

LAND USE AMENDMENT  
RESIDUAL SUB – AREA 3C (WARD 3)  
STONEY TRAIL NW AND CENTRE STREET N  
BYLAW 43D2015

MAP 33N

**EXECUTIVE SUMMARY**

Land Use Amendment application for a 68.64 hectares  $\pm$  (169.61 acres  $\pm$ ) site south of 144 Avenue NW between Centre Street N and 14 Street NW, adjacent to the Major Activity Centre and Urban Corridor identified in the Keystone Hills Area Structure Plan. The proposal is anticipated to accommodate more than 1400 residential units including single and semi-detached, rowhouse buildings/townhouses and apartments. The area also contains an elementary school site and an Environmental Open Space corridor.

**PREVIOUS COUNCIL DIRECTION**

None.

**ADMINISTRATION RECOMMENDATION(S)**

2015 February 12

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

**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION**

That Council hold a Public Hearing on Bylaw 43D2015; and

1. **ADOPT** the proposed redesignation of 68.64 hectares  $\pm$  (169.61 acres  $\pm$ ) located at 13717R and 14121 Centre Street NW and 13710 – 14 Street NW (Portion of NE 1/4 Section 33-25-1-5, Plan 8210460;OT) from Special Purpose – Future Urban Development (S-FUD) District **to** Residential – Narrow Parcel One Dwelling (R-1N) District, Residential – One Dwelling (R-1s) District, Residential – One / Two Dwelling (R-2) District, Residential – Low Density Multiple Dwelling (R-2M) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – Urban Nature (S-UN) District, DC Direct Control District to accommodate residential development, in accordance with Administration's recommendation as amended; and
2. Give first reading to the proposed Bylaw 43D2015; and
3. **WITHHOLD** second and third readings pending the completion of:
  - a financing and funding proposal, including the execution of a Construction and Financing Agreement; and
  - approval of the Borrowing Bylaw(s); and
  - approval of the amendment to Map 4 of the Keystone Hills Area Structure Plan.
4. **DIRECT** Administration to collaborate with the land development industry in order to create a condition that requires installation of rapid flashing beacons at appropriate

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pedestrian crossings in new communities. Shared funding models need to be discussed to avoid the issues of retrofitting through capital budgets.

5. **DIRECT** Administration to work with the applicant to reduce the street cross-section widths in the Major Activity Centres and urban corridor areas.

**REASON(S) FOR RECOMMENDATION:**

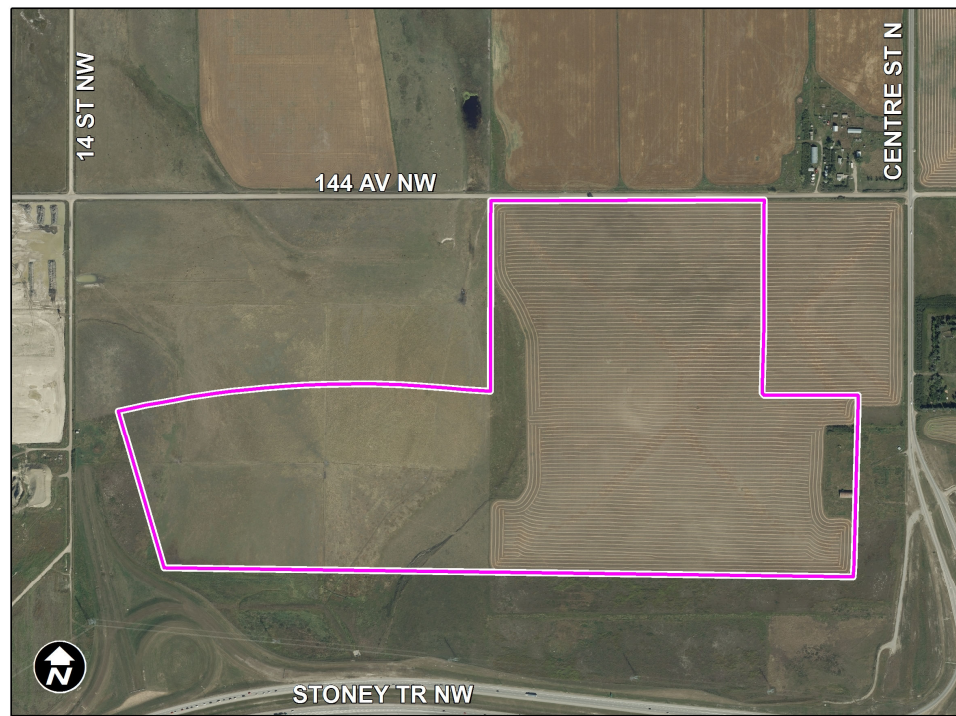
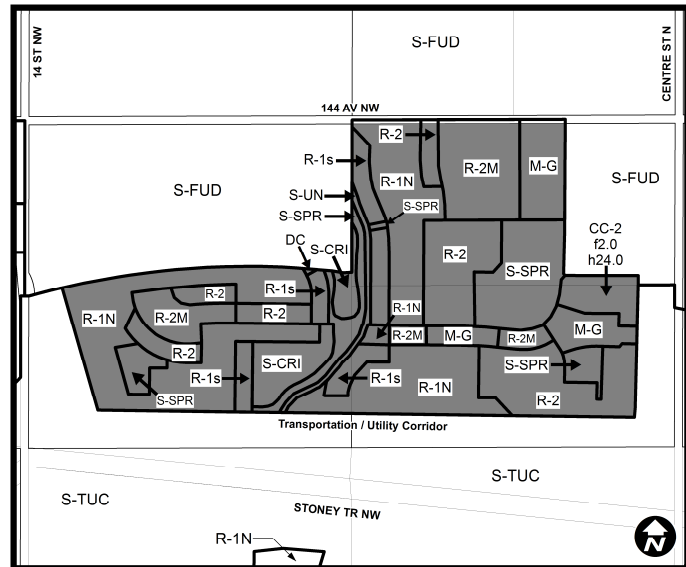
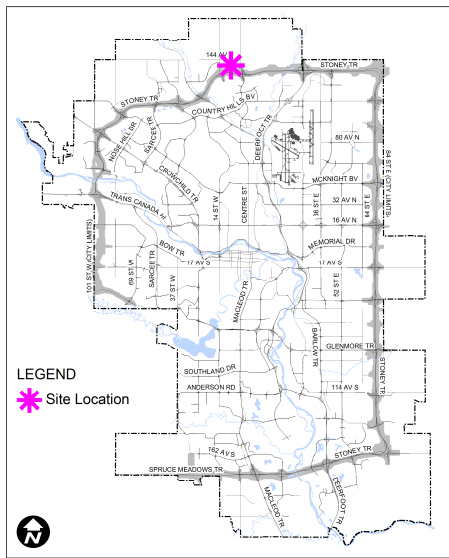
The proposed Land Use amendment proposes a variety of residential districts that will provide a variety of housing options in the community, consistent with the intent and goals of both the Municipal Development Plan and the Keystone Hills Area Structure Plan. The application also includes complementary Commercial and Special Purpose Districts to create a comprehensive community.

1. Proposed Bylaw 43D2015

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LOCATION MAPS



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**ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION**

1. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 68.64 hectares  $\pm$  (169.61 acres  $\pm$ ) located at 13717R and 14121 Centre Street NW and 13710 – 14 Street NW (Portion of NE 1/4 Section 33-25-1-5, Plan 8210460;OT) from Special Purpose – Future Urban Development (S-FUD) District **to** Residential – Narrow Parcel One Dwelling (R-1N) District, Residential – One Dwelling (R-1s) District, Residential – One / Two Dwelling (R-2) District, Residential – Low Density Multiple Dwelling (R-2M) District, Multi-Residential – At Grade Housing (M-G) District, Commercial – Community 2 f2.0h24.0 (C-C2f2.0h24.0) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – Urban Nature (S-UN) District, DC Direct Control District to accommodate residential development with guidelines (APPENDIX II).
2. Give first reading to the proposed Bylaw; and
3. **WITHHOLD** second and third readings pending the completion of:
  - a financing and funding proposal, including the execution of a Construction and Financing Agreement; and
  - approval of the Borrowing Bylaw(s); and
  - approval of the amendment to Map 4 of the Keystone Hills Area Structure Plan.

**Moved by: S. Keating**

Absent: R. Honsberger and M. Wade left the room due to a pecuniary conflict of interest and did not take part in the discussion or voting.

**Carried: 6 – 1**

Opposed: G. Morrow

Comment from J. Gondek:

- While we have succeeded in adding secondary suites as uses in new communities, we have done so by making them discretionary for R-1s, and permitted for R1n. This is reverse logic – the R-1s is lot is better equipped to obtain a secondary suite that an R-1n lot. We need to make secondary suites a permitted use for R-1s and discretionary in R-1n to recognize the lots size limitations of R-1n.

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**AMENDMENT:** Amend Proposed Direct Control Guideline, “Permitted Uses” No. 4 to add the following permitted uses;

- “(g) Rowhouse Buildings;
- “(h) Secondary Suite;”;

and renumber the remaining permitted uses accordingly.

**Moved by: J. Gondek**

**Carried: 7 – 0**

**MOTION:** Request that Council **DIRECT** Administration to collaborate with the land development industry in order to create a condition that requires installation of rapid flashing beacons at appropriate pedestrian crossings in new communities. Shared funding models need to be discussed to avoid the issues of retrofitting through capital budgets.

**Moved by: J. Gondek**

**Carried: 7 – 0**

**MOTION:** Request that Council **DIRECT** Administration to work with the applicant to reduce the street cross-section widths in the Major Activity Centres and urban corridor areas.

**Moved by: J. Gondek**

**Carried: 7 – 0**

Comment from Ms. Gondek:

- Ideally, we should reduce the width of 144 Avenue to no more than 2 lanes each way. The argument that it needs to stay as a high traffic route from its east end to its west end is not necessarily sold. There is opportunity for those travelling from far east communities to far west communities in the north to exit off 144 Avenue and use Stoney Trail as an expressway.

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**Applicant:**

Brown & Associates Planning Group

**Landowner:**

Genstar Titleco Limited  
Danny Hong  
412745 Alberta Ltd (Steve Hong)

Planning Evaluation Content	*Issue	Page
<b>Density</b> <i>Is a <b>density increase</b> being proposed.</i>	Y	5
<b>Land Use Districts</b> <i>Are the changes being proposed <b>housekeeping</b> or <b>simple bylaw amendment</b>.</i>	N	5
<b>Legislation and Policy</b> <i>Does the recommendation create <b>capital budget</b> impacts or concerns.</i>	N	6
<b>Transportation Networks</b> <i>Do different or specific <b>mobility considerations</b> impact this site</i>	N	6
<b>Utilities &amp; Servicing</b> <i>Is the site in an area under <b>current servicing</b> review and/or has <b>major infrastructure</b> (water, sewer and storm) concern</i>	N	6
<b>Environmental Issues</b> <i>Other considerations eg. sour gas or contaminated sites</i>	N	6
<b>Growth Management</b> <i>Does this site have the appropriate <b>growth management</b> direction.</i>	Y	7
<b>Public Engagement</b> <i>Were <b>major comments</b> received from the circulation</i>	N	7

\*Issue - Yes, No or Resolved

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**PLANNING EVALUATION**

**SITE CONTEXT**

The subject site is located directly north of Stoney Trail NW, between 14 Street SW and Centre Street N. It is bounded on the north by 144 Avenue NW. This application is the southernmost portion of Cell 'A' as identified in the Keystone Hills ASP. There are currently two other Outline Plan and Land Use Amendments being considered in Cell 'A', which is proposed to be called Carrington. LOC2013-0105 contains the lands both north and south of 144 Avenue NW and east of 14 Street NW adjacent to this plan area, and LOC2014-0117 is located north of 144 Avenue NW adjacent to Centre Street N.

The site topography is relatively level to gently rolling. The subject site generally drains from north to south toward Beddington Creek.

**LAND USE DISTRICTS**

This application proposes a mix of residential land use districts to provide a variety of housing types. The majority of the residential areas are proposed as either Residential – Narrow Parcel One Dwelling (R-1N) or Residential – One Dwelling (R-1s) District to accommodate an anticipated 562 single-detached residential dwellings combined.

The balance of the residential areas are proposed to be Residential – One/Two Dwelling (R-2) District, or Residential – Low Density Multiple Dwelling (R-2M) District to accommodate semi-detached, rowhouse buildings or townhouse development. One small portion of one future lot has been identified as Direct Control in order to match the DC land use proposed on the adjacent parcel, which is in the final stages of review. The Direct Control District proposed has been reviewed by Administration.

One C-C2 f2.0h24.0 parcel is proposed directly south of the future MAC area, which is anticipated to accommodate a future mixed-use development with 81 apartment units, a 200-room hotel and 2,976 square metres of retail development. This mixed-use site provides a transition between the higher intensity MAC and the residential areas.

Four total M-G sites are proposed in this plan area to accommodate an anticipated 207 total multi-residential units. Two larger M-G sites are proposed, with one 1.6 hectare (3.96 acre) site located at the northeastern entrance to the neighbourhood, directly west of the future MAC and expected to accommodate 87 residential units at a density of approximately 20 units per acre. The second M-G site, located directly south of the C-C2 site is anticipated to develop at a slightly higher 25 units per acre as a transition between the mixed-use site and the lower density residential areas.

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**LEGISLATION & POLICY**

This application will require an amendment to Map 4 of the Keystone Area Structure Plan to amend and remove the Growth Management Layer Overlay for these parcels and the adjacent Cell “A” lands. This ASP Amendment is proceeding separately and is scheduled to be heard at the 2015 March 09 Public Hearing of Council. The amended Map is attached, as information, to this report in APPENDIX III.

**TRANSPORTATION NETWORKS**

Administration worked with the Applicant group to develop a transportation network that provides adequate connectivity for all transportation modes. The combination of limited block sizes, pathways, and park space ensure pedestrians and cyclists have access to a high level of connectivity within the neighbourhood and to destinations such as the future Urban Corridor and Major Activity Centre.

Staging of the proposed development through to completion is planned to ensure regional network connectivity, with access to Stoney Trail from 14 Street NW and Centre Street N, with connections to 14 Street NW and Centre Street N along 144 Avenue NW. The plan also provides the opportunity to introduce transit service to the area at any stage of development of the subject lands.

**UTILITIES & SERVICING**

Water Servicing is available through extensions from the existing watermains to the West in Evanston and from the South in Panorama Hills.

Sanitary Servicing is available through an extension of the existing Sanitary Sewer trunk to the south in Panorama Hills.

Stormwater Servicing will be managed through two ponds within the plan area as well as the construction a Storm Sewer to the South with an outlet to Beddington Creek located in Panorama Hills.

All required extensions to service the plan area will be constructed by the developer and subject to the Funding and Financing proposal with Growth Management.

**ENVIRONMENTAL ISSUES**

A Phase 1 Environmental Site Assessment (ESA) was conducted and submitted as part of the Outline Plan application. The Environmental Site Assessment concluded that no further assessment was required.

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**ENVIRONMENTAL SUSTAINABILITY**

The developers are encouraging Built Green and Solar Ready building design in residential housing and have indicated that they will ensure best efforts are made to conserve and enhance the natural environment by conserving resource use and minimizing waste.

**GROWTH MANAGEMENT**

Keystone Hills Scored 2.99 on The City's Sequence List. Following the Action Plan 2015-18, this area is the highest priority area in the Sequence List. The City supports the advancement of this area at this time.

Currently this Land Use/Outline Plan is within the Keystone ASP Growth Management Overlay (GMO) area. For this application to move forward in the process, the amendment to lift this GMO is necessary. On 2014 December 15 Council directed Administration to prepare a new amendment to the Keystone Hills ASP to lift the GMO for the area related to the West Keystone Funding and Financing Proposal, advertise, and return directly to Council once the Construction and Financing Agreements (CFAs) have been executed.

The Funding and Financing proposal addressed servicing, infrastructure improvements, funding and financing for municipal services of major offsite infrastructure as per the requirements set out by the Growth Management Team. Work with the area developers continues concurrently with the Land Use/Outline Plan application as per the Keystone Hills ASP and the process and principles set out by the City.

**PUBLIC ENGAGEMENT**

**Community Association Comments**

As there is no community association for this area, this application was circulated to the Evanston/Creekside Community Association as the closest and most immediately affected community, however, no response was received to the circulation.

**Citizen Comments**

The application was circulated to the adjacent landowners and one letter was received from an adjacent developer requesting collaboration with the developers of this area with respect to servicing and development timelines.

**Public Meetings**

No City-led public meetings were held for this application. The Developers hosted public information sessions.

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**APPENDIX I**

**APPLICANT'S SUBMISSION**

Carrington is a new community located in north Calgary within the Keystone Hills Area Structure Plan (ASP), which is the first residential ASP following the adoption of the new Municipal Development Plan. The Outline Plan Area is located north of Stoney Trail and the Community of Panorama Hills, east of 14 Street NW, South of 144 Avenue NW, and west of Centre Street N. The Outline Plan Area is 68.6 hectares (168.9 acres) in size, and is anticipated to accommodate a population of approximately 3940 people and approximately 278 jobs. The Outline Plan Area is expected to be developed over the next five to seven years, and will comprise portions of two neighbourhoods within the southern area of Community A of the Keystone Hills ASP.

As per the Keystone Hills ASP policy, the Carrington neighbourhoods are required to achieve between 60 and 70 people/jobs per hectare. The Outline Plan Area is currently anticipating 64 people/jobs per hectare. As Carrington develops, this number is anticipated to increase with the intensification of retail areas, the addition of secondary suites, and increased live/work opportunities.

The residential neighbourhoods of Carrington are envisioned to be vibrant places, providing a choice of housing type and a variety of recreation and transportation opportunities, while meeting the daily shopping and retail needs of residents in a walkable, family-friendly environment. Carrington will be developed as a complete community, consisting of residential neighbourhoods, a future Major Activity Centre, and a Neighbourhood Activity Centre containing a central amenity space for residents. As such, the Outline Plan Area aligns with the new policy direction provided by the City of Calgary's Municipal Development Plan and Keystone Hills ASP.

**Land Use and Housing Mix:** Within the residential neighbourhoods of the Outline Plan Area, a diverse mix of housing product is envisioned, with a focus on placing higher-density housing product closer to transit access. The proposed land use districts for the subject land are single-family – detached (R-1s and R-1N), semi-detached (R-2), street townhomes (R-2M), Public Open Space (S-SPR), Direct Control (DC), and Public Utility Lot (S-CRI). Approximately 58% of this land use will result in single-family-detached housing, and 42% will result in non-single-detached housing.

**Growth Management:** There is a limited supply of planned lands remaining within the North sector of the City of Calgary, as all remaining single family supply is projected to be absorbed by the end of 2015. Permitting timely development of lands within the Keystone Area Structure Plan will maintain adequate supply in the North sector, to ensure a competitive market and provide choice in residential housing options.

The Hong Family and Genstar Development Company seek the support of Administration, Calgary Planning Commission and City Council on this new community in north Calgary.

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APPENDIX II

PROPOSED DIRECT CONTROL GUIDELINES

**Purpose**

- 1 This Direct Control District is intended to accommodate residential development in the form of **Single Detached Dwellings**, with the option of **Secondary Suites**, **Semi-detached Dwellings** and **Rowhouse Buildings**, on small-scale lots in the **Developing Area**.

**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 Within 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 The following **uses** are **permitted uses** in this Direct Control District:

- (a) **Accessory Residential Building;**
- (b) **Home Based Child Care – Class 1;**
- (c) **Home Occupation – Class 1;**
- (d) **Park;**
- (e) **Protective and Emergency Services;**
- (f) **Semi-detached Dwelling;**
- (g) **Sign – Class A;**
- (h) **Single Detached Dwelling; and**
- (i) **Utilities.**

**Discretionary Uses**

- 5 The following **uses** are **discretionary uses** in this Direct Control District:

- (a) **Addiction Treatment;**
- (b) **Assisted Living;**
- (c) **Backyard Suite;**
- (d) **Bed and Breakfast;**
- (e) **Community Entrance Feature;**

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- (f) Custodial Care;
- (g) Home Based Child Care – Class 2;
- (h) Home Occupation – Class 2;
- (i) Place of Worship – small;
- (j) Power Generation Facility – small;
- (k) Residential Care;
- (l) Rowhouse Buildings;
- (m) Secondary Suite;
- (n) Sign – Class B;
- (o) Sign – Class C;
- (p) Temporary Residential Sales Centre; and
- (q) Utility Building.

**Bylaw 1P2007 District Rules**

- 6 (1) Unless otherwise specified, the rules of the Residential Low Density Multiple Dwelling (R-2M) District of Bylaw 1P2007 apply to **Semi-detached Dwellings** and **Rowhouse Buildings** in this Direct Control District.
- (2) The rules of the Residential-One Dwelling (R-1s) District of Bylaw 1P2007 apply to all other **uses** in this Direct Control District.

**Number of Main Residential Buildings on a Parcel**

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

**Laned Parcel**

- 8 Each **parcel** with a width of less than 5.0 metres containing one **unit** of a **Rowhouse Building** must:
- (a) share a **property line** with a **lane** that provides vehicle access; and
  - (b) not have direct vehicle access to a **street**.

**Parcel Width**

- 9 (1) The minimum **parcel width** for a **Single Detached Dwelling** is:
- (a) 9.0 metres for a **laneless parcel**;
  - (b) 8.0 metres for a **laned parcel**;

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- (c) subject to (d), 11.0 metres for a *parcel* containing a **Secondary Suite**; and
- (d) 13.0 metres for a *parcel* containing a **Backyard Suite**.
- (2) The minimum *parcel width* for each *parcel* containing one *unit* of a **Semi-detached Dwelling** is:
  - (a) 7.2 metres for a *corner parcel*; and
  - (b) 6.0 metres in all other cases.
- (3) The minimum *parcel width* for each *parcel* containing one *unit* of a **Rowhouse Building** is:
  - (a) 4.5 metres for a *corner parcel*; and
  - (b) 3.3 metres in all other cases.

**Parcel Depth**

- 10 (1) Unless otherwise referenced in subsection (2) or (3), the minimum *parcel depth* is 18.5 metres.
- (2) The minimum *parcel depth* for a *laneless parcel* containing a **Single Detached Dwelling** is 26.0 metres.
- (3) The minimum *parcel depth* for a *parcel* containing a **Secondary Suite** is 26.0 metres.

**Parcel Area**

- 11 (1) The minimum *parcel area* for each *parcel* containing a **Single Detached Dwelling** is:
  - (a) 208.0 square metres for a *laneless parcel*;
  - (b) 148.0 square metres for a *laned parcel*;
  - (c) 286.0 square metres for a *parcel* containing a **Secondary Suite** or a **Backyard Suite** that is located in the same *building* as a detached *private garage*; and
  - (d) 338.0 square metres for a *parcel* containing a **Backyard Suite** that is not located in the same *building* as a detached *private garage*.
- (2) The minimum *parcel area* for each *parcel* containing one *unit* of a **Semi-detached Dwelling** is 111.0 square metres.

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- (3) The minimum **parcel area** for each **parcel** containing one **unit** of a **Rowhouse Building** is 62.0 square metres.

**Parcel Coverage**

- 12 (1) The maximum **parcel coverage** for each **parcel** containing a **Single Detached Dwelling** is:
- (a) 55.0 percent of the area of a **laneless parcel**; and
  - (b) 70.0 percent of the area of a **laned parcel**.
- (2) The maximum **parcel coverage** for each **parcel** containing one **Dwelling Unit** of a **Semi-detached Dwelling** or a **Rowhouse Building** is 90.0 percent of the area of the **parcel**.
- (3) The maximum **parcel coverage** referenced in subsection (1) and (2) 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 from Front Property Line**

- 13 (1) The minimum **building setback** from a **front property line** is 1.5 metres for
- (a) a **porch**;
  - (b) a **balcony**;
  - (c) a column; or
  - (d) a post.
- (2) In all other cases, 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 Rear Property Line**

- 14 (1) The minimum **building setback** from a **rear property line** is:
- (a) 0.6 metres for a **laned parcel**; and
  - (b) 7.5 metres for a **laneless parcel**.
- (2) Notwithstanding section 338(4) of Bylaw 1P2007, when an attached **private garage** has a **balcony** or **deck**, the minimum setback from a **rear property line** for a **balcony** or **deck** is 0.6 metres.

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**Building Setback from Side Property Line**

- 15 (1) Unless otherwise reference in subsection (2), (3) or (4), the minimum **building setback** from any **side property line** is 1.2 metres.
- (2) 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** located within 3.0 metres of:
- (a) the back of a **public sidewalk**; or
  - (b) the **curb** where there is no **public sidewalk**.
- (3) Eaves may project a maximum of 0.6 metres into any **side setback area**.
- (4) For **parcels** of less than 13.0 metres in width, the **building setback** required 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 1.8 metre exclusive private access easement; and
  - (b) all roof drainage from the **building** is discharged through eavestroughs and downspouts onto the **parcel** on which the **building** is located.

**Amenity Space**

- 16 (1) Unless otherwise referenced in subsection (4), a **porch, balcony, deck** or **patio** must not be located in the **setback area**.
- (2) Each **Dwelling Unit** of a **Semi-detached Dwelling** or a **Rowhouse Building** on a **laned parcel** must have a **private amenity space**:
- (a) provided for the private use of the occupants of the **Dwelling Unit**;
  - (b) that has a minimum area of 15.0 **square** metres with no dimension less than 2.0 metres; and
  - (c) in the form of a **porch, balcony, deck, patio** or **landscaped area**.
- (3) Where a **patio** is located within 4.0 metres of a **side property line** of a **parcel** containing a **Dwelling Unit** of a **Semi-detached Dwelling** or a **Rowhouse Building**, it must be screened.
- (4) A **patio** may be located in the **front setback area** or in a **setback area** on the **street** side of a **corner parcel** containing a **Dwelling Unit** of a **Semi-detached Dwelling** or a **Rowhouse Building**.

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(5) Section 340(1) and (2) of Bylaw 1P2007 shall not apply to *balconies*.

**Building Height**

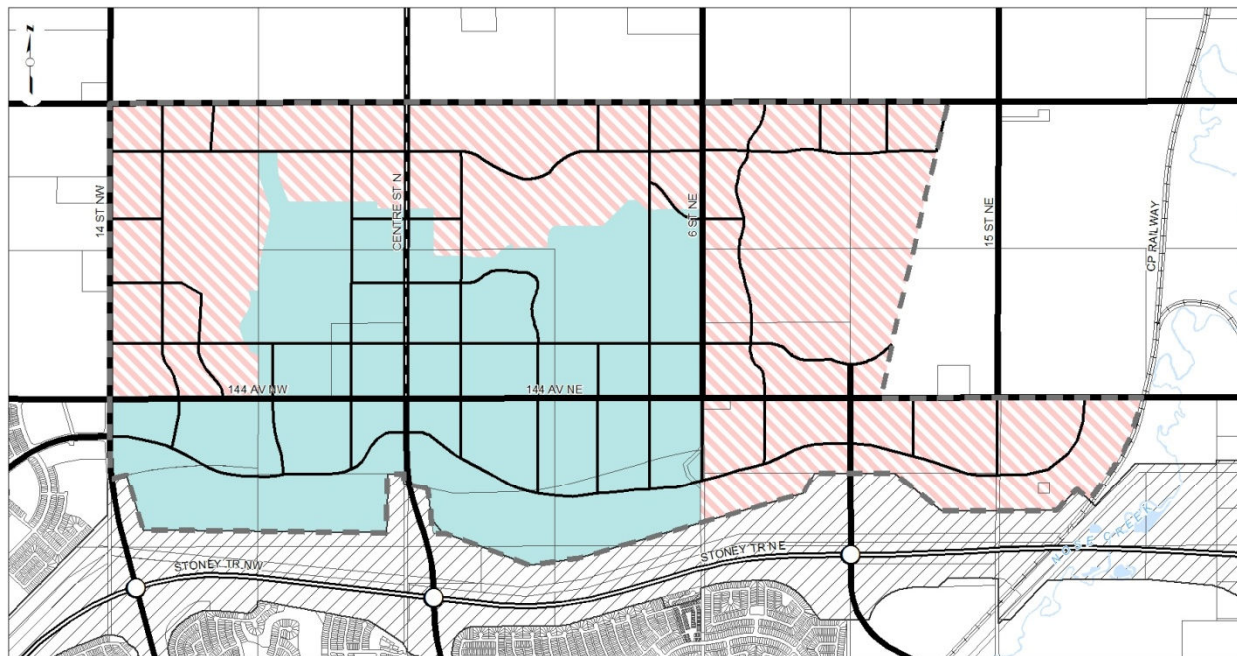
**17** The maximum *building height* is 13.0 metres.

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**APPENDIX III**

**ASP AMENDMENT MAP**  
**(pending Approval at the 2015 March 09 Public Hearing of Council)**



Map 4

Growth Management Overlay



0 200 400 600 800 1,000  
Metres

This map is conceptual only. No measurements of distances or areas should be taken from this map.

**\* Outstanding conditions:**

1. The required transportation upgrades are not funded at this time. A 1400 single-family equivalent unit capacity constraint is in place for the entire Keystone Hills ASP.
2. The required fire station is not funded at this time. Portions of the Growth Management Overlay are beyond the Alberta Building Code 10-minute fire response area therefore development will be limited.