

(MMUT) Marquis Mixed Use Transition Zone

1. General Purpose

The purpose of this Zone is to establish a mixed-Use Zone that provides a transition from commercial areas to the residential areas. Buildings may be developed with a mix of Residential and Commercial Uses with particular attention to design, orientation and pedestrian connectivity where adjacent to the LRT station or transit centre.

2. Permitted Uses

1. Apartment Hotels
2. Apartment Housing
3. Bars and Neighbourhood Pubs
4. Child Care Services
5. Commercial Schools
6. Convenience Retail Stores
7. Creation and Production Establishments
8. General Retail Stores
9. Group Homes
10. Health Services
11. Limited Group Homes
12. Live Work Units
13. Lodging Houses
14. Minor Alcohol Sales
15. Minor Home Based Business
16. Personal Service Shops
17. Publicly Accessible Private Park
18. Private Clubs
19. Private Education
20. Professional, Financial and Office Support Services
21. Residential Sales Centre
22. Restaurants
23. Row Housing
24. Specialty Food Services
25. Stacked Row Housing
26. Urban Gardens
27. Fascia On-premises Signs
28. Freestanding On-premises Signs
29. Projecting On-premises Signs
30. Temporary On-premises Signs

3. Discretionary Uses

1. Business Support Services

(MMUT) Marquis Mixed Use Transition Zone

2. Community Recreation Services
3. Indoor Participant Recreation Services
4. Major Home Based Business
5. Non-accessory Parking
6. Public Education Services
7. Secondhand Stores
8. Religious Assembly
9. Urban Outdoor Farms
10. Freestanding Off-premises Signs
- 11.

4. Development Regulations for Permitted and Discretionary Uses

1. The maximum Density shall be:
 - a. 125 Dwellings/ha for any Site less than 885 m²; and
 - b. 225 Dwellings/ha for any Site greater than 885 m².
2. The maximum Floor Area Ratio for non-Residential Uses shall be 0.25, and the maximum Floor Area Ratio for any building with Residential and Residential-Related Uses shall be 5.0.
3. The maximum building Height shall be 26.0 m.
4. The minimum Front Setback shall be 0.0 m.
5. The minimum Rear Setback shall be 4.0 m.
6. The minimum Side Setback shall be 1.0 m for each Storey or partial Storey, up to a maximum of 4.0 m, except that a total of at least 2.0 m shall be provided in all cases.
7. A minimum private Amenity Area of 7.5 m² per Dwelling shall be provided for all residential Uses.
 - a. Notwithstanding the above, the private Amenity Area may be replaced with indoor or outdoor communal Amenity Area(s) on the Site. Where a communal Amenity Area is provided, it must be a minimum of 2.5 m² per Dwelling unit and the aggregated area shall not be less than 50 m².
8. Restaurants shall not exceed a capacity of 200 Occupants or 240 m² of Public Space.
9. Bars and Neighbourhood Pubs shall not exceed a capacity of 200 occupants and 240 m² of Public Space.
10. Commercial Schools, Creation and Production Establishments, General Retail Stores, and Private Education shall not exceed a Floor Area of 2000 m². The Development Officer must consider, among other factors, building massing and scale as well as the pedestrian-oriented nature of an area when considering any request to vary the maximum Floor Area.
11. 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.
12. Signs shall comply with the regulations found in Section 59 and Schedule 59F.
13. Notwithstanding Schedule 59F, signs shall be designed and located to compliment the architectural theme and context of the Marquis Town Centre.

14. Notwithstanding Schedule 59F, Temporary On-premises Signs shall be limited to a maximum Sign Area of 2 m².
15. Illuminated Signs and Digital Signs shall be designed, located or screened so as to reduce visual and light impacts on Residential Uses.
16. 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.
17. Vehicular access to Parking provided at ground level shall be from an Abutting Lane or a private on-Site road.
18. Non-accessory Parking shall be permitted:
 - a. in a Parking Garage located above or below Grade.
 - b. at ground level as parallel or angle parking along a private roadway.

5. Design Regulations

1. Site Planning and Design
 - a. Any stand-alone Commercial Uses shall be generally located within Area C as shown in Appendix I. Other Uses such as stand-alone Residential or mixed Use shall be generally located within Area D as shown in Appendix I.
 - b. Surface Parking Areas shall be screened with methods such as but not limited to Commercial or Residential Uses, landscaping, or berming from public roadways other than a lane.
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. Development shall articulate the building façades 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.
 - d. Emphasis shall be placed on design elements and Façade enhancements on the first and second Storeys of buildings to create a pedestrian friendly environment. Design elements may include features such as placement of windows to allow for viewing into the building by pedestrians; entrance features; street furniture; and canopies.
 - e. A minimum of 70% of the ground floor Commercial Use Façades where the main entrance is fronting onto a public roadway other than a Lane shall have clear glazing on the exterior. A maximum of 10% of the first Storey glazing may be covered by signs. The remainder of the glazing shall remain free from obstructions.
 - f. Residential and Residential-related Uses shall have a separate entrance at Ground level. Entrances shall be differentiated through distinct architectural treatment.

- g. Main building entry points shall be clearly identifiable through the use of recesses, outdoor patios, display windows, planters, walls, or other similar design elements.
 - h. Buildings shall incorporate exterior and decorative lighting to enhance building architecture and landscaping elements.
 - i. All buildings greater than 16.0 m in Height shall include a podium base. The podium of the building shall be a minimum Height of 6 m up to a maximum of 16.0 m. The portion of the building located above the podium shall Stepback a minimum of 2.5 m on all sides abutting a public road, other than a Lane. Where feasible, developments should provide gardens or patios on the top of the podium level and building rooftops to improve rooftop aesthetics and provide additional amenity space.
3. Pedestrian Environment
- a. Direct pedestrian connections and linkages shall be provided to sidewalks, in general accordance with Appendix II.
 - b. Pedestrian linkages connecting to adjacent Sites within the Marquis Town Centre shall be provided by using clearly demarcated walkways, lighting and signage systems.
 - c. 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
 - d. Site amenities such as public art, seating areas, street furniture, small parks, squares, or plazas shall be provided in general conformance with Appendix I.
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. Off-street parking shall be in accordance with Section 54 of the Zoning Bylaw.
 - 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. Notwithstanding 6.2 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.
 - 4. Surface Parking Areas shall incorporate design elements such as, but not limited to, Landscaped open space, Landscaped Parking Area islands, Public Amenity Space, private roads or pedestrian walkways within the Parking Area.
 - 5. 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, Residential Uses or Residential Related Uses or Commercial Uses and Community, Educational, Recreational and Cultural Service Uses.
 - 6. A staged Access Management Plan shall be provided at each development permit stage to the satisfaction of the Development Officer, identifying the proposed access locations to the

(MMUT) Marquis Mixed Use Transition Zone

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.