

LAND USE AMENDMENT
RESIDUAL SUB-AREA 14V (WARD 14)
WEST OF SHERIFF KING STREET S AND NORTH OF
210 AVENUE SE
BYLAW 1D2016

MAP 16SS

EXECUTIVE SUMMARY

The proposed Land Use amendment covers an area of 128.91 hectares ± (318.54 acres ±) in Southeast Calgary within the West Macleod Area Structure Plan (ASP). The proposal is anticipated to accommodate up to 3200 residential units in a variety of forms, a Community Retail Centre, one Neighbourhood Activity Centres, and two school sites. The application includes a DC Direct Control District which integrates a range of housing types to accommodate the Mattamy specific product types and lot sizes the applicant is proposing. The community is designed around a modified grid-based street network with strong synergies to adjacent planned developments.

PREVIOUS COUNCIL DIRECTION

None

ADMINISTRATION RECOMMENDATION(S)

2015 November 05

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 1D2016; and

1. **ADOPT** the proposed redesignation of 128.91 hectares ± (318.54 acres ±) located at 19515 Sheriff King Street SW (E1/2 Section 16-22-1-5) from Special Purpose – Future Urban Development (S-FUD) District **to** Multi-Residential – High Density Low Rise (M-H1) District, Commercial – Corridor 3 f0.5h12 (C-COR3 f0.5h12) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – Urban Nature (S-UN) District and DC Direct Control District to accommodate multi-residential development, in accordance with Administration’s recommendation; and
2. Give three readings to the proposed Bylaw 1D2016.

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REASON(S) FOR RECOMMENDATION:

The proposal meets the policies of the West Macleod Area Structure Plan including the following: functional neighbourhood design; block-based transportation network; integrated green spaces; and provision of a diversity of housing types.

ATTACHMENT

1. Proposed Bylaw 1D2016
2. Public Submission

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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 128.91 hectares ± (318.54 acres ±) located at 19515 Sheriff King Street SW (E 1/2 Section 16-22-1-5) from Special Purpose – Future Urban Development (S-FUD) District **to** Multi-Residential – High Density Low Rise (M-H1) District, Commercial – Corridor 3 f0.5h12 (C-COR3 f0.5h12) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – Urban Nature (S-UN) District and DC Direct Control District to accommodate multi-residential development with guidelines (APPENDIX II).

Moved by: J. Gondek

Carried: 8 – 0

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

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Applicant:

Brown & Associates Planning Group

Landowner:

MacLeod Farming & Ranching Ltd
 Mattamy (Burgess) Limited

Planning Evaluation Content	*Issue	Page
Density <i>Is a density increase being proposed.</i>	Yes	5
Land Use Districts <i>Are the changes being proposed housekeeping or simple bylaw amendment.</i>	No	5
Legislation and Policy <i>Does the recommendation create capital budget impacts or concerns.</i>	No	5
Transportation Networks <i>Do different or specific mobility considerations impact this site</i>	Yes	6
Utilities & Servicing <i>Is the site in an area under current servicing review and/or has major infrastructure (water, sewer and storm) concern</i>	No	7
Environmental Issues <i>Other considerations eg. sour gas or contaminated sites</i>	No	7
Growth Management <i>Does this site have the appropriate growth management direction.</i>	No	8
Public Engagement <i>Were major comments received from the circulation</i>	No	8

*Issue - Yes, No or Resolved

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PLANNING EVALUATION

SITE CONTEXT

This application is located within the southwest sector of Calgary, within the West Macleod Area Structure Plan.

The subject lands are located and are bounded on the:

- North by 194 Avenue SW
- East by Sheriff King Street S
- South by 210 Avenue SW; and
- West by acreage parcels

The lands are generally flat with a minimal sloping from south to north. No sour gas or well sites exist within proximity of the subject lands. In addition, no noise exposure forecast areas are applicable to the subject lands.

LAND USE DISTRICTS

Land uses include the provision for a variety of residential uses including single detached dwelling, semi-detached dwelling, rowhouse building, back to back rowhouse, secondary suite using DC Direct Control Districts, and Multi Residential –High Density Low Rise (M-H1) District. The plan also proposes commercial C-COR3 to offer local neighbourhood commercial, including a grocer. The proposed land uses also include Special Purpose-School, Park and Community Reserve (S-SPR) District and Special Purpose-Urban Nature (S-UN) District to accommodate two school sites, an existing wetland, storm water ponds, parks and open space.

LEGISLATION & POLICY

The Municipal Development Plan (MDP), Calgary Transportation Plan (CTP) and the West Macleod Area Structure Plan are the policy documents that guide development on the subject site. The proposal generally complies with the policies in these documents.

Municipal Development Plan (MDP)

The Urban Structure map (Map 1) of the MDP identifies this area as ‘Future Greenfield,’ however; the subject site has an Area Structure Plan that was approved on 2014 June 10.

West Macleod Area Structure Plan (ASP)

The West Macleod ASP sets out detailed policies to guide development of the community. The site will comply with the density policies of the ASP and provide a range of residential housing forms that, overall, achieve a density of 23.6 units per gross developable hectare (9.6 units per gross developable acre), including: multi-residential developments such as street-oriented

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townhouses, stacked townhouses, apartments, 'live-work' units, single-detached and semi-detached dwellings. The anticipated density of the Corridor Planning Areas is expected to meet or exceed the targets set out in the Area Structure Plan and the majority of development will front onto the corridors, having direct access to the public sidewalk.

With an anticipated density of 104 units \pm per developable hectare, the Mixed Use Commercial Node will exceed the required minimum residential density of 50 units per hectare (20 units per acre) and the anticipated retail/commercial density of 6,967 square metres (22,857 square feet), when taken in conjunction with the remainder of the Mixed Use Community node (that is not part of this proposal), is expected to meet or exceed the targets set out in the Area Structure Plan.

TRANSPORTATION NETWORKS

There is one major arterial providing access to subject lands in four locations on the east side of the subject land. To the north and south, the area is bound by two divided major road networks. A local street pattern and hierarchy is developed from these roads.

The proposal contains a transportation network that provides an adequate level of connectivity for pedestrians, cyclists, transit and private automobiles. The combination of the grid street pattern, limited block sizes, the hybrid complete streets design, pathways and park spaces and in some limited cases pedestrian walkway connections, ensure pedestrians enjoy the highest level of connectivity within the neighbourhood, to destinations such as access to one of the two schools sites. Transit services will be expanded into the plan area as the site develops, and the vast majority (over 95 percent) of the residences within the plan area are within a 400 metres walking distance to transit.

1. Custom Residential Street Cross Sections

The proposed cross-section; which will represent half to two-thirds of the local road network, does not meet the test of section 7.2 of the 2014 Complete Streets policy for an alternative design standards for new streets.

While the cross-section provides for standard sidewalks and public trees as well as bringing the houses closer together, the half-metre reduction in the right-of-way is not considered better than the existing city cross-sections. The proposed cross section has cascading impacts to fire services, utility locations, tree durability, and pedestrian comfort, which must be mitigated with additional design details.

The proposed cross-section was used in the recently approved Carrington Outline Plan and works well with its associated approved Direct Control District. To ensure success of the Mattamy product, a similar Direct Control District has been created that will provide the additional design details required to mitigate the impacts to fire services, utility locations, tree durability, and pedestrian comfort.

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2. Transportation Study

A transportation study was done for the proposed application. Road network has been sized in accordance with the anticipated number of units on the outline plan as identified in the TIA. This is reflected in the conditions of approval.

West Macleod Area is also affected by a global TIA which will make recommendations that may affect the subject lands and may result in amendments integrated at the Tentative Plan stage.

UTILITIES & SERVICING

Water Servicing resides entirely within the Lower Sarcee pressure zone. Servicing of development within the outline plan area can initially occur through the extension of the water distribution system from the existing Silverado development to the north. Water servicing will be reinforced once the Lower Sarcee feedermain and the 210 Avenue South loop and pump station in the Lower Sarcee pressure zone is constructed.

Sanitary Servicing will occur by way of a gravity sewer pipe system constructed along proposed roadways and rights-of-way. Sanitary discharge will be at Silverado West Pine Creek Sanitary Trunk.

Stormwater Servicing will be managed through two on-site ponds as well as the construction of Priddis Slough. The storm ponds will both control the quantity and improve the quality of discharge prior to release into a storm water trunk along 194 Avenue SE to Priddis Slough.

Shallow Utilities can be provided through the extension of shallow utility infrastructure from the existing Silverado development adjacent the outline plan area to the north.

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 Assessment (ESA) was conducted and submitted as part of the Outline Plan application. The report recommends that a small amount of concrete (i.e. 2 square metres) with the potential of asbestos, concrete debris and associated building materials should be removed from the Site by a qualified contractor and disposed of appropriately.

Items such as water wells and septic systems should be decommissioned in accordance with applicable regulations and guidelines.

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The report concluded that garbage pits may have been used and a loam pile is located on site. Fill should be sampled to determine its environmental quality before it is used onsite or removed.

ENVIRONMENTAL SUSTAINABILITY

Examples of sustainability promote walkability, connectivity, density and diversity include preservation of existing natural features, availability of housing diversity and the design of the streetscape and access to transit. The promotion of efficient homes consists of innovative reduction in energy needs, water use and waste production.

GROWTH MANAGEMENT

The lands within the West Macleod Area Structure Plan rank 11 out of 24 on the Sequenced List for Prioritized Growth Areas in Developing Areas. Therefore, this area is a corporate priority for growth. This area does not have a formal Growth Management Overlay applied to it because the Area Structure Plan was first approved in 2009, while the overlay was introduced in 2012. Funding for the required leading infrastructure servicing (water, sanitary, storm, emergency services, and transportation) has been budgeted within the current Capital Budget (2015-2018) and identified within The City's 10 Year Capital Plans (2015-2024). This addresses concerns around the funding of required infrastructure, and therefore Administration is comfortable in recommending approval.

Growth Management is currently working with each of the leading infrastructure departments to coordinate the delivery of the infrastructure required for development of the West Macleod area. The planning and design processes are well underway.

PUBLIC ENGAGEMENT

Community Association Comments

No comments received by CPC Report submission date

Citizen Comments

No comments received by CPC Report submission date

Public Meetings

As part of the West Macleod ASP Amendment process, the City of Calgary held a number of Public Open Houses for the adjacent residents of Silverado and owners with the West

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Macleod Area. The proposed revisions to the ASP were well received by the public and dialogue continued occurred between the landowners and the City, in advance of its approval in June 2014. As part of the United application a public open house was held in June 2015. This was a joint open house between United and Mattamy exhibiting their current West Macleod land use and outline plan applications. Approximately 75 individuals attended the Open House, including City Staff and the Area Councillor, and the proposed applications were well received by the public.

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APPENDIX I

APPLICANT'S SUBMISSION

The proposed Yorkville community is located in southwest Calgary, south of future 194th Avenue and south of the Community of Silverado, west of United's proposed Belmont Community, Priddis Slough and Macleod Trail, north of 210th Avenue and west of Sheriff King Street SW. Mattamy is the joint owner/developer of the land, which comprises approximately 130 hectares (320 acres).

The subject land is located within the West Macleod Area Structure Plan (WMASP), originally approved in November 2009 and amended in June 2014. The ASP Land Use Concept identifies this land as mostly residential in nature with emphasis on a Mixed Use Commercial Node and two Planning Corridor Areas, one along Sheriff King Street S and the other along 209th Avenue (now named as Yorkville Way SW). The WMASP identifies an overall minimum density of 7 units per acre with an assortment of site specific densities for the Planning Corridor Areas and Neighbourhood Nodes.

The proposed land use districts for the subject land are single family DC(R-2M), semi-detached/street townhomes DC(R-2M), back to back townhomes DC(R-2M), high density low rise residential M-H1, Neighbourhood Commercial C-COR3, Community Centre and Public Open Space S-SPR, retained wetlands S-UN and Public Utility Lots S-CRI.

Various forms of the signature Mattamy residential product types have been distributed throughout the community, with a strong emphasis on Sheriff King Street S (which includes on-street parking), along the east/west Corridor Planning Area (Yorkville Way) and higher density residential focused near/adjacent to the Neighbourhood node and commercial area. Density for the community is proposed between 10.6 units per acre and 11.6 units per acre.

Mattamy is proposing five housing types, consistent with their Cityscape Community in NE Calgary, with the introduction of Apartment and Live Work Housing. These additional product types were recently approved within their Carrington Community.

- Wide Lot™ Single Detached Dwellings
- Street-oriented Rear Lane Housing
- Back –to-back Townhomes
- Apartment Housing
- Live/work Housing

In order to accommodate Mattamy's unique product types, direct control districts were requested in addition to a modified road cross-section. This road cross-section is a minor shift from the Complete Streets Residential Section and does not negatively impact the primary functions, as designed in Complete Streets. This section is consistent with the recently

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approved cross-sections in the Carrington Community but is different than the sections approved for Cityscape.

The appearance of the streetscape plays a vital role in community design. A well-designed streetscape promotes walking and cycling, social interaction, neighbourhood identity and transit ridership, among other benefits. Mattamy streetscapes are designed with the following elements in mind:

- Design of front entrances and porches that front the street, placing an emphasis on porches for 'eyes on the street' as well as an old-fashioned neighbourhood feel;
- Provision of street trees;
- Continuity of the sidewalks; and
- Connectivity of the road pattern.

Mattamy places a strong emphasis on the front street environment, and has incorporated a series of design elements into the communities that it has developed throughout Canada. The characteristics of a Mattamy designed residential street are as follows:

- The housing typically contains front porches, minimal front yard setbacks and a uniform building alignment along the street.
- Where front access is provided, the garage is typically recessed back from the building face so that it does not protrude; and, if a rear lane is constructed, front vehicular access is usually not allowed.
- Street trees are provided in the front yards of the residential dwellings along both sides of the street.
- The road pattern provides for a block-based and interconnected system of local roads that equitably balance the needs of pedestrians and vehicles.

As per Section 6.1.1.1 of the Municipal Development Plan, future development is required to achieve between 60 and 70 people/jobs per hectare. The subject site is anticipating between 67 and 73 people/jobs per hectare.

Internal and External Road Networks conform to the sizing and location as provided for within the approved Global Transportation Impact Assessment. The overall residential pattern is of a grid/modified grid, focusing community attention to the central community site and open spaces balanced around the community. Sanitary and water servicing are identified within the WMASP to be extensions from the east side of Macleod Trail. United and Mattamy are finalizing an agreement with the City to build the off-site sanitary trunk and the design is well underway.

Public Open Space is being proposed in the form of: two joint use sites, neighbourhood parks, and a community centre site. Regional pathway alignments conform to the WMASP.

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The Outline Plan/Land Use is proposing a Mixed Use Node in the southeast corner of the plan area. It is intended to be a commercial centre fronting onto Sheriff King Street with a strong pedestrian connection into the adjacent medium density residential area.

Mattamy is seeking the Community Name of Yorkville for their southwest community. The Municipal Naming Committee is not in support of the name, for reasons unknown to Mattamy. The following was submitted to the Naming Committee for their consideration:

The inspiration for the community name in West Macleod is one of Canada's oldest, most recognized and most exclusive mixed-use neighbourhoods. Founded in 1830 Yorkville began as a residential suburb and quickly grew into a village before it was annexed by the City of Toronto in 1883.

Yorkville's original character has survived the pressures of growth since it was founded and at their core community's values remain the same today. Architecturally significant homes, quiet residential streets are still the features that attract residents and visitors into the community; the picturesque gardens and vibrant public space convince them to stay.

Yorkville, Calgary will have the same humble beginnings, but by building on the same foundations the community will be able to respond quickly to growth pressures in Calgary by immediately providing picturesque natural amenities, unique vibrant public spaces, new pedestrian environments, and age-in-place opportunities not found in other Greenfield communities.

At its core Yorkville, Calgary will be built around a vibrant public plaza. Framed with architecturally significant dense urban core to the east that will accommodate, trendy live-work town home units, exclusive retail and unique condominium product traditionally found closer to downtown areas. To the west, the public plaza will offer striking vistas into the quiet residential streets, and picturesque natural amenities that make up the remainder of the community.

Mattamy Homes is proposing the name of Yorkville for the subject land. The rationale relates to its uniqueness in the City, and Mattamy's desire to apply a community name that is distinctive for future residents.

Yorkville is a common place name that conjures up an historical, quaint and small town feel in people's minds. Yorkville has a British origin, and "York" is used as the prefix in several established and well know communities in Canada and the United States. Yorkville is a very popular name with 11 states having villages or towns with this name, the most well-known, as stated earlier, being the Yorkville community in Toronto. The origin of the name Yorkville is derived from a Town in Britain and 'ville" is a French term for village. York is a common name in Britain and believed to be related to royalty.

The subject lands are in close proximity of Spruce Meadows. While not directly related to a 'historic horse race', it is interesting to note the following:

"The American Champion Three-Year-Old Filly is an American Thoroughbred horse racing honor awarded annually to a female

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horse in Thoroughbred flat racing. It became part of the Eclipse Awards program in 1971.

The award originated in 1936 when both the Daily Racing Form (DRF) and Turf and Sports Digest (TSD) magazine began naming an annual champion. Starting in 1950, the Thoroughbred Racing Associations (TRA) began naming its own champion.

The Daily Racing Form, the Thoroughbred Racing Associations, and the National Turf Writers Association all joined forces in 1971 to create the Eclipse Award. Champions prior to 1936 were selected retrospectively by a panel of experts as published by The Blood-Horse magazine. These awards included several joint- winners.

*In 1892, an Informal and Retrospective Awards went to Trainer Matthew M. Allen and Owner Frank A. Ehret for “**Yorkville Belle**”.*

Mattamy is developing a well-defined community in the southwest that will have many of the attributes and design features of a village or town, the Yorkville name will complement the feeling and image that it wishes to portray for its residents and the rest of Calgary. Mattamy has purposely avoided the nature/geographic feature based names found immediately surrounding their community (sky, stone, ridge, hill, sage) and turned their attention to something a little more human in derivation. Ideally the names of landowners or historical figures would have been considered, however, through investigation Mattamy felt none were significant enough for a community, containing approximately 3500 families when fully developed.

Mattamy kindly seeks the support of Calgary Planning Commission and Council for their proposed Yorkville Community and Yorkville Community Name.

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APPENDIX II

PROPOSED DIRECT CONTROL DISTRICT GUIDELINES

Purpose

- 1 This Direct Control District is intended to accommodate residential development in the form of **Single Detached Dwellings**, with the option for **Secondary Suites**, **Semi-detached Dwellings**, **Rowhouse Buildings**, and **Back-to-Back Rowhouses**.

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.

General Definitions

- 4 In this Direct Control District, a "**parcel**"
 - (a) means the aggregate of one or more areas of land described in a certificate of title by reference to a plan filed or registered in a land titles office; and
 - (b) includes a **bare land unit** created under a condominium plan.

Defined Uses

- 5 In this Direct Control District,
 - (a) "**Live Work Unit**" means a **use**:
 - (i) where a business is operated from a **Dwelling Unit**, by the resident of the **Dwelling Unit**, but does not include a **Home Occupation – Class 1** or **Home Occupation – Class 2**;
 - (ii) that may incorporate only the following **uses** in a **Dwelling Unit** to create a **Live Work Unit** in this Direct Control District:
 - (A) **Artist's Studio**;
 - (B) **Counselling Service**;
 - (C) **Office**; and
 - (D) **Retail and Consumer Service**, provided any products sold are also made on the premises or directly related to the service provided;

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- (iii) that must be contained within a **Rowhouse Building**;
- (b) “**Back-to-Back Rowhouse**” means a **building** that contains four or more **Dwelling Units** located side-by-side and fronting on a **street** where:
 - (i) each **Dwelling Unit** is attached at the rear and on at least one side to another **Dwelling Unit**;
 - (ii) each **Dwelling Unit** is located on an individual **parcel**;
 - (iii) each **Dwelling Unit** has a separate direct entry from **grade** adjacent to a **street**; and
 - (iv) no **Dwelling Unit** is located wholly or partially above another **Dwelling Unit**.

SITE 1

(17.43 hectares ± (43.07 acres ±))

Application

6 The provisions of Sections 7 through 22 apply to Site 1 only.

Permitted Uses

7 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) **Rowhouse Building**;
- (g) **Secondary Suite**;
- (h) **Semi-detached Dwelling**;
- (i) **Sign – Class A**;
- (j) **Single Detached Dwelling**; and
- (k) **Utilities**.

Discretionary Uses

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

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

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- (e) **Community Entrance Feature;**
- (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) **Sign – Class B;**
- (m) **Sign – Class C;**
- (n) **Temporary Residential Sales Centre;** and
- (o) **Utility Building.**

Bylaw 1P2007 District Rules

- 9** (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 Building** in this Direct Control District.
- (2) Unless otherwise specified, 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

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

Density

- 11** There is no provision for minimum or maximum density on a **parcel** containing a **Rowhouse Building**.

Laned Parcel

- 12** Each **parcel** with a width of less than 5.0 metres containing one **Dwelling 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

- 13** (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**;
 - (c) 11.0 metres for a **parcel** containing a **Secondary Suite**; and
 - (d) 13.0 metres for a **parcel** containing a **Backyard Suite**.

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- (2) The minimum *parcel width* for each *parcel* containing one **Dwelling 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 **Dwelling 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

- 14 (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

- 15 (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.
- (3) The minimum *parcel area* for each *parcel* containing one **unit** of a **Rowhouse Building** is 62.0 square metres.

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Parcel Coverage

- 16 (1) The maximum **parcel coverage** for each **parcel** containing a **Single Detached Dwelling** is:
- (a) 55.0 per cent of the area of a **laneless parcel**; and
 - (b) 70.0 per cent 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 per cent 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**.

Private Garages

- 17 (1) Where the **parcel** width is 11.6 metres or less, the maximum width of a front drive **private garage** door plus 0.45 metres must not be more than two thirds (2/3) of the width of the total front facade of the **main residential building**. Where multiple **private garage** doors are provided, the wall area between the garage doors must be considered part of the cumulative **private garage** door width.

Building Setback from Front Property Line

- 18 (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

- 19 (1) The minimum **building setback** from a **rear property line** is:
- (a) 0.6 metres for a **laned parcel**; and
 - (b) 7.0 metres for a **laneless parcel**.

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- (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.

Building Setback from Side Property Line

- 20 (1) There is no requirement for a **building setback** from a **side property line** on which a party wall is located that separates two or more **Dwelling Units**.
- (2) Unless otherwise reference in subsection (3), (4) or (5), the minimum **building setback** from any **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 1.2 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.
- (4) Eaves may project a maximum of 0.6 metres into any **side setback area**.
- (5) 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.
 - (c) Notwithstanding (4), eaves may project a maximum of 0.45 metres into the side setback area

Amenity Space

- 21 (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 7.0 square metres with no dimension less than 2.0 metres; and

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

Building Height

22 The maximum *building height* is 13.0 metres.

SITE 2

(5.03 hectares ± (12.43 acres ±))

Application

23 The provisions of Sections 24 through 40 apply to Site 2 only.

Permitted Uses

24 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) **Rowhouse Building;**
- (g) **Semi-detached Dwelling;**
- (h) **Sign – Class A; and**
- (i) **Utilities.**

Discretionary Uses

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

- (a) **Addiction Treatment;**
- (b) **Assisted Living;**
- (c) **Bed and Breakfast;**
- (d) **Community Entrance Feature;**
- (e) **Custodial Care;**
- (f) **Home Based Child Care – Class 2;**

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- (g) Home Occupation – Class 2;
- (h) Live Work Unit;
- (i) Place of Worship – Small;
- (j) Power Generation Facility – Small;
- (k) Residential Care;
- (l) Sign – Class B;
- (m) Sign – Class C;
- (n) Temporary Residential Sales Centre; and
- (o) Utility Building.

Bylaw 1P2007 District Rules

26 Unless otherwise specified, the rules of the Residential - Low Density Multiple Dwelling (R-2M) District of Bylaw 1P2007 apply in this Direct Control District.

Number of Main Residential Buildings on a Parcel

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

Density

28 There is no provision for minimum or maximum *density* on a *parcel* containing a **Rowhouse Building**.

Laned Parcel

- 29** (1) All *parcels* must share a *property line* with a *lane* that provides vehicle access.
- (2) A driveway must not have direct access to a *street*.

Parcel Width

- 30** (1) The minimum *parcel width* for each *parcel* containing one **Dwelling Unit** of a **Semi-detached Dwelling** is:
- (a) 7.2 metres for a *corner parcel*; and
 - (b) 6.0 metres in all other cases.
- (2) The minimum *parcel width* for a *parcel* containing one **Dwelling 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

31 The minimum *parcel depth* is 18.5 metres.

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Parcel Area

32 The minimum *parcel* area is:

- (a) 111.0 square metres for each *parcel* containing one **Dwelling Unit** of a **Semi-detached Dwelling**; and
- (b) 62.0 square metres for each *parcel* containing one **Dwelling Unit** of a **Rowhouse Building**.

Parcel Coverage

33 (1) The maximum *parcel coverage* is 90 per cent of the area of the *parcel*.

- (2) The maximum *parcel coverage* referenced in subsection (1) 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

34 (1) The minimum *building setback* from a *front property line* for a *porch* or *balcony* is 1.5 metres.

- (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

35 (1) The minimum *building setback* from a *rear property line* is 0.6 metres.

- (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

Building Setback from Side Property Line

36 (1) There is no requirement for a *building setback* from a *side property line* on which a party wall is located that separates two or more **Dwelling Units**.

- (2) For a *corner parcel*, the minimum *building setback* from a *side property line* shared with a *street* is 1.2 metres, with the exception of subsection (2), provided there is no portion of a *building* located within 3.0 metres of:
 - (a) the back of the public sidewalk; or
 - (b) the curb where there is no public sidewalk.

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- (3) Eaves may project a maximum of 0.6 metres into any *side setback area*.
- (4) For *parcels* of less than 12.2 metres in width, the *building setback* required in subsection (1) 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.
- (5) In all other cases, the minimum *building setback* from any *side property line* is 1.2 metres.

Amenity Space

- 37
- (1) Unless otherwise referenced in subsection (4), a *porch*, *balcony*, *deck* or *patio* must not be located in any *setback area*.
 - (2) Each **Dwelling Unit** 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 7.0 square metres with no dimension less than 2.0 metres; and
 - (c) in the form of a *porch*, *balcony*, *deck* or *patio*.
 - (3) Where a *patio* is located within 4.0 metres of a *side property line* of a *parcel* containing a **Dwelling Unit**, it must be *screened*.
 - (4) A *patio* may be located in the *front setback area* and/or in a *setback area* on the *street* side of a *corner parcel*.
 - (5) Section 340(1) and (2) of Bylaw 1P2007 shall not apply to *balconies*.

Building Height

- 38 The maximum *building height* is 13.0 metres.

Live Work Units

- 39
- (1) A **Live Work Unit**:
 - (a) must not exceed 50.0 per cent of the *gross floor area* of the **Dwelling Unit**; and

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- (b) may have two persons, other than a resident of the **Live Work Unit**, working at the residence where the *use* is located; and
- (2) The minimum number of *motor vehicle parking stalls* for a **Live Work Unit** is a combined total of 2.0 *motor vehicle parking stalls* for the **Dwelling Unit** and the **Live Work Unit**.

Private Garage

40 A *private garage* may only be allowed at the rear of a **Dwelling Unit**.

SITE 3

(0.92 hectares ± (2.27 acres ±))

Application

41 The provisions of Sections 42 through 54 apply to Site 3 only.

Permitted Uses

42 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) **Back-to-Back Rowhouse;**
- (g) **Sign – Class A; and**
- (h) **Utilities.**

Discretionary Uses

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

- (a) **Addiction Treatment;**
- (b) **Assisted Living;**
- (c) **Bed and Breakfast;**
- (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;**

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- (m) Temporary Residential Sales Centre; and
- (n) Utility Building.

Bylaw 1P2007 District Rules

44 Unless otherwise specified, the rules of the Residential Low Density Multiple-Dwelling (R-2M) District of Bylaw 1P2007 apply in this Direct Control District.

Number of Main Residential Buildings on a Parcel

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

Laneless Parcel

46 *Parcels* must not share a *property line* with a *lane*.

Parcel Width

- 47 (1) Unless otherwise referenced in subsection (2), the minimum *parcel width* for each *parcel* containing one **Dwelling Unit** of a **Back-to-Back Rowhouse** is 5.0 metres.
- (2) The minimum *parcel width* for each *parcel* containing one **Dwelling Unit** of a **Back-to-Back Rowhouse** that lies *adjacent* to *streets* on two or more sides is 6.2 metres.

Parcel Area

48 The minimum *parcel* area is 70.0 square metres.

Parcel Coverage

49 The maximum *parcel coverage* is 91.0 per cent of the area of the *parcel*, which must be reduced by 21.0 metres for each required *motor vehicle parking stall* that is not located in a *private garage*.

Building Setback from Front Property Line

- 50 (1) The minimum *building setback* from a *front property line* for a *porch* or *balcony* is 1.5 metres.
- (2) In all other cases, the minimum *building setback* from a *front property line* is 2.0 metres.

Building Setback from Rear and Side Property Lines

51 (1) There is no requirement for a *building setback* from a *rear property line* or *side property line* on which a party wall is located that separates two or more **Dwelling Units**.

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- (2) For a corner *parcel*, the minimum **building setback** from a **side property line** shared with a **street** is 1.2 metres, with the exception of subsection (3), provided there is no portion of a **building** located within 3.0 metres of:
- (a) the back of the 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**.

Amenity Space

- 52 (1) Unless otherwise referenced in subsection (4), a **porch**, **balcony**, **deck** or **patio** must not be located in any **setback area**.
- (2) Each **Dwelling Unit** 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 7.0 square metres with no dimension less than 2.0 metres; and
 - (c) in the form of a **porch**, **balcony**, **deck** or **patio**.
- (3) Where a **patio** is located within 4.0 metres of a **side property line** of a **parcel** containing a **Dwelling Unit**, it must be **screened**.
- (4) A **deck** or **patio** may be located between a **building** and a **property line** shared with a **street**.
- (5) Section 340(1) and (2) of Bylaw 1P2007 shall not apply to **balconies**.

Building Height

- 53 The maximum **building height** is 13.0 metres.

Parking

- 54 (1) The minimum number of **motor vehicle parking stalls** required for a **Back-to-Back Rowhouse** is 1.0 stall.
- (2) A **Back-to-Back Rowhouse** does not require **bicycle parking stalls – class 1**.