

Summary of Proposed Amendments

Black Font = existing Zoning Bylaw text

Underline Italic Font = proposed addition to Zoning Bylaw

~~Strikethrough~~ = proposed deletion from Zoning Bylaw

Highlighted text = changes since March 24, 2015 Executive Committee meeting

6. General Definitions

Terms and words in this Bylaw which are defined in the Municipal Government Act, 1994, have the meaning expressed in that Act. Other terms and words, unless the context requires otherwise, are defined as follows:

- 6.1(42). **Grade** means a geodetic elevation from which the Height of a structure is measured, calculated in accordance with Section 52.

**In all zones, "grade" is capitalized to "Grade" to indicate that it is a defined term.*

12.2 No Development Permit Required

16. the construction of an uncovered deck which is located entirely within a Rear Yard, and which has a Height of less than **0.6 m** above finished ground or 0.7 m above subgrade at all of the outermost corners of the proposed structure, and which is Accessory to a residential structure;

50.3 Accessory Buildings in Residential Zones

In a Residential Zone:

1. an Accessory building or Structure shall not be used as a Dwelling, except where it contains a Garage Suite or Garden Suite in accordance with Section 87, **or a Blatchford Lane Suite in accordance with Section 997.**
2. an Accessory building or Structure shall not exceed 4.3 m ~~nor one Storey~~ in Height, except:
 - a. as provided in the RPLt, RF4t, RF5t, TSDR, and TSLR Zones, where the maximum Garage Height shall not exceed 5.0 m;
 - b. in the case of a Garage containing a Garage Suite where listed as a Permitted or Discretionary Use, where the height shall be in accordance with Section 87, **or a Blatchford Lane Suite in accordance with Section 997**; and
 - c. as provided in subsections 50.4, 50.5.

50.4 Accessory Buildings in the (NA) Natural Areas Protection Zone

1. Purpose of the Accessory building:

In accordance with the Natural Area Management Plan for a specific Natural Area, an Accessory building can only be constructed for the specific purpose of servicing the Natural Area.

2. Size of the Accessory building:

- a. An Accessory building shall not exceed 4.0 m ~~nor one storey~~ in height.

- b. An Accessory building floor area shall not exceed 15 m².

50.6 Amateur Radio Antenna and Support Structure

1. An Amateur Radio Antenna and Support Structure shall:
 - a. be a free-standing, ground-mounted unit;
 - b. be located in a Rear Yard only;
 - c. be located so that no portion is within 0.9 m of any lot line, except that, on a Corner Lot, no portion shall be closer than 4.5 m to any lot line abutting a flanking public roadway, other than a Lane; and
 - d. be limited to a maximum Height of 18.0 m at its highest point. For the purpose of this subsection 50.5 only, the Height of a ground-mounted Amateur Radio Antenna and Support Structure shall be determined by measurement from the point at which the Support Structure enters the typical ground surface, to the top of the Antenna at its highest position.
 - e. not be illuminated, nor shall it have attached to it any advertising, graphics, flags or other elements unrelated to its function as a component of a radio signal transmitting and receiving device.
 - f. where applicable, be in accordance with the most current City Policy C471 - Policy for Siting Telecommunications Facilities

55.3 Landscape Plan and Content

1. Every application for a development listed in subsection 55.2 shall include a Landscape Plan, drawn at a scale of 1 300 or larger, which clearly indicates and accurately identifies the following:
 - a. a key plan with a north arrow;
 - b. the property lines and dimensions of the Site;
 - c. the approximate or estimated location of land uses, building perimeters, and Landscaping on adjacent Sites;
 - d. adjacent public area features, such as streets, Lanes, driveways, vehicular entrances, street furniture and boulevard trees;
 - e. overhead, surface and underground utilities, and limits of easements;
 - f. outlines of all Site structures to include the building footprints at grade, location and type of underground structures and overhangs within the first two Storeys;
 - g. building entrances, porches, decks, steps, walkways, other hardsurfacing or hard landscaping features, parking areas, curbs, lighting, fencing, walls, screens, recreational facilities and garbage collection areas. Materials, colours and patterns shall be indicated;
 - h. ~~existing and final Site grading, including the established lot boundaries, elevations, berming shown in half metre contours, direction of Site drainage, proposed catch basin rim elevations, top and bottom of retaining wall elevations and existing elevations of plant material to be retained;~~ existing grading and final Site grading, including the direction of Site drainage, and berming shown on a grading plan in 0.5 m contours; and the geodetic elevations of proposed catch basin rim, the corners of the Lot(s), the top and bottom of retaining walls, and of the plant material to be retained;

- i. the height and materials of all fencing, screens and walls;

110 (RF1) Single Detached Residential Zone

110.4 Development Regulations for Permitted and Discretionary Uses

- 5. The maximum Height shall not exceed 10.0 m ~~or 2 1/2 Storeys,~~ in accordance with Section 52.

115 (RSL) Residential Small Lot Zone

115.4 Development Regulations for Permitted and Discretionary Uses

- 4. The maximum Height shall not exceed 10.0 m ~~or 2 1/2 Storeys,~~ in accordance with Section 52.

120 (RF2) Low Density Infill Zone

120.4 Development Regulations for Permitted and Discretionary Uses

- 6. The maximum Height shall not exceed 10.0 m ~~or 2 1/2 Storeys,~~ in accordance with Section 52.

130 (RPL) Planned Lot Residential Zone

130.4 Development Regulations for Permitted and Discretionary Uses

- 2. The maximum Height shall not exceed 10.0 m ~~or 2 1/2 Storeys,~~ in accordance with Section 52.

140 (RF3) Small Scale Infill Development Zone

140.4 Development Regulations for Permitted and Discretionary Uses

- 9. The maximum Height shall not exceed 10.0 m ~~or 2 1/2 Storeys,~~ in accordance with Section 52.

150 (RF4) Semi-detached Residential Zone

150.4 Development Regulations for Permitted and Discretionary Uses

- 4. The maximum Height shall not exceed 10.0 m ~~or 2 1/2 Storeys,~~ in accordance with Section 52.

155 (RMD) Residential Mixed Dwelling Zone

155.3. Development Regulations for Permitted and Discretionary Uses

11. The maximum building Height shall not exceed:
- a. 12.0 m ~~nor 3 storeys~~ for Row Housing; and
 - b. 10.0 m ~~nor 2 1/2 storeys~~ for all other uses;
in accordance with Section 52.

160 (RF5) Row Housing Zone

160.4 Development Regulations for Permitted and Discretionary Uses

3. The maximum Height shall not exceed 10.0 m ~~nor 2 1/2 Storeys~~, in accordance with Section 52.

165 (UCRH) Urban Character Row Housing Zone

165.4 Development Regulations for Permitted and Discretionary Uses

2. Site Area, Site dimensions, building Height shall be in accordance with Table 165.4(2).

Table 165.4(2) Site Area, Site Dimensions Building Height <u>and Building Storeys</u>				
	(i) minimum Site Area ¹	(ii) minimum Site Width	(iii) minimum Site Depth ¹	(iv) maximum building Height
(a) Row Housing internal Dwelling	150 m ²	5.0 m	30.0 m	12.0 m 3 Storeys
(b) Row Housing end Dwelling	186 m ²	6.2 m	30.0 m	12.0 m 3 Storeys
(c) Semi-detached Housing, per Dwelling	210 m ²	6.7 m	30.0 m	12.0 m 3 Storeys
(d) Stacked Row Housing Development	740 m ²	20.0 m	30.0 m	12.0 m 3 Storeys

1. Note: exceptions may apply to Bare Land Condominium Units as part of a Multi-unit Project Development. See Section 165.5.

170 (RF6) Medium Density Multiple Family Zone

170.4 Development Regulations for Permitted and Discretionary Uses

2. The maximum Height shall not exceed ~~14.0 m nor four Storeys~~ 14.5 m for flat, mansard and gambrel roofs, or 16.0 m for a roof type with a pitch of 4/12 (18.4 degrees) or greater, in accordance with Section 52.

11. Notwithstanding the other regulations of this Zone, where any building exceeds 10.0 m ~~or 2 1/2 Storeys~~ in height, or is a Multi-unit Project Development, and abuts a Site zoned to allow Single Detached Housing as a Permitted Use, or the RF5 Row Housing Zone, the following regulations shall apply along the said property line:

- a. a minimum Setback of 7.5 m shall be required. The Development Officer may reduce this Setback to a minimum of 3.0 m only where the proposed façade is a flanking wall and an acceptable landscaped buffer is provided;
- b. no outdoor parking, garbage collection, common amenity areas, or outdoor storage areas shall be developed within 3.0 m;
- c. a solid screen fence, 1.83 m in height, shall be installed along all shared property lines, except along common flanking Front Yard boundaries;
- d. design techniques including, but not limited to, the use of sloped roofs, variations in building setbacks 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;
- e. building finishes shall be compatible with the exterior finishing materials and colours typical of adjacent development; and
- f. The Development Officer may require information regarding the location of windows and Amenity Areas on adjacent properties to ensure the windows or Amenity Areas of the proposed development are placed to minimize overlook into adjacent properties.

210 (RA7) Low Rise Apartment Zone

210.4 Development Regulations for Permitted and Discretionary Uses

4. The maximum Height shall not exceed ~~14.0 m nor 4 Storeys~~. Floor Area may be developed in attic areas as additional space to a Dwelling, and not counted as a Storey, provided the additional Floor Area creates architectural interest to the design of the building and the development is within the maximum allowable Height. In cases where dormers or other windows are proposed, the development shall be considered a Discretionary Development. 14.5 m for flat, mansard and gambrel roofs, or 16.0 m for a roof type with a pitch of 4/12 (18.4 degrees) or greater, in accordance with Section 52.

11. Notwithstanding the other regulations of this Zone, where any building exceeds 10.0 m ~~or 2 ½ Storeys~~ in height, or is a Multi-unit Project Development, and abuts a Site zoned to allow Single Detached Housing as a Permitted Use, or the RF5 Row Housing Zone, the following regulations shall apply along the said property line:

- a. a minimum Setback of 7.5 m shall be required except that:
 - i. where a building exceeds 10.0 m ~~or 2 ½ Storeys~~ in height, the portion of the building exceeding the said height shall have a minimum 10.0 m Stepback from the property line;
 - ii. the Development Officer may reduce this Setback to a minimum of 1.0 m per Storey or partial Storey only where the proposed façade is a flanking or end wall, and an acceptable landscaped buffer is provided. In no case, shall the Setback be less than 3.0 m, nor shall the Setback be reduced where the proposed building abuts the south property line of a neighbouring site;
 - iii. where a Stepback is provided, it shall be a minimum of 2.5 m;

220 (RA8) Medium Rise Apartment Zone

220.4 Development Regulations for Permitted and Discretionary Uses

6. The maximum Height shall not exceed 23.0 m ~~or six Storeys~~, in accordance with Section 52.

14. Notwithstanding the other regulations of this Zone, where any building exceeds 10.0 m ~~or 2 1/2 Storeys~~ in height, or is a Multi-unit Project Development, and abuts a Site zoned to allow Single Detached Housing as a Permitted Use, or the RF5 Row Housing Zone, the following regulations shall apply along the said property line:

- a. a minimum Setback of 7.5 m shall be required except that:
 - i. where a building exceeds 10.0 m ~~or 2 1/2 Storeys~~ in height, the portion of the building exceeding the said height shall have a minimum 10.0 m Stepback from the property line;
 - ii. the Development Officer may reduce this Setback to a minimum of 1.0 m per Storey or partial Storey only where the proposed façade is a flanking or end wall, and an acceptable landscaped buffer is provided. In no case, shall the Setback be less than 3.0 m, nor shall the Setback be reduced, where the proposed building abuts the south property line of a neighbouring site;
 - iii. where a Stepback is provided, it shall be a minimum of 2.5 m;

240 (RR) Rural Residential Zone

240.4 Development Regulations for Permitted and Discretionary Uses

4. The maximum ~~Building~~ building Height shall ~~be not exceed~~ 10.0 m, in accordance with Section 52.

250 (RMH) Mobile Home Zone

250.4 Development Regulations for Permitted and Discretionary Uses

3. The following regulations apply to Mobile Homes when developed as a Mobile Home Subdivision:

- a. a permanent foundation shall be provided for each Mobile Home. ~~The foundation or basement shall not exceed 1.0 m above grade~~ The Height of the finished level of the floor that is directly above Grade of the Mobile Home Lot, and the Grade of the Mobile Home Lot within a Mobile Home Subdivision shall not exceed 1.0m; and

310 (CNC) Neighbourhood Convenience Commercial Zone

310.4 Development Regulations for Permitted and Discretionary Uses

8. The maximum ~~Building~~ building Height shall not exceed 10.0 m ~~or 2 1/2 Storeys~~, in accordance with Section 52.

320 (CSC) Shopping Centre Zone

320.4 Development Regulations for Permitted and Discretionary Uses

6. The maximum ~~Building~~ *building* Height shall ~~be not exceed 14.0 m~~ *14.5 m for flat, mansard and gambrel roofs, or 16.0 m for a roof type with a pitch of 4/12 (18.4 degrees) or greater, in accordance with Section 52.*

330 (CB1) Low Intensity Business Zone

330.4 Development Regulations for Permitted and Discretionary Uses

9. The maximum ~~Building~~ *building* Height shall not exceed 12.0 m ~~nor three Storeys~~, *in accordance with Section 52.*

340 (CB2) General Business Zone

340.2 Permitted Uses

1. Apartment Hotels, ~~to a maximum Height of 14.0 m~~
13. Hotels, ~~to a maximum Height of 14.0 m~~

340.3 Discretionary Uses

- ~~2. Apartment Hotels, to a Height greater than 14.0 m~~
- ~~14. Hotels to a Height greater than 14.0 m~~

340.4 Development Regulations for Permitted and Discretionary Uses

~~6. The maximum Building Height shall not exceed 14.0 m nor 4 Storeys except for Hotel Developments and Apartment Hotels.~~ *The maximum building Height shall not exceed 14.5 m for flat, mansard and gambrel roofs, or 16.0 m for a roof type with a pitch of 4/12 (18.4 degrees) or greater, except the maximum Height for a Hotels or Apartment Hotels Use shall not exceed 30.0 m, in accordance with Section 52. Hotels or Apartment Hotels developments exceeding 16.0 m in Height shall be a Class B Discretionary Development.*

340.5 Additional Development Regulations for Discretionary Uses

2. The following regulations shall apply to Hotel Developments and Apartment Hotels:
 - a. the maximum building Height shall be 30.0 m; and
 - b. in addition to the Setback requirements of subsection 340.4(3), the Development Officer may, as a condition of approval, require an additional Setback for that portion of a Hotel that exceeds ~~14.0 m~~ *16.0 m* in Height in order to protect the amenity and privacy of development in any adjacent Residential Zone. The Development Officer shall not require a total Setback greater than the Height of the building.

350 (CHY) Highway Corridor Zone

350.4 Development Regulations for Permitted and Discretionary Uses

~~6. The maximum Building Height shall be 14.0 m, except the maximum Height for a Hotel or Apartment Hotel which shall be 30.0 m. Hotel or Apartment Hotel Developments~~

~~exceeding 14.0 m in Height shall be a Class B Development. The maximum building Height shall not exceed 14.5 m for flat, mansard and gambrel roofs, or 16.0 m for a roof type with a pitch of 4/12 (18.4 degrees) or greater, except the maximum Height for a Hotels or Apartment Hotels Use shall not exceed 30.0 m, in accordance with Section 52. Hotels or Apartment Hotels developments exceeding 16.0 m in Height shall be a Class B Discretionary Development.~~

360 (CO) Commercial Office Zone

360.4 Development Regulations for Permitted and Discretionary Uses

3. In addition to the Setback requirements in clause (2), above, the Development Officer may, as a condition of approval of a Discretionary Use, require an additional Setback for that portion of the development that exceeds ~~14.0 m~~ 16.0 m in Height. The Development Officer shall consider privacy and a Sun Shadow Impact Study when any development is adjacent to a Residential Zone.

5. The maximum Building Height shall not exceed 23.0 m ~~nor six Storeys~~, except that the Development Officer may, at his discretion, allow a greater Height, not to exceed a maximum of 40.0 m ~~nor 10 Storeys~~ where this would not adversely affect the privacy and amenity of development in any adjacent Residential Zone. Any development exceeding 23.0 m in Height shall be a Class B Development.

370 (CB3) Commercial Mixed Business Zone

370.4 Development Regulations

10. Building Height:

a. The maximum building Height shall not exceed 36.0 m ~~or ten Storeys~~.

b. Notwithstanding the above, the Development Officer may increase the building Height to a maximum of 45.0 m ~~or fourteen Storeys~~ if the additional Height accommodates Residential or Residential-Related Uses and:

400 (IB) Industrial Business Zone

400.4 Development Regulations for Permitted and Discretionary Uses

5. The maximum Height shall not exceed 12.0 m ~~nor three Storeys~~, in accordance with Section 52 except that the Development Officer may, notwithstanding subsection 11.4, grant a variance to permit a greater Height for a building housing a General Industrial Use up to a maximum of 14.0 m, where this is required to facilitate the industrial development of the Use involved.

570 (CS1) Community Services 1 Zone

570.3.1 Development Regulations for Uses Listed Under Sections 570.2.1 and 570.2.2

4. The maximum ~~Building~~ building Height shall be ~~10 m~~ 10.0 m, in accordance with Section 52.

570.4.1 Development Regulations for Uses Listed Under Sections 570.2.3 and 570.2.4

2. The maximum Height shall not exceed 10.0 m ~~nor 2 1/2 Storeys~~, in accordance with Section 52.

571 (CS2) Community Services 2 Zone

571.3.1 Development Regulations for Uses Listed Under Sections 571.2.1 and 571.2.2

4. The maximum building Height shall not exceed 10.0 m ~~unless otherwise approved by the Development Officer where deemed appropriate for the Use and having regard to the Height allowed in adjacent Zones~~, in accordance with Section 52. The Development Officer may, notwithstanding subsection 11.4, grant a variance to permit a greater Height for a building where deemed appropriate for the proposed Use and having regard to the Height allowed in adjacent Zones.

571.4.1 Development Regulations for Uses Listed Under Sections 571.2.3 and 571.2.4

2. The maximum Height shall not exceed 10.0 m ~~nor 2 1/2 Storeys~~, in accordance with Section 52.

572 (CS3) Community Services 3 Zone

572.3.1 Development Regulations for Uses Listed Under Sections 572.2.1 and 572.2.2

5. ~~The maximum Building Height shall be 10.0 m, except in the case of buildings or structures Accessory to a Farm, other than a single detached Dwelling. Height is not restricted for buildings or structures for Agricultural and Natural Resource Development Uses. Excluding buildings or structures for Agricultural and Natural Resource Development Uses, the maximum building Height shall not exceed 10.0 m, in accordance with Section 52.~~

572.4.1 Development Regulations for Uses Listed Under Sections 572.2.3 and 572.2.4

2. The maximum Height shall not exceed 10.0 m ~~nor 2 1/2 Storeys~~, in accordance with Section 52.

573 (CS4) Community Services 4 Zone

573.3.1 Development Regulations for Uses Listed Under Sections 573.2.1 and 573.2.2

5. ~~The maximum Building Height shall be 10.0 m, except in the case of buildings or structures Accessory to a Farm, other than a single detached Dwelling. Height is not restricted for buildings or structures for Agricultural and Natural Resource Development Uses. Excluding buildings or structures for Agricultural and Natural Resource Development Uses, the maximum building Height shall not exceed 10.0 m, in accordance with Section 52.~~

573.4.1 Development Regulations for Uses Listed Under Sections 573.2.3 and 573.2.4

2. The maximum Height shall not exceed 10.0 m ~~or 2 1/2 Storeys,~~ in accordance with Section 52.

610 (AG) Agricultural Zone

610.4 Development Regulations for Permitted and Discretionary Uses

5. ~~The maximum Building Height shall be 10.0 m, except in the case of buildings or structures Accessory to a Farm, other than a single detached Dwelling.~~ Height is not restricted for Buildings or structures for Agricultural and Natural Resource Development Uses. Excluding buildings or structures for Agricultural and Natural Resource Development Uses, the maximum building Height shall not exceed 10.0 m, in accordance with Section 52.

620 (AGU) Urban Reserve Zone

620.4 Development Regulations for Permitted and Discretionary Uses

5. ~~The maximum Building Height shall be 10.0 m, except in the case of buildings or structures Accessory to a Farm, other than a single detached Dwelling.~~ Height is not restricted for Buildings or structures for Agricultural and Natural Resource Development Uses. Excluding buildings or structures for Agricultural and Natural Resource Development Uses, the maximum building Height shall not exceed 10.0 m, in accordance with Section 52.

630 (AGI) Industrial Reserve Zone

630.4 Development Regulations for Permitted and Discretionary Uses

5. ~~The maximum Building Height shall be 10.0 m, except in the case of buildings or structures Accessory to a Farm, other than a single detached Dwelling.~~ Building Height is not restricted for Buildings or structures for Agricultural and Natural Resource Development Uses. Excluding buildings or structures for Agricultural and Natural Resource Development Uses, the maximum building Height shall not exceed 10.0 m, in accordance with Section 52.

812 (FPO) Floodplain Protection Overlay

812.1 General Purpose

The purpose of this Overlay is to provide for the safe and efficient use of lands which may be within the defined floodplains of the North Saskatchewan River and its tributaries within the City of Edmonton. ~~through the regulation of building Heights and elevations, openings into buildings, Uses of portions of buildings, Grades and Landscaping in addition to the requirements of the underlying Zone in their vicinity.~~ The overlay regulates building Height, the location and geodetic elevation of openings into buildings, the Use in portions of buildings, the design Grade of the Site, and Landscaping, to mitigate the potential negative effects of a flood event.

814 Mature Neighbourhood Overlay

814.3 Development Regulations

13. The maximum Height shall not exceed 8.6 m ~~nor 2 1/2 Storeys~~, in accordance with Section 52.

815 Medium Density Residential Overlay

815.3 Development Regulations for Apartment Housing

2. The maximum Height shall not exceed ~~14.0 m~~ 14.5 m for flat, mansard and gambrel roofs, or 16.0 m for a roof type with a pitch of 4/12 (18.4 degrees) or greater, in accordance with Section 52. ~~or four Storeys and when a fourth Storey is constructed, at least 50% of the upper Storey shall be set back a minimum of 2.0 m from the front wall of the building. In the case of a Corner Lot, this Setback shall apply to both street facing façades. Where the development abuts a property where Single Detached Housing is a Permitted Use, the entire fourth Storey shall be set back a minimum of 2.0 m adjacent to the property where Single Detached Housing is a Permitted Use.~~ The Floor Area of the fourth Storey shall be Stepback a minimum of 2.0 m from the front wall of the building. In the case of a Corner Lot, this Stepback shall apply to both street facing façades. Where the development abuts a property where Single Detached Housing is a Permitted Use, the entire fourth Storey shall be Stepback a minimum of 2.0 m adjacent to the property where Single Detached Housing is a Permitted Use.

3. Any habitable Basement development shall be counted as a Storey of development. Where the Basement consists of non-habitable development, the floor of the first Storey shall not be constructed more than 1.2 m above grade.

816 High Rise Residential Overlay

816.3 Development Regulations

2. The maximum Height shall not exceed 23.0 m ~~or six Storeys~~, in accordance with Section 52.

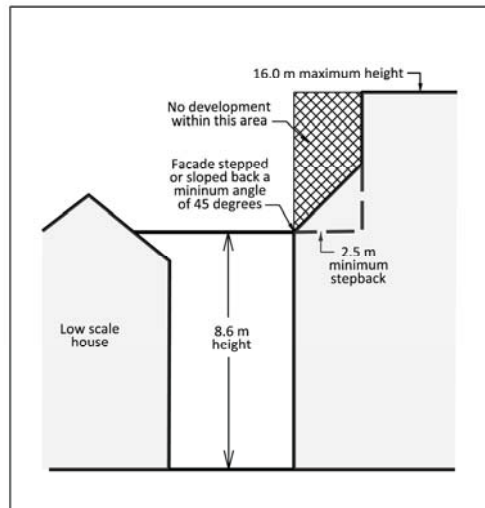
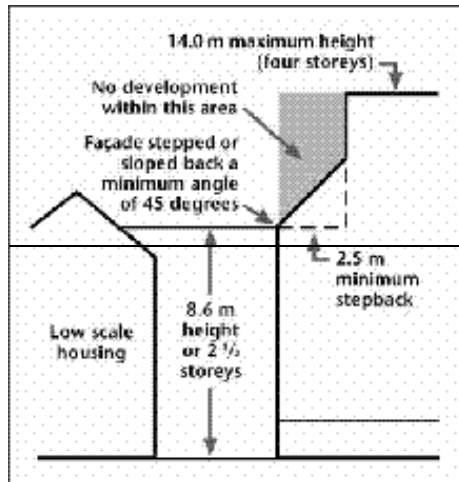
819.4 Additional Development Regulations for Specific Areas

1. The following regulations shall apply to development within Commercial Zones abutting 109 Street between the north side of 61 Avenue and the south side of 88 Avenue:

a. notwithstanding subsections 330.4(2), 330.4(9), 330.5(1)(d) and 819.3(4), where the underlying zone is CB1 the maximum Height shall not exceed ~~14 m~~ 14.5 m for flat, mansard and gambrel roofs, or 16.0 m for a roof type with a pitch of 4/12 (18.4 degrees) or greater, in accordance with Section 52 ~~nor four Storeys~~, the maximum Floor Area Ratio shall be 3.5 and the maximum Floor Area Ratio of Apartment Housing shall be 2.0;

on all Sites abutting a property zoned to allow Single Detached Housing as a Permitted Use or the RF5 Row Housing Zone, at a maximum height of 8.6 m ~~or 2 1/2 storeys~~ the directly adjacent façade shall be stepped or sloped back at a minimum angle of 45 degrees from the vertical plane for a minimum horizontal distance of 2.5

m to optimize access to sunlight, increase privacy and otherwise provide for an appropriate transition to the abutting property, as shown in the following illustration;



821 Alberta Avenue Pedestrian Commercial Shopping Street Overlay

821.3 Development Regulations

4. The maximum Height for Hotel and Apartment Hotel developments shall not exceed 23.0 m ~~or six Storeys~~ for buildings fronting onto an arterial roadway, and shall not exceed 15.0 m ~~or four Storeys~~ for buildings fronting onto a collector or local roadway.
5. The minimum Setback of the principal front wall of a residential development, above the second Storey, for buildings on all Sites not fronting onto an arterial roadway, shall be 4.5 m.

823 Medium Scale Residential Infill Overlay

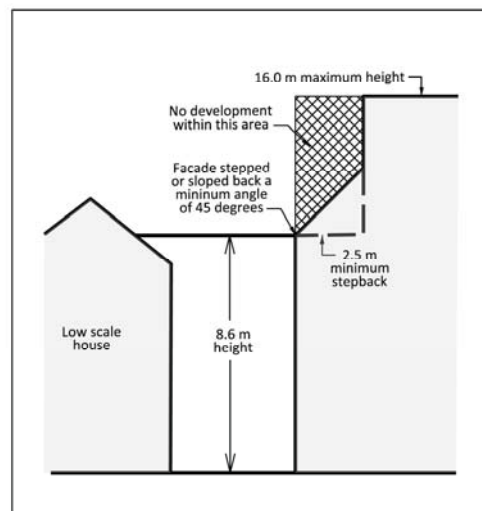
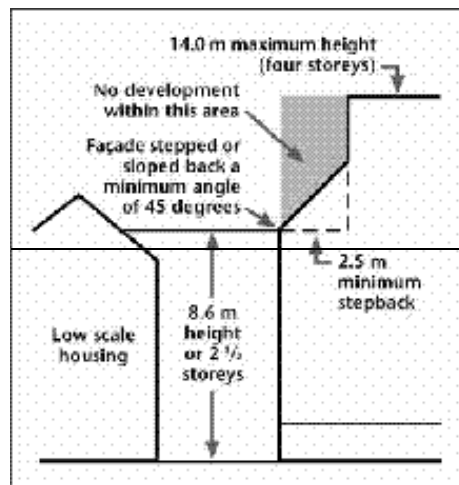
823.3 Development Regulations

1. ~~Building Envelope~~ Building form

- e. Where any building exceeds 8.6 m ~~or 2 1/2 Storeys~~ in height, on all Sites abutting a property zoned to allow Single Detached Housing as a Permitted Use or the RF5

Row Housing Zone, the following regulations shall apply along the shared property line:

- i. a minimum Setback of 7.5 m shall be required;
- ii. the Development Officer may reduce this Setback to no less than 3.0 m where the proposed façade is a flanking or end wall and where an acceptable landscaped buffer is provided;
- iii. there shall be no variance to the 7.5 m Setback where the Site abuts the south property line of a neighbouring Site; and
- iv. at a maximum height of 8.6 m or 2 1/2 Storeys the directly adjacent façade shall be stepped or sloped back at a minimum angle of 45 degrees from the vertical plane for a minimum horizontal distance of 2.5 m to optimize access to sunlight, increase privacy and otherwise provide for an appropriate transition to the abutting property, as shown in the following illustration.



- f. The maximum Height shall not exceed ~~14.0 m~~ 14.5 m for flat, mansard and gambrel roofs, or 16.0 m for a roof type with a pitch of 4/12 (18.4 degrees) or greater, in accordance with Section 52, ~~nor four Storeys. Any loft or usable space developed in attic areas as additional space to a Dwelling shall be deemed a Storey.~~
- g. ~~Any Basement development which contains a Habitable Room shall be deemed a Storey of development. Where the Basement does not contain a Habitable Room the floor of the ground Storey shall not be constructed more than 1.2 m above Grade.~~

823.5 Additional Development Regulations for Specific Areas

2. The following additional regulation shall apply to residential development within the 'mixed low and medium density residential area' as defined in the Strathcona Area Redevelopment Plan, and shown in Appendix 3 Mixed Low and Medium Density Residential Area, Strathcona to this Overlay:

a. The maximum Height shall not exceed 11.0 m ~~nor three Storeys~~ in accordance with Section 52.

b. Any Basement or attic development which contains a Habitable Room shall be deemed a Storey of development.

3. The following regulations shall apply to residential development within the 'walk up apartment area' as defined in the Strathcona Area Redevelopment Plan, and shown in Appendix 4 - Walk Up Apartment Area, Strathcona to this Overlay:

a. The maximum Height shall not exceed ~~14.0 m nor four Storeys~~ 14.5 m for flat, mansard and gambrel roofs, or 16.0 m for a roof type with a pitch of 4/12 (18.4 degrees) or greater, in accordance with Section 52. The front façade of the fourth storey shall be stepped back from the third storey by at least 2.5 m. In the case of a Corner Lot, this Stepback shall apply to both street facing façades.

~~b. Any Basement or attic development which contains a Habitable Room shall be deemed a Storey of development.~~

860 The Quarters Overlay

860.3 Variance and Interpretation

5. Development exceeding 23.0 m ~~or 6 Storeys~~ in Height, in accordance with Section 52, is considered a Tower to which the Urban Design Regulations for Towers shall apply.

910.5 (CCA) Core Commercial Arts Zone

4. Development Regulations for Permitted and Discretionary Uses

5. Urban Design Regulations

a. Street Interface

i. Buildings shall reflect the street types identified in the Urban Design Framework for Downtown Streets within the Capital City Downtown Plan, Bylaw 15200, emphasizing specific boulevard treatments to enhance the pedestrian oriented character of the Commercial Cultural Core.

ii. Buildings shall be designed to accommodate Commercial Uses to strengthen the pedestrian oriented shopping area through the following:

A. The ground Storey shall have a minimum Height of 3.5m,

B. Architectural treatment of new developments and substantial renovations shall have windows on the front façade of the building at each storey, and the placement and type of windows shall allow viewing into the building,

C. Major shopping complexes and large-format stores over 2000m² shall contain smaller scale retail spaces with direct access to the street to maintain a rhythm of fine-grained retail

establishments at ~~grade~~ Grade. All street level Commercial Uses that abut a street shall provide a primary direct access to the street,

D. A minimum of 60% of street frontage for retail, services, and other commercial uses, and

~~E. The ground floor elevation shall not exceed the elevation of the abutting public sidewalk by~~ The geodetic elevation of the top of the floor on the level that is directly above Grade shall not exceed the geodetic elevation of the abutting public sidewalk by more than 0.3 m, ~~at the discretion of the Development Officer where the grade or other site conditions require greater grade separation.~~

910.6 (CMU) Commercial Mixed Use Zone

5. Urban Design Regulations

a. Street Interface

i. Developments in this zone shall reflect the street types identified in the Urban Design Framework for Downtown Streets within the Capital City Downtown Plan, Bylaw 15200.

ii. Developments shall be designed to accommodate office, institutional, retail and service uses to strengthen the area as a pedestrian oriented shopping area through the following:

A. The ground Storey shall have a minimum Height of 3.5m;

B. Buildings located along identified shopping streets shall provide and maintain a rhythm of fine-grained retail establishments with direct access to the street and contain numerous shop fronts, entrances, variety of textures and building materials to enhance the pedestrian environment;

C. A minimum of 50 % at Grade Frontage shall be developed for Commercial Uses; and

~~D. The ground floor elevation shall not exceed the elevation of the abutting public sidewalk by~~ The geodetic elevation of the top of the floor on the level that is directly above Grade shall not exceed the geodetic elevation of the abutting public sidewalk by more than 0.3 m, ~~at the discretion of the Development Officer where the grade or other site conditions require greater grade separation.~~

910.7 (HA) Heritage Area Zone

5. Urban Design Regulations

d. Other Regulations

~~v. At least 80% of the floor elevation of the ground (first) floor shall be no higher than 0.75 m above the mean Grade of the adjacent public sidewalk or public park, at the property line.~~ The geodetic elevation of the floor that is directly above Grade shall not exceed the geodetic elevation of the abutting public sidewalk by more than 0.75 m, for a minimum of 80% of the building Frontage.

910.8 (HDR) High Density Residential Zone

5. Urban Design Regulations

a. Street Interface

- i. Developments in this zone shall incorporate the street characteristics outlined in the Urban Design Framework for Downtown Streets within the Capital City Downtown Plan, Bylaw 15200, emphasizing the residential character of the neighbourhood.
- ii. Along 99 Avenue and 104 Street, developments shall:
 - A. Provide a minimum ground floor Height of 3.5m;
 - B. Accommodate the conversion of smaller scale developments to pedestrian oriented retail uses such as small restaurants, cafes, specialty retail and design oriented establishments; and
 - C. ~~Ensure that, for non-residential uses, the ground floor elevation does not exceed the elevation of the abutting public sidewalk by~~ For non-residential uses, the geodetic elevation of the top of the floor on the level that is directly above Grade shall not exceed the geodetic elevation of the abutting public sidewalk by more than 0.3 m, ~~at the discretion of the Development Officer where the grade or other site conditions require greater grade separation.~~

c. Entrances and Corners

- i. In mixed-use buildings, residential entrances shall be designed separately from commercial or institutional entrances and address the street in a prominent manner.
- ii. At grade residential developments shall provide separate, individual access at grade and feature identifiable doorways, landscaped terraces, pedestrian lighting, and patios. ~~They shall ensure adequate privacy through the provision of screening and at least a 0.75m grade separation above the adjacent City sidewalk.~~ To ensure adequate privacy, the applicant shall provide screening to indicate separate individual access to each unit.
- iii. The geodetic elevation of the floor that is directly above Grade shall be greater than the geodetic elevation of the abutting public sidewalk by at least 0.75 m.

910.9 (JAMSC) Jasper Avenue Main Street Commercial Zone

5. Urban Design Regulations

a. Street Interface

- i. Developments in this zone shall reflect the requirements outlined in the Urban Design Framework for Downtown Streets within the Capital City Downtown Plan, Bylaw 15200, emphasizing specific boulevard treatments to enhance the pedestrian oriented character of Jasper Avenue.
- ii. Developments shall provide multiple points of interaction in the form of doorways, operable windows, and large display windows to facilitate pedestrian interaction.
- iii. Developments shall provide the opportunity for street fronting convenience retail and service uses to strengthen Jasper Avenue and abutting side Streets as a pedestrian oriented shopping area through the following:

- A. The ground Storey shall have a minimum Height of 3.5m;
- B. Allowing conversions of large scale developments to pedestrian oriented retail uses such as small restaurants, cafes, specialty retail and design oriented establishments;
- C. Providing, for larger developments over 1,860 m², smaller scale retail spaces to maintain a rhythm of fine-grained retail establishments at grade. All street level Commercial Uses that abut a Public Roadway, other than a lane, shall provide a primary direct access to the street;
- D. Providing Continuous ground-level retail and commercial uses using a perceived pattern of small shop frontages no more than 32 m in width at street level; and
- E. ~~The ground floor elevation shall not exceed the elevation of the abutting public sidewalk by~~ The geodetic elevation of the top of the floor on the level that is directly above Grade shall not exceed the geodetic elevation of the abutting public sidewalk by more than 0.3 m, ~~at the discretion of the Development Officer where the grade or other site conditions require greater grade separation.~~

910.10 (RMU) Residential Mixed Use Zone

5. Urban Design Regulations

a. Street Interface:

- i. Developments in this zone shall reflect the criteria outlined in the Urban Design Framework for Downtown Streets within the Capital City Downtown Plan, Bylaw 15200, to enhance the residential mixed-use character of the area.
- ii. Along 99 Avenue and 104 Street, developments shall:
 - A. Provide a minimum ground floor Height of 3.5m;
 - B. Accommodate the conversion of smaller scale developments to pedestrian oriented retail uses such as small restaurants, cafes, specialty retail and design oriented establishments; and
 - C. ~~Ensure that, for non-residential uses, the ground floor elevation does not exceed the elevation of the abutting public sidewalk by~~ For non-residential uses, the geodetic elevation of the top of the floor on the level that is directly above Grade shall not exceed the geodetic elevation of the abutting public sidewalk by more than 0.3 m, ~~at the discretion of the Development Officer where the grade or other site conditions require greater grade separation.~~

b. Street Wall Design:

- i. The Height of the building façade that comprises a portion of the Street Wall shall range from 7m to 16m.
- ii. Buildings less than 26m in Height on sites 700m² or less shall feature building design and façade treatment at the lower three floors to strengthen the residential ambiance of the street or block and enhance the pedestrian environment.

iii. Ground floor units shall be designed and articulated every 7.5m to differentiate individual dwelling units address and provide direct access to the street.

iv. At grade residential developments shall provide separate, individual access at grade and feature identifiable doorways, landscaped terraces, pedestrian lighting, and patios. ~~They shall ensure adequate privacy through the provision of screening and at least a 0.75m grade separation above the adjacent City sidewalk.~~ To ensure adequate privacy, the applicant shall provide screening to indicate separate individual access to each unit.

v. The geodetic elevation of the floor that is directly above Grade shall be greater than the geodetic elevation of the abutting public sidewalk by at least 0.75 m.

910.11 (UW) - URBAN WAREHOUSE ZONE

5. Urban Design Regulations

a. Street Interface

i. Buildings shall reflect the street status outlined in the Urban Design Framework for Downtown Streets within the Capital City Downtown Plan, Bylaw 15200, to enhance the pedestrian oriented character of the residential and commercial streets.

ii. Buildings shall provide street fronting non-residential uses to strengthen 102 and 104 Avenues, 105 and 109 streets as commercial shopping streets area through the following:

A. The ground Storey shall have a minimum Height of 3.5m;

B. Architectural treatment of new developments and renovations shall ensure that each Storey has windows on the front façade of the building, and that the placement of type of windows shall allow viewing into the building; and

~~C. The ground floor elevation shall not exceed the elevation of the abutting public sidewalk by~~ The geodetic elevation of the top of the floor on the level that is directly above Grade shall not exceed the geodetic elevation of the abutting public sidewalk by more than 0.3 m, ~~at the discretion of the Development Officer where the grade or other site conditions require greater grade separation.~~

b. Street Wall Design

i. The building façade that comprises a portion of the Street Wall shall range in Height from 12m - 26m.

ii. Developments shall ensure ground floor dwellings that front onto a Public Roadway, other than a lane, are designed and articulated every 7.5m to differentiate individual dwelling units address and provide direct access.

iii. At grade residential developments shall provide separate, individual access at grade and feature identifiable doorways, landscaped terraces, pedestrian lighting, and patios. ~~They shall ensure adequate privacy through the provision of screening and at least a 0.75m grade separation above the adjacent City~~

~~sidewalk.~~ To ensure adequate privacy, the applicant shall provide screening to indicate separate individual access to each unit.

iv. The geodetic elevation of the floor that is directly above Grade shall be greater than the geodetic elevation of the abutting public sidewalk by at least 0.75 m.

910.12 (AED) - ARENA & ENTERTAINMENT DISTRICT ZONE

4. Development Regulations for Permitted and Discretionary Uses

b. Building Height

i. The maximum building Height shall not exceed 180 m, ~~nor 60 storeys,~~ in accordance with Section 52.

ii. Notwithstanding the above, the maximum ~~height~~ Height for buildings in this Zone shall not exceed that established by the Airport Protection Overlay of the Zoning Bylaw.

940.5 (GLD) Griesbach Low Density Residential Zone

5) Development Regulations

~~d. The maximum Building Height shall not exceed 12.0 m nor 2½ storeys, provided that no eave line shall be higher than 9.0 m from Grade.~~ The maximum building Height shall not exceed 12.0 m, in accordance with Section 52, and provided that no eave line shall have a Height greater than 9.0 m from Grade.

940.6 (GVC) Griesbach Village Centre Zone

5) Development Regulations for Uses

~~i. The maximum Building Height shall not exceed 18.0 m nor 4 storeys, provided that no eave line shall be higher than 14.0 m from grade. The maximum building Height shall not exceed 18.0 m, in accordance with Section 52, provided that no eave line shall have a Height greater than 14.0 m from Grade. Floor Area may be developed in attic areas as additional space to a Dwelling, and not counted as a Storey, provided the additional Floor Area creates architectural interest to the design of the building and the development is within the maximum allowable Height. In cases where dormers or other windows are proposed, the development shall be considered a Discretionary Development.~~

940.7 (RF5g) Griesbach Row Housing Zone

3. The following development regulations shall apply to the development of RF5g Zones within the Griesbach Special Area as identified on Appendix I to this Section:

~~a. The maximum Building Height shall not exceed 12.0 m nor 2½ storeys, provided that no eave line shall be higher than 9.0 m from Grade.~~ The maximum building Height shall not exceed 12.0 m, in accordance with Section 52, and provided that no eave line shall have a Height greater than 9.0 m from Grade.

940.8 (RA7g) Griesbach Low Rise Apartment Zone

3. The following development regulations shall apply to the development of RA7g Zones within the Griesbach Special Area as identified on Appendix I to this Section:

- a. ~~The maximum Building Height shall not exceed 18.0 m nor 4 storeys, provided that no eave line shall be higher than 14.0 m from grade. Floor Area may be developed in attic areas as additional space to a Dwelling, and not counted as a Storey, provided the additional Floor Area creates architectural interest to the design of the building and the development is within the maximum allowable Height.~~ The maximum building Height shall not exceed 18.0 m provided that no eave line shall have a Height greater than 14.0 m from Grade. In cases where dormers or other windows are proposed, the development shall be considered a Discretionary Development.

940.9 (GLG) Griesbach Low Density Residential with Garage Suites Zone

5) Development Regulations

- d. ~~The maximum Building Height shall not exceed 12.0 m nor 2½ storeys, provided that no eave line shall be higher than 9.0 m from Grade.~~ The maximum building Height shall not exceed 12.0 m, in accordance with Section 52, and provided that no eave line shall have a Height greater than 9.0 m from Grade.

950.4 (CCHD) Clareview Campus High Density Residential Zone

3) Development Regulations

- c. The maximum Height shall not exceed ~~12 storeys nor 45.0 m~~, in accordance with Section 52;

950.5 (CCMD) Clareview Campus Medium Density Residential Zone

3) Development Regulations

The following regulations shall apply:

- b. The maximum Height shall not exceed ~~14 m~~ 14.5 m for flat, mansard and gambrel roofs, or 16.0 m for a roof type with a pitch of 4/12 (18.4 degrees) or greater, in accordance with Section 52 ~~nor 4 storeys plus a loft, which must be integrated with the top storey. Floor Area may be developed in attic areas as additional space up to 50% of the Dwellings, and not counted as a storey, unless the additional Floor Area creates architectural interest to the design of the building and the development is within the maximum allowable Height;~~

- r. Notwithstanding 950.5(3)(b) the maximum Height for Row Housing shall not exceed ~~10 m or 2 1/2 Storeys,~~ in accordance with Section 52.

950.6 (CCLD) Clareview Campus Low Density Residential Zone

3) Development Regulations

- b. The maximum ~~height~~ Height shall not exceed ~~10.0 m nor 2 1/2 Storeys,~~ in accordance with Section 52.

950.7 (CCSF) Clareview Campus Single Family Residential Zone

3) Development Regulations

- b. The maximum ~~height~~ *Height* shall not exceed 10.0 m ~~nor 2 1/2 Storeys~~, in accordance with Section 52.

950.8 (CCNC) Clareview Campus Neighbourhood Commercial Zone

3) Development Regulations

- e. The maximum building ~~height~~ *Height* shall not exceed 10.0 m ~~nor 2 1/2 Storeys~~, in accordance with Section 52.

960.4 (RA7a) Ambleside Low-Rise Apartment Zone

4) Development Regulations

- d. The maximum Height shall not exceed ~~14.0 m~~ **14.5 m for flat, mansard and gambrel roofs, or 16.0 m for a roof type with a pitch of 4/12 (18.4 degrees) or greater, in accordance with Section 52.** ~~nor 4 habitable storeys plus a loft, which must be integrated with the top storey. Development of a habitable basement will count as a storey. Floor Area may be developed in attic areas as additional space up to 50% of the Dwellings, and not counted as a storey, unless the additional Floor Area creates architectural interest to the design of the building and the development is within the maximum allowable Height.~~

I. Notwithstanding the other regulations of this Zone, where Apartment Housing, Stacked Row Housing or Row Housing developments abut a Site zoned to allow Single or Semi-detached Housing as a Permitted Use, the following regulations shall apply:

- vi. where Apartment Housing is to be developed directly adjacent to a Site zoned to allow Single or Semi-detached Housing as a Permitted Use, the maximum Building Height for the directly adjacent façade of such Apartment Housing shall not exceed 10.0 m, in accordance with Section 52 ~~nor 2 1/2 Storeys~~, except that such directly adjacent Apartment Housing may exceed this Height, to a maximum of ~~14.0 m~~ **14.5 m for flat, mansard and gambrel roofs, or 16.0 m for a roof type with a pitch of 4/12 (18.4 degrees) or greater, in accordance with Section 52.** ~~or four Storeys~~, provided that the portion of the building above 10.0 m, in accordance with Section 52 ~~or 2 1/2 Storeys~~ is stepped back from the façade so that the adjacent Single or Semi-detached Housing shall not be adversely impacted by excessive building, massing or sun/shadow

980 SPECIAL AREA HERITAGE VALLEY LOW DENSITY ZONE

980.5 Development Regulations

- i. The maximum building ~~height~~ *Height* shall not exceed 12.0 m ~~nor 2 1/2 Storeys~~, in accordance with Section 52.

995 Graydon Hill Low Density Residential Zone

995.4 Development Regulations

- h. The maximum building height ~~Height~~ shall not exceed 12.0 m ~~or 2 1/2 Storeys~~, in accordance with Section 52.