade** façade facing a **street**.
- (4) For **laneless parcels**, portions of façades dedicated to underground parking and loading entrances must not be included as part of the at **grade** façade for the purpose of this rule.

Ground floor units will have entries that connect units directly to landscaping and sidewalks and that have some weather protection.

215 Site Design

For **laned parcels**, no motor vehicle access, **motor vehicle parking stalls**, **loading stalls**, garbage facilities, parkade access/egress or parkade venting may be located between the **street** and an at **grade use**.

216 Street Walls

- (1) Where the **building height** within 6.0 metres of a **property line** shared with a **street** is greater than 25.0 metres, the **building** must provide two (2) of the following features to distinguish the base of the **building** from the rest of the **building**:
 - (a) **building** massing;
 - (b) façade articulation;
 - (c) textures;
 - (d) **building** materials; or
 - (e) a minimum horizontal separation of 2.0 metres from the façade of the podium which is shared with the **street** and portions of the **building** located above the podium.
- (2) Where the **building height** within 6.0 metres of a **property line** shared with a **street** is greater than 50.0 metres, the **building** must provide:
 - (a) a minimum horizontal separation of 2.0 metres from the façade of the podium which is shared with the **street** and portions of the **building** located above the podium; and

Street wall requirements will improve the experience of buildings for people on the sidewalk and street by making the buildings more interesting, attractive and human-scaled.

- (b) one (1) of the following features, not including signs, to distinguish the base of the **building** from the rest of the **building**:
 - (i) **building** massing;
 - (ii) façade articulation;
 - (iii) textures; or
 - (iv) **building** materials.
- (3) The **building** features in subsections (1) and (2) must have:
 - (a) a minimum **height** of 9.0 metres from **grade**; and
 - (b) a maximum **height** of 18.0 metres from **grade**.

217 Amenity space

- (1) Amenity space:
 - (a) may be provided as **common amenity space**, **private amenity space** or a combination of both;

A minimum area of amenity space is required for every home. At least half must be outside and may be provided as shared or private space.
 - (b) may not include motor vehicle access or parking areas or **waste** and recycling facilities; and
 - (c) must be **screened** when **adjacent** to motor vehicle access or parking areas or **waste** and recycling facilities.
- (2) The required minimum amenity spaces is 5.0 square metres per **dwelling unit**.
- (3) A minimum of 50.0 per cent of the required amenity space must be provided outdoors.

218 Landscaping

- (1) The minimum number of trees in any **setback area** adjoining a **street** is 1.0 tree per 10.0 linear metres.

Trees are required where they provide the greatest benefit for people.
- (2) The minimum number of trees along the **length** of an internal **walkway** is 1.0 tree per 10.0 linear metres.

219 Location of Uses Within Buildings

- (1) **Community Service, Health Care Service, Small-scale Manufacturing** and **Religious Facility** must not be located on the ground floor of **buildings**, unless existing at the time of passage of this bylaw, where the **use** fronts the following **streets**:

Active uses are required to be on the ground floor.
 - (a) 17 Ave;
 - (b) 1 Street SE;

- (c) 14 Street SW;
- (d) 4 Street SW;
- (e) 11 Street; and
- (f) 10 Street.

220 Use Area

- (1) Unless otherwise referenced below, the maximum **use area** for **uses** on the ground floor of a **building** is 1200.0 square metres.
- (2) The maximum **use area** for **uses** on the ground floor of **buildings** in the **East Village Special Area** is 465.0 square metres.
- (3) ~~The maximum **use area** for **Supermarket** is 5200.0 square metres.~~
- (4) The maximum **use area** for **Food & Beverage Service** is 300.0 square metres.
- (5) The following **uses** do not have a **use area** restriction:
 - (a) **Housing**
 - (b) **Hotel**
 - (c) **Protective and Emergency Service**
 - (d) **Religious Facility**
 - (e) **Supportive Housing**
- (6) There is no maximum **use area** for **uses** located within **buildings** designated as a Municipal Historic Resource pursuant to the *Historical Resources Act*.

An alternative method to allow larger Indoor Sales and Services for grocery stores is being reviewed.

Greater Downtown - Core (GD-3) Zone

221 Purpose

The purpose of the Greater Downtown – Core (GD-3) zone is to accommodate:

The GD-1 zone replaces the Commercial-Residential district in the Downtown Core.

- (a) high-**density**, mixed **use** and Office **development** in the Greater Downtown Core;
- (b) **commercial uses** and Office **uses** at **grade** and residential, commercial, and Office on upper floors to support **street** vibrancy and activation;
- (c) high-scale **buildings** that are **street**-oriented at **grade** and characterized by storefronts along a continuous block face;
- (d) a base maximum **floor area ratio** that may be increased where public amenity is provided; and
- (e) the connection of buildings to the Plus 15 network.

222 Permitted Uses

The following **uses** are **permitted uses** in the Greater Downtown – Core (GD-3) zone:

- (a) **Minor Utility**
- (b) **Protective and Emergency Service**
- (c) **Sign – Class A**
- (d) **Sign – Class B**
- (e) **Sign – Class D**
- (f) **Special Event**
- (g) **Urban Agriculture**

223 Uses Within Existing Buildings

The following are **permitted uses** if located within existing approved **buildings** and **discretionary uses** if located within a proposed **building** or new addition:

Making change of use permitted within existing buildings streamlines process making easier to start, change and adapt businesses and is consistent with current practice.

- (a) **Community Service**
- (b) **Food & Beverage Service**
- (c) **Health Care Service**
- (d) **Hotel**

- (e) **Housing**
- (f) **Indoor Sales & Service**
- (g) **Kennel**
- (h) **Library**
- (i) **Minor Indoor Entertainment**
- (j) **Office**
- (k) **Recreation Facility**
- (l) **School**
- (m) **Self Storage Facility**
- (n) **Small-scale Manufacturing**
- (o) **Supermarket**
- (p) **Supportive Housing**
- (q) **Temporary Sales Centre**

224 Discretionary Uses

The following **uses** are **discretionary uses** in the Greater Downtown – Core (GD-3) zone:

- (a) **Cannabis Store**
- (b) **Child Care Service**
- (c) **Distillery**
- (d) **Home Business**
- (e) **Major Indoor Entertainment**
- (f) **Major Utility**
- (g) **Outdoor CafePatio**
- (h) **Outdoor Recreation**
- (i) **Parking Facility**
- (j) **Recycling Drop-Off Depot**
- (k) **Religious Facility**
- (l) **Sign – Class C**
- (m) **Sign – Class E**

- (n) **Sign – Class F**
- (o) **Vehicle Service**

225 Floor Area Ratio

- (1) Unless otherwise referenced in subsection (2), the maximum **floor area ratio** is 3.0.
- (2) The maximum **floor area ratio** may be increased in accordance with the **density** bonus provisions contained in Part 3, Division 5.
- (3) For a **Direct Control Bylaw** approved pursuant to Bylaw 2P80, the **density** maximums of the **Direct Control Bylaw** will continue to apply and the **Direct Control Bylaw** is not eligible for the bonus densities set out in Part 3, Division 5.

Density bonusing allows additional density in exchange for community benefits. It only applies in the Greater Downtown.

226 Building Height

- (1) Unless otherwise required in accordance with the Sunlight Protection Overlay Map (section 17) and rules in section 436 or in accordance with subsection (2), there is no maximum **building height**.
- (2) The maximum **building height** is the number following the letter “h” indicated on the Zoning Maps, expressed in metres.

227 Ground Floor Height

The minimum **height** of the ground floor of a **building** is 4.5 metres as measured vertically from the floor to the ceiling.

228 Building Separation

For a **building** containing **Housing** above 36.0 metres:

- (a) The façade of the **building** located above 36.0 metres from **grade** must provide a minimum horizontal separation of:
 - (i) 24.0 metres from the façade of any other **building** on the same **parcel**;
 - (ii) 12.0 metres from a **property line** shared with another **parcel**; and;
 - (iii) 9.0 metres from a **property line** shared with a **lane**.
- (b) For a **building** that does not contain **residential uses** above 36.0 metres:
 - (i) The façade of the **building** located above 36.0 metres from **grade** must provide a minimum horizontal separation of:

Building separation for buildings above twelve storeys provides space between buildings and reduces building massing.

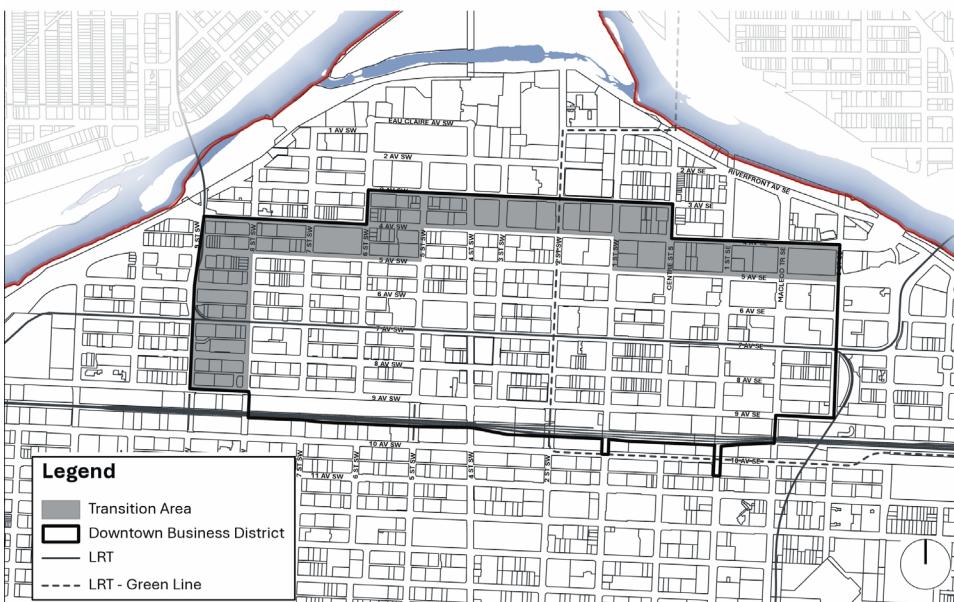
- A. 24.0 metres from the façade of any other **building** that contains **residential uses** on the same **parcel**;
- B. 18.0 metres from the façade of any other **building** that does not contain **Housing** on the same **parcel**;
- C. 12.0 metres from a **property line** shared with another **parcel** where a **building** on that **parcel** contains **residential uses** above 36.0 metres from **grade**;
- D. 9.0 metres from a **property line** shared with another **parcel** where a **building** on that **parcel** does not contain **residential uses** above 36.0 metres from **grade** and;
- E. 9.0 metres from a **property line** shared with a **lane**.

229 Floor Plate Restrictions

- (1) **Buildings** greater than 36.0 metres in **height** and containing a **residential uses** have a maximum **floor plate area** of 930.0 square metres above 36.0 metres.
- (2) **Buildings** greater than 36.0 metres in **height** and containing a **Housing** or **Hotel use** have a maximum horizontal dimension of 44.0 metres where they are located in the Transition Area as illustrated on Map 2.

Floor plate restrictions are larger than other GD and MU zones to enable office floor plates and remain the same for housing.

Map 2: Transition Area



230 Building Entries

- (1) The **main public entrance** to a **building** must face the **property line** shared with a **street**.
- (2) Each at **grade use** facing a **street** must have an individual, direct access to the **use** from the **building** exterior facing the **street**.

231 Site Design

For **laned parcels**, no motor vehicle access, **motor vehicle parking stalls**, **loading stalls**, garbage facilities, parkade access/egress or parkade venting may be located between the **street** and an at **grade use**.

232 Lobbies at Grade

All common corridors, lobbies and entranceways on the ground floor of a **building** must not be greater than:

Lobbies are limited at grade to encourage locating uses that generate activity at the street level.

- (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 1,812.0 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.

233 Street Walls

- (1) Where the **building height** within 6.0 metres of a **property line** shared with a **street** is greater than 36.0 metres, the **building** must provide two (2) of the following features, not including signs, to distinguish the base of the **building** from the rest of the **building**:
 - (a) **building** massing;
 - (b) façade articulation;

Street wall requirements will improve the experience of buildings for people on the sidewalk and street by making the buildings more interesting, attractive and human-scaled.

- (c) textures;
 - (d) **building** materials; or
 - (e) a minimum horizontal separation of 3.0 metres from the façade of the podium which is shared with the **street** and portions of the **building** located above the podium.
- (2) The **building** features in subsection (1) must have:
- (a) a minimum **height** of 9.0 metres from **grade**; and
 - (b) a maximum **height** of 24.0 metres from **grade**.

234 Amenity space

- (1) Amenity space:
- (a) may be provided as **common amenity space**, **private amenity space** or a combination of both;
 - (b) may not include motor vehicle access or parking areas or **waste** and recycling facilities; and
 - (c) must be **screened** when **adjacent** to motor vehicle access or parking areas or **waste** and recycling facilities.
- (2) The required minimum amenity spaces is 5.0 square metres per **dwelling unit**.
- (3) A minimum of 50.0 per cent of the required **amenity space** **Landscaping** be provided outdoors.

A minimum area of amenity space is required for every home. At least half must be outside and may be provided as shared or private space.

235

- (1) The minimum number of trees in any **setback area** adjoining a **street** is 1.0 tree per 10.0 linear metres.
- (2) The minimum number of trees along the **length** of an internal **walkway** is 1.0 tree per 10.0 linear metres.

Trees are required where they provide the greatest benefit for people.

236 Location of Uses within Buildings

- (1) Unless otherwise referenced in subsection (2), **residential uses** must not be located on the ground floor of a **building**.
- (2) Common corridors, lobbies, and entrances required for **residential uses** may be located on the ground floor of a **building**.
- (3) Unless otherwise referenced in subsection (4), **Offices** must not be located on the ground floor of a **building** where located in the Stephen Avenue Mall Retail Areas as illustrated on Map 3.

Map 3: Stephen Avenue Mall Retail Area



- (4) **Offices** may be located on the ground floor of a **building** where located in the Stephen Avenue Mall Retail Areas as illustrated on Map 3 where:
 - (a) the 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 Historic Resources Act.
- (5) **Residential uses** must only share an **area** of a parking structure with other **residential uses**.

237 Use Area

- (1) Unless otherwise referenced in subsection (2), the maximum **use area** on the ground floor of a **building** is 1,200.0 square metres.
- (2) There is no maximum **use area** on the ground floor of a **building** for the following **uses**:
 - (a) **Major Indoor Entertainment**
 - (b) **Hotel**
 - (c) **School**
 - (d) **Supermarket**

- (3) There is no maximum **use area** for **uses** located within **buildings** designated as a Municipal Historic Resource pursuant to the *Historical Resources Act*.

238 Use Specific Regulations

- (1) All activities related to **Vehicle Service** must be located within a **building**, except for vehicle pick-up and drop-off stalls.
- (2) The following **uses** must not be located in a Plus 15 **Walkway**:
- (a) **Community Service**
 - (b) **Health Care Service**
 - (c) **Small-scale Manufacturing**

239 Stephen Avenue Mall Rules

- (1) Where a **building** is located within the Stephen Avenue Mall Retail Area, as identified on Map 3, 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; and
 - (b) 10.0 metres.
- (2) Except for entranceways and vestibules, the maximum **building setback** from 8 Avenue between 4 **Street** SW and Macleod Trail SE is 0.0 metres.
- (3) **Buildings** within the Stephen Avenue Mall Heritage Area must:
- (a) retain the heritage character of existing **buildings**; and
 - (b) respect the existing heritage character of the **area** in new **buildings** or **additions** to existing **buildings** using compatible materials and architectural features.

Commercial – Community (C-1) (C-1v) Zone

240 Purpose

- (1) The purpose of the Commercial – One (C-1)(C-1v) zone is to accommodate:
 - (a) limited-scale commercial or mixed-**use developments**; and
 - (b) **street**-facing, institutional, **Small-scale Manufacturing** and neighbourhood **commercial uses** which predominantly serve surrounding communities.
- (2) The purpose of the Commercial – (C-1v) zone is the same as subsection (1) with the additional purpose to accommodate vehicle oriented **uses** that predominantly serve surrounding communities.

The C-1 zone replaces the C-N1 district and C-1v replace C-N2.

241 Permitted Uses

The following **uses** are **permitted uses** in the Commercial – Community (C-1) (C-1v) zone:

- (a) **Minor Utility**
- (b) **Protective & Emergency Service**
- (c) **Sign – Class A**
- (d) **Sign – Class B**
- (e) **Sign – Class D**
- (f) **Special Event**
- (g) **Temporary Sales Centre**
- (h) **Urban Agriculture**

242 Uses Within Existing Buildings

The following are **permitted uses** if located within existing approved **buildings** and **discretionary uses** if located within a proposed **building** or new addition:

- (a) **Community Service**
- (b) **Food & Beverage Service**
- (c) **Funeral Service**

Making change of use permitted within existing buildings streamlines process making easier to start, change and adapt businesses and is consistent with current practice.

- (d) **Health Care Service**
- (e) **Home Business**
- (f) **Housing**
- (g) **Indoor Sales & Service**
- (h) **Library**
- (i) **Minor Indoor Entertainment**
- (j) **Office**
- (k) **Recreation Facility**
- (l) **Religious Facility**
- (m) **School**
- (n) **Supportive Housing**

Use removed due to updated use definitions

243 Discretionary Uses

- (1) The following **uses** are **discretionary uses** in the Commercial – Community (C-1) (C-1v) zone:
 - (a) **Cannabis Store**
 - (b) **Child Care Service**
 - (c) **Distillery**
 - (d) **Home Business**
 - (e) **Outdoor ~~Cafe~~Patio**
 - (f) **Outdoor Recreation**
 - (g) **Sign – Class C**
 - (h) **Sign – Class E**
 - (i) **Small-Scale Manufacturing**
 - (j) **~~Supportive Housing~~**
- (2) The following **uses** are **discretionary uses** in the Commercial – Community (C-1v) zone:
 - (a) **Drive Through**
 - (b) **Vehicle Service**

244 Parcel Area

The maximum **parcel area** is 1.2 hectares.

245 Floor Area Ratio

The maximum **floor area ratio** is 1.5.

246 Building Height

- (1) Unless otherwise referenced in subsection (2), the maximum **building height** is 12.0 metres.
- (2) The maximum **building height** is the number following the letter “h” when indicated on the Zoning Maps, expressed in metres.

247 Building Setbacks

- (1) The maximum **building setback** from a **property line** shared with a **street** is 3.0 metres.
- (2) Unless otherwise referenced in subsection (3) the minimum **building setback** is 1.2 metres from a **property line** shared with another **parcel, lane** or **LRT corridor**.
- (3) The minimum **building setback** from a **property line** shared with a **parcel** zoned H-1I, H-1G, H-1Gm or, H-2 or a **special purpose zone** is 3.0 metres.

248 Building Façade

- (1) The **length** of the **building** façade that faces a **street** must be a minimum of 80.0 per cent of the **length** of the **property line** it faces.
- (2) In calculating the **length** of the **building** façade, the **depth** of any required **rear setback area** or **side setback area** is not included as part of the **length** of the **property line**.

Façade and entry regulations require buildings to front onto and provide entried to the sidewalk, making it easier and more enjoyable to walk to shops and services.

249 Unit Entries

- (1) The **public entrance** to a **commercial use** must face a **property line** shared with a **street**.
- (2) Lobbies or entrances for upper floor **uses** must not occupy more than 20.0 per cent of the at **grade street**-facing façade, not including portions of the **street**-facing, at-**grade** façades dedicated to underground parking and loading entrances.

250 Urban Design

Where a **commercial use** has a window facing a **street** or **public space**, the window must include unobscured glass that:

- (a) occupies a minimum of 65.0 per cent of the façade between a **height** of 0.6 metres and 2.4 metres; and
- (b) allow views of the indoor space.

Clear windows with views in to places like shops and restaurants makes the street more interesting and connects inside activities with activity on the sidewalk.

251 Amenity space

- (1) Amenity space:
 - (a) may be provided as **common amenity space**, **private amenity space** or a combination of both;
 - (b) may not include motor vehicle access or parking areas or **waste** and recycling facilities; and
 - (c) must be **screened** when **adjacent** to motor vehicle access or parking areas or **waste** and recycling facilities.
- (2) The required minimum amenity space is 5.0 square metres per **dwelling unit**.
- (3) A minimum of 50.0 per cent of the required amenity space must be provided outdoors.

252 Landscaping

- (1) The minimum number of trees and shrubs required in a **setback area** adjoining an H-1I, H-1G, H-1Gm or H-2 zone or a **special purpose zone** is 1.0 tree and 2.0 shrubs per 30.0 square metres of **setback area**.
Trees and shrubs are required in setback areas and trees must line streets and walkways.
- (2) The minimum number of trees in any **setback area** adjoining a **street** is 1.0 tree per 10.0 linear metres.
- (3) The minimum number of trees along the **length** of an internal **walkway** is 1.0 tree per 10.0 linear metres.
- (4) The minimum mature crown projection required in a **setback area** is 20.0 per cent of the **setback area**.

253 Access and Loading

- (1) Unless otherwise referenced in subsection (2), where a **parcel** shares a **rear property line** or **side property line** with a **lane**, all vehicle access to the **parcel** must be from the **lane**.
Vehicle access and parking at the side or back of business provides a place for cars and reduces conflicts with people walking.
- (2) Where a **parcel** shares a **rear property line** or **side property line** with a **lane**, but access from the **lane** is not physically feasible due to elevation differences between the **parcel** and the **lane**, vehicle access may be from a **street**.
- (3) **Motor vehicle parking stalls** and **loading stalls** must not be located between a **building** and a **street**.
- (4) The access and loading regulations do not apply to **Vehicle Service**.

254 Use Area

- (1) Unless otherwise referenced in subsection (2), the maximum **use area** is 465.0 square metres.
Use area limit reflect a size typical of local stores and services.

- (2) There is no maximum **use area** for **Housing**.
- (3) A minimum of 40.0 per cent of the **gross floor area** of a **building** must contain **commercial uses**.

255 Use Specific Regulations

The following **uses** must not be located on the ground floor of a **building**:

Locating housing on upper storeys reflects the commercial focus of this zone.

- (a) **Housing**
- (b) **Supportive Housing**

draft for discussion

Commercial – General (C-2)

256 Purpose

- (1) The purpose of the Commercial – Two (C-2) zone is to accommodate:
 - (a) Low to mid-scale commercial or mixed-**use developments**; and
 - (b) Institutional, office and **commercial uses** which predominantly serve surrounding communities.
- (2) The Commercial – Two (C-2) zone should be applied to **areas** of land of 1 hectare or greater and of 8 hectares or less and may include multiple **parcels**.

The C-2 zone replaces the C-C1, C-C2, C-COR2 and C-COR3 districts.

257 Permitted Uses

The following **uses** are **permitted uses** in the Commercial – General (C-2) zone:

- (a) **Minor Utility**
- (b) **Protective & Emergency Services**
- (c) **Sign – Class A**
- (d) **Sign – Class B**
- (e) **Sign – Class D**
- (f) **Special Event**
- (g) **Temporary Sales Centre**
- (h) **Urban Agriculture**

258 Uses Within Existing Buildings

The following are **permitted uses** if located within existing approved **buildings** and **discretionary uses** if located within a proposed **building** or new addition:

- (a) **Community Service**
- (b) **Food & Beverage Service**
- (c) **Funeral Service**
- (d) **Health Care Service**
- (e) **Indoor Sales & Service**
- (f) **Library**
- (g) **Minor Indoor Entertainment**

Making change of use permitted within existing buildings streamlines process making easier to start, change and adapt businesses and is consistent with current practice.

Use removed due to updated use definitions

- (h) **Office**
- (i) **Recreation Facility**
- (j) **Religious Facility**
- (k) **School**

(l) **Supermarket**

Use removed due to updated use definitions

259

Discretionary Uses

The following **uses** are **discretionary uses** in the Commercial – General (C-2) zone:

- (a) **Cannabis Store**
- (b) **Child Care Service**
- (c) **Distillery**
- (d) **Drive Through**
- (e) **Industrial**
- (f) **Home Business**
- (g) **Hotel**
- (h) **Housing**
- (i) **Kennel**
- (j) **Major Indoor Entertainment**
- (k) **Major Utility**
- (l) **Outdoor ~~Cafe~~ Patio**
- (m) **Outdoor Entertainment**
- (n) **Outdoor Recreation**
- (o) **Parking Facility**
- (p) **Recycling ~~Drop-Off~~ Depot**
- (q) **Self Storage Facility**
- (r) **Sign – Class C**
- (s) **Sign – Class E**
- (t) **Small-scale Manufacturing**
- (u) **Supportive Housing**

Small-scale Manufacturing allows more appropriate industrial types of uses in this district.

Use added due to updated use definitions

(v) **Vehicle Service**

260 Parcel Area

- (1) The minimum **parcel area** is 1.0 hectare.
- (2) The maximum **parcel area** is 8.0 hectares.

261 Floor Area Ratio

The maximum **floor area ratio** is the number following the letter “f” indicated on the Zoning Maps.

262 Building Height

The maximum **building height** is the number following the letter “h” indicated on the Zoning Maps, expressed in metres.

263 Building Setbacks

- (1) The minimum **building setback** from a **property line** shared with a **street** is 3.0 metres.
- (2) Unless otherwise referenced in subsection (3), there is no minimum **building setback** from a side or **rear property line**.
- (3) The minimum **building setback** from a **property line** shared with a **parcel** with a **housing zone** or **special purpose zone** is 3.0 metres.

264 Unit Entries

- (1) All **dwelling units** located on the ground floor with a **street-facing** façade must have:
 - (a) individual, separate direct access to **grade**; and
 - (b) a **walkway** that provides direct access to the **dwelling unit**.
- (2) **Main** entrances to residential and **commercial uses** must incorporate covered or recessed **porches** or entrances, or awnings.
- (3) **Public entrances** for **commercial uses** and lobbies for **residential uses** must be accessed from a sidewalk with a minimum **width** of 6.0 metres for the entire **length** of the **building** façade containing the entrances.

Providing entries to the sidewalk makes it easier and more enjoyable to walk to shops and services. Wide sidewalks in front of main entrances contribute to safety and comfort.

265 Urban Design

- (1) Locate **commercial uses** to face transit **streets**.
- (2) Where a **commercial use** has a window facing a **street** or **public space**, the window must include unobscured glass that:

Transit streets will have higher pedestrian activity and facing commercial uses onto these streets will make them more interesting and welcoming.

Windows for commercial units must not be covered up. This is different from the requirement in mixed use zones to activate the street-facing façade.

- (a) occupies a minimum of 65.0 per cent of the façade between a **height** of 0.6 metres and 2.4 metres; and
- (b) allows views of the indoor space.

266 Site Circulation

- (1) Where a **development** consists of more than one **parcel**, it must provide direct motor vehicle connections through the **development** to provide access to **adjacent parcels**.
- (2) A site plan must identify pedestrian routes, including internal **sidewalks**, **walkways** and **street** crossings, from adjoining public **streets**, **transit stops** and **primary rapid transit stations** to the **main** entries of commercial and **residential uses**.
- (3) Internal roadways located adjacent to the front of commercial uses over 4,000 square metres should not connect directly to any public **streets**.

Safe and convenient walking connections within commercial developments will enhance the safety and comfort of all users, whether they arrive by car, transit or walking.

267 Amenity space

- (1) Amenity space:
 - (a) may be provided as **common amenity space**, **private amenity space** or a combination of both;
 - (b) may not include motor vehicle access or parking areas or **waste** and recycling facilities; and
 - (c) must be **screened** when **adjacent** to motor vehicle access or parking areas or **waste** and recycling facilities.
- (2) The required minimum amenity spaces is 5.0 square metres per **dwelling unit**.
- (3) A minimum of 50.0 per cent of the required amenity space must be provided outdoors.

Where housing is included, a minimum area of amenity space is required for every home. At least half must be outside and may be provided as shared or private space.

268 Landscaping

- (1) Unless otherwise referenced in subsection (2), the minimum number of trees and shrubs required in a **setback area** is 1.0 tree and 2.0 shrubs per 30.0 square metres of **setback area**.
- (2) The minimum number of trees and shrubs required in a **setback area** that shares a **property line** with a commercial zone or an **industrial** zone is 1.0 tree and 2.0 shrubs per 40.0 square metres of **setback area**.
- (3) The minimum number of trees along the **length** of an internal **walkway** is 1.0 tree per 10.0 linear metres.

Trees and shrubs are required in setback areas and trees must line streets and walkways.

- (4) The minimum mature crown projection required in a **setback area** is 20.0 per cent of the **setback area**.

269 Landscape in Parking Areas

Added from General Regulations as only applies to C-2 and C-3.

- (1) For motor vehicle parking areas with 60.0 or more motor vehicle parking stalls, landscaped islands must be provided at a ratio of 14.0 square metres for every 15.0 parking stalls.
- (2) Landscape islands must:
- (a) Be provided at the beginning and end of each row of motor vehicle parking stalls;
 - (i) Be provided with no more than 15.0 stalls in between islands;
 - (ii) Have a minimum area of 14.0 square metres with no dimension less than 2.6 metres;
 - (iii) Provide a soft landscape area with a minimum of 1.0 tree; and
 - (iv) Be surrounded by a concrete curb that is a minimum 0.15 metres in height.
- (3) Where subsection (2) results in a landscape island being contiguous with a setback area, the contiguous island is not required.

270 Use Area

- (1) Unless otherwise referenced in subsection (2), the maximum **use area** in a **building** is 6,000.0 square metres.
- (2) **Hotels** do not have a **use area** restriction.
- (3) A minimum of 60.0 per cent of the **gross floor area of a building** must contain **commercial uses**; on the ground floor of all **buildings** contained within a **development** must contain **commercial uses**.

A minimum area for commercial uses ensures that this zone is used to accommodate commercial or mixed-use developments, not purely residential.

271 Use Specific Regulations

For **Small-scale Manufacturing** and **Industrial**:

- (a) ~~all the processes and functions associated with the use must be wholly contained within a building; and~~
- (b) ~~dust and vibration must not be seen or felt outside of the use area.~~

These regulations are no longer needed. The Industrial use is deleted from the Commercial zones. The use regulations to limit the land use impacts of Small-scale Manufacturing have been added to the use definition and are duplicated here.

Commercial – Large Format (C-3)

272 Purpose

- (1) The purpose of the Commercial – Three (C-3) zone is to accommodate:
 - (a) Low to high-scale commercial or mixed-**use developments**; and
 - (b) Institutional, office and **commercial uses** where **buildings** may face the **street**, or internal private **streets**.
- (2) The Commercial – Three (C-3) zone should be applied to **areas** of land of 6 hectares or greater and may include multiple **parcels**.

The C-3 zone replaces replaces the commercial residential and C-COR3 districts in 1P2007.

273 Permitted Uses

The following **uses** are **permitted uses** in the Commercial – Large Format (C-3) zone:

- (a) **Minor Utility**
- (b) **Protective and Emergency Service**
- (c) **Sign – Class A**
- (d) **Sign – Class B**
- (e) **Sign – Class D**
- (f) **Special Event**
- (g) **Temporary Sales Center**
- (h) **Urban Agriculture**

274 Uses Within Existing Buildings

The following are **permitted uses** if located within existing approved **buildings** and **discretionary uses** if located within a proposed **building** or new addition:

- (a) **Community Service**
- (b) **Food & Beverage Service**
- (c) **Funeral Service**
- (d) **Health Care Service**
- (e) **Indoor Sales & Service**
- (f) **Library**

Making change of use permitted within existing buildings streamlines process making easier to start, change and adapt businesses and is consistent with current practice.

(g)	Minor Indoor Entertainment	<hr/> Use removed due to updated use definitions
(h)	Office	
(i)	Recreation Facility	
(j)	Recycling Depot	<hr/> Use added due to updated use definitions
(k)	Religious Facility	
(l)	School	
(m)	Supermarket	<hr/> Use removed due to updated use definitions

275 Discretionary Uses

The following **uses** are **discretionary uses** in the Commercial – Large Format (C-3) zone zone:

(a)	Cannabis Store	
(b)	Child Care Service	
(c)	Distillery	
(d)	Drive Through	
(e)	Industrial	<hr/> Small-scale Manufacturing allows more appropriate industrial types of uses in this district.
(f)	Home Business	
(g)	Hotel	
(h)	Housing	
(i)	Kennel	<hr/> Use added due to updated use definitions
(j)	Major Indoor Entertainment	
(k)	Major Utility	
(l)	Outdoor CafePatio	
(m)	Outdoor Entertainment	
(n)	Outdoor Recreation	
(o)	Outdoor Sales & Service	
(p)	Parking Facility	
(q)	Recycling Drop-Off Depot	
(r)	Self Storage Facility	
(s)	Sign – Class C	

- (t) **Sign – Class E**
- (u) **Sign – Class F**
- (v) **Sign – Class G**
- (w) **Small-scale Manufacturing**
- (x) **Supportive Housing**
- (y) **Vehicle Service**

276 Floor Area Ratio

The maximum **floor area ratio** is the number following the letter “f” indicated on the Zoning Maps.

277 Building Height

The maximum **building height** is the number following the letter “h” and a number indicated on the Zoning Maps, expressed in metres.

278 Building Setbacks

- (1) Unless otherwise referenced in subsection (2), the minimum **building setback** is 3.0 metres.
- (2) Where a **parcel** shares a **property line** with a **parcel** with a **housing zone** or **special purpose zone**, the minimum **building setback** is 6.0 metres.

279 Unit Entries

- (1) All **dwelling units** located on the ground floor with a **street-**facing façade must have:
 - (a) individual, separate direct access to **grade**; and
 - (b) a **walkway** that provides direct access to the **dwelling unit**.
- (2) **Main** entrances to residential and **commercial uses** must incorporate covered or recessed **porches** or entrances, or awnings.
- (3) **Public entrances** for **commercial uses over 4,000.0 square metres** and lobbies for **residential uses** must be accessed from a sidewalk with a minimum **width** of 6.0 metres for the entire **length** of the **building** façade containing the entrances.

Providing entries to the sidewalk makes it easier and more enjoyable to walk to shops and services. Wide sidewalks in front of main entrances contribute to safety and comfort.

280 Urban Design

- (1) Locate **commercial uses** to face **transit streets**.

Transit streets will have higher pedestrian activity and facing commercial uses onto these streets will make them more interesting and welcoming.

- (2) Where a **commercial use** has a window facing a **street** or **public space**, the window must include unobscured glass that:
- (a) occupies a minimum of 65.0 per cent of the façade between a **height** of 0.6 metres and 2.4 metres; and
 - (b) allows views of the indoor space.

Windows for commercial units must not be covered up. This is different from the requirement in mixed use zones to activate the street-facing façade.

281 Site Circulation

- (1) Where a **development** consists of more than one **parcel**, it must provide direct motor vehicle connections through the **development** to provide access to **adjacent parcels**.
- (2) A site plan must identify pedestrian routes, including internal **sidewalks**, **walkways** and **street** crossings, from adjoining public **streets** and **transit stops** or stations to the **main** entries of commercial and **residential uses**.
- (3) Internal roadways located adjacent to the front of **commercial uses** over 4,000 square metres must not connect directly to any public **streets**.

Safe and convenient walking connections within commercial developments will enhance the safety and comfort of all users, whether they arrive by car, transit or walking.

282 Amenity space

- (1) Amenity space:
 - (a) may be provided as **common amenity space**, **private amenity space** or a combination of both;
 - (b) may not include motor vehicle access or parking areas or **waste** and recycling facilities; and
 - (c) must be **screened** when **adjacent** to motor vehicle access or parking areas or **waste** and recycling facilities.
- (2) The required minimum amenity spaces is 5.0 square metres per **dwelling unit**.
- (3) A minimum of 50.0 per cent of the required amenity space must be provided outdoors.

Where housing is included, a minimum area of amenity space is required for every home. At least half must be outside and may be provided as shared or private space.

283 Landscaping

- (1) Unless otherwise referenced in subsection (2), the minimum number of trees and shrubs required in a **setback area** is 1.0 tree and 2.0 shrubs per 30.0 square metres of **setback area**.
- (2) The minimum number of trees and shrubs required in a **setback area** that shares a **property line** with a commercial zone or an **industrial** zone is 1.0 tree and 2.0 shrubs per 40.0 square metres of **setback area**.

Trees and shrubs are required in setback areas and trees must line streets and walkways.

- (3) The minimum number of trees along the **length** of an internal **walkway** is 1.0 tree per 10.0 linear metres;
- (4) The minimum mature crown projection required in a **setback area** is 20.0 per cent of the **setback area**.

284 Landscape in Parking Areas

- (1) For motor vehicle parking areas with 60.0 or more motor vehicle parking stalls, landscaped islands must be provided at a ratio of 14.0 square metres for every 15.0 parking stalls; and
- (2) Landscape islands must:
 - (a) Be provided at the beginning and end of each row of motor vehicle parking stalls;
 - (i) Be provided with no more than 15.0 stalls in between islands;
 - (ii) Have a minimum area of 14.0 square metres with no dimension less than 2.6 metres;
 - (iii) Provide a soft landscape area with a minimum of 1.0 tree; and
 - (iv) Be surrounded by a concrete curb that is a minimum 0.15 metres in height.
- (3) Where subsection (2) results in a landscape island being contiguous with a setback area, the contiguous island is not required.

Added from General Regulations as only applies to C-2 and C-3.

285 Use Area

A minimum of 60.0 per cent of the gross floor **area** on the e ground floor of all **buildings** contained within a **development** must contain **commercial uses**.

A minimum area for commercial uses ensures that this zone is used to accommodate commercial or mixed-use developments, not purely residential.

286 Use Specific Regulations

For Small-scale Manufacturing and Industrial:

- (a) all the processes and functions associated with the **use** must be wholly contained within a **building**; and
- (b) dust and vibration must not be seen or felt outside of the **use** area.

Specific requirements for industrial uses allows them to operate while limiting activities that would be disruptive to residents or other businesses.

287 Excess Motor Vehicle Parking Stalls

Where the number of **motor vehicle parking stalls** provided for **uses**, not including **dwelling units**, is in excess of 4.0 stalls per 100.0 square metres of gross usable floor **area**, those excess stalls must be

located in either underground or structured parking.

draft for discussion

Industrial Zones

Industrial – Flex (I-F) Zone

288 Purpose

The purpose of the Industrial - Flex (I-F) zone is to accommodate:

- (a) Light and medium **industrial uses** and commercial **developments** in standalone or mixed-use **buildings**; and
- (b) Large employment hubs that benefit from proximity to the **primary transit network**.

The I-F zone replaces the current I-B, I-C and I-E districts.

289 Permitted Uses

The following **uses** are **permitted uses** in the Industrial – Flex (I-F) zone:

- (a) **Industrial**
- (b) **Minor Utility**
- (c) **Protective and Emergency Service**
- (d) **Sign – Class A**
- (e) **Sign – Class B**
- (f) **Sign – Class D**
- (g) **Small-scale Manufacturing**
- (h) **Special Event**
- (i) **Urban Agriculture**

Given the transitional nature of this zone, Industrial has been made discretionary so there is more oversight on how the site is developed.

290 Uses Within Existing Buildings

The following are **permitted uses** if located within existing approved **buildings** and **discretionary uses** if located within a proposed **building** or new addition:

- (a) **Community Service**
- (b) **Food & Beverage Service**
- (c) **Health Care Service**
- (d) **Indoor Sales & Service**
- (e) **Industrial**

Making change of use permitted within existing buildings streamlines process making easier to start, change and adapt businesses and is consistent with current practice.

(f) **Minor Indoor Entertainment**

Use removed due to updated use definitions

(g) **Office**

(h) **Recreation Facility**

(i) **Religious Facility**

(j) **Temporary Sales Centre**

(k) **Vehicle Service**

291 Discretionary Uses

The following **uses** are **discretionary uses** in the Industrial – Flex (I-F) zone:

(a) **Cannabis Store**

(b) **Child Care Service**

(c) **Distillery**

(d) **Drive Through**

(e) **Hotel**

(f) **Outdoor ~~Cafe~~Patio**

(g) **Outdoor Sales & Service**

(h) **Recycling ~~Drop-off~~ Depot**

(i) **Religious Facility**

(j) **School**

(k) **Self Storage Facility**

(l) **Sign – Class C**

(m) **Sign – Class E**

(n) **Sign – Class F**

(o) **Sign – Class G**

(p) **~~Supermarket~~**

(q) **Vehicle Service**

292 Floor Area Ratio

(1) Unless otherwise referenced in subsection (2), there is no maximum **floor area ratio**.

- (2) The maximum **floor area ratio** is the number following the letter “f” indicated on the Zoning Maps.

293 Building Height

- (1) Unless otherwise referenced in subsection (2), the maximum **building height** is ~~12.0~~ 18.0 metres.
- (2) The maximum **building height** is the number following the letter “h” when indicated on the Zoning Maps, expressed in metres.

12.0 m building height is standard in the existing I-C district. ~~and may be increased, where appropriate, using a height modifier. The height was increased to 18 metres to align with the I-G district.~~

294 Building Setbacks

- (1) Unless otherwise referenced in subsections (2), (3), (4) and (5), the minimum **building setback** from any **property line** is 1.2 metres.
- (2) The minimum **building setback** from any **property line** shared with a **street** or **LRT corridor** is 3.0 metres.
- (3) The minimum **building setback** from any **property line** shared with a **lane** adjoining a **parcel** with a **housing zone**, **mixed use zone** or a **residential use** is 3.0 metres.
- (4) The minimum **building setback** from any **property line** shared with a Western Irrigation District Headworks Canal is 7.5 metres.
- (5) The minimum **building setback** from any **property line** shared with a **parcel** with a **housing zone**, ~~a mixed use zone~~, a **special purpose zone**, ~~or a residential use~~ is 6.0 metres.

295 Outdoor Storage, Garbage, and Loading

- (1) ~~Outdoor storage must not be located in a setback area or between a building and a street.~~
- (2) Outdoor storage associated with a use, loading docks, waste collection, and outdoor activities:
- (a) Must not be located in a setback area;
 - (b) Must not be located between a building and a street; and
 - (c) Must be screened from view of adjacent streets, adjacent housing zones, and adjacent special purpose zones.
- (3) Goods, materials or supplies stored outside of a **building** have a maximum **height** of 5.0 metres.

Considering the transitional purpose of I-F, managing location, height and screening of outdoor storage, loading and truck parking limits the impacts of some of the more visible industrial activities for non-industrial sites.

296 Screening

Consolidated above with Outdoor Storage, Garbage, and Loading for simplicity and clarity.

- (1) Loading docks, truck and trailer parking areas, outdoor activities and equipment located outside of a **building** must be **screened** from view of:
 - (a) an adjoining ~~skeletal road, arterial street, LRT corridor~~ or regional pathway; and
 - (b) a ~~street or lane~~ where the ~~street or lane~~ separates the ~~parcel~~ from a ~~parcel~~ with a **housing zone** or **special purpose zone**.
- (2) Outdoor storage and ~~waste~~ collection ~~areas~~ must be **screened** from view of:
 - (a) a ~~street~~; and
 - (b) a ~~parcel~~ with a **housing zone**, a **mixed use zone** or a residential ~~use~~.

297 Landscaping

- (1) Unless otherwise referenced in subsection (2), the minimum number of trees and shrubs required in a **setback area** is 1.0 tree and 2.0 shrubs per 30.0 square metres of **setback area**. *Trees and shrubs are required in setback areas with a minimum tree canopy area.*
- (2) The minimum number of trees and shrubs required in a **setback area** that shares a **property line** with a commercial zone or an **industrial** zone is 1.0 tree and 2.0 shrubs per 40.0 square metres of **setback area**.
- (3) The minimum mature crown projection required in a **setback area** is 20.0 per cent of the **setback area**.

298 Use Area

- (1) The maximum **use area** for **Indoor Sales & Service** is 930.0 square metres. *The size of non-industrial uses is limited to maintain the industrial purpose of the zone. Large commercial uses should be in commercial zones.*
- (2) The maximum public **area** for a **Food & Beverage Service** is 300.0 square metres.
- (3) ~~The cumulative gross floor area of Office uses in a building must not exceed 50.0 per cent of the gross floor area of the building.~~

299 Use Specific Regulations

Industrial and **Small-scale Manufacturing** must be wholly contained within a **building**, with the exception of loading, **waste** collection, and outdoor storage.

300 Unit Entries

- (1) The **public entrance** to a **commercial use** must face a **property line** shared with a **street**.
- (2) Lobbies or entrances for upper floor **uses** must not occupy more than 20.0 per cent of the at **grade street**-facing façade, excluding portions of the **street**-facing, at-**grade**-façades dedicated to underground parking and loading entrances.

Removed because it isn't necessary for industrial areas where street level activation is less of a consideration.

301 Urban Design

Where a **commercial use** has a window facing a **street** or **public space**, the window must include unobscured glass that:

- (a) occupies a minimum of 65.0 per cent of the façade between a **height** of 0.6 metres and 2.4 metres; and
- (b) allow views of the indoor space.

Windows for commercial units must not be covered up. This is different from the requirement in mixed-use zones to activate the street-facing façade.

Industrial – General (I-G) Zone

302 Purpose

The purpose of the Industrial - General (I-G) zone to accommodate:

- (a) Light and medium **industrial developments** with access to the goods movement network; and
- (b) **Commercial uses** on **parcels** with access to the **primary transit network**.

The I-G zone replaces the current I-G and I-R districts.

303 Permitted Uses

- (1) The following **uses** are **permitted uses** in the Industrial – General (I-G) zone:

- (a) **Minor Utility**
- (b) **Outdoor Storage**
- (c) **Urban Agriculture**
- (d) **Sign – Class A**
- (e) **Sign – Class B**
- (f) **Sign – Class C**
- (g) **Sign – Class D**
- (h) **Special Event**

- (2) The following **uses** are **permitted uses** in the Industrial – General (I-G) zone on a **parcel** that has sewer and water systems provided by the City and **discretionary uses** on a **parcel** that does not have sewer and water systems provided by the **City**:

- (a) **Crematorium**
- (b) **Distillery**
- (c) **Industrial**
- (d) **Parking Facility**
- (e) **Protective & Emergency Service**
- (f) **Small-Scale Manufacturing**
- (g) **Vehicle Service**

Making change of use permitted for industrial uses on parcels with servicing streamlines process making easier to start, change and adapt businesses and is consistent with current practice.

304 Uses Replacing Existing Uses

The following are **permitted uses** if replacing an existing approved **commercial use** or institutional **use** located within an existing

Adding a limited range of commercial and institutional uses allows some flexibility for support retail and services in industrial areas. Listing these as permitted here enables streamlined change of use in existing commercial developments.

approved **building** and **discretionary uses** if located within a proposed **building** or new addition or not replacing a **commercial use** or institutional **use**:

- (a) **Community Service**
- (b) **Food & Beverage Service**
- (c) **Health Care Service**
- (d) **Indoor Sales & Service**
- (e) **Minor Indoor Entertainment**
- (f) **Temporary Sales Centre**

305 Discretionary Uses

The following **uses** are **discretionary uses** in the Industrial – General (I-G) zone:

- (a) **Cannabis Store**
- (b) **Child Care Service**
- (c) **Distillery**
- (d) **Drive Through**
- (e) **Hotel**
- (f) **Kennel**
- (g) **Major Utility**
- (h) **Office**
- (i) **Outdoor CafePatio**
- (j) **Outdoor Entertainment**
- (k) **Outdoor Sales & Services**
- (l) **Parking Facility**
- (m) **Recreation Facility**
- (n) **Recycling Depot**
- (o) **Religious Facility**
- (p) **Self Storage Facility**
- (q) **Sign – Class E**
- (r) **Sign – Class F**

(s) **Sign – Class G**

(t) **Supermarket**

306 Additional Use Rules

- (1) Any **commercial uses** and **institutional uses** that are listed as **discretionary uses** in section 304 and 305 may only be located on **parcels**:
 - (a) with an **area** of 1.75 hectares or less;
 - (b) serviced by City water and sewer; and
 - (c) located within 400 metres of a **rapid transit station** or 200 metres of a **primary transit network**, as identified in the Calgary Plan; or
 - (d) as identified in a local **area** plan.
- (2) **Food & Beverage Service** with a public **area** less than 150.0 square metres is exempt from subsection (1).

New rules limit where and on what parcels commercial and institutional uses are allowed, restricting these uses to transit streets and away from industrial core areas. This allows flexibility in I-G while limiting encroachment on industrial activities.

307 Floor Area Ratio

- (1) ~~Unless otherwise referenced in subsection (2), the maximum **floor area ratio** for **buildings** on a **parcel** serviced by **City** water and sewer is 1.5.~~
- (2) ~~Unless otherwise referenced in subsection (3), there is no maximum **floor area ratio**.~~
- (3) The maximum **floor area ratio** is the number following the letter “f” indicated on the Zoning Maps.

Removed FAR max to allow for flexibility of building forms.

308 Building Height

- (1) Unless otherwise referenced in subsections (2), (3) and (4), there is no maximum **building height**.
- (2) Where a **parcel** shares a **property line**, **street**, or **lane** with a ~~**parcel** with a **housing zone**, a **mixed use zone**, a **residential use**~~, or a **parcel** zoned S-PS, the maximum **building height** is 18.0 metres.
- (3) The maximum **building height** on a **parcel** not serviced by City water and sewer is 10.0 metres.
- (4) The maximum **building height** is the number following the letter “h” when indicated on the Zoning Maps, expressed in metres.

309 Building Setbacks

- (1) Unless otherwise referenced in subsections (2), (3), (4), (5), (6) or (7), the minimum **building setback** from any **property line** is 1.2 metres.

- (2) **Building setback** from any **property line** shared with any other **street** is 4.0 metres.
- (3) The minimum **building setback** from any **property line** shared with a **street** or **LRT corridor** is 4.0 metres.
- (4) **Building setback** from any **property line** shared with a **lane** is 0.0 metres.
- (5) The minimum **building setback** from any **property line** shared with a **lane** that separates the **parcel** from a **parcel** with a **housing zone**, a **mixed use zone**, a **special purpose zone**, or a residential **use**, is 3.0 metres.
- (6) The minimum **building setback** from any **property line** shared with a Western Irrigation District Headworks Canal is 7.5 metres.
- (7) The minimum **building setback** from any **property line** shared with a **parcel** with a **housing zone**, a **mixed use zone**, a **special purpose zone**, or a residential **use** is 6.0 metres.
- (8) There is no **building setback** requirement from a **property line** shared with a **parcel** with an **industrial** zone in the case where walls facing the **side property line** or **rear property line** are constructed of materials that do not require **maintenance**.
- (9) There is no **building setback** requirement from a **property line** shared with a **parcel** with an **industrial** zone in the case where the **parcel** is **adjacent** to a rail line that terminates and there is no need for a spur line or the spur line is incorporated within the **building**.

310 Building Size

The maximum gross floor **area** of all **buildings** on a **parcel** that is not serviced by City water and sewer is 1,600.0 square metres.

Unserviced parcels have limited capacity to serve occupants of buildings so building size is limited.

311 Outdoor Storage

- (1) Goods, materials or supplies stored outside of a **building** within 5.0 metres of a **property line** have a maximum **height** of 5.0 metres.

Location, height and screening of outdoor storage, loading and truck parking limits the impacts of some of the more visible industrial activities at an interface with a non-industrial site or area.

- (2) The **height** of goods, materials or supplies is measured from **grade** and includes any pallets, supports or other things on which the goods, materials or supplies are stacked.

312 Screening

- (1) Loading docks, outdoor activities and equipment located outside of a **building** must be **screened** from view of:
- (a) an adjacent **skeletal road, arterial street, LRT corridor** or regional pathway; and
 - (b) a **street** or **lane** where the **street** or **lane** separates the **parcel** from a **parcel** with a **housing zone, a mixed use zone, a residential use** or a **special purpose zone**.
- (2) Outdoor storage and **waste** collection **areas** must be **screened** from view of a **parcel** with a **housing zone, a mixed use zone, a special purpose zone, or a residential use**.

313 Landscaping

- (1) Unless otherwise referenced in subsection (2), the minimum number of trees and shrubs required in a **setback area** is 1.0 tree and 2.0 shrubs per 30.0 square metres of **setback area**. *Trees and shrubs are required in setback areas with a minimum tree canopy area.*
- (2) The minimum number of trees and shrubs required in a **setback area** that shares a **property line** with a commercial zone or an **industrial** zone is 1.0 tree and 2.0 shrubs per 40.0 square metres of **setback area**.
- (3) The minimum mature crown projection required in a **setback area** is 20.0 per cent of the **setback area**.

314 Use Area

- (1) The cumulative maximum **use area** for **Indoor Sales & Service** on a **parcel** is 930.0 square metres. *The size of non-industrial uses is limited to maintain the industrial purpose of the zone. Large commercial uses should be in commercial zones.*
- (2) The maximum public **area** for a **Food & Beverage Service** is 300.0 square metres.
- (3) The cumulative **gross floor area** of **Office uses** in a **building** must not exceed 50.0 per cent of the **gross floor area** of the **building**.

315 Display and Sales Areas

- (1) Unless otherwise referenced in subsection (2), a **use** that is not defined in Part 6 as having a sales or rental function may accommodate a display and sales area provided the products displayed or sold are associated with the **use**.
- (2) The maximum floor area of a display and sales area located in a **building** is the greater of:

- (a) 38.0 square metres; or
 - (b) 20.0 per cent of the **gross floor area** of the **use** to a maximum of 465.0 square metres
- (3) A display and sales area is not allowed if it would result in the **use** operating exclusively as a retail store.

draft for discussion

Industrial – Heavy (I-H) Zone

316 Purpose

The purpose of the Industrial - Heavy (I-H) zone is to accommodate:

- (a) heavy **industrial developments**;
- (b) heavy **industrial uses** with offsite impacts; and
- (c) **parcels** with access to hazardous goods routes and railway lines.

The I-H zone replaces the current I-H and I-O districts.

317 Permitted Uses

The following **uses** are **permitted uses** in the Industrial – Heavy (I-H) zone:

- (a) **Major Utility**
- (b) **Minor Utility**
- (c) **Protective & Emergency Service**
- (d) **Sign – Class A**
- (e) **Sign – Class B**
- (f) **Sign – Class C**
- (g) **Sign – Class D**

318 Discretionary Uses

(1) The following **uses** are **discretionary uses** in the Industrial – Heavy (I-H) zone:

- (a) **Crematorium**
- (b) **Distillery**
- (c) **Heavy Industrial**
- (d) **Major Utility**
- (e) **Outdoor Storage**
- (f) **Sign – Class E**
- (g) **Sign – Class F**
- (h) **Sign – Class G**

(2) The following **uses** are **discretionary uses** in the **Industrial – Heavy (I-H) zone** where located in a **building** that was approved prior to the effective date of this Bylaw:

(a) **Industrial**

(b) **Small-scale Manufacturing**

319 Building Setbacks

- (1) Unless otherwise referenced in subsections (1) through (7), the minimum **building setback** from any **property line** is 6.0 metres.
- (2) The minimum **building setback** from any **property line** shared with a **lane** is 1.2 metres.
- (3) The minimum **building setback** from any **property line** shared with a Western Irrigation District Headworks Canal is 7.5 metres.
- (4) The minimum **building setback** from any **property line** shared with a **parcel** with a **housing zone**, a **mixed use zone**, or a residential **use** is 15.0 metres.
- (5) The minimum **building setback** from any **property line** shared with a **parcel** zoned S-TC is 50.0 metres.
- (6) There is no **building setback** requirement from a **property line** shared with a **parcel** with an **industrial** zone in the case where walls facing the **side property line** or **rear property line** are constructed of materials that do not require **maintenance**.
- (7) There is no **building setback** requirement from a **property line** shared with a **parcel** with an **industrial** zone in the case where the **parcel** is **adjacent** to a rail line that terminates and there is no need for a spur line or the spur line is incorporated within the **building**.

320 Screening

All materials, supplies and products must be **screened** from view of the **street**.

321 Landscaping

- (1) Unless otherwise referenced in subsection (2), the minimum number of trees and shrubs required in a **setback area** is 1.0 tree and 2.0 shrubs per 30.0 square metres of **setback area**.
- (2) The minimum number of trees and shrubs required in a **setback area** that shares a **property line** with a commercial zone or an **industrial** zone is 1.0 tree and 2.0 shrubs per 40.0 square metres of **setback area**.
- (3) The minimum mature crown projection required in a **setback area** is 20.0 per cent of the **setback area**.

Trees and shrubs are required in setback areas with a minimum tree canopy area.

Special Purpose Zones

Special Purpose - Natural Areas (S-NA) Zone

322 Purpose

The purpose of the Special Purpose - Natural Areas (S-NA) zone is to accommodate:

The S-NA zone replaces the S-UN district.

- (a) land dedicated as environmental and conservation reserve pursuant to the ***Municipal Government Act*** or its predecessors;
- (b) natural landforms, vegetation, and wetlands; and
- (c) passive recreational ***use*** through limiting ***development***.

323 Permitted Uses

The following ***uses*** are ***permitted uses*** in the Special Purpose – Natural Areas (S-NA) zone:

The permitted uses list has been revised to reflect uses allowed in Environmental Reserve and natural areas.

- (a) **Natural Area**
- (b) **Sign – Class A**

324 Discretionary Uses

The following ***uses*** are ***discretionary uses*** in the Special Purpose – Natural Areas (S-NA) zone:

The discretionary uses have been updated to reflect uses that may be allowed in Environmental Reserve and natural areas.

- (a) **Minor Utility**
- (b) **Sign – Class B**
- (c) **Sign – Class C**
- (d) **Sign – Class D**

Special Purpose – Public Parks and Schools (S – PS) Zone

325 Purpose

The purpose of the Special Purpose - Public Parks and Schools (S-PS) zone is to accommodate:

The S-PS zone replaces the S-SPR district.

- (a) land dedicated as municipal reserve, school reserve, municipal school reserve, community reserve, public reserve and other reserve according to the **Municipal Government Act**;
- (b) **Schools, Parks** and public benefit compatible **uses** as per the Joint **Use** Planning Agreement;
- (c) publicly accessible outdoor and indoor space; and
- (d) educational, athletic, cultural, creative and social programming.

326 Permitted Use

The following **uses** are **permitted uses** in the Special Purpose – Public Parks and Schools (S-PS) zone:

The permitted uses listed in this zone reflect the use definition changes and are similar to the use list in the S-SPR district.

- (a) **Minor Utility**
- (b) **Natural Area**
- (c) **Park**
- (d) **Protective and Emergency Service**
- (e) **School**
- (f) **Sign – Class A**
- (g) **Sign – Class B**
- (h) **Special Event**
- (i) **Urban Agriculture**

327 Discretionary Use

The following **uses** are **discretionary uses** in the Special Purpose – Public Parks and Schools (S-PS) zone:

The discretionary uses listed in this zone reflect the use definition changes and are similar to the use list in the S-SPR district.

- (a) **Child Care Service**
- (b) **Community Service**
- (c) **Food & Beverage Service**
- (d) **Library**
- (e) **Outdoor CafePatio**

- (f) **Recreation Facility**
- (g) **Sign – Class C**
- (h) **Sign – Class D**
- (i) **Sign – Class E**
- (j) **Urban Agriculture**

328 Minimum Setbacks

The minimum **building setback** is 3.0 metres.

The setbacks remain the same as the S-SPR district.

329 Landscaping

The minimum number of trees is 55 per hectare for the total parcel area, excluding building footprints and sports fields.

The minimum number of trees have been significantly reduced from the current land use bylaw to allow sports fields and play areas. This will be further tested.

330 Use Specific Regulations

- (1) **Child Care Service** may only occur in a **building** with another approved **use**.
- (2) **Food & Beverage Service** may only be located on a **parcel** with another approved **use**.

Child Care Service and Food & Beverage Service have been explicitly listed to capture compatible uses rather than treat them as an accessory use.

Special Purpose – Recreation and Community (S-RC) Zone

331 Purpose

The purpose of the Special Purpose - Recreation and Community (S-RC) zone is to accommodate:

The S-RC zone replaces the S-CS, S-R and S-CI districts.

- (a) public **Parks, Schools** and recreation on lands not designated as reserve;
- (b) education and community **uses**;
- (c) recreation facilities and outdoor recreation; and
- (d) educational, athletic, cultural, creative and social programming.

332 Permitted Use

The following **uses** are **permitted uses** in the Special Purpose – Recreation and Community (S-RC) zone:

The permitted uses are aligned with the existing land use bylaw.

- (a) **Library**
- (b) **Minor Utility**
- (c) **Natural Area**
- (d) **Outdoor Recreation**
- (e) **Park**
- (f) **Protective and Emergency Service**
- (g) **Recreation Facility**
- (h) **School**
- (i) **Sign – Class A**
- (j) **Sign – Class B**
- (k) **Special Event**
- (l) **Urban Agriculture**

333 Uses Within Existing Buildings

The following are **permitted uses** if located within existing approved **buildings** and **discretionary uses** if located within a proposed **building** or new addition:

These uses have been added as permitted within existing buildings to make it easier for compatible uses to be added to recreational facilities.

- (a) **Community Service**
- (b) **Food & Beverage Service**
- (c) **Health Care Service**

(d) **Minor Indoor Entertainment**

334 Discretionary Use

The following **uses** are **discretionary uses** in the Special Purpose – Recreation and Community (S-RC) zone:

The discretionary uses represent the consolidation of uses in this document.

- (a) **Child Care Service**
- (b) **Indoor Sales & Service**
- (c) **Major Indoor Entertainment**
- (d) **Major Utility**
- (e) **Outdoor **CafePatio****
- (f) **Outdoor Entertainment**
- (g) **Religious Facility**
- (h) **Sign – Class C**
- (i) **Sign – Class D**
- (j) **Sign – Class E**

335 Minimum Setbacks

The minimum **building setback** is 3.0 metres.

336 Landscaping

The minimum number of trees is 55 per hectare for the total parcel area, excluding building footprints and sports fields.

The minimum number of trees have been significantly reduced from the current land use bylaw to allow sports fields and play areas. This will be further tested.

337 Use Specific Regulations

- (1) **Health Care Service** may only be located within a **Recreation Facility**.
- (2) **Child Care Service** may only occur in a **building** with another approved **use**.

The uses are listed in this section prevent this zone from being used for stand alone health and child care facilities.

Special Purpose – Public Facilities and Infrastructure (S – PI) Zone

338 Purpose

The purpose of the Special Purpose – Public Facilities and Infrastructure (S – PI) zone is to accommodate:

The S-PI zone replaces the S-CRI district.

- (a) multi-**use** infrastructure, community and utility facilities;
- (b) vehicle **maintenance**, work depots and training centres related to infrastructure **development** and **maintenance**;
- (c) facilities and systems for public transportation; and
- (d) **uses** operated by Federal, Provincial or Municipal levels of government.

339 Permitted Uses

The following **uses** are **permitted uses** in the Special Purpose – Public Infrastructure (S-PI) zone:

The permitted uses generally align with the existing district. Some uses in the existing district have been moved to discretionary.

- (a) **Cemetery**
- (b) **Community Service**
- (c) **Crematorium**
- (d) **Library**
- (e) **Major Utility**
- (f) **Minor Utility**
- (g) **Natural Area**
- (h) **Park**
- (i) **Protective and Emergency Service**
- (j) **Sign – Class A**
- (k) **Sign – Class B**
- (l) **Sign – Class D**
- (m) **Special Event**
- (n) **Urban Agriculture**

340 Uses Within Existing Buildings

The following are **permitted uses** if located within existing approved **buildings** and **discretionary uses** if located within a proposed **building** or new addition:

- (a) **Office**
- (b) **Recreation Facility**

These uses have been made permitted in an existing building.

341 Discretionary Uses

The following **uses** are **discretionary uses** in the Special Purpose – Public Facilities and Infrastructure (S-PI) zone:

Additional discretionary uses have been added such as Housing to allow S-PI zoned parcels more flexibility.

- (a) **Industrial**
- (b) **Health Care Facility**
- (c) **Home Business**
- (d) **Housing**
- (e) **Outdoor Recreation**
- (f) **Outdoor Storage**
- (g) **Parking Facility**
- (h) **Sign – Class C**
- (i) **Sign – Class E**
- (j) **Sign – Class F**
- (k) **Sign – Class G**
- (l) **Supportive Housing**
- (m) **Vehicle Service**

342 Signs

Sign – Class F and **Sign – Class G** must be carried out by, or on behalf of, the City.

343 Housing

Housing developments must comply with the applicable rules of the H-3 zone.

This rule is new and has been added due to the addition of the Housing use.

344 Building Setbacks

- (1) The minimum **building setback** from a **property line** shared with a **street** is 6.0 metres.

The setback rules have been simplified and are aligned with the existing setbacks.

- (2) Unless otherwise referenced in subsection (3), the minimum **building setback** from a **property line** shared with another **parcel** is 1.2 metres.
- (3) The minimum **building setback** from a **property line** shared with an **LRT Corridor** or a **parcel** zoned as a **housing zone** or **special purpose zone** is 6.0 metres.
- (4) Unless otherwise referenced in subsection (5), the minimum **building setback** from a **property line** shared with a **lane** is 3.0 metres.
- (5) The minimum **building setback** from a **property line** shared with a **lane** that adjoining a **parcel** with a **housing zone** is 6.0 metre.

345 Landscaping

- (1) The minimum number of trees and shrubs required in a **setback area** is 1.0 tree and 2.0 shrubs per 40.0 square metres of **setback area**.
- (2) The minimum mature crown projection required in a **setback area** is 20.0 per cent of the **setback area**.

The landscape rules are new and represent the new landscaping direction in this bylaw.

Special Purpose - Transportation Corridor (S – TC) Zone

346 Purpose

The purpose of the Special Purpose — Transportation Corridor (S-TC) zone is to accommodate:

The S-TC zone replaces the S-TUC district.

- (a) land located within the provincial transportation and utility corridor, which predominately provides for provincial transportation facilities and linear utilities; and
- (b) temporary and removable **uses**.

347 Permitted Use

The following **uses** are **permitted uses** in the Special Purpose — Transportation Corridor (S-TC) zone:

The permitted uses have remained aligned with the existing district.

- (a) **Agriculture**
- (b) **Minor Utility**
- (c) **Natural Area**
- (d) **Park**
- (e) **Sign – Class A**
- (f) **Sign – Class B**
- (g) **Sign – Class D**
- (h) **Special Event**
- (i) **Urban Agriculture**

348 Discretionary Use

The following **uses** are **discretionary uses** in the Special Purpose — Transportation Corridor (S-TC) zone:

The discretionary uses have remained aligned with the existing district.

- (a) **Food & Beverage Service**
- (b) **Heavy Industrial**
- (c) **Indoor Sales & Service**
- (d) **Industrial**
- (e) **Major Utility**
- (f) **Outdoor CafePatio**
- (g) **Outdoor Recreation**
- (h) **Outdoor Storage**

(i) **Sign – Class C**

349 Additional Use Rules

- (1) **Indoor Sales & Service** and **Food & Beverage Service** must only operate in conjunction with **Outdoor Recreation** or **Park**.

The additional rules align with the current rules of the district.

- (2) **Heavy Industrial** may only be located in Areas A and B identified with crosshatching in Map 4, described as:

- (a) Area A: the full **width** of the Transportation Corridor lands from the north intersection of the Transportation Corridor and Deerfoot Trail N.E. to the intersection with the Transportation Corridor and 44 **Street** N.E.; and
- (b) Area B: the full **width** of the Transportation Corridor lands from the intersection with the Transportation Corridor and Peigan Trail S.E. to the intersection between the Transportation Corridor and 130 Avenue S.E.

350 Development Permit Restrictions

- (1) A **development permit** for a **discretionary use** may only be issued for a period not exceeding five (5) years.
- (2) Applications for **uses** which require permanent structures, **buildings**, or activities, which do not allow their easy removal, or allow access for utility **maintenance**, or which impair the intended purpose of the **parcel** as a utility corridor, must not be approved.
- (3) When a **development permit** expires, all activities associated with that **development permit** must cease, and all **buildings** and improvements associated with that **use** must be removed from the **parcel** without further order from the **Development Authority**.

The development permit restrictions remain unchanged.

351 Building Setbacks

The minimum **building setback** where the **parcel** shares a **property line** with a **street** or **parcel** designated as a **housing zone** or S – FD zone is 6.0 metres.

The building setbacks remain unchanged.

352 Projections

~~The projection rules referenced in sections 394 through 399 do not apply to this zone.~~

~~These rules have been removed.~~

353 Landscaping

Landscaped areas must be provided in accordance with a landscape plan approved by the **Development Authority** when the **development** is within 50.0 metres of:

- (a) an **arterial street** or **skeletal road**;
- (b) a **parcel** zoned as a **housing zone**; or
- (c) a **parcel** zoned S-FD.

The landscape rules remain unchanged from the existing bylaw.

354 Screening

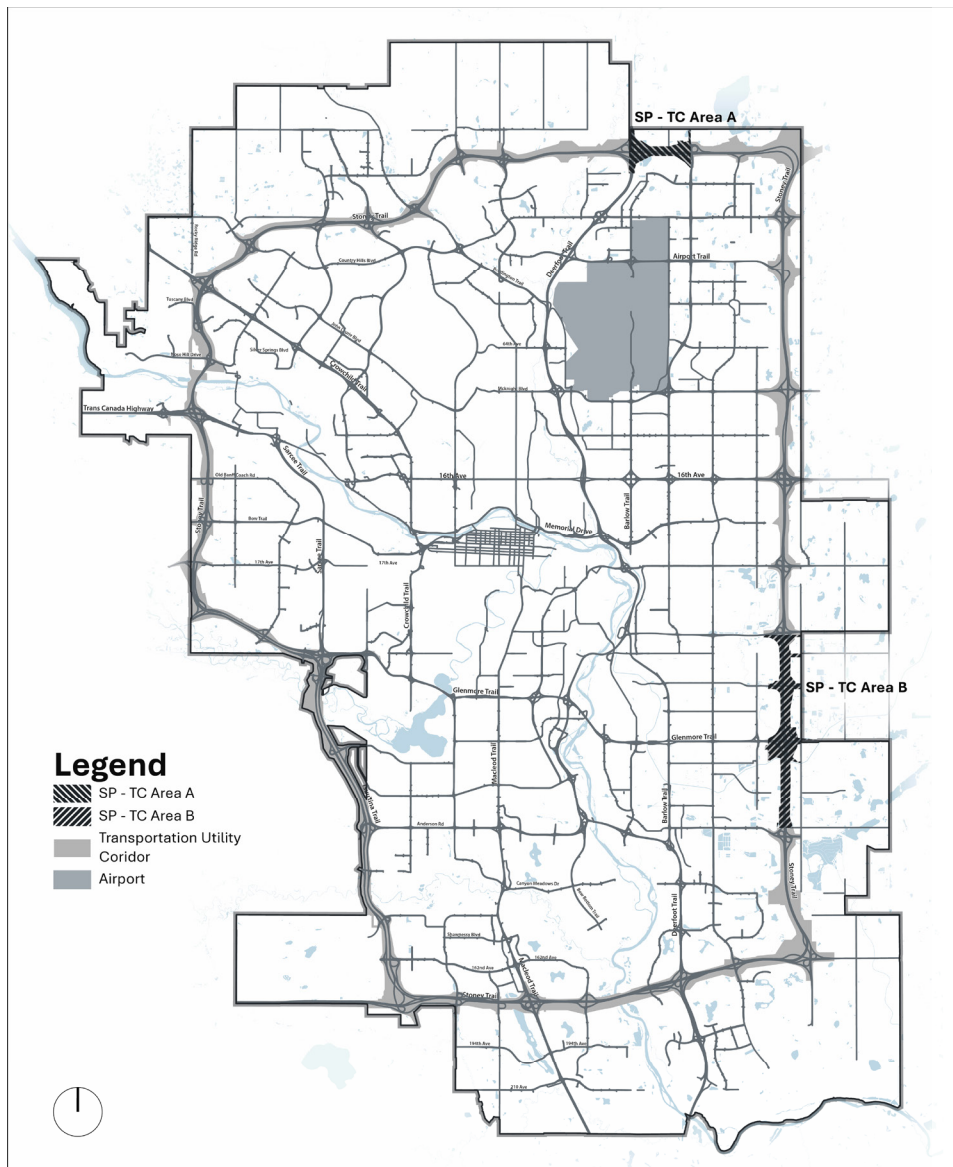
Screening must be provided for **Heavy Industrial**.

355 Parcel Access

A **use** must not have motor vehicle access from a residential **street**.

The parcel access rules remains unchanged.

Map 4: Transportation Utility Corridor Areas



Special Purpose - Future Development (S – FD) Zone

356 Purpose

The Special Purpose – The purpose of the Special Purpose - Future Development (S-FD) zone is to accommodate:

The S-FD zone replaces the S-FUD and S-URP district.

- (a) lands awaiting urban **development** and utility servicing;
- (b) the protection of lands for future urban forms of **development** and **density** by restricting premature subdivision and **development** of **parcels** of land;
- (c) temporary **uses** that can easily be removed when land is redesignated to allow for urban **development**; and
- (d) agricultural **uses** prior to urban **development**.

357 Permitted Use

The following **uses** are **permitted uses** in the Special Purpose - Future Development (S-FD) zone:

The permitted uses remain aligned with the existing district.

- (a) **Agriculture**
- (b) **Minor Utility**
- (c) **Natural Area**
- (d) **Protective and Emergency Service**
- (e) **Sign – Class A**
- (f) **Sign – Class B**
- (g) **Sign – Class D**
- (h) **Special Event**
- (i) **Urban Agriculture**

358 Discretionary Use

The following **uses** are **discretionary uses** in the Special Purpose - Future Development (S-FD) zone:

- (a) **Home Business**
- (b) **Housing**
- (c) **Major Utility**
- (d) **Outdoor Recreation**
- (e) **Outdoor Storage**

Outdoor storage has been added to the zone to reduce the use of Direct Control.

- (f) **Sign – Class C**
- (g) **Sign – Class F**
- (h) **Sign – Class G**
- (i) **Supportive Housing**

359 Deemed Conforming

- (1) **Uses** that are not listed in this zone are **discretionary uses** if, at the time of the effective date of this Bylaw, they were:
 - (a) being carried on pursuant to a **development permit** issued by The City of Calgary, the Municipal District of Foothills, or Rocky View County; or
 - (b) being carried on in accordance with the applicable Land **Use** or Zoning Bylaw in effect for the municipality where the **use** was located at the time the **use** commenced and were specifically exempted by that Land **Use** or Zoning Bylaw from the requirement to obtain a **development permit**.
- (2) A **use** that meets the conditions of subsection (1) ceases to be a **discretionary use** if it is discontinued for six (6) consecutive months or more.
- (3) The applicant for a **development permit** for a **use**, pursuant to the regulations of this zone, must show that the **use** complies with the conditions of subsection (1).

The deemed conforming rules align with the existing land use district.

360 Additional Use Rules

- (1) A **development permit** for a **discretionary use** may only be issued for a period not exceeding five (5) years.
- (2) The maximum number of **main residential buildings** on a **parcel** is one (1).
- (3) A maximum of three (3) **dwelling units** may be developed on a **parcel**.
- (4) A **Major Utility** that generates power must be contained within a **building** with the exception of **solar collectors**.
- (5) A **Major Utility** that generates power must not be located within 50.0 metres of a **parcel** with a **housing zone**.

A five year time limit has been put on discretionary uses to recognize this zone is a holding zone for future urban development.

A maximum of three dwelling units is a new rule to recognize the ability to have secondary suites on site.

361 Parcel Area

- (1) Unless otherwise referenced in subsections (1) or (2), the minimum **parcel area** is 64.0 hectares.

Parcel area rules remain unchanged from the existing land use district.

- (2) The subdivision of a new **parcel** from an unsubdivided quarter section may be considered where: the purpose of the subdivision is to contain an existing **dwelling unit** and other related **buildings**; and the area of the **parcel** is:
- (a) a minimum of 0.4 hectares; and
 - (b) maximum of 4.0 hectares.
- (3) If a **parcel** is less than 64.0 hectares at the time it has been zoned S-FD, the minimum **parcel area** is the area of that **parcel** at the time of such rezoning.

362 Building Height

The maximum **building height** for **residential uses** is 12.0 metres.

Building height rules have been added directly into the zone. The maximum height remains unchanged.

363 Building Setbacks

- (1) The minimum **building setback** from a **property line** shared with a **lane**, **LRT corridor** or **street** is 6.0 metres.
- (2) The minimum **building setback** from a **property line** shared with another **parcel** is 1.2 metres

The setback rules are unchanged from the existing bylaw.

General Regulations

Accessible Design Requirements

364 Applicability

- (1) Where this Division is referenced in a zone, **development** must achieve the minimum criteria below to be considered accessibly designed. Requirements apply specifically to:
 - (a) any applicable **Housing**, as specified in the zone; and
 - (b) any common areas and amenities of the **development** in which the applicable **Housing** is located, as outlined in this Division.
- (2) Accessible design means a **development** where:
 - (a) the main entrance to a **building** containing **dwelling units** must:
 - (i) be **barrier-free**;
 - (ii) provide a minimum unobstructed doorway width of 0.85 metres; and
 - (iii) have power door operators.
 - (b) Any internal path of travel between the **dwelling units** and **building** entrances, services, amenities and other shared facilities should be as short as possible and must be **barrier-free** with a minimum width of 1.5 metres;
 - (c) All doorways along the **barrier-free** path of travel must be of a minimum width of 0.85 metres and have power door operators; and
 - (d) An elevator with a minimum internal dimension of 1.5 metres is required for access to any **dwelling unit** located above **grade**.

The accessible design requirements are new and set the requirements that must be met for a building to be deemed accessible.

365 Minimum Criteria for Housing

- (1) All entrances to the **dwelling unit** must:
 - (a) be **barrier-free**; and
 - (b) provide a minimum unobstructed doorway width of 0.85 metres and have power door operators.
- (2) All areas within the **dwelling unit** must provide a **barrier-free** path of travel with a minimum width of 1.2 metres.

- (3) A minimum 1.7 metres unobstructed turning diameter must be provided in all relevant areas of a **main residential building** comprising **dwelling units** and any associated indoor or outdoor amenity spaces.
- (4) All doorways within a **main residential building** or **dwelling unit** must have a minimum unobstructed width of 0.85 metres.
- (5) The following must be on the same floor as the **barrier-free** entrance to the **dwelling unit**:
 - (a) at least 1 bathroom that includes:
 - (i) a **barrier-free** step-in tub or shower with horizontal and vertical grab bars; and
 - (ii) horizontal and vertical grab bars installed at the toilet;
 - (b) a **kitchen** with removable lower cabinets;
 - (c) non-stacking, front load laundry facilities, if provided; and
 - (d) a minimum of one (1) dedicated area for sleeping.
- (6) If a **dwelling unit** contains more than 1.0 **storey**, it must be designed to accommodate a platform lift or elevator.
- (7) Any stairways within a **dwelling unit** must:
 - (a) have a minimum width of 1.0 metres; and
 - (b) have a minimum landing depth of 3.0 metres from the stairway.
- (8) If the **dwelling unit** is designed to accommodate an elevator, a dedicated space with minimum dimensions of 2.0 metres must be provided on each floor and must:
 - (a) have all spaces vertically aligned with the same minimum dimensions on each floor; and
 - (b) be designed and constructed to be able to convert into a residential elevator shaft, with floors that can be easily removed, excluding the lowest floor.

Division 2 **Airport Vicinity**

366 Airport Vicinity Protection Area

When making a decision on a **development permit** or subdivision, the **Development Authority** must comply with the requirements of:

- (a) the Calgary International Airport Vicinity Protection Area Regulation, , A.R. 177/2009; and
- (b) the Calgary International Airport Zoning Regulations, C.R.C., c. 77.

The airport vicinity regulations remain unchanged.

Amenity Space

367

General Rules

- (1) Part 43, Division 3 applies only to **Housing** in H-3, MU-1, MU-2, MU-3, GD-1, GD-2, GD-3, C-1, C-2, C-3 and S-PI zones.
- (2) Amenity space:
 - (a) may be provided as **common amenity space**, **private amenity space** or a combination of both;
 - (b) may not include motor vehicle access or parking areas or **waste** and recycling facilities; and
 - (c) must be **screened** when **adjacent** to motor vehicle access or parking areas or **waste** and recycling facilities.
- (3) Unless otherwise stated in section 368 below, **common amenity space**:
 - (a) must be accessible from all **dwelling units**;
 - (b) may be provided indoors or outdoors;
 - (c) must have a contiguous area of not less than 50.0 square metres, with no dimension less than 6.0 metres; and
 - (d) must not be located in a required **setback area**.
- (4) The required minimum amenity spaces is 5.0 square metres per **dwelling unit**.
- (5) A minimum of 50.0 per cent of the required **common amenity space** must be provided outdoors.

The amenity space rules have been consolidated for the different districts where they would similarly apply.

368

Outdoor Common Amenity Space

Outdoor **common amenity space** must:

- (a) include seating; and
- (b) include at least one element from each of the following categories:
 - (i) food amenities, including but not limited to: dining or cooking areas, or raised planting beds; and
 - (ii) interactive amenities, including but not limited to: children's play area, game or sport area, art feature, or gathering space.

369

Outdoor Private Amenity Space

- (1) A **patio** may be located in a **setback area** between a residential use and a **property line** shared with a **street**.
- (2) **Private amenity space** must:
 - (a) be in the form of an **amenity structure**, balcony or **patio**;
 - (b) be directly **adjacent** and accessible from the

- dwelling unit** for which it is provided; and
- (c) have no dimension less than 1.8 metres.

Division 4 Bird-Friendly Protection

370 Applicability

- (1) Unless otherwise referenced in subsection (2), the following rules apply to all **development** located within 400 metres of the edge of Special Purpose-Natural Areas, Special Purpose-Public Parks and Schools or Special Purpose-Recreation and Community zones.
- (2) The following rules do not apply to residential **buildings** that are 12 metres or less in height and have less than 40% glazed façade.
- (3) The following rules may be relaxed by the **Development Authority** if supported by other bird-friendly design features recommended by a qualified biologist.

Bird-friendly regulations are new in the bylaw and have been added to create design rules that will mitigate against bird deaths from hitting the windows in taller buildings.

371 Bird-Friendly Design

- (1) Within the first 30 metres of a **building's** height, the following **building** features must have 100% **treated glass**:
 - (a) All window glass; and,
 - (b) All glass balcony guards or guardrails.
- (2) Any glass **adjacent** to rooftop landscaping must use 100% **treated glass**.
- (3) Ground level ventilation grates must have a porosity of less than 20mm by 20mm or 10mm by 40mm

Division 5 Density Bonusing

372 Additional Floor Area Allowances

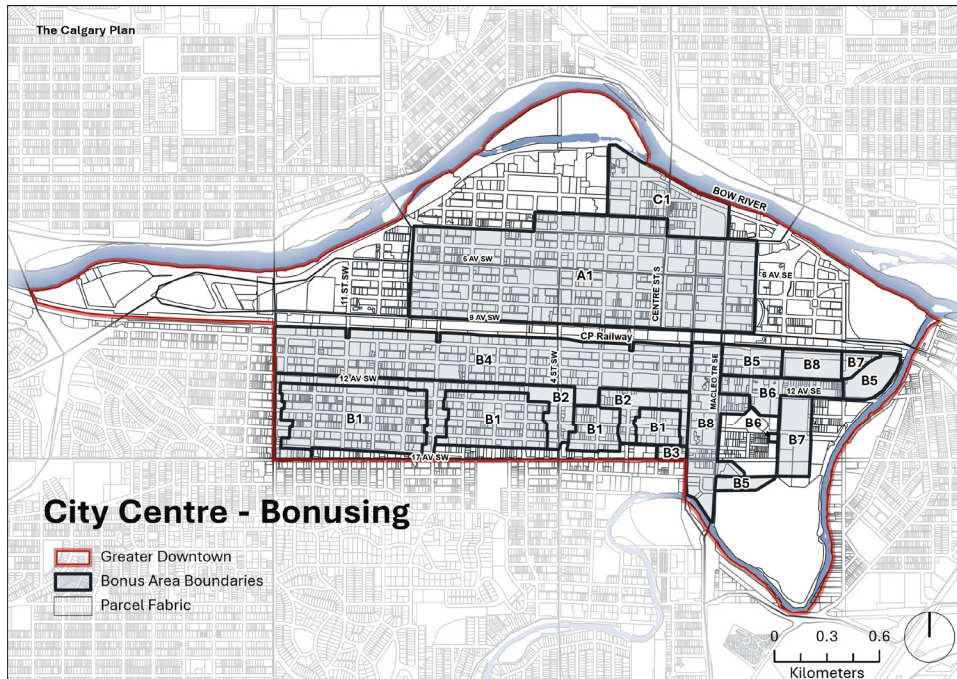
- (1) The **floor area ratio** of the **greater downtown zones** may be increased from the maximum **floor area ratio** listed in the zone in accordance with the **gross floor area** exclusions, **gross floor area** increases, and bonus provisions of this Division.
- (2) For **Direct Control Bylaws** approved prior to the passage of this Bylaw, the **density** maximums of that zone will continue to apply and those zones are not eligible for the bonus densities set out in this Division.

The density bonusing regulations only apply to the Greater Downtown Zones. The bonusing requirements have been consolidated and simplified across the different existing districts.

373 Additional Floor Area for Public Amenity Bonus

Bonus densities set out in this Division only apply to the bonus areas indicated on Map 5.

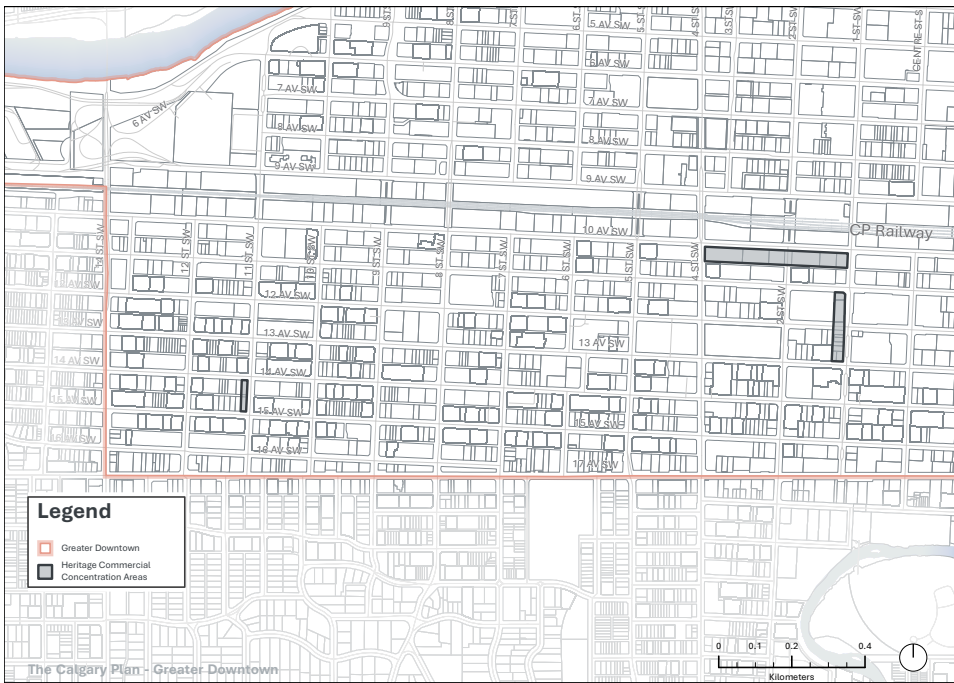
Map 5: Bonus Area Boundaries



374 Floor Area Increases

- (1) Notwithstanding subsections (a) and (b), the maximum **floor area ratio** with bonuses for Bonus Area B1 to B8 may be increased by an additional 10.0 per cent where:
 - (a) the additional 10.0 per cent **floor area ratio** is gained through a heritage **density** transfer from a site other than the **development** site, as defined for the purposes of this Division in Table 1 Summary of Public Amenity Items; and
 - (b) the additional floor area gained is equal to or less than the amount being transferred from the heritage site.
- (2) Notwithstanding subsections (a) and (b), the maximum **floor area ratio** with bonuses for Bonus Area A through H may be increased by an additional 1.0 where:
 - (a) the site falls within the Heritage Commercial Concentrations Area on Map 6: Beltline Heritage Commercial Concentration Areas; and
 - (b) the Municipal Heritage Resource is located on site and heritage conservation is completed to the satisfaction of the **Development Authority**.

Map 6: Beltline Heritage Commercial Concentration Areas



- (3) Notwithstanding subsections (a) and (b) the maximum **floor area ratio** with bonuses may be increased by an additional:
- (a) 2.0 for sites where **development** includes a **building** that is fully integrated, either above a **rapid transit station** entrance, **adjacent** to the **rapid transit station** entrance, or above the **rapid transit station** where the station entrance and related infrastructure (e.g. platforms and mechanical elements) are fully integrated into the **adjacent development**; and
 - (b) 1.0 for sites where **development** above a **BRT station** entrance, **adjacent** to the **BRT station** entrance or a **building** above the BRT platform where the station entrance and related infrastructure (e.g. platforms and mechanical elements) are fully integrated into the **adjacent development**.

375 Bonus Area B1

The maximum **floor area ratio** with bonuses for Bonus Area B1 is 7.0.

376 Bonus Area B2

- (1) Only **developments** containing **dwelling units** that total a minimum **gross floor area** that is equal to a **floor area ratio** of 2.0 are eligible for bonusing under this Division.

- (2) Subject to subsection (1), the maximum **floor area ratio** with bonuses for Bonus Area B2 is 9.0 for **developments** containing units when the bonusable **floor area ratio** is provided as **dwelling units**.

377 Bonus Area B3

The maximum **floor area ratio** with bonuses for Bonus Area B3 is 4.0.

378 Bonus Area B4

In accordance with the bonus provisions contained in this Division, the **floor area ratio** for Bonus Area B4 may be increased to a maximum of:

- (a) 8.0; or
- (b) 12.0, where the additional **floor area ratio** above 8.0 only consists of **Housing, Hotel** guest rooms, or a combination of both.

379 Bonus Area B5

The maximum **floor area ratio** with bonuses for Bonus Area B5 is 7.0.

380 Bonus Area B6

In accordance with the bonus provisions contained in this Division, the **floor area ratio** for Bonus Area B6 may be increased to a maximum of:

- (a) 8.0; or
- (b) 9.0, where the additional **floor area ratio** above 8.0 only consists of **Housing, Hotel** guest rooms or a combination of both.

381 Bonus Area B7

In accordance with the bonus provisions contained in this Division, the **floor area ratio** for Bonus Area B7 may be increased to a maximum of 9.0, where the additional **floor area ratio** above 7.0 consists of **Housing, Hotel** guest rooms, or a combination of both.

382 Bonus Area B8

In accordance with the bonus provisions contained in this Division, the **floor area ratio** for Bonus Area B8 may be increased to a maximum of:

- (a) 8.0; or
- (b) 12.0, where the additional **floor area ratio** above 8.0 only consists of **Housing, Hotel** guest rooms or a combination of both.

383 Bonus Area B9

The **floor area ratio** for Bonus Area B9 may be increased in accordance with the bonus provisions contained in this Division.

Incentive Density Calculation Method

- (1) The **floor area ratio** of the GD-3 zone may be increased in accordance with the incentive provisions of this Division.
- (2) The amount of additional **gross floor area** achieved by providing the requirements of the public amenity items in Table 2 are calculated as a **floor area ratio**, an **incentive ratio** or an **incentive rate**.
- (3) An **incentive rate** indicates that the amount of additional **gross floor area** will be calculated by dividing the cost of the provided public amenity item in Table 2, or the amount of contribution to a fund, by the respective **incentive rate** as established by **Council** where the following **incentive rates** apply:
 - (a) **incentive rate** 1 is \$296.00 per square metre;
 - (b) **incentive rate** 2 is \$242.00 per square metre;
 - (c) **incentive rate** 3 is \$194.00 per square metre; and
 - (d) **incentive rate** 4 is \$43.00 per square metre.
- (4) Public amenity items that must or may be provided to achieve additional **gross floor area** are shown in Table 2.
- (5) Unless otherwise specified in this Division, a public amenity item for which additional **gross floor area** has been achieved must be maintained on the **parcel** for so long as the **development** exists.
- (6) The **Development Authority** must determine whether a proposed amenity item is appropriate for the **development**.
- (7) Where a **parcel** contains a **building** designated as a Municipal Historic Resource pursuant to the Historical Resources Act, **RSA 2000, c.H.** by a Bylaw approved by **Council**:
 - (a) the maximum **floor area ratio** is the **floor area ratio** that exists at the time of zoning;
 - (b) for the purpose of calculating incentive **floor area ratio** only, the difference between the maximum **floor area ratio** of a **building** designated as a Municipal Historic Resource and a **floor area ratio** of 10.0 may be transferred to another **parcel** in accordance with the incentive provisions contained in Table 2, Item 10;
 - (c) the **floor area ratio** may be increased by up to an additional 2.0 **floor area ratio** to a total of 12.0 where retention costs, which include costs for repair, restoration and improvement of the historic **building** as approved by the **Development Authority**, are incurred; and
 - (d) the transferable **floor area ratio** achieved through retention costs is transferred as **gross floor area** and calculated by dividing the retention costs by **incentive rate** 3.

- (8) Where a **building** is legally existing or approved prior to the **parcel** being zoned GD-1, GD-2 or GD-3, the **floor area ratio** of the **building** is deemed to conform to the minimum and maximum requirements of this Bylaw.

385 Summary of Public Amenity Items

Table 1: Summary of Public Amenity Items

Public Amenity Item
On-Site Pedestrian Amenities
Publicly Accessible Private Open Space
Innovative Public Amenity
Public Art – On-site
Community Support Facility
Indoor Community Amenity Space
District Energy Connection
On-Site Cogeneration Facility
Historic Resource Retention
Heritage Density Transfer
Adaptive Reuse
Density Transfer for Adaptive Reuse
Parks Density Transfer
Density Transfer for Sunlight Protection
Contribution to Affordable Housing Fund
Contribution to Beltline Community Incentive Fund
Contribution to Downtown Core Incentive Fund
Contribution to Chinatown Incentive Fund
Plus 15 – On-Site Pedestrian Amenities
Plus 15 – Bridge
Plus 15 – Network Access Feature
Plus 15 – Network Walkway

Table 2: Public Amenity Item Details

Item #	Public Amenity Items
1.0	ON-SITE PEDESTRIAN AMENITIES
1.1	<p>Description:</p> <p>On-site pedestrian amenities are spaces at grade and at the Plus 15 Network level intended and designed to enable pedestrian movement. These amenities are additional and complimentary to the public sidewalks, public spaces, and connections to the Plus 15 Walkways through the development.</p>
1.2	<p>Bonus Areas where this item is available:</p> <p>Bonus Area A1</p>
1.3	<p>The maximum incentive floor area ratio for this item in Bonus Area A1 is:</p> <p>12.0 for Housing; and</p> <p>4.0 for any other use.</p>

Item #	Public Amenity Items
1.4	<p>Requirements:</p> <p>On-site pedestrian amenities include the following:</p> <p>At grade pedestrian circulation – public sidewalk setback area where:</p> <p>The portion of a parcel adjacent to a street must be a hard landscaped area and:</p> <p>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 building between grade and the bottom of the storey above; and</p> <p>where it is not part of an arcade, must not contain structural elements of a building between grade and the bottom storey above for a minimum depth of 2.2 metres;</p> <p>At grade pedestrian circulation provided within a triangular area formed on a corner parcel by the two property lines, as determined by Table 13, Required Setbacks, and a straight line that intersects them 7.5 metres from where they meet which:</p> <p>must not contain any buildings within 3.0 metres from where they meet;</p> <p>may only contain pillars and structural supports in areas which are greater than 3.0 metres of where they meet; and</p> <p>must be a minimum height of 4.6 metres measured vertically from grade.</p> <p>Plus 15 Network provisions where:</p> <p>Plus 15 Network elements for potential connection to the Plus 15 Network on the parcel and to adjoining parcels:</p> <p>Plus 15 Walkway with an unobstructed width of 4.5 metres oriented in a manner that provides the greatest opportunity for connection to, and extension of, the Plus 15 Network, as shown on a plan approved by the Development Authority;</p> <p>structural supports, at locations indicated on a plan approved by the Development Authority, that would allow for possible expansion of the Plus 15 Network by way of a Plus 15 Bridge which must be incorporated into the overall structure and design of the building; and</p> <p>vertical movement opportunities between grade and the second storey within a building, which must include:</p> <p>a publicly accessible elevator; and</p> <p>either a pair of escalators or a staircase with a minimum unobstructed width of 2.0 metres; and</p> <p>a financial contribution to the Plus 15 Fund in accordance with the Plus 15 Policy.</p>
1.5	<p>Incentive Calculation:</p> <p>Where a development provides on-site pedestrian amenities:</p> <p>A floor area ratio of 12.0 for any use Housing use;</p> <p>A floor area ratio of 4.0 for all other uses where all requirements of 1.4 are met.</p>

Added from the current CR20 district.

Item #	Public Amenity Items
2.0	PUBLICLY ACCESSIBLE PRIVATE OPEN SPACE
2.1	<p>Description:</p> <p>Publicly accessible private open space is outdoor open space located on the development site that is accessible to the public through a registered public access easement agreement acceptable to the Development Authority. These spaces may include seating, public art, soft and hard landscaping, lighting, and other amenities.</p>
2.2	<p>Bonus Areas where this item is available:</p> <p>Bonus Amenity Area A1;</p> <p>Bonus Amenity Area B1 to B9, and</p> <p>Bonus Amenity Area C1.</p>
2.3	<p>Requirements:</p> <p>A publicly accessible open space includes the following:</p> <ul style="list-style-type: none"> a location at grade or within 0.45 metres above or below grade; a location adjacent to, and accessible from a public sidewalk; <p>where the publicly accessible private open space shares a perimeter with a public sidewalk, hard surfaced landscaped area for a minimum of 40.0 per cent of that perimeter to enable direct pedestrian access from the sidewalk;</p> <ul style="list-style-type: none"> a building along 70.0 per cent of one side of its perimeter; a minimum contiguous area of the lesser of 10.0 per cent of the cumulative parcel area or: <ul style="list-style-type: none"> 250.0 square metres for sites greater than or equal to 1,812.0 square metres in area; or 150.0 square metres for sites of less than 1,812.0 square metres in area; a depth that is not greater than 3.0 times the street frontage; a maximum combined width of all entranceways to Office of the greater of: <ul style="list-style-type: none"> 25.0 per cent of the building frontages forming the public square's perimeter; and 15.0 metres; <p>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;</p> <ul style="list-style-type: none"> public seating as individual fixed seats or bench seating; hard surfaced areas that exceed any minimum standards for hard surfaced landscaped areas as established in this Bylaw; a maximum cumulative total of 50.0 per cent of the area of the public square used as Food & Beverage Service; <p>where an Outdoor CafePatio is enclosed by a fence, a fence design that can be removed; and</p> <p>ensured public access 24 hours a day, seven days a week through a public access agreement.</p>

Removed because it is not available in Chinatown Area Redevelopment Plan.

Item #	Public Amenity Items
2.4	<p>The maximum incentive floor area ratio for this item is 4.0.</p> <p>The minimum floor area ratio that must be achieved prior to the use of this item is:</p> <p>Bonus Area A1: 8.0;</p> <p>Bonus Area B1 to B9: 0.0.;and</p> <p>Bonus Area C1: 0.0.</p>
2.5	<p>Incentive Calculation:</p> <p>Where a development provides a public open space the incentive ratio is 1:5</p> <p>Method:</p> <p>Incentive gross floor area (square metres) = area of the public open space provided (square metres) multiplied by 5.0.</p>
3.0	INNOVATIVE PUBLIC AMENITY
3.1	<p>Description:</p> <p>An innovative public amenity is a building or development site feature that has not been considered under any of the other incentive items in this table, but which is determined by the Development Authority to provide a benefit to the public.</p>
3.2	<p>Bonus Areas where this item is available:</p> <p>Bonus Amenity Area A1;</p> <p>Bonus Amenity Area B1 to B9.;and</p> <p>Bonus Amenity Area C1.</p>
3.3	<p>Requirements:</p> <p>An innovative public amenity includes the following:</p> <ul style="list-style-type: none"> a benefit to the community in which the development is proposed; no items or amenities that are achievable or required through other means, including the other incentive amenity items in this table; no standard features of a development; an amount of additional floor area ratio commensurate with the cost of the amenity item provided; where located at Plus 15 Network level, must front on to, be visible from, and have direct access to Plus 15 Network; and the sole discretion of the Development Authority to determine whether the proposed amenity feature is considered an innovative public amenity.
3.4	The maximum incentive floor area ratio for this item is 1.0.

Removed because it is not available in Chinatown Area Redevelopment Plan.

Item #	Public Amenity Items
3.5	<p>Incentive Calculation:</p> <p>Where a development provides an innovative public amenity the incentive rate is incentive rate 1 (\$).</p> <p>Method:</p> <p>Incentive gross floor area (square metres) = cost of amenity (\$) divided by incentive rate 1 (\$).</p>
4.0	Public Art On-Site
4.1	<p>Description:</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 development. 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>
4.2	<p>Bonus Areas where this item is available:</p> <p>Bonus Amenity Area A1; and</p> <p>Bonus Amenity Area B1 to B9.</p>
4.3	<p>Requirements:</p> <p>Public art – on site includes the following:</p> <p>artwork, the minimum value of which must be:</p> <p>\$200,000.00 for sites equal to or greater than 1,812.0 square metres in area; or</p> <p>\$50,000.00 for sites of less than 1,812.0 square metres in area;</p> <p>the work of a recognized artist, i.e. created by a practitioner in the visual arts;</p> <p>a location in a publicly accessible area; and</p> <p>a minimum of 75.0 per cent of the artwork located either:</p> <p>outdoors, at grade and visible from the public sidewalk; or</p> <p>on the building's exterior and visible from the public sidewalk.</p>
4.4	<p>The maximum incentive floor area ratio for this item is 1.5.</p> <p>The minimum floor area ratio that must be achieved prior to the use of this item is:</p> <p>Bonus Area A1: 8.0; and</p> <p>Bonus Area B1 to B9: 0.0.</p>

Item #	Public Amenity Items
4.5	<p>Incentive Calculation:</p> <p>Where a development provides public art – on site the incentive rate is incentive rate 1.</p> <p>Method:</p> <p>Incentive gross floor area (square metres) = value of the artwork (\$) divided by incentive rate 1 (\$).</p>
5.0	Community Support Facility
5.1	<p>Description:</p> <p>Community support facility are spaces allocated to specific uses that have been determined by the City to support community activity and functionality.</p>
5.2	<p>Bonus Areas where this item is available:</p> <p>Bonus Amenity Area A1</p>
5.3	<p>Requirements:</p> <p>Community support facilities includes the following: provision of space for one or more of the following uses:</p> <p>Library; Recreation Facility; School; and Supportive Housing; and Supermarket;</p> <p>the identification of the community support facility in the floor plans of the proposed building; and the requirement for a development permit upon change of use.</p>
5.4	<p>The maximum incentive floor area ratio for this item is 2.0.</p> <p>The minimum floor area ratio that must be achieved prior to the use of this item is Bonus Area A1: 8.0.</p>
5.5	<p>Incentive Calculation:</p> <p>Where a development provides community support facilities the incentive ratio is 1:1.</p> <p>Method:</p> <p>Incentive gross floor area (square metres) = gross floor area provided for the community support facility (square metres) multiplied by 1.0.</p>

How supermarket is defined for bonusing is under review.

Item #	Public Amenity Items
6.0	Indoor Community Amenity Space
6.1	<p>Description:</p> <p>Indoor community amenity space is space provided for community purposes to serve the cultural, artistic, and gathering needs of the community, including, but not limited to, offices, assembly spaces, recreation facilities, educational facilities, cultural facilities, artist studios, indoor play areas, and other social services.</p>
6.2	<p>Bonus Areas where this item is available:</p> <p>Bonus Area A1</p> <p>Bonus Area B1 to B9</p> <p>Bonus Area C1</p>

draft for discussion

Item #	Public Amenity Items
6.3	<p>Requirements:</p> <p>A cultural support space includes the following:</p> <p>access to the tenant during the building's normal office hours unless otherwise agreed upon in the lease agreement;</p> <p>a location above grade where the space is used for administration;</p> <p>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:</p> <p>a minimum term of 25.0 years;</p> <p>a total rent of \$11.0 per square metre per year, subject to (c)(iv);</p> <p>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;</p> <p>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;</p> <p>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;</p> <p>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;</p> <p>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</p> <p>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.</p>
6.4	<p>The maximum incentive floor area ratio for this item is:</p> <p>2.0</p> <p>The minimum floor area ratio that must be achieved prior to the use of this item is:</p> <p>Bonus Area A1: 8.0</p> <p>Bonus Area B1 to B9: 0.0</p> <p>Bonus Area C1: 0.0</p>

Item #	Public Amenity Items
6.5	<p>Incentive calculation:</p> <p>Where a development provides cultural support space the incentive rate is Rate 1.</p> <p>Method:</p> <p>Incentive gross floor area (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 square metres by the amount of cultural support space provided in square metres (this is the Net Present Value of operating costs based on \$20.0 per square foot, a 2.0 per cent cost escalation, a 6.0 per cent discount rate, and a 25.0 year period).</p>
7.0	District Energy Connection
7.1	<p>Description:</p> <p>District energy connection is the connection to a district energy system and the utilization of its thermal energy in the development.</p>
7.2	<p>Bonus Areas where this item is available:</p> <p>Bonus Area A1</p> <p>Bonus Area B1 to B9</p>
7.3	<p>Requirements:</p> <p>A district energy system connection includes the following:</p> <p>connecting the building to a district energy system and use of the thermal energy from the district energy system in the building;</p> <p>connection infrastructure that includes:</p> <p>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).</p> <p>a heat distribution system that can accommodate the primary heat source at ground level or below; and</p> <p>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</p> <p>no application in combination with incentive item 8.0 On-Site Cogeneration Facility.</p>

Item #	Public Amenity Items
7.4	<p>The maximum incentive floor area ratio for this item is:</p> <p>2.0</p> <p>The minimum floor area ratio that must be achieved prior to the use of this item is:</p> <p>Bonus Area A1: 8.0</p> <p>Bonus Area B1 to B9: 0.0</p>
7.5	<p>Incentive calculation:</p> <p>Where a development provides a district energy system connection:</p> <p>the additional floor area ratio for the connection to district energy infrastructure is 0.5;</p> <p>the additional floor area ratio for every storey of the building for the first 25 storeys above grade is 0.05; and</p> <p>the additional floor area ratio for every storey of the building above 25 storeys above grade is 0.025.</p>
8.0	On-Site Cogeneration Facility
8.1	<p>Description:</p> <p>An on-site cogeneration facility equips a building with combined heat and power or combined heat, power and cooling machinery to serve the building.</p>
8.2	<p>Bonus Areas where this item is available:</p> <p>Bonus Area A1</p>
8.3	<p>Requirements:</p> <p>An on-site cogeneration facility includes;</p> <p>a combined heat and power, cogeneration or trigeneration system in the building;</p> <p>a design to utilize thermal energy resulting from electricity production to heat and/or cool the building;</p> <p>high-efficiency cogeneration, meaning an energy efficiency level of 80.0 per cent or greater; and</p> <p>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</p> <p>no application in combination with incentive Item 7.0 District Energy Connection.</p>

Item #	Public Amenity Items
8.4	<p>The maximum incentive floor area ratio for this item is:</p> <p>2.0</p> <p>The minimum floor area ratio that must be achieved prior to the use of this item is:</p> <p>Bonus Area A1: 8.0</p>
8.5	<p>Incentive calculation:</p> <p>Where a development provides an on-site cogeneration facility:</p> <p>the additional floor area ratio for the connection to district energy infrastructure is 0.5;</p> <p>the additional floor area ratio for every storey of the building for the first 25 storeys above grade is 0.05; and</p> <p>the additional floor area ratio for every storey of the building above 25 storeys above grade is 0.025.</p>
9.0	Historic Resource Retention
9.1	<p>Description:</p> <p>Historic resource retention is incentive gross floor area for the retention and conservation of entire buildings, or building features of historic significance on the parcel of the development. Although all efforts should be undertaken to retain and preserve the entire building on site, where it is impractical to do so the retention of individual building features that are of historic significance also provides for this incentive density.</p>
9.2	<p>Bonus Areas where this item is available:</p> <p>Bonus Area A1</p> <p>Bonus Area B1 to B9</p> <p>Bonus Area C1</p>
9.3	<p>Requirements:</p> <p>Historic resource retention includes:</p> <p>where the building is listed on the Inventory of Evaluated Historic Resources;</p> <p>maintaining the historic resource or building feature in its approved location on the parcel or within the building where it is incorporated into a new building;</p> <p>an agreement between the Development Authority and the developer establishing the total cost of retention of the heritage resource prior to approval; and</p> <p>designation of the historic resource as a Municipal Historic Resource pursuant to the Historical Resources Act, RSA 2000, cH-9 by a Bylaw approved by Council.</p>

Item #	Public Amenity Items
9.4	<p>The maximum incentive floor area ratio for this item is:</p> <p>2.0 5.0</p> <p>The minimum floor area ratio that must be achieved prior to the use of this item is:</p> <p>Bonus Area A1: 8.0</p> <p>Bonus Area B1 to B9: 0.0</p> <p>Bonus Area C1: 0.0</p>
9.5	<p>Incentive calculation:</p> <p>Where a development provides historic resource retention:</p> <p>the incentive rate for the retention of a building feature is incentive rate 2; and</p> <p>the incentive rate for the retention of the entire historic building is incentive rate 3.</p> <p>Method:</p> <p>Incentive gross floor area (square metres) = marginal extra cost of retention of the historic resource (\$) divided by incentive rate 2 (\$) in the case of the retention of building features or incentive rate 3 in the case of the retention of the entire building.</p> <p>Cost of retention includes costs for repair, restoration and improvement.</p>
10.0	Heritage Density Transfer
10.1	<p>Description:</p> <p>Heritage density transfer is the transfer to a receiving parcel of floor area ratio that could have been achieved on a source parcel were it not for the development constraints imposed by retention and preservation of an historic building and its designation as a Municipal Historic Resource.</p>
10.2	<p>Bonus Areas where this item available:</p> <p>Bonus Area A1</p> <p>Bonus Area B1 to B9</p> <p>Bonus Area C1</p> <p>Bonus Area D1</p>

Item #	Public Amenity Items
10.3	<p>Requirements:</p> <p>Heritage Density Transfer must include:</p> <p>a transfer agreement that is registered on the Certificate of Title of parcel(s) from which the density has been transferred;</p> <p>a land use redesignation of the parcel from which the density has been transferred to a Direct Control District in which the allowable maximum floor area ratio remaining after the transfer is regulated;</p> <p>a land use redesignation of the receiving parcel to a Direct Control District in which the allowable maximum floor area ratio achieved through the transfer is regulated;</p> <p>transfers only to receiving parcels located within the same Bonus Area;</p> <p>transfers only from parcels where legal protection through designation as a Municipal Historic Resource has been completed; and</p> <p>only a one-time transfer from the parcel from which density has been transferred to the receiving parcel with no further transfer possibility.</p>
10.4	<p>The maximum incentive floor area ratio for this item is:</p> <p>5.0</p> <p>The minimum floor area ratio that must be achieved prior to the use of this item is:</p> <p>Bonus Area A1: 8.0</p> <p>Bonus Area B1 to B9: 0.0</p> <p>Bonus Area C1: 0.0</p>
10.5	<p>Incentive calculation:</p> <p>Where a development provides a heritage density transfer the additional gross floor area is directly transferred in square metres.</p> <p>Method:</p> <p>The gross floor area is transferred as a square metre value to the receiving parcel and the transfer is registered as a caveat on the Certificate of Title of the source parcel(s).</p>
11.0	Adaptive Reuse
11.1	<p>Description:</p> <p>Adaptive reuse is the retention and reuse of an existing building or significant portions of the building's structure on the parcel.</p>
11.2	<p>Bonus Areas where this item is available:</p> <p>Bonus Area A1</p>

Item #	Public Amenity Items
11.3	<p>Requirements:</p> <p>Adaptive reuse includes the following:</p> <p>the redevelopment of an existing building;</p> <p>the retention of 75.0 per cent of the gross floor area of the building; and</p> <p>proper removal of recyclable materials prior to demolition.</p>
11.4	<p>The maximum incentive floor area ratio for this item is:</p> <p>2.0</p> <p>The minimum floor area ratio that must be achieved prior to the use of this item is:</p> <p>Bonus Area A1: 8.0</p>
11.5	<p>Incentive calculation:</p> <p>Where a development provides the requirements the incentive ratio is 1:2.0.</p> <p>Method:</p> <p>Incentive gross floor area (square metres) = gross floor area of the retained building (square metres) multiplied by 2.0.</p>
12.0	Density Transfer for Adaptive Reuse
12.1	<p>Description:</p> <p>Density transfer for adaptive reuse is the transfer to a receiving parcel of floor area ratio that has been achieved by the adaptive reuse of buildings or significant portions of buildings on a source parcel.</p>
12.2	<p>Bonus Areas where this item is available:</p> <p>Bonus Area A1</p>

Item #	Public Amenity Items
12.3	<p>Requirements:</p> <p>A density transfer for the adaptive reuse includes:</p> <p>a transfer agreement that is registered on the Certificate of Title of the parcels from which the density has been transferred;</p> <p>a rezoning of the parcel from which the density has been transferred to a Direct Control Bylaw in which the allowable maximum floor area ratio remaining after the transfer is regulated;</p> <p>a rezoning of the receiving parcel to a Direct Control Bylaw in which the allowable maximum floor area ratio achieved through the transfer is regulated;</p> <p>a maximum of 1.0 floor area ratio of the receiving parcel, calculated in square metres that has been achieved through density transfer for the adaptive reuse of buildings;</p> <p>transfers only to receiving parcels within Bonus Area A1; and</p> <p>transfers only from source buildings that have redeveloped in accordance with the requirements of Item 11.0.</p>
12.4	<p>The maximum incentive floor area ratio for this item is:</p> <p>4.0</p> <p>The minimum floor area ratio that must be achieved prior to the use of this item is:</p> <p>Bonus Area A1: 8.0</p>
12.5	<p>Incentive calculation:</p> <p>Where a development provides a density transfer for adaptive reuse the additional gross floor area is directly transferred in square metres.</p> <p>Method:</p> <p>The gross floor area is transferred as a square metre value to the receiving parcel and the transfer is registered as a caveat on the Certificate of Title of the source parcel(s).</p>
13.0	Park Density Transfer
13.1	<p>Description:</p> <p>Private land is dedicated to the City as a public open space. The unused density from the lands to be dedicated may be transferred to another site within the same bonus area (i.e. Bonus Area A) indicated on Map 5.</p>
13.2	<p>Bonus Areas where this item is available:</p> <p>Bonus Area A1</p> <p>Bonus Area B1 to B9</p>

Item #	Public Amenity Items
13.3	<p>Requirements:</p> <p>private land is dedicated to the City as a public open space where the City is the legal owner of the open space;</p> <p>the site is in a location and of a size and configuration acceptable to the City; and</p> <p>park density transfers only to receiving parcels within another Bonus Area identified on Map 5.</p>
13.4	<p>The maximum incentive floor area ratio for this item is:</p> <p>4.0</p> <p>The minimum floor area ratio that must be achieved prior to the use of this item is:</p> <p>Bonus Area A1: 8.0</p> <p>Bonus Area B1 to B8: 0.0</p>
13.5	<p>Incentive Calculation</p> <p>The transferable bonus gross floor area in square metres for land transferred to the City for park purposes is equal to the maximum floor area ratio of the zone, not including bonus provisions, multiplied by 2.5.</p> <p>Method:</p> <p>Transferable incentive gross floor area (square metres) = maximum gross floor area multiplied by 2.5.</p>
14.0	Density Transfer for Sunlight Protection
14.1	<p>Description:</p> <p>Density transfer for sunlight protection is the transfer of that floor area ratio that could have been achieved on a parcel were it not for a development constraint imposed by rules protecting specific public spaces from being cast in shadow. The difference in density between the source development's achievable floor area ratio and the potential floor area ratio assumed for the development had it not been constrained by sunlight protection aspects may be transferred to a receiving parcel to increase its floor area ratio.</p>
14.2	<p>Bonus Areas where this item is available:</p> <p>Bonus Area A1</p> <p>Bonus Area B1 to B9</p> <p>Bonus Area C1</p>

Item #	Public Amenity Items
14.3	<p>Requirements:</p> <p>A transfer for sunlight protection includes the following:</p> <p>a transfer agreement that is registered on the Certificate of Title of the parcel(s) from which the density has been transferred;</p> <p>a rezoning of the parcel from which the density has been transferred to a Direct Control Bylaw in which the allowable maximum floor area ratio remaining after the transfer is regulated;</p> <p>a rezoning of the receiving parcel to a Direct Control Bylaw in which the allowable maximum floor area ratio achieved through the transfer is regulated;</p> <p>a maximum of 2.0 floor area ratio of the receiving parcel, calculated in square metres, achieved through density transfer for sunlight protection; and</p> <p>compliance with Divison 3.23.</p>
14.4	<p>The maximum incentive floor area ratio for this item is:</p> <p>2.0</p> <p>The minimum floor area ratio that must be achieved prior to the use of this item is:</p> <p>Bonus Area A1: 8.0</p> <p>Bonus Area B1 to B9: 0.0</p> <p>Bonus Area C: 0.0:</p>
14.5	<p>Incentive calculation:</p> <p>Where a development provides a density transfer for sunlight protection the additional gross floor area is directly transferred in square metres.</p> <p>Method:</p> <p>The gross floor area is transferred as a square metre value to the receiving parcel and the transfer is registered as a caveat on the Certificate of Title of the source parcel(s).</p>
15.0	Contribution to Affordable Housing Fund
15.1	<p>Description:</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>
15.2	<p>Bonus Areas where this item is available:</p> <p>Bonus Area A1</p> <p>Bonus Area B1 to B9</p> <p>Bonus Area C1</p>

Item #	Public Amenity Items
15.3	<p>Requirements:</p> <p>A contribution must be made to the Affordable Housing Fund, or equivalent, for the development.</p>
15.4	<p>The maximum incentive floor area ratio for this item is 2.0</p> <p>The minimum floor area ratio that must be achieved prior to the use of this item is:</p> <p>Bonus Area A1: 10.0</p> <p>Bonus Area B1 to B9: 0.0</p> <p>Bonus Area C1: 0.0</p>
15.5	<p>Incentive calculation:</p> <p>Where a development provides a contribution to a civic fund for affordable housing or non-market housing the incentive rate is incentive rate 1.</p> <p>Method:</p> <p>Incentive gross floor area (square metres) = contribution amount (\$) divided by incentive rate 1 (\$).</p>
16.0	Contribution to Beltline Community Investment Fund
16.1	<p>Description:</p> <p>The Beltline Community Investment Fund (BCIF) will be used for projects within the Beltline related to public realm improvements, including but not limited to: park acquisition, park design, redevelopment or enhancement, streetscape design and improvements within rights-of-way, implementation of urban design strategies and public art on public land.</p>
16.2	<p>Bonus Areas where this item is available:</p> <p>Bonus Area B1 to B9</p>
16.3	<p>Requirements:</p> <p>A contribution must be made to the Beltline Community Investment Fund for the development.</p>
16.4	<p>The maximum incentive floor area ratio for this item is:</p> <p>0.0</p>

Item #	Public Amenity Items
16.5	<p>Incentive calculation:</p> <p>Where a development provides a contribution to the Beltline Community Investment Fund, the incentive rate is incentive rate 5.</p> <p>Method:</p> <p>Incentive gross floor area (square metres) = contribution (\$) divided by incentive rate 5 (\$).</p>
17.0	Contribution to Downtown Core Investment Fund
17.1	<p>Description:</p> <p>Financial contributions to a dedicated fund to be used to support off-site public realm improvements in the GD-3 zone. 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>
17.2	<p>Bonus Areas where this item is available:</p> <p>Bonus Area A1</p>
17.3	<p>Requirements:</p> <p>A contribution must be made to the Downtown Core Investment Fund for the development.</p>
17.4	<p>The maximum incentive floor area ratio for this item is:</p> <p>4.0</p> <p>The minimum floor area ratio that must be achieved prior to the use of this item is:</p> <p>Bonus Area A1: 11.0</p>
17.5	<p>Incentive calculation:</p> <p>Where a development provides a contribution to the Downtown Core Investment Fund, the incentive rate is incentive rate 1.</p> <p>Method:</p> <p>Incentive gross floor area (square metres) = contribution (\$) divided by incentive rate 1 (\$).</p>
18.0	Contribution to Chinatown Community Investment Fund
18.1	<p>Description:</p> <p>The Chinatown Community Investment Fund (CCIF) will be used for projects within Chinatown related to public realm improvements, including but not limited to: park acquisition, park design, development or enhancement, streetscape design and improvements within rights-of-way, implementation of urban design strategies and public art on public land.</p>

Item #	Public Amenity Items
18.2	Bonus Areas where this item is available: Bonus Area C1
18.3	Requirements: A contribution must be made to the Chinatown Community Investment Fund for the development .
18.4	There is no maximum incentive floor area ratio for this item. Incentive calculation: Where a development provides a contribution to the Chinatown Community Investment Fund, the incentive rate is incentive rate 5 . Method: Incentive gross floor area (square metres) = contribution (\$) divided by incentive rate 1 (\$).
19.0	Plus 15 - Bridge
19.1	Description: The Plus 15 Bridge is the construction of a bridge in accordance with the Plus 15 Policy.
19.2	Bonus Areas where this item is available: Bonus Area A1
19.3	Requirements: A Plus 15 Bridge includes the following: a location within the boundaries of the Plus 15 Network as identified in the Plus 15 Policy and in locations approved by the Development Authority ; a design in accordance with the Plus 15 Policy; an environmentally controlled space; and construction simultaneously with the development and completion with the development .
19.4	The maximum incentive floor area ratio for this item is: floor area ratio for each Plus 15 Bridge and a maximum 2.0 floor area ratio in total. The minimum floor area ratio that must be achieved prior to the use of this item is: Bonus Area A1: 11.0

Item #	Public Amenity Items
19.5	<p>Incentive calculation:</p> <p>Where a development provides a Plus 15 Bridge:</p> <p>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</p> <p>in all other cases the incentive ratio is 1:20.</p> <p>Method:</p> <p>Incentive gross floor area (square metres) = gross floor area of the bridge provided (square metres) multiplied by 20.0 or 22.5.</p>
20.0	Plus 15 – Network Access Feature
20.1	<p>Description:</p> <p>A Plus 15 Network feature access is either an escalator or stair that creates a focal point within a Plus 15 Network. Its main function is to emphasize through visibility and direct access the entrance to the Plus 15 Network and allow efficient pedestrian movement between grade and the Plus 15 Network level.</p>
20.2	<p>Bonus Areas where this item is available:</p> <p>Bonus Area A1</p>
20.3	<p>Requirements:</p> <p>A Plus 15 Network feature access includes the following:</p> <ul style="list-style-type: none"> a design in accordance with the Plus 15 Policy; providing access between grade and the Plus 15 Network level in both directions; minimum tread widths of: <ul style="list-style-type: none"> 0.8 metres for an escalator; or 2.0 metres for a stair; a location directly visible and accessible from the public sidewalk; signage; and accessibility to the public in accordance with the Plus 15 Policy.
20.4	<p>The maximum incentive floor ratio area for this item is 1.0</p> <p>The minimum floor area ratio that must be achieved prior to the use of this item is:</p> <p>Bonus Area A1: 11.0</p>

Item #	Public Amenity Items
20.5	<p>Incentive Calculation:</p> <p>Where a development provides a Plus 15 Network feature access the incentive ratio is 1:30.</p> <p>Method:</p> <p>Incentive gross floor area (square metres) = footprint floor area of the escalator or stair provided (square metres) multiplied by 30.0.</p>
21.0	Active Plus 15 Network Walkway
21.1	<p>Description:</p> <p>A Plus 15 Walkway has enhanced design elements compared to the standard requirements of the Plus 15 Policy. It is a positive contribution to the Plus 15 Network through visible retail spaces and views of the city.</p>
21.2	<p>Bonus Areas where this item is available:</p> <p>Bonus Area A1</p>
21.3	<p>Requirements:</p> <p>An active Plus 15 Walkway includes the following:</p> <ul style="list-style-type: none"> a design in accordance with the Plus 15 Policy; either of the following along a minimum of 60.0 per cent of the Plus 15 Walkway (excluding elevator cores and sections containing structural elements of the building): <ul style="list-style-type: none"> glazing with unobscured glass providing a view to the street; unobstructed views to external windows glazed with unobscured glass providing views to the adjacent streets, or unobstructed views to active retail or commercial uses; and a minimum of 50.0 per cent of the interior wall of the Plus 15 Walkway that is clear glazed with the exception of sections containing structural elements of the building.
21.4	<p>The maximum incentive floor ratio area for this item is:</p> <p>Bonus Area A1: 1.0</p> <p>The minimum floor area ratio that must be achieved prior to the use of this item is:</p> <p>Bonus Area A1: 11.0</p>

Item #	Public Amenity Items
21.5	<p>Incentive Calculation:</p> <p>Where a development provides an active Plus 15 Walkway the incentive ratio is 1:4.</p> <p>Method:</p> <p>Incentive gross floor area (square metres) = gross floor area of the active Plus 15 Walkway provided (square metres) multiplied by 4.0.</p> <p>The minimum floor area ratio that must be achieved prior to the use of this item is:</p> <p>Bonus Area A1: 11.0</p>

Division 6 Excavation, Stripping and Grading

387 Excavation, Stripping and Grading Rules

Excavation, Stripping and Grading is a **discretionary use** in all zones, regardless of whether it is listed in the zone.

This rule remains unchanged.

Division 7 Exempt Additions

388 Exempt Additions

- (1) In order for the exemption in section 522 to apply to an exterior alteration or addition to existing **Housing** in the form of a **semi-detached dwelling** or **single detached dwelling**:

- (a) the existing **building** must:
 - (i) conform to the rules of this Bylaw; and
 - (ii) be legally existing or approved prior to the effective date of this Bylaw;
- (b) the addition is a maximum of:
 - (i) unless otherwise referenced in subsections (ii) or (iii), 10.0 square metres in floor area for any portion not exceeding the highest point of the existing roof;
 - (ii) unless otherwise referenced in subsection (iii), 40.0 square metres in floor area at the rear of a **building** and at a height less than or equal to:

This section has been updated to reflect the change in uses. The regulations align with the existing land use bylaw section.

- A. 7.5 metres measured from **grade** where the existing **building** has a **walkout basement**; or
 - B. 6.0 metres measured from **grade** where the existing **building** does not have a **walkout basement**; and
 - (iii) 80.0 square metres in floor area at the rear of a **building** for a **historic resource** or **pre-war home**, for any portion at a height less than or equal to:
 - A. 7.5 metres measured from **grade** where the existing **building** has a **walkout basement**; or
 - B. 6.0 metres measured from **grade** where the existing **building** does not have a **walkout basement**; and
- (2) the additions allowed in section 388 (1)(b) must not be located on the same **storey**; the addition or exterior alteration may:
 - (a) reduce the existing **building setback** from a **front property line** a maximum of 1.8 metres for an **amenity structure**, provided the **building** will comply with the minimum setback from a **front property line** specified in the zone; and
 - (b) reduce the existing **building setback** from **rear property line** a maximum of 4.6 metres provided the **building** will comply with the minimum setback from a **rear property line** specified in the zone.

Flood Hazard Areas/River Flood Hazard Areas

389 [PLACEHOLDER]

390 Floodway

391 High Hazard Flood Fringe

The flood hazard area section is a placeholder for new flood hazard area rules to be added based on the work from the [Calgary River Valleys Project](#).

Greater Downtown

392 Building Setback from the Bow River

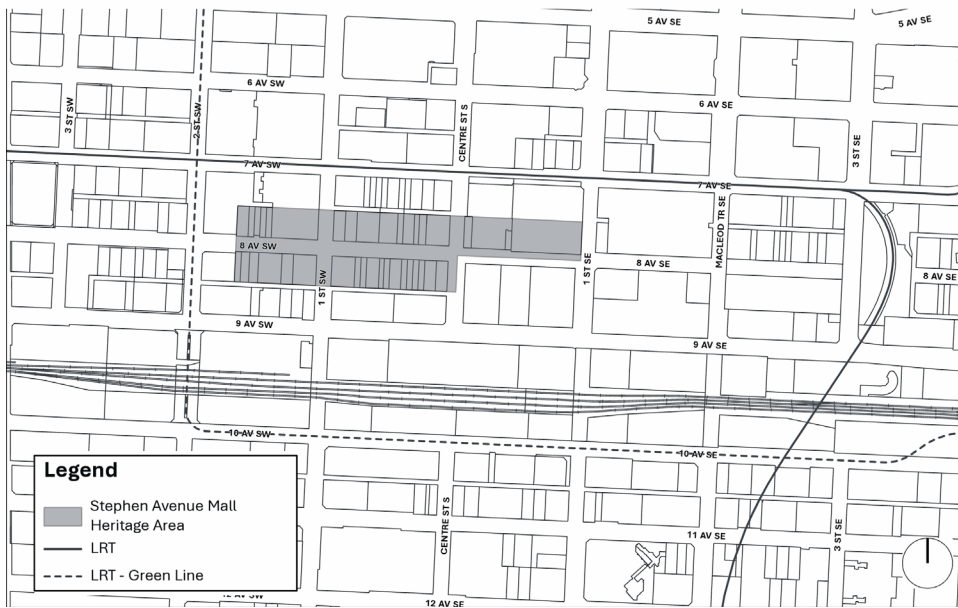
- (1) Unless otherwise referenced in subsection (2), a **building** must not be located within 35.0 metres from the **top of bank** on the south side of the Bow River.
- (2) An **Outdoor Cafe Patio**, when approved in a **building** which was legally existing or approved prior to 2007, may project into the 35.0 metres separation referenced in subsection (1), for a distance not to exceed 5.0 metres from the existing façades.

The wording in this section remains unchanged and comes from the existing East Village Districts.

393 Stephen Avenue Mall Retail Area

- (1) Where a **building** is located within the Stephen Avenue Mall Retail Area, as identified on Map 3, 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; and
 - (b) 10.0 metres.
- (2) Except for entranceways and vestibules, the maximum **building setback** from 8 Avenue between 4 **Street** SW and Macleod Trail SE is 0.0 metres.
- (3) **Buildings** within the **Stephen Avenue Mall Heritage Area**, as identified on Map 7, must:
 - (a) retain the heritage character of existing **buildings**; and
 - (b) respect the existing heritage character of the area in new **buildings** or additions to existing **buildings** through the use of compatible materials and architectural features.

Map 7: Stephen Avenue Mall Heritage Area



Division 10 Green Building Exceptions

394 Green Building Floor Area, Height & Setbacks

- (1) Where a **low emission building – large** is proposed, the maximum **gross floor area** of the applicable zone is increased by 9.0 per cent.
- (2) Where an **ultra low emission building – large** is proposed, the maximum **gross floor area** of the applicable zone is increased by 21.0 per cent.
- (3) Where an **ultra low emission building – large** is proposed, the maximum height of the applicable zone is increased by 1.25 metres, and the minimum **building setback** requirements are reduced by 1.25 metres to a minimum setback of 0.0 metres.

Green Building Exceptions are new and provide different rules if a building meeting certain green objectives is met.

395 Mass Timber Buildings Height

For a **mass timber building** of 7 **storeys** or more, the maximum height of the applicable zone is increased by 0.18 metres per floor.

396 District Energy Connection Ability

Where a **development** in any zone includes a **district energy** connection ability:-

- (a) an easement is required with a minimum width of 4.0 metres registered on the certificate of title for the **parcel** for a **district energy** thermal pipe from a **property line** to the **building** and through the **building** to the allocated **energy transfer station**

- location; and
- (b) the maximum **floor area ratio** of the applicable zone may be increased by up to a maximum of 0.5 to accommodate the space required for equipment related to a **district energy** connection ability.

Division 11 **Landscape**

397 General Rules for Landscape

- (1) The General Rules for Landscape apply to all **developments**, with the exception of Housing with 2 or fewer **primary dwelling units**, and all **development** in the S-NA, S-TC and S-FD zones.
- (2) All outdoor areas of a **parcel** must be landscaped with trees, shrubs, ornamental grasses, perennial plants and ground cover, or grass except when:
 - (a) Designated for pedestrian walkways or outdoor amenity space; or
 - (b) Specifically required for motor vehicle access, **motor vehicle parking stalls, loading stalls, waste** and recycling facilities or any other purpose allowed by the **Development Authority**.
- (3) The following additional areas may be included in the calculation of a **soft landscape area**:
 - (a) Portions of a **building** covered with a green roof; and
 - (b) Raised planters.
- (4) Except in **special purpose zones**, all trees and shrubs must be irrigated by a **low water irrigation system**.
- (5) All **soft landscape areas** and **hard landscape areas** shown on the landscape plan must be maintained on the **parcel** for so long as the **development** exists.

The landscape rules have been consolidated and simplified across multiple zones.

398 General Rules for Pedestrian Connectivity

- (1) The General Rules for Pedestrian Connectivity do not apply to the H-1I, H-1G, H-1Gm, or H-2 zones.
- (2) Every building on a parcel must have at least one sidewalk connecting the public entrance to a public sidewalk, or in the case where there is no public sidewalk, to the nearest street.
- (3) Where a building contains more than one use, every use that has an exterior public entrance must either:
 - (a) have a sidewalk connecting the public entrance to the sidewalk required by subsection (a); or
 - (b) have a sidewalk connecting that public entrance to a public sidewalk.

New section provided to carry over sidewalk rules from 1P2007. Taken from General Rules for Commercial Districts.

- (4) Where a parking area is provided on a parcel, every building on that parcel must have at least one sidewalk connecting the parking area to the public entrances of the building.
- (5) Where a sidewalk provided in satisfaction of this section, is next to a portion of a building, the sidewalk must extend along the entire length of that side of the building.
- (6) Every sidewalk provided must:
 - (a) be hard surfaced;
 - (b) have a minimum width of 2.0 metres;
 - (c) have different surfacing than the surfacing of the parking areas on the parcel; and
 - (d) be raised above the surface of the parking area, when located in a parking area.

399 General Rules for Planting

- (1) Planting required by this Division:
 - (a) May be provided through the planting of new trees or retention of existing healthy trees and shrubs in accordance with (Substituting Required Trees or Shrubs table);
 - (b) Must be provided on a **parcel** within 12 months of issuance of a **development completion permit**; and
 - (c) Must be of a species capable of healthy growth in Calgary and must meet or exceed the standards of the Canadian Nursery Landscape Association.
- (2) Unless otherwise noted in section 400 trees must be planted in the **street**-facing **setback area** except where there is no practical space to plant in the **street**-facing **setback area**, then trees may be planted:
 - (a) Elsewhere on the **parcel**, at the discretion of the **Development Authority**; or
 - (b) In an **adjacent** public boulevard, at the discretion of the **Development Authority**.
- (3) Trees planted in the public boulevard must be a species identified as "Large" in Schedule 3: Urban Tree List, unless there is insufficient space for healthy, mature growth in which case an alternate tree size can be planted at the discretion of the **Development Authority**.
- (4) Trees, shrubs, ornamental grasses, and other perennial plants must be provided in planting areas with mulch.
- (5) Trees and shrubs must have the following minimum sizes at time of planting:
 - (a) Deciduous trees 50 millimeter caliper
 - (b) Coniferous trees 2.0 metres height; and
 - (c) Shrubs 0.60 metres spread or 5.0 gallon (#5) pot size.

Landscaping requirements have been revised to allow new tree planting or the preservation of existing healthy trees.

Soil volume requirements for trees are not included in this draft since these requirements will be part of future testing.

- (6) Tree and shrub requirements may be satisfied by preserving existing trees and shrubs at the rates specified in Table 3.

Table 3: Retained Tree and Shrub Credit

Retained Tree or Shrub	Credit Applied Towards Required Trees or Shrubs
1.0 existing deciduous trees with a minimum caliper of 100 millimetres; or 1.0 existing coniferous trees with a minimum height of 4.0 metres	2.0 trees and 5.0 per cent towards the required percentage of mature crown projection
1.0 existing trees with a minimum caliper of 200 millimeters; or 1.0 existing coniferous trees with a minimum height of 7.0 m	3.0 trees and 7.5 per cent towards the required percentage of mature crown projection
1.0 existing deciduous shrubs with a minimum height of 300 millimeters; or 1.0 existing coniferous shrubs with a minimum spread of 450 millimetres	1.0 shrubs

400 Landscape in Parking Areas

The following regulations (a)(b)(c)(d)(e) below do not apply to H-1, H-2, I-H or **special purpose zones**:

- (a) Pedestrian walkways crossings within motor vehicle access or parking areas must be a minimum of 6.7 metres wide consisting of a raised hard surface with a visual and tactile contrast from the vehicle surface material;
- (b) In parking areas pedestrian walkways and crossings to **building** entrances or outdoor amenity spaces must be provided;
- (c) For motor vehicle parking areas with 30-60.0 or more **motor vehicle parking stalls**, landscaped islands must be provided at a ratio of 14.0 square metres for every 15.0 parking stalls; and
- (d) Landscape islands must:
 - (i) Be provided at the beginning and end of each row of **motor vehicle parking stalls**;

Additional landscaping requirements have been added for parking areas requiring more landscape islands to break up parking lots.

These rules have been included within the appropriate zone.

- A. Be provided with no more than 15.0 stalls in between islands;
 - B. Have a minimum area of 14.0 square metres with no dimension less than 2.6 metres;
 - C. Provide a soft landscape area with a minimum of 1.0 tree; and
 - D. Be surrounded by a concrete curb that is a minimum 0.15 metres in height, with drain gates or curb gaps to allow infiltration of stormwater.
- (e) If the application of these rules results in an island being contiguous with a **setback area**, that island is not required at that location on the **parcel**.
- (f) Landscape strips must:
- (i) be provided for every four (4) rows of **motor vehicle parking stalls** with no more than four (4) rows between strips;
 - (ii) be perpendicular to the **motor vehicle parking stalls** for the full length of the parking stall row;
 - (iii) have a minimum width of 4.00 metres;
 - (iv) include a pedestrian walkway that measures at least 1.2 metres wide but no more than 1.5 metres wide;
 - (v) provide soft landscaping with 1.0 tree every 10.0 metres of the length of the strip in those areas not used for a pedestrian walkway; and
 - (vi) be surrounded by a concrete curb that is a minimum 0.15 metres in height with drain gates or curb gaps to allow infiltration of stormwater. —

Division 12 **Lighting**

401 Outdoor Lighting

- (1) The provisions of this Division apply to all **uses** except for:
- (a) **street** lighting;
 - (b) temporary lighting for motion picture filming sets;
 - (c) **accent lighting**;
 - (d) **Outdoor Recreation**; and
 - (e) **signs**.
- (2) Outdoor lighting must:

Outdoor lighting regulations have been simplified from the existing regulations.

- (a) be aimed and shielded in a manner that does not direct illumination onto a **street** or **adjacent residential uses**.
- (b) not direct light above the horizontal **plane** at the bottom of the **light fixture**;
- (c) ensure the bulb is fully recessed within the fixture; and
- (d) not interfere with the function of traffic control devices.

Division 13 Mechanical Screening

402 Mechanical Screening

Mechanical systems or equipment located outside of a **building** must be positioned, camouflaged or **screened** from view of a **public space**, or from view of a **parcel** designated as a **housing zone**, located within 30.0 metres of the equipment, using a line of sight of 1.7 metres above **grade**.

The mechanical screening section remains unchanged from the existing land use bylaw.

Division 14 Parking

403 General Motor Vehicle Parking Rules

- (1) Provided parking spaces must:
 - (a) be clear of obstructions including vehicle accesses, drive aisles, ramps, columns, and other structural supports, **signs**, pathways, **building** door swing areas, mechanical equipment, plumbing and other pipes, and other similar obstructions;
 - (b) include wheel stops that prevent vehicle overhangs where **adjacent to streets**, pathways, sidewalks, required landscaped areas, and other similar features;
 - (c) be hard surfaced;
 - (d) be located wholly on the subject **parcel**;
 - (e) have a minimum vertical clearance of 2.1 metres;
 - (f) be at least 2.7 metres wide when obstructed on one side;
 - (g) be at least 3.0 metres wide when obstructed on each side;
 - (h) be at least 2.6 metres wide in all other cases;
 - (i) where provided in a private garage, have a minimum length of 5.9 metres; and minimum width of 2.6 metres;
 - (j) have a minimum length in accordance with Table

Hard surface has been defined in the general definitions section to exclude gravel.

4 Minimum **Motor Vehicle Parking Stall** Dimension Requirements in all other cases, measured to the nearest point of any existing obstruction.

- (2) Wheel stops must:
- (a) ~~be located 0.6 metres from the front of the parking space, and placed perpendicular to the parking stall depth;~~
 - (b) not exceed 0.1 meters in height above the parking stall surface; and
 - (c) be placed perpendicular to the parking stall depth to a minimum of 0.6 meters from the front of the parking stall.
- (3) **Visitor parking stalls** for **residential uses** must be clearly identified as **visitor parking stalls**.
- (4) Small car parking spaces provided must:
- (a) be identified as a small car parking space;
 - (b) have a minimum vertical clearance of 1.9 metres; and
 - (c) have a minimum length of 4.6 metres.
- (5) The angle of a **motor vehicle parking stall** must:
- (a) be 90 degrees; or
 - (b) be between 75 degrees and 45 degrees.
 - (i) **Motor vehicle parking stall** dimensions between 45 degrees and 75 degrees must be calculated using a straight-line interpolation between dimensions.
- (6) Where access to a parking space is provided directly from a **lane**, a drive aisle is not required.
- (7) In the C-2 and C-3 zones, drive aisles must be separated from the **public entrances** of uses by a row of parking and a pedestrian walkway **adjacent** to the **building** that is at least 6.0 metres in depth.
- (8) Minimum Motor Vehicle Parking Stall Dimension Requirements

Table 4: Minimum Motor Vehicle Parking Stall Dimension Requirements

Parking Angle	Minimum Drive Aisle Width	Minimum Stall Depth	Minimum Stall Width Parallel to Aisle
90 (Parallel)	7.2 metres	5.4 metres	2.6 metres
75	6.1 metres	5.6 metres	2.7 metres changed to 2.6 metres
60	4.8 metres changed to 5.5 metres	5.5 metres	3.0 metres changed to 2.9 metres
45	4.0 metres changed to 3.6 metres	5.0 metres	3.68 metres changed to 3.5 metres

405 Motor Vehicle Parking Quantities

- (1) With the exception of the requirements for **barrier-free motor vehicle parking stalls**, identified in section 406, there is no minimum required number of **motor vehicle parking stalls** for any use.
- (2) Notwithstanding subsection (1), a **development permit** may include **motor vehicle parking stalls**, which must be indicated on the **development permit** application plans.
- (3) On a **parcel** within 600.0 metres of an existing or approved capital-funded **rapid transit station**, the maximum number of **motor vehicle parking stalls** is 1.5 stalls per **dwelling unit**.

406 Barrier Free Stalls

- (1) The minimum required **barrier free** parking stalls must have unimpeded, direct connections to **building** entrances that do not cross any vehicle drive aisles.
- (2) Any **barrier free** parking stalls provided in addition to the minimum number required must provide unimpeded, direct connections to a pedestrian walkway located in the parking area.
- (3) Subsections (5) and (6) specifies the deemed minimum **motor vehicle parking stall** requirement, which must only be used to calculate the minimum number of required **barrier free** parking stalls in compliance with the applicable **building** code. It does not create a minimum requirement for any other **motor vehicle parking stalls**.
- (4) Unless otherwise referenced in subsection (3), the minimum number of **barrier free** parking stalls is the number of **motor vehicle parking stalls** provided through an approved **development permit**.

- (5) For **developments** in a **housing zone** or **mixed-use zone**, the minimum **motor vehicle parking stall** requirement for the purpose of calculating **barrier free** parking stalls is 0.5 stalls per primary **dwelling unit** for 9 or more **dwelling units**.
- (6) Minimum motor vehicle parking requirements for calculating barrier free parking stalls.

Table 5: Minimum Motor Vehicle Parking Requirements for Calculating Barrier Free Parking Stalls

Uses	Required Number of Stalls
Developments of 9 or more dwelling units	1 per 0.5 Primary Dwelling Units
Uses A, B, C, D, E, F	X stall per 10 square metres of gross floor area
Uses A, B, C, D, E, F	X stalls per 10 square metres of gross floor area
Uses A, B, C, D, E, F	X stalls per 10 square metres of gross floor area

The minimum motor vehicle parking requirements to be used to calculate the required barrier free parking stalls is under review. Different requirements will be determined for different types of uses.

407

Loading Stalls

- (1) A **loading stall** must be located so that all motor vehicles using the stall can be parked and maneuvered entirely within the boundary of the site before moving onto a **street** or a **lane**.
- (2) A **loading stall** must have:
 - (a) a minimum width of 3.1 metres;
 - (b) a minimum depth of 9.2 metres; and
 - (c) a minimum height of 4.3 metres.
- (3) Minimum **loading stall** dimensions must be clear of all obstructions, other than wheel stops.
- (4) Wheel stops must not exceed 0.1 metres in height above the **loading stall** surface and must be placed perpendicular to the **loading stall** depth a minimum of 0.6 metres from the front of the **loading stall**.
- (5) The minimum number of **loading stalls** required is:
 - (a) unless otherwise referenced in subsection (b), 1.0 **loading stall** per 9,300.0 square metres of **gross floor area**; or
 - (b) for **developments** with more than 20 **dwelling units** with shared entrances, 1.0 **loading stall**.

The loading stall rules remain similar to the existing rules with a new loading stall requirement located in this section for residential development.

408

Motor Vehicle Pick-Up and Drop-Off Stalls

- (1) All minimum required **pick-up and drop-off stalls** must be located:
 - (a) on the same **parcel** as the **development** requiring them; or

- (b) within a **street**, if approved by the **Development Authority** and the General Manager of Transportation or their delegate.
- (2) The minimum dimensions of a pick-up and drop-off stall are the same as those for **motor vehicle parking stalls** provided in Table 4 Minimum **Motor Vehicle Parking Stall** Dimension Requirements, except that a pick-up and drop-off stall that is parallel to a **street, driveway** or curb has a minimum width of 2.6 metres and a minimum depth of 6.7 metres.
- (3) Passenger **pick-up and drop-off stalls** for **Child Care Service** must:
 - (a) not be located more than 100.0 metres from the entrance used by the **Child Care Service**;
 - (b) contain signage indicating a maximum duration for parking of 30 minutes or less; and
 - (c) comply with Table 6 Minimum Passenger **Pick-up and Drop-off Stalls** for **Child Care Service**.
- (4) Minimum Passenger **Pick-up and Drop-off Stalls** for **Child Care Service**

Pick-up and drop-off stall amounts in this section remain the same as 1P2007. Signage for child care pick-up and drop-off stalls has been added.

Table 6: Pick-up and Drop-off Stalls for Child Care Service

Number of Children	Passenger Pick-Up and Drop-Off Stalls
Less than or equal to 10	1.0
Each additional 10	1.0

- (5) Passenger **pick-up and drop-off stalls** for **Schools** must comply with Table 7 Minimum Passenger **Pick-up and Drop-off Stalls** for **Schools**.
- (6) Minimum Passenger **Pick-up and Drop-off Stalls** for **Schools**

Table 7: Pick-up and Drop-off Stalls for Schools

Use	Total Passenger Pick-up and Drop-off Stalls
Elementary or junior high school (kindergarten to grade 9)	2.5 / 100 students or 5.0 stalls (whichever is greater)
High School (grades 10 to 12)	1.5 / 100 students or 5.0 stalls (whichever is greater)

409 Electric Vehicle Parking

- (1) The minimum number of **electric vehicle** parking stalls for new **buildings** is calculated based on the total number of **motor vehicle parking stalls** provided, identified in Table 8: Electric Vehicle Parking Rates.
- (2) **Electric Vehicle** Parking Rates

The electric vehicle parking section is new and has been added to address The City's climate adaptation and mitigation objectives.

Table 8: Electric Vehicle Parking Rates

Use	Electric Vehicle Parking Rate
Residential Uses (excluding Visitor parking)	100.0 per cent EVSE-ready outlet or EVSE-installed
Commercial Uses	20.0 per cent EVSE-ready outlet or EVSE-installed 80.0 per cent EV-capable
Industrial Uses	5.0 per cent EVSE-ready outlet or EVSE-installed
Health Care Facility use	5.0 per cent EVSE-installed ;
Library use	10.0 per cent EVSE-ready outlet ; and,
Protective & Emergency Services use	85.0 per cent EVSE-capable
Religious Facility use	
School use	

There are no visitor parking requirements in the draft.

- (3) When calculating the minimum number of **electric vehicle** parking stalls for **developments** containing two or more uses shown in Table 8, the highest rate must be applied to both use types.
- (4) Where an **electric vehicle energy management system** is provided, each parking space connected to the electrical vehicle energy management system must be on a common branch circuit shared with **adjacent** parking spaces to enable load sharing.
- (5) In **developments** where less than 100% of the parking stalls are **EVSE-installed** on-site, each stall must be labeled for their intended use of **electric vehicle** charging only.

410 General Bicycle Parking Rules

- (1) All **bicycle parking stalls** must:
 - (a) be located on hard surfaced areas;
 - (b) be separated from **motor vehicle parking stalls** or **loading stalls** by 2.0 metres or a physical barrier;
 - (c) be connected to the **street** or public **lane** by a hard surfaced and **barrier-free** path of travel with a minimum width of 1.5 metres; and
 - (d) provide a secure method for storing bicycles in the form of individual bicycle racks or bicycle lockers.
- (2) All required **bicycle parking stalls – short term** must:
 - (a) be located within 15.0 metres of the **public entrance** of a **building** containing the **uses** for which they are required; and
 - (b) be illuminated to discourage theft and vandalism.

Bicycle Parking Quantities

- (1) The minimum number of bicycle parking stalls must comply with Table 9 Minimum **Bicycle Parking Stalls**.
- (2) Notwithstanding the calculation referenced in Table 9, the minimum number of **bicycle parking stalls – short term** for a **development** listed in Table 9 is 2.
- (3) Minimum **Bicycle Parking Stalls**

Table 9: Minimum Bicycle Parking Stalls

Use	Total	Long-Term	Short-Term
Housing: 4 dwelling units or less	1.0 / unit	1.0 / unit	--
Housing: more than 4 dwelling units	1.2 / unit	1.0 / unit	0.2 / unit
Hotel	1.0 / 20 rooms	0.8 / 20 rooms	0.2 / 20 rooms
Commercial uses (except Office and Recreation Facility)	0.5 / 100 sq m	0.1 / 100 sq m	0.4 / 100 sq m
Office	0.4 / 100 sq m	0.34 / 100 sq m	0.06 / 100 sq m
Industrial	0.1 / 100 sq m	0.08 / 100 sq m	0.02 / 100 sq m
School	1.03 / 10 student	0.03 / 10 student	1.0 / 10 student
Community Service, Library, Health Care Facility, Outdoor Recreation, Religious Facility, Recreation Facility, Child Care, Supportive Housing	0.7 / 100 sq m	0.14 / 100 sq m	0.56 / 100 sq m

The bicycle parking stall requirements are new and reflect an increase in bicycle parking in the zoning bylaw.

Bicycle parking requirements for small scale housing have been simplified to have only one type of long-term stall.

Other Bicycle Parking Requirements

- (1) The minimum number of horizontal and **inclusive bicycle parking stalls** must comply with Table 10 Other Bicycle Parking Requirements.
- (2) Other Bicycle Parking Requirements

Table 10: Other Bicycle Parking Requirements

Uses	Horizontal Stalls	Inclusive Stalls
Housing: more than 5 dwelling units with a shared entry Hotel Commercial uses (except Office and Recreation Facility) Office Industrial School Community Service, Library, Health Care Facility, Outdoor Recreation, Religious Facility, Recreation Facility	50.0 per cent	10.0 per cent

- (3) Note: per cent applies to both **bicycle parking stall – short term** and **bicycle parking stall – long term** unless otherwise stated

413 Minimum Bicycle Parking Stall Dimensions

- (1) **Bicycle parking stalls** must comply with Table 11 Minimum **Bicycle Parking Stall** Dimensions, measured to the nearest point of an obstruction where an obstruction is present.
- (2) Minimum **Bicycle Parking Stall** Dimensions

Table 11: Minimum Bicycle Parking Stall Dimensions

Regulation	Horizontal Bicycle Parking Stall	Vertical Bicycle Parking Stall	Inclusive Bicycle Parking Stall	Symbol (Illustration 1: Bike Parking Spaces)
Width	0.7 metres	0.7 metres	1.1 metres	A
Depth	2.0 metres	1.4 metres	3.0 metres	B
Vertical Clearance	2.0 metres	2.0 metres	2.0 metres	C

414 Bicycle Maintenance Facility Dimensions

A **bicycle maintenance facility** space must be a minimum 1.8 metres in length, 2.6 metres in width, and 2.0 metres in height.

415 Bicycle Rack Design

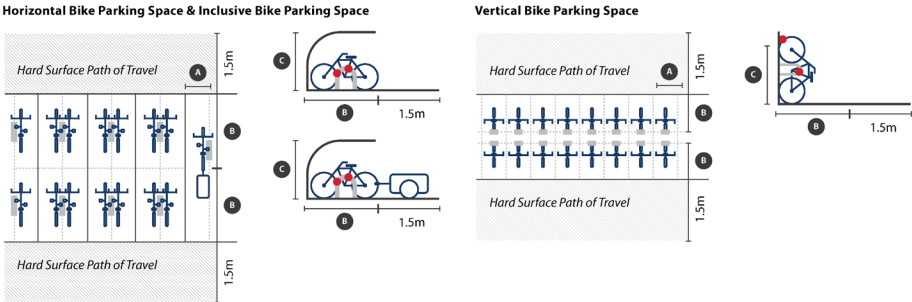
- (1) Each bicycle rack must:
- (a) include mounting points or racks that are securely anchored to the ground, floor, or wall;
 - (b) where for a horizontal **bicycle parking stall**, include mounting points that support a bike at least 1 point on the front wheel and 1 point on the frame at least 0.2 metres apart horizontally so that the bicycle cannot fall or be pushed over;
 - (c) where for a vertical **bicycle parking stall**, include mounting points that support the bike by at least 1 wheel and 1 other point of contact so that the bicycle cannot fall or be pushed over; and
 - (d) be designed to secure the bicycle frame and wheel to the bike rack or mounting point through the use of a standard U lock.

Illustration 1: Bicycle Parking Spaces

Bike Parking Spaces

Legend

□ Bike Parking Space ■ Mounting Point or Rack ● Point of Contact with Frame and Wheel



416 Bicycle Locker Design

- Each bicycle locker must:
- (a) be securely anchored to the ground, floor, or wall;
 - (b) provide minimum interior dimensions in compliance with Table 11; and
 - (c) designed with the ability to lock the bicycle locker

access door.

417 Bicycle Facility Requirements

- (1) Where an Office requires more than 5.0 **bicycle parking stalls – long-term**, the following bicycle facilities are required:
 - (a) a grooming station;
 - (b) change rooms; and
 - (c) one (1) shower for 5.0 or more **bicycle parking stalls – long-term**, and two (2) showers for every 30.0 **bicycle parking stalls – long-term**.
- (2) A **bicycle maintenance facility** is required where any use required 5.0 or more **bicycle parking stalls – long-term**.

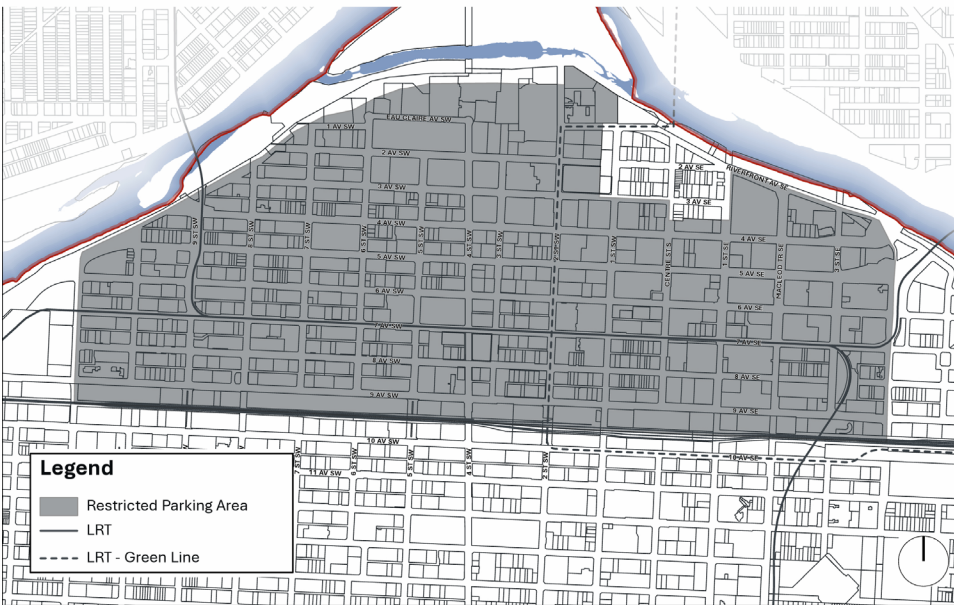
418 Downtown Restricted Parking Areas

- (1) Unless otherwise referenced in subsection (2), the maximum number of **motor vehicle parking stalls** for **parcels** in the “Restricted Parking Areas Map” is:
 - (a) 1.5 stalls per **dwelling unit**; and
 - (b) 1.0 stall per 140.0 square metres of **gross floor area** for **Office**.
- (2) The number of motor vehicle parking stalls for **parcels** in the “Restricted Parking Areas Map” may be increased above the maximum amount in subsection (1) to provide for a **parking area – short stay**:
 - (a) Where such stalls are:
 - (i) located in a portion of the **development** approved for use as a **parking area – short stay**;
 - (ii) identified through appropriate signage, as **parking area – short stay** stalls;
 - (iii) prominently signed at the **street** level indicating the availability and conditions of use of such stalls; and
 - (iv) **adjacent** to a road network that the **Development Authority** has determined is capable of handling the added vehicle movements associated with the additional stalls; and
 - (v) for a maximum of 125.0 additional **motor vehicle parking stalls**, or 25.0 per cent of the maximum identified in subsection (1), whichever is lesser.
- (3) All **motor vehicle parking stalls** provided, except for stalls associated with a **Parking Facility** must be located below **grade**.

In the restricted parking area the maximum stalls per dwelling unit was simplified to only one number per dwelling unit regardless of dwelling unit size. The office parking stall maximum remains the same rate as the existing bylaw.

Restricted parking has been simplified and adjusted due to the consolidation of uses.

Map 8: Downtown Restricted Parking Areas Map



419 Bicycle Parking in Downtown Restricted Parking Areas

- (1) For **Office**, the minimum number of required **bicycle parking stalls** is:
 - (a) 2.0 **bicycle parking stalls – long-term** per 1,000.0 square metres of gross usable floor area; and
 - (b) 2.0 **bicycle parking stalls – short-term** per 1,000.0 square metres of gross usable floor area.
- (2) For **dwelling units**, the minimum number of **bicycle parking stalls – long-term** is 1.0 per unit.
- (3) **Bicycle parking stalls – long-term** must be located at **grade** or within the first parkade level directly below or above **grade**, and accessed through a doorway with an automated door opener.
- (4) Where **bicycle parking stalls – long-term** are required for Office, lockers must be provided.
- (5) Where more than 25.0 **bicycle parking stalls – long-term** are required for **Office**, the following additional amenities must be provided:
 - (a) lockers at a ratio of 1.0 per 4.0 **bicycle parking stalls – long-term**;
 - (b) change rooms at a minimum of 0.4 square metres per required **bicycle parking stalls – long-term** or 20.0 square metres, whichever is greater;
 - (c) showers at a minimum of 0.4 square metres per required **bicycle parking stalls – long-term** or 20.0 square metres, whichever is greater; and
 - (d) an unobstructed area for bicycle maintenance which must:
 - (i) be a minimum of 6.0 square metres; and

Bicycle parking for office is the same as the existing land use bylaw.

Bicycle parking for dwelling units no longer has a unit minimum before 1 stall is required.

- (ii) have no minimum dimensions less than 2.0 metres.

420 Driveways

- (1) Where a **driveway** connects to a **street**:
 - (a) the **driveway** must be a minimum of 6.0 metres in length, when measured along the intended direction of travel for vehicles and contained on the **parcel**; and
 - (b) no parking is permitted on the **driveway** unless it has the minimum parking dimensions referenced in subsection (a).
- (2) A **driveway** connecting to a **lane** must be a minimum of 0.6 metres in length, when measured along the intended direction of travel for vehicles and contained on the **parcel**.

Driveway length remains the same as the existing land use bylaw.

Division 15 Projections into Setbacks

421 Setback Areas

- (1) Unless otherwise referenced in this part or in a zone, **buildings** must not be located in any **setback area**.
- (2) Unless otherwise referenced in a zone, portions of a **building** below ground may extend without any limits into a **setback area**.
- (3) In addition to the **setback area** rules required by this Bylaw, the **Development Authority** must ensure that all the setback requirements contained within the Matters Related to Subdivision and **Development** Regulation, A.R. 84/2022 are satisfied.

The wording in this section remains unchanged from the existing land use bylaw.

422 Intersection Sightline Setbacks

Within an **intersection sightline setback**, **buildings**, **fences**, **privacy walls**, finished **grade** of a **parcel** and vegetation must not be located between 0.75 metres and 4.6 metres above lowest elevation of the **street**.

Sightline setbacks remain unchanged from the existing land use bylaw.

423 Building Projections

The following may project into a setback area in the H-1I, H-1G, H-1Gm and H-2 zones:

- (a) On each **storey**, the total combined length of all **building projections** into any **setback area** must not exceed 40.0 per cent of the length of the façade.
- (b) The maximum length of a **building projection** into any **setback area** is 3.1 metres.
- (c) Subsections (a) and (b) do not apply to a private

Building projections have been simplified and separated out into different sections.

garage attached to a **main residential building** when located in the **rear setback area**;

- (d) Any **building projection** that projects into a **side setback area** must not be located closer than 0.9 metres from the nearest front façade;
- (e) **Building projections** may project a maximum of 0.6 metres into any **setback area**, except that:
 - (i) **building projections** must not project into a 3.0 metres **side setback area** required on a **laneless parcel**; and
 - (ii) **building projections** less than 2.4 metres above **grade** may not project into a **side setback area**, unless at least one **side setback area** is clear of all portions of the **building** measured from **grade** to a height of 2.4 metres;

424 Amenity Structures

- (1) **Amenity structures** may project a maximum of:
 - (a) 1.8 metres into a **front setback area** or between a **building** containing a **dwelling unit** and a **street**;
 - (b) 1.5 metres into a **rear setback area**; and
 - (c) 1.0 metres into a **side setback area** of 1.2 metres or greater;
- (2) **Amenity structures** must not project into a 3.0 metres **side setback area** required on a **laneless parcel**.
- (3) Notwithstanding subsection (1), **amenity structures** located above the first **storey** of a **building** must not:
 - (a) project into any **side setback area**; or
 - (b) project more than 1.8 metres from any **building** façade to which it is attached;
- (4) There is no requirement for an **amenity structure** to be setback from the **property line** upon which a party wall is located;
- (5) Where an **amenity structure** forms a covered entry to the main floor of a **dwelling unit** it is excluded from **parcel coverage** calculations to a maximum of 1.8 square metres per **dwelling unit**, excluding stairs and landings, provided that:
 - (a) the depth of the total area being excluded does not exceed 1.8 metres;
 - (b) the portion of the **amenity structure** that projects into a **front setback area** is unenclosed on a minimum of two sides, other than by a railing, balustrade or **privacy walls** located on **amenity structures** between attached units; and
 - (c) there is no enclosed floor area located directly above the roof of the **amenity structure**;

Projections for balconies, awnings, bay windows, canopies, decks, porches, etc. have been simplified and consolidated.

No longer requiring a 3m side setback for laneless parcels for the purpose of a driveway since there isn't parking requirements.

- (6) Swimming pools and hot tubs must not be located in the **front setback area**.

425 Eaves

Eaves, shade projections, sills and similar features may project a maximum of 0.6 metres into any **setback area**, except that:

- (a) eaves may project an additional 0.6 metres from a porch into the **front setback area** as described in section 395; and
- (b) eaves may project a maximum of 1.5 metres into any **rear setback area**.

No change to the eaves projection rules from the existing land use bylaw.

426 Private Maintenance Easements

A private maintenance easement, provided pursuant to this Bylaw, must require the easement area to be kept free of all **buildings**, structures and objects that would prevent or restrict the easement being used for the purpose of **building** maintenance.

No change to the private maintenance easement regulations from the existing land use bylaw.

427 Unenclosed Stairs & Landings

- (1) Landings, ramps other than accessibility ramps and Stairs may project without limits into a **front setback area** provided:
 - (a) they provide access to the main floor or lower level of the **building**; and
 - (b) the area of a landing does not exceed 2.5 square metres;
- (2) Landings, ramps other than accessibility ramps and stairs may project in a **side setback area** provided:
 - (a) they provide access to the main floor or lower level of the **building**;
 - (b) the total area of a landing does not exceed 2.5 square metres;
 - (c) the area of any portion of a landing that projects into the **side setback area** does not exceed 1.8 square metres;
 - (d) they are not located in a 3.0 metres **side setback area** required on a **laneless parcel**; and
 - (e) they are not located in a **side setback area** required to be clear of projections, unless pedestrian access to the rear of the **parcel** is provided from the front.
- (3) Stairs may project without limits into any **rear setback area**.
- (4) Landings, ramps other than accessibility ramps and stairs must not project in a **setback area** used for vehicle access.

No change to the landings, stairs and ramps wording from the existing land use bylaw.

428 Accessibility Ramps

An accessibility ramp may project into a required **setback area** where:

- (a) The maximum ramp width is 1.8 metres;

New regulations on accessibility ramps have been added to ensure ramps don't block vehicle access. Maximum width removed to avoid confusion between Building Code requirements.

- (b) ~~The ramp is not located in a **setback area** used for vehicle access; and~~
- (c) ~~The ramp provides main floor access to a **building**.~~

Division 16

Public Realm Setbacks

429 Purpose

To maintain and improve the quality of the physical environment for the overall public interest, the public realm setbacks are intended to accommodate public realm improvements, pedestrian environment improvements, and context specific mobility improvements.

The public realm setbacks in this draft version have remained unchanged. These setbacks are under review.

430 Required Setbacks

- (1) Unless otherwise referenced in subsections (3) and (4), the **Development Authority** must not relax the required setbacks referenced in Table 12 below.
- (2) When considering a **development permit** application for a **parcel adjacent** to a **street** right-of-way referenced in Table 12, the **Development Authority** must require that the **building** be set back from the basic right-of-way by a distance equal to the required **building setback** in the applicable zone plus the Required Setbacks referenced in Table 12.
- (3) Notwithstanding subsections (1) and (2) the required setbacks referenced in Table 12 may be relaxed below **grade**, or at **grade** for a temporary use.
- (4) Where the **Development Authority** is considering a relaxation of the required setbacks referenced in Table 12, the **Development Authority** must consider the technical feasibility of the relaxation, including but not limited to: emergency vehicle and motor vehicle loading requirements, public transit systems facilities, installation and maintenance of utility line assignments, and the installation and maintenance of public realm surface improvements.
- (5) When considering an application for a **development permit** for a **discretionary use**, the **Development Authority** may require that a **building** must not be constructed within a future corner cut-off at an intersection.
- (6) Portions of a **parcel** within the Required Setbacks referenced in Table 12 may be used by an applicant for the purposes of calculating required landscaping, **floor area ratio** and units per hectare.

Table 12: Public Realm Setbacks

On (Numbered Streets)	From	To	Basic R.O.W. (Metres)	Required R.O.W. (Metres)	Required Setbacks (Metres) (Side)
1 STREET E.	RIVERFRONT AVENUE	3 AVENUE S.	20.177	24.385	2.134 Each
1 STREET E.	4 AVENUE S.	9 AVENUE S.	20.117	30.481	5.182 Each
1 STREET E.	10 AVENUE S.	ELBOW RIVER	20.117	30.481	5.182 Each
1 STREET W.	RIVERFRONT AVENUE	9 AVENUE S.	20.117	24.385	2.134 Each
1 STREET W.	10 AVENUE S.	17 AVENUE S.	20.117	24.385	2.134 Each
2 STREET W.	RIVERFRONT AVENUE	9 AVENUE S.	20.117	24.385	2.134 Each
3 STREET W.	2 AVENUE S.	7 AVENUE S.	20.117	24.385	2.134 Each
4 STREET W.	4 AVENUE S.	7 AVENUE S.	20.117	24.385	2.134 Each
4 STREET W.	40 AVENUE N.	16 AVENUE N.	20.117	24.385	2.134 Each
4 STREET E.	2 AVENUE N.	MEMORIAL DRIVE	20.117	24.385	2.134 Each
4 STREET E.	7 AVENUE S.	9 AVENUE S.	20.117	24.385	2.134 Each
5 STREET W.	3 AVENUE S.	26 AVENUE S.	20.117	24.385	2.134 Each
6 STREET W.	1 AVENUE S.	8 AVENUE S.	20.117	24.385	2.134 Each
7 STREET W.	1 AVENUE S.	9 AVENUE S.	20.117	24.385	2.134 Each
8 STREET W.	2 AVENUE S.	17 AVENUE S.	20.117	24.385	2.134 Each
9 STREET W.	7 AVENUE S.	17 AVENUE S.	20.117	24.385	2.134 Each
10 STREET W.	4 AVENUE S.	9 AVENUE S.	20.117	24.385	2.134 Each
10 STREET W.	24 AVENUE N.	GLADSTONE ROAD	20.117	30.481	5.182 Each
11 STREET E.	12 STREET E. SUBWAY	C.P.R. RIGHT- OF-WAY	20.117	24.385	2.134 Each
11 STREET W.	11 AVENUE S.	17 AVENUE S.	20.117	24.385	2.134 Each
12 STREET E.	1 AVENUE N.	SAINT GEORGE'S DRIVE	20.117	24.385	2.134 Each
12 STREET E.	BOW RIVER	12 STREET E. SUBWAY	20.117	24.385	2.134 Each
14 STREET W.	48 AVENUE N.	NORTH HAV- EN DRIVE	25.299	30.481	5.182 WEST
14 STREET W.	ROSELAWN CRESCENT N.	38 AVENUE S.	20.117	30.481	5.182 Each
18 STREET W.	10 AVENUE S.	11 AVENUE S.	20.117	24.385	2.134 Each

On (Numbered Streets)	From	To	Basic R.O.W. (Metres)	Required R.O.W. (Metres)	Required Setbacks (Metres) (Side)
19 STREET W.	10 AVENUE S.	12 AVENUE S.	20.117	24.385	2.134 Each
28 STREET E.	8 AVENUE N.	17 AVENUE S.	22.251	24.385	2.134 Each
29 STREET W.	32 STREET W.	MEMORIAL DRIVE	20.117	24.385	2.134 Each
29 STREET W.	BOW TRAIL	35 AVENUE S.	20.117	24.385	2.134 Each
33 STREET W.	8 AVENUE S.	17 AVENUE S.	20.117	24.385	2.134 WEST
36 STREET E.	AIRPORT TRAIL N.	64 AVENUE N.	20.117	36.577	8.230 Each
36 STREET E.	8 AVENUE S.	26 AVENUE S.	20.117	30.481	5.182 Each
37 STREET W.	BOW TRAIL	17 AVENUE S.	25.299	30.481	5.182 WEST
37 STREET W.	28 AVENUE S.	33 AVENUE S.	25.299	30.481	5.182 WEST
37 STREET W.	44 AVENUE S.	45 AVENUE S.	25.299	30.481	5.182 EAST
44 STREET E.	17 AVENUE S.	26 AVENUE S.	20.117	24.385	2.134 Each
45 STREET W.	BOW TRAIL	15 AVENUE S.	22.251	24.385	2.134 EAST
45 STREET W.	17 AVENUE S.	26 AVENUE S.	22.251	24.385	2.134 EAST
45 STREET W.	33 AVENUE S.	35 AVENUE S.	22.251	24.385	2.134 WEST
52 STREET E.	14 AVENUE S.	16 AVENUE S.	25.299	30.481	5.182 WEST
52 STREET E.	50 AVENUE S.	54 AVENUE S.	20.117	45.000	4.942 EAST
52 STREET E.	50 AVENUE S.	52 AVENUE S.	20.117	45.000	19.941 WEST
52 STREET E.	114 AVENUE S.	126 AVENUE S.	20.117	45.000	24.883 EAST
52 STREET E.	126 AVENUE S.	130 AVENUE S.	20.117	50.000	29.883 EAST
53 STREET W.	VARSITY ESTATES DRIVE (N. LEG)	53 AVENUE N.	20.117	24.385	2.134 EAST
83 STREET W.	BOWNESS ROAD	33 AVENUE N.	20.117	30.481	5.182 Each
85 STREET W.	BOWNESS ROAD	48 AVENUE N.	20.117	30.481	5.182 Each
1 AVENUE N.	4 STREET E.	6 STREET E.	20.117	24.385	2.134 Each

On (Numbered Streets)	From	To	Basic R.O.W. (Metres)	Required R.O.W. (Metres)	Required Setbacks (Metres) (Side)
1 AVENUE S.	6 STREET W.	7 STREET W.	20.117	24.385	2.134 Each
2 AVENUE S.	3 STREET W.	CENTRE STREET	20.117	24.385	2.134 Each
2 AVENUE S.	8 STREET W.	6 STREET W.	20.117	24.385	2.134 Each
2 AVENUE S.	CENTRE STREET	1 STREET E.	20.117	24.385	2.134 SOUTH
3 AVENUE S.	8 STREET W.	1 STREET E.	20.117	24.385	2.134 Each
4 AVENUE S.	10 STREET W.	1 STREET E.	20.117	24.385	2.134 Each
5 AVENUE S.	11 STREET W.	2 STREET W.	20.117	24.385	2.134 Each
5 AVENUE S.	CENTRE STREET	1 STREET E.	20.117	30.481	5.182 Each
6 AVENUE S.	11 STREET W.	4 STREET E.	20.117	24.385	2.134 Each
7 AVENUE S.	10 STREET W.	3 STREET W.	20.117	24.385	2.134 Each
8 AVENUE S.	11 STREET W.	MACLEOD TRAIL	20.117	24.385	2.134 Each
9 AVENUE S.	14 STREET W.	5 STREET E.	20.117	24.385	2.134 Each
10 AVENUE S.	14 STREET W.	OLYMPIC WAY	20.117	24.385	2.134 Each
10 AVENUE S.	BOW TRAIL	14 STREET W.	20.117	22.385	1.134 Each
11 AVENUE S.	17 STREET W.	6 STREET E.	20.117	24.385	2.134 Each
11 AVENUE S.	17 STREET W.	18 STREET W.	24.384	26.518	2.134 NORTH
12 AVENUE S.	19 STREET W.	6 STREET E.	20.117	24.385	2.134 Each
16 AVENUE N.	13 STREET W.	4 STREET E.	20.117	40.539	5.182 NORTH
17 AVENUE S.	37 STREET W.	17 STREET W.	20.117	30.481	5.182 Each
17 AVENUE S.	27 STREET E.	50 STREET E.	20.117	34.747	7.315 Each
17 AVENUE S.	C.N.R. RIGHT- OF-WAY	WEST EDGE OF T.U.C.	20.117	36.577	8.230 Each
26 AVENUE S.	24A STREET W.	37 STREET W.	20.117	24.385	2.134 Each
26 AVENUE S.	4 STREET W.	5 STREET W.	20.117	25.299	5.182 NORTH
26 AVENUE S.	26 STREET E.	28 STREET E.	20.117	24.385	2.134 Each

On (Numbered Streets)	From	To	Basic R.O.W. (Metres)	Required R.O.W. (Metres)	Required Setbacks (Metres) (Side)
26 AVENUE S.	39 STREET E.	47 STREET E.	20.117	24.385	2.134 Each
26 AVENUE S.	DARTMOUTH ROAD	OGDEN ROAD	20.117	24.385	2.134 SOUTH
34 AVENUE N.	77 STREET W.	69 STREET W.	22.250	24.384	2.134 NORTH
42 AVENUE S.	BRANDON STREET	LANE E. OF CLEVELAND CR.	25.298	30.480	5.182 NORTH
42 AVENUE S.	BLACKFOOT TRAIL	12 STREET E.	20.117	30.481	5.182 Each
58 AVENUE S.	ELBOW DRIVE	MACLEOD TRAIL	25.298	27.432	2.134 NORTH
58 AVENUE S.	2 STREET W.	LANE E. OF C.P.R. RIGHT-OF-WAY	20.117	30.481	5.182 Each
90 AVENUE S.	BONAVENTURE DRIVE	FAIRMOUNT DRIVE	20.117	24.385	2.134 Each
BOWNESS ROAD	85 STREET W.	40 AVENUE N.	20.117	30.481	5.182 Each
BOWNESS ROAD	C.P.R. RIGHT-OF-WAY	BOW CRES-CENT	20.117	30.481	5.182 Each
BOWNESS ROAD	51 STREET W.	48 STREET W.	20.117	30.481	5.182 Each
BOWNESS ROAD	48 STREET W.	MACKAY ROAD	20.117	23.117	1.500 Each
BURNSLAND ROAD	34 AVENUE S.	39 AVENUE S.	20.117	24.385	2.134 Each
CENTRE STREET N.	LAYCOCK DRIVE	40 AVENUE N.	24.384	30.480	3.048 Each
CENTRE STREET N.	40 AVENUE N.	32 AVENUE N.	20.117	30.481	5.182 Each
CENTRE STREET N.	32 AVENUE N.	MEMORIAL DRIVE	22.860	30.480	3.810 Each
CENTRE STREET S.	RIVERFRONT AVENUE	4 AVENUE S.	20.117	24.385	2.134 Each
CENTRE STREET S.	4 AVENUE S.	6 AVENUE S.	20.117	30.481	5.182 Each
CENTRE STREET S.	6 AVENUE S.	LANE S. OF 7 AVENUE S.	20.117	24.385	2.134 Each
EDMONTON TRAIL	38 AVENUE N.	16 AVENUE N.	20.117	24.385	2.134 Each

On (Numbered Streets)	From	To	Basic R.O.W. (Metres)	Required R.O.W. (Metres)	Required Setbacks (Metres) (Side)
EDMONTON TRAIL	16 AVENUE N.	5 AVENUE N.	20.117	30.481	5.182 Each
MACDON-ALD AVE.	ELBOW RIVER	8 STREET E.	20.117	24.385	2.134 Each
MACLEOD TRAIL	7 AVENUE S.	9 AVENUE S.	20.117	30.481	5.182 Each
MACLEOD TRAIL	10 AVENUE S.	17 AVENUE S.	20.117	30.481	5.182 Each
OGDEN ROAD	24 STREET E.	80 AVENUE S.	24.384	30.480	3.048 Each
OGDEN ROAD	26 AVENUE S.	17 STREET E.	20.117	30.481	5.182 Each
OGDEN ROAD	MILLICAN ROAD	69 AVENUE S.	20.117	30.480	10.363 WEST
OLYMPIC WAY	11 AVENUE S.	12 AVENUE S.	20.117	24.385	2.134 EAST
RICHMOND ROAD	29 STREET W.	37 STREET W.	22.860	24.384	0.762 Each
RICHMOND ROAD	41 STREET W.	45 STREET W.	25.298	30.480	5.182 NORTH
RIVERFRONT AVENUE	2 STREET W.	3 STREET E.	20.117	24.385	2.134 Each
TRANS CANADA HIGHWAY	46 STREET W.	MCKAY ROAD	26.213	36.576	10.363 SOUTH

Division 17 Residential Fences and Privacy Walls

431 General Residential Fence and Privacy Wall Rules

- (1) Unless otherwise referenced in subsections (2) and (3), the maximum height of a residential **fence** or privacy wall is 2.0 metres, except that the maximum height of a residential **fence** or privacy wall located between a **building** façade and a **street** is 1.3 metres.
- (2) The maximum height for a gate that is not more than 2.5 metres in length is 2.5 metres.
- (3) The maximum height for a privacy wall located on an **amenity structure** within 1.2 metres of a party wall shared by **dwelling units** is 3.0 metres.

The height of a fence between a building façade and street has been changed from 1.2 metres to 1.3 metres.

Division 18 Restrictions on Gated Communities

432 Gated Community Restrictions

A gate must not be located across a **private condominium roadway**.

The rule remains unchanged.

Division 19 Requirements for Infrastructure Servicing

433 Infrastructure Servicing Requirement

The **Development Authority** must confirm there is adequate sewage collection, treatment and disposal, water supply, treatment and distribution, storm water collection and storage **and waste management** necessary to serve the **development** and road infrastructure required to give access to the **development**.

The rule remains unchanged.

Division 20 Shared Hallways

434 Shared Hallway Rules

Dwelling units may only share a hallway with other **dwelling units** or a **Hotel**.

This rule remains unchanged.

Division 21 Solar Collectors

435 Solar Collector Rules

- (1) A **solar collector** may only be located on the wall or roof of a **building**.
- (2) A **solar collector** mounted on a roof with a pitch of less than 4:12 may project a maximum of 2.0 metres from the surface of the roof.
- (3) A **solar collector** mounted on a roof with a pitch of 4:12 or greater:
 - (a) may project a maximum of 1.3 metres from the surface of a roof; and
 - (b) must not extend beyond the outermost edge of the roof.

The solar collector rules have been consolidated and located in this section. The minimum height rule on a wall has been removed.

- (4) **A solar collector mounted on any pitched roof must include snow guards.**

No other municipality requires snow guards based on a municipal scan across Canada.

Division 22 Sunlight Protection

436 Sunlight Protection Rules

- (1) The following sunlight protection areas (identified on the Sunlight Protection Overlay Map in section 17) must not be placed in a greater shadow by a **development** as measured on September 21, at the times and locations indicated for each area, than were already existing or approved on the date the **development permit** was applied for:
 - (a) The Riverbank as measured 20.0 metres wide throughout abutting the top of the south and west bank of the Elbow River, from 10:00 a.m. to 4:00 p.m., Mountain Daylight Time; and
 - (b) Fort Calgary as measured from the road right of way abutting 6 **Street** SE to 40.0 metres into the park from 10:00 a.m. to 3:00 p.m. Mountain Daylight Time and as measured from the road right of way abutting 9 Avenue SE to 20.0 metres into the park from 10:00 a.m. to 4:00 p.m. Mountain Daylight Time.
- (2) The following sunlight protection areas must not be placed in greater shadow by a **development** as measured on September 21, at the times and locations indicated for each area, than were already existing on the date the **development permit** was applied for:
 - (a) Stephen (8) Avenue Mall between 2 **Street** SW and MacLeod Trail SE as measured on the northerly 7.0 metres of the required right-of-way as stated in section 430 from 12:00 p.m. to 2:00 p.m. Mountain Daylight Time;
- (3) Barclay (3 **Street** SW) Mall as measured on the:
 - (a) westerly 8.0 metres of the required right-of-way as stated in section 430 from 12:30 p.m. to 1:30 p.m. Mountain Daylight Time; and
 - (b) easterly 8.0 metres of the required right-of-way as stated in section 430 from 1:30 p.m. to 2:30 p.m. Mountain Daylight Time;
- (4) Olympic Plaza as measured on those portions contained within Plan "A", Block 52, Lots 1 to 38. OT from 12:00 p.m. to 2:00 p.m. Mountain Daylight Time;
- (5) Century Gardens as measured on those portions contained within Plan 8050EJ, Block 46, Lots B to E; Plan A1, Block 46, Lots 27-40 and Plan A1, Block 46, OT from 12:00 p.m. to 2:00 p.m. Mountain Daylight Time;

The sunlight protection rules are currently the same however there is some consideration to expand the protection area along the Bow River to the entire city.

- (6) McDougall School as measured on the north half of the block bounded by 4 and 5 Avenues SW between 6 and 7 **Streets** SW from 12:00 p.m. to 2:00 p.m. Mountain Daylight Time;
- (7) Courthouse Block as measured on the northerly 18.0 metres of the block bounded by 6 and 7 Avenues SW between 4 and 5 **Street** SW from 12:00 p.m. to 2:00 p.m. Mountain Daylight Time;
- (8) Mewata Armoury as measured on the northerly 160.0 metres of the site on Plan 3445JK, Block 2 from 12:00 p.m. to 2:00 p.m. Mountain Daylight Time;
- (9) The Riverbank (not including the Riverbank Promenade and between 3 and 7 **Streets** SW) as measured throughout the 20.0 metres wide area abutting the southern and western **top of bank** of the Bow River, from 10:00 a.m. to 4:00 p.m. Mountain Daylight Time; and
- (10) The Riverbank Promenade (between 3 **Street** SW and Centre **Street** S.) as measured throughout the 9.0 metres wide area abutting the southern **top of bank** of the Bow River, from 10:00 a.m. to 4:00 p.m. Mountain Daylight Time.

Division 23

Vehicles Prohibited or Restricted in Housing Zones

437

Vehicle Housing Zone Restrictions

- (1) A **large vehicle** must not remain on a **parcel** except while actively engaged in loading or unloading.
- (2) Only one **large vehicle** may remain on a **parcel** while actively engaged in loading or unloading.

The vehicle restriction rule has remained unchanged.

Division 24

Waste, Recycling & Organics

438

Waste, Recycling & Organics Rules

- (1) For **developments** that use the blue, black and green cart collection, containers must be stored in a **screened** location shown on a site plan, except for **Housing** with two or less primary **dwelling units**.

The waste and recycling rules have been updated to reflect the changes to the Housing zones and have been consolidated across the zones into one location.

- (2) Unless otherwise referenced in subsection (1), **developments** that use any other type of **waste**, recycling or organics collection, **waste**, recycling and organics must be stored, prior to collection, either:
- (a) inside a **building**;
 - (b) in a high capacity **waste** and recycling container;
or
 - (c) in a garbage enclosure **or in any setback area** that is not visible from the **street** or in any **setback area**.
- (3) The rules in subsections (1) and (2) do not apply to **development** in the Special Purpose – Natural Areas (S-NA) zone.

draft for discussion

Use Specific Regulations

Division 1

439 Agriculture

- (1) An Agriculture use may include an ancillary greenhouse structure provided:
- (a) it is limited to a maximum of 200.0 square metres in gross floor area;
 - (b) it is located a minimum of 30.0 metres from a **Dwelling Unit** located on a parcel with a **housing or mixed-use zone** or in another municipality, measured from the closest point of the greenhouse to the closest point of the **building** containing the **Dwelling Unit**; and
 - (c) it uses existing approved road access.

Carried over regulations from 1P2007 for agriculture uses. This use is permitted in S-TC & S-FD and meant to temporary in nature. These regulations will prevent large scale operations with greater long term impacts on those lands.

440 Cannabis Store

- (1) A **Cannabis Store** may not:
- (a) be located within 200.0 metres of any other store where cannabis is sold measured from the closest point of a **Cannabis Store** to the closest point of another **Cannabis Store**;
 - (b) be located within 100.0 metres of a **School**;
 - (c) be located within 100.0 metres of a **parcel** designated as a municipal and school reserve or school reserve on the certificate of title, measured from the closest point of the **parcel** containing the **Cannabis Store** to the closest point of the **parcel** containing the use required to be separated.
- (2) Minimum separation distances may be varied by a maximum of 20.0 per cent.

Provincial requirements: The Gaming, Liquor And Cannabis Regulation has established distances from certain buildings and land from which Cannabis Stores must be separated, and also authorizes municipalities to expressly vary these distances. Liquor Store separation distances were removed since Liquor Store is no longer a defined use.

Separation distance between stores was changed from 300m to 200m as it is less restrictive and in alignment with the City of Edmonton.

1P2007 had either a 100m or 150m separation distance from schools depending on the type of school and locational criteria. Since the school uses use were consolidated into a single use the regulation was simplified using the least restrictive distance.

Was 10% in 1P2007. Up to 20% for slightly greater flexibility.

441 Child Care Service

- (1) **Temporary** Care and supervision is provided **for children** for periods of **less** more than 24 consecutive hours.
- (2) Where an outdoor play area is provided, the play area must be **fenced** or **screened** from a **residential use** and the **street**.

Regulations carried over from 1P2007. Use is discretionary so regulations are limited. Age requirement regulations were removed - decided simply saying 'children' was appropriate rather than specifying ages.

442 Crematorium

A **Crematorium** must not be located closer than 300.0 metres from a **building** containing:

- (a) **Housing;**
- (b) **Supportive Housing;**
- (c) **Child Care Service;** or
- (d) **School.**

300m buffer distance was added to uses with a high concentration of people. This is due to health concerns and was added after a municipal scan/ research.

443 Distillery

(1) A **Distillery** may:

(a) ~~not be located within a building which contains:~~

- (i) ~~Housing;~~
- (ii) ~~Child Care Service;~~ or
- (iii) ~~School.~~

New transparent rules about distilleries and incompatible land uses in the same building has been added.

(b) include a **public area** of 150.0 square metres or less where spirits which are manufactured on the premises are sold to the general public for consumption on the premises.

The maximum public area restriction of 150sqm was carried over from the Brewery, Winery, Distillery 1P2007 use and applied only to the Distillery use to limit the size of the public portion of the business that are both hazardous and primarily in industrial zones.

(c) include a maximum of ~~20.0~~**10.0** square metres of **public area** used for the purpose of providing entertainment.

Allows for entertainment area, similar to food & beverage service.

(d) include the preparation and sale of food for consumption on the premises.

(2) A **Distillery** with a **public area**, must:

Allows for some food and beverage preparation and sales in a use that is typically industrial.

(a) not have any openings, except emergency exits, loading bay doors or non-opening windows, on a façade that faces a **residential housing zone** or abuts a **lane** separating the **parcel** from a **residential housing zone**;

The regulations related to openings and sales and display area were carried over from 1P2007. These are used to protect housing zones from the land use impacts (noise) created by a distillery with a public area.

(b) not have an exterior entrance located on a façade that faces a residential zone, unless that façade is separated from the residential zone by an intervening **street**.

(3) When a **Distillery** use is located in an **industrial zone**, the maximum floor area of a display and sales area located in a **building** is the greater of:

Limits the retail portion of the business in an industrial zone. This mirrors the I-G sales & display area rules but would apply to distilleries in I-F as well.

(a) 38.0 square metres; or

(b) 20.0 per cent of the **gross floor area** of the use to a

maximum of 465.0 square metres;

444 Drive Through

- (1) A **Drive Through** may have outdoor speakers provided:
 - (a) the speakers are not located within 23.0 metres of a **property line** of any **parcel** with a **housing zone**; or
 - (b) they are separated from a **parcel** with a **housing zone** by a **building**.
- (2) A **Drive Through** must:
 - (a) **screen** any drive through aisles that are **adjacent** to a **parcel** with a **housing zone**;
 - (b) not have any drive through aisles in a **setback area**;
 - (c) fence any drive through aisles, where necessary, to prevent access to a **lane** or **street**;
 - (d) not have pedestrian access into the premises that crosses a drive through aisle; and
 - (e) have 5.0 vehicle stacking spaces per order board or ordering window, for the purpose of queuing motor vehicles.

Drive Through regulations are carried over from the existing land use bylaw.

445 Food & Beverage Service

- (1) A **Food & Beverage Service** must not have any openings on a facade that shares a **property line** with at-grade **dwelling units**.
- (2) A **Food & Beverage Service** may have a maximum of 20.0 square metres of floor area located inside of a **building** used for the purpose of providing entertainment.
- (3) A **Food & Beverage Service use** may have a maximum of 150.0 square metres of floor area used for brewing or manufacturing alcoholic beverages.

These rules reflect existing regulations for drinking establishments and restaurants in the existing bylaw.

This maximum helps differentiate breweries approved under this use from those of a larger scale that should be approved under Industrial.

446 Health Care Service

- (1) A **Health Care Service use** allows for the recovery from surgical services or other medical treatment which may include overnight stays where the **use**:
 - (a) is not located within those areas identified in the Calgary International Airport Vicinity Protection Area Regulation as falling within Noise Exposure Forecast contours 30-40+; and
 - (b) does not include emergency, intensive, or long-term care.

Use specific regulation from the recent house keeping amendments, carrying over overnight stay regulations.

(1) A **Home Business**:

- (a) may only have two non-residents of the **dwelling unit** work on the **parcel** where the **use** is located;
- (b) may use the **private garage**, or **accessory building** for business related activities, including storage;
- (c) ~~is limited to one (1) Home Business per dwelling unit;~~
- (d) may display one (1) **sign** not exceeding 0.28 square metres in area;
- (e) must not include the outside storage of materials, tools, products or equipment;
- (f) must not directly sell any goods at the premises, unless they are incidental and related to the services provided by the **Home Business**.
- (g) must not create electronic interference, dust, noise, odour, or smoke, which is detectable to normal sensory perception outside the building;
- (h) must not directly sell any goods at the premises, unless they are incidental and related to the services provided by the Home Business;
- (i) may occupy a maximum of 30.0 per cent of the cumulative floor area of the dwelling unit;
- (j) may occupy a maximum of 40.0 per cent of the cumulative floor area of a heritage resource or pre-war home
- (k) must not generate more than 15 business associated vehicle visits per week.

(2) In addition to the rules of section 481, a **Home Business** ~~providing overnight accommodation to guests may not:~~

- (a) ~~have more than four (4) guest bedrooms at any one time;~~
- (b) ~~contain cooking facilities in guest bedrooms.~~

(3) May have more than one (1) **Home Business** per **dwelling unit** where all the **Home Business** uses cumulatively meet the rules in subsection (1).(4) Notwithstanding section 522 (1), a **dwelling unit** located in a commercial, mixed-use, or **greater downtown zone**:

- (a) may incorporate the following uses, where the

The Home Business regulations reflect the existing rules of the current land use bylaw.

uses are also listed uses within the applicable zone:

- (i) **Health Care Service**
 - (ii) **Office**
 - (iii) **Indoor Sales and Service;**
- (b) may have two persons, other than a resident of the **dwelling unit**, working at the residence where the commercial **use** is located; and
 - (c) must abide by the Rules governing the Location of Uses within **Buildings** of the applicable zone.
- (5) The use area of the **Health Care Service, Office or Indoor Sales and Service** must not exceed 50.0 per cent of the **gross floor area** of the **dwelling unit**;

448 Indoor Sales & Service

- (1) Any ancillary outdoor sales or service area must not locate in a required setback area or on a sidewalk, if it impedes pedestrian movement.
- (2) Where animals are washed, groomed, trained, boarded or receive medical treatment the **Indoor Sales & Service**:
 - (a) must not board any animals overnight, except where overnight stays are necessary for medical observation or recovery of the animal; and
 - (b) must not have any outside enclosures, runs or exercise areas.
- (3) Where vehicles are sold or rented, the **Indoor Sales & Service**:
 - (a) must only sell or rent vehicles with a gross vehicle weight rating (GVWR) equal to or less than 4,600 kg; and
 - (b) may have no more than five (5) vehicles available for sale or rent on the parcel.

Carried over from 1p2007 Convenience Food Store & Retail & Consumer Service. Ensures that any ancillary outdoor area is located appropriately.

Carried over from 1P2007 Pet Care Service & Vet Clinic. Limited overnight stays to just medical & restricted outdoor areas due to land use impacts. The Kennel use will allow for these.

Carried over from 1P2007 Vehicle Rental - Minor & Vehicle Sales - Minor The intent is for Indoor Sales & Service to allow for ancillary vehicle rentals with a max of 5 vehicles without needing to get approval as vehicle service.

449 Industrial

- (1) Where approved in a ~~**mixed-use zone, commercial zone or greater downtown zone**~~, activities associated with the use must be located within a **building**:
- (2) **Industrial** activities which include the indoor sale and rental of equipment, materials and supplies have a maximum **gross floor area** of 3500.0 square meters.

Industrial regulations reflect a consolidation of existing rules and have been designed to allow industrial uses in more locations where there is no nuisance impacts.

(3) An **Industrial** use that manufactures or brews alcoholic beverages may:

- (a) include a public area of 150.0 square metres or less where alcoholic beverages manufactured on the premises are sold to the general public for consumption on the premises;
- (b) include a maximum of 20.0 square metres of public area used for the purpose of providing entertainment;
- (c) include the preparation and sale of food for consumption on the premises.

Same rules as the distillery use, they can have a public area with a max 150 sqm area, 20sqm max entertainment area and can include food sales.

(4) **Industrial** activities which include the ~~growth~~growing, processing, packaging, testing, destruction or storage of cannabis:

- (a) must include equipment designed and intended to remove odours from the air where it is discharged from the facility as part of a ventilation system;
- (b) must not be within 75.0 metres of a housing or **mixed-use zone** measured from the **building** containing the use to the nearest **property line** of a **parcel** ~~designated as with~~ a housing or **mixed-use zone**;
- (c) may be required, as a condition of a **development permit**, to submit:
 - (i) A license issued by Health Canada and;
 - (ii) A Public Utility and Waste Management Plan, completed by a qualified professional, that includes details on:
 - A. the incineration of waste products and air borne emission, including smell;
 - B. the quantity and characteristics of liquid and waste material discharged by the facility; and
 - C. the method and location of collection and disposal of liquid and waste material.

Cannabis Facility is now consolidated under the Industrial Use. The 1P2007 regulations were carried over and made to apply only to cannabis production related uses.

(5) An **Industrial use** may include living accommodation where the occupant of the **Industrial use** performs a custodial or security function.

(6) An **Industrial use** that includes a vehicle washing facility:

These regulations mirror the applicable rules listed under the Vehicle Service use, while not included a max restriction on vehicle size or number of vehicles that can be either serviced or sold.

- (a) must provide at least two (2) vehicle stacking spaces for the wash bay entrance door;
 - (b) must have any vacuum cleaners situated within the **building** or within a **screened** enclosure when located within 23.0 metres of a **parcel** with a **housing zone**; and
 - (c) must not have any vehicle exiting doors located within 23.0 metres of the nearest **property line** of a **parcel** with a **housing zone**.
- (7) An **Industrial use** that includes vehicle sales or rentals:
- (a) must not have an outdoor speaker system;
 - (b) must only accept deliveries and offloading of vehicles within a designated area on the **parcel**; and
 - (c) must provide 1.0 **motor vehicle parking stall** for every inventory vehicle on the **parcel**.
- (8) An **Industrial use** that includes vehicle repair and servicing:
- (a) must have service bay doors oriented away from an adjacent **parcel** with a **housing zone**;
 - (b) must keep service bay doors closed, except when being used by vehicles to exit or enter the service bay;
 - (c) must not have any vehicle exiting doors located within 23.0 metres of the nearest **property line** of a **parcel** with a **housing zone**; and
 - (d) may have activities associated with the **use**, auto parts, equipment, scrap, and other materials located outside of a **building**, provided they are within a **screened** enclosure.

450 Kennel

A **Kennel** must be a minimum distance of 150.0 metres from a **housing zone**, which must be measured from the **building** containing the **use** to the nearest property line of a **parcel**

designated as a **housing zone**.

451 Major Indoor Entertainment

- (1) A **Major Indoor Entertainment** use must not:
- (a) be located within 45.0 metres of a parcel with a **housing or mixed-use zone**, measured from the building containing the use to the nearest property line of a parcel with a **housing or mixed-use zone**;
 - (b) have any openings, except emergency exits, loading bay doors or non-opening windows, on a facade that faces a **housing or mixed-use zone** or abuts a lane separating the parcel from a **housing or mixed-use zone**;
 - (c) have an exterior entrance located on a facade that faces a **housing or mixed-use zone**, unless that facade is separated from the **housing or mixed-use zone** by an intervening **street**.

This separation distance regulation is carried over from the night club use in 1P2007. Research found that the separation distance rule was regularly used for night clubs to minimize land use impacts from noise on nearby housing. It is reasonable to apply this regulation to all the uses consolidated into this new use since they will typically have significant land use impacts and 45m is a relatively small distance. Restricting the distance to both housing and mixed-use zones since they aren't listed in either zone and the districts listed under the 'residential district' definition in 1P2007 include districts we have consolidated into both the housing and MU zones.

These apply to most of the 1P2007 uses consolidated within this use. Carried over to control potential land use impacts (noise) on nearby housing based off consensus from LUB internal team meeting.

452 Neighbourhood Store

A Neighbourhood Store:

- (a) must have a maximum **gross floor area** of 275.0 square metres;
- (b) must be located **adjacent** to a **collector street**, **School**, **Park** or open space;
- (c) must be located on the ground floor of a **building**;
- (d) must have a **street**-facing **public entrance**;
- (e) may provide a maximum floor area of 7.5 square metres to accommodate an indoor seating area;
- (f) may provide a maximum floor area of 7.5 square metres to accommodate an outdoor seating area;
- (g) any ancillary outdoor sales or service area must not locate in a required setback area or on a sidewalk, if it impedes pedestrian movement;
- (h) may provide no more than 3.0 **motor vehicle parking stalls**; and
- (i) must not include any medical or therapeutic treatment.

The Neighbourhood Store regulations are new and restrict the impacts of this use in low density housing zones.

Same regulation as ancillary outdoor sales in Indoor Sales and Service. Restricts location and does not allow any pedestrian movement to be impeded.

This regulation is based on the business licence bylaw to distinguish the offering of personal services from health care service.

453 Outdoor **CafePatio**

An **Outdoor CafePatio** must not have a floor higher than 0.6 metres above the height of the first floor when the **use** is located within

This regulation is carried over from the existing land use bylaw. This restricts rooftop patio's that potentially create land use impacts (noise) within 100m of residential.

100.0 metres of a **parcel** with a **housing zone**.

454 Outdoor Sales & Service

(1) Where vehicles are either sold or rented on the **parcel**, the **Outdoor Sales & Service**:

- (a) must not have an outdoor speaker system;
- (b) must only accept deliveries and offloading of vehicles within a designated area on the **parcel**;
- (c) must provide 1.0 **motor vehicle parking stall** for every inventory vehicle on the parcel; and
- (d) must not have more than 25.0 per cent of the gross floor area occupied by an **Industrial use**.

This regulation is carried over from 1P2007. This restricts rooftop patio's that potentially create land use impacts (noise) within 100m of residential.

Carried over from Vehicle Sales - Major in 1P2007. These regulations will apply to large car dealerships and should continue to apply to regulate their land use impacts.

(2) Must not include the storage of **dilapidated** vehicles.

455 Outdoor Storage

(1) An **Outdoor Storage use** that stores vehicles or recreational vehicles when they are not in use:

- (a) must not sell, rent, service or repair vehicles;
- (b) must not include the storage of **dilapidated** vehicles.

Carried over from 1P2007. Outdoor storage does not include vehicle service functions. Additionally, it should not include dilapidated vehicles which would fall under industrial.

456 Park

(1) A **Park** that includes a **building** used for maintenance and storage:

- (a) must provide screening when equipment or materials are stored outside of a **building**, and the screening must be equal in height to the stored materials;
- (b) must provide a berm with a maximum 3:1 slope, if the berm is used to satisfy the screening requirements referenced in subsection (a).

Regulations carried over from the 1P2007 maintenance facility use. The Zoning Bylaw Park use allows for buildings used for maintenance and storage, but the Special Purpose zones do not have screening rules like other zones do. These regulations ensure screening for outdoor storage of equipment outside of these maintenance facilities.

457 Parking Facility

In the Downtown Restricted Parking Area, a **Parking Facility** at **grade** must only be approved on a temporary basis, for a period of time not greater than three (3) years.

This regulation is carried over from the Parking Lot - Grade (temporary) use from bylaw 1P2007.

458 Recycling Depot

(1) A **Recycling Depot** located within 300 metres of a **housing** or **mixed-use zone** must:

- (a) not have any outside storage of carts, pallettes, beverage container or other recyclables;

Carried over from 1P2007. These regulations were added after a notice of motion in 2014. The City worked with the Beverage Container Management Board to allow for bottle depots in additional districts while adding these regulations to minimize any impacts from noise on nearby housing zones.

- (b) not allow for loading or movement of recyclables from the premise between the hours of 9:00pm-7:00am;
 - (c) not have any compaction of materials occurring outside of a **building**.
- (2) Unless otherwise referenced in subsection (1) a **Recycling Depot**:
- (a) must provide total concealment, through a solid screen or **fence**, for any materials located outside of a **building**;
 - (b) may be required to demonstrate how impacts such as debris, grocery carts, or other recyclables will be managed.

459 Religious Facility

- (1) A **Religious Facility** must not exceed more than three (3) **dwelling units**.
- (2) A **Religious Facility** must not include any **dwelling units** when located in the **industrial zones**.

These rules remain unchanged from the existing bylaw.

460 Self Storage Facility

- (1) A **Self Storage Facility** must provide separate storage compartments with each compartment providing individual access.
- (2) Where a **Self Storage Facility** is located on a **parcel** with a **housing zone, mixed-use zone, greater downtown zone**, or a **parcel** zoned C-2:
 - (a) individual access to each compartment must be entirely internal to a **building**;
 - (b) storage compartments must not be located on the ground floor of **buildings**; and
 - (c) for self-storage areas located above **grade**, perimeter windows must be abutted by internal circulation corridors that access the self-storage units.
- (3) A **Self Storage Facility** may include living accommodation to provide a custodial or security function.

These regulations allow non-traditional looking storage facilities in zones that previously didn't allow them.

461 Small-scale Manufacturing

Small-scale Manufacturing:

- (a) has a maximum gross floor area of 300.0 square metres;

Added an overall maximum size for the use. This differentiates the use from Industrial. There may be additional use area restrictions in the zones. 300 sqm was used based on Edmonton's zoning bylaw maximum for this use.

- (b) has a maximum public area of 150.0 square metres;
- (c) must not involve live animals in any aspect of the business operation.

462 Special Event

(1) A **Special Event** ~~may~~:

- (a) ~~only be located on a **parcel**, excluding the time used to erect and dismantle the temporary structures, for a maximum of:~~
 - (i) ~~60 consecutive days; and~~
 - (ii) ~~120 cumulative days in a calendar year;~~
- (b) ~~must~~ not be located within an **intersection sightline setback**; and
- (c) ~~must~~ not have any temporary structures with openings, except emergency exits, loading bay doors or non-opening windows, on a facade that faces a **parcel** with a **housing zone** unless that facade is separated from the **housing zone** by a **street**.

The Special Event use specific regulation represents the existing use parameters for the Special Function - Class 1 use in the existing land use bylaw.

(2) A **Special Event** that is associated with an existing approved use that operates with a licence to serve alcohol granted by Alberta Gaming, Liquor and Cannabis:

- (a) may only be located on a parcel for 15 cumulative days in a calendar year, excluding the time used to erect or dismantle any temporary structures;
- (b) must not exceed a cumulative floor area for covered temporary structures of:
 - (i) 75.0 square metres when located in a Housing, Mixed-Use zone;
 - (ii) 125.0 square metres when located within 45.0 metres of a Housing or Mixed-Use zone.

Carried over from Special Function class 2 regulations in 1P2007 with modifications to which zones they apply to. Controls the size of tents when in or near residential areas to limit the impacts from the noise these events can create.

463 Temporary Sales Centre

A **Temporary Sales Centre** ~~may~~:

- (a) include sales offices and displays of materials used in the construction of the future **development** of which it is presenting;
- (b) only occur in:
 - (i) a **dwelling unit**, which may be temporarily

The rules from the existing temporary residential sales centre definition in bylaw 1P2007 have been included in this section.

modified to accommodate the **use**, or

- (ii) a temporary **building**; and
- (c) not operate for more than **four (4) years**.
 - (i) ~~two (2) years when located on a **parcel** with a **housing zone** or **mixed use zone**, or~~
 - (ii) ~~four (4) years when located on a **parcel** with any other zone.~~

Changing to a maximum of 4 years in all cases. Received feedback that 2 years was not long enough.

464 Urban Agriculture

Urban Agriculture:

- (a) may be accessory to another **use**;
- (b) may include raised beds, cold frames and temporary hoop enclosures which are used only to extend the growing season;
- (c) may include the use of ancillary **buildings**;
- (d) may include **local food sales** of food grown on site; and
- (e) must not include permanent outside storage of goods, materials or supplies.

The regulations from the Urban Agriculture definition in bylaw 1P2007 have been included in this section.

465 Vehicle Service

- (1) ~~A **Vehicle Service** may not sell, rent, lease, fueling, wash, sales, display, service or repair vehicles with a **gross vehicle weight** rating (GVWR) of more than 4,600 kg.~~
- (2) Where vehicle fueling **or charging** occurs, the **Vehicle Service**:
 - (a) must not have a canopy that exceeds 5.0 metres in height when measured from **grade**;
 - (b) must have fully recessed canopy lighting;
 - (c) may have an outdoor display of products related to the use, provided they are within 4.5 metres of the **building** entrance or on gas pump islands; and
 - (d) ~~may have a building that is not combined with another use that has a maximum gross floor area of 40.0 square metres.~~
- (3) When a **vehicle** washing facility is included, the **Vehicle Service** must:
 - (a) ~~not wash vehicles with a gross vehicle weight~~

The Vehicle Service rules are similar to the existing rules in the bylaw and reflect the changes from the consolidation of uses.

Carrying over this regulation from Land Use Bylaw 1P2007.

rating (GVWR) of more than 4,600 kg;

- (b) provide a drying area in the form of a **motor vehicle parking stall**;
- (c) have any vacuum cleaners situated within the **building** or within a **screened** enclosure when located within 23.0 metres of a **parcel** with a **housing zone**;
- (d) provide at least two (2) vehicle stacking spaces for the wash bay entrance door; and
- (e) not have any vehicle exiting doors located within 23.0 metres of the nearest **property line** of a **parcel** with a **housing zone**.

Carried over more regulations from Land Use Bylaw 1P2007.

(4) Where vehicles are either sold or rented on the **parcel**, the **Vehicle Service**:

- (a) ~~may only store or display vehicles on portions of the **parcel** approved exclusively for storage or display;~~
- (b) must not sell or rent vehicles with a gross vehicle weight rating (GVWR) of more than 4,600 kg;
- (c) must store or display vehicles within a **building** when the use is located in a **mixed-use zone**;
- (d) must not have an outdoor speaker system;
- (e) must provide 1.0 **motor vehicle parking stall** for every inventory vehicle on the **parcel**; and
- (f) must only accept deliveries and offloading of vehicles within a designated area on the **parcel**.

(5) Where any vehicles are repaired or serviced on the **parcel**, the **Vehicle Service**:

- (a) must not store or display more than five (5) vehicles outdoors.
- (b) ~~unless otherwise referenced in subsection (c);~~ must not have more than 200.0 square metres of floor area designated for the servicing of motor vehicles, excluding areas used for administration and storage;
- (c) ~~there is no maximum floor area for the servicing of motor vehicles for a **parcel** with an **industrial zone**.~~
- (d) must not manufacture or re-manufacture auto parts for retail or wholesale distribution;
- (e) must have service bay doors oriented away from

This regulation isn't necessary. A vehicle repair shop located in an industrial zone with over 200sqm of floor area for vehicle servicing will be approved as the industrial use (large scale vehicle service) instead.

an **adjacent parcel** with a **housing zone**;

- (f) must keep service bay doors closed, except when being used by vehicles to exit or enter the service bay;
- (g) must not have any vehicle exiting doors located within 23.0 metres of the nearest **property line** of a **parcel** with a **housing zone**; and
- (h) may have activities associated with the use, auto parts, equipment, scrap, and other materials located outside of a **building**, provided they are within a **screened** enclosure.

draft for discussion

Signs

General Sign Rules

466 Purpose

This Part is intended to regulate **signs** in order to:

- (a) allow for the identification of businesses and **buildings**;
- (b) balance the need for signage and expression with safety, aesthetics, and urban design standards;
- (c) support a hierarchy of **signs** which places informational and **directional signs** at a higher order than commercial **signs** through the regulation of the size, location and structure of **signs**; and
- (d) prevent **sign** proliferation to ensure that the effectiveness of informational and identification signage is not undermined through visual clutter.

The Purpose section has been updated to reflect new development goals.

467 Classification of Signs

All **signs** are classified as belonging to either **Sign — Class A, Sign — Class B, Sign — Class C, Sign — Class D, Sign — Class E, Sign — Class F** or **Sign — Class G**.

468 Hierarchy of Sign Classifications

The hierarchy of **sign** classifications is ranked high to low from **Sign — Class A** to **Sign — Class G**, respectively.

This is not a regulation.

469 Development Permits

- (1) Unless specifically exempt from the requirement to obtain a **development permit**, all **signs**, **sign** structures, and any enlargement, relocation, erection, construction or alteration of a **sign**, require a **development permit**.
- (2) A **development permit** is not required for routine maintenance and repair, **copy** changes, or reducing the **copy area** of a legally existing **sign**.

Comprehensive Sign Program regulations have been deleted as they were deemed to be unnecessary because there is no fee or time saving benefit for applications.

470 Development Authority's Discretion

- (1) Where a type of **sign** is listed as a **permitted use** in a zone but does not comply with all of the applicable rules of Part 5, the **Development Authority's** decision to relax a rule must be guided by:
 - (a) applicable policy direction;
 - (b) the test for a relaxation referenced in Part 7;
 - (c) the purpose statement of this Part;
 - (d) the rules relating to opportunities for signage;

Added that relaxation decisions must also be guided by application policy direction.

- (e) the character of the zone where the **sign** is proposed to be located;
 - (f) the amount of signage in the surrounding area; and
 - (g) the extent to which the **sign** does not comply with the rule proposed to be relaxed.
- (2) Where a type of **sign** is listed as a **discretionary use** in a zone, the **Development Authority's** exercise of discretion must be guided by:
- (a) applicable policy direction;
 - (b) the test for a relaxation referenced in Part 7 where the relaxation of a rule is requested;
 - (c) the purpose statement of this Part;
 - (d) the rules relating to opportunities for signage;
 - (e) the character of the zone where the **sign** is proposed to be located; and
 - (f) amount of signage in the surrounding area.

471 Parcels in Related Function

Where abutting **parcels** have the appearance and function of a single site by virtue of having cross-access easements, shared parking, connecting internal roadways or common access points, a **sign** that relates to a **use** on any of the **parcels** will not be considered a **third-party advertising sign** simply because it is located on another **parcel**.

No changes from Bylaw 1P2007.

472 Maintenance of Signs

- (1) A **sign** must not become unsafe or unsightly.
- (2) Where a **sign** has been defaced, damaged or destroyed the **sign owner** or delegate must:
 - (a) immediately repair the **sign** to its original condition;
 - (b) replace it with a new **sign** that complies with any applicable **development permit** or the rules of this Bylaw where a **development permit** is not required; or
 - (c) remove the **sign**.
- (3) Where a **sign** is no longer related to a business, event, product or commodity located on the same **parcel** as the **sign**, the **sign** must be removed by the **sign owner** or the owner of the **parcel** on which the **sign** is located.

Updated to reflect that the onus for sign maintenance and safety does not fall solely on the owner.

473 Rules Governing All Signs

- (1) All **signs** regulated by this Bylaw must be located on a **parcel**.
- (2) Where a rule in this Part provides a maximum height for a **sign**, the height must be measured to the highest portion of the **sign** from:

This section has been edited/reorganized for clarity, and updated to reflect current Administrative practices.

- (a) **grade adjacent** to the **building** when the **sign** is located on or projects from a **building**; or
 - (b) **grade adjacent** to the **sign** support structure for a **freestanding sign**.
- (3) **Signs, sign** supports, and **sign** structures must be located a minimum of 0.75 metres away from a curb line.
- (4) **Signs** on **parcels** in a **housing zone** must not be internally illuminated but may be illuminated indirectly in a manner that prevents the trespass of light onto **adjacent parcels**.
- (5) No **sign**, other than a **show home sign, special event sign, Sign — Class F** or **Sign — Class G**, may display third-party advertising.
- (6) A **sign** must not:
- (a) have a similar position, shape, colour, format or illumination to a traffic **sign**, signal or device; or
 - (b) display lights which are similar to those generally associated with danger or used by police, fire, ambulance or other emergency vehicles.
- (7) **Signs** must not be placed in or on **motor vehicle parking stalls, loading stalls** or drive aisles, and may not reduce the number of **motor vehicle parking stalls** or **loading stalls** required pursuant to this Bylaw or a **development permit**.
- (8) **Signs** must not be placed within an **intersection sightline setback** where any part of the **sign** is higher than 0.75 metres and lower than 4.6 metres above the lowest elevation of the **street**.
- (9) **Signs** may project over sidewalks or road rights-of way provided:
- (a) the **sign owner** agrees, in writing, to remove the **sign** from its location within 30 days of a request to remove it by the **City**; and
 - (b) the **sign** has a minimum clearance of 4.6 metres over a **City**-owned driveway, lane or alley, or 2.4 metres in any other instance.
- (10) **Signs, sign** supports, and **sign** structures must not be located in the public realm setbacks referenced in Part 3, Division 5, unless the **sign owner** agrees, in writing, to remove the **sign** from its location within 30 days of a request to remove it by the **City**, in which case this rule can be relaxed.
- (11) Trees and shrubs must not be removed or damaged to erect a **sign** or to make a **sign** more visible.
- (12) When a panel on a **sign** or **sign** structure is removed it must be replaced with a blank panel until such time as a new panel is installed.

474 Rules Governing All Signs in the Stephen Avenue Mall Heritage Area

No changes from Bylaw 1P2007.

- (1) In addition to the rules contained in this Part, **signs** located in the **Stephen Avenue Mall Heritage Area** must not obscure or adversely impact historical architectural details of a **building's** façade.
- (2) Notwithstanding sections 490 and 491, **signs** located within the **Stephen Avenue Mall Heritage Area** may utilize only the following means of illumination:
 - (a) incandescent lighting;
 - (b) florescent lighting not visible to pedestrians at **grade**;
 - (c) neon lighting when used only for text or imagery in a **sign area**; and
 - (d) LED lighting.
- (3) All back-lit **signs** must have opaque backgrounds with illumination only visible through the text.
- (4) With the exception of **signs** referenced in section 489 and Part 5, Division 5, the text of a **sign** located in the **Stephen Avenue Mall Heritage Area** must not occupy more than 60.0 per cent of the total **sign area**.

475 Rules Governing All Signs Containing Digital Displays

This section has been edited/reorganized for clarity, and updated to reflect current Administrative practices.

- (1) **Copy** shown on a **digital display** must be static and remain in place for a minimum of 6.0 seconds before switching to the next **copy**.
- (2) The maximum transition time between each digital **copy** must not exceed 0.25 seconds.
- (3) Digital **copy** must not contain full motion video or otherwise give the appearance of animation or movement.
- (4) Digital **copy** transitions must not display any visible effects, including but not limited to action, motion, fading, dissolving, blinking, intermittent or flashing light, or the illusion of such effects.
- (5) Digital **copy** must not be displayed in a manner that requires the content to be viewed or read over a series of sequential transitions on a single **digital display** or sequenced on multiple **digital displays**.
- (6) All **signs** containing a **digital display** must be equipped with an ambient light sensor.
- (7) A **sign** containing a **digital display** must not increase the light levels **adjacent** to the **digital display** by more than 3.0 LUX above the ambient light level.
- (8) The light output for a **digital display** must be set in accordance with the following maximum luminance levels when measured at the **sign** face at its maximum brightness:
 - (a) from sunrise to sunset, 7500 Nits in all zones; and
 - (b) from sunset to sunrise:

- (i) 500 Nits on **parcels** with an **industrial zone**;
 - A. 350 Nits on **parcels** with a **commercial zone**, and **parcels** zoned S-PI and S-FD zone; and
 - B. 300 Nits in all other zones or where **adjacent** to a **parcel** with a **housing zone**.
- (9) If any component on the **sign** fails or malfunctions in any way or fails to operate as indicated on the approved **development permit** plans, the **sign** must be turned off until all components are fixed and operating as required.
- (10) The **sign owner** must provide the name and telephone number of a person(s) who has access to the technology controls of a **sign** and who can be contacted 24 hours a day to the **Development Authority** in the event that the **sign** fails or malfunctions.

Division 2 Rules Governing Class A Signs

476 Development Permit

A **Sign** — **Class A** does not require a **development permit** when it is a listed **use** in a zone and the **sign** meets all applicable rules.

477 Address Sign

- (1) Unless otherwise stated in subsection (2), the maximum **copy area** of an **address sign** is:
 - (a) 0.3 square metres where it is affixed to **Housing** or a private garage; and
 - (b) 1.2 square metres in all other cases.
- (2) Where an **address sign** is sculpted out of the face of a **building** and is not illuminated, there is no maximum **copy area**.
- (3) Any proposed **address sign** that exceeds the maximum **copy area** set out in this Part will be considered a **fascia sign** or **freestanding sign** and must comply with the rules applicable to those **signs**.

478 Art Sign

- (1) An **art sign** may contain a maximum of 10.0 per cent of the area of the **sign** as written **copy**.
- (2) An **art sign** may only contain written **copy** acknowledging:
 - (a) the name of the business occupying the **building** where the **sign** is located; and

The rules for Class A have been edited/reorganized for clarity, updated to reflect current Administrative practices, and duplicate text has been deleted.

- (b) the name of any individual, organization or business that sponsored or contributed to making the **art sign**.
- (3) When an **art sign** takes the form of a **window sign**, it must follow all rules applicable to a **window signs** as referenced in section 489.

479 Banner Sign

- (1) A **banner sign** may be:
 - (a) affixed to the wall of a **building**; or
 - (b) freestanding, provided it does not exceed 3.0 metres in height when measured from **grade** to the highest part of the **sign**.
- (2) A **banner sign** that is used to temporarily promote the buying or selling of products or services, or to announce the opening of a business:
 - (a) may be erected for a maximum of 90 days in a calendar year; and
 - (b) is limited to one (1) per business provided there is not more than one **banner sign** located on a **building** at any one time.
- (3) A **banner sign** that is used in place of a **fascia sign** may only be placed in the designated signable area and locations referenced in section 491 for a period not exceeding 90 days following the issuance of a **development completion permit** or occupancy permit granted under the **Building Permit Bylaw** for the development to which the **sign** relates.
- (4) A **banner sign** must not project above, or be located on, the roof of a **building**.

480 Construction Sign

A construction **sign**:

- (a) may have a total cumulative maximum **sign area** of 6.0 square metres; and
- (b) must be removed within seven (7) days following issuance of the **development completion permit** or a maximum of 30 days, whichever is longer.

481 Directional Sign

- (1) The maximum **copy area** of a **directional sign** is 2.5 square metres.
- (2) A maximum of two freestanding **directional signs** may be located near any point of ingress or egress to the **parcel** when the **directional sign** intends to direct a vehicle or pedestrian onto the **parcel**.
- (3) The maximum height of a freestanding **directional sign** is 4.0 metres.
- (4) A **directional sign** may be located anywhere on a **parcel**.

- (5) On a **parcel** with a **housing zone**, a **directional sign** must be attached to a **building**.
- (6) A **directional sign** must not have any advertising **copy** or slogans but may have logos and written identification **copy**.

482 Flag Sign

- (1) A flag **sign**:
 - (a) may have a maximum **sign area** of 2.0 square metres;
 - (b) is limited to three (3) per **parcel** where the **parcel** has a **frontage** of 30.0 metres or less; and
 - (c) is limited to six (6) per **parcel** where the **parcel** has a **frontage** greater than 30.0 metres.
- (2) Flag **signs** and the structures they are on must not extend higher than the maximum height allowed for **freestanding sign** in the zone as referenced in section 494.
- (3) A flag **sign** must not be located on the roof of a **building**.

483 Gas Bar Sign

- (1) The maximum **sign area** for a **gas bar sign** is 1.0 square metres.
- (2) The **gas bar sign** must not be illuminated.

484 Sandwich Board Sign

- (1) The maximum size of a **sandwich board sign** is:
 - (a) 1.0 metres in height; and
 - (b) 1.0 metres in **sign area**.
- (2) A **sandwich board sign**:
 - (a) may only be displayed during the hours that the business it relates to is open and operating;
 - (b) must be located within 3.0 metres of a public entrance that serves the business to which the **sign** relates unless it is located on a **parcel** in one of the locations referenced in section 488;
 - (c) must not be placed on a public sidewalk; and
 - (d) must not be illuminated.
- (3) Each business in a **building** that is located on the floor closest to **grade** may have one (1) **sandwich board sign**.

485 Real Estate Sign

- (1) A **real estate sign** may take the form of any other type of **sign** or be incorporated into an existing **freestanding sign**.
- (2) When a **real estate sign** is in the form of a **freestanding sign**:
 - (a) there must not be more than one (1) **real estate sign** per **frontage** on a **parcel**;
 - (b) the maximum **sign area** is 1.5 square metres and

the maximum height is 2.0 metres above **grade** where the **frontage** is equal to or less than 30.0 metres; and

- (c) the maximum **sign area** is 3.0 square metres and the maximum height is 3.0 metres above **grade** where the **frontage** is greater than 30.0 metres.
- (3) When a **real estate sign** is in the form of a **fascia sign**, it must follow all rules applicable to **fascia signs** as referenced in Part 5, Division 3.
- (4) When a **real estate sign** is in the form of a **banner sign**, it must not be:
 - (a) located above the third **storey** of a **building**; or
 - (b) erected for more than 90 days in a calendar year.

486 Special Event Sign

- (1) A **special event sign** located in a **housing zone** may only be located on a **parcel** that does not contain a dwelling unit.
- (2) A **special event sign** must not contain advertising **copy** beyond that which promotes the **Special Event** but may contain **copy** acknowledging the name of an individual, organization or business that sponsors or contributes to the **Special Event**.
- (3) A **special event sign** may take the form of any other types of **sign**.
- (4) A **special event sign** may be displayed for up to 15 days prior to the date of the **Special Event** to which it relates and for the duration of the **Special Event** but must not be displayed for more than 30 days in total.

487 Show Home Sign

- (1) A **show home sign** may have a maximum **sign area** of 3.0 square metres.
- (2) The maximum total **sign area** for all **show home signs** on a **parcel** is 6.0 square metres.

488 Temporary Sign

- (1) The maximum **sign area** of a **temporary sign** in a **housing zone** is:
 - (a) 1.0 square metre if a dwelling unit is located on the **parcel** where the **temporary sign** is located; or
 - (b) 3.0 square metres if there are no dwelling units located on the **parcel** where the **temporary sign** is located, with the exception of election **signs**.
- (2) The maximum **sign area** of a **temporary sign** in all other zones is:
 - (a) 1.5 square metres if the **frontage** of the **parcel** where the **temporary sign** is located is 30.0 metres; and

- (b) 5.5 square metres if the **frontage** of the **parcel** where the **temporary sign** is located is greater than 30.0 metres.
- (3) A **temporary sign** with a **sign area** greater than 1.5 square metres must be located on a **temporary sign** marker that has been approved in accordance with the rules for **Sign — Class E** and must:
 - (a) be wholly located within 1.0 metres of the **temporary sign** marker; and
 - (b) not be closer to the **street** than the **temporary sign** marker.
- (4) The maximum height of a **temporary sign** is:
 - (a) 1.5 metres if the **sign area** is 2.5 square metres or less;
 - (b) 2.0 metres if the **sign area** is greater than 2.5 square metres, but less than 3.0 square metres; and
 - (c) 3.0 metres if the **sign area** is 3.0 square metres or more.
- (5) A **temporary sign** must not be located within 7.5 metres of a motor vehicle access to a **parcel**.
- (6) Unless otherwise referenced in subsection (7), a maximum of one (1) **temporary sign** may be located on a **parcel**.
- (7) The maximum number of **temporary signs** on a **parcel** is:
 - (a) one (1) where the **parcel frontage** is less than or equal to 75.0 metres;
 - (b) two (2) where the **parcel frontage** is greater than 75.0 metres, but less than or equal to 200.0 metres; and
 - (c) three (3) where the **parcel frontage** is greater than 200.0 metres.
- (8) A **temporary sign** must not be located on any **parcel** such that the **copy** on the **sign** is visible from:
 - (a) Airport Trail from 36 Street NE east to the city limit;
 - (b) 14 Street from Glenmore Trail to Anderson Road SW;
 - (c) Anderson Road;
 - (d) Barlow Trail from Peigan Trail to Deerfoot Trail;
 - (e) Beddington Trail from Country Hill Boulevard to Deerfoot Trail;
 - (f) Country Hills Boulevard from Shaganappi Trail to Beddington Trail;
 - (g) Crowchild Trail;
 - (h) Deerfoot Trail;
 - (i) Glenmore Trail;

- (j) John Laurie Boulevard from Shaganappi Trail, east to McKnight Boulevard;
 - (k) Macleod Trail from Anderson Road south to the city limits;
 - (l) Stoney Trail;
 - (m) McKnight Boulevard from Edmonton Trail, east to the city limits;
 - (n) McKnight Boulevard from 4 Street NW to John Laurie Boulevard;
 - (o) Memorial Drive from Barlow Trail to Edmonton Trail;
 - (p) Metis Trail;
 - (q) Peigan Trail;
 - (r) Sarcee Trail NW from 34 Avenue NW to Glenmore Trail;
 - (s) Shaganappi Trail;
 - (t) The Transportation and Utility Corridor;
 - (u) Spruce Meadows Trail;
 - (v) Trans-Canada Highway from Deerfoot Trail, east to the city limits;
 - (w) Trans-Canada Highway from Crowchild Trail to Bowness Road;
 - (x) Trans-Canada Highway from the junction of Home Road, west to the city limits;
 - (y) 17 Avenue SE from the east city limit to Stoney Trail;
 - (z) 114 Avenue SE from the east city limit to Stoney Trail; and
 - (aa) Symons Valley Road NW from the north city limit to 144 Avenue NW.
- (9) A **temporary sign** must not be placed on a **parcel** that is located in the following pedestrian corridors:
- (a) 9 Avenue SE from 8 Street SE to 15 Street SE;
 - (b) the south side of 17 Avenue SE from 33 Street SE to 36 Street SE;
 - (c) Bowness Road from 47 Street NW to 42 Street NW;
 - (d) Kensington/Louise Crossing Business Revitalization Zone;
 - (e) Fourth Street Business Revitalization Zone;
 - (f) Marda Loop Business Revitalization Zone;
 - (g) Uptown 17 Business Revitalization Zone;
 - (h) Victoria Park/First Street SW Business Revitalization Zone; and

- (i) Bowness Road from 62 Street NW to 66 Street NW.

489 Window Sign

- (1) The maximum total **copy area** of one or more **window signs** is 30.0 per cent of the window area.
- (2) In the **Stephen Avenue Mall Heritage Area**, a **window sign** must not:
 - (a) exceed one per window area;
 - (b) be located in windows above the second **storey** except where there is a **use** with a **use area** that is wholly contained on a floor above the second **storey**;
 - (c) be located within 1.8 metres of a window where the **sign** is internally illuminated and facing outward from inside a **building**; and
 - (d) contain **copy** greater than:
 - (i) 0.15 metres in height when located in a window at or below the second **storey**; and
 - (ii) 0.23 metres in height when located in a window above the second **storey**.

Division 3

Rules Governing Class B Signs – Fascia Signs

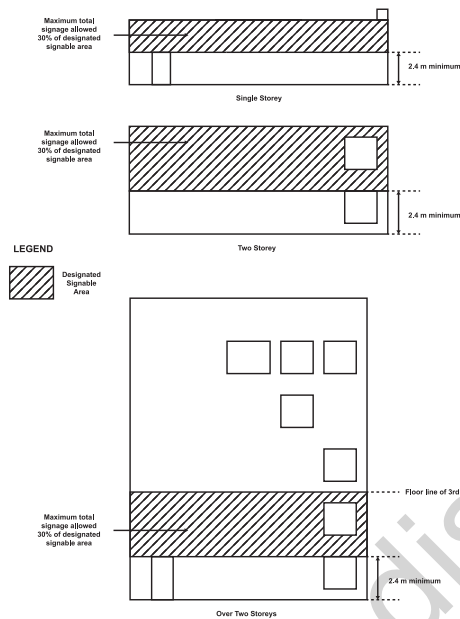
490 Fascia Signs

- (1) A **fascia sign** does not require a **development permit** when:
 - (a) **Sign — Class B** is listed as a **permitted use** in a zone;
 - (b) the maximum **sign area** is 1.5 square metres; and
 - (c) the **sign** meets all applicable rules.
- (2) A **fascia sign** does not have a maximum **sign area** when it is located on a **building wall** and is wholly located within the designated signable area.
- (3) A **fascia sign** located on a **secondary building wall** may be illuminated, but must only be indirectly illuminated when the **copy** of the **sign** is visible from, and shares a **property line** with;
 - (a) a **parcel** designated as a **housing zone**; or
 - (b) a Park.
- (4) A **fascia sign** may be a painted **sign**.
- (5) In the **Stephen Avenue Mall Heritage Area**, a **fascia sign** must not:

The rules for Class B have been edited/ reorganized for clarity, updated to reflect current Administrative practices, and duplicate text has been deleted.

- (a) have a vertical dimension greater than 0.6 metres;
 - (b) contain **copy** that is greater than 0.4 square metres;
 - (c) be located within 0.6 metres of each edge of a façade facing Stephen Avenue Mall; and
 - (d) be internally illuminated.
- (6) The following diagrams illustrate the rule in section 491:

Illustration 2: Sign Area on Secondary Building Wall

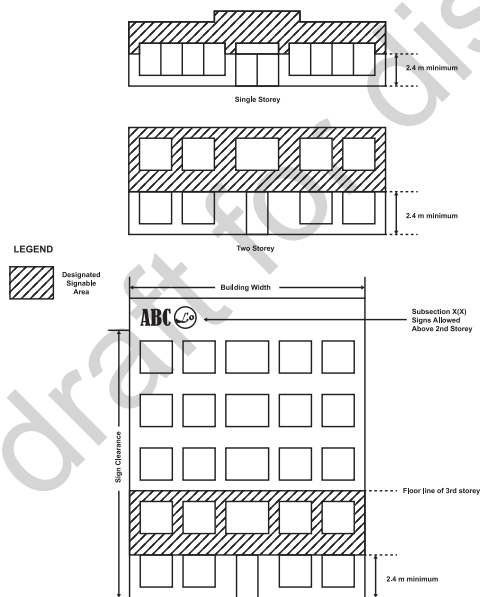


491 Designated Signable Area and Locations for Fascia Signs

- (1) Unless otherwise referenced in subsections (4) and (5), **fascia signs** must be located within the designated signable area described in this Division.
- (2) For a single **storey** or two **storey building**:
 - (a) the upper limit of the designated signable area is:
 - (b) the eaveline; or
 - (c) the upper edge of the parapet, if present; and
 - (d) the lower limit of the designated signable area is 2.4 metres above **grade**.
- (3) For a **building** that exceeds two **storeys**:
 - (a) the upper limit of the designated signable area is the floorline of the third **storey**; and
 - (b) the lower limit of the designated signable area is 2.4 metres above **grade**.
- (4) A **fascia sign** may be located above the designated signable area provided:

- (a) the **sign** consists of individual letters, symbols or logos that are directly attached to the **building** façade or on a raceway painted to match the **building** façade it is attached to;
 - (b) there is no more than one **sign** per **building** façade above the second **storey**; and
 - (c) the **sign area** does not exceed 2.5 per cent of the area formed by multiplying the clearance of the **sign** from **grade** by the width of the **building**.
- (5) A **fascia sign** may be located below the designated signable area referenced in subsections (2) and (3) provided:
- (a) the **sign** consists of individual letters, symbols or logos that are directly attached to the **building** or on a raceway painted to match the **building** façade it is attached to;
 - (b) the **sign** occupies a maximum of 30.0 per cent of the area of the wall below the designated signable area; and
 - (c) the **copy area** of the **sign** is less than 9.3 square metres.
- (6) The following diagrams illustrate the rules of section 491.

Illustration 3: Designated Signable Area



Rules Governing Class C Signs – Freestanding Signs

492

Freestanding Signs

- (1) A **development permit** is not required to add additional panels to a legally existing **freestanding sign** when:
 - (a) the **freestanding sign** was previously approved through a **development permit**;
 - (b) the panel does not extend beyond or protrude from the outer limits of the existing **sign** structure; and
 - (c) the addition of the panel would not result in the **freestanding sign** violating any rules respecting maximum height, **copy**, clearance, location or any conditions of the approved **development permit** for the **freestanding sign**.
- (2) A **freestanding sign** must not interfere with vehicle parking or traffic circulation.
- (3) The electrical power supply to a **freestanding sign** must be located underground.
- (4) Anchor bolts securing the base of a **freestanding sign** must be permanently covered.
- (5) A proposed **freestanding sign** must be located at least 30.0 metres from any other **freestanding sign** located on an **adjacent parcel** that is:
 - (a) facing the same oncoming traffic; and
 - (b) on the same side of the **street**.
- (6) A **freestanding sign** must not be located within the **Stephen Avenue Mall Heritage Area**.

The rules for Class C have been edited/reorganized for clarity, updated to reflect current Administrative practices, and duplicate text has been deleted.

493

Number of Freestanding Signs

- (1) Unless otherwise referenced in subsections (2) and (3), a **parcel** may have a maximum of one (1) **freestanding sign** facing each **street** that provides access to the **parcel**.
- (2) Where a **parcel** has a **frontage** equal to or greater than 200.0 metres, one additional **freestanding sign** is allowed for every 200.0 metres on that **frontage** in addition to the **freestanding sign** allowed in accordance with subsection (1).
- (3) Where a **parcel** has the C-3 zone, two (2) additional **freestanding signs** are allowed per **frontage** in addition to those **freestanding signs** allowed in accordance with subsections (1) and (2).

494 Size and Height Restrictions for Freestanding Signs

- (1) In the **housing zones**:
 - (a) the maximum **sign area** is 5.0 square metres; and
 - (b) the maximum height is 4.0 metres.
- (2) In the **mixed use zones**:
 - (a) the maximum **sign area** is 7.0 square metres; and
 - (b) the maximum height is 6.0 metres.
- (3) In the C-1 zone:
 - (a) the maximum **sign area** is 9.5 square metres; and
 - (b) the maximum height is 6.0 metres.
- (4) In the C-2 and C-3 zones:
 - (a) maximum **sign area** is 18.5 square metres; and
 - (b) the maximum height is 12.2 metres.
- (5) In the GD-1 and GD-2 zones:
 - (a) the maximum **sign area** is 7.0 square metres; and
 - (b) the maximum height is 6.0 metres.
- (6) In the GD-3 zone:
 - (a) the maximum **sign area** is 14.0 square metres; and
 - (b) the maximum height is 9.0 metres.
- (7) In the **industrial zones**:
 - (a) the maximum **sign area** 14.0 square metres; and
 - (b) the maximum height 9.0 metres.
- (8) In the **special purpose zones**:
 - (a) the maximum **sign area** is 7.0 square metres; and
 - (b) the maximum height is 6.0 metres.

Division 5

Rules Governing Class D Signs

495 Development Permit

A **development permit** is not required to change the **copy** of a **Sign — Class D** where the **awning sign, canopy sign or projecting sign** legally exists but does not meet the dimensional standards referenced in this Part.

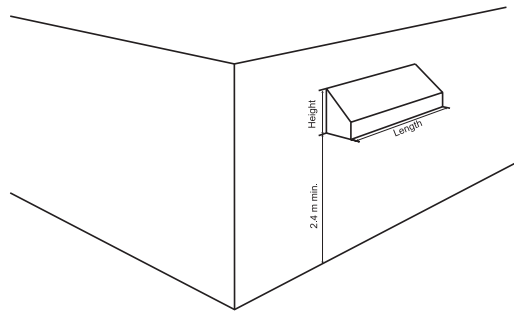
The rules for Class D have been edited/reorganized for clarity, updated to reflect current Administrative practices, and duplicate text has been deleted.

496 Rules for Awning Signs

- (1) An **awning sign** must not extend beyond the structure on which it is displayed.
- (2) A structure used to display an **awning sign** must:

- (a) have a minimum clearance of 2.4 metres from **grade**;
 - (b) not extend any further than the line on which streetlights or power line poles are located, if present; and
 - (c) not exceed 1.5 metres in height measured from the lowest point of the structure to the highest point of the structure.
- (3) Any **sign** that hangs below an **awning sign** must maintain a vertical clearance of 2.4 metres from **grade**.
- (4) The following diagram illustrates the rules in section 496.

Illustration 4: Rules for Awning Signs



- (5) In the **Stephen Avenue Mall Heritage Area**, an **awning sign**:
- (a) must have a horizontal slope of 45.0 degrees when measured relative to **grade**, directed downward from the **building** façade;
 - (b) has a maximum **copy area** of 30.0 per cent of the total area of the **sign**;
 - (c) must not be located above the **sign area** referenced in section 491; and
 - (d) may contain a valance with **copy area** that is no greater than 80.0 per cent of the height of the valance.

497 Rules for Canopy Signs

- (1) A **canopy sign** does not require a **development permit** when:
- (a) **Sign — Class D** is listed as a **permitted use** in a zone;
 - (b) the maximum **sign area** is 1.5 square metres; and
 - (c) the **sign** meets all applicable rules.
- (2) A **canopy sign** does not have a maximum **sign area** when it is wholly located within the designated signable area.
- (3) Any **sign** that hangs below a **canopy sign** must maintain a vertical clearance of 2.4 metres from **grade**.

498 Designated Signable Area for Canopy Signs

- (1) **Canopy signs** must be located within the designated signable area described in this Division.
- (2) The upper limit of the designated signable area is 1.0 metre above the top of the canopy structure.
- (3) The lower limit of the designated signable area is 1.0 metre below the bottom of the canopy structure.
- (4) The horizontal limits of the designated signable area is the width of the canopy structure.
- (5) The designated signable area must have a vertical clearance of 2.4 metres from **grade**.
- (6) The following diagram illustrates the rules in subsections (2) and (3).

Illustration 5: Rules for Canopy Signs [placeholder]

499 Rules for Projecting Signs

- (1) The edge of a **projecting sign** closest to the wall of the **building** to which it is attached must be within 0.30 metres of that wall.
- (2) The minimum clearance between the bottom of a **projecting sign** and **grade** is 2.4 metres.
- (3) In the **Stephen Avenue Mall Heritage Area**, **projecting signs** are limited to a maximum of one (1) for every 7.5 metres of **building** façade facing Stephen Avenue.

500 Size and Height Restrictions for Projecting Signs

- (1) In the **housing zones**, the maximum **sign area** is 1.0 square metre.
- (2) In the MU-1 zone, the maximum **sign area** is 2.3 square metres.
- (3) In the MU-2 and MU-3 zones, the maximum **sign area** is 4.5 square metres.
- (4) In the C-1 zone, the maximum **sign area** is 2.3 square metres.
- (5) In the C-2 and C-3 zone, the maximum **sign area** is 9.3 square metres.
- (6) In the GD-1 and GD-2 zones, the maximum **sign area** is 4.5 square metres.
- (7) In the GD-3 zone, the maximum **sign area** is 9.3 square metres.
- (8) In the **industrial zones**, the maximum **sign area** is 4.5 square metres.
- (9) In the **special purpose zones**, the maximum **sign area** is 1.0 square metre.
- (10) Unless otherwise referenced in subsection (11), the maximum height of a **projecting sign** is 6.0 metres above **grade** when measured to the top of the **sign**.

- (11) Where a **projecting sign** relates to a **Hotel, Indoor Sales & Service** or a **Parking Facility** with a **building** height of 18.5 metres or greater, the maximum height of the **projecting sign** is 21.5 metres above **grade** when measured to the top of the **sign** so long as:
- (a) the **projecting sign** does not project more than 2.0 metres from the **building**; and
 - (b) the **sign area** does not exceed 18.5 square metres.
- (12) In the **Stephen Avenue Mall Heritage Area**, a **projecting sign**:
- (a) located above the designated signable area referenced in section 491 must not have a:
 - (i) **sign area** greater than 1.1 square metres;
 - (ii) vertical dimension greater than 1.2 metres; and
 - (iii) horizontal dimension parallel to the **building** façade greater than 0.20 metres; and
 - (b) must not have dimensions greater than 0.91 metres by 1.22 metres except where the only other **sign** on the façade of the **building** is a **window sign**.

Division 6

Rules Governing Class E Signs

501 Development Permit

Every **Sign** – **Class E** requires a **development permit**.

502 Digital Message Sign

- (1) Unless otherwise referenced in subsection (2), a **digital message sign** may only be approved in a **mixed use zone**, **greater downtown zone**, **commercial zone**, **industrial zone** or the SP-RC zone.
- (2) A **digital message sign** advertising events, activities or services offered, may only be approved in the **housing zones**, and all other **special purpose zones** not listed in subsection (1) when they are associated with one of the following uses:
 - (a) **Community Service**;
 - (b) **Library**;
 - (c) **Major Indoor Entertainment**;
 - (d) **Outdoor Recreation Area**;
 - (e) **Park**;
 - (f) **Recreation Facility**;

The rules for Class E have been edited/reorganized for clarity, updated to reflect current Administrative practices, and duplicate text has been deleted.

- (g) **Religious Facility;** and
- (h) **School.**
- (3) A **digital message sign** may display **copy** that acknowledges sponsors of activities or programs when the **sign** is associated with one of the following **uses** listed in subsection (2).
- (4) The maximum number of **digital message signs** allowed on a **parcel** is one (1), or two (2) on a corner **parcel**, but does not include **digital message signs** where the **copy** only displays the date, time, temperature, motor vehicle parking stall information, motor vehicle fuel price or a Drive Through menu board.
- (5) Notwithstanding subsection (4), a **digital message sign** must not be located on a **parcel adjacent** to Deerfoot Trail, Spruce Meadows Trail, Stoney Trail or any provincial highway under the Highways Development and Protection Act, SA 2004, c H-8.5 when the **copy** on the **sign** is visible from these **streets** or highways.
- (6) Notwithstanding subsection (5), a **digital message sign** may be located on a **parcel adjacent** to Deerfoot Trail, Spruce Meadows Trail, Stoney Trail or any provincial highway under the Highways Development and Protection Act, SA 2004, c H-8.5 when in accordance with Table 13.
 - (a) Table 13: Maximum **Digital Message sign Areas** (facing the same oncoming traffic and minimum distance from Deerfoot Trail, Spruce Meadows Trail, Stoney Trail or provincially controlled highway)

Table 13: Maximum Digital Message Sign Area

Maximum sign area (square metres)	Minimum distance from edge of pavement to sign (metres)
5.0	400
4.0	350
3.0	300
2.0	250
1.0	200

- (7) The **Development Authority** must not relax the minimum distance from the edge of pavement to a **digital message sign** as shown in Table 13.
- (8) A **digital message sign** must not be located within the **Stephen Avenue Mall Heritage Area**.
- (9) When a **digital message sign** is located:
 - (a) in a **mixed use zone, greater downtown zone, commercial zone, industrial zone** or special purpose zone, it has a maximum **sign area** of:
 - (i) 5.0 square metres when attached to a

- (ii) the lesser of 2.5 square metres or 30.0 percent of the window area, where used as a **window sign**; and
 - (b) 50 per cent of the **sign area** of a **freestanding sign**; and
 - (c) in a **housing zone, greater downtown zone** or special purpose zone, it has a maximum **sign area** of 1.0 square metres.
- (10) Where the **digital display** of a **digital message sign** is visible from and located within 125.0 metres of a **building** containing a dwelling unit, the **sign** must not operate, or must only display a black screen, between:
 - (a) 11 p.m. and 6 a.m. when located in a **mixed use zone, greater downtown zone, commercial zone, industrial zone** or the S-R zone; or
 - (b) 10 p.m. and 7 a.m. when located in a **housing zone** or special purpose zone not listed in subsection a), and is associated with one of the **uses** listed in subsection (2).
- (11) A **digital message sign**, or any digital **copy** on a **digital message sign** must not be located on or attached to a roof of a **building**.
- (12) The **Development Authority** must not approve any **sign** containing a **digital display** with a **sign area** greater than 2.0 square metres if the **sign** is located less than 30.0 metres from an intersection, pedestrian crosswalk or railway crossing.
- (13) The electrical power supply to a **digital message sign** must be provided underground.
- (14) Prior to a **development permit** expiring for a **digital message sign**, and upon receipt of a new **development permit** application for the same **digital message sign**, the **Development Authority**:
 - (a) must ensure the location of the **digital message sign** does not interfere with information **signs** in road rights-of-way;
 - (b) must, when a **sign** is located in a zone referenced in subsection (1), apply the rules referenced in subsection (7); and
 - (c) may approve the **development permit** for a **digital message sign** that was approved prior to March 1, 2013, and is **adjacent** to Deerfoot Trail.

503 Inflatable Sign

- (1) An **inflatable sign** is not allowed in those locations referenced in section 488.
- (2) A **parcel** may:
 - (a) have a maximum of one (1) **inflatable sign** at any

given time; and

- (b) display an **inflatable sign** for no more than 60 days in a calendar year.
- (3) An **inflatable sign**:
 - (a) must be tethered or anchored, and must touch the surface to which it is anchored;
 - (b) must not extend higher than the maximum height allowed for a **freestanding sign** as referenced in section 494;
 - (c) must not be located on the roof of any **building** or structure; and
 - (d) must not be located within the **Stephen Avenue Mall Heritage Area**.

504 Roof Sign

- (1) A **roof sign** may only be approved in the following:
 - (a) **mixed use zones**;
 - (b) **commercial zones**;
 - (c) **industrial zones**; and
 - (d) the S-PRS and S-PS zones.
- (2) A **roof sign** may only identify the use, business or occupant of the **building** on which the **sign** is located by name or symbol.
- (3) Supports and structures used for a **roof sign** must not be visible.
- (4) A **roof sign** and its supports must not extend beyond the maximum **building** height applicable to the zone where the **sign** is located.
- (5) The **sign area** of all **roof signs** on each face of a **building** must not exceed 2.5 per cent of the area formed by multiplying the clearance of the **sign** from **grade** by the width of the **building**.
- (6) In the **Stephen Avenue Mall Heritage Area**, a **roof sign** must not:
 - (a) be visible to pedestrians at **grade** on Stephen Avenue; and
 - (b) **use** more than three (3) colours.

505 Temporary Sign Markers

- (1) **Temporary sign markers** are not allowed in those locations referenced in section 488.
- (2) A **temporary sign** marker must be:
 - (a) constructed of concrete, landscape pavers or similar hard surfacing material;
 - (b) constructed of a different surfacing material than the surfacing surrounding it so that the marker

- clearly stands out in its surroundings;
 - (c) maintained so as to always be visible and clear of obstructions;
 - (d) a minimum of 0.4 square metres; and
 - (e) anchored or set into the ground.
- (3) The number of **temporary sign markers** allowed on a **parcel** must not exceed the number of **temporary signs** allowed on the applicable **parcel** as referenced in section 488.
 - (4) A **temporary sign** marker must not be located within 7.5 metres of a motor vehicle access to a **parcel**.
 - (5) If a **temporary sign** is intended to be illuminated, the **temporary sign** marker must have an underground power supply.
 - (6) A **temporary sign** marker must be accessible from the **parcel** on which it is located so that no person has to cross another **parcel** or **City**-owned boulevard in order to install, do maintenance on, or remove a **temporary sign**.

Division 7 Rules Governing Class F Signs – Third-Party Advertising

506 Prohibited Locations for Third-Party Advertising Signs

- (1) **Third-party advertising signs** must not be located within the **Stephen Avenue Mall Heritage Area**.
- (2) **Third-party advertising signs** are prohibited on any site where the **sign** is positioned such that the **copy** on the **sign** is visible from:
 - (a) 14 Street NW from John Laurie Boulevard, north to Country Hills Boulevard;
 - (b) 14 Street SW from Glenmore Trail SW, south to Canyon Meadows Drive SW;
 - (c) 52 Street East, from 17 Avenue SE, north to McKnight Boulevard;
 - (d) 85 Street NW from Bowness Road, north to Bearspaw Dam Road;
 - (e) 87 Street NW from Bearspaw Dam Road, north to Nose Hill Drive;
 - (f) 17 Avenue South from the eastern **City** limit, west to the Canadian National Railway crossing of 17 Avenue South near 52 Street SE;
 - (g) 32 Avenue NE from 36 Street NE, east to the **City**

The rules for Class F have been edited/ reorganized for clarity, updated to reflect current Administrative practices, and duplicate text has been deleted.

- limits;
- (h) 64 Avenue NE from 36 Street NE, east to the **City** limits;
 - (i) 96 Avenue N.E from Harvest Hills Boulevard to Deerfoot Trail;
 - (j) 144 Avenue NW;
 - (k) 162 Avenue SW from 37 Street SW, east to Macleod Trail;
 - (l) Airport Trail;
 - (m) Anderson Road;
 - (n) Barlow Trail from the north city limits, south to the junction of McKnight Boulevard;
 - (o) Bearspaw Dam Road from 87 Street NW, east to 85 Street NW;
 - (p) Beddington Trail;
 - (q) Bow Bottom Trail;
 - (r) Bow Trail from the junction of Sarcee Trail SW, east to the junction of Crowchild Trail;
 - (s) Canyon Meadows Drive;
 - (t) Chaparral Boulevard;
 - (u) Country Hills Boulevard;
 - (v) Crowchild Trail;
 - (w) Deerfoot Trail;
 - (x) Falconridge Boulevard NE;
 - (y) Glenmore Trail from Elbow Drive SW, west to the **City** limits;
 - (z) Glenmore Trail from the Bow River, east to Ogden Road SE;
 - (aa) Harvest Hills Boulevard;
 - (ab) Heritage Drive from 14 Street SW, east to Haddon Road SW;
 - (ac) Heritage Drive from Bonaventure Drive SE, east to Blackfoot Trail;
 - (ad) John Laurie Boulevard from Nose Hill Drive, east to McKnight Boulevard;
 - (ae) Macleod Trail from 162 Avenue SW, south to the **City** limits;
 - (af) McKenzie Lake Boulevard SE;
 - (ag) McKenzie Towne Boulevard SE;
 - (ah) McKenzie Towne Drive SE;
 - (ai) McKnight Boulevard from Deerfoot Trail east to Barlow Trail and from 36 Street NE, east to the **City** limits;

- (aj) Memorial Drive NE from 39 Street SE, east to the **City** limits;
 - (ak) Metis Trail;
 - (al) Nose Hill Drive;
 - (am) Peigan Trail;
 - (an) Sarcee Trail NW from Crowchild Trail, north to the Transportation and Utility Corridor;
 - (ao) Sarcee Trail from the Trans-Canada Highway, south to the junction of Glenmore Trail and from Southland Drive, south to the **City** limits;
 - (ap) Shaganappi Trail;
 - (aq) Shawnessy Boulevard from west **City** limits, east to Shawnessy Drive SW;
 - (ar) Southland Drive from west **City** limits, east to Haddon Road SW;
 - (as) Southland Drive from Bonaventure Drive SE, east to Deerfoot Trail;
 - (at) Stoney Trail;
 - (au) Sun Valley Boulevard from Macleod Trail, east to Chaparral Boulevard;
 - (av) the Transportation and Utility Corridor;
 - (aw) Trans-Canada Highway from the Bow River, west to the **City** limits; or
 - (ax) Trans-Canada Highway from 6 Street NE, east to the **City** limits.
- (3) **Third-party advertising signs** are prohibited on sites **adjacent** to Bowness Road from 62 Street NW to 65 Street NW.
- (4) **Third-party advertising signs** are prohibited on **streets** and utility rights-of-way.
- (5) **Third-party advertising signs** must be a minimum of 450.0 metres from the following locations when the **copy** is visible:
- (a) major parks as referenced in section 510;
 - (b) pathways;
 - (c) escarpments and riverbanks; and
 - (d) natural areas.
- (6) Notwithstanding subsection 506(2)(aw), existing **third-party advertising signs** positioned such that the **copy** is visible from the Trans Canada Highway between the Bow River and Bowfort Road and approved prior to November 19, 1990 may be renewed from time to time in accordance with subsections 509(11) and 509(12).

- (7) Notwithstanding subsections 506(2)(y) and 506(2)(ax), existing **third-party advertising signs** positioned such that the **copy** is visible from Glenmore Trail SE or from the Trans-Canada Highway between 6 Street NE and 36 Street NE respectively, may be renewed from time to time in accordance with subsections 509(11) and 509(12).
- (8) Notwithstanding subsection 506(2), freestanding-flush and wall mounted **third-party advertising signs** in **commercial zones** or **industrial zones** may be allowed along those public thoroughfares referred to in subsections 506(2)(f)(q)(u) where:
- (a) the **sign** is contained within the line and form of the **building** to which it is attached;
 - (b) the **sign** is positioned such that it cannot be viewed from a zone other than a **commercial zone** or **industrial zone**; and
 - (c) the **sign area** does not exceed 19.0 square metres.
- (9) Notwithstanding subsection 507(4), where an existing **third-party advertising sign** complies with this Bylaw, except for the provisions of subsection 506(3), it may be renewed from time to time in accordance with subsections 509(11) and 509(12).
- (10) Notwithstanding subsections 506(2)(ai) and 506(2)(am), where an existing **third-party advertising sign** complies with this Bylaw, except for the provisions of subsections 506(2)(ai) and 506(2)(am), it may be renewed from time to time in accordance with subsections 509(11) and 509(12).
- (11) Unless otherwise referenced in subsection (12) and upon receipt of a new **development permit** application for the same **third-party advertising sign**, no **third-party advertising sign** may be approved within the Inglewood Main **Street** Area after November 9, 1992.
- (12) A **development permit** for a **third-party advertising sign** may be approved in the Inglewood Heritage Main **Street** Area if such **sign** replaces an existing **third-party advertising sign** of the same or greater area at the same or another location in the Inglewood Heritage Main **Street** Area provided always that the approval of such a **sign** may only be allowed where it will result in a visual improvement to the character and streetscape of the area and either:
- (a) a reduction in the overall number of **third-party advertising sign** faces in such area; or
 - (b) the design is appropriate for enhancing the specific location.
- (13) A **development permit** for a **third-party advertising sign** may only be approved in the mainstreet portion of Bowness Road NW when such a **sign**:
- (a) replaces an existing **third-party advertising sign** of the same or greater area at the same location provided; and

- (b) results in upgrading of the quality of the proposed **sign**.

507 Siting of Third-Party Advertising Signs

- (1) A **third-party advertising sign** must not be located within 30.0 metres of any **freestanding sign**, facing the same oncoming traffic, except where the separation is between existing **signs** approved prior to November 19, 1990.
- (2) A **third-party advertising sign** must be removed from a **parcel** upon expiry of the **development permit** for such **sign** if a **development permit** application for a **freestanding sign** is approved within 30.0 metres of the **third-party advertising sign**.
- (3) A **third-party advertising sign** must not be located within 75.0 metres of any other **third-party advertising sign** facing the same on-coming traffic and must not result in more than two (2) freestanding **third-party advertising signs** greater than 4.6 metres in height and 4.5 square metres in area within a 225.0 metre radius of each other facing the same **street**, except:
 - (a) where the separation is between an existing **third-party advertising sign**, approved prior to June 19, 2000;
 - (b) for a **third-party advertising sign** located on the same structure; or
 - (c) for a **third-party advertising sign**, less than 4.6 metres in height and 4.5 square metres in area, where the separation must be 30.0 metres.
- (4) Subject to subsections (1) and (3), a **third-party advertising sign**, less than 4.6 metres in height and 4.5 square metres in area, must not be located closer than 30.0 metres to any other **third-party advertising sign** less than 4.6 metres in height and 4.5 square metres in area.
- (5) A **third-party advertising sign** must be located such that no portion is less than 6.0 metres from any **property line adjacent** to a public thoroughfare except for **third-party advertising signs** less than 4.6 metres in height and 4.5 square metres in area.
- (6) Notwithstanding subsection (5), where an existing **third-party advertising sign** complies with this Bylaw, except for the provisions of subsection (5), it may be renewed from time to time in accordance with subsections 509(11) and 509(12).
- (7) Trees required under an approved **development permit** must not be removed or altered in any way to accommodate the placement or visibility of a **third-party advertising sign**.
- (8) A **third-party advertising sign** must not be located on, or attached to, a roof of a **building**.
- (9) A freestanding **third-party advertising sign** must be separated from:

- (a) a **directional sign**, exceeding 3.0 square metres in **sign area** in a **street** right-of-way;
- (b) a **street** intersection or railway crossing; and
- (c) the curbline or edge of an arterial **street**, skeletal road or freeway; to the satisfaction of the General Manager. ~~of Transportation or their delegate.~~

508 Height and Size of Third-Party Advertising Signs

- (1) The maximum height of a wall-mounted or a freestanding-flush **third-party advertising sign** is 10.5 metres and it must not extend above the eaveline.
- (2) The maximum height of a freestanding **third-party advertising sign** is 8.3 metres, and if any portion of a freestanding **third-party advertising sign** is located within 6.5 metres of a **building** less than 8.3 metres in height, the **sign** must not exceed the height of that **building** or 6.5 metres, whichever is greater.
- (3) In the **greater downtown zones** and **commercial zones**, where located outside of pedestrian-oriented areas as referenced in subsection (7), the maximum height of a **third-party advertising sign** is 4.6 metres and the maximum **sign area** is 4.5 square metres.
- (4) The dimensions of the **sign area** of a **third-party advertising sign** must not exceed a vertical dimension of 5.8 metres by a horizontal dimension of 7.0 metres, with allowance for a 1.5 metre cut-out to the top and face and a 0.70 metre cut-out to the sides and bottom of the **third-party advertising sign**.
- (5) The maximum area of a **third-party advertising sign** must not exceed 25.0 square metres and only one face of a double-faced **sign** may be used to calculate **sign area**.
- (6) Where an existing **third-party advertising sign** complies with this Bylaw, except for the provisions of this section, it may be renewed from time to time in accordance with subsections 509(11) and 509(12).
- (7) **Third-party advertising signs** are prohibited in the following pedestrian-oriented areas:
 - (a) 9 Avenue SE from 8 Street SE to 15 Street SE;
 - (b) 17 Avenue SE from 26 Street SE to 61 Street SE;
 - (c) Bowness Road from 47 Street NW to 42 Street NW and from 62 Street NW to 66 Street NW;
 - (d) Fourth Street Business Revitalization Zone;
 - (e) Kensington/Louise Crossing Business Revitalization Zone;
 - (f) Marda Loop Business Revitalization Zone;
 - (g) Uptown 17 Business Revitalization Zone; and
 - (h) Victoria Park/First Street S.W. Business Revitalization Zone, except for Olympic Way SE.

509 General Rules for Third-Party Advertising Signs

- (1) The applicant for a **development permit** for a **third-party advertising sign** must show that the **third-party advertising sign** is compatible with the general architectural lines and forms of nearby **buildings** and the character of the **streetscape** or area within which it is to be located, and does not severely obstruct the horizon line.
- (2) A **third-party advertising sign** with a **sign area** greater than 4.5 square metres may only be located in the GD-3 zone where:
 - (a) it forms part of a comprehensive development; and
 - (b) it has been incorporated into the design of a **building** or structure.
- (3) A **third-party advertising sign** must not block natural light or the sky from the surrounding **buildings'** windows and doors.
- (4) The lighting or orientation of a **third-party advertising sign** must not adversely affect any neighbouring residential areas.
- (5) A **third-party advertising signs** must utilize lighting fixtures which are not readily discernible or obtrusive.
- (6) An auxiliary **sign** or other material must not be attached to, on, above or below a **third-party advertising sign**.
- (7) The backs of all **third-party advertising signs** and all cut-outs must be enclosed.
- (8) The space between the faces of double-faced **third-party advertising sign** must be enclosed.
- (9) Electrical power supply to **third-party advertising signs** or base landscaping must be underground unless otherwise allowed by the **Development Authority** such as, but not limited to, situations where reasonable access to an underground power source is not available or the **third-party advertising sign** is located in an area where underground power has not commenced.
- (10) A **development permit** for a **third-party advertising sign** may only be issued for a period not exceeding five (5) years.
- (11) Prior to a **development permit** expiring for a **third-party advertising sign**, and upon receipt of a new **development permit** application for the same **third-party advertising sign** at the same height, size and location, the **Development Authority** may apply the rules referenced in subsection (12).
- (12) When considering a **development permit** application for a **third-party advertising sign** referenced in subsection (11), the **Development Authority**:
 - (a) must consider if the proposed **third-party advertising sign** is compatible with the general architectural lines and forms of nearby **buildings** and the character of the streetscape or area within

- which it is to be located, and does not severely obstruct the horizon line;
- (b) must not approve the **development permit** if a **freestanding sign** has been approved and constructed within 30.0 metres of the **third-party advertising sign**;
 - (c) may only approve the **development permit** for the **third-party advertising sign** when the **use** is listed in the zone;
 - (d) may approve the **development permit** for the **third-party advertising sign** if it is located in pedestrian-oriented areas as referenced in subsection 508(7) at its current size and height provided the **parcel** has not been approved for redevelopment; and
 - (e) may approve the **development permit** for the **third-party advertising sign** if it is located in areas referenced in subsection 508(3), when the height of the **sign** exceeds 4.6 metres and the **sign area** exceeds 4.5 square metres at their current size and height provided the **parcel** has not been approved for redevelopment.

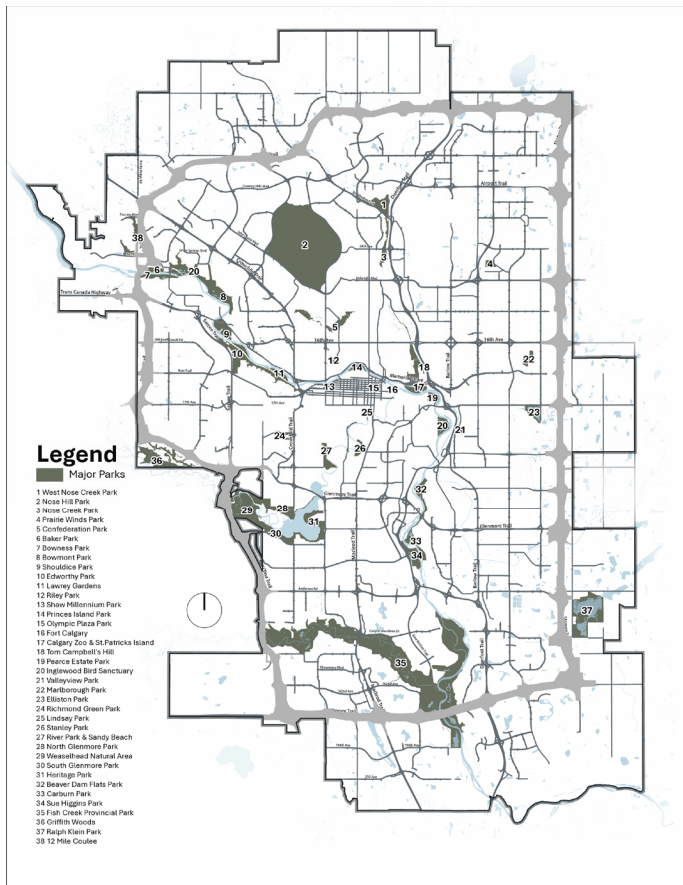
510 Major Parks

Map 9 identifies the following major parks:

- (a) West Nose Creek Park
- (b) Nose Hill Park
- (c) Nose Creek Park
- (d) Prairie Winds Park
- (e) Confederation Park
- (f) Baker Park
- (g) Bowness Park
- (h) Bowmont Park
- (i) Shouldice Park
- (j) Edworthy Park
- (k) Lawrey Gardens
- (l) Riley Park
- (m) Millennium Park & Science Centre
- (n) Prince's Island Park
- (o) Olympic Plaza
- (p) Fort Calgary
- (q) Calgary Zoo & St. Patrick's Island
- (r) Tom Campbell's Hill
- (s) Pearce Estate Park
- (t) Inglewood Bird Sanctuary

- (u) Valleyview Park
- (v) Marlborough Park
- (w) Elliston Park
- (x) Richmond Green Park
- (y) Lindsay Park
- (z) Stanley Park
- (aa) River Park & Sandy Beach
- (ab) North Glenmore Park
- (ac) Weaslehead Natural Area
- (ad) South Glenmore Park
- (ae) Heritage Park
- (af) Beaver Dam Flats Park
- (ag) Carburn Park
- (ah) Southland Park
- (ai) Fish Creek Provincial Park
- (aj) Griffith Woods
- (ak) Ralph Klein Park
- (al) 12 Mile Coulee Park

Map 9: Major Parks



Division 8

Rules Governing Class G Signs – Digital Third-Party Advertising

511

Digital Third-Party Advertising Signs

- (1) The applicant for a development permit for a **digital third-party advertising sign** must show that the **digital third-party advertising sign** is compatible with the general architectural lines and forms of nearby **buildings** and the character of the streetscape or area within which it is to be located, and does not severely obstruct the horizon line.
- (2) **Digital third-party advertising signs** with a **sign area** greater than 4.5 square metres may only be located in the GD-3 zone where:
 - (a) it forms part of a comprehensive development; and
 - (b) it has been incorporated into the design of a **building** or structure.
- (3) A **digital third-party advertising sign** must not block natural light or the sky from surrounding **buildings'** windows and doors. The lighting or orientation of a **digital third-party advertising sign** must not adversely affect any neighbouring residential areas.
- (4) An auxiliary **sign** or other material must not be attached to, on, above or below a **digital third-party advertising sign**.
- (5) The backs of all **digital third-party advertising signs** and all cut-outs must be enclosed.
- (6) The space between the faces of a double-faced **digital third-party advertising sign** must be enclosed.
- (7) Electrical power supply to the **digital third-party advertising sign** or base landscaping must be underground unless otherwise allowed by the **Development Authority** such as, but not limited to, situations where reasonable access to an underground power source is not available or the **digital third-party advertising sign** is located in an area where underground power has not commenced.
- (8) A **development permit** for a **digital third-party advertising sign** may only be issued for a period not exceeding three (3) years.

The rules for Class G have been edited/ reorganized for clarity, updated to reflect current Administrative practices, and duplicate text has been deleted.

- (9) Prior to a **development permit** expiring for a **digital third-party advertising sign**, and upon receipt of a new **development permit** application for the same **digital third-party advertising sign** at the same height, size and location, the **Development Authority** may apply the rules referenced in subsection (10).
- (10) When considering a **development permit** application for a **digital third-party advertising sign** referenced in subsection (9), the **Development Authority**:
 - (a) must consider if the proposed **digital third-party advertising sign** is compatible with the general architectural lines and forms of nearby **buildings** and the character of the streetscape or area within which it is to be located, and does not severely obstruct the horizon line;
 - (b) must not approve the **development permit** if a **freestanding sign** has been approved and constructed within 30.0 metres of the **digital third-party advertising sign**;
 - (c) may only approve the **development permit** for the **digital third-party advertising sign** when the **use** is listed in the zone; and
 - (d) must not approve the **development permit** for the **digital third-party advertising sign** when the **sign** is located within, and the **digital display** is visible from, 125.0 metres of a **building** containing a dwelling unit.

512 Prohibited Locations for Digital Third-Party Advertising Signs

- (1) **Digital third-party advertising signs** are prohibited on any site where the **sign** is positioned such that the **copy** on the **sign** is visible from:
 - (a) 14 Street NW from John Laurie Boulevard, north to Country Hills Boulevard;
 - (b) 14 Street SW from Glenmore Trail S.W., south to Canyon Meadows Drive SW;
 - (c) 52 Street East, from 17 Avenue SE, north to McKnight Boulevard;
 - (d) 85 Street NW from Bowness Road, north to Bearspaw Dam Road;
 - (e) 87 Street NW from Bearspaw Dam Road, north to Nose Hill Drive;
 - (f) 17 Avenue South from the eastern **City** limit, west to the Canadian National Railway crossing of 17 Avenue South near 52 Street SE;
 - (g) 32 Avenue NE from 36 Street NE, east to the **City** limits;
 - (h) 64 Avenue NE from 36 Street NE, east to the **City** limits;

- (i) 96 Avenue NE from Harvest Hills Boulevard to Deerfoot Trail;
- (j) 144 Avenue NW;
- (k) 162 Avenue SW from 37 Street SW, east to Macleod Trail;
- (l) Airport Trail;
- (m) Anderson Road;
- (n) Barlow Trail from the north **City** limits, south to the junction of McKnight Boulevard;
- (o) Bearspaw Dam Road from 87 Street NW, east to 85 Street NW;
- (p) Beddington Trail;
- (q) Bow Bottom Trail;
- (r) Bow Trail from the junction of Sarcee Trail SW, east to the junction of Crowchild Trail;
- (s) Canyon Meadows Drive;
- (t) Chaparral Boulevard;
- (u) Country Hills Boulevard;
- (v) Crowchild Trail;
- (w) Deerfoot Trail;
- (x) Falconridge Boulevard NE;
- (y) Glenmore Trail from Elbow Drive SW, west to the **City** limits;
- (z) Glenmore Trail from the Bow River, east to Ogden Road SE;
- (aa) Harvest Hills Boulevard;
- (ab) Heritage Drive from 14 Street SW, east to Haddon Road SW;
- (ac) Heritage Drive from Bonaventure Drive SE, east to Blackfoot Trail;
- (ad) John Laurie Boulevard from Nose Hill Drive, east to McKnight Boulevard;
- (ae) Macleod Trail from 162 Avenue SW, south to the **City** limits;
- (af) McKenzie Lake Boulevard SE;
- (ag) McKenzie Towne Boulevard SE;
- (ah) McKenzie Towne Drive SE;
- (ai) McKnight Boulevard from Deerfoot Trail east to Barlow Trail and from 36 Street N.E., east to the **City** limits;
- (aj) Memorial Drive NE from 39 Street SE, east to the **City** limits;
- (ak) Metis Trail;

- (al) Nose Hill Drive;
 - (am) Peigan Trail;
 - (an) Sarcee Trail NW from Crowchild Trail, north to the Transportation and Utility Corridor;
 - (ao) Sarcee Trail from the Trans-Canada Highway, south to the junction of Glenmore Trail and from Southland Drive, south to the **City** limits;
 - (ap) Shaganappi Trail;
 - (aq) Shawnessy Boulevard from west **City** limits, east to Shawnessy Drive SW;
 - (ar) Southland Drive from west **City** limits, east to Haddon Road SW;
 - (as) Southland Drive from Bonaventure Drive SE, east to Deerfoot Trail;
 - (at) Sun Valley Boulevard from Macleod Trail, east to Chaparral Boulevard;
 - (au) the Transportation and Utility Corridor;
 - (av) Trans-Canada Highway from the Bow River, west to the **City** limits; or
 - (aw) Trans-Canada Highway from 6 Street NE, east to the **City** limits.
- (2) **Digital third-party advertising signs** are prohibited on sites **adjacent** to Bowness Road from 62 Street N.W. to 65 Street N.W.
- (3) **Digital third-party advertising signs** are prohibited on **streets** or utility rights-of-way.
- (4) When the **copy** is visible, **digital third-party advertising signs** must be a minimum of 450.0 metres from:
- (a) major parks as referenced in section 510;
 - (b) pathways;
 - (c) escarpments and riverbanks; and
 - (d) natural areas.
- (5) A **digital third-party advertising signs** is prohibited if:
- (a) the **digital display** is visible from a **building** containing a dwelling unit; and
 - (b) is located less than 125.0 metres, measured from the face of the **digital display** to a **building** containing a dwelling unit.

513 Siting of Digital Third-Party Advertising Signs

- (1) A **digital third-party advertising sign** must not be located within 30.0 metres of any **freestanding sign** facing the same oncoming traffic.

- (2) A **digital third-party advertising sign** must be removed from a **parcel** upon expiry of the **development permit** for such a **sign** if a **development permit** application for a **freestanding sign** is approved within 30.0 metres of the **digital third-party advertising sign**.
- (3) A **digital third-party advertising sign**:
- (a) must be located at least 300.0 metres from any other **digital message sign** or **digital third-party advertising sign** when measured from the closest point of the **sign** containing the **digital display** and to the closest point of another **sign** containing the **digital display** when the **signs** are facing the same oncoming traffic;
 - (b) must not be located within 75.0 metres of any **third-party advertising sign** facing the same oncoming traffic and must not result in more than two (2) **signs** displaying third-party advertising greater than 4.6 metres in height and 4.5 square metres in area within a 225.0 metre radius of each other facing the same **street**;
 - (c) except where specified in subsection (d), must be located at least the following distances from any **property line** shared with a **street**:
 - (d) 17.0 metres where the posted speed limit of the public thoroughfare is 100 kilometres per hour or greater;
 - (e) 16.0 metres where the posted speed limit of the public thoroughfare is 90 kilometres per hour;
 - (f) 14.0 metres where the posted speed limit of the public thoroughfare is 80 kilometres per hour;
 - (g) 10.0 metres where the posted speed limit of the public thoroughfare is 70 kilometres per hour; and
 - (h) 6.0 metres where the posted speed of the public thoroughfare is 60 kilometres per hour or less;
 - (i) may be located closer to a **property line** shared with a **street** identified in subsection (c) provided that:
 - (j) the **sign** replaces an existing approved **Sign — Class F** on a **parcel**;
 - (k) the **development permit** approving the **Sign — Class F** remains in effect; and
 - (l) the distance from the **sign** to any **property line** is not less than that of the existing approved **Sign — Class F**.
- (4) Trees required under an approved **development permit** must not be removed or altered in any way to accommodate the placement or visibility of a **digital third-party advertising sign**.

- (5) A **digital third-party advertising sign** must not be located on, or attached to, a roof of a **building**.
- (6) A freestanding **digital third-party advertising sign** must be separated from:
 - (a) a **directional sign**, exceeding 3.0 square metres in **sign area**, in a **street** right-of-way;
 - (b) a **street** intersection or railway crossing by at least 30.0 metres; and
 - (c) the curblineline or edge of an arterial **street**, skeletal road or freeway, to the satisfaction of the General Manager. ~~Transportation or their delegate.~~

514 Height and Size of Digital Third-Party Advertising Signs

- (1) The maximum height of a wall-mounted or a freestanding-flush **digital third-party advertising sign** is 10.5 metres and it must not extend above the eaveline.
- (2) The maximum height of a freestanding **digital third-party advertising sign** is 8.3 metres, and if any portion of a freestanding **digital third-party advertising sign** is located within 6.5 metres of a **building** less than 8.3 metres in height, the **sign** must not exceed the height of that **building** or 6.5 metres, whichever is greater.
- (3) The dimensions of the **sign area** of a **digital third-party advertising sign** must not exceed a vertical dimension of 5.8 metres by a horizontal dimension of 7.0 metres, with allowance for a 1.5 metre cut-out to the top and face and a 0.70 metre cut-out to the sides and bottom of the **digital third-party advertising sign**.
- (4) The maximum area of a **digital third-party advertising sign** must not exceed 25.0 square metres and only one face of a double-faced **sign** may be used to calculate **sign area**.

Uses and Definitions

Interpretation of Uses

515 Interpretation of Uses

- (1) The definition of a **use** must not be relaxed.
- (2) Unless otherwise referenced in subsection (6), every definition relating to a **use** is the exclusive definition of that **use**.
- (3) Unless otherwise referenced in subsection (6), the **use** definitions must not be interpreted to include a **development** that clearly falls within another defined **use**.
- (4) Where a **development** is capable of being more than one **use**, the **use** under which the **development** more clearly fits must govern.
- (5) Every definition of a **use** must be read to allow for all things necessary or customary for the **use** and includes ancillary functions, such as, but not limited to, reception and administration areas, storage areas, toilet facilities, staff rooms, **kitchen** facilities for the non-commercial preparation and consumption of food, loading and unloading facilities and the storage of fleet vehicles.
- (6) Where this Part contains a definition or rules for a **use** that expressly includes another **use** or allows for another **use** to be combined with it, the other **use** must be read to be part of the defined **use**.
- (7) Where a **use** definition references examples to aid in the interpretation of the **use** they are not intended to be exclusive or restrictive unless otherwise stated in the **use** definition.

The wording in this section remains consistent to the existing land use bylaw.

Defined Uses

516 Use Definitions

Use	Definition	1P2007 Consolidated Uses
Residential Uses		
Home Business	Means a development where a business is operated primarily inside in association with a dwelling unit or an accessory building by a resident of that dwelling unit . A Residential use is the primary development on the site and the business activity is secondary. This use includes home-based child care. This use does not include activities similar to those offered as bars, retail stores, or nightclubs.	Bed and Breakfast Live Work Unit Home Occupation – Class 2 Home Occupation - Class 1 Artists Studio*
Housing	Means a use where a building or part of a building , or an arrangement of buildings is designed for people to live in. The building contains 1 or more dwelling units . This includes but is not limited to: single and semi-detached housing, duplexes, rowhouses, townhouses, accessory dwelling units and multi-residential housing.	Backyard Suite Contextual Semi- Detached Dwelling Contextual Single Detached Dwelling Cottage Housing Cluster Duplex Dwelling Dwelling Unit Manufactured Home Manufactured Home Park Multi-Residential Development Multi-Residential Development – Minor Rowhouse Building Secondary Suite Semi-detached Dwelling Single Detached Dwelling Townhouse

The new consolidated uses are listed in the left column. The uses are grouped into residential, commercial, industrial, institutional, agricultural, direct control, and sign uses. The 1P2007 land use bylaw uses that are incorporated into the new consolidated use are listed in the right column. An asterisk beside a use in the right column means that use has been incorporated into multiple consolidated uses.

Use	Definition	1P2007 Consolidated Uses
Supportive Housing	Means a use where a building , or part of a building , or an arrangement of buildings provides accommodations and on-site social, physical, or mental health supports to residents either on or off site. ensure five (5) or more resident's daily needs are met.	Addiction Treatment Assisted Living Residential Care Custodial Care
Commercial Uses		
Cannabis Store	Means a use where the retail sale of cannabis products or accessories licensed under the Gaming, Liquor and Cannabis Act are sold for off-site consumption. such as retail Cannabis Stores. This may include the sale of product accessories.	Cannabis Store
Child Care Service	Means a use where temporary care and supervision is provided to children. and This may include facility-based early learning programs. Typical examples include but are not limited to, day cares, pre-schools, out-of-school care and early childhood services . This use does not include School or childcare within a Home Business .	Child Care Service
Distillery	Means a use where spirits or wines are manufactured. This may include areas for tasting, consumption, sale, storage, packaging, bottling and shipping of products. Developments manufacturing spirits may not be considered a Food & Beverage Service use .	Brewery Winery Distillery*
Drive Through	Means a use where services are provided to patrons who are in a motor vehicle; and that must be approved with another use .	Drive Through

Use	Definition	1P2007 Consolidated Uses
Food & Beverage Service	Means a use where the primary purpose is to produce and sell prepared food and drinks to the public for consumption on or off-site. Typical examples include: restaurants , cafes, juice bars, fast food establishments, bars, pubs, brewpubs and taproom breweries.breweries-and-restaurants .	Drinking Establishment – Large Drinking Establishment – Medium Drinking Establishment – Small Food Kiosk Restaurant - Food Service Only Restaurant – Licensed Take Out Food Service Brewery Winery Distillery*
Funeral Service	Means a use where the deceased are prepared for burial, rituals before burial or cremation. The use may include the display and sales of items related to cremation and burial services. Typical examples include but are not limited to chapels, funeral homes and columbaria. This use does not include Crematorium , which contains more than one cremation chamber.	Funeral Home
Health Care Service	Means a use that provides physical or mental health services on an in-patient or out-patient basis. Services may be of a preventive, diagnostic, treatment, therapeutic, rehabilitative, or counseling nature. Typical examples include medical and dental offices, health clinics and counseling services. This use does not include Hospitals or Protective and Emergency Services.	Health Care Service

Transferred to commercial from institutional as these are private businesses operating for profit.

Use	Definition	1P2007 Consolidated Uses
Hotel	Means a use where the primary function is to provide guest rooms or suites on a temporary basis for sleeping accommodation. Hotels may include concierge service, cleaning service, meeting rooms, dining services, and other guest services. Typical examples include hotels, motels, and inns. This use does not include bed and breakfasts operated as a Home Business .	Hotel
Indoor Sales & Service	Means a use where a business offers the general retail sale or rental of goods and services inside a building . Typical examples include: animal veterinary clinics, art studios , banks, commercial schools, hair-salons , indoor markets , pharmacies, retail stores, liquor stores, hardware stores, tailor shops, yoga and spin studios , and tattoo parlours. This use may include a limited or seasonal , ancillary outdoor sales or service area. This use does not include Supermarkets.	Artist's Studio Auction Market - Other Goods* Beverage Container Quick Drop Facility Convenience Food Store Liquor Store Pawn Shop Payday Loan Pet Care Service Print Centre Retail and Consumer Service Seasonal Sales Area Vehicle Rental – Minor Veterinary Clinic Instructional Facility
Kennel	Means a use where domestic animals are boarded overnight. This use may include enclosures, pens, runs or exercise areas, and the incidental sale of products.	Kennel

Kennel use added to allow the outdoor component to be regulated individually within the use-specific regulations of a zone.

Use	Definition	1P2007 Consolidated Uses
Major Indoor Entertainment	Means a use where indoor facilities are used for entertainment, conferences, and music or sporting events. This activity is typically a regional or city-wide attraction, generates a significant number of trips, or is likely to have major land use impacts . Typical examples include auditoriums, aquariums, arenas, casinos, concert halls, convention centres, large cinemas, indoor amusement parks, indoor botanical gardens , large museums, nightclubs, planetariums, and event centers.	Casino* Dinner Theatre Cinema* Conference and Event Facility Spectator Sports Facility Night Club Performing Arts Centre* Museum*
Minor Indoor Entertainment	Means a use where indoor facilities are used for entertainment. This activity is typically a local or district attraction, is likely to have minimal off-site impacts, generates fewer or sporadic trips, and may create minimal land use impacts . Typical examples include arcades, bingo halls, board game cafes, escape rooms, bowling alleys.	Amusement Arcade* Computer Games Facility Adult Mini-Theatre Gaming Establishment Bingo Billiard Parlour Museum* Cinema*

This use is proposed was folded into Indoor Sales and Service in order to eliminate confusion on whether a development is a Major or Minor Indoor Entertainment, Recreation Facility or Indoor Sales and Service.

Use	Definition	1P2007 Consolidated Uses
Neighbourhood Store	Means a use where food or daily household necessities may be prepared, sold, served or consumed or where personal services may be provided . This use is typically of a smaller scale, serves a local community and draws a small number of trips. This use does not produce land use impacts outside of a building . Typical examples include but are not limited to neighbourhood cafes, ice-cream parlors, corner stores, barber shops and personal training studios. or sandwich and deli shops. This use does not include Small-scale Manufacturing, Cannabis Store or Indoor Sales & Service.	Convenience Food Store
Office	Means a use where the main activity is to provide professional, management, administrative, consulting, or financial services. Typical examples include offices for accountants, architects, financial institutions, employment or call centres, and real estate, law, and insurance firms.	Information and Service Provider Financial Institution Radio and Television Studio Health Service - Laboratory w/o Clients Office
Outdoor Cafe Patio	Means a use where food or beverages are served or offered for sale for consumption on a portion of the premises which are not contained within a fully enclosed building . This use is typically approved with another use .	Outdoor Cafe

Use	Definition	1P2007 Consolidated Uses
Outdoor Entertainment	Means a use where people gather outdoors for entertainment purposes that typically require large spaces. Supporting activities may include merchandise, food, or drink sales. These activities frequently produce land use impacts. Typical examples include amphitheatres, drive-in movie theatres, go-kart tracks, outdoor mini-golf courses, outdoor amusement parks, and petting zoos.	Outdoor Recreation Area
Outdoor Sales & Services	Means a development where sales and service activities take place primarily outdoors. This may include outdoor storage or display. These activities frequently create minor land use impacts. Typical examples include automotive and recreation vehicle sales and rentals, and outdoor kennels .	Vehicle Storage* - (Under 4600GVWR) Retail Garden Center* Vehicle Rental – Major Vehicle Sales – Major Recreational Vehicle Sales Kennel
Parking Facility	Means a use where motor vehicles are parked outdoors at grade or inside a building for a short duration, without the provision of any other use on the parcel or development . Typical examples include but are not limited to surface parking lots and parking structures.	Parking Lot – Structure Parking Lot – Grade Parking Lot - Grade (Temporary)
Recreation Facility	Means a use where programs, facilities and services are predominantly provided for indoor active recreation, including fitness, sport, physical education, and social activities. Typical examples include but are not limited to rock climbing facilities , fitness facilities, gyms, gymnastics facilities , indoor swimming pools, trampoline parks, outdoor soccer clubs, or ice rinks.	Fitness Center Indoor Recreation Facility Instructional Facility*

Use	Definition	1P2007 Consolidated Uses
Recycling Depot	Means a use where recyclables may be returned including bottles and other beverage containers for which reimbursement is provided.	Recyclable Material Drop-off Depot* Beverage Container Quick Drop Facility
Self Storage Facility	Means a use where personal items and goods are stored within a building or buildings in exchange for remuneration. with separate storage compartments and each compartment having its own access.	Self Storage Facility
Small-scale Manufacturing	Means a use that manufactures, repairs or creates custom products that may be sold to customers or commercial businesses in an indoor or outdoor location. Products may be consumed on-site where associated with food and beverage production activities. The use does not produce land use impacts outside of the building . Typical examples include commercial kitchens, catering services, makerspaces, micro-distribution, microbreweries, electronic manufacturing or assembly. This use does not include Industrial .	Specialty Food Store Catering Service - Minor
Supermarket	Means a use where fresh and packaged food and daily household necessities are sold. This development is typically of a larger scale, serves several communities and draws a high number of trips. It may include an outdoor, seasonal sales component.	Supermarket Retail Garden Center*
Temporary Sales Centre	Means a use where a permanent or temporary building or structure is used for a limited amount of time for the purpose of marketing land or buildings .	Temporary Residential Sales Center

Use	Definition	1P2007 Consolidated Uses
Vehicle Service	Means a use where the primary activity is vehicle servicing operations for the repair, maintenance, or fueling of automobiles and other vehicles. Typical examples include fuel or charging stations, car washes, and vehicle repair shops, such as transmission, muffler, tire, automotive glass, and upholstery shops. This use does not include autobody repair and paint shops and Industrial.	Vehicle Sales – Minor Car Wash – Single Vehicle Gas Bar Auto Service – Minor Car Wash – Multi Vehicle
Industrial Uses		
Crematorium	Means a use where human or pet remains are cremated. The use may provide facilities for the purpose of viewing a body, conducting ceremony and the display and sales of items related to cremation services.	Crematorium

Use	Definition	1P2007 Consolidated Uses
Industrial	<p>Means a use where one or more of the following activities occur: 1) processing raw materials; 2) manufacturing, cleaning, servicing, repairing or testing materials, goods and equipment; 3) handling, storing, or shipping equipment, goods, and materials; 4) training, research and development laboratories; or 5) distributing and selling materials, goods and equipment to institutions and industrial and commercial businesses. The use does not produce noise, heat, glare, dust, smoke, fumes, odours, vibrations, or other external impacts beyond the parcel boundaries. Typical examples include auto body repair and paint shops, large vehicle wash, cannabis production and distribution, commercial recycling depots, contractor and construction sales and services, repair, training and sale and storage facilities for equipment, heavy, passenger or recreational vehicles, laboratories, landscaping centres, materials storage, research facilities, taxi service, truck yard, regional breweries</p>	<p>Brewery Winery Distillery Motion Picture Production Facility Auction Market - Vehicles and Equipment Cannabis Facility Auto Body and Paint Shop Auto Service – Major Large Vehicle and Equipment Sales Building Supply Centre Large Vehicle Wash Large Vehicle Service Recreational Vehicle Service Fleet Service Custodial Quarters Printing, Publishing and Distributing Distribution Centre General Industrial – Light Restored Building Products Sales Yard Dry-Cleaning and Fabric Care Plant General Industrial – Medium Specialized Industrial Salvage Yard* Storage Yard Bulk Fuel Sales Depot Vehicle Storage* (over 4600GVWR) Catering Service – Major Auction Market - Other Goods* Food Production</p>

Use	Definition	1P2007 Consolidated Uses
Heavy Industrial	<p>Means a use where one or more of the following activities occur: 1) processing raw materials; 2) manufacturing, cleaning, servicing, repairing or testing materials, goods and equipment; 3) handling, storing, or shipping equipment, goods, and materials; 4) training, research and development laboratories; or 5) distributing and selling materials, goods and equipment to institutions and industrial and commercial businesses. A Heavy Industrial use includes at least 1 of the following features: 1) the creation of land use impacts that extend beyond the boundaries of the site and that may have a harmful effect on other sites or 2) the use of materials or processing operations that require separation from other developments, due to risk of toxic emissions or fire and explosion hazards. Typical examples include chemical plants, land treatment facilities, factories and refineries, salvage yards that process with heat and chemicals, industrial sawmills, abattoirs, and fertilizer, tire recycling, concrete, hide processing or power generation plants. This use does not include waste storage.</p>	<p>General Industrial – Heavy Asphalt, Aggregate and Concrete Plant Freight Yard Fertilizer Plant Hide Processing Plant Refinery Salvage Processing - Heat and Chemicals Sawmill Power Generation Facility – Large Slaughter House Tire Recycling</p>

Use	Definition	1P2007 Consolidated Uses
Outdoor Storage	means a use consisting of storage, distribution or shipment of vehicles, goods or equipment, including but not limited to the storage of motor vehicles, recreational vehicles , boats, raw materials, piping, partially processed or finished goods, manufactured products, or heavy equipment. Outdoor Storage uses may be undertaken either as a principal use or accessory to another use . This use does not include waste storage.	Vehicle Storage Storage Yard
Institutional Uses		
Cemetery	Means a use where land is used primarily as landscaped open space for burying the deceased, and may include columbariums, mausoleums, and buildings used for funeral services.	Columbarium* Cemetery
Community Service	Means a use where institutional, cultural, social, arts, and educational activities that provide a service to the public occur. This use does not include Child Care Service, Library, or School . Typical examples include community halls, interpretive centers, social or service organizations, seasonal shelters, and year-round shelters.	Community Recreation Facility Service Organization Social Organization Temporary Shelter Emergency Shelter

Use	Definition	1P2007 Consolidated Uses
Funeral Service	Means use where the deceased are prepared for burial, rituals before burial or cremation. The use may include the display and sales of items related to cremation and burial services. Typical examples include but are not limited to chapels, funeral homes and columbaria. Does not include crematoriums with more than one cremation chamber, whose main purpose is to cremate human and pet remains.	Funeral Home
Health Care Facility	Means a use where institutional facilities provide health services, medical treatment, and accommodations for people requiring care, and may include out-patient services and staff residences. Typical examples include auxiliary hospitals, continuing care facilities, convalescent homes, detoxification centres, and hospitals.	Hospital
Library	Means a use where municipal spaces or buildings have a collection of books, art, music, video, programs, or other reference and creative materials available for people to use or borrow.	Library

Use	Definition	1P2007 Consolidated Uses
Major Utility	Means a use that provides utility infrastructure which is likely to create major nuisances such as emissions, odour, light, or noise. Typical examples include cooling plants, garbage transfer and compacting stations, incinerators, power generating stations, sewage lagoons, waste recycling plants. This use may also include waste storage sites, landfills, hazardous waste management facilities and water or sewage treatment plants operated by, or on behalf of the City.	Hazardous Waste Management Facility (City) Landfill (City) Municipal Works Depot Power Generation Facility – Medium Sewage Treatment Plant (City) Waste Storage Site (City) Water Treatment Plant* Wind Energy Conversion System – Type 2
Minor Utility	Means a use that provides utility infrastructure which is likely to create land use impacts. Typical examples include lift stations, irrigation pump houses, communication towers, district heating plants, eco stations, gate stations for natural gas distribution, power generating facilities under one (1) megawatt, terminals and distributing substations, snow dumping sites, switching centres, telecommunications centres, transit and maintenance storage and maintenance facilities, transit vehicle depots, traction power substations, utility storage yards, water towers, and wire centres.	Wind Energy Conversion System – Type 1 Utility Building Utilities Recyclable Material Drop-off Depot* Recyclable Construction Material Collection Depot (Temporary)

Use	Definition	1P2007 Consolidated Uses
Natural Area	Means a use where land is set aside to maintain existing natural or native plant or animal communities or to allow disturbed lands to be naturalized. This land may be improved by benches, interpretive displays, pathways, picnic shelters, trails, viewpoints and washrooms. This use may include buildings that are required for maintenance facilities or for the study of Natural Areas.	Natural Area
Outdoor Recreation	Means a use that typically requires large open spaces for active recreation purposes. These uses are not likely to create a land use impact. Typical examples include golf courses, ski hills, outdoor pools, and sports fields that may require paid entry or have restricted access. This does not include Outdoor Entertainment.	Outdoor Recreation Area
Park	Means a use where land is accessible and used for active or passive recreation which is generally accessible to the public or does not have restricted access. The use may include buildings for maintenance, the storage of equipment, washrooms and canteens. Typical examples include but are not limited to green space, playgrounds, public sports fields, outdoor ice rinks, and spray parks.	Outdoor Recreation Area* Natural Area* Park Park Maintenance Facility – Large Park Maintenance Facility - Small

Use	Definition	1P2007 Consolidated Uses
Protective & Emergency Service	Means a use which is required to protect the public and property from injury, harm or damage. It may include incidental training facilities and equipment and vehicle storage. Typical examples include ambulance services, fire stations, police stations, and associated training facilities.	Protective & Emergency Service
Recycling Drop-Off Depot	Means a use where recyclables may be returned including bottles and other beverage containers for which reimbursement is provided for the recycling deposit. Typical examples include but are not limited to bottle depots and outdoor recycling stations.	Recyclable Material Drop-off Depot* Beverage Container Quick Drop Facility
Religious Facility	Means a use where people assemble for religious or spiritual purposes. This use may provide occasional refuge for people, may have a Child Care Service, food preparation, kitchen , service and seating area within the building . Typical examples include but are not limited to churches, synagogues, temples and mosques.	Place of Worship – Small Place of Worship – Medium Place of Worship - Large
School	Means a use made up of one or more buildings for the education, training and instruction of students, and may include ancillary services such as cafeterias for the use of students. This use does not include commercial facilities used for training and instruction in a specific trade, skill, service or artistic endeavour such as a commercial school. Typical examples include but are not limited to public and private elementary, middle and high schools, charter schools, universities and community colleges.	Post Secondary Learning Institution School – Private School Authority – School School Authority Purpose – Major School Authority Purpose - Minor

Use	Definition	1P2007 Consolidated Uses
Special Event	Means a use where temporary structures are erected for a limited amount of time to accommodate temporary activities. Typical examples include circuses, weddings, grand openings, and customer appreciation events.	Pop Up & Interim Uses Special Function Class 2
Agricultural Uses		
Agriculture	Means a use where land is used to raise crops, trees or graze livestock outdoors and that may include ancillary structures for subsidiary agricultural pursuits.	Extensive Agriculture
Urban Agriculture	Means a use that involves growing fruits, vegetables, or plants for commercial purposes. This activity may include the sale of agricultural products raised or grown on-site and use of ancillary structures like greenhouses and sheds. This use does not include cannabis production or distribution and is not likely to create land use impacts. Typical examples include market gardens, food gardens, hydroponic or aquaponic systems, and vertical farms.	Urban Agriculture
Direct Control Only Uses		
Campground	Means a use where spaces are provided for temporary accommodation in recreational vehicles or tents and that must be approved only on a parcel designated as a Direct Control Bylaw .	Campground
Detention Facility	Means a use where people are confined in lawful detention. This use must be approved only on a parcel designated as a Direct Control Bylaw .	Jail

Use	Definition	1P2007 Consolidated Uses
Firing Range	Means a use where firearms are discharged outdoors for recreation, sport or training purposes. This use must be approved only on a parcel designated as a Direct Control Bylaw .	Firing Range
Natural Resource Processing	Means a use where earth, clay, stone, gas, minerals gravel, sand or other forms of aggregate are extracted, processed or refined. Extracted material may be stockpiled on the parcel . This use must be approved only on a parcel designated as a Direct Control Bylaw .	Pits and Quarries
Race Track	Means a use where people participate in racing or outdoor recreation activities utilizing motorized or non-motorized vehicles or animals. This use does not include go-karting. This use may provide seating areas for viewing the sport and recreation activities associated with the use , may involve accessory facilities such as change rooms, washrooms, administrative and storage, or gambling facilities associated with the racing. This use must be approved only on a parcel designated as a Direct Control Bylaw .	Motorized Recreation

Use	Definition	1P2007 Consolidated Uses
Waste Facility	Means a use that is not operated by, or on behalf of the City, where waste that is produced off-site is collected, stored in piles or inside buildings , treated or disposed of. This use may be subject to additional provincial regulations. Examples include but are not limited to, hazardous waste management facilities, waste storage sites or landfills.	Landfill (private) Waste Storage Site (private) Hazardous Waste Management Facility (private)
Zoo	Means a use which maintains a collection of wild animals, typically in a park or gardens, for study, conservation, or display to the public. This use must be approved only on a parcel designated as a Direct Control Bylaw .	Zoo
Signs		
Sign – Class A	Means a use that is any of the following sign types: address sign ; art sign ; banner sign ; construction sign ; directional sign ; election sign ; flag sign ; gas bar sign ; sandwich board sign ; real estate sign ; show home sign ; special event sign ; temporary sign ; and window sign .	
Sign – Class B	Means a use that is a fascia sign .	
Sign – Class C	Means a use that is a freestanding sign .	

Use	Definition	1P2007 Consolidated Uses
Sign – Class D	Means a use that is either of the following sign types: canopy sign ; and projecting sign .	
Sign – Class E	Means a use that is any of the following sign types: digital message sign ; flashing or animated sign ; inflatable sign ; message sign ; painted wall sign ; roof sign ; temporary sign marker; and any sign that does not fit within a sign type listed in any sign class and does not contain a digital display .	
Sign – Class F	Means a use that is a third-party advertising sign .	
Sign – Class G	Means a use that is a digital third-party advertising sign .	

General Definitions

517 General Definitions

- (1) **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.
- (2) **accessory building** means a subordinate **building** that is not attached to a main **building** and accommodates an accessory function of a primary **use** on a **parcel**. Typical examples include but are not limited to detached garages, greenhouses and sheds. An **accessory building** must not be used as a **dwelling unit**.
- (3) **accessory dwelling unit** means a self-contained **dwelling unit** that is considered part of, and subordinate to, a **primary dwelling unit**. An **accessory dwelling unit** must have a smaller floor area than the **primary dwelling unit**, unless located wholly in a basement, and must have a separate entrance from the **primary dwelling unit**, either from a common indoor area or through an exterior entrance.
- (4) **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**.
- (5) **address sign** means a **sign** that identifies:
 - (a) the municipal address of a **building**;
 - (b) the name of a **building**; or
 - (c) the name of any individuals occupying a **building**.
- (6) **adjacent** means contiguous or contiguous if not for a **street**, **lane**, river or stream.
- (7) **agricultural uses** means any of the **uses** identified in Section 644 as belonging to the list of **agricultural uses**.
- (8) **amenity structure** means a structure with a surface height of greater than 0.60 metres above **grade**, intended for **use** as an outdoor amenity space that may project or be recessed from the wall of a **building**. It may include guardrails, parapet walls, pergolas, or similar features. Examples may include balconies, decks, and **porches**.

Replaces the Accessory Residential Building use with a defined term considered part of the primary use.

- (9) **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**;
 - (f) an architectural feature commonly associated with a **Religious Facility**; or
 - (g) a wind conversion system.
- (10) **animated sign** means a **sign** with **copy** that flashes or is animated.
- (11) **appeal body** means the board hearing a subdivision or **development permit** appeal in accordance with the **Municipal Government Act**.
- (12) **arterial street** means an **arterial street** as identified in the Calgary Plan, which is a classification of roadway that serves to provide a reasonably direct connection between residential areas and activity areas. **Arterial streets** make up most of the **primary transit network**.
- (13) **awning sign** means a **sign** that is displayed on or under an awning that is attached to an exterior wall of a **building**.
- (14) **backyard suite** means a detached **accessory dwelling unit**.
- (15) **banner sign** means a **sign** that is constructed of non-rigid material capable of being displayed without the use of a flagpole, and is used:
- (a) to temporarily promote the buying or selling of products or services;
 - (b) to announce the opening of a business; or
 - (c) temporarily in place of a fascia **sign**.
- (16) **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, RSA 2000, c S-26 respecting subdivision.

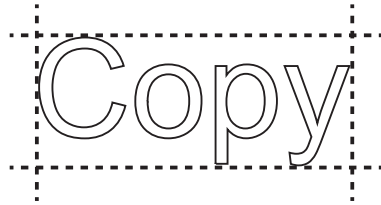
- (17) **barrier-free** means an absence of obstacles, allowing for safer and easier independent access to, and of, pathways, open spaces, amenities, facilities, services, activities, or areas within a **building** for all people, including those with physical, sensory, cognitive or communication impairments. Obstacles may include steps, projections into a path of travel, uneven or loose surface material and a lack of access between **building** floors.
- (18) **bicycle maintenance facility** means a designated secure space for the purpose of bicycle maintenance and repair that includes a bicycle stand, bicycle tire air pump and basic bicycle tools.
- (19) **bicycle parking stall** means an area approved as **bicycle parking stall – long-term** or **bicycle parking stall – short-term** 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;
 - (c) designed to support the bicycle frame and both wheels; and
 - (d) that is anchored to a hard surface or fixed structure.
- (20) **bicycle parking stall – long-term** means a **bicycle parking stall** in a secured or controlled area.
- (21) **bicycle parking stall – short-term** means a **bicycle parking stall** in an unsecured or uncontrolled area.
- (22) **building** means 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, or utilities.
- (23) **building height** means the height of a **building**, excluding **ancillary structures**, determined by measuring from **grade**, except where otherwise referenced in a zone or general rules applicable to a zone.
- (24) **building length** means the greatest horizontal distance of any façade of any **building** on a **parcel**.
- (25) **building projections** means a portion of a **building** that extends horizontally from an exterior wall. Examples include bay windows, fireplaces, chimneys and cantilevered portions of a **building**.
- (26) **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.

- (27) **canopy sign** means a **sign** that is displayed on or under a structural projection on a **building**.
- (28) **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.
- (29) **Chief Administrative Officer** means the employee of the **City** who reports to City Council, leads all departments of Administration, and has been delegated the authority to exercise the powers, duties, and functions of the Chief Administrative Officer under this Bylaw.
- (30) **climate adaptation** means actions, programs and tools intended to reduce negative impacts of **climate change** on built and natural infrastructure, the economy and people.
- (31) **climate change** means a long-term change in the average weather patterns that have come to define Earth's local, regional and global climates due to the increase in atmospheric **greenhouse gases** caused by human activities.
- (32) **climate mitigation** means actions, programs and tools that limit or prevent **greenhouse gas** emissions from going into the atmosphere, or activities that remove **greenhouse gases** from the atmosphere through natural or technological means.
- (33) **collector street** means a **collector street** as identified in the Calgary Plan that is intended to gather and disperse people within neighborhoods, provide connections to **arterial streets**, and support neighborhood places.
- (34) **commercial zone** means the Commercial – Community (C-1) zone, Commercial – General (C-2) zone or the Commercial – Large Format (C-3) zone.
- (35) **commercial uses** means any of the **uses** identified in Section 644 as belonging to the list of commercial **uses**.
- (36) **common amenity space** means a space designed for active or passive recreational **use** that is provided for the **use** of all occupants of a **development**.
- (37) **comprehensive development** means a form of **development** where the plan of subdivision consists of five (5) **parcels** or more and contains a shared road access and servicing.
- (38) **construction sign** means a **sign** that is displayed on a **parcel** undergoing construction, which identifies the party responsible for the management of the **parcel**, a person or company who is providing labour, services, materials or financing, or the future **use** or tenant of the **parcel**.
- (39) **copy** means any image, written material, structure, graphics, pictures, logo, symbol or letters placed on a **sign**.

(40) **copy area** means:

- (a) rectangular area formed by the outermost extremities of the **copy** contained on the **sign**, as illustrated in illustration 6 and includes, but is not limited to, graphics related to the specific nature of the **copy**; 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** will be used in the calculation of **copy area**.

Illustration 6: Copy Area



- (41) **corner parcel** means a **parcel** that abuts two **streets** which intersect at an angle not exceeding 135 degrees.
- (42) **Council** means the municipal **Council** of the **City**.
- (43) **density** means the number of self-contained **dwelling units** on a **parcel**, expressed as units per hectare or in units per **parcel**, including **accessory dwelling units**.
- (44) **designated flood level** means that theoretical level, indicated on the **Floodway/Flood Fringe** Maps, to which water would rise in the event of a flood of a magnitude likely to occur once in one hundred years.
- (45) **development** means:
 - (a) an excavation or stockpile and the creation of either of them;
 - (b) a **building** or an addition to or replacement or repair of a **building**, and the construction or placing of any of them on, in, over or under land;
 - (c) a change of **use** of land or a **building** or an act done in relation to land or a **building** that results in or is likely to result in a change in the **use** of the land or **building**; or
 - (d) a change in the intensity of **use** of land or a **building** or an act done in relation to land or a **building** that results in or is likely to result in a change in the intensity of **use** of the land or

building.

- (46) **development authority** means a person or body appointed as a **development authority** as contemplated by and in accordance with the **Municipal Government Act**.
- (47) **development completion permit** means a permit issued by a **Development Authority** confirming that the requirements of a **development permit** have been satisfactorily completed.
- (48) **development permit** means a document authorizing a **development**, issued by a **Development Authority** pursuant to this Bylaw or any previous Bylaw governing land **use** within the **City**, and includes the plans and conditions of approval.
- (49) **digital display** means a device intended to display **copy** using electronic screens, projection, television, computer video monitors, liquid crystal displays (LCD), light emitting diode (LED) displays, or any other similar electronic, computer generated or digital technology.
- (50) **digital message sign** means a **message sign** that:
- (a) displays **copy** by means of a **digital display**, but does not contain **copy** that is full motion video or otherwise gives the appearance of full animation or movement; and
 - (b) does not display third-party advertising.
- (51) **digital third-party advertising sign** means a **sign** that:
- (a) displays **copy** directing attention to a business, commodity, service or entertainment that is conducted, sold or offered elsewhere than on the site where the **sign** is located; and
 - (b) displays **copy** by means of a **digital display** but does not contain **copy** that is full motion video or otherwise gives the appearance of animation or
 - (c) movement.
- (52) **direct control bylaw** means a zoning classification used exclusively for accommodating **developments** that require specific regulations unavailable in other zones.
- (53) **directional sign** means a **sign** that guides, warns or restrains people or motor vehicles and may be freestanding on a permanent structure or attached to a **building**.
- (54) **disconnected growing media** means **growing media** that contains a single tree and is surrounded by **hard landscape area** materials.

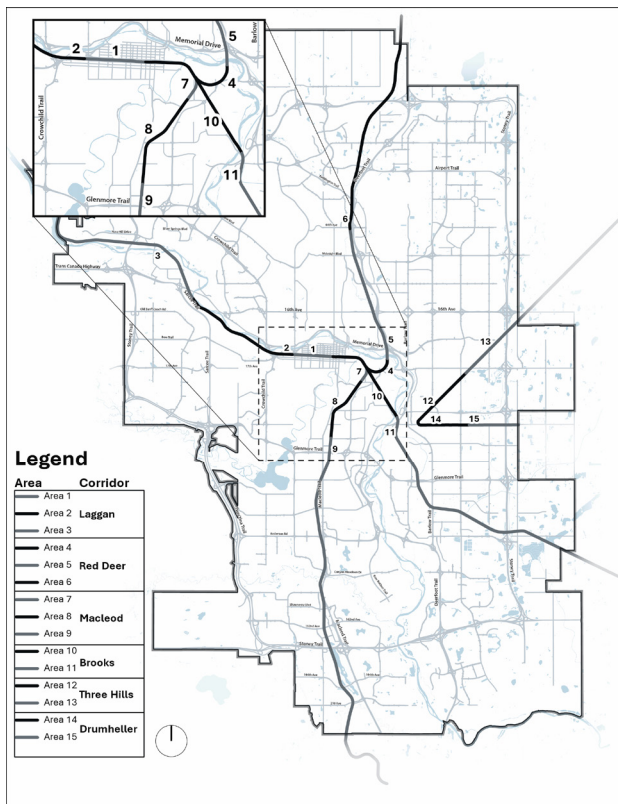
- (55) **discretionary use** means a **use** of land or a **building** that is listed as such **use** in a zone or a **direct control bylaw**.
- (56) **district energy** means infrastructure consisting of insulated pipes, pumps, metering systems and thermal production facilities capable of transferring heat energy through a controlled conductive medium carried between multiple sites for **uses** including, but not limited to, space heating, chilled water, domestic hot water heating and industrial processes. A **district energy** system may be designed to serve any group of **buildings** by means of one or a combination of thermal or energy heat plants and pipe systems.
- (57) **district energy connection ability** means the preservation of site areas from physical obstructions that would preclude or make unviable a connection to **district energy** infrastructure in the future.
- (58) **driveway** means an area that provides vehicle access to a garage or parking area on a residential **parcel** from a **street, lane**, or private roadway.
- (59) **dwelling unit** means a self-contained, habitable unit that consist of one or more rooms containing a **kitchen**, living, sleeping, and sanitary facilities. A **dwelling unit** is not intended to be regularly moveable, does not have a visible towing apparatus or visible undercarriage, must be on a foundation, and connected to utilities.
- (60) **early childhood services** means an **early childhood services** program as defined in the Education Act.
- (61) **East Village Special Area** means a designated area within the Greater Downtown where specific zoning regulations are applied, tailored to the specific characteristics and **development** goals of the area.
- (62) **eaveline** means the line formed by the intersection of the wall and roof of a **building**.
- (63) **Ecological Network** A network of ecological components (natural habitats, corridors, buffer zones, parks and open spaces) identified in the Calgary Plan that provide the physical conditions necessary for ecosystems and species populations to survive in a human-dominated landscape.
- (64) **election sign** means a **sign** that:
- (a) indicates support for a candidate in a Federal, Provincial or local election;
 - (b) sets out a position or information relating to an issue in an election; or
 - (c) provides information respecting an election.

- (65) **electric vehicle (EV)** means a vehicle that uses electricity for propulsion and that can use an external source of electricity to charge the vehicle's batteries. It can include pure battery **electric vehicles** and plug-in hybrid **electric vehicles**.
- (66) **electric vehicle energy management system (EVEMS)** means a system to control **electric vehicle** supply equipment, electrical loads comprised of monitor(s), communications equipment, controller(s), timer(s) and other applicable devices that enable charging of multiple **electric vehicles** on the same electrical circuit.
- (67) **electric vehicle supply equipment (EVSE)** means a complete assembly consisting of cables, connectors, devices, apparatus, and fittings that are installed for the purpose of power transfer and information exchange between the branch circuit and the **electric vehicle**. Also referred to as a "charging station".
- (68) **energized outlet** means a connected point in an electrical wiring installation at which current is taken and a source of voltage is connected to **supply utilization equipment**. **EVSE**
- (69) **energy transfer station** means a designated space within a **building's** mechanical room or other internal location that facilitates the transfer of energy from the **district energy** system to the **building** via exchangers, pumps and valves.
- (70) **EV-capable** means a **motor vehicle parking stall** that is constructed to have adequate electrical panel capacity, **a dedicated branch circuit** as well as wiring and/or continuous raceway from the panel to a junction box near the designated **EV** parking space(s). Includes adequate space for all additional electrical infrastructure required to supply power to a future **Level 2 EVSE**. Sometimes referred to as a "rough in".
- (71) **EVSE-installed** means a **motor vehicle parking stall** that is equipped with fully operational **Level 2 EVSE**.
- (72) **EVSE-ready** means a **motor vehicle parking stall** that is constructed with a fully operational energized outlet that is capable of supporting a **Level 2 EVSE** in the future.
- (73) **extensive green roof** means a **green roof** that includes vegetation with shallow roots between 0.10-0.18 metres such as small plants, moss and grasses. **Extensive green roofs** work as a form of stormwater mitigation that can be implemented at low cost without requiring an irrigation system.
- (74) **fascia sign** means a **sign** that:
- (a) is attached to, marked or ascribed on and is parallel to an exterior wall of a **building**; and

- (b) does not project more than 0.40 metres from the wall of a **building**.
- (75) **fence** means a structure which may be used to prevent or restrict passage, to provide visual **screening**, sound attenuation, yard decor, protection from dust or the elements, or to mark a boundary.
- (76) **flag sign** means a **sign** that is made of fabric or flexible material attached to or designed to be flown from a permanently constructed flagpole or light standard.
- (77) **flanking side property line** means a **property line** other than a **front property line** or **rear property line** that abuts a **street** on a **corner parcel**.
- (78) **flood fringe** means those lands abutting the **floodway**, the boundaries of which are indicated on the **Floodway/Flood Fringe** Maps that would be inundated by floodwaters of a magnitude likely to occur once in one hundred years.
- (79) **floodway** means the river channel and adjoining lands indicated on the **Floodway/Flood Fringe** Maps that would provide the pathway for flood waters in the event of a flood of a magnitude likely to occur once in one hundred years.
- (80) **floor area ratio** means the **gross floor area** of a **building** above **grade** in relation to the total area of the **parcel** that the **building** is located on, calculated by dividing the **gross floor area** by the **parcel** area.
- (81) **floor plate area** means the horizontal cross-section of a floor, between the floor and the next floor above, measured to the glass line, or where there is no glass line, to the outside surface of the exterior walls and includes all mechanical equipment areas and all open areas inside a **building** that do not contain a floor, including atriums, elevator shafts, stairwells and similar areas.
- (82) **freestanding sign** means a **sign** that:
- (a) is displayed on a permanent, non-moveable structure other than a **building**;
 - (b) may include rotating portions of the structure;
 - (c) may incorporate a **message sign**; and
 - (d) may incorporate a **digital message sign** that has an approved **development permit** for a **Sign – Class E**.
- (83) **freight rail corridor** means one of the following fifteen rights-of-way for a freight rail operation excluding spur lines, as indicated, by area, on Map 10:
- (a) Area 1: means areas between Centre Street S and 15 St SW;

- (b) Area 2: means areas between 15 Street SW and south of 16 Avenue NW;
- (c) Area 3: means areas between south of 16 Avenue NW and west to the city limits;
- (d) Area 4: means areas between east of 12 Street SE and south of Bow River;
- (e) Area 5: means areas between south of Bow River and 64 Avenue NE;
- (f) Area 6: means areas between 64 Avenue NE and north to the city limits;
- (g) Area 7: means areas between 12 Street SE underpass and 26 Avenue SE;
- (h) Area 8: means areas between 26 Avenue SE and 58 Avenue SE;
- (i) Area 9: means areas between 58 Avenue SE and south to the city limits;
- (j) Area 10: means areas between Centre Street S and Deerfoot Trail;
- (k) Area 11: means areas between Deerfoot Trail and southeast to the city limits;
- (l) Area 12: means areas between 50 Avenue SE and east of 54 Street SE;
- (m) Area 13: means areas between east of 54 Street SE and northeast to the city limits;
- (n) Area 14: means areas between the at-**grade** crossing on 50 Avenue SE and east of 52 Street SE; and
- (o) Area 15: means areas between east of 50 Avenue SE and east to the city limits.

Map 10: Freight Rail Corridors



(84) **front property line** means:

- (a) the **property line** separating a **parcel** from an adjoining **street**;
- (b) in the case of a **parcel** that adjoins more than one **street**, the shortest **property line** that is parallel to the direction of travel on the **street**; and
- (c) in the case of a **parcel** that adjoins more than one **street** and where the **property lines** adjoining **streets** are of equal length, the **property line** adjoining the **street** to which the **parcel** has been municipally addressed.

(85) **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**.

(86) **gas bar sign** means a **sign** that is accessory to **Vehicle Service**, and which may advertise services or products stored outside of a **building** such as, but not limited to, windshield wiper fluid, motor vehicle oils, firewood, ice, air and propane.

- (87) **General Manager** means the Chief Administrative Officer or the Chief Administrative Officer's designate.
- (88) **grade** means the elevation of the finished ground surface, not including any artificial embankment, the elevation of an entrance to underground parking, stairways or window wells.
- (89) **greater downtown zone** means the Greater Downtown – Housing (GD-1) zone, Greater Downtown – Mixed Use (GD-2) zone, or the Greater Downtown – High-Rise (GD-3) zone.
- (90) **greenhouse** means a **building** made of glass, plastic, or fiberglass in which plants are cultivated.
- (91) **greenhouse gas** means any gas in the atmosphere that absorbs infrared radiation, thereby trapping heat in the atmosphere.
- (92) **green roof** means a contained vegetated space on top of a manmade structure at, below, or above **grade**. **Green roofs** are an extension of a new or existing roof and are applied to a conventional or inverted (protected membrane) assembly. They typically include a drainage system, filter cloth, a lightweight growing medium, and plants on top of a high-quality waterproof membrane, and can include both **intensive green roofs** and **extensive green roofs**.
- (93) **gross floor area** means the sum of the areas of all above **grade** floors of a **building**:
- (a) measured to the glassline; or
 - (b) where there is no glassline, measured to the inside surface of the exterior walls, including firewalls;
 - (c) ~~unless otherwise provided in subsection (d);~~ that includes all mechanical equipment areas and all open areas inside a **building** that do not contain a floor including atriums, elevator shafts, stairwells and similar areas;
 - (d) ~~that excludes the area occupied by:~~
 - (i) ~~mechanical equipment, not including in-floor and in-wall ducting, for domestic hot water, heating, ventilating, cooling, controlling, or energy storage; that contributes toward achieving a high-performance **building** as identified in a **building** energy model provided by an Energy Advisor; or~~
 - (ii) ~~mechanical equipment, not including in-floor and in-wall ducting, for domestic hot water, heating, ventilating, cooling, controlling, or energy storage; that~~

Removed, this is not possible to verify at the Development Permit stage.

contributes exceeding the applicable minimum National Energy Code of Canada for **Buildings** by no less than or equal to 40 per cent as identified in a **building** energy model provided by an Energy Advisor; or

- (iii) mechanical equipment, not including in-floor and in-wall ducting, for domestic hot water, heating, ventilating, cooling, controlling, or energy storage, that exceeds the applicable mechanical performance requirements identified in the applicable **Building** Code and/or the National Energy Code for **Building**, or as verified by an Energy Advisor.

(94) **gross usable floor area** means, for the purpose of calculating **motor vehicle parking stalls**, **bicycle parking stalls** and **loading stalls**, the total horizontal area of every enclosed floor and mezzanine used exclusively by a single **use** area in a **building**, and is measured from the exterior face of the exterior wall and the centreline of an interior partition wall that separates at least two **uses**, but does not include:

- (a) elevator shafts;
- (b) stairwells;
- (c) crawl spaces;
- (d) mechanical or electrical rooms;
- (e) indoor garbage or recycling storage;
- (f) areas used for parking and loading;
- (g) areas below **grade** used for storage and not accessible to the
- (h) public; and
- (i) common corridors and halls available to more than one **use**.

(95) **gross vehicle weight** means the value specified by the vehicle manufacturer as the maximum loaded weight of a vehicle.

(96) **grooming station** means a location within a designated locker room containing a wash basin, mirror, and electrical outlet.

(97) **hard landscape area** means fabricated landscape materials that are typically durable and compact. These may include materials such as concrete, natural stone, pavers, decking or similar materials.

- (98) **hard surface** means asphalt, concrete, paving stones or a similar material and does not include gravel.
- (99) **hazardous waste** means **waste** that has one or more specific properties considered to be hazardous under the Alberta Waste Control Regulation.
- (100) **heritage guideline area** means those lands within an area indicated on the Heritage Guideline Areas Maps.
- (101) **heritage resource** means a **building** that:
- (a) is identified on the Inventory of Evaluated Historic Resources; or
 - (b) is designated as a Provincial or Municipal Historic Resource.
- (102) **housing zone** means the Housing – Small Scale (H-1) zone, Housing – Middle Scale (H-2) zone or the Housing – Multi Residential (H-3) zone.
- (103) **incentive rate** means a dollar amount per square metre (established by Council) by which the cost of a provided public amenity item, or the amount of contribution to a fund, is divided by to determine the amount of additional **gross floor area**.
- (104) **incentive ratio** means the amount of additional **floor area ratio** allowed on a **parcel** in exchange for providing a public amenity or contributing to a fund.
- (105) **inclusive bicycle parking stall** means a horizontal **bicycle parking stall** that accommodates non-standard bikes, or stalls for bikes that are difficult to lift. Typical examples of non-standard bikes include cargo bikes, fat tire bikes, e-bikes, handcycles, or bikes with trailers.
- (106) **industrial zone** means the Industrial – Flex (I-F) zone, the Industrial – General (I-G) zone or the Industrial – Heavy (I-H) zone.
- (107) **industrial uses** means any of the **uses** identified in Section 628 as belonging to the list of **industrial uses**.
- (108) **inflatable sign** means a **sign** that is wholly or partly expanded by air or other gas to create a three-dimensional feature.
- (109) **intensive green roof** means a **green roof** that provides a high intensity of vegetation and stormwater catchment. **Intensive green roofs** can be characterized by the **use** of larger plants with deeper roots between 0.20-0.75+ metres. **Intensive green roofs** may include any form of vegetation such as perennials, grasses, bulbs, summer flowers, shrubs and large trees. Due to their larger capacity for stormwater catchment, an irrigation system may be required.

- (110) **intersection sightline setback** means a triangular area formed on a **corner parcel** by the two curb lines and a straight line which intersects them 7.5 metres from the corner where they meet.
- (111) **irregular parcel** means a **parcel** that is inconsistent in shape with other **parcels** in the neighbourhood, where the **property line** opposite to and farthest from the **front property line**:
- (a) cannot be identified; or
 - (b) results in a **parcel** that has less than two **side property lines**.
- (112) **institutional uses** means any of the **uses** identified in Section 628 as belonging to the list of **institutional uses**.
- (113) **kitchen** means facilities used or designed to be used for the cooking or preparation of food.
- (114) **landscape area** means that portion of a **parcel** that is required to be a **hard landscape area** or a soft landscape area.
- (115) **land use impacts** means an external negative effect caused by a land **use** activity that is reasonably likely to materially interfere with the **use** and enjoyment of nearby property, due to:
- (a) the frequency, duration, time of day and day of the week the activity occurs;
 - (b) the proximity of the activity to neighbouring properties; or
 - (c) the general nature and **use** of the surrounding area; or
- Typical examples include emission of noise, smoke, dust, vapour, odour, heat, light, fumes, unsightly or unsafe conditions, or **use** of toxic or hazardous materials.
- (1) **lane** means a roadway that is primarily intended to give access to the rear of **buildings** and **parcels**.
- (2) **laned parcel** means a **parcel** which is bounded at least in part by a **lane**.
- (3) **laneless parcel** means a **parcel** which is not bounded wholly or partially by a **lane**.
- (4) **large vehicle** means a vehicle, other than a **recreational vehicle** or public transit service:
- (a) with a **gross vehicle weight** stated by the manufacturer, vehicle **signage**, or vehicle

- registration, to be in excess of 4536 kilograms;
- (b) with one or more of the following characteristics:
- (i) tandem axles;
 - (ii) a passenger capacity in excess of 15 persons; or
 - (iii) dual wheels where the vehicle includes a flat deck or other form of utility deck; or
- (c) that can be generally described as a:
- (i) bus;
 - (ii) cube van;
 - (iii) dump truck;
 - (iv) flatbed truck; or
 - (v) tractor, trailer, or tractor trailer combination.
- (5) **Level 2 EVSE** means a charging method that utilizes a dedicated 208V or 240V circuit, similar to those used for clothes dryers, ~~and is defined by SAE International's J1772 standard.~~
- (a) Charge Method:
- (i) Nominal Supply Voltage (V): 208V to 240V, 1 phase maximum Current (Amps-continuous): ≤80A
 - (ii) The amperage rating for EV circuits required by most **Level 2 EVSE** is 40A, although this may vary depending on the specific system design.
- (6) **light fixture** means a lighting module that has one or more luminaires and luminaire holders.
- (7) **linear utility** means lines for water distribution, irrigation and drainage, **waste** water collection, water heating and cooling for the purpose of **district energy**, gas, electricity, cable, telephone and telecommunications transmission that:
- (a) is not located in a **building**; and
 - (b) may be located above, below or at **grade**.
- (8) **loading stall** means an area to accommodate a vehicle while being loaded or unloaded.

- (9) **local food sales** means the temporary sale of locally grown and made food that does not include permanent structures.
- (10) **low emission building – large** means a **building** that contains eight **dwelling units** or more, or a mixed **use** or commercial **building** that is four **storeys** or more in height and has been designed to meet any of the following criteria:
- (a) Built Green Canada - Gold or Platinum seal;
 - (b) Designed to Earn the Energy Star Recognition;
 - (c) EnergyStar;
 - (d) Passive House Low Energy Certified **Building**
 - (e) CHBA Net Zero Ready Home Label
 - (f) Energy performance Tier 2 or higher of the National Energy Code for **Buildings** 2020, with verification acceptable to the **General Manager**.
- (11) **low emission building – small** means a **building** with seven **dwelling units** or less, is three **storeys** or less in height and that has been designed to meet any of the following criteria:
- (a) Energy Star Certified Home;
 - (b) R-2000 Certified Home;
 - (c) **CHBA** Net Zero Ready Home Label; or,
 - (d) an equivalent standard that meets or exceeds Tier 3 of the National **Building Code** – 2023 Alberta Edition, with verification acceptable to the **General Manager**.
- (12) **low water irrigation system** means an automated underground irrigation system which includes:
- (a) a rain sensor or a soil moisture sensor;
 - (b) a flow sensor for leak detection; and
 - (c) an electronic master valve to secure the system if a leak is detected.
- (13) **LRT corridor** means a **parcel** or railroad right-of-way used for a light rail transit system.
- (14) **main residential building** means a **building** containing one or more **dwelling units**.
- (15) **mass timber** means a **building** where most structural members are made of wood.

LRT corridor now differentiates dedicated light rail right-of-way from publicly accessible streets that include light rail transit.

- (16) **message sign** means a **sign** that is either permanently attached to a **building** or that has its own permanent structure and is designed so the **copy** can be changed on a frequent basis.
- (17) **mixed use zone** means the Mixed Use – Low-Rise (MU-1) zone, the Mixed-Use – Mid-Rise (MU-2) zone or the Mixed Use – MU-3) zone.
- (18) **motor vehicle parking stall** means an area for the parking of a single motor vehicle.
- (19) **Municipal Government Act** means the **Municipal Government Act**, RSA. 2000, c.M-26.
- (20) **non-conforming building** means a **building**:
- (a) that is lawfully constructed or lawfully under construction at the date a zoning bylaw affecting the **building** or the land on which the **building** is situated becomes effective; and
 - (b) that, on the date the zoning bylaw becomes effective, does not, or when constructed will not, comply with the zoning bylaw.
- (21) **non-conforming use** means a lawful specific **use**:
- (a) being made of land or a **building** or intended to be made of a **building** lawfully under construction, at the date a land **use** bylaw affecting the land or **building** becomes effective; and
 - (b) that on the date the zoning bylaw becomes effective does not, or in the case of a **building** under construction will not, comply with the zoning bylaw.
- (22) **officer** means a Bylaw Enforcement Officer or a Peace Officer.
- (23) **overland flow area** means those lands abutting the **floodway** or the **flood fringe**, the boundaries of which are indicated on the **Floodway/ Flood Fringe** Maps that would be inundated by shallow overland floodwater in the event of a flood of a magnitude likely to occur once in one hundred years.
- (24) **parcel** means the aggregate of the one or more areas of land described in a certificate of title or described in a certificate of title by reference to a plan filed or registered in a land titles office.
- (25) **parcel coverage** means the area of a **parcel** which is covered by a **building** excluding:
- (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) **accessory buildings** that are less than 10.0 square metres in size provided the sum of all **accessory buildings** does not exceed 10.0 square metres.
 - (e) **patios**, and any covered or enclosed area located below; and
 - (f) decks, landings, uncovered stairs, and any external areas located below.
- (26) **parcel depth** means the length of a line joining the mid-points of the **front property line** and the **rear property line** and is measured from the **front property line**.
- (27) **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**.
- (28) **parking area – short stay** means an area designed for the parking of motor vehicles within a **building** where:
- (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**.
- (29) **patio** means a structure or **hard landscape area** intended for **use** as an outdoor amenity space, with a surface height of less than 0.60 metres above **grade**.
- (30) **permitted use** means a **use** of land or a **building** that is listed as such **use** in a zone or a **Direct Control Bylaw**.
- (31) **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.
- (32) **plan of subdivision** means a **plan of subdivision** registered or approved for registration at the land titles office.
- (33) **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**.

- (34) **Plus 15 Fund** means a civic fund as defined in the Plus 15 Policy.
- (35) **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.
- (36) **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**.
- (37) **porch** means an unenclosed, covered structure forming an entry to a **building**.
- (38) **pre-war home** means a residential **building** that was constructed prior to 1945.
- (39) **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 illustration 3, with the exception that **corner parcels** facing public **streets** can have two **primary building walls** notwithstanding one façade may not contain a **public entrance**.
- (40) **primary dwelling unit** means a **dwelling unit** that is not an **accessory dwelling unit**.
- (41) **primary transit network** means permanent network of high-frequency transit services, regardless of mode, that operates every 10 minutes or better, 15 hours a day, seven days a week, as identified in the Calgary Plan.
- (42) **primary transit stop** means a bus rapid transit station or light rail transit station contained within a **street**.
- (43) **primary transit station** means a bus rapid transit station or light rail transit station contained on a **parcel** in a right of way other than a **street**.
- (44) **privacy wall** means a structure that:
- (a) provides visual **screening**;
 - (b) is located on an **amenity structure** or **patio**; and
 - (c) does not include a railing or balustrade.
- (45) **private amenity space** means amenity space provided for the **use** and access of the occupants of only one unit.
- (46) **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
- Terms are no longer used in the bylaw.

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.
- (47) **private garage** means an **accessory building** or a part of a main residential **building** which accommodates the storage or shelter of vehicles and includes a carport.
- (48) projecting **sign** means a **sign** that is attached to, and perpendicular to, an exterior wall of a **building**.
- (49) **property line** means the legal boundary of a **parcel**.
- (50) **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.
- (51) **public entrance** means an entrance to a **building** which is open to the general public.
- (52) **public space** means any publicly accessible amenity space, park, sidewalk or walkway.
- (53) **public transit system** means public facilities that are used to provide for the municipal operation of transit-related functions, including bus shelters, rapid transit station, pedestrian bridges, **City**-owned at-**grade** motor vehicle and bicycle parking facilities provided solely for users of the system, and linear rail tracks and associated equipment.
- (54) **rapid transit station** means a light rail station or bus rapid transit station used for embarking and disembarking rapid transit passengers.
- (55) **real estate sign** means a **sign** that contains information regarding the management, sale, leasing or rental of a **parcel** or **building**.
- (56) **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:
 - (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**.

- (57) **rear residential building** means a main residential **building** containing one or more **dwelling units**, that is located wholly behind a **street** fronting main residential **building**.
- (58) **rear setback** means the **building setback** from a **rear property line**.
- (59) **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 zone.
- (60) **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**.
- (61) **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.
- (62) **recyclable** means a substance or mixture of substances that can be reclaimed using established industry practices to create new materials or objects.
- (63) **residential uses** means any of the **uses** identified in Section 7.5 as belonging to the list of **residential uses**.
- (64) **roof sign** means a **sign** installed on the roof of a **building** or that projects above the **eaveline** or the parapet of a **building**.
- (65) **sandwich board sign** means a **sign** with no external supporting structure that is intended to be placed near a sidewalk on a day-to-day basis to attract attention from passing pedestrians to **adjacent** businesses and services.
- (66) **screen/screened/screening** means the total or partial concealment of a **building**, equipment, structure or activity by a berm, fence, vegetation or wall.

- (67) **secondary building wall** means any exterior **building** wall that is not a **primary building wall** as illustrated in illustration 2.
- (68) **semi-detached dwelling** means a **building** that contains two **primary dwelling units** located side by side, each having a separate entrance, that may include **accessory dwelling units**.
- (69) **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 lines** as required by the zone.
- (70) **show home sign** means a **sign** that identifies a newly constructed residential **building** as a sample of the type of **building** a builder is providing, and where prospective purchasers may acquire information regarding the community and the purchase of homes from that builder.
- (71) **side property line** means a **property line** other than the **front property line** and **rear property line**.
- (72) **side setback** means the **building setback** from a side **property line**.
- (73) **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 front setback area, the rear setback area or another side setback area.
- (74) **sidewalk** means a paved area **adjacent** to a **street** intended for pedestrian **use**. It provides a safe pathway for people to walk, jog, or **use** mobility devices.
- (75) **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.
- (76) **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**.
- (77) **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**.

- (78) **single detached dwelling** means a **building** that contains only one **primary dwelling unit** that may include **accessory dwelling units**.
- (79) **skeletal road** means a **street** identified as a skeletal road in The City of Calgary Transportation System Bylaw.
- (80) **snow guard** means a roof top device that slows the movement of hazardous accumulations of snow and ice that may slide off of a **solar collector** and **cause** physical injury or property damage on a lower surface.
- (81) **soft landscape area** means landscape materials that allow water infiltration and absorption into the ground to reduce stormwater runoff and to support living plants including planting areas with trees, shrubs, perennial plants and drought-resistant grass. This does not include materials that prevent water infiltration, decking, bricks, pavers or artificial turf or water-intensive grass.
- (82) **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.
- (83) **solar-ready building** means a **building** that can accommodate solar photovoltaic panels for electricity generation via an installed conduit or equivalent, allowing wires to be routed from the attic to the main electrical panel for the purpose of solar panel installation.
- (84) **special event sign** means a **sign** that promotes a charitable, educational, community, civic, cultural, public health, recreational, religious or sporting event.
- (85) **special purpose zone** means the Special Purpose – Natural Areas (S-NA) zone, the Special Purpose – Public Parks and Schools (S-PS) zone, the Special Purpose – Private Recreation and Schools (S-PRS) zone, the Special Purpose – Public Infrastructure (S-PI) zone, the Special Purpose – Transportation Corridor (S-TC) zone, or the Special Purpose – Future Development (S-FD) zone.
- (86) **station platform** means the designated platform of an LRT Station or Bus Rapid Transit Station used for passengers to await, board and disembark rapid transit.
- (87) **Stephen Avenue Mall heritage area** means the area identified in Map 7: Stephen Avenue Mall Heritage Area
- (88) **storey** means the space between the top of any floor and the top of the next floor above it. If there is no floor above it, the space between the top of the floor and the ceiling above it. If the top of the floor directly above a basement is greater than 1.83 metres above **grade**, the basement is considered a **storey**.
- (89) **street** means:

- (a) public road:
 - (i) including boulevards, sidewalks and improvements;
 - (ii) may include light rail transit within the public road; and
 - (iii) excludes a **lane**, bridge or walkway; or
 - (b) a private condominium roadway.
- (90) **structural alteration** means alterations to the **building** that affect the roof, floors, walls, doors, and columns.
- (91) **subdivision authority** means a person or body appointed as a **subdivision authority** in accordance with the **Municipal Government Act**.
- (92) **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:
- (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.
- (93) **temporary sign** means a **sign** that is not permanently affixed to a structure or is displayed on a structure that is designed to be moved from place to place or is easily movable.
- (94) **temporary sign marker** means an area of a **parcel** that has been approved and demarked as a location for **temporary signs**, which for the purposes of regulating **signs**, is deemed to be a **sign**.
- (95) **third-party advertising sign** means a **sign** that displays **copy** directing attention to a business, commodity, service or entertainment that is conducted, sold or offered elsewhere than on the **parcel** where the **sign** is located and does not contain a **digital display**.
- (96) **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.

Where light rail transit is located within a road right-of-way it functions like a street for pedestrians.

- (97) **total passenger pick-up and drop-off stalls** means the total of on-site passenger pick-up and drop-off stalls plus passenger pick-up and drop-off stalls located on a **street** where permitted.
- (98) **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**.
- (99) **transit route** means a bus, bus rapid transit or light rail **transit route**.
- (100) **transit street** means a **street** with one or more **transit routes**.
- (101) **transit stop** means a specific location where transit passengers embark and disembark. ~~and includes a primary transit stop.~~ Removed as primary transit stop not used in the bylaw.
- (102) **treated glass** means glass that meets one of the following criteria:
- (a) Obscured glass;
 - (b) Non-obscured glass covered by obscured, exterior shades perforated in a pattern with holes no greater than 50mm, a solid-to-void ratio not less than 50% and placed so that the material surface is not more than 1 metre from the parallel plane of the glass; or,
 - (c) non-obscured glass with a treatment that creates a high-contrast pattern comprised of visual markers that are at least 4mm in diameter and applied to the exterior surface of glass with a maximum spacing of 50 mm between visual markers.
- (103) **use** means a permitted or **discretionary use**.
- (104) **use area** means:
- (a) 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.

(iv) does not apply to **dwelling units**.

(105) **visitor parking stall** means a **motor vehicle parking stall** intended only for the **use** of visitors to **dwelling units**.

(106) **walkout basement** means a basement in a **building** which has a door that exits directly from the basement to the exterior at **grade** that is substantially at the same level as the basement floor.

(107) **walkway** means a designated pedestrian path commonly found within a **development**, ensuring safe and accessible access for pedestrians. These paths, often situated on private land, are designed to link different areas within the **development** and provide pedestrians with access to amenities.

(108) **waste** means a solid or liquid material or product or combination of them that is disposed of or stored prior to transportation to the final disposal location. **Waste** that includes any amount of recyclables is considered **waste**.

(109) **window area** means all contiguous panes of glass on a **building**, including panes of glass that would be contiguous if not separated by mullions, but does not include contiguous panes of glass on a doorway.

(110) **window sign** means a **sign** that is attached to, painted on or displayed on the interior or exterior of a window of a **building** so that its content is visible to a viewer outside of the **building**.

(111) **ultra low emission building – large** means a **building** that contains eight (8) **dwelling units** or more, is a mixed **use** or commercial **building** that is four (4) **storeys** or more in height that and has been designed to meet any of the following criteria:

(a) Canadian Home Builders Association (CHBA) Net

Zero Home Label;

- (b) Passive House Plus or Premium Certified Building
 - (c) CaGBC Zero Carbon Building; or
 - (d) Energy Performance Tier 4 of the National Energy Code for Buildings 2020, with verification acceptable to the **General Manager**.
- (112) **ultra low emission building – small** means a **building** with seven (7) **dwelling units** or less that has been designed to meet any of the following criteria:
- (a) CHBA Net Zero Home Label;
 - (b) Passive House Plus or Premium Certified Building;
or
 - (c) Energy Performance Tier 3 or higher of the National Building Code 20203 – Alberta Edition, with verification acceptable to the **General Manager**.

draft for discussion

Administration

Development Permit

The Administration section is not included in this Draft since it is still in progress and mainly addresses City authorities and processes. However, the sections on developments that are development permit exempt and development notification are included.

518 Relaxations of Administrative Provisions

The rules and requirements in Part 7 Administration cannot be relaxed.

519 Approvals Required

(1) The types of **development permit** applications a **Development Authority** may consider are a **development permit** for:

- (a) **permitted use** that complies with all requirements of this Bylaw;
- (b) **permitted use** that does not comply with all requirements of this Bylaw;
- (c) **discretionary use** that complies with requirements of this Bylaw; and
- (d) **discretionary use** that does not comply with all requirements of this Bylaw.

(2) A **development permit** is required for every **development** unless it is otherwise exempted in this Part.

520 Development Permit Exemptions

The following **developments** do not require a **development permit**:

- (a) **development** with the sole purpose of adding exterior insulation and associated cladding to an existing **building**, where the **building** is not listed on the **City's** inventory of evaluated historic resources. The additional exterior insulation and associated cladding may:
 - (i) project a maximum of 0.3 metres into any required **setback area**;
 - (ii) exceed the maximum **parcel coverage** in **housing zones**; and
 - (iii) be exempt from the minimum landscaped area calculations in **housing zones** and **mixed use zones**.
- (b) **developments** located in the **floodway**, which are being conducted by, or on behalf of, the **City** for

The order of DP exemptions has been adjusted to create more logical groupings.

the purpose of erosion control, where the primary purpose is to protect public infrastructure;

- (c) **linear utility;**
- (d) any activity and associated structures granted a permit through the Parks and Pathways Bylaw;
- (e) public transit system;
- (f) targeted grazing on **City**-owned lands carried on by, or on behalf of, the **City**;
- (g) temporary structures affiliated with a **City**-approved street festival;
- (h) **Urban Agriculture** where:
 - (i) ~~trees and shrubs required on the parcel in conjunction with any existing approved development permit are retained;~~
 - (ii) there are no **local food sales**; and
 - (iii) there is a maximum of one ancillary **building** 10.0 square metres or less in area for the purposes of storage.

This has been removed because it duplicates a condition of a DP.

521 Conditions for **Development Permit** Exemptions

A **development** listed in Sections 516 through and including 520 and will only be exempt from the requirement to obtain a **development permit** if it:

This section remains the same as the existing land use bylaw.

- (a) complies with the rules of this Bylaw;
- (b) is not ~~subject to~~ restricted by the Calgary International Airport Vicinity Protection Area Regulation, A.R. 177/2009;
- (c) is not located in the **floodway**;
- (d) is not subject to any restrictions imposed by Matters Related to Subdivision and Development Regulation, A.R. 84/2022; and
- (e) has adequate sewage collection, treatment and disposal, water supply, treatment and distribution, storm water collection and storage and road infrastructure capacity required to give access to the **development**.

522 Conditional Exemptions

- (1) The following **developments** do not require a **development permit** if the conditions of Section 704 are met:

- (a) an **accessory dwelling unit**;
- (b) an **accessory building** for a **permitted use** that has a **gross floor area** equal to or less than 75.0 square metres;
- (c) the construction of an **amenity structure**, landing or patio;
- (d) a driveway;
- (e) the use of all or part of a **building** as a temporary polling station, returning offices' headquarters, Federal, Provincial or Municipal candidates' campaign offices or any other official temporary **use** in connection with a Federal, Provincial or Municipal election, referendum or census;
- (f) external maintenance, internal alterations, and mechanical and electrical work on a **building** provided the intensity of the **use** of the **building** does not increase;
- (g) the construction of any **fence** or gate;
- (h) **Food & Beverage Service** that:
 - (i) is a listed use in the zone;
 - (ii) is located in an existing **building**;
 - (iii) does not provide a seating area; and
 - (iv) has a maximum **gross floor area** of 75.0 square metres.
- (i) a temporary **building** for the sole purpose of which is incidental to the construction or alteration of a **building** for which a permit has been granted under the Safety Codes Permit Bylaw, 39M2018;
- (j) a **Home Business** where:
 - (i) only residents of the **dwelling unit** work on the **parcel**;
 - (ii) there is a maximum of one (1) **Home Business** per **dwelling unit**;
 - (iii) there are less than ~~three (3)~~ seven (7) business-associated vehicle visits per week;
 - (iv) an **accessory building** is not used for business-related activities, except storage; ~~no activities related to the business take place outdoors;~~

This rule was in the regulations, moving it to the exemptions will allow up to 2 home businesses to operate at the same address but not more than 1 can be exempt.

- (v) ~~there is no electronic interference, dust, noise, odour, or smoke, which is detectable to normal sensory perception, outside the building;~~
 - (vi) there is no signage displayed;
 - (vii) ~~there is no direct sale of goods on the parcel, except incidental sales;~~
 - (viii) ~~unless otherwise referenced in subsection (ix), less than 30.0 per cent of the cumulative floor area of the dwelling unit is occupied by the business;~~
 - (ix) ~~less than 40.0 per cent of the cumulative floor area of a heritage resource or pre-war home is occupied by the business; and~~
 - (x) there is one (1) or fewer vehicles, that is not a **large vehicle**, associated with the business.
- (k) a **Home Business** which:
- (i) is operated by a resident of a **dwelling unit** to provide temporary care or supervision to a maximum of six (6) children ~~for periods of less than 24 hours that:~~
 - (ii) ~~under the age of 13 years, or children who because of a special need, require child care;~~
 - (iii) ~~for periods of less than 24 consecutive hours;~~
 - (iv) does not have more than one (1) non-resident employee; ~~and~~
 - (v) does not display any **signs**;
 - (vi) has **screened** or **fenced** any outdoor play areas;
 - (vii) is not located in a dwelling unit containing another **Home Business use**.
- (l) "interim uses" where:
- (i) "interim uses" means any one or more of the following **uses**:

This was moved to the use specific regulations since it should be a rule that applies to all businesses not just exemption criteria.

The City doesn't regulate who receives child care.

- A. **Indoor Sales and Services**
 - B. **Small-scale Manufacturing**
 - C. **Recreation Facility**
 - D. **Food & Beverage Service**
 - E. **Office**
- (ii) The **uses** are located:
- A. in a **mixed-use zone, commercial zone, industrial zone or greater downtown zone**; or
 - B. on a parcel designated as a **Direct Control Zone**, designated after ~~the effective date of this Bylaw June 1, 2008~~, and the **Direct Control Zone** is based on a zone group listed in subsection (A).
- (iii) they operate for a maximum of six (6) consecutive months in a calendar year, excluding the time used to set up the activity; ~~and~~
- (iv) the **use** area is located on the ground floor of a **building** or within an enclosed shopping mall; and
- (v) ~~they may display any~~ merchandise related to the **use** ~~is displayed~~ outside of a **building**; ~~provided the merchandise and~~ does not impede pedestrian movement.
- (m) motion picture filming locations located outdoors or within a **building**, provided:
- (i) no permanent **buildings** are constructed;
 - (ii) no permanent additions or alterations are made to an existing **building**; and
 - (iii) the location is not used for more than one continuous calendar year;
- (n) a **sign** that is exempt from the requirement to obtain a **development permit** as specified in Part 5, Division 1;
- (o) **solar collectors**, if:

- A. the **solar collectors** are located on a **building**, a minimum of 2.4 metres above grade; and
- B. the **building** they are installed on is not listed on the **City** inventory of evaluated historic resources;

(p) a **Special Event** that:

- (i) is located on a **parcel**, excluding the time used to erect and dismantle any temporary structures, for a maximum of:
 - A. 60 consecutive days; and
 - B. 120 cumulative days in a calendar year; or
 - C. 3 consecutive days when the Special Event is associated with an existing approved use that operates with a licence to serve alcohol granted by Alberta Gaming, Liquor and Cannabis.
- (ii) ~~is associated with an existing, approved use;~~
- (iii) ~~is located on a parcel for less than 15 consecutive days per year;~~
- (iv) ~~the temporary structure has a maximum height of two storeys or less;~~
- (v) ~~the temporary structure does not have any openings except emergency exists on a facade that fronts onto a parcel with a housing zone;~~
- (vi) ~~is smaller than 75.0 square meters in covered area; and~~
- (vii) ~~is located on a parcel for less than 120 cumulative days in a calendar year;~~

The regulations around max storeys, exits and size have been moved to the use specific regs. Max amount of time allowed is reworked to include different amounts of time for events that are associated with licensed businesses.

- (q) stockpiling on the same **parcel** undergoing excavation, stripping or grading;
- (r) a **Temporary Sales Centre** when located in a **housing or mixed-use zone**.

(2) The following **developments** do not require a **development permit** if they are located outside of the **flood fringe** or **overland flow** areas and the conditions of Section 514 are met:

- (a) a change of **use** for a **building** or portion of a **building** does not require a **development permit** if:
 - (i) it is located in a **mixed use zone, greater downtown zone, commercial zone** or **industrial zone**;
 - (ii) it does not include additions, exterior alterations, or changes to site plans; and
 - (iii) the proposed **use** is listed as a **permitted use** in the zone.
- (b) excavation, grading or stripping **where one or more of the following are met:**
 - (i) the area of land to be excavated, stripped or graded is less than 1,000.0 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;
- (c) facilities required for environmental remediation or monitoring;
- (d) **Housing** where a **development**:
 - (i) contains one **primary dwelling unit** per **parcel**;
 - (ii) is within an active **development** agreement; and
 - (iii) is subject to an approved tentative plan.
- (e) an exterior alteration or addition to **Housing** where:
 - (i) the **main residential building** contains one or two **primary dwelling units**;
 - (ii) the exterior alteration or addition complies with the rules of Section 384; and
 - (iii) the existing **building** is not listed on the **City** inventory of evaluated historic resources.

- (f) retaining walls that are less than 1.2 metres in height, measured from the lowest grade at any point adjacent to the retaining wall to the highest grade retained by the retaining wall;
 - (g) power generation within the **Minor Utility use** when where:
 - (i) a **development** is for power generation developed in order to comply with the emergency power requirements of the Alberta Building Code; or
 - (ii) required for the purpose of providing electrical power for emergency or back-up purposes with a generation capacity of less than 20 kilowatts.
 - (h) power generation within the **Minor Utility use** with a total power generation capacity of 10 kilowatts or less where:
 - (i) there is no internal combustion engine used; and
 - (ii) the generation is located entirely within an existing approved **building**.
 - (i) an **Urban Agriculture use** that where:
 - (i) is a **permitted use** in the zone;
 - (ii) complies with the regulations of the zone;
 - (iii) is located outdoors or within an existing, approved **building**, and which does not result in exterior alterations to the **building**; and
 - (iv) does not include the **development** of **buildings** or structures greater than 10.0 square meters in floor area.
 - (j) utilities installed or constructed within a **street** or a utility right-of-way;
- (3) The following **developments** do not require a **development permit** if the conditions of Section 515 are met and they are being carried out by, or on behalf of, the **City**:
- (a) **developments** located in the **floodway** which are being conducted by, or on behalf of, the **City** for the purpose of erosion control to protect public infrastructure;
 - (b) landscaping projects, parks, public sports courts

and **street** furniture.

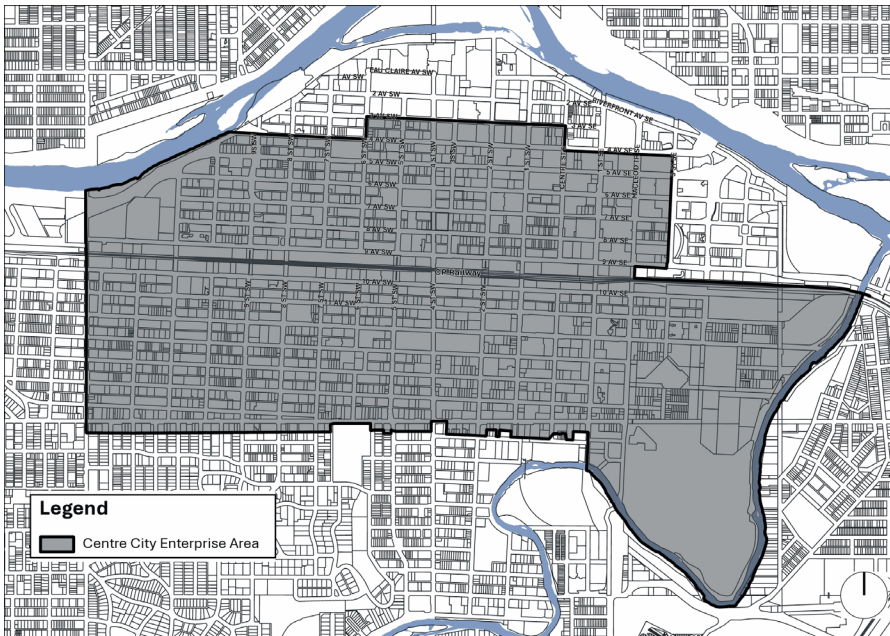
- (c) **local food sales** on **City** owned land where approved by or on behalf of the **City**;
- (d) **Major Utility** and **Minor Utility**;
- (e) ~~the use of City land which it either owns, or has an equitable interest in, for a purpose approved by Council in connection with any Major Utility or Minor Utility;~~
- (f) motor vehicle and pedestrian bridges, unless they are part of the **Plus 15 Network** or Plus 30 networks;
- (g) roads, traffic management projects, and interchanges;
- (h) **water, sewage and storm water facilities; and**

523 Exemption for the Greater Downtown Enterprise Area

- (1) Unless otherwise stated in subsections (4) and (5), the following **developments** do not require a **development permit** if the conditions of Section 515 are met:
 - (a) an addition to a **building** where:
 - (i) it is located within the “Greater Downtown Enterprise Area” as illustrated on Map 11;
 - (ii) it is not listed on the **City** inventory of evaluated historic resources; and
 - (iii) the addition does not increase the **gross floor area** of the **building** by more than 1,000.0 square metres.
- (2) Unless otherwise stated in subsections (4) and (5), a change of use for a **building** or portion of a **building** does not require a **development permit** if:
 - (a) it is located within the “Greater Downtown Enterprise Area” as illustrated on Map 11; and
 - (b) it is a listed **use** in the zone.
- (3) Unless otherwise stated in subsections (4) and (5), exterior alterations for **buildings** not listed on the **City** inventory of evaluated historic resources, do not require a **development permit** if:
 - (a) it is located within the “Greater Downtown Enterprise Area” as illustrated on Map 11; and

- (b) it is a listed use in the zone.
- (4) The following uses are not exempt under subsections (1), (2) and (3):
- (a) **Cannabis Store;**
 - (b) **Supportive Housing;** and
 - (c) **Major Indoor Entertainment.**
 - (d) **Indoor Sales & Service** that specifically include Pawn Shop and Payday Loan activities.
- (5) The following **uses** are not exempt under subsections (1), (2) and (3) where they are located within 30.0 metres of a freight rail corridor property line:
- (a) **Supportive Housing;**
 - (b) **Child Care Service;**
 - (c) **Housing;**
 - (d) **Community Service;**
 - (e) **Health Care Facility;**
 - (f) **Detention Facility;** and
 - (g) **School.**
 - (h) **Temporary Shelter**
- (6) **Parcels** designated with a **Direct Control Zone**, whether so designated before or after the effective date of this Bylaw, are subject to the **development permit** exemption clauses contained in this section unless specifically indicated otherwise in the **Direct Control Zone**.

Map 11: Greater Downtown Enterprise Area



524 Exemption for Insulation Retrofit

- (1) Unless otherwise stated in subsection (3), **development** with the sole purpose of adding exterior insulation and associated cladding to an existing **building** does not require a:
 - (a) project a maximum of 0.3 metres into any required **setback area**;
 - (b) exceed the maximum **parcel coverage** in **housing zones**; and
 - (c) be exempt from the minimum landscaped area calculations in **housing zones**;
- (3) **Buildings** listed on the **City's** inventory of evaluated historic resources are not exempt from the requirement for a under subsection (1):

This section remains the same as the existing land use bylaw. Exemption has been included in the above section.

525 Exemption for Acquisition of Land by The City

- (1) Except as otherwise referenced in subsection (2) where a portion of a parcel is, or has been, acquired on or after January 1, 2017 by the City for a municipal purpose, the development or use legally existing or approved on that parcel on the date that the land is, or was, acquired by the City is deemed to conform with the requirements of this Bylaw and to comply with the approved **development permit**.

This section remains the same as the existing land use bylaw.

- (2) Subsection (1) does not deem a non-conforming use to conform with the uses listed in the governing zone or restrictions in the definition of the use.

Division 2 Development Permit Application

Division 3 Development Permit Review and Conditions

Division 4 Development Notification

526 Notice Posting Requirements

- (1) At least 7 days prior to making a decision on a **development permit** applications for those **uses** listed in subsection (4), the **Development Authority** must ensure a notice is posted in a conspicuous location on the subject **parcel** that lists the **use(s)** in the proposed **development**.
- (2) The **Development Authority** must not notice post any **development permit** application for a **use** not included in subsection (4).
- (3) When a **development permit** application includes multiple **uses**, all proposed **uses** must be listed on the notice if at least one of the **uses** is required to be notice posted.
- (4) The following **uses** must always be notice posted:
- (a) **Cannabis Store;**
 - (b) **Major Indoor Entertainment;**
 - (c) **Outdoor Patio;**
 - (d) **Sign – Class E;**
 - (e) **Sign – Class G; and**

Removed the specifics of Notice Posting as these are business practices that are not required or regulated through the Municipal Government Act. Provides more flexibility to adapt business practices in response to community needs.

Requires all uses included in a Development Permit to be stated in the notice posting to ensure better understanding of the proposed development.

Certain uses have been removed from this list from the existing land use bylaw where they are proposed as permitted uses, but a requirement for all discretionary uses in the housing, mixed use, commercial, and downtown zones has been added.

- (f) all **discretionary uses** in the **housing zones**, **mixed use zones**, **commercial zones**, and **greater downtown zones** when located in a proposed **building** or a proposed addition to an existing **building**.
- (5) The notices referenced in this Division must conform to the standards approved by the **General Manager**.

527 Notification of Decision for Permitted Use Applications

- (1) After deciding to approve a **development permit** application for a **permitted use** that complies with all the applicable requirements and rules of this Bylaw, the **Development Authority** must:

New requirement to advertise approval of a permitted use.

- (a) approve the **development permit** as of the date of the decision.
- (b) publish a notice online for the public stating the location and use of the **parcel** for which the application has been approved.

- (2) After deciding to approve a **development permit** application for a **permitted use** that does not comply with all the applicable requirements and rules of this Bylaw, the **Development Authority** must:

Removed reference to the number of days for the appeal period as this is governed through the Municipal Government Act and included language to specify that advertising can happen online.

- (a) approve the **development permit** as of the date of the decision, but must not release the permit to the applicant:
 - (i) before the appeal period referred to in the **Municipal Government Act** has expired; or
 - (ii) in the case of an appeal to the **appeal body**, filed within the appeal period, until such time as the appeal has been fully dealt with by the **appeal body**, or the appeal has been withdrawn or abandoned.
- (b) publish a notice online for the public stating the location and use of the **parcel** for which the application has been approved.

- (3) After refusing a **development permit** application for a **permitted use**, the **Development Authority** must provide written notification of the decision and the reasons for it to the applicant.

528 Notification of Decision for Discretionary Use Applications

- (1) After deciding to approve a **development permit** application for a **discretionary use**, the **Development Authority** must:

- (a) approve the **development permit** as of the date of the decision, but must not release the permit to the applicant:
 - (i) before the 21 day appeal period referred to in the **Municipal Government Act** has expired; or
 - (ii) in the case of an appeal to the **appeal body**, filed within the 21-day appeal period, until such time as the appeal has been fully dealt with by the **appeal body**, or the appeal has been withdrawn or abandoned.
 - (b) publish a notice online for the public stating the location and **use** of the **parcel** for which the application has been approved.
- (2) After refusing an application for a **development permit** application for a **discretionary use**, whether or not it complies with all of the rules of this Bylaw, the **Development Authority** must provide written notification of the decision and the reasons for it to the applicant.

Removed reference to the Alberta Court of Appeal to better reflect municipal jurisdiction.

Division 5

Appeals

Division 6

Commencement of Development

Division 7

Development Authority Powers and Duties

Division 8

Subdivision Authority Powers and Duties

Division 9 **Zoning Bylaw
Amendments**

Division 10 **Direct Control Zones**

Division 11 **Enforcement**

draft for discussion

Schedules

Schedule 1 Penalties

General Offences			
Section	Offence	Minimum Penalty First Offence	Specified Penalty First Offence
	No DP	\$2,500	\$5,000
	Fail to Comply With DP	\$2,500	\$5,000
	Obstruct/Refuse Officer	\$2,500	\$5,000
	Occupy Prior to DCP	\$1,500	\$3,000
Use Rules Offences			
	Fail To Comply with Use Regulations	\$250	\$500
Commercial/Industrial Offences			
	Fail to Screen Mechanical	\$500	\$1,000
	Fail to Enclose Waste	\$500	\$1,000
Lighting Offences			
	Fail To Comply with Lighting Regulations	\$500	\$1,000
Sign Offences			
	Fail To Comply with Sign Regulations	\$500	\$1,000

Schedule 2 Urban Tree List

Family	Genus	Species	Variety or Cultivar	Common Name	Height (metres)	Width (metres)	Crown Projection (square metres)	Size
Sapindaceae	Acer	ginnala	'Flame'	Flame Amur Maple	4.5	4.5	16	Small
Sapindaceae	Acer	rubrum	'Bailcraig'	Scarlet Jewel™ Red Maple	15	6	28	Small
Sapindaceae	Acer	tataricum	GarAnn	Hot Wings Tatarian Maple	6	4.5	16	Small
Sapindaceae	Acer	x freemanii	Celebration	Celebration Maple	13	6	28	Small
Sapindaceae	Aesculus	glabra		Ohio Buckeye	8	6	28	Small
Fabaceae	Caragana	arborescens	Sutherland	Sutherland Caragana	4.5	2.1	3	Small
Rosaceae	Crataegus	x mordenensis	Toba	Toba Hawthorn	6	6	28	Small
Cupressaceae	Juniperus	scopulorum		Rocky Mountain Juniper	5	2	3	Small
Rosaceae	Malus	Dolgo		Dolgo Apple	6	4.5	16	Small
Rosaceae	Malus	Pink Spires		Pink Spire Flowering Crab	7	4.5	16	Small
Rosaceae	Malus	Thunderchild		Thunderchild Flowering Crab	6	4	13	Small
Pinancea	Picea	pungens	Fastigiata	Columnar Colorado Spruce	4	2	3	Small
Pinancea	Picea	pungens	Hoopsii	Hoopsii Blue Spruce	9	3	7	Small
Pinancea	Picea	pungens	var. glauca	Blue Colorado Spruce	18	6	28	Small
Pinancea	Pinus	aristata		Bristlecone Pine	6	6	28	Small
Pinancea	Pinus	banksiana		Jack Pine	20	4.5	16	Small
Pinancea	Pinus	cembra		Swiss Stone Pine	9	4.5	16	Small
Pinancea	Pinus	contorta		Lodgepole Pine	25	3	7	Small
Pinancea	Pinus	flexilis		Limber Pine	7	6	28	Small
Pinancea	Pinus	mugo		Mugo Pine	6	7	38	Small
Pinancea	Pinus	mugo	uncinata	Mountain Pine	12	6	28	Small
Salicaceae	Populus	x Prairie Sky		Prairie Sky Poplar	18	6	28	Small
Salicaceae	Populus	balsamifera	Paskapoo	Paskapoo Balsam Poplar	9	6	28	Small
Salicaceae	Populus	tremula	Erecta	Columnar Swedish Aspen	12	2	3	Small

Family	Genus	Species	Variety or Cultivar	Common Name	Height (metres)	Width (metres)	Crown Projection (square metres)	Size
Rosaceae	Prunus	Brookgold		Brookgold Plum	6	6	28	Small
Rosaceae	Prunus	Evans		Evans Cherry	10	6	28	Small
Rosaceae	Prunus	Pembina		Pembina Plum	6	6	28	Small
Rosaceae	Prunus	americana		Wild (American) Plum	6	6	28	Small
Rosaceae	Prunus	maackii		Amur Cherry	4	4	13	Small
Rosaceae	Prunus	maackii	Ming	Ming Cherry	9	4.5	16	Small
Rosaceae	Prunus	mandshurica	Westcot	Westcot Apricot	4.5	3.5	10	Small
Rosaceae	Prunus	nigra	Princess Kay	Princess Kay Plum	4.5	3	7	Small
Rosaceae	Prunus	padus	var. commutata	Commutata Mayday	9	7	38	Small
Rosaceae	Prunus	pennsylvanica		Pincherry	9	7	38	Small
Rosaceae	Prunus	virginiana	virginiana	Choke Cherry	9	7	38	Small
Rosaceae	Prunus	virginiana	Schubert	Schubert Chokecherry	9	6	28	Small
Rosaceae	Prunus	x nigrella	Muckle	Muckle Plum	4.5	3.5	10	Small
Rosaceae	Pyrus	ussuriensis		Ussurian Pear	8	6	28	Small
Rosaceae	Pyrus	ussuriensis	Early Gold	Early Gold Pear	7	6	28	Small
Rosaceae	Pyrus	ussuriensis	Golden Spice	Golden Spice Pear	5.5	4.5	16	Small
Fagaceae	Quercus	macrocarpa	Sentry	Sentry Columnar Oak	18	3.5	10	Small
Fagaceae	Quercus	macrocarpa	Top Gun	Top Gun Bur Oak	18	4.5	16	Small
Fabaceae	Robina	pseudoacacia		Black Locust	12	7.5	44	Small
Salicaceae	Salix	acutifolia		Sharp Leaf Willow	6	4.5	16	Small
Salicaceae	Salix	pentandra	Silver Lake	Prairie Reflection Willow	10	7	38	Small
Rosaceae	Sorbus	americana		American Mountain Ash	7	6	28	Small
Rosaceae	Sorbus	aucuparia		European Mountain Ash	9	6	28	Small
Rosaceae	Sorbus	aucuparia	Fastigiata	Pyramidal Mountain Ash	6	2	3	Small
Rosaceae	Sorbus	decora		Showy Mountain Ash	6	5	20	Small
Oleaceae	Syringa	reticulata		Japanese Tree Lilac	5	4	13	Small

Family	Genus	Species	Variety or Cultivar	Common Name	Height (metres)	Width (metres)	Crown Projection (square metres)	Size
Cupressaceae	Thuja	occidentalis	Brandon	Brandon White Cedar	3.5	2	3	Small
Malvaceae	Tilia	americana	American Sentry	American Sentry Linden	12	6	28	Small
Malvaceae	Tilia	cordata	Morden	Morden Littleleaf Linden	9	6	28	Small
Malvaceae	Tilia	x flavescens	Dropmore	Dropmore Linden	7	5	20	Small
Ulmaceae	Ulmus	americana	Brandon	Brandon Elm	12	7	38	Small
Sapindaceae	Acer	ginnala		Amur Maple	10	10	79	Medium
Sapindaceae	Acer	negundo	'Baron'	Manitoba Maple Baron	10	9	64	Medium
Fabaceae	Gleditsia	triacanthos	Harve	Northern Acclaim Honeylocust	12	9	64	Medium
Pinancea	Larix	sibirica		Siberian Larch	20	6	28	Medium
Pinancea	Picea	mariana		Black Spruce	30	5	20	Medium
Pinancea	Pinus	albicaulis		Whitebark Pine	15	8	50	Medium
Pinancea	Pinus	ponderosa		Yellow Pine (Ponderosa)	18	7	38	Medium
Salicaceae	Populus	tremuloides		Trembling Aspen	20	6	28	Medium
Fagaceae	Quercus	x jackiana	Jefmir	Admiration Hybrid Oak	12	9	64	Medium
Fagaceae	Quercus	x bimundorum		Prairie Stature Oak	12	9	64	Medium
Salicaceae	Salix	pentandra		Laurel Leaf Willow	12	9	64	Medium
Malvaceae	Tilia	americana	Boulevard	Boulevard Linden	15	8	50	Medium
Ulmaceae	Ulmus	americana	Patmore Select	Patmore Elm	13	9	64	Medium
Ulmaceae	Ulmus	davidiana	Discovery	Discovery Elm	12	9	64	Medium
Ulmaceae	Ulmus	davidiana	japonica	Japanese Elm	14	8	50	Medium
Pinancea	Abies	lasiocarpa	bifolia	Subalpine Fir	20	7.5	44	Large
Sapindaceae	Acer	platanoides	'Prairie Splendor'	Prairie Splendor Norway Maple	15	12	113	Large
Sapindaceae	Acer	saccharinum	Silver Cloud	Silver Cloud Silver Maple	15	9	64	Large
Sapindaceae	Acer	saccharum	Green Mountain	Green Mountain Sugar Maple	15	9	64	Large
Sapindaceae	Acer	x freemanii	Jeffersred	Autumn Blaze Maple	15	9	64	Large

Family	Genus	Species	Variety or Cultivar	Common Name	Height (metres)	Width (metres)	Crown Projection (square metres)	Size
Betulaceae	Betula	nigra		River Birch	15	9	64	Large
Betulaceae	Betula	papyrifera		Paper Birch	18	9	64	Large
Oleaceae	Fraxinus	americana	DurKar	Calypso White Ash	15	9	64	Large
Oleaceae	Fraxinus	pennsylvanica	Foothills	Foothills Green Ash	18	12	113	Large
Juglandaceae	Juglans	nigra		Black Walnut	15	12	113	Large
Pinancea	Picea	abies		Norway Spruce	30	7	38	Large
Pinancea	Picea	engelmannii		Engelmann Spruce	30	6	28	Large
Pinancea	Picea	glauca		White Spruce	25	8	50	Large
Pinancea	Picea	pungens		Colorado Spruce	25	8	50	Large
Pinancea	Pinus	nigra		Austrian Pine	15	9	64	Large
Pinancea	Pinus	sylvestris		Scotch Pine	30	12	113	Large
Salicaceae	Populus	x Assiniboine		Assiniboine Poplar	18	12	113	Large
Salicaceae	Populus	balsamifera		Balsam Poplar	24	12	113	Large
Salicaceae	Populus	deltoides		Cottonwood	30	23	415	Large
Salicaceae	Populus	grandidentata		Large-tooth Aspen	20	10	79	Large
Salicaceae	Populus	sargentii		Plains Cottonwood	21	15	177	Large
Pinancea	Pseudotsuga	menziesii		Douglas Fir	40	6	28	Large
Fagaceae	Quercus	ellipsoidalis	Bailskies	Majestic Skies™ Northern Pin Oak	18	14	154	Large
Fagaceae	Quercus	macrocarpa		Bur Oak	25	15	177	Large
Salicaceae	Salix	x Prairie Cascade		Prairie Cascade Weeping Willow	15	9	64	Large
Salicaceae	Salix	alba	Vitellina	Golden Willow	15	12	113	Large
Malvaceae	Tilia	americana		Basswood (Linden)	20	12	113	Large
Ulmaceae	Ulmus	americana		American Elm	20	20	314	Large
Ulmaceae	Ulmus	pumila		Siberian Elm	18	12	113	Large

Schedule 3 Use Matrix

The City of Calgary

DRAFT ZONING BYLAW | USE TABLE

P Permitted **D** Discretionary **E** Permitted in existing buildings

	HOUSING				MIXED USE			GREATER DOWNTOWN			COMMERCIAL			INDUSTRIAL			SPECIAL PURPOSE					
	H-1i	H-1G H-1Gm	H-2	H-3	MU-1 MU-1c	MU-2 MU-2c	MU-3 MU-3c	GD-1	GD-2	GD-3	C-1 C-1v	C-2	C-3	I-F	I-G	I-H	S-NA	S-PS	S-RC	S-PI	S-TC	S-FD
RESIDENTIAL	Home Business	D	D	D	D	D	D	D	D	D	D	D	D							D		D
	Housing	P	P	P	P	P	D	D	D/E	D/E	D/E	D/E	D							D		D
	Supportive Housing	P	P	P	P	P	D	D	D/E	D/E	D/E	D/E	D							D		D
COMMERCIAL	Cannabis Store				D	D	D	D	D	D	D	D	D	D	D							
	Child Care Service	D	D	D	D	D	D	D	D	D	D	D	D	D	D			D	D			
	Distillery				D	D	D	D	D	D	D	D	D	D	D	D						
	Drive Through										D	D	D	D	D	D						
	Food & Beverage Service				D/E	D/E	D/E	D	D/E	D/E	D/E	D/E	D/E	D/E	D/E			D	D/E		D	
	Funeral Service										D/E	D/E	D/E									
	Health Care Service	D		D	D/E	D/E	D/E	D/E	D/E	D/E	D/E	D/E	D/E	D/E	D/E				D/E			
	Hotel				D	D	D	D	D/E	D/E		D	D	D	D							
	Indoor Sales & Service			D	D/E	D/E	D/E	D/E	D/E	D/E	D/E	D/E	D/E	D/E	D/E				D		D	
	Kennel								D	D		D	D		D							
	Major Indoor Entertainment							D	D	D		D	D					D				
	Neighbourhood Store	D		D	D															D/E		
	Office	D		D		D/E	D/E	D/E	D/E	D/E	D/E	D/E	D/E	D/E	D							
	Outdoor Patio			D	D	D	D	D	D	D	D	D	D	D	D			D	D		D	
	Outdoor Entertainment											D	D		D			D				
	Outdoor Sales & Service											D	D	D	D							
	Parking Facility				D	D	D		D	D		D	D		D					D		
	Recreation Facility				D/E	D/E	D/E	D/E	D/E	D/E	D/E	D/E	D/E	D/E	D			D	P	D/E		
	Recycling Depot								D	D		D	D/E	D	D							
	Self Storage Facility				D	D	D		D/E	D/E	D	D	D	D	D							
	Temporary Sales Centre	D	D	D	D	D/E	D/E	D/E	D/E	D/E	P	P	P	D/E	D/E							
	Vehicle Service									D	D	D	D	D/E	P					D		
	Crematorium														P					P		
INDUSTRIAL	Heavy Industrial															D					D	
	Industrial													D/E	P	D				D	D	
	Outdoor Storage														P	D				D	D	D
	Small-Scale Manufacturing				D	D	D		D/E	D/E	D	D	D	P								
	Cemetery																			P		
INSTITUTIONAL	Community Service	D	D	D	D/E	D/E	D/E	D/E	D/E	D/E	D/E	D/E	D/E	D/E	D/E			D	D/E	P		
	Health Care Facility																			D		
	Library				D/E	D/E	D/E	D/E	D/E	D/E	D/E	D/E	D/E					D	P	P		
	Major Utility							D	D	D		D	D		D	D			D	P	D	D
	Minor Utility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	D	P	P	P	P	P
	Natural Area																P	P	P	P	P	P
	Outdoor Recreation							D	D	D	D	D	D						P	D	D	D
	Park																	P	P	P	P	
	Protective & Emergency Service	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P		P
	Religious Facility	D	D	D	D	D	D	D/E	D/E	D	D/E	D/E	D/E	D/E	D				D			
	School				D	D	D	D/E	D/E	D/E	D/E	D/E	D/E	D				P	P			
AG	Special Event	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P	P
	Agriculture																				P	P
	Urban Agriculture	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P	P
SIGNS	Sign Class A	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
	Sign Class B	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	D	P	P	P	P	P
	Sign Class C	D	D	D	D	D	D	D	D	D	D	D	D	D	P	P	D	D	D	D	D	D
	Sign Class D				D	P	P	P	D	D	P	P	P	P	P	P	D	D	D	P	P	P
	Sign Class E	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D		D	D	D		
	Sign Class F									D				D	D	D				D		D
	Sign Class G													D	D	D				D		D

May 2025