

Mark up of proposed changes

Black Font:	Existing Text in Quarter's DC1 Zones
Strikethrough:	Proposed deletion from Quarter's DC1 Zones
<u>Underline-Italic:</u>	Proposed addition to Quarter's DC1 Zones

Purpose:

To update the Quarters Direct Control Provisions with Zoning Bylaw 12800 newly defined Uses and make minor adjustments to development regulations.

Rationale:

Recent development permits for repurposing existing buildings in the Quarters special planning area have demonstrated the Uses listed in some of the Quarters DC1s are out of date with newly defined Uses in Zoning Bylaw 12800. Amending the Quarters zones will help:

- diminish entry barriers for future development,
- provide consistency of regulated Uses across Downtown and the Quarters Downtown and,
- provide consistency in development permit review and approval.

Preliminary Analysis:

The Quarters DC1s listed Uses were reviewed against Zoning Bylaw Text Amendments completed since 2016 this includes:

- [Reducing Barriers for Businesses and Special Events](#), introduction of new use:
 - Special Event
 - [Market Use](#)
- The consolidation of [Minor and Major Alcohol Sales](#) into one use:
 - Liquor Stores
- [Missing middle zoning review](#), introduction of new use:
 - Multiunit housing
- Addition of [Cannabis Retail Sales](#) to the Land Use Bylaw
- [Expanding opportunities for Secondary Suites](#), introduction of new use:
 - Secondary Suites

Removal and addition of USEs in DC1's Rationale:

Better aligns with special and standard zones context and uses.

The DC1s Uses and some development regulations were reviewed against Downtown zones with similar characteristics to the intent of the Quarters zoning including:

- CCA
- HA
- CB1
- CMU
- CB3

Development regulations changes Rationale:

- Remove reference to Storeys as it aligns with zoning bylaw standards

- Remove any reference to capacity of patrons per public space due to conflict with safety codes and aligns with recent practices through the Zoning Bylaw
- Reference to signage is a circular reference, therefore we changed it to a direct reference to the appropriate regulations

Civic Quarter (CQ)

1. General purpose

The purpose of this Provision is to accommodate civic Uses and mixed-*Use*, medium and high rise development. Development should have active, pedestrian friendly retail *Frontage* along 97 *street* that is compatible in scale, function, built form and design with surrounding developments, in accordance with Section 860 of the Zoning Bylaw, The Quarters Downtown Area Redevelopment Plan and The Quarters Downtown Urban Design Plan.

2. Area of Application

This Provision shall apply to Area 1 and Area 2 as shown on Appendix I.

3. Uses

- Apartment Hotels
- Auctioneering Establishments*
- Bars and Neighbourhood Pubs
- Breweries, Wineries and Distilleries
- Business Support Services
- Carnivals*
- Cannabis Retail Sales*
- Child Care Services
- Commercial Schools
- Convenience Retail Stores
- Community Recreation Services*
- Creation and Production Establishments*
- Extended Medical Treatment Services
- Exhibition and Convention Facilities*
- General Retail Stores
- Government Services
- Group Home
- Health Services
- Hotels
- Indoor Participant Recreation Services
- Limited Contractor Service*
- Liquor Stores
- Live Work Units*

- x. Lodging Houses
- y. Major Amusement Establishments
- z. Major Home Based Business
- aa. Market
- bb. Media Studios
- cc. Minor Amusement Establishments
- dd. Minor Home Based Business
- ee. Mobile Catering Food Services
- ff. Multi-unit Housing
- gg. Natural Science Exhibits
- hh. Nightclubs
- ii. Personal Service Shops
- jj. Private Clubs
- kk. Private Education Services
- ll. Professional, Financial and Office Support Services
- mm. Protective and Emergency Services
- nn. Public Education Services
- oo. Public Libraries and Cultural Exhibits
- pp. Residential Sales Centres
- qq. Religious Assembly
- rr. Restaurants
- ss. Special Event
- tt. Specialty Food Services
- uu. Spectator Entertainment Establishments
- vv. Urban Gardens
- ww. Urban Outdoor Farms
- xx. Urban Indoor Farms
- yy. Veterinary Services
- zz. Fascia On-premises Signs
- aaa. Projecting On-premises Signs
- bbb. Temporary On-premises Signs

4. Development Regulations

Area 1

- a. The minimum building Height shall not be less than 11.0 m, ~~nor 3 Storeys~~.
- b. The maximum building Height shall not exceed 77.0 m, ~~nor 23 Storeys~~ subject to Section 860 of the Zoning Bylaw.
- c. The minimum Floor Area Ratio shall be 3.0 subject to Section 860 of the Zoning Bylaw.
- d. The maximum Floor Area Ratio shall be 8.0 subject to Section 860 of the Zoning Bylaw.

Area 2

- a. The minimum building Height shall not be less than 11.0 m, ~~nor 3 Storeys~~.

- b. The maximum building Height shall not exceed 113.0 m, ~~nor 33 Storeys~~ subject to Section 860 of the Zoning Bylaw of the Zoning Bylaw.
- c. The minimum Floor Area Ratio shall be 3.0. subject to Section 860 of the Zoning Bylaw.
- d. The maximum Floor Area Ratio shall be 10.0 subject to Section 860 of the Zoning Bylaw.

General Provisions

- ~~a. Bars and Neighbourhood Pubs and Nightclubs shall not exceed a capacity of 200 Occupants or 240 m² of Public Space.~~
- ~~b. General Retail Store shall not exceed a gross Floor Area of 2,100 m².~~
- ~~c. Specialty Food Services shall not exceed a capacity of 200 Occupants or 120m² of Public Space.~~

- a. Temporary On-premises Signs shall be limited to project advertising and residential sale purposes only. Trailer mounted Signs and/or Signs with Changeable Copy are not permitted.
- b. The second and the third Storeys of developments located in the areas identified for Commercial Uses may be used exclusively for either Residential Uses or Commercial Uses.
- c. All on-Site resident and tenant parking shall be provided within a structure. Visitor and customer parking may be provided at Grade ground level to a maximum of 2 stalls per 10.0 m of Site Frontage.
- d. The first floor of any Frontage, including the associated entranceway, shall have a maximum Grade-ground level separation of 1.2 m from any Abutting public sidewalk.
- e. Notwithstanding the Incentive System provided for in Section 860 of the Zoning Bylaw, prior to the issuance of a Development Permit for any base level development, the Development Officer shall ensure a signed agreement exists between the City and the Owner providing the City the option to purchase 5% of the proposed number of residential dwellings at 85% of the market price, OR to address affordable housing contributions as prescribed by City Council policy C582.
- f. Parking shall be provided in accordance with Section 860 of the Zoning Bylaw.
- g. Signage shall be provided in accordance with ~~Section 860 of the Zoning Bylaw~~ Section 59 and Schedule 59B of the Zoning Bylaw.

5. Urban Design Regulations

- a. Site Planning shall be addressed in accordance with The Quarters Downtown Urban Design Plan.
- b. Setbacks

No building Setbacks are required ~~excepting~~ expecting that:

- i. A minimum 1.5 m Setback shall be required from an Abutting Lane laneway.

- ii. A minimum 3.0 m Setback shall be required from north-south mid-block pedestrian street.
- c. Additional building Setbacks may be required where the north-south mid-block pedestrian street intersects 102, 102A, 103 and/ or 103A ~~avenues~~ ~~Avenues~~ NW to provide visual interest and enhance sight-lines to the satisfaction of the Development Officer.
- d. No building Setbacks are required from Lot lines Abutting ~~avenue~~ ~~Avenue~~ or ~~Street~~ ~~street~~ right-of-ways or from Lot lines internal to a block.
- e. Additional building Setbacks shall be provided to address sight lines at roadway intersections to the satisfaction of the Development Officer in consultation with Transportation Planning and Engineering.
- f. Additional building Setbacks shall be provided at the discretion of the Development Officer to ensure new development is Setback in a manner consistent with existing heritage buildings.
- g. Where the ground floor of any development is designed for Residential Uses, the Development Officer may allow a Setback for the following purposes:
 - i. to allow for staircases to project from the building wall to the Lot line, and
 - ii. to contain a combination of hard and soft Landscaping.
- h. Where the ground floor of any development is designed for Commercial Uses, buildings shall be built to the ~~front~~ ~~Front Lot~~ and ~~side~~ ~~Side~~ Lot lines. The Development Officer may allow a ~~front~~ ~~Front~~ Setback to accommodate street related activities such as sidewalk cafes, architectural features and Landscaping.
 - i. Stepbacks
 - i. In Areas 1 and 2, a minimum 3.0 m Stepback shall be required for buildings adjacent to an ~~Avenue~~ ~~avenue~~, ~~Street~~ ~~street~~, ~~laneway~~ ~~Lane~~, or north-south mid-block pedestrian street at approximately 11.0 m of building Height.
 - ii. At the discretion of the Development Officer, additional Stepbacks may be required adjacent to Lot lines internal to a block having regard to the character of the surrounding built form, the objectives of The Quarters Downtown Urban Design Plan and Crime Prevention Through Environmental Design principles.
 - j. Building Entrances shall be developed in accordance with Section 860 of the Zoning Bylaw.
 - k. Weather protection shall be provided in accordance with Section 860 of the Zoning Bylaw.
 - l. Architectural Control shall be in accordance with Section 860 of the Zoning Bylaw.



Civic Quarter



Heritage Quarter (HQ)

1. General purpose

The purpose of this Provision is to preserve and integrate a concentration of Provincially and Municipally designated Historic Resources with new development. This Quarter shall include mixed *Use* development with active commercial or residential *Frontages* that is tourist and pedestrian friendly and compatible in scale, function, built form and design with the historical and architectural character of the area, in accordance with Section 860 of the Zoning Bylaw, The Quarters Downtown Area Redevelopment Plan, and The Quarters Downtown Urban Design Plan.

2. Area of Application

This Provision shall apply to the lands as shown on Appendix I.

3. Uses

- a. Apartment Hotels
- ~~b. Apartment Housing~~
- c. Auctioneering Establishments
- d. Bars and Neighbourhood Pubs
- e. Breweries, Wineries and Distilleries
- f. Business Support Services
- g. Cannabis Retail Sales
- h. Carnivals
- i. Child Care Services
- j. Commercial Schools
- k. Community Recreation Services
- l. Convenience Retail Stores
- m. General Retail Stores
- n. Government Services
- o. Group Home
- p. Health Services
- q. Hotels
- r. Indoor Participant Recreation Services
- s. Lodging Houses
- t. Liquor Stores
- u. Live Work Units
- ~~v. Minor Alcohol Sales~~
- w. Market
- x. Major Home Based Business
- y. Media Studios
- z. Minor Amusement Establishment
- aa. Minor Home Based Business
- ~~bb. Multi-unit Housing~~
- cc. Personal Service Shops
- dd. Private Clubs
- ee. Professional, Financial and Office Support Services
- ff. Protective and Emergency Services
- gg. Public Education Services
- hh. Public Libraries and Cultural Exhibits
- ii. Religious Assembly
- jj. Row housing
- kk. Secondhand Stores
- ll. Special Event
- mm. Stacked Row Housing
- nn. Residential Sales Centre
- oo. Restaurants
- pp. Specialty Food Services
- qq. Urban Gardens Gradens
- rr. Urban Indoor Farms
- ss. Urban Outdoor Farms
- tt. Veterinary Services
- uu. Fascia On-premises Signs
- vv. Projecting On-premises Signs

ww. Temporary On-premises Signs

4. Development Regulations

Area 1

- a. The minimum building Height shall not be less than 11.0m, ~~nor 3 Storeys~~.
- b. The maximum building Height shall not exceed 23.0 m, ~~nor 6 Storeys~~, subject to Section 860 of the Zoning Bylaw.
- c. The minimum Floor Area Ratio shall be 3.0, subject to Section 860 of the Zoning Bylaw.
- d. The maximum Floor Area Ratio shall be 4.5, subject to Section 860 of the Zoning Bylaw.

Area 2

- a. The minimum building Height shall not be less than 11.0m, ~~nor 3 Storeys~~.
- b. The maximum building Height shall not exceed 50.0 m, ~~nor 15 Storeys~~, subject to Section 860 of the Zoning Bylaw and Section 810 of the Zoning Bylaw.
- c. The minimum Floor Area Ratio shall be 3.0, subject to Section 860 of the Zoning Bylaw.
- d. The maximum Floor Area Ratio shall be 6.0, subject to Section 860 of the Zoning Bylaw.

General Provisions

- a. Residential and Residential Related Uses shall be located above the ground floor.
- b. Residential and Live Work Units shall occupy no less than 33.3% of the Floor Area in new buildings.
- ~~c. Bars and Neighbourhood Pubs shall not exceed a capacity of 150 Occupants or 180m² of Public Space.~~
- d. Minor Amusement Establishments shall only be permitted as an Accessory Use to a Restaurant.
- ~~e. Restaurants and Specialty Food Services shall not exceed a capacity of 200 Occupants or 240m² of Public Space~~
- f. Temporary On-premises Signs shall be limited to project advertising and residential sale purposes only. Trailer mounted Signs and/or Signs with Changeable copy shall not be permitted.
- g. Notwithstanding the Incentive System provided for in Section 860 of the Zoning Bylaw, prior to the issuance of a Development Permit for any base level development, the Development Officer shall ensure a signed agreement exists between the City and the Owner providing the City the option to purchase 5% of the proposed number of residential dwellings at 85% of the market price, OR to address affordable housing contributions as prescribed by City Council policy C582.
- h. Parking shall be provided in accordance with Section 860 of the Zoning Bylaw.

- i. Signage shall be developed in accordance with Section 59 and Schedule 59B of the Zoning Bylaw ~~Section 860 of the Zoning Bylaw~~.

5. Urban Design Regulations

- a. Site planning shall be in accordance with The Quarters Downtown Urban Design Plan.
- b. No building Setbacks are required ~~excepting~~ expecting that:
 - i. The minimum building Setback from an Abutting ~~laneway~~ Lane in Area 2 shall be 1.5m.
 - ii. To allow for staircases to project from the building wall to the ~~property line~~ Lot line, and
 - c. Additional building Setbacks may be required where the north-south mid-block pedestrian street intersects Jasper Avenue, or 101A and 102 Avenue NW to provide visual interest and enhance sightlines to the satisfaction of the Development Officer.
 - d. Additional building Setbacks shall be provided to address sight lines at roadway intersections to the satisfaction of the Development Officer in consultation with Transportation Planning and Engineering.
 - e. Additional building Setbacks shall be provided at the discretion of the Development Officer to ensure new development is Setback in a manner consistent with existing heritage buildings.
 - f. Where the ground floor of any development is designed for Residential Uses, the Development Officer may allow a Setback for the following purposes:
 - i. to allow for staircases to project from the building wall to the property line, and
 - ii. to contain a combination of hard and soft Landscaping.
 - g. Where the ground floor of any development is designed for Commercial Uses, buildings shall be built to the Front and ~~Side property lines~~ Lot lines. The Development Officer may allow a Front Setback to accommodate street related activities such as sidewalk cafes, architectural features and Landscaping.
 - h. Building Stepbacks
 - In Area 1, no building Stepbacks are required.
 - i. In Area 2, no building Stepbacks are required for buildings s adjacent to Street right-of-ways or Lot lines internal to a block.
 - ii. In Area 2, a minimum 3.0 m Stepback shall be required for buildings at approximately 21.0 m of building Height.
 - iii. In Area 2, a minimum 3.0 m Stepback shall be required for buildings adjacent to the north-south, mid-block pedestrian street at approximately 7.0m and 14.0m of building Height.

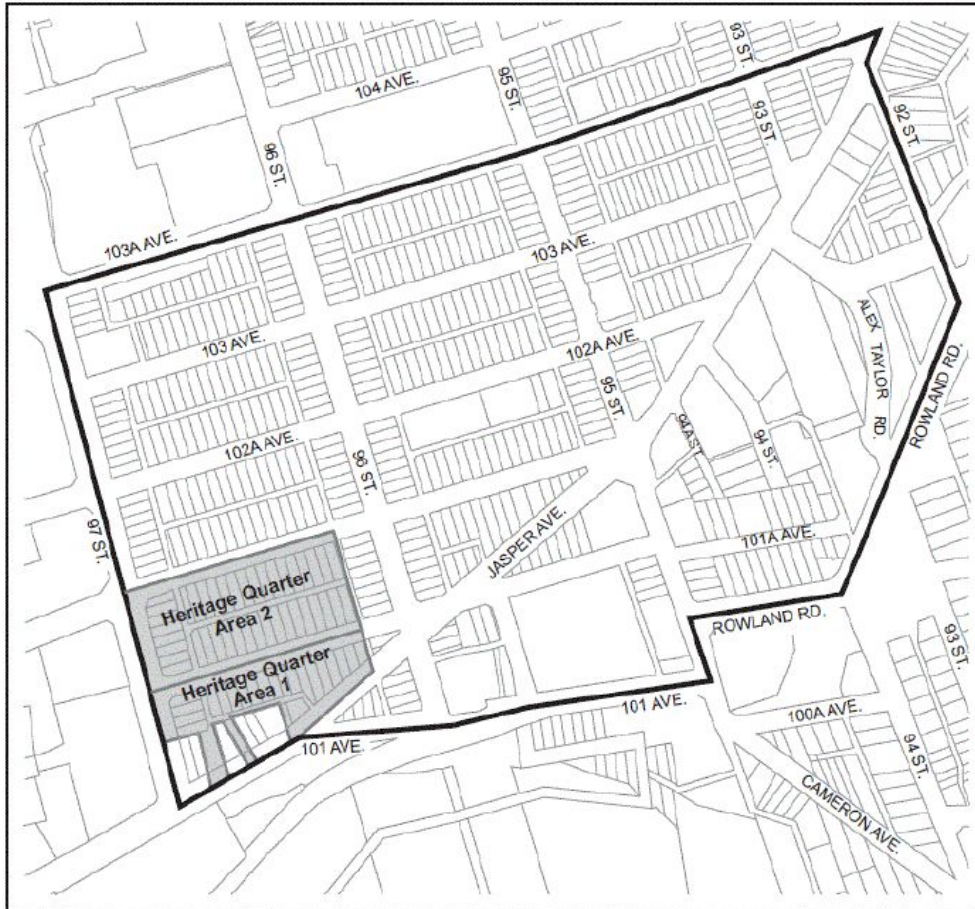
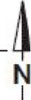
Or

iv. In Area 2, a minimum 6.0 m Stepback shall be required for buildings adjacent to any north-south, mid-block pedestrian street at approximately 11.0 m of building Height.

v. At the discretion of the Development Officer, Stepbacks may be required for buildings adjacent to Street rights-of-way or Lot lines internal to a block, having regard for the character of the surrounding built form, the objectives of The Quarters Downtown Urban Design Plan and Crime Prevention Through Environmental Design principles.

- i. Parking Areas shall be developed in accordance with Section 860 of the Zoning Bylaw.
 - j. Building entrances shall be developed in accordance with Section 860 of the Zoning Bylaw.
 - k. Weather protection shall be provided in accordance with Section 860 of the Zoning Bylaw.
 - l. Architectural control shall be in accordance with Section 860 of the Zoning Bylaw.
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Heritage Quarter



McCauley Quarter Area 2

1. General Purpose

The purpose of this Provision is to accommodate a mix of low to medium density residential and local commercial development that is pedestrian friendly and compatible in scale, function, built form and urban design with surrounding developments; all in accordance with Section 860 of the Zoning Bylaw, The Quarters Downtown Area Redevelopment Plan and The Quarters Downtown Urban Design Plan.

2. Area of Application

This Provision shall apply to the lands as shown in Appendix I.

3. Uses

- ~~a. Apartment Housing~~
- b. *Apartment Hotels*
- c. *Multi-unit Housing*
- d. Business Support Services
- e. Child Care Services
- f. Commercial Schools
- g. Community Recreation Services
- h. Convenience Retail Stores
- i. Creation and Production Establishments
- j. Equipment Rentals
- k. General Retail Stores
- l. Live-Work Unit
- m. Health Services
- n. Household Repair Services
- o. Limited Contractor Services
- p. Limited Group Homes
- q. Lodging Houses
- r. *Major Home Based Business*
- s. Minor Amusement Establishment
- t. Minor Home Based Business
- u. *Multi-unit Housing*
- v. Personal Service Shops
- w. *Public Libraries and Cultural Exhibits*
- x. Professional, Financial and Office Support Services
- y. Projecting On-premises Signs
- z. Religious Assembly
- aa.
- bb. Residential Sales Centres
- cc. Restaurants
- dd. *Special Event*
- ee. *Spectator Entertainment Establishments*

- ff. Specialty Food Services
- gg. Stacked Row Housing including Row Housing, Semi-detached and Duplex Housing
- hh. Urban Gardens
- ii. Urban Outdoor Farms
- jj. Veterinary Services
- kk. Fascia On-premises Signs
- ll. Freestanding Signs
- mm. Temporary On-premises Signs

4. Development Regulations

- a. The minimum Building Height shall be no less than 7.0m, ~~nor 2 Storeys~~.
- b. The maximum Building Height shall not exceed 23.0m, ~~nor 6 Storeys~~, subject to Section 860 of the Zoning Bylaw.
- c. The minimum Floor Area Ratio shall be 2.0, subject to Section 860 of the Zoning Bylaw.
- d. The maximum Floor Area Ratio shall be 3.5, subject to Section 860 of the Zoning Bylaw.

General Provisions

- a. Residential and Live Work Units shall occupy no less than 50% of the Floor Area in new ~~Buildings~~ *buildings*.
- b. Equipment Rentals shall be within an enclosed building.
- ~~c. General Retail Stores shall not exceed a capacity of 750m² of Gross Floor Area.~~
- d. Minor Amusement Establishments shall only be permitted as an *Accessory Use* to a *Restaurant*.
- ~~e. Restaurants shall not exceed a capacity of 200 occupants or 240m² of Public Space.~~
- ~~f. Specialty Food Services shall not exceed a capacity of 150 occupants or 75m² of Public Space.~~
- g. Stacked Row Housing including Row Housing, Semi-detached and Duplex Housing shall not isolate another *Site* within this Zone of less than 500m².
- h. Freestanding Signs shall be limited to neighbourhood identification signage as specified in Section 59B.
- i. Temporary On-premises Signs shall be limited to project advertising and residential sale purposes only. Trailer mounted signs and/or signs with *Changeable Copy* shall not be permitted.
- j. Residential and Residential Related Uses shall occupy no less than 50% of the Floor Area in new *buildings*.
- k. Notwithstanding the Incentive System provided for in Section 860 of the Zoning Bylaw, prior to the issuance of a Development Permit for any base level development, the Development Officer shall ensure a signed agreement exists between the City and the Owner providing the City the option to purchase 5% of the proposed number of residential dwellings at 85% of the market price, OR to address affordable housing contributions as prescribed by City Council policy C582.
- l. Parking shall be provided in accordance with Section 860 of the Zoning Bylaw.
- m. Signage shall be developed in accordance with ~~Section 860~~ *Section 59 and Schedule 59B* of the Zoning Bylaw

- n. Urban Outdoor Farms shall comply with Section 98 of the Zoning Bylaw.
- o. Urban Gardens shall comply with Section 98 of the Zoning Bylaw.

5. Urban Design Regulations

- a. Site Planning shall be in accordance with The Quarters Downtown Urban Design Plan.
- b. Setbacks
 - i. A minimum 3.0 m Setback shall be required from the ~~front property line~~ Front Lot line Abutting the avenue road right-of-way.
 - ii. A minimum 7.5m Setback shall be required from the Rear Lot line for the ~~principle~~ principal structure and a 2.75m Setback shall be required from the Rear Lot line for a detached garage.
 - iii. A minimum 1.2 m to 3.0 m Setback shall be required from Side Lot lines including those Abutting a laneway Lane based on the following:
 - A. For Sites 370m² or less, the minimum Setback shall be 1.2 m from the Side Lot line;
 - B. For Sites greater than 370m² and less than 740 m², the minimum Setback shall be 2.1 m from the Side Lot line; and
 - C. For Sites greater than 740 m², the minimum Setback shall be 3.0 m from the Side Lot line.
 - iv. Additional ~~Building~~ building Setbacks shall be provided to address sight lines at roadway intersections to the satisfaction of the Development Officer in consultation with Transportation Planning and Engineering.
 - v. Where the ground floor of any development is designed for Residential or Residential Related Uses, the Front Setback area shall contain a combination of hard and soft Landscaping.
 - vi. Where the ground floor of any development is designed for Residential or Residential Related Uses and is Setback from the ~~property line~~ Lot line, the Development Officer may allow one Storey features, such as bay windows, front porches, and staircases to project from the building wall to the ~~property line~~ Lot line, provided the area where the feature is projecting is landscaped.
- c. Stepbacks
 - i. In Area 1, no building Stepbacks are required.
 - ii. In Area 3, a minimum 3.0m Stepback shall be required for buildings adjacent to an east/west laneway Lane above approximately 7.0 m of building Height.
 - iii. In Area 3, a minimum 3.0 m Stepback shall be required adjacent to the avenue above approximately 7.0 m of building height. No building Stepbacks are required from any Lot lines internal to a block in Area 3.

iv. At the discretion of the Development Officer, Stepbacks may be required from Lot lines internal to a block having regard to the character of the surrounding built form, the objectives of The Quarters Downtown Urban Design Plan and Crime Prevention Through Environmental Design principles.

v. Fences along the primary Frontage shall not exceed 1.2 m.

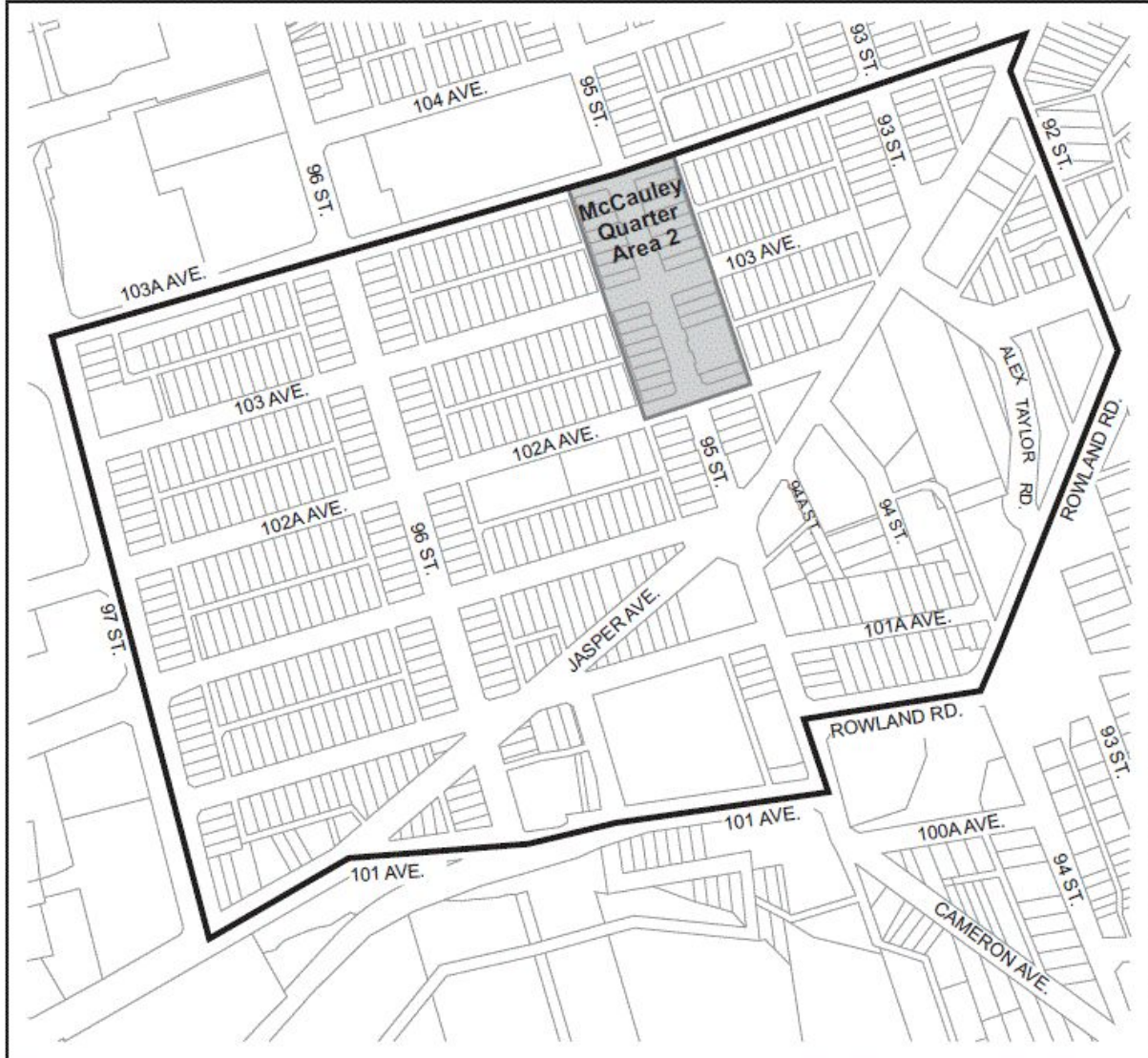
vi. Parking areas shall be developed in accordance with Section 860 of the Zoning Bylaw.

vii. Building Entrances shall be developed in accordance with Section 860 of the Zoning Bylaw.

viii. Weather Protection shall be developed in accordance with Section 860 of the Zoning Bylaw.

ix. Built forms shall be developed in accordance with Section 860 of the Zoning Bylaw.

McCauley Quarter Area 2



McCauley Quarter Areas 1 & 3 (MQ)

1. General Purpose

The purpose of this Provision is to accommodate low to medium density residential development in a mix of built forms. Development shall be pedestrian friendly and compatible in scale, function, and built form with surrounding developments, in accordance with Section 860 of the Zoning Bylaw, The Quarters Downtown Area Redevelopment Plan and the Quarters Downtown Urban Design Plan.

2. Area of Application

This Provision shall apply to the lands shown on Appendix 1 to this Schedule "D".

3. Uses

- ~~1. Apartment Hotels~~
- ~~2. Apartment Housing~~
3. Child Care Services
4. Duplex Housing
5. Garage Suites
6. Group Homes
7. Limited Group Homes
8. Live-Work Unit
9. Lodging Houses
10. Major Home Based Business
11. *Market*
12. Minor Home Based Business
13. *Multi-unit Housing*
14. Personal Service Shops and Convenience Retail Stores
15. Professional, Financial and Office and Support Services
16. Religious Assembly
17. Residential Sales Centre
18. Row Housing
19. Secondary Suites
20. Semi-detached Housing
21. Single Detached Housing
22. *Special Event*
- ~~23. Stacked Row Housing~~
24. Urban Gardens
25. Urban Outdoor Farms
26. Fascia On-premises Signs
27. Freestanding Signs
28. Projecting On-premises Signs

29. Temporary On-premises Signs

4. Development Regulations

Area 1

1. The maximum Building Height shall not exceed 23.0m, ~~nor 6 Storeys~~ subject to Section 860.5 of the Zoning Bylaw.
2. The maximum Floor Area Ratio shall be 3.5, subject to Section 860 of the Zoning Bylaw.

Area 3

1. The maximum Building Height shall not exceed 27.0m, ~~nor 8 Storeys~~ subject to Section 860.5 of the Zoning Bylaw.
2. The maximum Floor Area Ratio shall be 4.0, subject to Section 860 of the Zoning Bylaw.

General Provisions

- a. The minimum Building Height shall not be less than 7.0 m, ~~nor 2 Storeys~~.
- b. Apartment Housing, Lodging Houses, Row Housing, and Stacked Row Housing shall not isolate an adjacent Site of 500m² or less.
- c. Temporary On-premises Signs shall be limited to project advertising and residential sale purposes only. Trailer mounted signs and/or signs with Changeable Copy shall not be permitted.
- d. Freestanding Signs shall be limited to neighbourhood identification signage as specified in Section 59B.
- e. Residential and Live Work Units shall occupy no less than 50% of the Floor Area in new buildings. Notwithstanding the preceding statement, Residential and Residential Related Uses shall occupy no less than 50% of the Floor Area in new buildings for Lot 18A, Block 9, Plan 1524883 (municipal address 9521 - 103A avenue)
- f. Notwithstanding the Incentive System provided for in Section 860 of the Zoning Bylaw, prior to the issuance of a Development Permit for any base level development, the Development Officer shall ensure a signed agreement exists between the City and the Owner providing the City the option to purchase 5% of the proposed number of residential dwellings at 85% of the market price, OR to address affordable housing contributions as prescribed by City Council policy. C582.
- g. Parking shall be provided in accordance with Section 860 of the Zoning Bylaw.
- h. Signage shall be applied in accordance with ~~Section 860~~ Section 59 and Schedule 59B of the Zoning Bylaw.
- i. Urban Outdoor Farms shall comply with Section 98 of the Zoning Bylaw.
- j. Urban Gardens shall comply with Section 98 of the Zoning Bylaw.

5. Urban Design Regulation

- a. Site Planning shall be in accordance with The Quarters Downtown Urban Design Plan and Section 860 of the Zoning Bylaw.
- b. Setbacks

i. A minimum 3.0 m Setback shall be required from the Front property Lot line Abutting the avenue road right-of-way.

ii. A minimum 7.5m Setback shall be required from the Rear Lot line for the principle principal structure and a 2.75m Setback shall be required from the Rear Lot line for a detached garage.

iii. A minimum 1.2 m to 3.0 m Setback shall be required from Side Lot lines including those Abutting a laneway Lane based on the following:

A. For Sites 370m² or less, the minimum Setback shall be 1.2 m from the Side Lot line;

B. For Sites greater than 370m² and less than 740 m², the minimum Setback shall be 2.1 m from the Side Lot line; and

C. For Sites greater than 740 m², the minimum Setback shall be 3.0 m from the Side Lot line.

i. Additional building Setbacks shall be provided to address sight lines at roadway intersections to the satisfaction of the Development Officer in consultation with Transportation Planning and Engineering.

ii. Where the ground floor of any development is designed for Residential or Residential Related Uses, the Front Setback area shall contain a combination of hard and soft Landscaping.

iii. Where the ground floor of any development is designed for Residential or Residential Related Uses and is Setback from the property Lot line, the Development Officer may allow one Storey features, such as bay windows, front porches, and staircases to project from the building wall to the property Lot line, provided the area where the feature is projecting is Landscaped.

c. Stepbacks

i. In Area 1, no building Stepbacks are required.

ii. In Area 3, a minimum 3.0m Stepback shall be required for buildings adjacent to an east/west laneway Lane above approximately 7.0 m of building Height.

iii. In Area 3, a minimum 3.0 m Stepback shall be required adjacent to the avenue above approximately 7.0 m of building height. No building Stepbacks are required from any Lot lines internal to a block in Area 3.

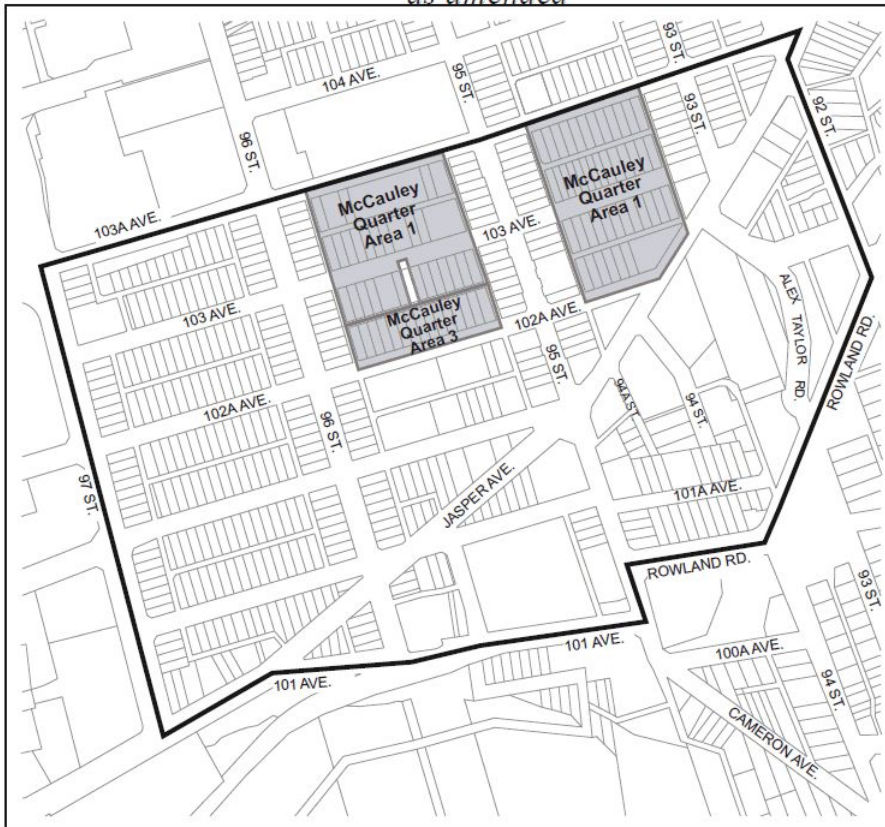
iv. At the discretion of the Development Officer, Stepbacks may be required from Lot lines internal to a block having regard to the character of the surrounding built form, the

objectives of The Quarters Downtown Urban Design Plan and Crime Prevention Through Environmental Design principles.

- v. Fences along the primary *Frontage* shall not exceed 1.2 m.
- vi. Parking areas shall be developed in accordance with Section 860 of the Zoning Bylaw.
- vii. Building Entrances shall be developed in accordance with Section 860 of the Zoning Bylaw.
- viii. Weather Protection shall be developed in accordance with Section 860 of the Zoning Bylaw.
- ix. Built forms shall be developed in accordance with Section 860 of the Zoning Bylaw.



*McCauley Quarter Areas 1 & 3
as amended*



Five corners High density Quarter (FQ)

1. General Purpose

The purpose of this Provision is to accommodate a predominately high-rise, high density residential development with ground oriented commercial Uses. The development shall be pedestrian friendly and compatible in scale, function, built form and urban design with surrounding developments, in accordance with Section 860 of the Zoning Bylaw, The Quarters Downtown Area Redevelopment Plan and The Quarters Downtown Urban Design

2. Location

This Provision shall apply to the lands shown on Appendix I.

3. Uses

Area 1

1. Apartment Hotels
- ~~2. Apartment Housing~~
3. Bars and Neighbourhood Pubs
4. Breweries, Wineries and Distilleries
5. Business Support Services
6. Child Care Services
7. Garden Suites, where developed on a lot occupied by Single Detached Housing at the time this Provision was adopted
8. Group Home
9. Lodging Houses
10. Limited Group Home
11. Live-work Units
12. Major Home Based Business
13. Market
14. Minor Home Based Business
15. Multi-unit Housing
16. Private Education Services
17. Religious Assembly
18. Residential Sales Centres
19. Single Detached Housing, where existing at the time this Provision was adopted
20. Special Event
21. Temporary On-premises Signs
22. Urban Gardens
23. Urban Outdoor Farms
- ~~24. Stacked Row Housing~~
25. Secondary Suites, where developed within existing Single Detached Housing at the time this Provision was adopted

Area 2 and Area 3

1. All uses in Area 1 except provisions on secondary suites
2. Media Studios
3. Business Support Services
4. Cannabis Retail Sales
5. Carnivals
6. Commercial Schools
7. Community Recreation Services
8. Convenience Retail Stores
9. Creation and Production Establishments
10. Extended Medical Treatment Services
11. General Retail Stores
12. Government Services
13. Health Services
14. Hotels
15. Indoor Participant Recreation Services
16. Liquor Stores
17. Live Work Units
18. Major Home Based Business
- ~~19. Minor Alcohol Sales~~
20. Market
21. Minor Amusement Establishment
22. Minor Home Based Businesses
23. Mobile Catering Food Services
24. Multi-unit Housing
25. Nightclubs
26. Outdoor Amusement Establishments
27. Outdoor Participant Recreation
28. Personal Service Shops
29. Private Education Services
30. Private Clubs
31. Professional, Financial and Office Support Services
32. Protective and Emergency Services
33. Public Education Services
34. Public Libraries and Cultural Exhibits
35. Religious Assembly
36. Residential Sales Centre
37. Restaurants
38. Row Housing
39. Secondhand Stores
40. Special Event
41. Spectator Entertainment Establishments
42. Stacked Row Housing
43. Secondary Suites
44. Urban Indoor Farms
45. Specialty Food Services

- 46. Veterinary Services
- 47. Fascia On-premises Signs
- 48. Projecting On-premises Signs

4. Development Regulations

Area 1

1. The minimum building Height shall not be less than 11.0 m, ~~nor 3 Storeys.~~
2. The maximum building Height shall not exceed 85.0 m, ~~nor 28 Storeys,~~ subject to Section 860 of the Zoning Bylaw.
3. The minimum Floor Area Ratio shall be 3.0, subject to Section 860 of the Zoning Bylaw. The maximum Floor Area Ratio shall be 8.0, subject to Section 860 of the Zoning Bylaw.

Area 2

1. The minimum building Height shall not be less than 11.0m, ~~nor 3 Storeys.~~
2. The maximum building Height shall not exceed 85.0m, ~~nor 28 Storeys,~~ subject to Section 860 of the Zoning Bylaw and Section 810 of the Zoning Bylaw.
3. The minimum Floor Area Ratio shall be 3.0, subject to Section 860 of the Zoning Bylaw.
4. The maximum Floor Area Ratio shall be 8.0, subject to Section 860 of the Zoning Bylaw.

Area 3

1. The minimum building Height shall not be less than 11.0m, ~~nor 3 Storeys.~~
2. The maximum building Height shall not exceed 150.0m, ~~nor 45 Storeys,~~ subject to Section 860 of the Zoning Bylaw and Section 810 of the Zoning Bylaw.
3. The minimum Floor Area Ratio shall be 3.0. subject to Section 860 of the Zoning Bylaw.
4. The maximum Floor Area Ratio shall be 11.0, subject to Section 860 of the Zoning Bylaw.

General Provisions

- ~~1. Bars and Neighbourhood Pubs and Restaurants shall not exceed a capacity of 100 Occupants or 120m² of Public Space.~~
- ~~2. Nightclubs shall not exceed a capacity of 200 Occupants or 240m² of Public Space.~~

- ~~3. Specialty Food Services shall not exceed a capacity of 100 Occupants or 150m² of Public Space.~~
4. Stacked Row Housing must be combined with other Permitted Uses.
 5. Temporary On-premises Signs shall be limited to project advertising and residential sale purposes only. Trailer mounted Signs and/or Signs with Changeable Copy shall not be permitted.
 6. The minimum Site area shall be 600 m²; excepting that the minimum Site area for a Tower is 860 m².
 7. The second and third Storeys of developments located in the areas identified for Commercial Uses may be used exclusively for either Residential Uses or Commercial Uses.
 8. Residential and Live Work Units shall occupy no less than 33.3% of the Floor Area in new buildings.
 9. For Areas 2 and 3, all on-Site resident and tenant parking shall be provided within a structure. Visitor and customer parking may be provided at Grade ground level to a maximum of 2 stalls per 10.0 m of Site Frontage.
 10. Notwithstanding the Incentive System provided for in Section 860 of the Zoning Bylaw, prior to the issuance of a Development Permit for any base level development, the Development Officer shall ensure a signed agreement exists between the City and the Owner providing the City the option to purchase 5% of the proposed number of residential Dwellings at 85% of the market price, OR to address affordable housing contributions as prescribed by City Council policy C582.
 11. Parking shall be provided in accordance with Section 860 of the Zoning Bylaw.
 12. Signage shall be developed in accordance with Section 59 Schedule 59B ~~Section 860~~ of the Zoning Bylaw.

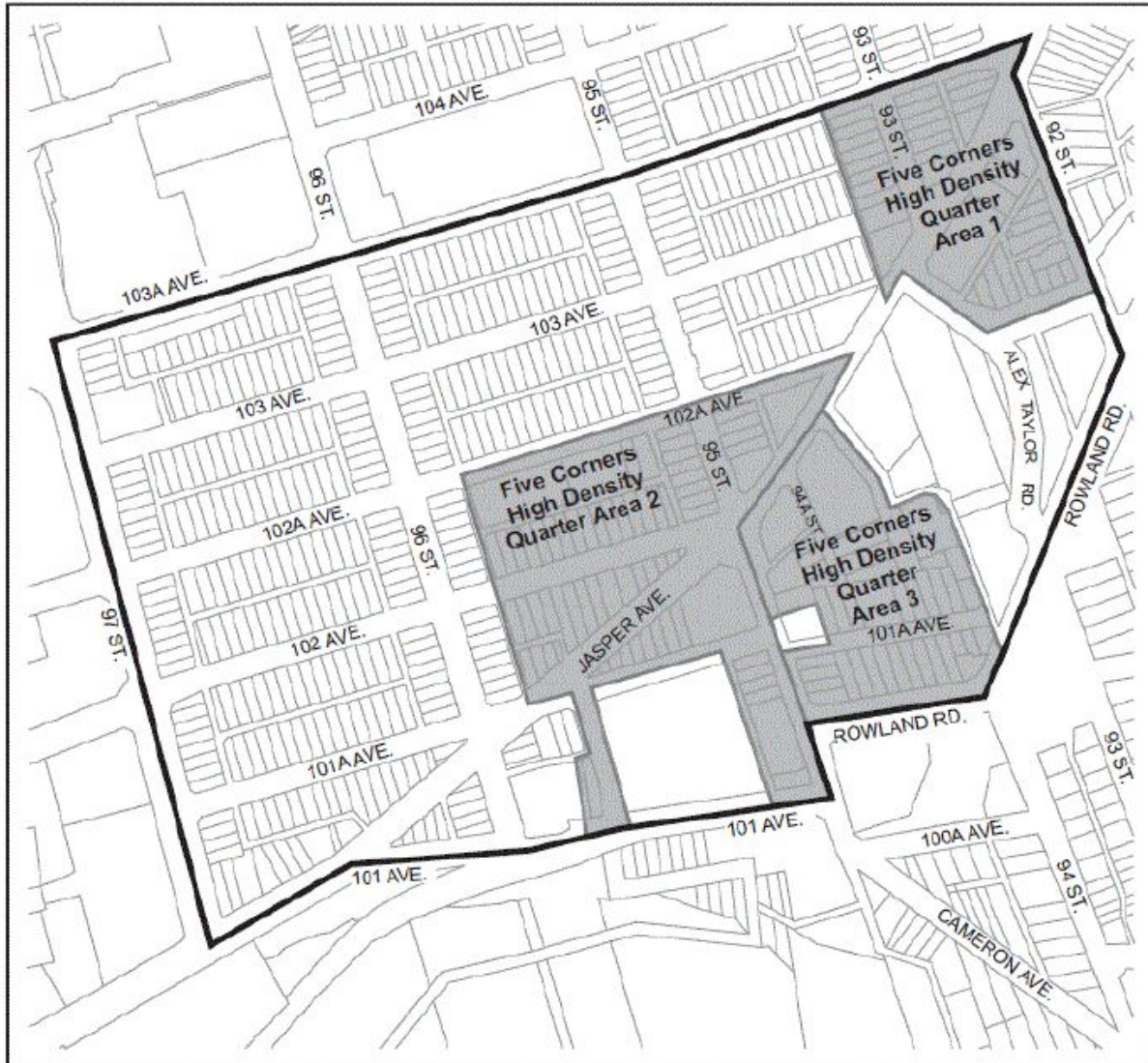
5. Urban Design regulations

- a. Site planning shall be in accordance with The Quarters Downtown Urban Design Plan.
- b. In Area 1, a minimum 4.5 m Setback shall be required from any ~~laneway Lane~~ property-Lot line, except for entrances to underground parkades.
- c. In Area 1, a minimum 1.0 m Setback shall be required from Lot lines internal to a block for every Storey of buildings up to 6 Storeys in Height. A minimum 7.5 m Setback shall be required from Lot lines internal to a block for buildings greater than 6 Storeys in Height.
- d. In Areas 2 and 3, a minimum 1.5 m Setback shall be required from any ~~laneway Lane~~ property-Lot line, except for entrances to underground parkades.
- e. In Areas 1 and 2, additional building Setbacks shall be provided at the discretion of the Development Officer to ensure new development is Setback in manner consistent with existing heritage buildings.

- f. Buildings at the intersection of Jasper Avenue NW, 95 Street NW and 102 Avenue NW shall be Setback to the satisfaction of the Development Officer as follows:
 - i. The first 8.0 m (2 floors) of every building at the intersection of Jasper Avenue NW and 95 Street NW shall be Setback a minimum of 35.0 m from where the centrelines of Jasper Avenue NW and 95 Street NW intersect.
 - ii. Additional building Setbacks shall be provided to address sight lines at roadway intersections to the satisfaction of the Development Officer in consultation with Transportation Planning and Engineering.
- g. Where the ground floor of any development is designed for Commercial Uses, *buildings* shall be built to the *Front and Side Lot property* lines. The Development Officer may allow a front Setback to accommodate street related activities such as sidewalk cafes, architectural features and Landscaping.
- h. Stepbacks
 - i. In Area 2 and 3, no Stepbacks are required adjacent to *Streets streets* and *Avenues avenues*.
 - ii. In Areas 2 and 3, a minimum 3.0 m Stepback shall be required for Towers adjacent to *laneways Lanes* at approximately 11.0 m of building Height
 - iii. In Areas 2 and 3, a minimum 7.5 m Stepback shall be required for Towers adjacent to internal Lot lines at approximately 11.0 m of building Height.
 - iv. At the discretion of the Development Officer, Stepbacks may be required adjacent to *Streets streets, Avenues avenues*, and Lot lines internal to a block having regard to the character of the surrounding built form, the objectives of The Quarters Downtown Urban Design Plan, and Crime Prevention Through Environmental Design principles.
- i. Parking areas shall be developed in accordance with Section 860 of the Zoning Bylaw.
- j. Building Entrances shall be developed in accordance with Section 860 of the Zoning Bylaw.
- k. Weather Protection shall be provided in accordance with Section 860 of the Zoning Bylaw.
- l. Architectural Control shall be in accordance with Section 860 of the Zoning Bylaw.



Five Corners High Density Quarter



Armature Area 1, 2, & 3

1. General Purpose

The purpose of this Provision is to accommodate mid- and high-rise mixed-Use (but ~~predominately~~ predominantly residential) development with active retail and residential street Frontages that is pedestrian friendly and compatible in scale, function, built form and design with surrounding developments and open space and/or accessible public assembly space for passive and active Use, all in accordance with Section 860 of the Zoning Bylaw, The Quarters Downtown Area Redevelopment Plan and The Quarters Downtown Urban Design Plan.

2. Area of Application

The Armature encompasses lands bounded to the west by the north-south laneway Lane west of 96 street, to the north by 103A avenue NW, to the east by the north south laneway Lane east of 96 street NW and to the south by 101A avenue NW and Jasper avenue NW. Within the Armature there are three development areas as indicated in Appendix 1.

- Area 1 includes lands bounded to the north by 102 Avenue NW, to the west by 96 Street NW, Jasper Avenue NW to the south and to the east by the north-south alley.
- Area 2 includes lands bounded to the north by 102A Avenue NW, to the west by 96 Street NW, 102 Avenue NW to the south and to the east by the north-south alley.
- Area 3 includes all Armature lands excluding Areas 1 and 2.

3. Uses

- ~~a. Apartment Housing~~
- b. Apartment Hotels
- c. Bars and Neighbourhood Pubs
- d. Breweries, Wineries and Distilleries
- e. Business Support Services
- f. Carnivals
- g. Cannabis Retail Sales
- h. Child Care Services
- i. Commercial Schools
- j. Community Recreation Services
- k. Convenience Retail Stores
- l. Custom Manufacturing Establishments
- m. Equipment Rentals
- n. General Retail Stores
- o. Health Services
- p. Hotels
- q. Household Repair Services
- r. Indoor Participant Recreation Services

- s. Limited Group Homes
- t. Live-Work Unit
- u. Lodging Houses
- v. Liquor Stores
- ~~w. Minor Alcohol Sales~~
- x. Major Home Based Business
- y. Market
- z. Media Studios
- aa. Minor Amusement Establishment
- bb. Minor Home Based Business
- cc. Multi-unit Housing
- ~~dd. Nightclubs~~
- ee. Personal Service Shops
- ff. Private Clubs
- gg. Professional, Financial and Office Support Services
- hh. Public Libraries and Cultural Events
- ii. Public Park
- jj. Residential Sales Centres
- kk. Restaurants
- ll. Specialty Food Services
- mm. Special Event
- nn. Stacked Row Housing including Row Housing but excluding Semi-detached and Duplex Housing
- oo. Spectator Entertainment Establishments
- pp. Urban Gardens
- qq. Urban Outdoor Farms
- rr. Veterinary Services
- ss. Fascia On-premises Signs
- tt. Projecting On-premises Signs
- uu. Temporary On-premises Signs

4. Development Regulations

1. The minimum building Height shall ~~be~~ not be less than 11.0m ~~nor 3 Storeys~~.
2. The maximum building Height within Area 1 shall not exceed 52.0m, ~~nor 12 Storeys~~, subject to Section 860 of the Zoning Bylaw.
3. The maximum ~~Building building~~ Height within Area 2 shall not exceed 40.0m ~~nor 9 Storeys~~ subject to Section 860 of the Zoning Bylaw.
4. The maximum ~~Building building~~ Height within Area 3 shall not exceed 23.0m, ~~nor 6 Storeys~~, subject to Section 860 of the Zoning Bylaw.
5. The minimum Floor Area Ratio shall be 3.0 subject to Section 860 of the Zoning Bylaw.
6. The Maximum Floor Area Ratio within Area 1 shall be 8.75 subject to Section 860 of the Zoning Bylaw.
7. The Maximum Floor Area Ratio within Area 2 shall be 6.5 subject to Section 860 of the Zoning Bylaw.
8. The Maximum Floor Area Ratio within Area 3 shall be 4.5 subject to Section 860 of the Zoning Bylaw.
- ~~9. Bars and Neighbourhood Pubs shall not exceed a capacity of 200 Occupants or 240m² of Public Space.~~

10. Lodging Houses shall not isolate an adjacent Site within this Zone of less than 800 m².
11. Equipment Rentals shall be fully enclosed within a building.
12. General Retail Stores shall not exceed a capacity of 750m² of gross Floor Area.
13. Minor Amusement Establishments shall only be permitted as an Accessory Use to a Restaurant.
- ~~14. Restaurants shall not exceed a capacity of 200 Occupants or 240m² of Public Space.~~
- ~~15. Specialty Food Services shall not exceed a capacity of 150 Occupants or 75m² of Public Space.~~
16. Stacked Row Housing and Row Housing shall not isolate another Site within this Zone of less than 800m².
17. Temporary On-premises Signs shall be limited to project advertising and residential sale purposes only. Trailer mounted Signs and/or Signs with Changeable Copy shall not be permitted.
18. The first floor of any Frontage, including the associated entranceway, shall have a maximum Grade ground level separation of 1.2m from any Abutting public sidewalk.
19. Notwithstanding the Incentive System provided for in Section 860 of the Zoning Bylaw, prior to the issuance of a Development Permit for any base level development, the Development Officer shall ensure that a signed agreement has been executed between the City and the Owner requiring the Owner to provide the City at the time of Development Permit approval, the option to purchase 5% of the proposed number of residential units at 85% of the list price, or to provide the equivalent value as cash-in-lieu to the City, or as prescribed in any future City of Edmonton Affordable Housing Policy initiatives as prescribed by City Council. C582.

Except:

Within Area 1, the Development Officer shall ensure that a signed agreement has been executed between the City and the Owner requiring a cash-in-lieu contribution equivalent to 0.75% of the construction value of the entire facility.

20. Within Area 1 and 2, the applicant and/or owner shall provide proof satisfactory to the Development Officer in consultation with Alberta Environment, Albert Health, and the City of Edmonton Transportation Planning and Engineering that, if necessary, the land has been remediated to allow for the intended Uses, excepting the parkade excavation Building Permit. The Development Officer shall not physically release the Development Permit for the purposes of a Building Permit until this condition has been adequately satisfied through sign-off letters from the reviewing agencies.
21. Within Area 1, an ~~update~~ updated Transportation Impact Assessment shall be provided prior to the issuance of any Development Permit. The issuance of any Development Permit for the site is subject to there being sufficient capacity on the adjacent roadway network, as well as adequate access via the adjacent alley to accommodate the traffic associated with the development, and shall be to the satisfaction of the Development Officer and Transportation Planning and Engineering.
22. Within Area 3, Residential and Live Work Units shall occupy no less than 33.3% of the Floor Area in the new building.
23. Parking shall be provided in accordance with Section 860 of the Zoning Bylaw.

24. Signage shall be provided in accordance with ~~Section 59 Schedule 59B Section 860~~ of the Zoning Bylaw.

5. Urban Design Regulations

- a. Site Planning shall be in accordance with the Quarters Downtown Urban Design Plan.
- b. Setbacks:
 - i. East of 96 Street NW, no building Setbacks are required.
 - ii. West of 96 ~~street~~ NW, no Setbacks are required except a minimum 1.0m Setback may be required for each Storey of building Height from the rear ~~laneway-property Lane Lot~~ line.
- c. Stepbacks:
 - i. No Stepbacks are required for buildings adjacent to ~~Avenues~~ *avenues*.
 - ii. For buildings adjacent to the east side of 96 Street NW within Area 3, a minimum 3.0m Stepback shall be provided at approximately 7.0 m OR 11.0 m building Height.
 - iii. For buildings adjacent to the west side of 96 Street NW, two Stepbacks, a minimum 3.0m each shall be provided at approximately 7.0 m and 14.0 m of building Height.
 - iv. For buildings adjacent to the ~~laneway Lane~~ west side of 96 ~~street~~ NW, a Stepback may be required at approximately 11.0m of building Height.
 - v. At the discretion of the Development Officer, Stepbacks may be required adjacent to Lot lines internal to a block having regard to the character of the surrounding built form, the objectives of the Quarters Downtown Urban Design Plan and Crime Prevention Through Environmental Design principles.
 - vi. Building entrances shall be developed in accordance with Section 860 of the Zoning Bylaw.
 - vii. Weather protection shall be provided in accordance with Section 860 of the Zoning Bylaw.
 - viii. Architectural control shall be in accordance with Section 860 of the Zoning

The Armature

