

THE CITY OF SPRUCE GROVE

BYLAW C-1162-21

LAND USE BYLAW AMENDMENT – CITY CENTRE UPDATES

WHEREAS, pursuant to the *Municipal Government Act*, RSA 2000 cM-26, a municipality shall pass a land use bylaw and may amend the land use bylaw;

AND WHEREAS, the City of Spruce Grove wishes to amend Bylaw C-824-12, the Land Use Bylaw;

NOW THEREFORE, the Council for the City of Spruce Grove, duly assembled, hereby enacts as follows:

1. Bylaw C-824-12 is amended as follows:
 - 1.1 By deleting in its entirety PART 11 – LAND USE DISTRICT REGULATIONS, Section 123 C1 – City Centre Commercial District and replacing with **Bylaw C-1162-21 – Schedule A**.
 - 1.2 By adding in PART 11 – LAND USE DISTRICT REGULATIONS, a new Section 116A R2CC – City Centre High Density Residential District per **Bylaw C-1162-21 – Schedule B**.
 - 1.3 By adding the following bolded text within PART 2 – INTERPRETATION AND DEFINITIONS; Section 7 Definitions; (1):

LIVE-WORK UNIT

A form of Mixed-Used Development consisting of a Building that provides a residential dwelling above or behind a flexible ground floor commercial space to be used by the dwelling's occupant for their business. The Building may be of an attached or detached form, and the Dwelling will typically have a separate Street entrance.

- 1.4 By adding the following bolded text within PART 4 – ADMINISTRATIVE CLAUSES; Section 11 Where a Development Permit is Not Required:
 - (a) Maintenance, repair or alteration of any Building or Development, either internally or externally, that does not include structural alterations **and complies with required design regulations**, where such work does not result in changes to the use or intensity of the structure,

- 1.5 By adding the following bolded text, and renumbering as required, within PART 4 – ADMINISTRATIVE CLAUSES; Section 14 Variances:

(6) A Development Officer may grant a variance to a Design Regulation in the C1 - City Centre Commercial District for a Non-Conforming Building for a minor alteration where in their opinion it would contribute a positive aesthetic improvement to a Building.

- 1.6 By adding the following bolded text within PART 6 – GENERAL REGULATIONS; Section 30 Design and Appearance of Buildings:

(5) The following regulations on design and appearance shall apply to all new Buildings on lands districted PS – Public Service Institutional District within the City Centre Overlay Area as depicted on the Land Use Map Schedule A.

- (a) Sites and Buildings shall contribute to a high-quality urban form by:**
- (i) Front and Side Yard Setbacks may be varied at the discretion of the Development Officer where providing space for pedestrian access or an outdoor public space such as a small courtyard or patio.**
 - (ii) Building's entrance shall be provided that face the Street-front and be a clearly identifiable feature, universally accessible and utilize architectural elements such as paving materials, lighting, signage, awnings, and canopies.**
 - (iii) Buildings shall be accentuated to address Street-fronts at the corners of prominent Street intersections by use of building massing and architectural features.**
 - (iv) Roof line variation shall be encouraged.**
 - (v) Vehicular access to parking areas shall be from an alley, and where no alley exists access may be from an adjacent Street on the side that would best limit potential pedestrian conflicts.**

- (vi) Loading and waste storage areas shall be located at the rear of Buildings and shall be screened from view.
- (b) Building facades and exterior design shall adhere to the following:
 - (i) Architectural features shall be used to differentiate Building faces while allowing that each face remains architecturally compatible with an adjacent Building by use of similar and complementary forms, materials, and scale.
 - (ii) A Building wall visible from an adjacent Alley and/or on-site parking area shall be designed to improve the rear Building aesthetic.
 - (iii) All blank walls of a Building shall be treated with cladding complementary to the overall Building, to add interest and texture of the wall and building, or with mural artwork where appropriate.
 - (iv) Brick, natural wood, wood composites, stucco, or glass shall be used for a Building as its fundamental cladding with these materials being compatible and complementary to adjacent Buildings.
 - (v) Vinyl siding shall not be used as a cladding material.
- (6) The following regulations on design and appearance shall apply to all new Buildings on lands districted R1 – Low to Medium Density Residential District lands within the City Centre Overlay Area on the Land Use District Map Schedule A.
 - (a) Sites and Buildings shall contribute to a high-quality urban form by:
 - (i) The Height of new Building shall be compatible with a neighbouring building.
 - (ii) Building design shall be architecturally compatible with other structures by using complementary forms, materials, and scale.
 - (iii) Roof line variation shall be encouraged.

(b) Building Facades and exterior design elements shall adhere to the following:

- (i) Architectural features shall be used to differentiate one face of a building from another.**
- (ii) Brick, natural wood, wood composites, stucco, or glass shall be used for a Building as its fundamental cladding with these materials being compatible and complementary to adjacent Buildings.**

(iii) Vinyl siding shall not be used as a cladding material.

1.7 By adding the bolded text within PART 8 – PARKING REGULATIONS; Section 85 Number of On-Site Parking Stalls Required, (2):

COMMERCIAL	MINIMUM NUMBER OF PARKING STALLS
Commercial Uses in the C1 – City Centre Commercial District	One Parking Stall per 85 m ² of Gross Floor Area.

1.8 By adding the following bolded text within PART 11 – LAND USE DISTRICT REGULATIONS; Section 115 R1 – Mixed Low to Medium Density Residential District; (3) Additional Regulations:

(e) Developments within the City Centre Overlay identified on PART 11 – LAND USE DISTRICT REGULATIONS; Section 114 Land Use District Map; (1), with the Map being Schedule A, shall adhere to the requirements in PART 6 – GENERAL REGULATIONS; Section 30 Design and Appearance of Buildings.

1.9 By adding the following bolded text within PART 11 – LAND USE DISTRICT REGULATIONS; Section 128 PS – Public Service Institutional District; (3) Additional Regulations:

(b) Developments within the City Centre Overlay as identified on the PART 11 – LAND USE DISTRICT REGULATIONS, Section 114 Land Use District Map; (1), with the Map being Schedule A, shall adhere to the requirements in PART 6 – GENERAL REGULATIONS; Section 30 Design and Appearance of Buildings.

1.10 By amending PART 11 – LAND USE DISTRICT REGULATIONS, Section 114 Land Use District Map; (1), with the Map being Schedule A, the following:

(a) To redistricted land use districts per the following schedule and figure:

District Adjustment	Legal Parcels
UR - Urban Reserve District to R2CC - City Centre High Density Residential District	Lot F, Plan 2289MC
R2 - Mixed Medium to High Density Residential District to R2CC - City Centre High Density Residential District	CDE 1620073; CDE 7722027; CDE 0521873; Part of SW 3-53-27-4; Lots 12-17, Block 16, Plan 3055MC; Lots 8, 9 & 11, Block 15, Plan 3055MC; CDE 1321150; CDE 9423983; Lots 1-9, Block 4, Plan 5193KS; Lots 4-10, Block 1, Plan 171HW; CDE 0940230; Lot 1A, Block 1, Plan 0425794; Lots 3-10, Block 13, Plan 6442KS; Lots 13-26, Block 8, Plan 2387AR; Lots 19-26, Block 7, Plan 2387AR; Lot 17A, Block 7, Plan 0526625; CDE 9122713
R1 - Mixed Low to Medium Density Residential District to R2CC - City Centre High Density Residential District	Lot G, Plan 4957TR; Lots 2-7, Block 15, Plan 3055MC; Lot 1A, Block 15, Plan 1995NY;
PS - Public Service Institutional District to R2CC - City Centre High Density Residential District	Lot 5, Block 17, Plan 7923004
R2 - Mixed Medium to High Density Residential District to PS - Public Service Institutional District	Lots 1-2, Block 13, Plan 6442KS
C1 - City Centre Commercial District to P1 - Parks and Recreation District	Lots 7-12, Block 6, Plan 2387AR
C2 - Vehicle Oriented Commercial District to C1 - City Centre Commercial District	Lot 6, Plan 6328RS; Lots 9, Plan 739TR; Lot 10-11, Plan 7620579; Lot 2, Plan 9925992; Lot 1, Plan 736TR
DC - Direct Control to R2CC - City Centre High Density Residential District	Part of SW 3-53-27-4; CDE 0924093; Parcel B, Plan 2626KS
DC - Direct Control to C1 - City Centre Commercial District	Lots 36-40, Block 6, Plan 2387AR

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- The map shows a grid of streets with several key roads highlighted. Calando Rd runs vertically on the left. Mohr Ave runs horizontally across the top. McConner Ave runs horizontally across the middle. McLeod Ave runs horizontally at the bottom. Other streets include Agrena Rd, Fifth Ave, Respersen Ave, and Andrew Ave. A large, irregularly shaped area in the center-right of the map is shaded with diagonal lines, representing a specific zone of interest. This shaded area includes parts of Mohr Ave, McConner Ave, and the area between them. The map also shows various building footprints and street intersections.

2. This amending bylaw shall be consolidated into Bylaw C-824-12.
3. This bylaw shall come into force and effect when it receives third reading and is duly signed.

First Reading Carried 22 August 2022

Second Reading Carried 26 September 2022

Third Reading Carried [Click here to enter a date.](#)

Date Signed

Mayor

City Clerk

Bylaw C-1162-21 – Schedule A

SECTION 123 C1 – CITY CENTRE COMMERCIAL DISTRICT

(1) GENERAL PURPOSE

This District is to provide continuous narrow storefronts for diverse retail and commercial development in the City Centre that encourage street-level pedestrian activity and provide opportunity for above ground-floor residential development. All District sites and buildings shall contribute to a high-quality urban form and pedestrian environment distinguished by varied façades, elevated architectural design, and consistent signage.

(2) PERMITTED AND DISCRETIONARY USES

- (a) Uses identified in this District as applicable to McLeod Avenue or First Avenue sub-areas shall use the boundaries defined in the figure below:



(b) First Avenue Sub-Area

(i) Permitted Uses	(ii) Discretionary Uses
• Eating and Drinking Establishment • Health Service • Park • Personal Service Establishment • Professional and Office Service • Retail Sales	• Accessory Building • Accessory Use • Alcohol Sales, Major • Alcohol Sales, Minor • Cannabis Sales • Child Care Facility* • Commercial School, Non-Industrial* • Food Truck • Hotel* • Parking Facility, Public • Public Utility Building • Recreation Establishment, Indoor*

(c) McLeod Avenue Sub-Area

(i) Permitted Uses	(ii) Discretionary Uses
• Eating and Drinking Establishment • Live-Work Dwelling • Multi-Unit Dwelling* • Park • Personal Service Establishment • Professional and Office Service* • Retail Sales	• Accessory Building • Accessory Use • Alcohol Sales, Minor • Cannabis Sales • Child Care Facility* • Commercial School, Non-Industrial* • Government Service* • Health Service* • Food Truck • Hotel* • Parking Facility • Private Clubs* • Public Libraries and Cultural Exhibits* • Public Utility Building • Recreation Establishment, Indoor*

(d) A Permitted or Discretionary Uses with an asterisk (*) shall not occupy the ground-floor of a Building unless:

- (i) the Site has a Front Yard abutting McLeod Avenue; and,
- (ii) the Site is west of Queen Street; and,
- (iii) the use is not a Multi-Unit Dwelling.

(e) Live-Work Dwellings shall be located on McLeod Avenue west of Queen Street.

(f) Commercial Schools shall not use or store heavy or industrial vehicles.

(g) Cannabis Sales is a prohibited use on all Sites in the District between Queen Street and King Street, as shown in the following map:



- (h) Lots 1 through 30 and 34 through 40, Block 6, Plan 2387 AR, and Lots 31 through 33, Block 6, Plan 6238 MC shall be subject to environmental review for possible soil contamination that will inform any concern or need of Site remediation for a proposed Use prior to rendering a decision on a Development Permit.

(3) DEVELOPMENT REGULATIONS

- (a) Development Regulations identified specific to McLeod Avenue or First Avenue Sub-Areas shall use the boundaries defined above in Section 2 (a) of this District.
- (b) Regulations contained in Part 6 General Regulations, Part 7 Special Regulations, Part 8 Parking Regulations, Part 9 Landscaping Regulations, and Part 10 Sign Regulations and the following regulations shall apply to all development in this District.
- (c) Site Standards:

	Site Standard
(i) Site Area (Minimum):	183.0 m ²
(ii) Site Width (Minimum):	6.0 m
(iii) Site Depth (Minimum):	30.0 m
(iv) Front Yard Setback:	Buildings shall be built to the property line, excepting that a Live-Work Dwelling shall be a minimum 3.0 m
(v) Side Yard Setback:	Buildings shall be built to the property line
(vi) Rear Yard Setback (Minimum):	6.0 m or ½ the Building Height.
(vii) Building Height (Maximum):	Four (4) Storeys, not to exceed 14.0 m (excluding roof top gardens); or, Six (6) Storeys, not exceeding 21.0 m on the east side of King Street between Highway 16A and Jespersen Avenue.
(viii) Gross Leasable Area (Maximum):	465 m ² for a single ground-floor use.
(ix) Site Coverage (Maximum):	95%
(x) Façade Height (Maximum):	8.0 m

- (xi) Notwithstanding Section 123.3(c) (vii), Building Height up to six (6) Storeys, not to exceed 25.0 m, may be considered at the discretion of the Development Officer with the consideration of transitions with adjacent Building designs and heights, adjacent uses, streetscape and the proposed Building design.
- (xii) Notwithstanding Section 123.3(c) (viii), Gross Leasable Area for ground-floor Retail uses abutting McLeod Avenue, between Queen Street and King Street, may include wrap-around units to accommodate larger individual tenant areas.
- (xiii) A Multi-Unit Dwelling shall:
- Have a separate access to the Street;
 - Not have Dwelling unit on the same floor as a non-Residential use; and,
 - Provide an Amenity Area of 7.5 m² per Dwelling unit.

(xiv) A Live-Work Dwelling shall have:

- a. a main floor elevation a minimum 1.0 m above the adjacent Street for privacy and “eyes on the street”; and,
- b. Individual Dwellings shall have entrances that are spaced appropriately and be combined with steps, terraces, or stoops.

(4) ADDITIONAL REGULATIONS

- (a) Additional Regulations identified specific to McLeod Avenue or First Avenue Sub-Areas shall use the boundaries defined in Section 2 (a) of this District.
- (b) Outdoor Storage shall be prohibited.
- (c) Garbage, recycling, and other containment areas shall be in a Rear Yard.
- (d) Off-Street Loading shall not be located within a Front Yard or any Yard adjacent to a Street.
- (e) Access to on-site vehicular Parking Stalls shall be from an Alley, and where there is no available Alley the access shall be from the adjacent Street utilizing the minimum vehicle crossing width design feasible over pedestrian areas.
- (f) At-grade surface parking lots fronting McLeod Avenue are prohibited.
- (g) At-grade surface parking lots associated with a development and fronting First Avenue are prohibited.
- (h) A Parking Facility shall be Hard Surfaced with asphalt for all Parking Stalls and internal vehicle circulation areas (i.e. aisles), and shall provide a minimum 1.0 m Landscaped area abutting a Street(s) to the satisfaction of the Development Officer.
- (i) Buildings shall contribute to high-quality urban form and pedestrian environment by:
 - (i) Building widths shall not exceed 15.3 m abutting Main Street, First Avenue, and McLeod Avenue between King Street and Queen Street; excepting that, this regulation may be voided for Mixed-Use Development where the Building is divided into increments of no more than 7.6 m in width by use of Façade articulation and/or using alterations in design and materials at the discretion of the Development Officer.
 - (ii) Buildings with individual commercial Units shall be defined clearly by articulated entrances that face the adjacent Street, are universally-accessible, and are clearly visible.
 - (iii) Building design shall address and emphasize Street intersections using massing, height, and interesting architectural features, and shall be strongly emphasized on corner parcels abutting the prominent intersections of McLeod Avenue with Main Street and McLeod Avenue with Queen Street.
 - (iv) A Street-level Storey of a Building shall have a floor to ceiling height minimum of 3.6 m and a maximum of 4.5 m.

- (v) Height of a new Building shall be compatible with an adjacent Building with taller buildings being encouraged on corners that are entrance points to primary blocks.
 - (vi) A Building step-back of a minimum 3.0 m shall be provided from the façade of the storey beneath commencing at a height of three-storeys, and it may contribute to required Amenity Area where it is functionable space.
 - (vii) Notwithstanding Section 123 3. (c) (iv) and (v), a Site abutting McLeod Avenue between Queen Street and King Street, or when abutting Main Street, may provide a maximum 2.0 m Setback to encourage outdoor seating or provide outdoor amenity space; and, where a sidewalk is less than two (2) metres in width to accommodate accessibility features.
 - (viii) New development adjacent to Lot 10, Block 6, Plan 2387 AR (Columbus Park) shall provide an active pedestrian entrance and frontage onto this space.
 - (ix) Lobbies for residential or non-ground-floor commercial in mixed-use Buildings shall not have a street frontage exceeding 6.0 m.
- (j) Building Façades and exterior design shall adhere to the following:
- (i) Façades of multi-tenant buildings shall be organized to provide a strong and consistent rhythm and unified exterior to the streetscape that avoid flat, undifferentiated patterns.
 - (ii) Architectural details shall be used to differentiate one face of a Building or sub-units from another, and the design shall be architecturally compatible with the adjacent Buildings or sub-units by variation in roof lines and the use of similar and complementary forms, materials, and scale.
 - (iii) Building design shall include forms of architectural detailing or features supporting a modern architectural character for McLeod Avenue and include elements such as cornices, parapets, pilasters, window fenestration, window features, and entrances.
 - (iv) Architectural details such as recesses, overhangs, signage, lighting, planters, banners, awnings, and shall be utilized to create articulation and visual interest on building façades.
 - (v) Building facades adjacent to a Street, walkway, Sidewalk or Alley shall provide windows that offer views of the entire Street, walkway, Sidewalk or Alley in the first and second Storeys.
 - (vi) A minimum of 60% of a Building façade, and Building sides adjacent to a Street, shall be glazed at Street-level using windows and doors, etc., for new developments or upon the renovation of existing Building exteriors.
 - (vii) Window covering materials (paper, paint, tint, films, coating, wood or metal panels, etc.) shall not cover more than 20% of a storefront window except

where provincial or federal regulations require opaque glazing in which case alternate methods that promote visual interest along Streets, sidewalks and walkways may be used to the satisfaction of the Development Officer.

- (viii) Highly reflective glass shall be prohibited at Street-level.
- (ix) All Building walls shall use materials consistent with the overall Building to provide visual interest and texture or, where appropriate, may be treated with mural artwork at the discretion of the Development Officer.
- (x) An Awning shall be provided on a Street-level Building façade per the following:
 - a. Overhead elements should be provided over portions of the adjacent sidewalk for pedestrian weather protection and these should be individualized for each storefront.
 - b. An Awning shall be designed to match the main structural elements of the Street-level facade and overall design of the storefront.
 - c. An Awning shall not extend across multiple storefronts and/or multiple buildings and should fit the width and shape of any storefront or window openings that it covers.
 - d. A dome or retractable Awning is not appropriate and shall be prohibited on McLeod Avenue.
- (k) Signs shall be in accordance with Land Use Bylaw Part 10, except that:
 - (i) Signs in the City Centre shall adhere to the following General Design Guidelines:
 - a. Building and tenant Signs shall be organized as distinct architectural elements, reinforcing rhythm and character of the building façades.
 - b. Building signage shall be in scale and integrated with the design of the building façades.
 - c. Buildings with multiple units shall use clearly delineated and consistent Sign design.
 - d. Buildings on corner lots shall have Signs that address both adjacent Streets.
 - e. Building signage shall reflect the character of the building function to assist in orientation and character.
 - f. Signage shall be pedestrian-oriented, using framing/structural materials consistent with the associated building and/or with the adjacent public realm streetscape elements.

- g. Single occupancy buildings shall have a maximum of one (1) corporate identification Sign per Building or view plane.

(ii) Signage on McLeod Avenue shall be consistent with the area's character and adhere to the following:

- a. Projecting Signs for all Street-level units shall:
 - i. use high-quality brackets coloured black or silver and mounted perpendicular to the Building; and,
 - ii. be wall mounted a minimum 2.7 m to a maximum 3.3 m height except for Live-Work Dwellings where the height shall be measured from the horizontal plane of the business.
- b. Fascia Sign surface area shall not exceed 20% of a Street-level Building wall area.
- c. A Fascia Sign using internally illuminated fluorescent boxes, or similar designs, shall not be permitted except for single commercial unit located on the east side of King Street between First Avenue and Jespersen Avenue.
- d. A Fascia Sign at Street-level shall use appropriately legible font sizes on the eastside of King Street between First Avenue and Jespersen Avenue.
- e. A Window Sign shall be a maximum 40% window coverage on the east side of King Street between First Avenue and Jespersen Avenue.
- f. An A-Board Sign shall have a maximum area of 1.0 m² and a maximum height of 1.3 m, and shall have a minimum 1.0 m of unobstructed sidewalk space for pedestrians.
- g. Building walls shall not be painted for signs or advertisements.
- h. A Freestanding Sign is not permitted.
- i. A Roof-mounted Sign is not permitted.
- j. An Awning Sign shall not include product advertisements.

(iii) Signage on First Avenue shall be consistent with the area's character and adhere to the following:

- a. A Fascia Sign shall not exceed 20% of a Building façade's total area per Storey.
- b. A Fascia Sign at Street-level shall use appropriately legible font sizes.

- c. A Freestanding Sign shall have a maximum height of 7.5 m.
- d. A Window Sign shall be limited to not more than 40% of the window display area.
- e. A Wall Sign for onsite Uses shall be permitted on walls perpendicular to, but not fronting, First Avenue.
- f. A Neon Sign shall be permitted on First Avenue where the design and size is satisfactory to the Development Officer.
- g. An A-Board Sign shall maintain a minimum 1.0 m of unobstructed sidewalk space between the pedestrian realm and the building facade.

Bylaw C-1162-21 – Schedule B

SECTION 116A R2CC – CITY CENTRE HIGH DENSITY RESIDENTIAL DISTRICT

(1) GENERAL PURPOSE

The purpose of this District is to accommodate higher density residential development within the City Centre Overlay Area that contributes positively to a high-quality urban form and pedestrian environment, and supports achieving an overall City Centre density target of 100 dwelling units per net residential hectare.

(a) Permitted and Discretionary Uses:

(i) Permitted Uses	(ii) Discretionary Uses
Multi-Unit Dwellings	- Accessory Buildings - Assisted Living Facility - Designated Assisted Living Facility - Funeral Homes, Existing - Public Utility Building - Row Housing, Stacked - Sales Centre - Special Care Facility

(2) DEVELOPMENT REGULATIONS

(a) In addition to the Regulations contained in Part 6 General Regulations, Part 7 Special Regulations, Part 8 Parking Regulations, Part 9 Landscaping Regulations, and Part 10 Sign Regulations, the following regulations shall apply to all Development in this District.

(b) Site Standards

		Site Standard	
(i)	Site Area:	Minimum	800 m²
(ii)	Site Width:	- Minimum - Maximum	15 m 40 m
(iii)	Site Depth:	Minimum	30 m
(iv)	Front Yard Setback:	Minimum	3.0 m
(v)	Side Yard Setback:	- Buildings two (2) Storeys or less - Buildings exceeding two (2) Storeys and/or abutting a Street	2.0 m 3.0 m

(vi)	Rear Yard Setback:	• Minimum • Minimum, Corner Site	• 3.0 m • 4.5 m
(vii)	Height:	• Minimum of two (2) storeys; and • Maximum of six (6) storeys not exceeding 20.0 m	
(viii)	Density:	• Minimum of 130 Dwellings per hectare	
(ix)	Site Coverage:	• Maximum	• 85%

(3) ADDITIONAL REGULATIONS

- (a) The Development Officer may exercise discretion in considering Multi-Unit Dwellings density, which would isolate another Site within this District that is less than 800 m², having regard to the location, age, and nature of the Use or Uses on the Site that would be isolated, and how it may impact achieving the City Centre's overall density target of 100 dwelling units per net residential hectare.
- (b) Notwithstanding maximum Site Coverage (2)(b)(ix), the Development Officer may vary regulations to increase maximum Site Coverage for development using underground parking facilities, agreed parking reductions, smaller unit sizes to support affordability, or additional indoor Amenity Areas and facilities that comply with the density provisions of this District. Any application for a development proposed to exceed Site Coverage shall be a Discretionary Use development.
- (c) Assisted Living and Designated Assisted Living developments shall provide 10% of the site area in the form of outdoor amenity area, which in the case of Designated Assisted Living it may be fenced for security purposes.
- (d) Notwithstanding the Front Yard and Side Yard requirements in (2)(b), in the case of corner sites, the Development Officer shall determine the Setback for the additional Front Yard or Street Side Yard in accordance with Section 29 of this Bylaw and take into account the context of the Site and orientation of other developments and buildings on Adjacent Sites, the block face, and within the neighbourhood.
- (e) A common Amenity Area totaling 7.5 m² per unit shall be provided for new Multi-Unit Dwellings that may consist of a single, distinct area or be divided into multiple areas. The Amenity Area shall include outdoor open space that provides adequate area for unstructured passive or active recreation to the satisfaction of the Development Officer, as well as two or more of the following:
 - (i) Playground equipment;
 - (ii) Benches, picnic tables, or other seating;
 - (iii) A gazebo or other shelter;

- (iv) A Patio;
- (v) Courtyards;
- (vi) Gardens; or
- (vii) Other recreational or amenity uses that would meet the needs of the residents for the specific Development under consideration.

- (f) Loading and waste storage areas shall be located at the rear of all buildings and shall be screened from view from adjacent properties and pedestrian areas.

(4) ADDITIONAL REGULATIONS FOR STREET INTERFACE AND BUILDINGS

(a) Street Interface

- (i) The Height of a new Building shall be compatible with neighbouring buildings, and a corner Building is encouraged to define a primary entrance point to a Street block.
- (ii) Roof line variation shall be encouraged.
- (iii) Buildings shall be accentuated to address the intersection and the streetfronts at the corners of significant Street intersections by use of building massing and architectural features.
- (iv) A Multi-Unit Dwelling shall not exceed 40 m of continuous Building frontage.
- (v) A Multi-Unit Dwelling shall provide sidewalk connections to ensure accessibility between the street and laneways/alleys.

(b) Building Design

- (i) District character shall be a high-quality environment distinguished by its organized, but varied façades with prominent detailing and signage.
- (ii) Building design shall be architecturally compatible with other structures by using complementary forms, materials, and scale.
- (iii) Architectural features shall be used to differentiate one face of a Building from another.
- (iv) All at-grade residential units are encouraged and shall have visual privacy from any public or internal sidewalks without the need for high or non-transparent privacy fences or walls that detract from the active street edge, or alternatively

entrances may be raised to 2.0 m above grade.

- (v) Building step-backs where usable may contribute to required Amenity Area.
- (vi) Balconies shall be integral to the overall form and design of Multi-Unit Dwellings and shall not project beyond a property line.
- (vii) Variations in the setback of individual units up to 1.0 m shall be employed to provide building articulation and emphasize individual unit identity.
- (viii) Variations in architectural detailing (e.g., materials, colours, etc.) shall be used to create individual unit identity while maintaining overall Building design consistency.
- (ix) New buildings shall use brick, wood, or glass as their fundamental cladding with such materials being compatible and complementary to adjacent Buildings.
- (x) Vinyl siding is not an acceptable cladding material.

(5) ADDITIONAL DEVELOPMENT REGULATIONS FOR PARKING

- (a) Parking shall be in accordance with Land Use Bylaw Part 8, except that:
 - (i) Parking access for vehicles, either surface or structured, shall be permitted at either the rear or side of buildings, and/or may be internalized.
 - (ii) Vehicular access to parking areas shall be from an alley, and where no alley exists access may be from an adjacent Street on the side that would best limit potential pedestrian conflicts.
 - (iii) Visitor parking may be accommodated with surface stalls accessed from a rear lane.