

(MED) Marquis Entertainment District

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1. General Purpose

To establish an entertainment district intended for indoor and outdoor activity, with a supporting mix of uses.

2. Permitted Uses

1. Apartment Hotels
2. Bars and Neighbourhood Pubs
3. Carnivals
4. Child Care Services
5. Convenience Retail Stores
6. Flea Market
7. General Retail Stores
8. Hotels
9. Indoor Participant Recreation Services
10. Major Alcohol Sales
11. Major Amusement Establishments
12. Minor Alcohol Sales
13. Minor Amusement Establishments
14. Media Services
15. Nightclubs
16. Non-accessory Parking
17. Outdoor Participant Recreation Services
18. Personal Service Shops
19. Private Clubs
20. Publicly Accessible Private Park
21. Restaurants
22. Specialty Food Services
23. Spectator Entertainment Establishment
24. Urban Outdoor Farms
25. Fascia On-premises Signs
26. Freestanding On-premises Signs
27. Projecting On-premises Signs

3. Discretionary Uses

1. Commercial Schools
2. Community Recreation Services
3. Government Services
4. Greenhouses, Plant Nurseries and Market Gardens
5. Health Services
6. Professional, Financial and Office Support Services

7. Religious Assembly
8. Fascia Off-premises Signs
9. Freestanding Off-premises Signs
10. Major Digital Signs
11. Minor Digital Off-premises Signs
12. Minor Digital On-premises Off-premises Signs
13. Minor Digital Off-premises Signs
14. Projecting Off-premises Signs
15. Roof On-premises Signs
16. Temporary Off-premises Signs
17. Temporary On-premises Signs

4. Development Regulations for Permitted and Discretionary Uses

1. The maximum Floor Area Ratio (FAR) shall be 0.25.
2. The maximum building Height shall be 26.0 m.
3. Building Setbacks shall be as follows:
 - a. A minimum Setback of 4.0 m shall be required where a Site Abuts an arterial roadway.
 - b. A minimum Setback of 3.0 m shall be required where a Site Abuts a collector roadway.
 - c. A minimum Setback of 2.0 m shall be required where a Site Abuts any other private or public roadway, other than a Lane.
4. All mechanical equipment on a roof of any building shall be concealed by screening in a manner compatible with the architectural character of the building, or concealed by incorporating it within the building.
5. A Comprehensive Sign Design Plan and Schedule, consistent with the overall intent of subsection 59.3 of the Zoning Bylaw, shall be prepared for the development and submitted, with the Development Application, to be approved by the Development Officer.
6. Signs shall comply with the regulations found in Section 59 and Schedule 59F.
7. Signs shall be designed and located to complement the architectural theme and context of the Marquis Town Centre.
8. Notwithstanding Schedule 59F, the following regulations shall apply:
 - a. Directional signs shall be provided at critical locations to provide information relating to the LRT location, tenants, parking, loading zones and pick up areas, entrances, exits and Public Amenity Space.
 - b. Illuminated and Digital Signs shall be designed, located or screened so as to reduce visual and light impacts on any surrounding residential premises .
 - c. Freestanding On-premise Signs less than 2.0 m in Height and with a Copy Area of 10 m² or less do not require separation distance, when located at access points to the Town Centre, as generally shown on Appendix I.
 - d. the maximum Copy Area for Minor Digital Signs shall be 20 m²;
 - e. the maximum Copy Area for Major Digital Signs shall be 20 m². The maximum combined Area of Digital Sign Copy and any other type of Copy on the same Sign face shall not exceed 30m²;

- f. All Major Digital Signs shall be oriented inwardly on the site, facing areas such as public open space. Major Digital Signs shall not be oriented towards a public roadway.

5. Design Regulations

1. Site Planning and Design
 - a. Site amenities such as public art, seating areas, street furniture, small parks, squares, or plazas shall be provided in general conformance with Appendix I.
2. Building Design and Architectural Standards
 - a. Buildings shall have consistent materials, colours, and architectural design elements to establish an architectural theme.
 - b. Exterior finishing materials shall include high quality materials such as, but not limited to, brick, stone, or other masonry materials, concrete or concrete fibre board, stucco, glazing, wood, aluminum, or metal trim.
 - c. Building façades facing public roadways to be shall be articulated with architectural elements such as columns, ribs, pilasters or piers, changes in plane (e.g., recesses and projections), changes in building finishes, materials and textures, or features so that no one portion of the facade is longer than 15.0 m, to break up building massing.
 - d. Buildings shall incorporate features to improve pedestrian comfort such as, but not limited to, linear transparency at ground level, wall niches, seating areas, overhead weather protection, and entrance features.
 - e. Main building entry points shall be clearly identifiable through the use of recesses, outdoor patios, display windows, planters, walls, or other similar design elements.
 - f. Buildings shall incorporate exterior and decorative lighting to enhance building architecture and landscaping elements.
3. Pedestrian Environment
 - a. Direct pedestrian connections and linkages shall be provided to sidewalks, in general accordance with Appendix II.
 - b. Pedestrian connections to building entrances, amenities and transit shall be convenient, safe, and well lit, with distinct paving, or Landscaping to define the connections where practical.
4. Landscaping
 - a. Landscaping shall be provided in accordance with Section 55 of the Zoning Bylaw.
 - b. A registered Landscape Architect shall prepare the landscape plan, to ensure Landscaping is coordinated to provide a cohesive appearance.

6. Access, Circulation and Parking

1. Loading, storage and trash collection areas shall be screened and located to the rear or sides of the principal building.
2. Any surface parking area having 40 or more parking spaces shall provide a minimum 10 m² landscaped island every 40 stalls, to provide interruption of the view of the parking lot.
3. Off-street Parking shall be in accordance with Section 54 of the Zoning Bylaw.

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4. Notwithstanding 6.3 above, supplied parking may be shared between uses if a Shared Use Parking Impact Assessment is submitted that demonstrates, to the satisfaction of the Development Officer, by virtue of the use, character, or location of the proposed development and its relationship to public transit facilities and any other available parking facilities, the parking required for the proposed development may be less than any minimum set out in Section 54.2 Schedule 1.
5. Surface Parking Areas shall incorporate design elements such as, but not limited to, landscaped Parking Area islands, Public Amenity Space, private roads or pedestrian walkways within the Parking Area.
6. Parking Garages shall be screened from view where visible from a public roadway, other than a lane, through methods such as public art, architectural screening, Landscaping, or Commercial Uses and Community, Educational, Recreational and Cultural Service Uses.
7. Bicycle parking shall be provided in accordance with Section 54.3 of the Zoning Bylaw.
8. A staged Access Management Plan shall be provided, to the satisfaction of the Development Officer at each development permit stage, identifying the proposed access locations to the site. Through each development permit submission, the Access Management Plan shall be updated resulting in an overall access plan at the final development permit stage.