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**(DC2) Edgemont Mixed Use Residential and Commercial Zone**

**General Purpose**

To create a mixed-use site including residential low or medium rise apartments with opportunity for main floor commercial, or commercial uses in the Edgemont Neighbourhood.

**Permitted Residential and Commercial Uses**

- 1) Apartment Hotels
- 2) Apartment Housing
- 3) Bars and Neighbourhood Pubs
- 4) Breweries, Wineries and Distilleries
- 5) Business Support Services
- 6) Cannabis Retail Sales
- 7) Child Care Services
- 8) Commercial Schools
- 9) Convenience Retail Stores
- 10) Creation and Production Establishments
- 11) General Retail Stores
- 12) Government Services
- 13) Group Homes
- 14) Health Services
- 15) Hotels
- 16) Indoor Participant Recreation Services
- 17) Limited Group Homes
- 18) Live Work Units
- 19) Lodging Houses
- 20) Major Alcohol Sales
- 21) Major Amusement Establishments
- 22) Major Home Based Business
- 23) Media Studios
- 24) Minor Alcohol Sales
- 25) Minor Amusement Establishments
- 26) Minor Home Based Business
- 27) Mobile Catering Food Services
- 28) Personal Service Shops
- 29) Private Clubs
- 30) Private Education Services
- 31) Professional, Financial and Office Support Services
- 32) Public Libraries and Cultural Exhibits
- 33) Rapid Drive Through Vehicle Services
- 34) Recycled Materials Drop-off Centres
- 35) Religious Assembly
- 36) Residential Sales Centre

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- 37) Restaurants
- 38) Row Housing
- 39) Secondhand Stores
- 40) Specialty Food Services
- 41) Stacked Row Housing
- 42) Urban Gardens
- 43) Urban Outdoor Farms
- 44) Veterinary Services
- 45) Fascia Off-premises Signs
- 46) Fascia On-premises Signs
- 47) Freestanding Off-premises Signs
- 48) Freestanding On-premises Signs
- 49) Major Digital Signs
- 50) Minor Digital Off-premises Signs
- 51) Minor Digital On-premises Off-premises Signs
- 52) Minor Digital On-premises Signs
- 53) Projecting On-premises Signs
- 54) Roof On-premises Signs
- 55) Temporary Off-premises Signs
- 56) Temporary On-premises Signs

### **Development Regulations**

- 1) Development shall be in general accordance with Appendix 1, Site Plan, which is a conceptual illustration depicting aspects of the Development and Design Regulations.
- 2) Any stand-alone Commercial Uses shall be generally located within Area A as shown in Appendix I. Stand-alone Residential or Residential-related Uses shall be generally located within Area B as shown in Appendix I.
- 3) The maximum Density shall be 224 Dwellings/ha.
- 4) The maximum Floor Area Ratio shall be 2.5
- 5) The maximum Height for Residential and Residential-related Uses shall not exceed 23.0 m.
- 6) The maximum Height for Commercial Uses shall not exceed 14.5 m, except that:
  - a) The maximum Height may be increased to 23.0 m if developed as part of a Residential or Residential-related mixed use development.
- 7) A minimum Setback of 6.0 m shall be required where a Site abuts a public roadway, other than a Lane, and the east property line.
- 8) A minimum Amenity Area of 7.5 m<sup>2</sup> per Dwelling shall be provided.

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- 9) Signs shall comply with the regulations of Schedule 59F.
- 10) Bars and Neighbourhood Pubs and Restaurants located within Area 'B' will have a maximum capacity of 200 occupants and 240 m<sup>2</sup> of Public Space.
- 11) Religious Assembly will have a maximum of 240 m<sup>2</sup> of Public Space.

### **Site Planning and Design**

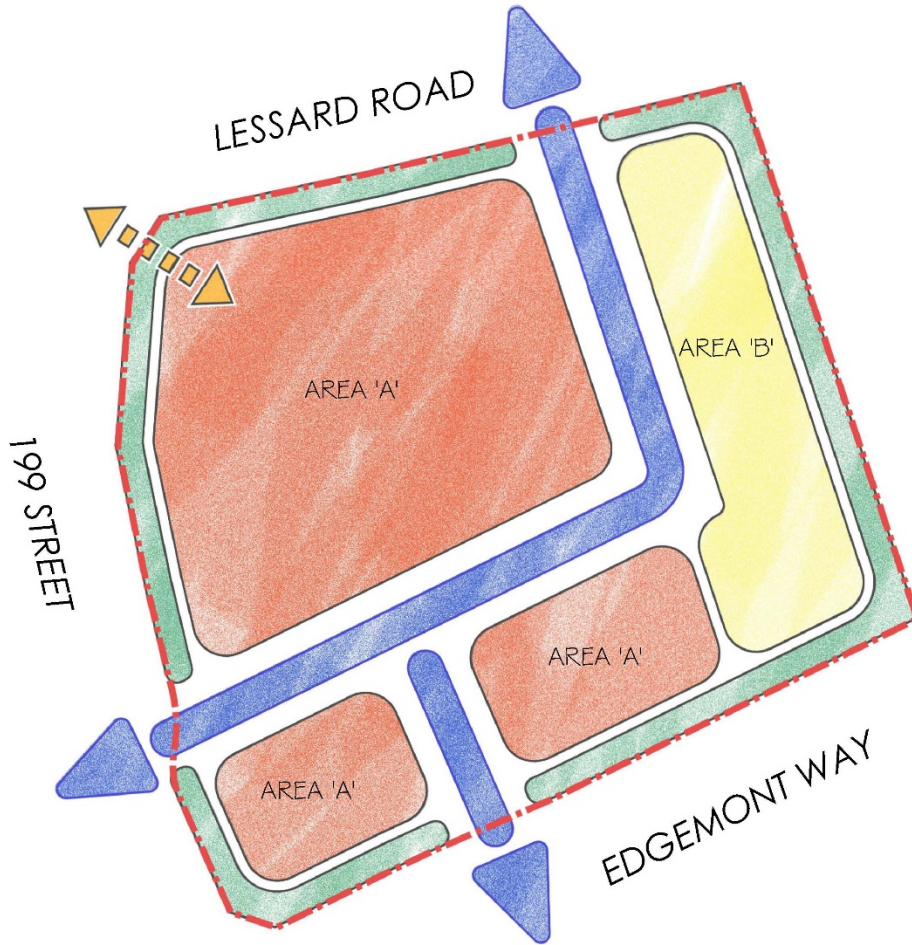
- 12) Separation Space shall be provided in accordance with the Zoning Bylaw, except that it shall not be required where side walls of Abutting buildings face each other and habitable windows are not located directly opposite each other, such that privacy is not impacted to the satisfaction of the Development Officer and:
  - a) In the case of buildings on separate sites, each development complies with the Setback requirements for the building;
- 13) Notwithstanding the other regulations of this Zone, where any building exceeds 10.0 m in Height abutting the east property line, the following regulations shall apply along the said property line:
  - a) no outdoor parking, garbage collection, common amenity areas, or outdoor storage areas shall be developed within 3.0 m;
  - b) design techniques including, but not limited to, the use of sloped roofs, variations in building stepbacks and articulation of building façades, shall be employed in order to minimize the perception of massing of the building when viewed from adjacent residential areas and roadways;
  - c) building finishes shall be compatible with the exterior finishing materials and colours typical of adjacent development; and
  - d) a solid screen Fence, 1.83 m in Height, shall be installed, except along common flanking Front Yard boundaries;
- 14) Loading and storage areas shall be located at the rear or sides of the principal building and shall be screened from view from any adjacent sites or public roadways. If the rear or sides of a site are used for parking, an outdoor service or display area, or both, and abut a Residential Zone or a Lane serving a Residential Zone, such areas shall be screened.
- 15) All mechanical equipment shall be concealed from street level view by screening in a manner compatible with the architectural character of the building or by incorporating it within the building
- 16) A Landscape Plan shall be submitted by a registered Landscape Architect, in accordance with the Zoning Bylaw, for review and approval by the Development Officer prior to the approval of any Development Permit.

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- 17) Drive-In food Services and Rapid Drive-Through Vehicle Service Uses shall not be permitted as part of a mixed use building.
- 18) Entrances for Residential and Residential-related Uses shall be separate from those of Commercial Uses.
- 19) Digital Signs shall be designed, located or screened so as to reduce visual and light impacts on Residential Uses.

### **Access, Circulation, and Parking**

- 20) Parking shall be provided in accordance with the Zoning Bylaw. Parking regulations may be relaxed at Development Permit if supported by a professional Parking Impact Assessment.
- 21) Parking, outdoor service or display areas, or both, that abut the existing Residential Zone to the east, shall be screened within the setback through use of landscape treatment and fencing to the satisfaction of the Development Officer.
- 22) Access to any Parking Garage shall adhere to the principles of *Crime Prevention Through Environmental Design* (CPTED).
- 23) Internal private roadways shall be constructed to a minimum standard width to accommodate the swept path analysis requirements for waste management and emergency services vehicles, to the satisfaction of the Development Officer in consultation with Transportation Planning and Engineering, Fire Rescue Services and Waste Management Services.
- 24) On-Site pedestrian circulation shall be encouraged by ensuring that Sidewalks, Walkways, Amenity Areas and parking areas are connected.



**LEGEND**

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|--|---|
|  AREA 'A' - Commercial / Mixed Use  |  Pedestrian Connection |
|  AREA 'B' - Residential / Mixed Use |  Vehicular Circulation |
|  Landscaped Setback                 |   |