

**ROAD CLOSURE AND LAND USE AMENDMENT
RESIDUAL SUB-AREA 3 (WARD 3)
60 STREET NE AND COUNTRY HILLS BOULEVARD
BYLAWS 8C2015 AND 118D2015**

MAP 23, 24, 35, 36NE

EXECUTIVE SUMMARY

This application includes two components for land located within the northeast community of Cornerstone:

- 1) A land use application proposing redesignation of the lands from Special Purpose – Future Urban Development (S-FUD) District to an assortment of residential, commercial districts and special purpose districts; and
- 2) a road closure application for 5.21 hectares ± (12.87 acres ±) of land.

These applications have been applied for with the support of an Outline Plan to provide the technical details for the site's development.

PREVIOUS COUNCIL DIRECTION

None

ADMINISTRATION RECOMMENDATION(S)

2015 June 04

That Calgary Planning Commission recommends **APPROVAL** of the proposed Road Closure and Land Use Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaws 8C2015 and 118D2015; and

1. **ADOPT** the proposed closure of 5.21 hectares ± (12.87 acres ±) of road (Plan 1510745, Areas A, B and C) adjacent to 13001, 13000 – 68 Street NE, 12323 – 68 Street NE, 7880 – 120 Avenue NE, 6660, 6221, 7888 Country Hills Boulevard NE, in accordance with Administration's recommendation; and
2. Give first reading to the proposed closure Bylaw 8C2015; and
3. **WITHHOLD** second and third readings pending the removal of the Growth Management Overlay of the Cornerstone Area Structure Plan).
4. **ADOPT** the proposed redesignation of 72.80 hectares ± (179.89 acres ±) located at 12323 and 11010 – 68 Street NE, 6660 and 6221 Country Hills Boulevard NE, 7880 – 120 Avenue NE and the closed road (Portions of E 1/2 Section 26-25-29-4; Portion of NW 1/4 Section 25-25-29-4; Portion of NW 1/4 Section 24-25-29-4; NE 1/4 Section 23-25-29-4; Plan 151 0745, Areas A, B and C) from Special Purpose – Future Urban

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Development (S-FUD) and Undesignated Road Right-of-Way to Residential –Low Density Multiple Dwelling (R-2M) District, Multi-Residential – Low Profile (M-1) District, Multi-Residential – At Grade Housing (M-G) District, Commercial – Neighbourhood 1 (C-N1) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – Future Urban Development (S-FUD) District and DC Direct Control District to accommodate low density residential development, in accordance with Administration’s recommendation; and

5. Give first reading to the proposed Bylaw 118D2015; and
6. **WITHHOLD** second and third readings pending the removal of the Growth Management Overlay of the Cornerstone Area Structure Plan).

REASON(S) FOR RECOMMENDATION:

The Land Use Amendment application and supporting Outline Plan provide the land uses and technical framework needed to achieve the development vision for the community as specified in the Cornerstone Area Structure Plan. Specific MDP objectives related to integrating a mix of dwelling types and uses; inclusion of activity centres within neighbourhoods; use of a grid based, well connected, complete street pattern in the subdivision design; protecting and integrating elements of the ecological network into the design; and meeting minimum intensity and density targets are achieved with the applications.

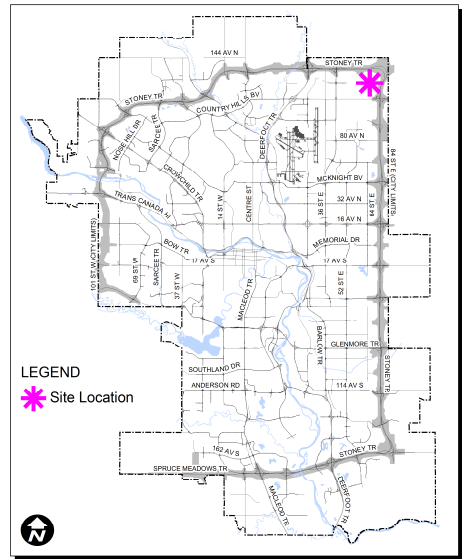
ATTACHMENTS

1. Proposed Bylaw 8C2015
2. Proposed Bylaw 118D2015
3. **Public Submission**

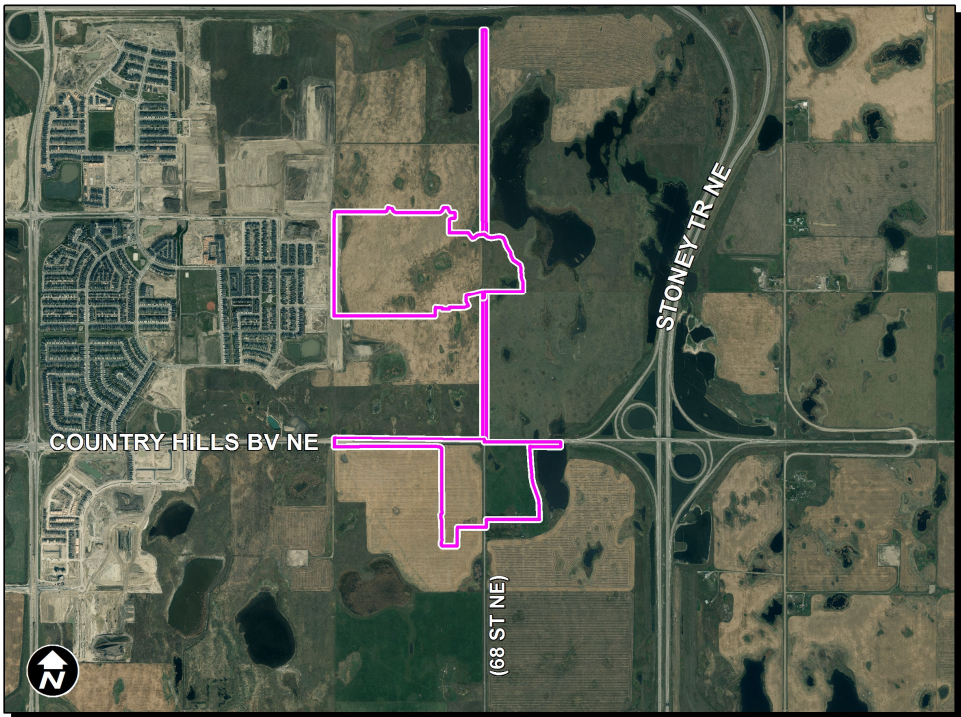
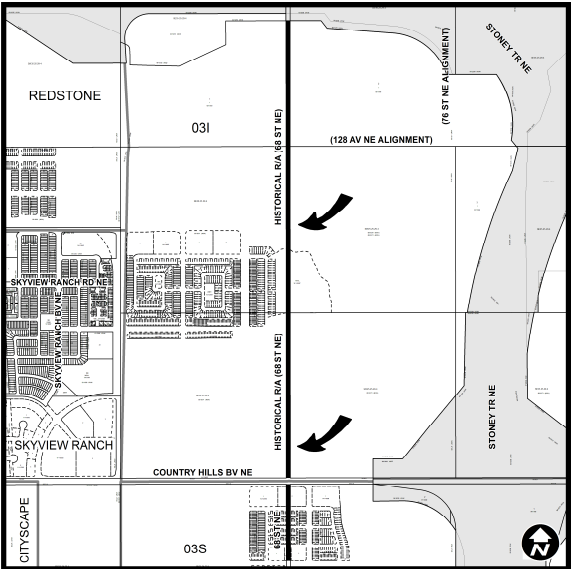
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LOCATION MAPS



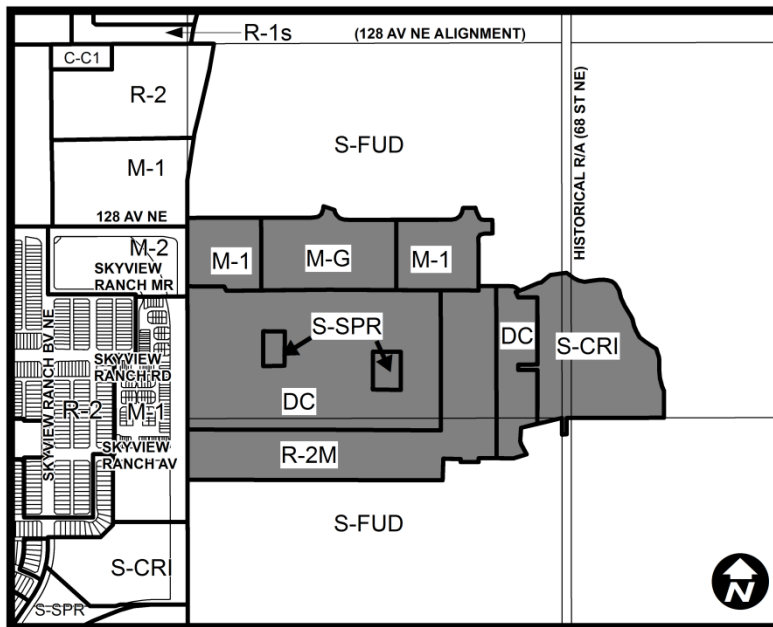
Road Closure Map



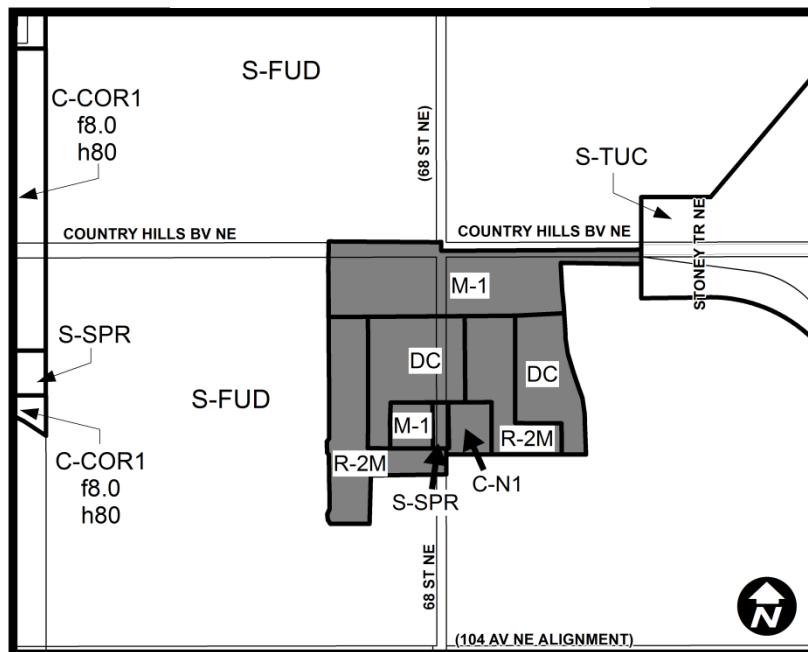
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Phase 1 Land Use Map



Phase 2 Land Use Map



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

1. Recommend that Council **ADOPT**, by bylaw, the proposed closure of 5.21 hectares \pm (12.87 acres \pm) of road (Plan 1510745, Areas A, B and C) adjacent to 13001, 13000 – 68 Street NE, 12323 – 68 Street NE, 7880 – 120 Avenue NE, 6660, 6221, 7888 Country Hills Boulevard NE, with conditions (APPENDIX II).

Moved by: G. Morrow

Carried: 8 – 0

2. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 72.80 hectares \pm (179.89 acres \pm) located at 12323, 11010 – 68 Street NE, 6660, 6221 Country Hills Boulevard NE, 7880 – 120 Avenue NE and the closed road (Portions of E 1/2 Section 26-25-29-4; Portion of NW 1/4 Section 25-25-29-4; Portion of NW 1/4 Section 24-25-29-4; NE 1/4 Section 23-25-29-4; Plan 151 0745, Areas A, B and C) from Special Purpose – Future Urban Development (S-FUD) and Undesignated Road Right-of-Way to Residential – Low Density Multiple Dwelling (R-2M) District, Multi-Residential – Low Profile (M-1) District, Multi-Residential – At Grade Housing (M-G) District, Commercial – Neighbourhood 1 (C-N1) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – Future Urban Development (S-FUD) District and DC Direct Control District to accommodate low density residential development with guidelines (APPENDIX IV).

Moved by: G. Morrow

Carried: 8 – 0

Comments from Ms. Wade:

- The process of EXPLORE to coordinated Outline Plan, Land Use and Tentative Plan. Having the Outline Plan for the lands is very informative in decision making.
- Excellent report and presentation.

2015 June 04

AMENDMENT:

Amend Administration's Recommendation to give first reading to the Bylaw and withhold second and third readings pending the removal of the Growth Management Overlay of the Cornerstone Area Structure Plan).

Moved by: R. Wright

Carried: 8 – 0

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Applicant:

Stantec Consulting

Landowner:

Walton Northpoint East Anderson
Development Corporation
Walton Northpoint East Development
Corporation

Planning Evaluation Content	*Issue	Page
Density <i>Is a density increase being proposed.</i>	Yes	8
Land Use Districts <i>Are the changes being proposed housekeeping or simple bylaw amendment.</i>	No	6
Legislation and Policy <i>Does the application comply with policy direction and legislation.</i>	Yes	8
Transportation Networks <i>Do different or specific mobility considerations impact this site</i>	Yes	9
Utilities & Servicing <i>Is the site in an area under current servicing review and/or has major infrastructure (water, sewer, storm and emergency response) concerns.</i>	No	9
Environmental Issues <i>Other considerations eg. sour gas or contaminated sites</i>	Yes	9
Public Engagement <i>Were major comments received from the circulation</i>	No	11

*Issue - Yes, No or Resolved

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PLANNING EVALUATION

SITE CONTEXT

The subject site is located in the northeast quadrant of the city, in the Cornerstone Area Structure Plan (CASP). The lands are located in an actively developing area of the city, particularly Redstone and Skyview Ranch. Adjacent land uses for the entire community include: residential to the west (Redstone, Skyview Ranch and Cityscape; acreage residential to the north and east beyond Stoney Trail; and residential to the south (Saddleridge).

The Phase 1 and Phase 2 land use areas are located within the larger Outline Plan application that has been submitted under separate cover. A plan has been included as APPENDIX V in this report that shows where the phases are in relation to the larger development area.

Phase 1 is located in the NE portion of the plan area and is bounded by 128 Avenue NE to the North, a large wetland complex to the east, future low density residential development to the south and 60 Street NE to the west.

Phase 2 is located in the south central portion of the plan area and includes the western portion of Country Hills Boulevard NE. The site is bounded to the north by a mix of future residential and commercial uses, to the east by a smaller wetland complex and to the south by future residential land uses and a Joint Use Site (JUS).

The subject site has been farmed in the past, and does not currently contain development. The site contains several wetlands, some of which have previously been partially modified related to the past farming operations. The site is relatively flat and drains from the southwest to northeast.

LAND USE DISTRICTS

The Cornerstone neighbourhoods are intended to comprise a variety of residential land uses and housing types including: single detached, zero lot line single detached, shallow-wide single detached, single detached with rear lane, semi-detached, street row-homes, townhomes, multi-residential and mixed-use (live/work). Two phases are included in the proposed land use amendment:

Phase 1 Redesignation	46.66 hectares ±	115.30 acres ±
Phase 2 Redesignation	26.16 hectares ±	64.59 acres ±
Total Area Redesignated	72.8 hectares ±	179.89 acres ±

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The residential portions of the neighbourhoods will consist of a variety of housing forms with a combination of both laned and non-laned product types. The residential land uses for the area include: Residential – Narrow Parcel One Dwelling (R-1N) District; Direct Control (based on Residential – Two Dwelling (R-2) District); Residential – Low Density Multiple Dwelling (R-2M) District. These land uses are intended to provide for a variety of single detached dwellings (with provision for secondary suites within the principal dwelling), semi-detached units, and rowhouse / townhouse units. Multi-residential residential sites are located throughout the subject site, including the Multi-Residential – Low Profile (M-1 d100) District and the Multi-Residential – At Grade Housing (M-G) District.

Phase 1 of the land use amendment application includes the following breakdown of units:

Unit Type	Units
Single detached (traditional)	128
Single detached (zero lot line)	190
Single detached (shallow-wide)	40
Semi-detached	138
Rowhousing	94
Total single family housing units	590
M-1	329
M-G	173
Total anticipated units	1092

Phase 2 of the land use amendment application includes the following breakdown of units:

Unit Type	Units
Single detached (traditional)	56
Single detached (zero lot line)	103
Semi-detached	78
Rowhousing	56
Total single family housing	293
M-1	500
Total anticipated units	793

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DENSITY

The anticipated density for the Phase 1 & Phase 2 land use areas exceeds both the minimum requirements of the Cornerstone Area Structure Plan and the minimum requirements of the Municipal Development Plan (20 units per hectare / 8 units per acre).

Phase 1:

Total anticipated units	1092
Total land area under amendment application	46.66ha ± (115.30 ac ±)
Anticipated density	23.4 uph (9.49 upa)

Phase 2:

Total anticipated units	793
Total land area under amendment application	26.14ha ± (64.59 ac ±)
Anticipated density	29.6 uph (12 upa)

LEGISLATION & POLICY

The proposed development has been reviewed in accordance with the existing statutory policy:

Cornerstone Area Structure Plan

The subject sites are located within the Cornerstone Area Structure Plan (CASP). The CASP identifies the subject land, both Phase 1 and 2 as being within the Neighbourhood Area and containing a portion of the Corridor Planning Area. The Neighbourhood Area is to contain a mix of residential and non-residential uses. The Corridor Planning Area refers to the development adjacent to the Urban Boulevard, Cornerstone Boulevard NE that is to be a pedestrian oriented street with street fronting built form. All residential units planned along this Urban Boulevard will be accessed via a lane in order to enhance the streetscape and pedestrian environment.

All proposed uses in the land use amendment areas are consistent with the existing statutory policy.

Municipal Development Plan

The subject lands are shown on the Urban Structure Map of the MDP (Map 1) as Developing Planned Greenfield areas with an existing Area Structure Plan. No amendments are required to the Cornerstone ASP to align with the MDP. The proposed Land Use Redesignation and related Outline Plan meet the MDP's more specific policy direction. This includes design and policy consistency related to: integrating a mix of dwelling types and land uses; including activity

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centres within neighbourhoods; using a grid based, connected street pattern and complete streets in the subdivision design; protecting and integrating elements of the ecological network into the design; and meeting minimum intensity and density targets.

TRANSPORTATION NETWORKS

The first phase Land Use Amendment is bound to the north by 128 Avenue NE and includes Cornerstone Avenue NE to the south. The eastern edge is bound principally by park space and the major regional park (including wetland) and the west by 60 Street NE. This phase of land use includes two significant north-south streets: one is an “activity street” and the other an “Urban Corridor”. Both provide significant multi-modal access through the site while local streets provide east-west permeability.

Phase two of the Land Use Amendment includes Country Hills Boulevard NE to the north. This is an arterial standard road providing east-west movement. The western edge is bound by Cornerstone Boulevard NE (part of the Urban Corridor) and the eastern edge is bound by a park space (wetland). The southern edge of the land use area is bound principally by a primary collector (Cornerstone Way NE). A local street grid within the land use area provides enhanced multi-modal movement options for local traffic.

The Land Use application overall is supported by an Outline Plan which provides the technical framework for the site’s future development and transportation connections. The Outline Plan and supporting application studies, including a Transportation Impact Assessment (Stantec, 2014) was approved by the Transportation Department. Recommendations of the report will be implemented during future land use and construction phases.

See the related Outline Plan report for further discussion on the street network and the multi-modal transportation system proposed.

UTILITIES & SERVICING

Servicing analysis included sanitary and water capacity, storm water management, and provision for private utilities within the project area. Water and sanitary capacity is available for Phase 1 and 2 land use areas. Stormwater management design was confirmed and accepted through the supporting application materials. Private utilities will be extended to the site during construction phases and protected through establishment of utility rights of way.

ENVIRONMENTAL ISSUES

Environmental considerations for the two land use areas included assessment of the historic oil and gas pipelines on the property; and assessment and preservation initiatives on biophysical

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attributes. To assess these considerations, an Upstream Oil and Gas Status Report (Stantec, 2014) and a Biophysical Impact Assessment (Stantec, 2014) were provided in support of the application.

The Upstream Oil and Gas Status Report assessed the two abandoned wells in Neighbourhood 2. The report confirms that the wells are abandoned and appropriate setbacks are provided in the event that further abandonment or remediation work is required. The report also documents the abandonment of pipelines on site and the Cornerstone ASP includes policy requiring applicants to work with facility operators to remove abandoned lines at the development stage.

The biophysical report documents the existing wetlands and other environmentally significant features within the outline plan. Conservation and enhancement of natural wetlands is a focus of the submission. Phase 1 land use area includes a stormpond on its eastern edge adjacent to the significant wetland in the northeast corner of the Cornerstone Plan Area. The eastern edge of Phase 2 land use area is bound by another natural wetland and associated green space and green corridor path. Neither land use phases include wetlands to be preserved. Wetlands not being preserved will require wetland compensation through The City of Calgary and require Water Act approval from Alberta Environment and Sustainable Resource Development (AESRD).

GROWTH MANAGEMENT

Regarding the Cornerstone plan area, funding for leading infrastructure has been provided by The City of Calgary through Action Plan 2015 - 2018. The growth management issues have been resolved as the leading infrastructure is now funded and there is a plan to fund the lagging infrastructure. The leading infrastructure includes investment for fire, sanitary, storm, and transportation.

As the plan area develops and the population increases, further investment in Transit, Active Modes, and Roadway Infrastructure will be required for full build-out of the ASP plan area. Leading capital infrastructure is identified in the Cornerstone ASP, and is included in the departmental 10-year capital plan. Several lagging infrastructure projects are identified in Investing in Mobility, but are beyond the ten year funding program. They will be brought to Council for consideration when required.

The development process for this ASP is progressing as intended from a capital investment, Growth Management Framework and land supply strategy perspective. Administration recommends proceeding with removal of the Growth Management Overlay (this item goes to Public Hearing on 2015 June 15; should Council not approve, Council will need to withhold second and third reading of this Land Use and Road Closure application on 2015 July 20).

There are no further concerns related to growth management.

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PUBLIC ENGAGEMENT

Community Association Comments

- Not required as there is no community association in this area.
- No comments received from adjacent (Saddleridge) Community Association by CPC Report submission date.

Citizen Comments

During the preparation of this report, one letter was submitted by Mr. Dimitri Burcevski of 410233 Alberta LTD. In it, Mr. Burcevski objects to the placement and configuration of a Joint Use Site (JUS) located in Neighbourhood 6 stating that it blocks direct road access from his parcel of land (the southeast quarter section within the Cornerstone Plan Area) to Country Hills Boulevard NE. This matter was discussed with Mr. Burcevski on a few occasions, where it was noted that the major north-south connection from his land to Country Hills Boulevard NE is more than adequately accommodated by the future Cornerstone Drive NE road alignment. Moreover, east-west connection is also adequately covered by future Cornerstone Way NE connecting his lands to 60 Street NE. The location of the JUS in Neighbourhood 6 does not impede multi-modal movements to and from Mr. Burcevski's land.

Public Meetings

No public meetings were held during the review of this application

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APPENDIX I

APPLICANT'S SUBMISSION

Walton Development and Management L.P. has retained Stantec Consulting Ltd. to prepare an Outline Plan and submit a land use redesignation to support the development of the future community of Cornerstone. The Cornerstone Outline Plan and land use redesignation applications pertain to the sites legally described as:

- the NE and SE 26-25-29 W4M;
- the NE and SE 23-25-29 W4M;
- the NW 25-25-29 W4M;
- the NW 24-25-29 W4M;
- a portion of Lot 1, Block 1, Plan 021 1283;
- Lot 1, Block 2, Plan 021 1305; and
- Lot 1, Block 3, Plan 021 1306.

These applications request Outline Plan approval for the entirety of the community; and staged Land Use approval for 3 specific phases. The future community will adhere to the policies contained in the Municipal Development Plan, Cornerstone Area Structure Plan, and the City of Calgary Transit-Oriented Development Policy Guidelines.

The vision for the Cornerstone Outline Plan is to develop a socially, environmentally and fiscally responsible community that offers a unique sense of place achieved through a comprehensive approach to community design. The complete community offers a quality public realm, a range of housing diversity and affordability, and recreational opportunities to promote a healthy and active lifestyle. Residents will be able to use active transportation on the network of streets, pathways, and trails.

Residential densities will be transit-supportive, with higher densities being located in close proximity to the Transit Station Planning Area (TSPA) and the Major Activity Centre (MAC). Neighbourhood Activity Centres (NACs) will provide all necessary amenities to individual neighbourhoods, and will feature a mix of higher densities, open space, and amenities. As part of this application, the following land use designations are being proposed:

- | | |
|------------|----------|
| • DC (R-2) | • C-N2 |
| • R-2M | • C-C1 |
| • M-G | • C-COR2 |
| • M-1 | • S-SPR |
| • M-X1 | • S-UN |
| • M-2 | • S-CRI |
| • C-N1 | • DC |

The Direct Control District (DC R-2) that is being requested was suggested by Administration as a preferred approach to low density residential. This district will allow for an appropriate amount of flexibility in product type, and is based on the R-1, R-1N, R-1S, and R-2 Land Use Districts.

The attached Outline Plan presents the context analysis and planning that support the application for the Land Use redesignation. Stantec believes that the proposal reflects the policy directions of the City of Calgary, and as such, is respectfully requesting Outline Plan approval from Calgary Planning Commission, and approval of the related Land Use redesignation by Council.

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APPENDIX II

PROPOSED ROAD CLOSURE CONDITIONS

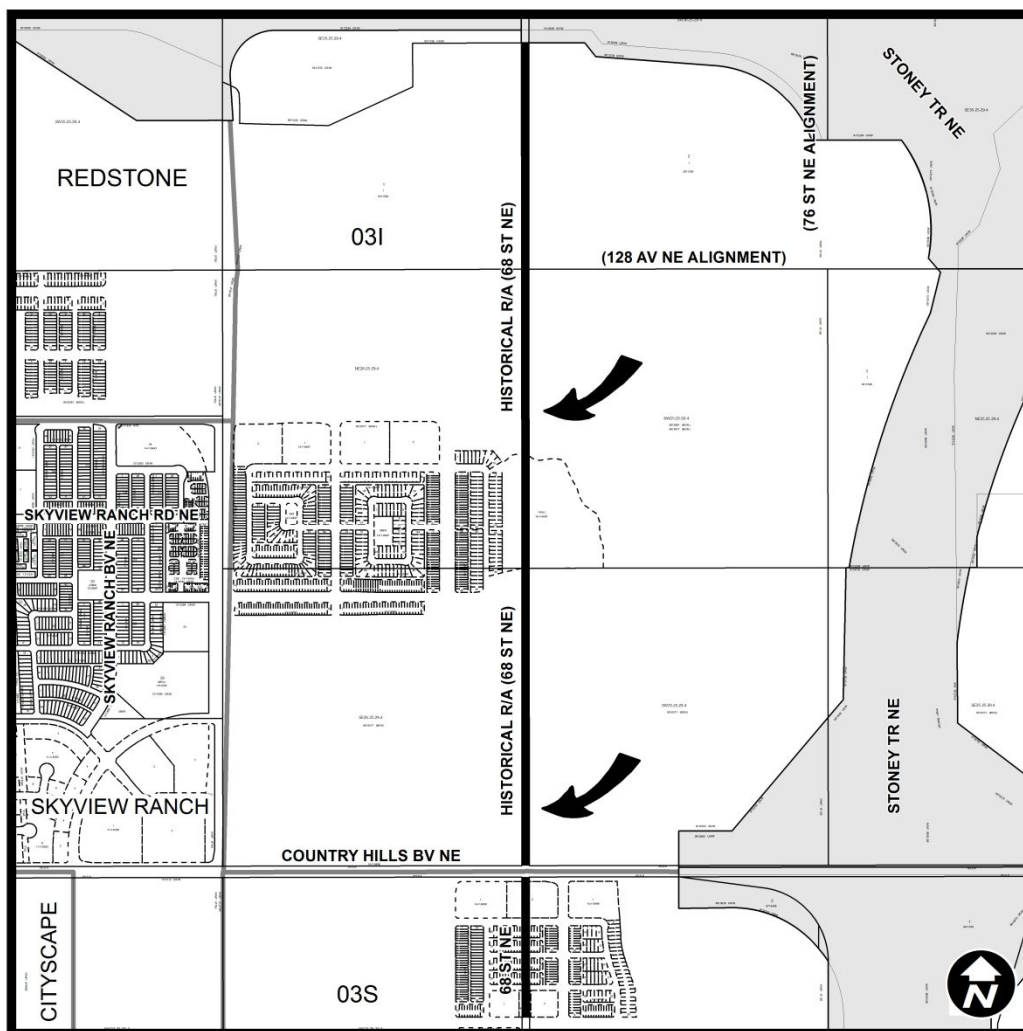
1. All existing access to the affected properties in the area is to be maintained or alternative access to be constructed at the developer's expense.
2. The developer is responsible for all costs associated with the closure including all necessary construction, removal, rehabilitation, utility relocations, etc.
3. All existing utilities within the right-of-way are to be protected by easements or to be relocated at the developer's expense
4. That the closed right-of-way be consolidated with the adjacent land at 13001, 13000 – 68 Street NE, 12323 – 68 Street NE, 7880 – 120 Avenue NE, 6660, 6221, 7888 Country Hills Boulevard NE

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APPENDIX III

Proposed Road Closure



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APPENDIX IV

PROPOSED DIRECT CONTROL GUIDELINES

Purpose

- 1 The Direct Control District is intended to accommodate a diversity of low density residential **development** in the form of **Rowhouse Buildings, Single Detached Dwellings, Semi-detached Dwellings, Duplex Dwellings** and accessory suites in the **Developing Area**. The Direct Control District is intended as a flexible alternative to the R-1, R-1s, R-1N and R-2 Districts.

Compliance with Bylaw 1P2007

- 2 Unless otherwise specified, the rules and provisions of Part 1, 2, 3 and 4 of Bylaw 1P2007 apply to this Direct Control District.

Reference to Bylaw 1P2007

- 3 With this Direct Control District, a reference to a section of Bylaw 1P2007 is deemed to be a reference to the section as amended from time to time.

Permitted Uses

- 4 (1) The following **uses** are **permitted uses** in the Direct Control District:
- (a) **Accessory Residential Building;**
 - (b) **Backyard Suite**
 - (c) **Duplex Dwelling;**
 - (d) **Home Based Child Care – Class 1;**
 - (e) **Home Occupation – Class 1;**
 - (f) **Park;**
 - (g) **Protective and Emergency Service;**
 - (h) **Secondary Suite;**
 - (i) **Semi-detached Dwelling;**
 - (j) **Sign – Class A;**
 - (k) **Single Detached Dwelling; and**
 - (l) **Utilities.**
- (2) A **Rowhouse Building** is a **permitted use** in the Direct Control District where it is located on a **laned parcel**.

Discretionary Uses

- 5 (1) The following **uses** are **discretionary uses** in the Direct Control District:
- (a) **Addiction Treatment;**
 - (b) **Assisted Living;**
 - (c) **Bed and Breakfast;**

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- (d) Community Entrance Feature;
- (e) Custodial Care;
- (f) Home Based Child Care – Class 2;
- (g) Home Occupation – Class 2;
- (h) Place of Worship – Small;
- (i) Power Generation Facility – Small;
- (j) Residential Care;
- (k) Sign – Class B;
- (l) Sign – Class C;
- (m) Sign – Class E;
- (n) Temporary Residential Sales Centre; and
- (o) Utility Building.

- (2) A **Rowhouse Building** is a *discretionary use* in the Direct Control District where it is located on a *laneless parcel*.

Rules

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

- (a) the General Rules for Low Density Residential Land Use Districts referenced in Part 5, Division 1;
- (b) the Rules Governing All Districts referenced in Part 3; and
- (c) the applicable Uses And Use Rules referenced in Part 4.

Number of Main Residential Buildings on a Parcel

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

Density

8 The maximum *density* for a *parcel* designated with this Direct Control District is 50 *units* per hectare for a **Rowhouse Building**.

Parcel Width

9 The minimum *parcel width* is:

- (a) 7.5 metres for a *parcel* containing a **Single Detached Dwelling**;
- (b) 9.0 metres for a *parcel* containing a **Backyard Suite**;
- (c) 13.0 metres for a *parcel* containing a **Duplex Dwelling**;
- (d) 13.0 metres for a *parcel* containing a **Semi-detached Dwelling**, and if a *parcel* containing a **Semi-detached Dwelling** is subsequently subdivided, a minimum *parcel width* of 6.0 metres must be provided for each **Dwelling Unit**; and
- (e) 5.0 metres for an individual *parcel* containing a **Dwelling Unit** in a **Rowhouse Building**.

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Parcel Area

10 The minimum area of a *parcel* is:

- (a) 233.0 square metres for a *parcel* containing a **Single Detached Dwelling**;
- (b) 330.0 square metres for a *parcel* containing a **Duplex Dwelling**;
- (c) 330.0 square metres for a *parcel* containing a **Secondary Suite** or **Backyard Suite**;
- (d) 330.0 square metres for a *parcel* containing a **Semi-detached Dwelling**, and if a *parcel* containing a **Semi-detached Dwelling** is subsequently subdivided, a minimum area of 160.0 square metres must be provided for each **Dwelling Unit**; and
- (e) 160.0 square metres for a *parcel* containing an individual **Dwelling Unit** in a **Rowhouse Building**.

Parcel Coverage

- 11**
- (1) Unless otherwise referenced in subsections (2), (3), (4), (5) or (6), the maximum *parcel coverage* is 50.0 per cent of the area of the *parcel*.
 - (2) Unless otherwise referenced in subsection (6), the maximum *parcel coverage* for a **Single Detached Dwelling** is 45.0 per cent of the area of the *parcel* where the *parcel* area is greater than 400.0 square metres.
 - (3) Unless otherwise referenced in subsection (6), the maximum *parcel coverage* for a **Single Detached Dwelling** is 60.0 per cent of the area of the *parcel* where the *parcel* area is less than 300.0 square metres.
 - (4) Unless otherwise referenced in subsection (6), the maximum *parcel coverage* for a **Duplex Dwelling** or **Semi-detached Dwelling** is 60.0 per cent of the area of the *parcel* where the *parcel* area is less than 600.0 square metres.
 - (5) Unless otherwise referenced in subsection (6), the maximum cumulative *building coverage* for a **Rowhouse Building** over all the *parcels* subject to a single *development permit* is 60.0 per cent of the area of the subject *parcels*.
 - (6) The maximum *parcel coverage* referenced in subsections (1), (2), (3), (4) and (5), must be reduced by 21.0 square metres for each required *motor vehicle parking stall* that is not located in a *private garage*.

Building Setback Areas

- 12** The depth of all *setback areas* must be equal to the minimum *building setback* required by sections 12, 13 and 14.

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Building Setback from Front Property Line

13 The minimum **building setback** from a **front property line** is:

- (a) 2.0 metres for a **laned parcel**; and
- (b) 3.0 metres for a **laneless parcel**.

Building Setback from Side Property Line

14 (1) For a **laned parcel**, the minimum **building setback** from any **side property line** is 1.2 metres.

(2) For a **parcel** with a **Rowhouse Building** or **Semi-detached Dwelling** 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**.

(3) For a **laneless parcel**, the minimum **building setback** from any **side property line** is:

- (a) 1.2 metres; or
- (b) 3.0 metres on one side of the **parcel**, when no provision has been made for a **private garage** on the front or side of a **building**.

(4) The **building setback** required in subsection 3(b) may be reduced where the owner of the **parcel** proposed for **development** and the owner of the adjacent **parcel** register, against both titles, an exclusive private access easement:

- (a) where the width of the easement, in combination with the reduced **building setback**, must be at least 3.0 metres; and
- (b) provides unrestricted vehicle access to the rear of the **parcel**.

(5) For a **corner parcel**, the minimum **building setback** from a **side property line** shared with a **street** is 1.2 metres, provided there is no portion of a **building**, except for a projection allowed in 337(3), located within 3.0 metres of:

- (a) the back of the public sidewalk; or
- (b) the curb where there is no public sidewalk.

(6) One **building setback** from a **side property line** may be reduced to zero metres where:

- (a) the owner of the **parcel** proposed for **development** and the owner of the **adjacent parcel** register, against both titles, a minimum 1.5 metre private maintenance easement that provides for:

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- (i) a 0.30 metre 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) a 0.60 metre footing encroachment easement; and
- (b) all roof drainage from the **building** is discharged through eavestroughs and downspouts onto the **parcel** on which the **building** is located.

Building Setback from Rear Property Line

15 The minimum **building setback** from a **rear property line** is 7.5 metres.

Building Height

- 16**
- (1) Unless otherwise referenced in subsections (2) and (3), the maximum **building height** is 10.0 metres for a **Single Detached Dwelling**.
 - (2) The maximum **building height** is 11.0 metres for **Single Detached Dwellings** where:
 - (a) the area of the **parcel** is equal to or greater than 400.0 square metres; and
 - (b) the **parcel width** is equal to or greater than 10.0 metres.
 - (3) The maximum **building height** is 12.0 metres for **Single Detached Dwellings** where the **parcel width** is equal to or greater than 15.0 metres.
 - (4) The maximum **building height** for **Duplex Dwellings** and **Semi-detached Dwellings** is 11.0 metres.
 - (5) The maximum **building height** for a **Rowhouse Building** is 12.0 metres.
 - (6) The maximum **building height** for all other **uses** is 10.0 metres

Motor Vehicle Parking Stalls

- 17**
- (1) The minimum number of **motor vehicle parking stalls** for a **Duplex Dwelling**, **Semi-detached Dwelling** and **Single Detached Dwelling** is 2.0 stalls where:
 - (a) the parcel width is less than 9.0 metres; or
 - (b) the area of the parcel is less than 270.0 square metres.
 - (2) In all other cases, the rules of Bylaw 1P2007 apply.

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APPENDIX V

Phase 1 & 2 Land Use Areas within Outline Plan

