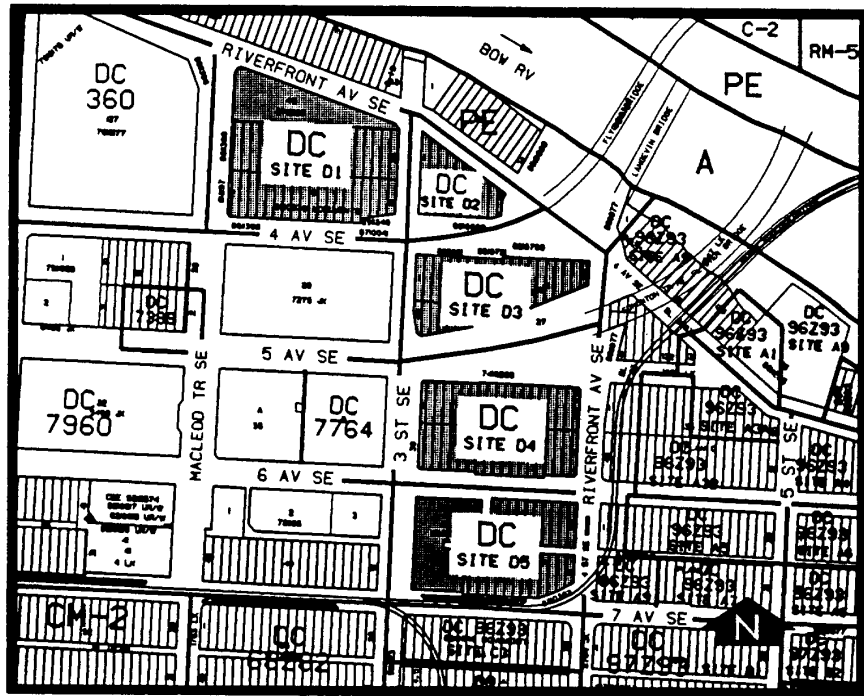


**Amendment No. 94/012  
Bylaw No. 33Z94  
Council Approval: 18 April 1994**

**SCHEDULE B**



**AREA D OF EAST VILLAGE**

**A. DEFINITION**

For the purposes of this By-law, a public administration building is defined as the administrative offices and facilities of a municipal, provincial or federal government organization.

**B. LAND USES**

1. Purpose

Area D of East Village is intended as a mixed use area, transitional between the Downtown commercial core to the west and redeveloped residential neighbourhoods in the eastern part of East Village.

**2. Permitted Uses**

Parks and playgrounds  
Utilities

**3. Discretionary Uses**

For sites D1, D2, D3 and D4:

Accessory buildings  
Apartment buildings  
Apartment hotels  
Child care facilities  
Duplex dwellings (C.U.)  
Entertainment establishments  
Essential public services  
Financial establishments  
Fourplex dwellings (C.U.)  
Grocery stores  
Home occupations (N.P.)  
Hostels (N.P.)  
Liquor stores (excluding cold beer stores)  
Medical clinics  
Outdoor cafes  
Offices  
Parking areas (temporary)  
Personal service businesses  
Private club or organization  
Public and quasi-public buildings  
Restaurants  
Retail stores  
Semi-detached dwellings (C.U.)  
Senior citizens housing  
Signs [see Section C.2.(k)]  
Single detached dwellings (C.U.)  
Special care facilities  
Stacked townhouses  
Townhouses (C.U.)  
Triplex dwellings (C.U.)

In addition, for site D1, D2 and D3 only:

Hotels

For site D5:

Accessory buildings  
Apartment buildings  
Child care facilities  
Duplex dwellings (C.U.)  
Essential public services (C.U.)  
Fourplex dwellings(C.U.)  
Home occupations (N.P.)  
Parking areas (temporary)

Public administration buildings  
Public and quasi-public buildings  
Senior citizens housing  
Semi-detached dwellings (C.U.)  
Signs [see Section C.2.(k)].  
Single detached dwellings (C.U.)  
Stacked townhouses  
Townhouses (C.U.)  
Triplex dwellings (C.U.)

Note: C.U.- Certainty of Use is afforded applications which meet the requirements of Section 11 (2)(b) of By-law 2P80

N.P.- Notice posting is required for these uses in accordance with Section 10(4) of By-law 2P80.

See Section A for definition of public administration building.

## **C. DEVELOPMENT GUIDELINES**

### **1. Permitted Use Rules**

Permitted uses shall conform with the permitted use rules contained in Section 51 of By-law 2P80 (PE Public Parks, Schools and Recreation District).

### **2. Discretionary Use Rules**

#### **(a) Compliance with other regulations:**

- (i) The General Rules for Residential Districts contained in Section 20 and the General Rules for Downtown Districts contained in Section 42.1 of By-law 2P80 shall apply unless otherwise noted below. In the case of differing rules, the provisions of Section 42.1 shall supersede those of Section 20.
- (ii) Except when an integral part of a comprehensive multi-dwelling development, single-detached, semi-detached and duplex dwellings shall comply with the rules contained in Section 23 of By-law 2P80 (R-2 Residential Low Density District).

#### **(b) Gross Floor Area Provisions:**

For the purposes of this By-law:

- (i) Residential uses include Apartment buildings, Duplex, Fourplex, Triplex, Single detached and Semi-detached dwellings, Home occupations, Lodging houses, Hostels, Senior citizens housing, Stacked townhouses, and Townhouses; and
- (ii) All other uses in the Discretionary Use List in Section B.3. will be considered as non-residential uses relative to the Gross Floor Area provisions of this By-law.

**(c) Density:**

- (i) The maximum floor area ratio (FAR) of residential and non-residential uses allowed in each site in Area D is shown in column (3) of Table 1. The maximum portion of that FAR allowed for non-residential uses is shown in column (4).
- (ii) In addition, structures which provide required parking will be allowed above grade to a maximum FAR shown in column (5) of Table 1.
- (iii) As a special bonus provision, the maximum residential FAR may be increased by 50% of the required residential parking FAR if the parking is provided below grade to the satisfaction of the Approving Authority.
- (iv) The maximum number of dwelling units per hectare (UPH) which is allowed per site is shown in column (2) of Table 1. Where FAR bonuses are allowed, the number of units may be correspondingly increased at the rate of one unit per 90 square metres of extra floor area.
- (v) In site D4, non-residential uses shall be at grade level only.
- (vi) The provisions of Section 20 (14) (b) of By-law 2P80 shall not apply in this Direct Control District.

**Table 1. Maximum Densities Allowed In Area D**

(1) Site	(2) UPH	(3) Max. FAR	(4) Max. Non-Res FAR	(5) Parking FAR	(6) Total FAR	(7) Build Storeys*	(8) Build height* (in metres)
D1	333	3.0	1.8	1.0	4.0	15	45
D2	277	2.5	1.0	0.8	3.3	10	30
D3	277	2.5	2.0	0.8	3.3	10	30
D4	389	3.5	1.0	1.2	4.7	15	45
D5	389	3.5	3.5	1.2	4.7	15	45

\* Both building height and number of storeys are required to comply with sunlight standards established in Section C.2.(f)(ii).

**(d) Minimum residential lot area:**

Single detached -	233 sq. metres
Duplexes, triplexes, fourplexes and apartments -	279 sq. metres
Townhouses -	233 sq. metres

**(e) Minimum yards:**

Residential:

Front yards - 3.0 metres

Rear yards - 7.5 metres where not abutting a rear lane  
- 5.0 metres where abutting a rear lane

Side yards - 1.2 metres

Non-residential or mixed use building:

Front yards - nil

Side and rear yards - 3 metres where abutting a residential use

**(f) Building form and siting:**

- (i) The maximum number of storeys above grade and the maximum heights allowed in each site is shown in columns (7) and (8) of Table 1.
- (ii) Buildings shall be designed and located to minimize overshadowing of public and private open spaces both on and off site. In particular:
  - buildings shall conform with the City's sunlight protection policy (an area at least 20 metres wide throughout, immediately south of the Bow River, must not be overshadowed by development between 10:00 a.m. and 4:00 p.m., Mountain Daylight Time, on September 21.
- (iii) No dwelling other than a caretaker's residence shall be located below non-residential floor space.
- (iv) In mixed residential and commercial buildings, separate entrances shall be provided to the residential floor space.
- (v) Appropriate design and construction techniques shall be used to buffer dwelling units from noise, such as orienting outdoor areas and bedrooms away from noise sources, using alternate ventilation to minimize opening windows and using glass block walls or acoustically rated glazing.
- (vi) No window of a living room or bedroom shall be located closer than a horizontal distance of 7.5 metres from a side or rear property line or 15 metres from the facing windows of any building on the same site.
- (vii) In residential complexes which comprise 30 or more units, a meeting room of sufficient size to accommodate all residents shall be provided, in a visible location above grade and in proximity to either the entrance to the complex or other community facilities.
- (viii) Unit design, orientation, and screening should enhance privacy.

- (ix) Safety and a sense of security should be fostered by such actions as:
  - clearly delineating public, private and semi-private spaces to remove any ambiguity as to who may use which spaces in any given development;
  - maximizing opportunities for natural surveillance of sidewalks, entries, circulation routes, semi-private areas and parking entrances. Consideration should be given to grouping laundry facilities, amenity rooms and storage rooms for higher visibility and surveillance.
- (x) Buildings containing garages with direct street access should be designed so as to ensure that garages do not dominate the appearance of the street.

**(g) Landscaping and Amenity Space:**

- (i) Private outdoor amenity space shall be provided for multi-family dwelling units in accordance with Section 20(17) of By-law 2P80.
- (ii) Where 50% or more of the gross floor area is comprised of dwelling units, a minimum of 40% of the gross site area shall be available for communal or private use by the residents as landscaped open space. This may include areas above grade.
- (iii) All on-site horizontal surfaces other than private amenity space greater than 5.6 square metres in size, that are overlooked by dwelling units and not required for vehicular access, shall be usable and landscaped to the satisfaction of the Approving Authority.

**(h) Garbage Storage:**

Garbage and waste material shall be stored in weatherproof and animal-proof containers in accordance with the Waste By-law and shall be visually screened from all adjacent sites and thoroughfares.

**(i) Parking and Loading:**

- (i) Unless otherwise authorized by the Approving Authority, on-site parking and loading shall be in accordance with the provisions of Section 18 of By-law 2P80 for residential and hotel uses. Parking spaces for other non-residential uses shall be at the rate of one space per 140 square metres of net floor area.
- (ii) Parking for bicycles at the rate of 1 space per five dwelling units shall be available in a secure and convenient location on-site in residential buildings with a common parking area.
- (iii) All at-grade or above-grade parking shall be landscaped and screened to the satisfaction of the Approving Authority, so as to minimize impact on adjacent residences and streetscapes.

- (iv) Where loading bays are provided, they shall be covered and screened. They must be properly paved and finished with adequate signage and lighting. Where possible they shall be enclosed with overhead doors.

**(j) Floodway/floodplain regulations:**

All structures located within the Bow River Floodplain shall comply with the Floodplain Regulations contained in Section 19 of By-law 2P80 as amended from time to time to the satisfaction of the Approving Authority.

**(k) Signs**

Signs shall comply with the Sign Appendix of By-law 2P80, with the following exceptions:

- (i) Notwithstanding Section 57(2)(a), temporary signs shall be prohibited.
- (ii) Notwithstanding Section 59(15), electronic message centres shall be prohibited.
- (iii) Notwithstanding Section 62, any new third party advertising signs shall be prohibited. Renewal of existing third party advertising signs having a valid development permit on the date of passage of this by-law may be allowed for precisely the same sign, provided that the owners remove the sign within 30 days of being informed by the City that a development permit for residential development has been approved within a distance of 175 metres of the sign.
- (iv) Notwithstanding Section 60(2), roof identification signs shall be prohibited.
- (v) Projecting identification signs shall be allowed on buildings with a non-residential component, in accordance with Section 60(3)(b)(i).
- (vi) Freestanding identification signs shall be allowed on properties with a non-residential component, in accordance with Section 60(4)(c)(i).
- (vii) Notwithstanding Section 60(9), painted wall identification signs shall be prohibited.
- (viii) Window identification signs shall be allowed in windows of the non-residential portion of buildings, in accordance with Section 60(10).
- (ix) In interpreting the above regulations, the Approving Authority shall ensure that identification signs are compatible with the residential neighbourhood and are pedestrian in scale.

**(l) Conditions of Development**

In addition to the guidelines contained in this Direct Control District, the Approving Authority may impose conditions in a Development Permit as provided for in Section 11(2)(a)(i) of By-law 2P80.

**(m) Development Permits**

Approval of this District does not constitute approval of a Development Permit. Comprehensive plans, including building design, site layout, exterior finishes and colour, landscaping, parking and access shall be subsequently submitted to the Approving Authority as part of a Development Permit application.