

Part 13 SPECIAL AREAS

13.1 CITP - CENTRE IN THE PARK ZONING DISTRICT

13.1.1 CITP - ALL AREAS

Purpose

- (1) The purpose of this zoning district is to achieve the vision for Centre in the Park set out in the Centre in the Park Area Redevelopment Plan by providing for:
 - a) a mix of commercial uses, institutional uses, open space uses, residential uses, service uses, and other related uses to allow for activity throughout the day and evening as well as during all seasons of the year;
 - b) a compact area with high density types of dwelling units and a pedestrian friendly design; and
 - c) enhanced urban design, public realm, and character through a mixture of scales and types of buildings.

Area of Application

- (2) General sections of this bylaw will continue to apply to this zoning district unless otherwise specified.
- (3) Unless otherwise specified in this bylaw, where there is a conflict between the provisions in part 13.1.1 of this bylaw and provisions in other parts of this bylaw, the provisions in part 13.1.1 of this bylaw will take precedence.
- (4) This zoning district contains 16 Areas as shown on Drawing "A" in section 13.1.1.
- (5) Unless otherwise noted, the regulations set out in this section 13.1.1 apply to each of the 16 Areas contained within this zoning district.

Definitions

- (6) In this zoning district, unless the context requires otherwise, the following terms have the following meanings:

ACTIVE FRONTAGE means street frontage of a building that provides an active visual engagement between those on the street and the ground floor of the building. Typically, an active frontage would contain an entrance or lobby.

ACTIVE TRANSPORTATION CONNECTION means a connection containing active transportation infrastructure that can support at least both pedestrians and cyclists.

AREA means a specific group of listed uses and regulations which regulate the use and development of land within a specific geographic area of the CITP zoning district shown on Drawing "A".

AT-GRADE STREET FRONTAGE means the length of the exterior wall of a building that is exposed to the road at-grade, divided by the length of that road between two intersections.

BUILD-TO LINE means the line with which the exterior wall of a building is required to coincide.

BUILDING FACE means any wall of a building.

CITP ARP means the Centre in the Park Area Redevelopment Plan.

COMMUNITY HOUSING means non-market housing owned by, operated by, or owned and operated by a government agency or non-profit organization.

DWELLING, WRAPPED TOWNHOUSE means a building containing town house units, each of which are an integral component to the podium of a tower and may have access directly from the street as well as interior access to the building to which it is attached.



Wrapped Townhouse Illustration

INTERNAL PRIVATE STREET means a private street located within a private development.

PEDESTRIAN SCALED means of a scale intended for the use of pedestrians, rather than vehicles.

PODIUM means the base of a building which supports a tower of a substantially small width and/or length.



Podium Illustration

PUBLIC SPACE means an area of land or a development that is open to the public.

PUBLICLY ACCESSIBLE AMENITY SPACE means open space that is publicly or privately owned, and that is provided for the use of the public. Publicly accessible amenity space typically includes: courtyards; gardens; playgrounds; plazas; parks or publicly accessible interior connections.

STEP BACK means a horizontal inversion of a building storey from the front exterior wall of the below storey.

SUN/SHADOW IMPACT STUDY means a technical document that provides a visual model and written description of the impact of shadows cast by a development on adjacent land.

TOWER means the portion of a building located above the podium.

TRANSITION ZONE means 'Transition Zone' as defined in the CITP ARP.

URBAN SQUARE means the plaza including a clock tower located in front of Savona Centre and Community Centre.

- (7) In this zoning district congregate housing and seniors living facilities are deemed to be assisted living facilities.

Application for Subdivision

- (8) As part of an application for a subdivision, the applicant must submit the following information in addition to the standard application requirements. The Subdivision Authority may require any or all of the following to be prepared by an accredited professional licensed to practice in Alberta:
- a) a detailed site plan which conforms to the Centre in the Park ARP and is based on a potential ultimate build out scenario for the Area that contains the subject development including:
 - (i) the location of build-to lines;
 - (ii) the location, size, and orientation of surface parking lots and the locations of their accesses;
 - (iii) the location, size, and orientation of amenity spaces;
 - (iv) the location, size, and orientation of storm water management facilities and on-site infrastructure;
 - (v) the location, size and orientation of active transportation connections, including crossings;
 - (vi) the location, size, and orientation of internal private streets; and
 - (vii) the location, size, and orientation of access points to the site from public roadways;
 - b) a cross-section for internal private streets which includes pedestrian facilities;
 - c) the design of active transportation connections for the proposed development;
 - d) an easement plan for internal access and publicly accessible amenity spaces (where applicable).
- (9) Despite section 13.1.1(8), the Subdivision Authority may allow a site plan to be submitted that covers less than the entirety of the Area that contains the subject subdivision.

Subdivision Regulations

Site Plan

- (10) A subdivision within this zoning district must align with an accepted site plan. Site plans shall conform to the Centre in the Park ARP.
- (11) A subdivision shall not bisect transportation facilities, stormwater management facilities or amenity spaces shown on the proposed site plan.

Public Access

- (12) As a condition of subdivision of land within this zoning district, the applicant will enter into negotiations with the County for the potential purchase of internal private streets, privately-owned active transportation connections and privately-owned publicly accessible amenity space.

Application for Development Permit

- (13) As part of an application for a development permit, the applicant must submit the following information in addition to the application requirements under section 2.9 of this bylaw. The Development Authority may require any or all of the following to be prepared by an accredited professional licensed to practice in Alberta:
 - a) a detailed site plan which conforms to the Centre in the Park ARP and is based on a potential ultimate build out scenario for the Area that contains the subject development including:
 - (i) the location of build-to lines;
 - (ii) the anticipated use category for buildings (i.e residential, commercial, mixed-use etc.);
 - (iii) the location, size, and orientation of surface parking lots and the locations of their accesses;
 - (iv) the location, size, and orientation of amenity spaces;
 - (v) the location, size, and orientation of storm water management facilities and on-site infrastructure;
 - (vi) the location, size and orientation of active transportation connections, including crossings;
 - (vii) the location, size, and orientation of internal private streets; and
 - (viii) the location, size, and orientation of access points to the site from public roadways;

- b) a preliminary servicing brief for the proposed development outlining requirements for utilities infrastructure;
 - c) a cross-section for internal private streets which includes pedestrian facilities;
 - d) the design of active transportation connections for the proposed development;
 - e) a parking analysis study for non-residential uses or proposals below the minimum residential parking requirements for the proposed development;
 - f) a massing plan outlining building heights for the proposed development;
 - g) a sun/shadow impact study for proposed buildings that have a height of 14.5 m or greater which provides and implements recommendations for mitigation of shadow in amenity spaces and streets;
 - h) a phasing plan in the event the proposed development will take place in phases.
- (14) Despite section 13.1.1(13), the Development Authority may allow a site plan to be submitted that covers less than the entirety of the Area that contains the subject development.

Development Regulations

Site Plan

- (15) A development within this zoning district must align with an accepted site plan. Site plans shall conform to the Centre in the Park ARP.

Public Access

- (16) As a condition of development within this zoning district, the applicant will enter into negotiations with the County for the potential purchase of internal private streets, privately-owned active transportation connections and privately-owned publicly accessible amenity space.

Amenity Spaces

- (17) A development that is a dwelling, apartment must provide amenity space, private at a rate of no less than 3.5 m² per dwelling unit located above the first story.
- (18) Despite section 13.1.1(17), a Development Officer may allow amenity space, private to be provided at a rate that is less than the rate set out in section 13.1.1(17) where the development provides additional publicly

accessible amenity space or improvements to publicly accessible amenity space.

- (19) A development must provide publicly accessible amenity space in accordance with the CITP ARP and the development regulations of the Area within which it is contained.
- (20) Any publicly accessible amenity space to be provided in accordance with this bylaw must be constructed at the same time as surrounding development.

Build-To Lines

- (21) Despite the regulations in each Area related to build-to lines:
 - a) where a building abuts an intersection on Sherwood Drive, such building must have diagonal corner cuts or rounded corners to frame intersections;
 - b) where a building abuts an intersection, such building must be designed to ensure that adequate sightlines are maintained for pedestrians and vehicles; and
 - c) where a build-to line conflicts with the location of utility infrastructure, the Development Officer may require additional setbacks.
- (22) Where the regulations in an Area do not specify the placement of a build-to line, the build-to line will be placed at a minimum of 0.0 m from the applicable property line or boundary of the Area.

Outdoor Lighting

- (23) Outdoor lighting shall be provided in accordance with SER-009-038 Light Efficient Community from the Municipal Policy Handbook.
- (24) A development must provide pedestrian scaled lighting over the pedestrian through zone of an internal private street or active transportation connection. The fixtures providing such lighting must be spaced no further than 30.0 m apart from the other fixtures.
- (25) Pedestrian scaled lighting fixtures:
 - a) must not exceed 6.0 m in height;



**Pedestrian Lighting
Illustration**

- b) must be of a consistent design and complementary to the overall architectural theme of Centre in the Park; and
- c) must be black in colour.

Signs

(26) A sign that is a freestanding sign is not allowed in this zoning district unless it is pedestrian scaled.

Parking

(27) Parking space requirements will be as listed below:

TABLE 13.1

LAND USE	MINIMUM UNDERGROUND, STACKED PARKING OR ON-STREET	MAXIMUM SURFACE PARKING
Dwelling, Apartment	0.75 per studio dwelling unit 0.75 per 1 bedroom dwelling unit 1 per 2 bedroom dwelling unit 1.25 per 3 bedroom or more dwelling unit Visitor parking will be provided at a minimum rate of 0 visitor parking spaces for the first 10 dwellings, and 1 visitor parking space per 10 dwellings thereafter.	0 spaces
Assisted Living Facility	0.25 per sleeping unit Visitor parking will be provided at a minimum rate of 0 visitor parking spaces for the first 10 sleeping units, and 1 visitor parking space per 10 sleeping units thereafter.	0 spaces
Non-residential all forms	Minimum 0 parking spaces	Shall not exceed 20% of site coverage. Surface parking lots exceeding 0.40 contiguous acres in size will require a variance.

(28) On-site drop-off spaces will be considered part of the overall surface parking.

- (29) On-street parking for residential uses will only contribute to the minimum parking requirement where located on an internal private street.
- (30) The Development Officer may, at their discretion, reduce any of the parking regulations in Table 13.1 if the developer demonstrates, to the satisfaction of the Development Officer, a reduced demand for parking through the introduction of a travel demand management program which includes effective strategies such as a car share program, shared parking agreements and access to transit service within 30.0 m of the development.
- (31) Entrances to underground or stacked parking structures will be integrated into buildings and strategically placed to minimize the impact to pedestrians.
- (32) Where parking is provided as stacked for residential uses, the entirety of the outer portion of the structure shall be screened by uses to a minimum depth of 8.0 m.



Residential Stacked Parking Illustration

- (33) Where parking is stacked for non-residential uses or for non-accessory uses the main floor shall have active uses to a minimum depth of 8.0 m. The second floor and above shall be screened through any combination of the below, at the discretion of the Development Officer:
- a) Uses to a minimum depth of 8.0 m;
 - b) Architectural screening; or
 - c) Public art.



Commercial Screened Parking Illustration

- (34) Surface parking lots shall conform to the following:
- a) Parking lots are located in the interior of buildings or interior of sites;
 - b) Parking lots are not placed abutting and parallel to major pedestrian frontage zones;
 - c) Parking lots are designed in smaller clusters, separated by landscaped areas, public spaces or buildings;
 - d) Accesses to parking lots are designed to minimize the interruption of pedestrian connectivity;
 - e) Parking lots incorporate active transportation infrastructure as well as safe and efficient active transportation infrastructure onsite; and
 - f) Parking lots connect active transportation infrastructure safely and efficiently through the site and to transit controlled locations.
- (35) The total amount of existing on-site surface parking spaces within a development site shall not increase.

Bicycle Parking

- (36) Despite the parking requirements of Part 4 of this Bylaw, the following bicycle parking requirements apply for the Centre in the Park zoning district:
- Secure indoor bicycle parking for residents and outdoor visitor bicycle parking will be required for apartment housing. Indoor bicycle parking shall be provided at a ratio of one (1) space per three (3) units. Outdoor visitor bicycle parking spaces shall be provided at a ratio of one space per ten units.
 - Bicycle parking for commercial development and community services, including office uses, shall be provided at a ratio of one space per 250 m² of gross floor area. Bicycle parking can be provided both indoors or outdoors.
 - Bicycle parking be placed in the most convenient or central location which may be sheltered from seasonal elements.
- (37) Bicycle parking will be designed as per Section 4.8 of the Land Use Bylaw.

Loading

- (38) Loading for residential related uses shall follow the below requirements:

TABLE 13.2

Loading	Number of Units	Loading Spaces	Location
	Less than 20 units	Minimum of 0	Surface
	20 – 60 units	Minimum of 1	Surface
	More than 60 units	Minimum of 2	Surface

- (39) Loading for non-residential related uses shall follow the below requirements:

TABLE 13.3

Loading	Number of units	Loading spaces	Location
	Less than 2000 m ²	Minimum of 0	Surface
	2000 m ² to 5000 m ²	Minimum of 1	Surface
	More than 5000 m ²	Minimum of 2	Surface

- (40) The following regulations shall apply to loading areas:
- Loading areas shall be located away from public and internal private streets. Where visible from a street, loading areas shall be screened with elements such as landscaping, fencing, etc;

- b) Loading areas shall not conflict with pedestrian crossings; and
- c) Loading space sizes shall be accordance with section 4.7.10 of this bylaw.

Pick-up/Drop-off

- (41) Pick up/Drop off areas shall be developed as follows for hotels and health service, major uses:

TABLE 13.4

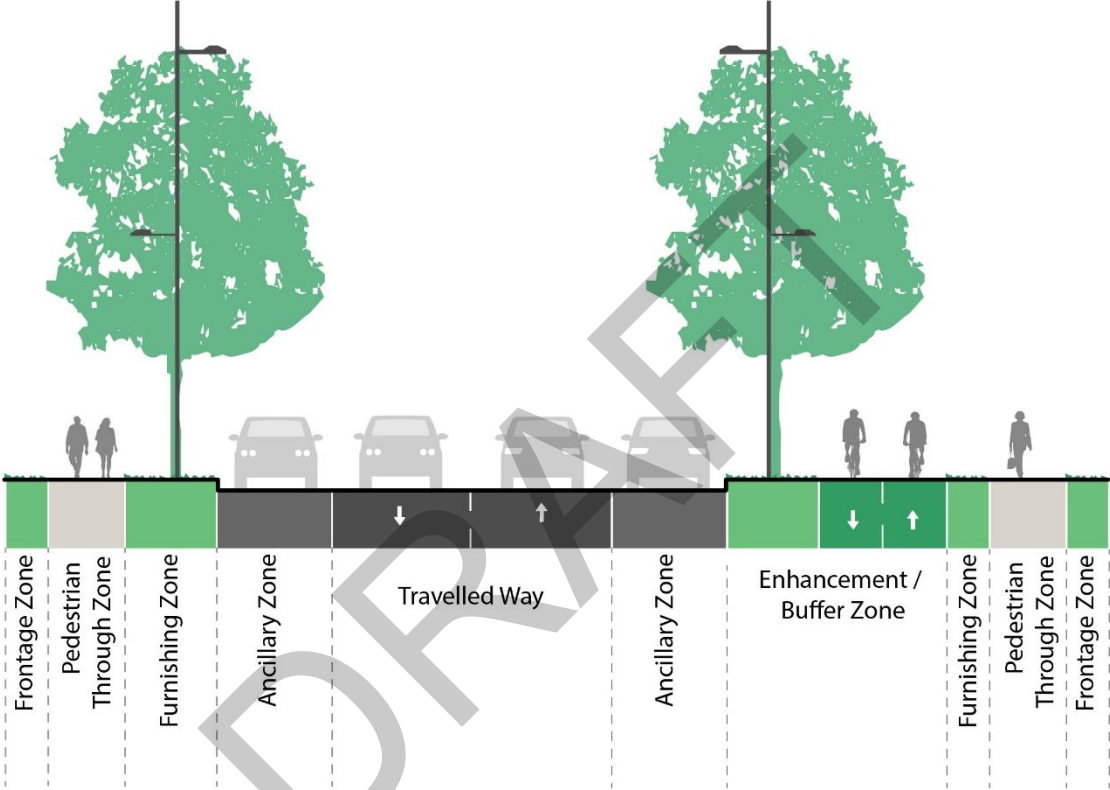
Drop Off	Maximum Onsite or Offsite Spaces
Hotel	Maximum of 3 spaces/30.0 m in length
Health Service, Major	Maximum of 3 spaces/30.0 m in length

- (42) Pick-up and drop-off spaces may be increased where supported by a parking study to the satisfaction of the development officer.
- (43) The following regulations shall apply to pick-up/drop-off areas for hotels and health service, major uses:
 - a) Pick-up/drop-off areas shall be provided onsite;
 - b) Pick-up/drop-off areas can be provided as spaces, drive through or a layby and shall not be larger than 30.0 m in length;
 - c) Where pick-up/drop-off is provided as spaces, spaces must be clearly marked and dedicated to pick-up/drop-off spaces;
 - d) Where pick-up/drop-off is provided as a drive through or layby, the width must accommodate for one lane of parking and one lane of through traffic; and
 - e) Drive through or layby drop-off locations must accommodate pedestrians crossing the layby or drive through.

Transportation and Connectivity

- (44) Active transportation connections identified within the Centre in the Park Area Redevelopment Plan are required to be integrated into site plans as internal private streets or active transportation connections which accommodate both cyclists and pedestrians.

- (45) Internal private streets will, at a minimum, provide pedestrian facilities on both sides of the street and may accommodate on-street parking.
- (46) Internal private streets with abutting active frontages are required to contain a frontage zone, pedestrian through zone and furnished zone.
- (47) Internal private streets without abutting active frontages are required to contain a pedestrian through zone and a furnished zone abutting the frontage.



Street Zone Illustration

- (48) The design and location of crosswalks across internal private streets must prioritize the safety and comfort of pedestrians.
- (49) Vehicular access points will be placed and designed to minimize interruption to active transportation infrastructure.
- (50) Active transportation crossings of internal private streets and vehicular access points will be clearly marked.
- (51) Site plans for large sites shall integrate a gridded network with short block lengths through the establishment of internal private streets.
- (52) Active transportation connections within internal private streets, standalone connections or through surface parking lots shall be constructed with

materials consistent to the character and existing redevelopment within Centre in the Park.

- (53) The width of a standalone active transportation connections shall be no less than 1/6 of the maximum building height permitted along the active transportation connection.
- (54) The width of an internal private street shall be no less than 1/4 of the maximum building height permitted along the internal private street.

Built Form

- (55) Building facades will vary in finishing materials to visually break up large building walls to ensure human scale development.
- (56) Large scale commercial uses must have an urban format, with the façade articulated in regular intervals.



Regular Facade Articulation Illustration

- (57) Redevelopment within this district must result in intensification.
- (58) Building faces will be placed at the build-to lines of immediately contiguous streets, amenity spaces and properties.
- (59) Developments are required to ensure that building placements do not prohibit the future development of buildings up to build-to lines that are not immediately contiguous to the current development.

- (60) Major shopping complexes and large-format stores over 2000m² shall contain smaller retail spaces with ground level street frontage.
- (61) Individual commercial uses shall have a frontage no greater than 100 m for each use.
- (62) Non-residential uses shall provide at-grade entrances onto all abutting public streets and internal private streets.
- (63) Non-residential uses shall provide large display windows within each unit along public streets and internal private streets.
- (64) Residential uses shall provide transparency at grade along public streets and internal private streets.
- (65) Developments are required to incorporate the following key principles of Crime Prevention Through Environmental Design (CPTED) to ensure a safe and comfortable built environment:
 - (66) Clear distinction between the public and private realms;
 - (67) Clear sight lines along public pathways and in public spaces;
 - (68) Opportunities for natural surveillance of lanes, sidewalks, streets, greenways and other public spaces;
 - (69) Provision of adequate lighting of pedestrian and cycling routes, vehicle parking areas, and other public spaces to enhance security;
 - (70) Ensuring that landscaping does not compromise security by preventing clear views from streets to pathways, open space or car parking areas; and
 - (71) Encouraging buildings to be oriented towards transit controlled locations to improve safety.
- (72) Development are required to design buildings which account for seasonal conditions by integrating winter design techniques including but not limited to the following:
 - a) seamless grade access points;
 - b) covered entrances; and
 - c) warm materials such as wood or brick, vibrantly colored accents or colored lighting.
- (73) Areas identified within a major pedestrian frontage zone within the Centre in the Park Area Redevelopment Plan will be treated as major pedestrian frontages for the purpose of this zoning district.

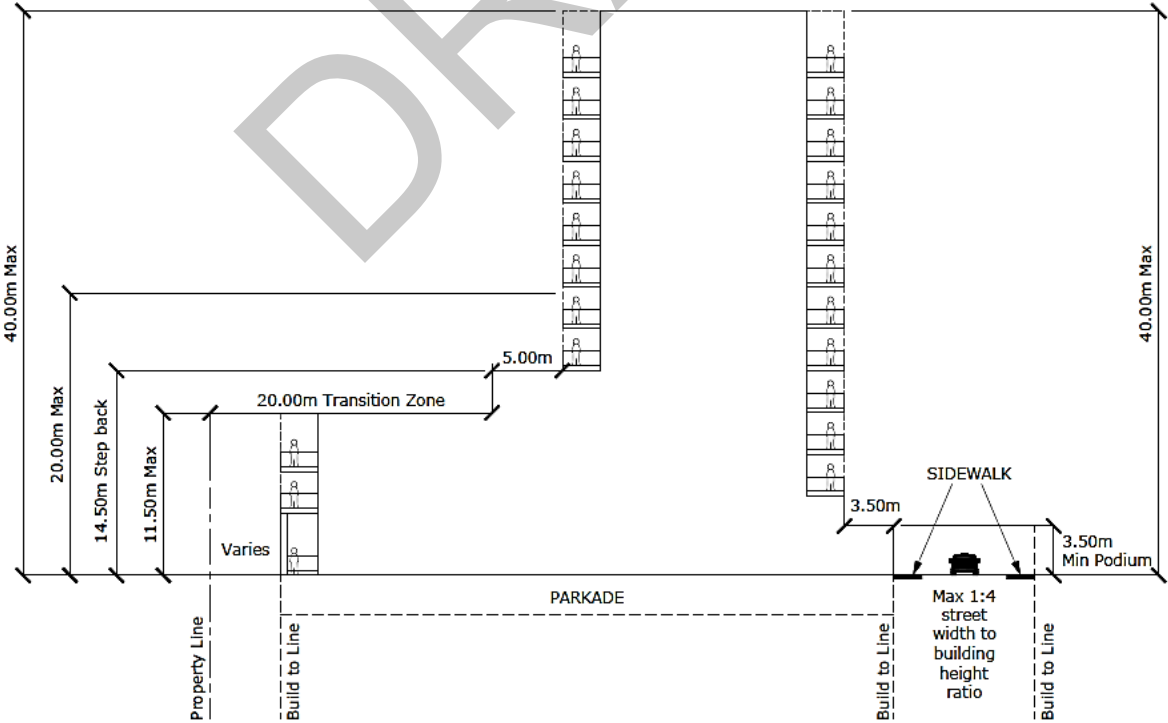
- (74) Buildings abutting major pedestrian frontage zones shall incorporate higher-quality materials at-grade.
- (75) A podium may be provided for a tower over 20.0 m in height.
- (76) The minimum height for a podium is 3.5 m.
- (77) Where a podium is provided, a tower shall step back from the front podium wall, a minimum of 3.5 m.
- (78) Towers over 20.0 m in height will be spaced a minimum of 20.0 m apart.

Height

- (79) Where a regulation refers to a maximum height in both metres and storeys the greater of the two will be considered the maximum height.
- (80) The following figures are intended to assist in the application of development regulations and do not act as an independent regulation:

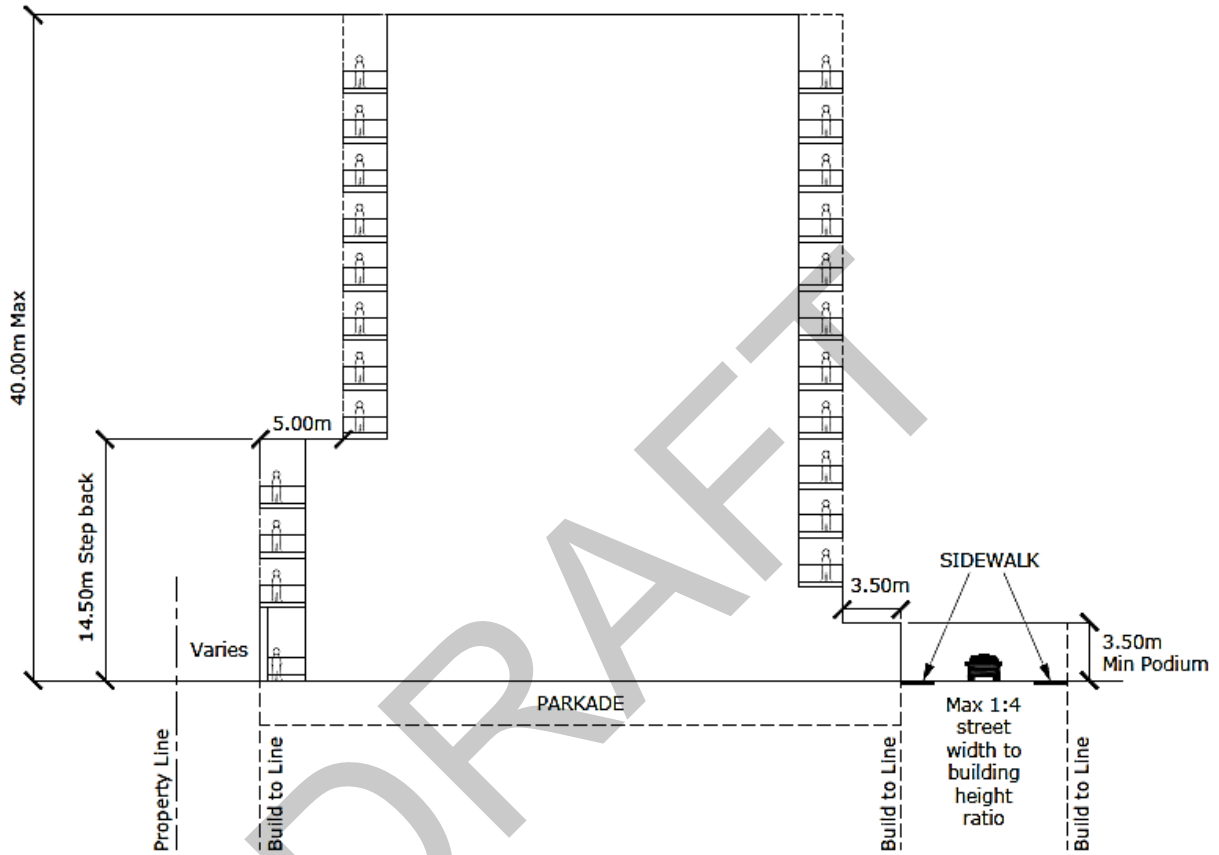
- a) Figure 1 below represents a potential site that extends from an 11.5 m height transition zone into a height zone with a maximum total height of 20.0 m or 40.0 m. A podium has been established adjacent to a 40.0 m tower.

FIGURE 1



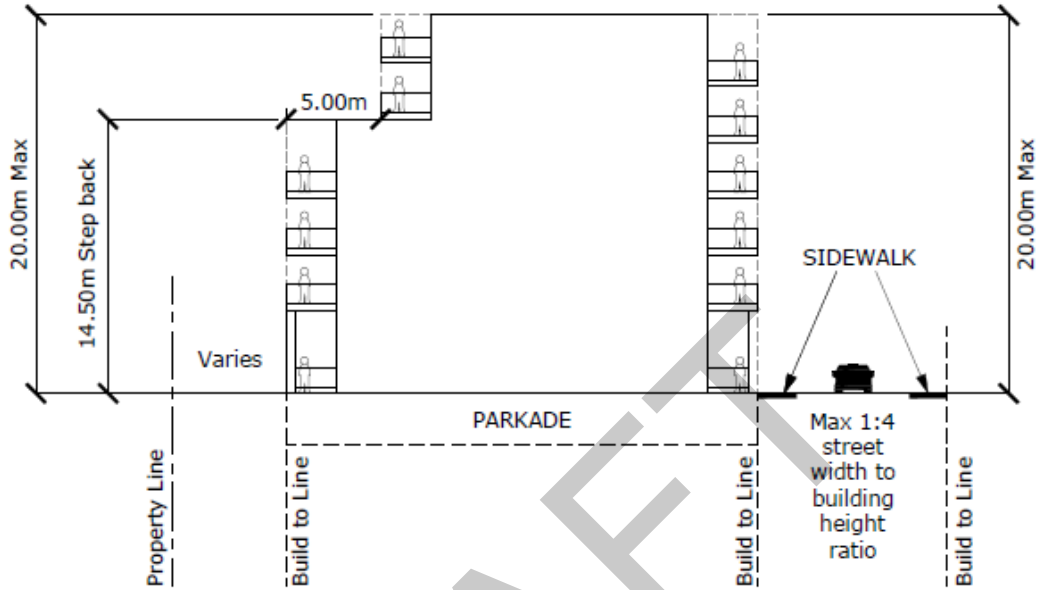
- b) Figure 2 below represents a potential site with a step back requirement and a maximum total height of 40.0 m. A podium has been established adjacent to a 40.0 m tower.

FIGURE 2



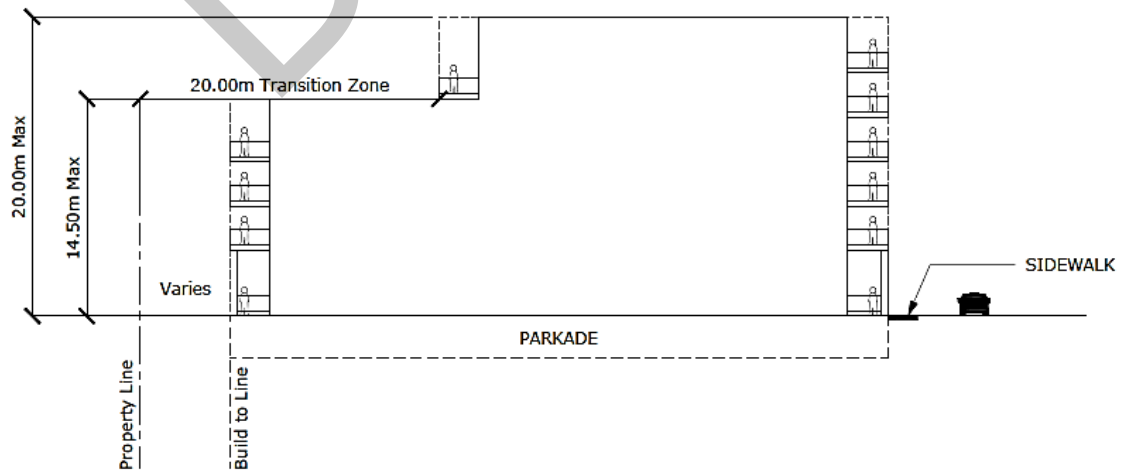
- c) Figure 3 below represents a potential site with a step back requirement and a maximum total height of 20.0 m.

FIGURE 3

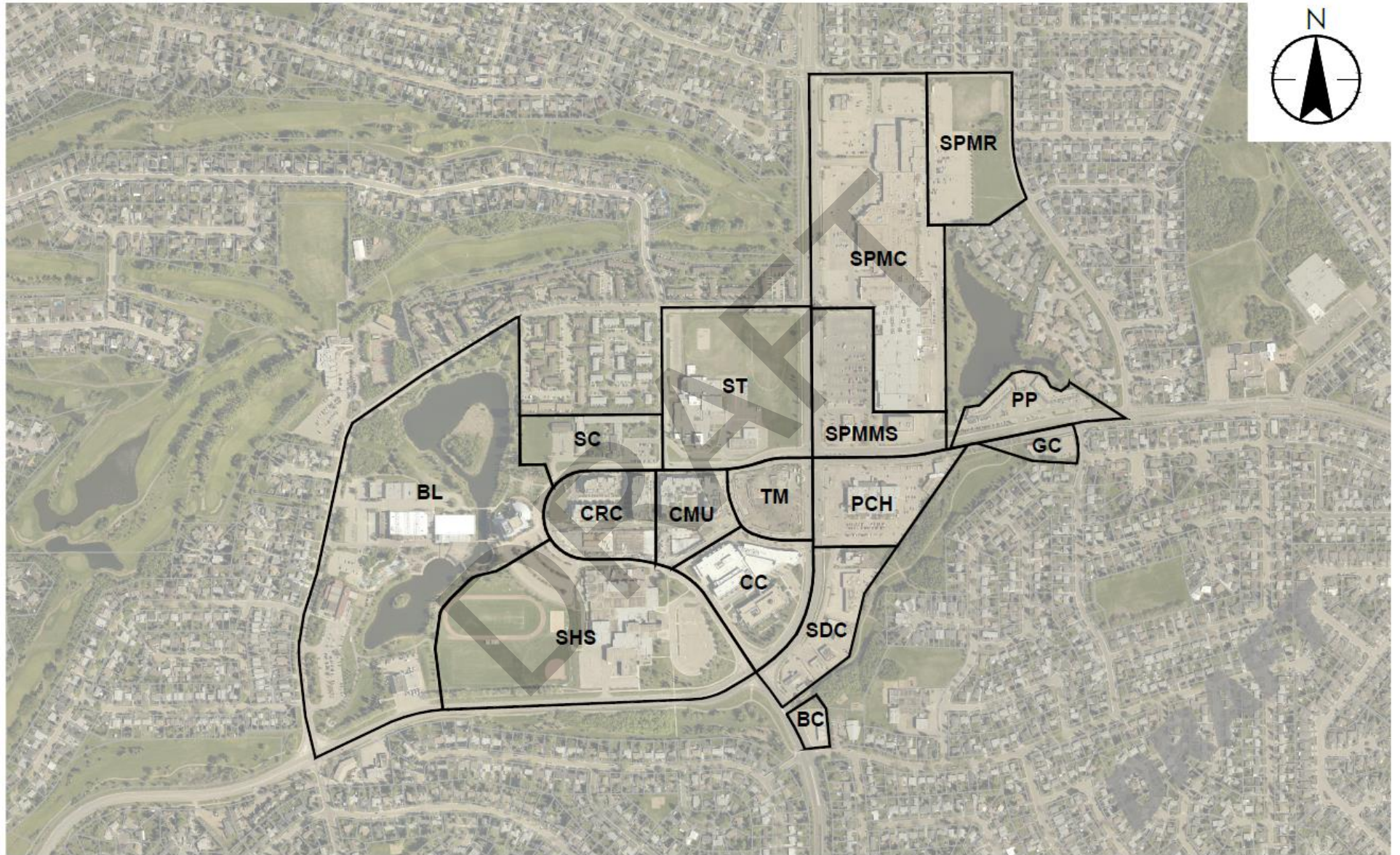


- d) Figure 4 below represents a potential site that extends from a 14.5 m height transition zone into a height zone with a maximum total height of 20.0 m.

FIGURE 4



Drawing "A"



13.1.2 SPMC – Sherwood Park Mall Commercial Area

Area of Application

- (1) The regulations set out in this section apply to the area shown on Drawing "A" as SPMC.

Purpose

- (2) The purpose of this area is to allow for the existing mall to redevelop into a mixed-use urban centre which focuses on larger commercial uses with opportunities for residential uses.

Uses

- (3) Subject to any fundamental use criteria for certain uses set out below, the permitted uses and the discretionary uses for this area are:

PERMITTED USES

assisted living facility

care centre, intermediate

care centre, major

care centre, minor

commercial school

cultural/entertainment facility

dwelling, apartment

dwelling, wrapped townhouse, where fronting onto either: (1) Gatewood Boulevard; or (2) an internal private street that abuts the SPMR area, the R3 zoning district, or (3) the PR zoning district

financial service

food service, restaurant

food service, specialty

government service

health service, minor

home office

hotel

library and exhibit

neighbourhood pub

office
parking, non-accessory
personal service establishment
private club
recreation, indoor
residential sales centre
retail, alcohol
retail, cannabis
retail, convenience
retail, general
retail, secondhand
veterinary service, minor

DISCRETIONARY USES

amusement centre, where the gross floor area is less than 2000 m ²
animal grooming and care, where the gross floor area is less than 250m ²
emergency service, where the gross floor area is less than 2000m ²
exhibition and convention facility, where the gross floor area is less than 2000m ²
health service, major, where the gross floor area is less than 2000m ²
religious assembly, minor, where it does not front onto sherwood drive
utility service, minor, where it does not front onto sherwood drive
WECS, small

Fundamental Use Criteria

- (4) Where a permitted use or discretionary use listed above interrupts a linkage shown on Drawing "B", then that use will only be considered a permitted use or discretionary use where the linkage is replaced within the same site.

Development Regulations

Height

- (5) The maximum height of any principal building is 40.0 m, except that the maximum building height is 11.5 m within the transition zone.

- (6) The minimum height of any principal building is 11.5 m, except that the minimum height is 10.0 m within the transition zone.

Step back

- (7) A building abutting Sherwood Drive or the transition zone with a height greater than 14.5 m will provide a minimum 5.0 m step back at a maximum height of 14.5 m within the building face(s) which abuts Sherwood Drive or the transition zone.

Build-To Lines

- (8) Build-to lines abutting Sherwood Drive will be placed 6.0 m from the property line of Sherwood Drive, except that build-to lines may be reduced to up to 3.0 m where the development provides amenity space between the build-to line and the property line.
- (9) Build-to lines abutting Gatewood Boulevard will be placed 6.0 m from the property line of Gatewood Boulevard, except that build-to lines may be reduced to up to 3.0 m where the development includes a treed landscape boulevard between the build-to line and the property line.
- (10) Build-to lines abutting an internal private street, publicly accessible amenity space or active transportation connection will be placed 0.0 m from an internal private street, publicly accessible amenity space or active transportation connection except that build-to lines up to 3.0 m may be considered where the development includes amenity space between the build-to line and the internal private street, publicly accessible amenity space or active transportation connection.
- (11) Build-to lines abutting an R3 zoning district will be placed a minimum of 7.5 m from the property line of the R3 zoning district.
- (12) Build-to lines abutting an PR zoning district will be placed a minimum of 5.5 m from the property line of the PR zoning district.

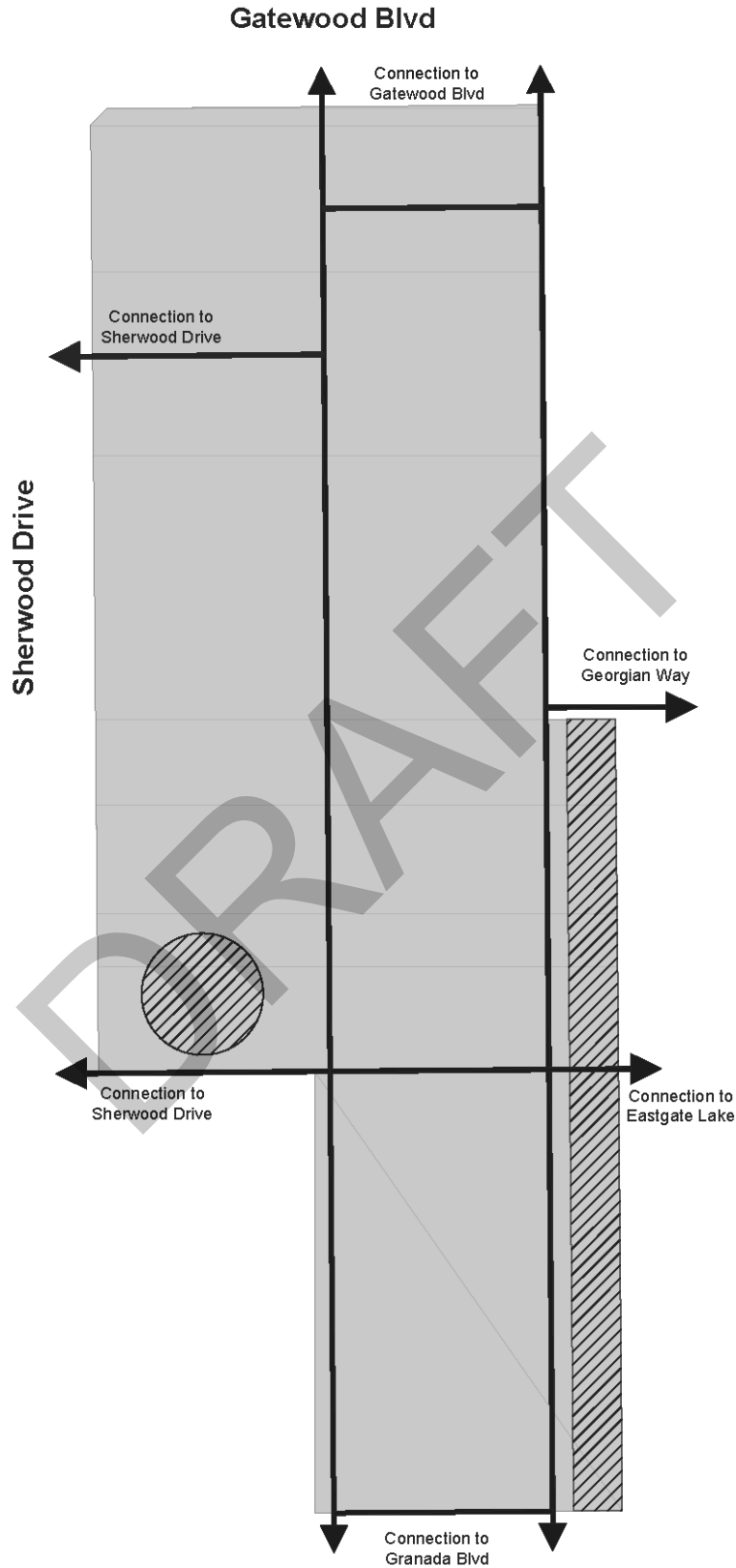
Amenity Space and Connectivity

- (13) A development must provide the following amenity spaces:
 - a) A publicly accessible amenity space that:
 - i) has a minimum width of 5.5 m; and
 - ii) runs the entire length of the adjacent PR zoning district; and
 - b) a publicly accessible amenity space that:
 - i) has a minimum size of 0.5 acres; and

- ii) has a direct active transportation connection and visual connection to Sherwood Drive; and
 - iii) is centrally located.
- (14) A development must provide the active transportation connections shown on Drawing "B".

DRAFT

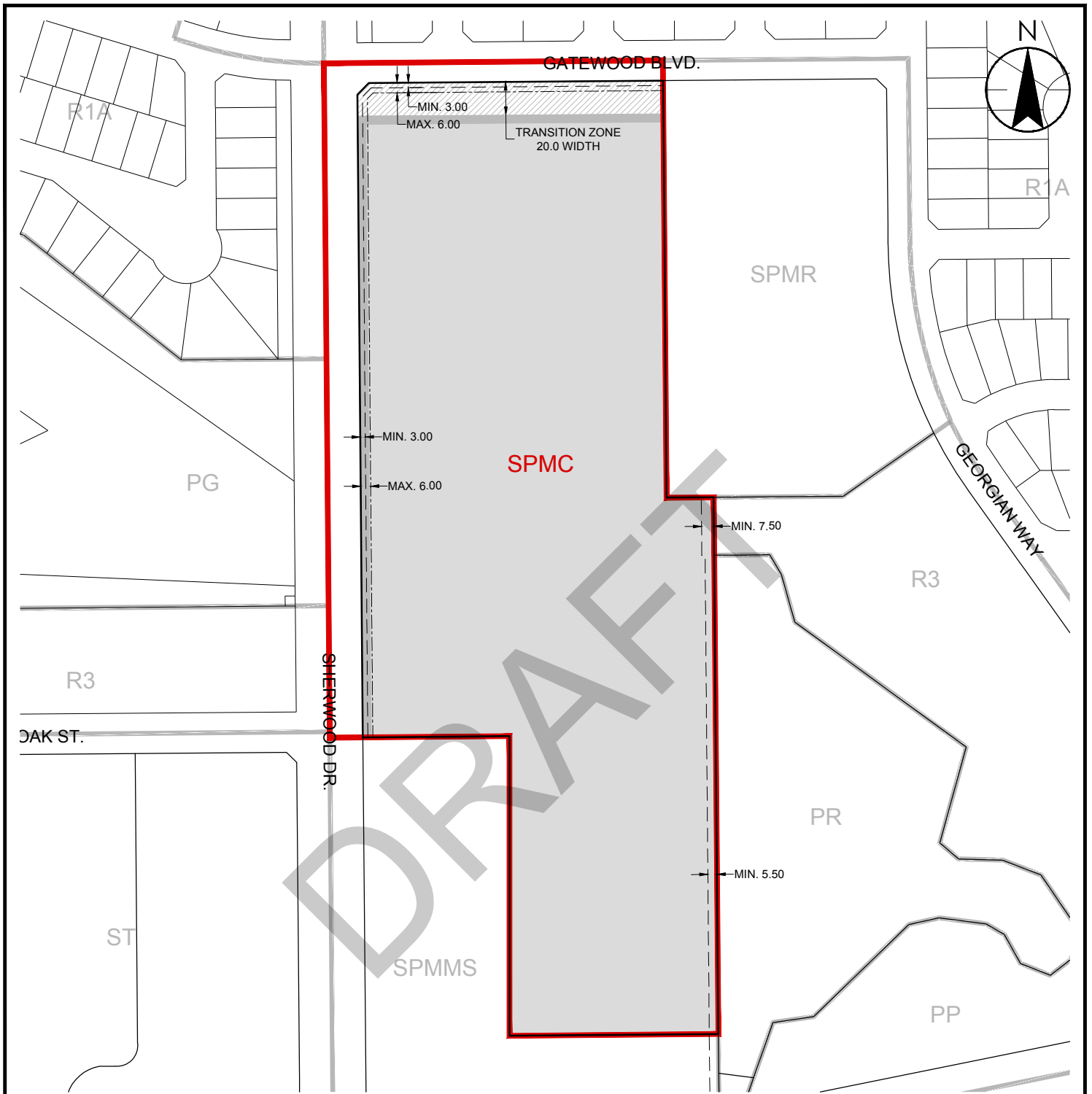
Drawing "B" SPMC AREA



LEGEND

- Active Transportation Connections
- ▨ Publicly Accessible Amenity Space
- Zoning District

Note* Locations and sizes of connections and amenity paces are approximate and will be confirmed through detailed site planning.



SCALE NTS

ZONE	SITE BOUNDARY	MIN. BUILD-TO LINE (m)	MAX. BUILD-TO LINE (m)
		---	---
	GATEWOOD BLVD	3.0	6.0
	SHERWOOD DR	3.0	6.0
	INTERNAL PRIVATE STREETS, ACTIVE TRANSPORTATION CONNECTION OR PUBLICLY ACCESSIBLE AMENITY SPACE	0.0	3.0
	ABUTTING R3	7.5	N/A
	ABUTTING PR	5.5	N/A

	BUILDING HEIGHTS (m)
STANDARD	Min. 11.5 - Max. 40.0
TRANSITION ZONE	Min. 10.0 - Max. 11.5
STEP BACKS	Min. 5.0 m step back at a maximum height of 14.5 m adjacent to Sherwood Drive and abutting the transition zone

Note: Location of internal private streets, active transportation connections and publicly accessible amenity spaces to be determined through detailed site planning
 Note: Heights may vary in accordance with policies

Height and Build-to Line Setback Illustration for SPMC Area

13.1.3 SPMR – Sherwood Park Mall Residential Area

Area of Application

- (1) The regulations set out in this section apply to the area shown on Drawing "A" as SPMR.

Purpose

- (2) The purpose of this area is a primarily residential area which provides a transition from the higher density mixed-use urban centre to the existing low density residential zoning district.

Uses

- (3) Subject to any fundamental use criteria for certain uses set out below, the permitted uses and the discretionary uses for this area are:

PERMITTED USES
assisted living facility
care centre, intermediate
care centre, major
care centre, minor
dwelling, apartment
dwelling, wrapped townhouse
financial service
food service, restaurant, where there are less than 100 seats
food service, specialty, where there are less than 100 seats
government service
health service, minor
home business, minor
neighbourhood pub, where there are less than 100 seats
office
parking, non-accessory
personal service establishment
recreation, indoor, where the floor area does not exceed 250 m ²
residential sales centre
retail, alcohol, where the floor area does not exceed 250 m ²

retail, cannabis, where the floor area does not exceed 250 m²

retail, convenience, where the floor area does not exceed 250 m²

retail, general, where the floor area does not exceed 250 m²

retail, secondhand, where the floor area does not exceed 250 m²

DISCRETIONARY USES

utility service, minor

WECS, small

Fundamental Use Criteria

- (4) Where a permitted use or discretionary use listed above interrupts a linkage shown on Drawing "C", then that use will only be considered a permitted use or discretionary use where the linkage is replaced within the same site.
- (5) A permitted use or a discretionary use listed above that is a commercial use will only be considered as a permitted use or a discretionary use where it fronts onto an internal private street.

Development Regulations

Height

- (6) The maximum height of any principal building is 20.0 m or six storeys, except that the maximum building height is 11.5 m within the transition zone.
- (7) The minimum height of any principal building is 10.0 m.

Step back

- (8) A building abutting the transition zone with a height greater than 14.5 m will provide a minimum 5.0 m step back at a maximum height of 14.5 m within the building face(s) which abuts the transition zone.

Build-To Lines

- (9) Build-to lines abutting Gatewood Boulevard and Georgian Way will be placed 6.0 m from the property line of Gatewood Boulevard and Georgian Way, except that build-to lines may be reduced to up to 3.0 m where the development includes a treed landscape boulevard between the build-to line and the property line.

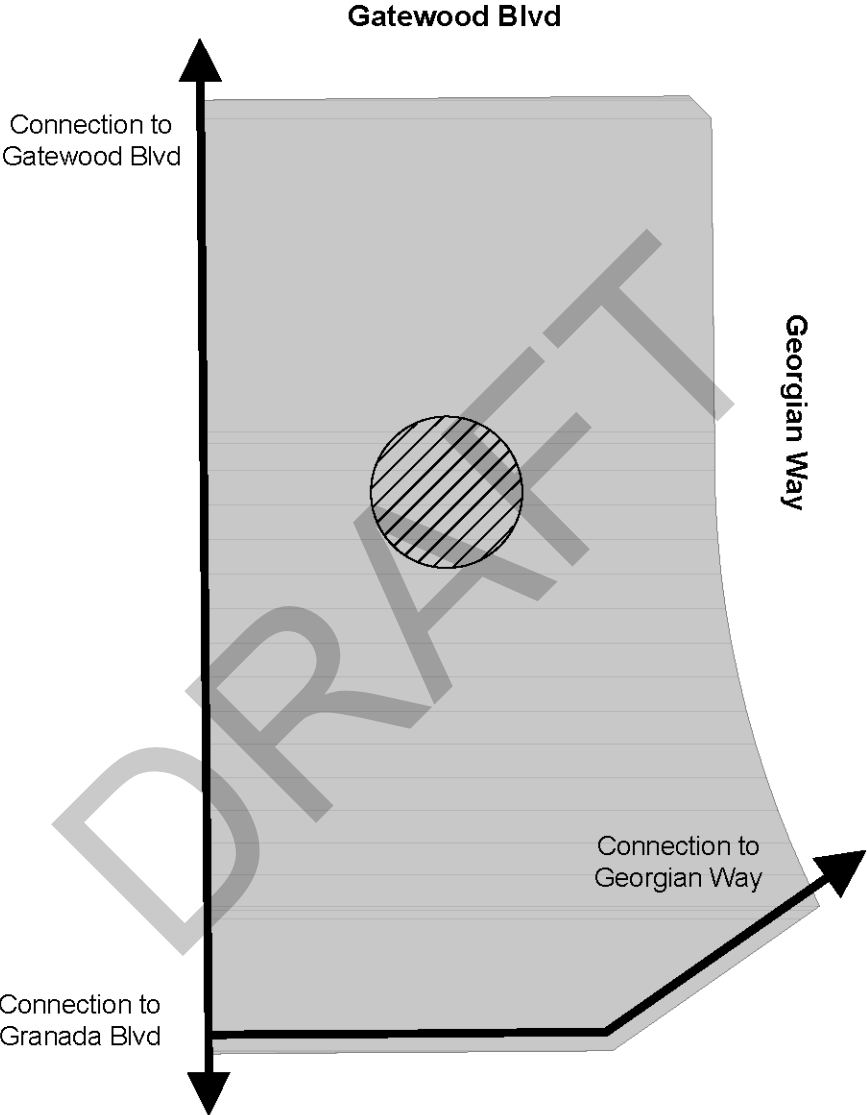
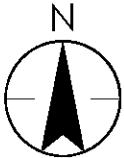
- (10) Build-to lines abutting an internal private street, publicly accessible amenity space or active transportation connection will be placed a minimum of 3.0 m from the pedestrian infrastructure of an of an internal private street, publicly accessible amenity space or active transportation connection except that build-to lines may be reduced to up to 0.0 m abutting an active frontage area.
- (11) Build-to lines abutting an R3 Zoning district will be placed a minimum of 7.5 m from the property line of the R3 Zoning district with a landscaped buffer in between the build-to line and the property line.

Amenity Space and Connectivity




- (12) A development must provide a publicly accessible amenity space that:
 - a) has a minimum size of 0.5 acres;
 - b) has a direct active transportation connection and visual connection to the internal north south active transportation connection from Gatewood Boulevard to Granada Boulevard; and
 - c) is centrally located.
- (13) A development must provide the active transportation connections shown on Drawing "C".

DRAFT

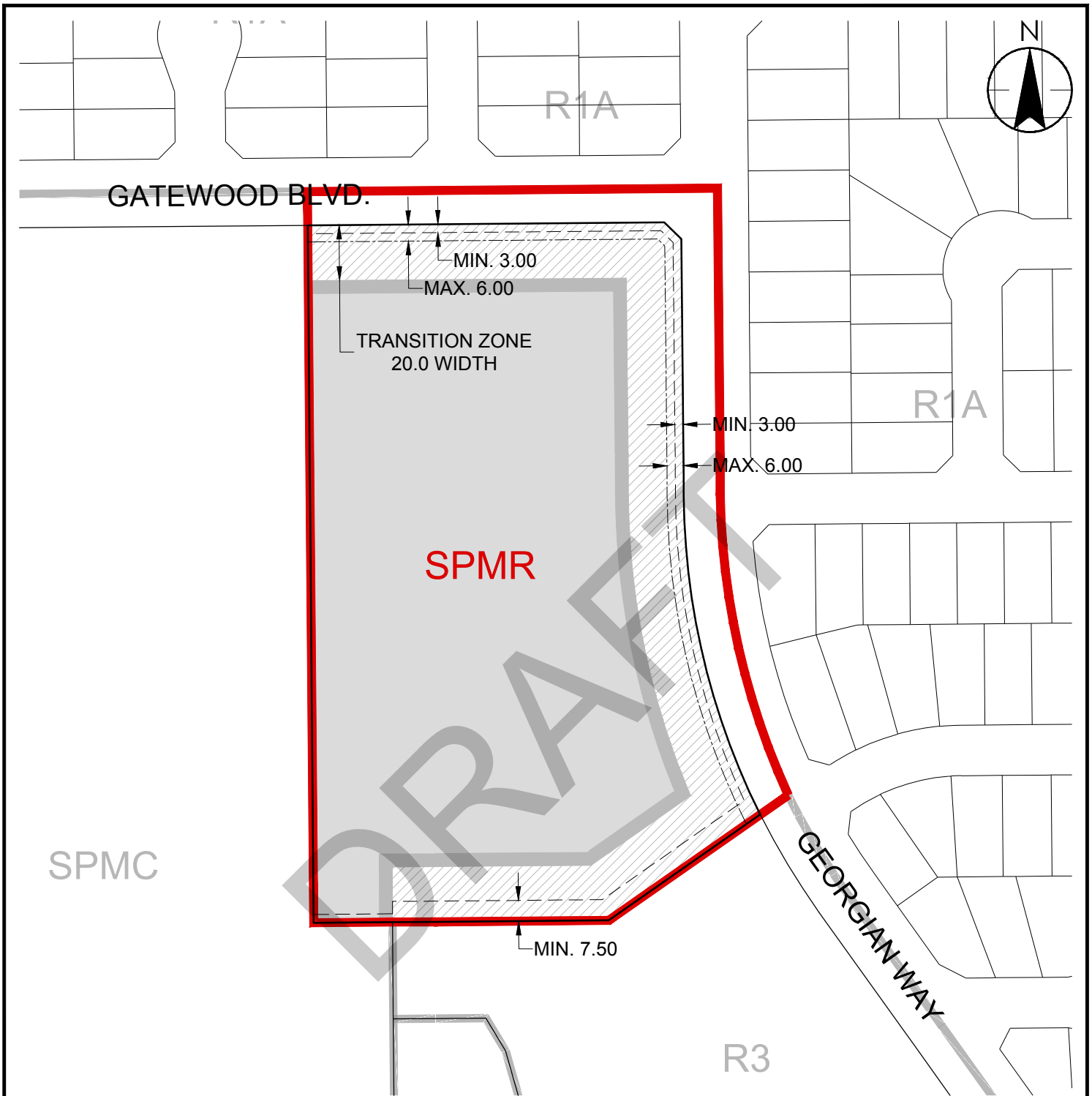
Drawing "C" SPMR Area



LEGEND

-  Active Transportation Connections
-  Publicly Accessible Amenity Space
-  Zoning District

Note* Locations and sizes of connections and amenity spaces are approximate and will be confirmed through detailed site planning.



SCALE NTS

ZONE	SITE BOUNDARY	MIN. BUILD-TO LINE (m)	MAX. BUILD-TO LINE (m)
		-----	-----
	GATEWOOD BLVD	3.0	6.0
	GEORGIAN WAY	3.0	6.0
	ABUTTING R3	7.5	N/A
	INTERNAL PRIVATE STREETS, ACTIVE TRANSPORTATION CONNECTION OR PUBLICLY ACCESSIBLE AMENITY SPACE	3.0 down to 0.0 for active frontage	N/A

	BUILDING HEIGHTS (m)
STANDARD	Min. 10.0 - Max. 20.0
TRANSITION ZONE	Min. 10.0 - Max. 11.5
STEP BACKS	Min. 5.0 m step back at a maximum height of 14.5 m adjacent to the transition zone

Note: Location of internal private streets, active transportation connections and publicly accessible amenity spaces to be determined through detailed site planning

Note: Heights may vary in accordance with policies

Height and Build-to Line Setback Illustration for SPMR Area

13.1.4 SPMMS – Sherwood Park Mall Main Street Area

Area of Application

- (1) The regulations set out in this section apply to the area shown on Drawing "A" as SPMMS.

Purpose

- (2) The purpose of this area is to create a main street with street fronting commercial uses at-grade, and the opportunity for residential uses and office uses above.

Uses

- (3) Subject to any fundamental use criteria for certain uses set out below, the permitted uses and the discretionary uses for this area are:

PERMITTED USES
assisted living facility
care centre, intermediate
care centre, major
care centre, minor
commercial school
cultural/entertainment facility
dwelling, apartment, where it is not located on the ground floor of a building fronting onto Sherwood Drive or Granada Boulevard
financial service
food service, restaurant, where there are less than 100 seats
food service, specialty, where there are less than 100 seats
government service
health service, minor
home business, Minor
home office
hotel
library and exhibit
neighbourhood pub, where there are less than 100 seats
office

parking, non-accessory

personal service establishment

private club

recreation, indoor

residential sales centre

retail, alcohol, where the floor area does not exceed 250 m²

retail, cannabis, where the floor area does not exceed 250 m²

retail, convenience, where the floor area does not exceed 250 m²

retail, general, where the floor area does not exceed 250 m²

retail, secondhand, where the floor area does not exceed 250 m²

veterinary service, minor

DISCRETIONARY USES

amusement centre, where the gross floor area is less than 2000 m²

animal grooming and care, where the floor area is less than 250 m²

food service, restaurant, where there are more than 100 seats

food service, specialty, where there are more than 100 seats

health service, major, where the floor area is less than 2000 m²

neighbourhood pub, where there are more than 100 seats

retail, alcohol, where the floor area exceeds 250 m²

retail, cannabis, where the floor area exceeds 250 m²

retail, convenience, where the floor area exceeds 250 m²

retail, general, where the floor area exceeds 250 m²

retail, secondhand, where the floor area exceeds 250 m²

WECS, small

Fundamental Use Criteria

- (4) Where a permitted use or discretionary use listed above interrupts a linkage shown on Drawing "D", then that use will only be considered a permitted use or discretionary use where the linkage is replaced within the same site.

Development Regulations

Height

- (5) The maximum height of any principal building is 20.0 m or six storeys, except that proposals for buildings greater than 20.0 m or six storeys up to a maximum height of 40.0 m may be considered at the discretion of the Development Officer where the building contains community housing units.
- (6) The minimum height of any building is 10.0 m.

Step back

- (7) A building abutting Sherwood Drive or Granada Boulevard with a height greater than 14.5 m will provide a minimum 5.0 m step back at a maximum height of 14.5 m within the building face(s) which abut Sherwood Drive or Granada Boulevard.

Build-To Lines

- (8) Build-to lines abutting Sherwood Drive will be placed 0.0 m from the property line of Sherwood Drive, except that build-to lines up to 3.0 m may be considered where the development includes amenity space between the build-to line and the property line.
- (9) Build-to lines abutting Granada Boulevard will be placed 1.0 m from the property line of Granada Boulevard, except that build-to lines up to 3.0 m may be considered where the development includes amenity space between the build-to line and the property line.
- (10) Build-to lines abutting an internal private street, publicly accessible amenity space or active transportation connection will be placed 0.0 m from the pedestrian infrastructure of an internal private street, publicly accessible amenity space or active transportation connection except that build-to lines up to 3.0 m may be considered where the development includes amenity space between the build-to line and the internal private street, publicly accessible amenity space or active transportation connection.
- (11) Build-to lines abutting an PR Zoning district will be placed a minimum of 5.5 m from the property line of the PR zoning district.

Amenity Space and Connectivity

- (12) A development must provide a publicly accessible amenity space that:
 - i) has a minimum width of 5.5 m; and
 - ii) runs the entire length of the adjacent PR zoning district.

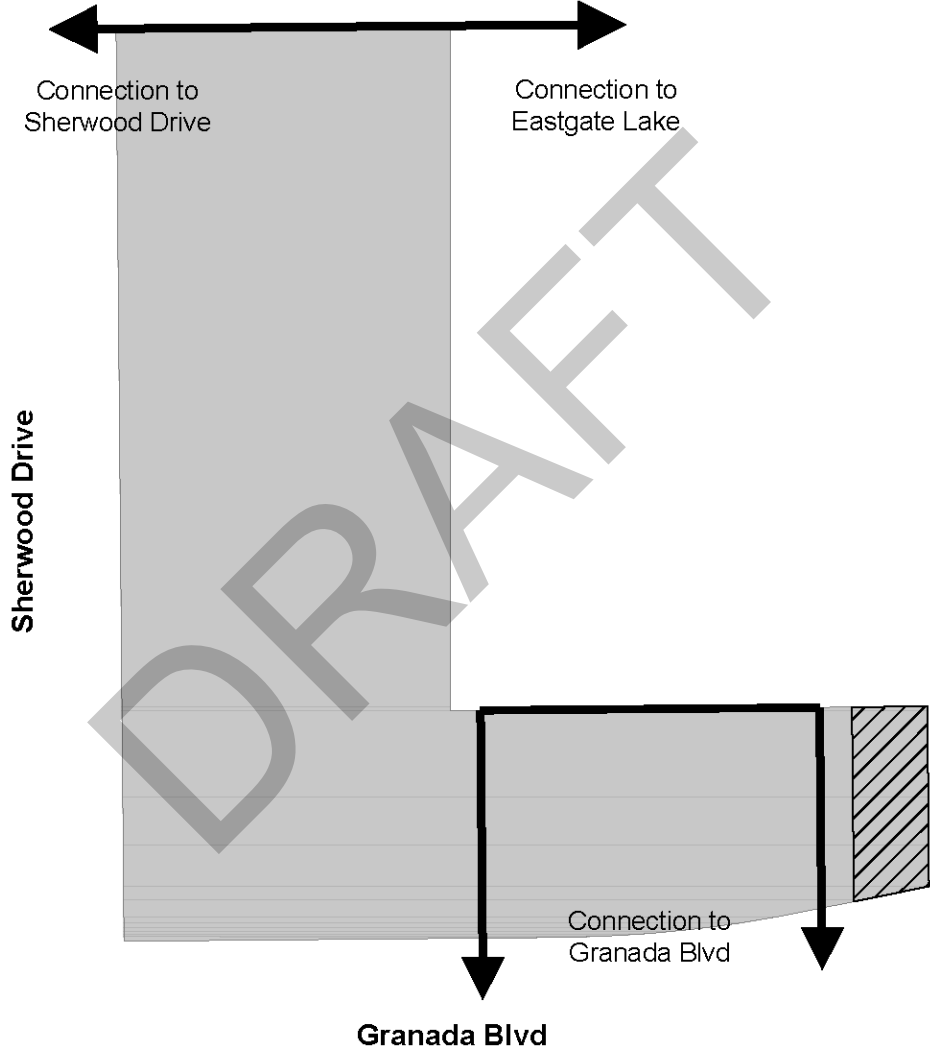
- (13) A development must provide the active transportation connections shown on Drawing "D".

Other




- (14) Any contiguous building frontage must not exceed 100.0 m.
- (15) Entryways and display windows should cover a minimum 30% of the ground floor of a building face beside Sherwood Drive and Granada Boulevard.

DRAFT

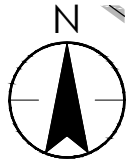
Drawing "D" SPMMS Area



LEGEND

-  Active Transportation Connections
-  Publicly Accessible Amenity Space
-  Zoning District

Note* Locations and sizes of connections and amenity spaces are approximate and will be confirmed through detailed site planning.



F

SHERWOOD DR.

SPMMS

MAX. 3.00





MIN. 5.50

MAX. 3.00

MIN. 1.00

GRANADA BLVD.

SCALE NTS

ZONE	SITE BOUNDARY	MIN. BUILD-TO LINE (m)	MAX. BUILD-TO LINE (m)
			
	SHERWOOD DR	0.0	3.0
	GRANADA BLVD	1.0	3.0
	INTERNAL PRIVATE STREETS, ACTIVE TRANSPORTATION CONNECTION OR PUBLICLY ACCESSIBLE AMENITY SPACE	0.0	3.0
	ABUTTING PR	5.5	N/A

	BUILDING HEIGHTS (m)
STANDARD	Min. 10.0 - Max. 20.0
TRANSITION ZONE	N/A
STEP BACKS	Min. 5.0 m step back at a maximum height of 14.5 m adjacent to Sherwood Drive and Granada Blvd

Note: Location of internal private streets, active transportation connections and publicly accessible amenity spaces to be determined through detailed site planning

Note: Heights may vary in accordance with policies

Height and Build-to Line Setback Illustration for SPMMS Area

13.1.5 PP – Park Plaza Area

Area of Application

- (1) The regulations set out in this section apply to the area shown on Drawing "A" as PP.

Purpose

- (2) The purpose of this area is to provide the opportunity for existing commercial uses to remain and for future development to transition to a primarily residential area with opportunities for neighbourhood commercial uses.

Uses

- (3) Subject to any fundamental use criteria for certain uses set out below, the permitted uses and the discretionary uses for this area are:

PERMITTED USES

assisted living facility

care centre, intermediate

care centre, major

care centre, minor

dwelling, apartment

dwelling, wrapped townhouse, where forming a part of the podium of a building containing a dwelling, apartment

financial service

food service, restaurant, where there are less than 100 seats

food service, specialty, where there are less than 100 seats

health service, minor

home business, minor

home office

neighbourhood pub, where there are less than 100 seats

office

parking, non-accessory

personal service establishment

residential sales centre

retail, alcohol, where the floor area does not exceed 250 m²

retail, cannabis, where the floor area does not exceed 250 m²

retail, convenience, where the floor area does not exceed 250 m²

retail, general, where the floor area does not exceed 250 m²

retail, secondhand, where the floor area does not exceed 250 m²

veterinary service, minor

DISCRETIONARY USES

food service, restaurant, where there are more than 100 seats

food service, specialty, where there are more than 100 seats

neighbourhood pub, where there are more than 100 seats

recreation, indoor

retail, alcohol, where the floor area is greater than 250 m²

retail, cannabis, where the floor area is greater than 250 m²

retail, convenience, where the floor area is greater than 250 m²

retail, general, where the floor area is greater than 250 m²

retail, secondhand, where the floor area is greater than 250 m²

utility service, minor

WECS, small

Fundamental Use Criteria

- (4) Where a permitted use or discretionary use listed above interrupts a linkage shown on Drawing "E", then that use will only be considered a permitted use or discretionary use where the linkage is replaced within the same site.

Development Regulations

Height

- (5) The maximum height of any principal building is 20.0 m or six storeys, except that proposals for buildings greater than 20.0 m or six storeys, up to a maximum height of 40.0 m, will be permitted where a minimum of 5% of the units within the height increase area are community housing units.
- (6) The minimum height of any principal building is 10.0 m.

Step back

- (7) A building abutting Granada Boulevard with a height greater than 14.5 m will provide a minimum 5.0 m step back at a maximum height of 14.5 m within the building face(s) which fall beside Granada Boulevard.

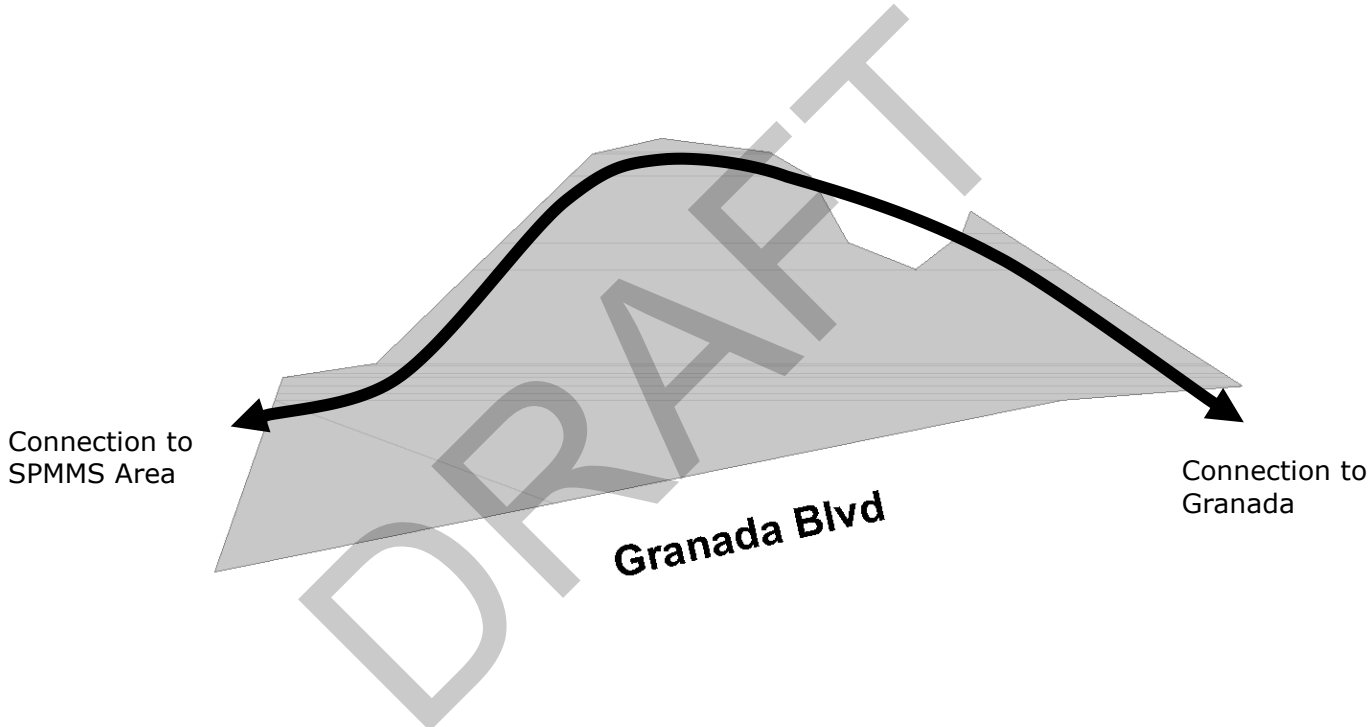
Build-To Lines

- (8) Build-to lines abutting Granada Boulevard will be placed 6.0 m from the property line of Granada Boulevard, except that build-to lines may be reduced to up to 3.0 m where the development includes amenity space between the build-to line and the property line.
- (9) Build-to lines abutting an internal private street, publicly accessible amenity space or active transportation connection will be placed 0.0 m from the pedestrian infrastructure of an internal private street, publicly accessible amenity space or active transportation connection except that build-to lines up to 3.0 m may be considered where the development includes amenity space between the build-to line and the internal private street, publicly accessible amenity space or an active transportation connection.
- (10) Build-to lines abutting an R3 Zoning district will be placed a minimum of 7.5 m from the property line of the R3 zoning district.
- (11) Build-to lines abutting a PR Zoning district will be placed a minimum of 5.5 m from the property line of the PR zoning district.




Amenity Space and Connectivity

- (12) A development must provide the active transportation connections shown on Drawing "E".

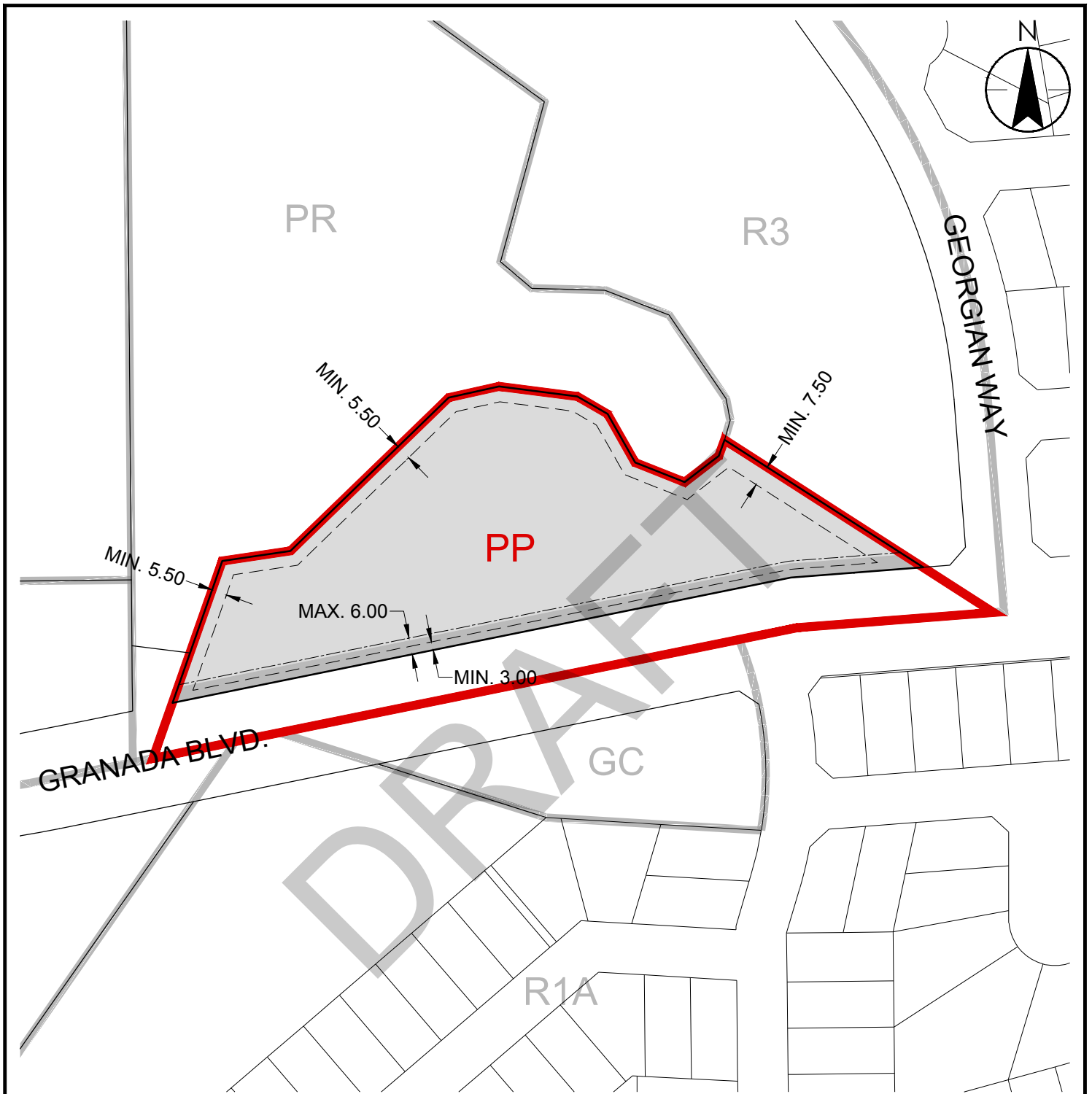
Drawing "E" PP Area



LEGEND

-  Active Transportation Connections
-  Publicly Accessible Amenity Space
-  Zoning District

Note* Locations and sizes of connections and amenity spaces are approximate and will be confirmed through detailed site planning.



SCALE NTS

ZONE	SITE BOUNDARY	MIN. BUILD-TO LINE (m)	MAX. BUILD-TO LINE (m)
		---	----
	GRANADA BLVD	3.0	6.0
	INTERNAL PRIVATE STREETS, ACTIVE TRANSPORTATION CONNECTION OR PUBLICLY ACCESSIBLE AMENITY SPACE	0.0	3.0
	ABUTTING R3	7.5	N/A
	ABUTTING PR	5.5	N/A

	BUILDING HEIGHTS (m)
STANDARD	Min. 10.0 - Max. 20.0
TRANSITION ZONE	N/A
STEP BACKS	Min. 5.0 m step back at a maximum height of 14.5 m adjacent to Granada Blvd

Note: Location of internal private streets, active transportation connections and publicly accessible amenity spaces to be determined through detailed site planning
 Note: Heights may vary in accordance with policies

Height and Build-to Line Setback Illustration for PP Area

13.1.6 GC – Granada Community Area

Area of Application

- (1) The regulations set out in this section apply to the area shown on Drawing "A" as GC.

Purpose

- (2) The purpose of this area is to maintain the existing church site until such time as the site is ready for redevelopment and transition to a primarily medium density residential area with opportunities for neighbourhood commercial uses.

Uses

- (3) Subject to any fundamental use criteria for certain uses set out below, the permitted uses and the discretionary uses for this area are:

PERMITTED USES

- assisted living facility
- care centre, intermediate
- care centre, minor
- dwelling, multiple
- dwelling, townhouse
- dwelling, wrapped townhouse
- health service, minor
- home business, minor
- home office
- office
- parking, non-accessory
- personal service establishment
- religious assembly, minor
- residential sales centre

DISCRETIONARY USES

- care centre, major
- dwelling, apartment

food service, restaurant

food service, specialty

neighbourhood pub

retail, alcohol

retail, cannabis

retail, convenience

retail, general

retail, secondhand

utility service, minor

WECS, small

Fundamental Use Criteria

- (4) Where a permitted use or discretionary use listed above interrupts a linkage shown on Drawing "F", then that use will only be considered a permitted use or discretionary use where the linkage is replaced within the same site.

Development Regulations

Height

- (5) The maximum building height of any principal building is 11.5 m.

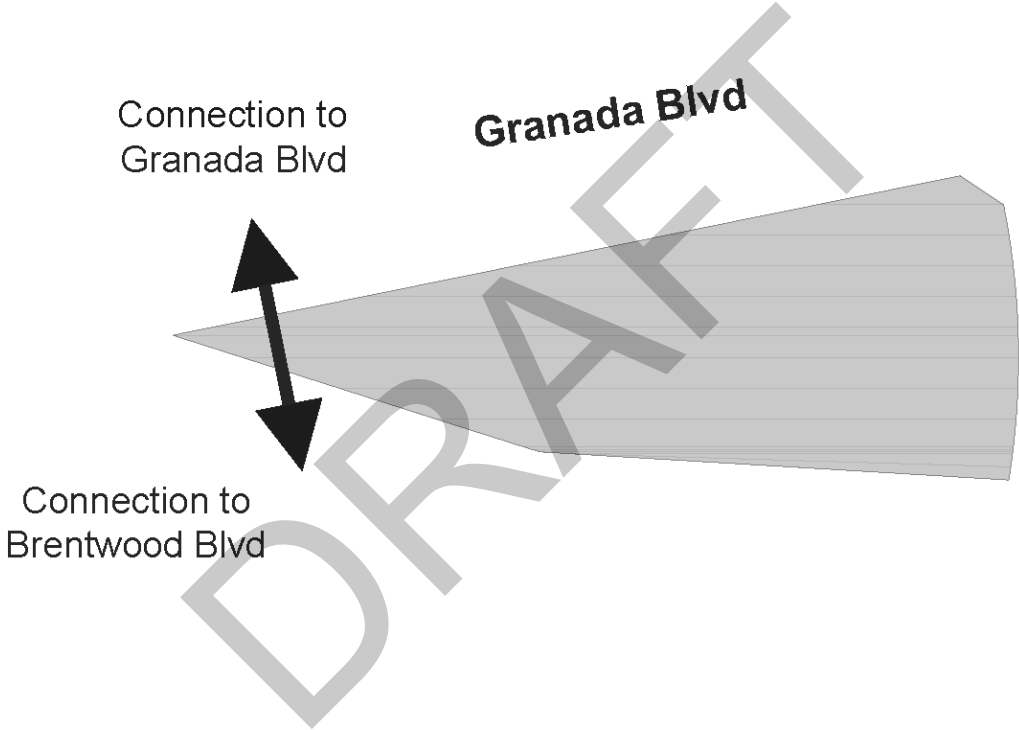
Build-To Lines

- (6) Build-to lines abutting an internal private street, publicly accessible amenity space or active transportation connection will be placed a minimum of 3.0 m from the pedestrian infrastructure of an internal private street, publicly accessible amenity space or active transportation connection except that build-to lines may be reduced to up to 0.0 m abutting an active frontage area.
- (7) Build-to lines abutting Granada Boulevard or Peacock Drive will be placed a minimum of 6.0 m from the property line of Granada Boulevard or Peacock Drive with a treed landscape boulevard required between the build-to line and the property line.
- (8) Build-to lines abutting an R1A zoning district will be placed a minimum of 7.5 m from the property line of the R1A zoning district.




Amenity Space and Connectivity

- (9) A development must maintain the existing active transportation connection shown on Drawing "F".

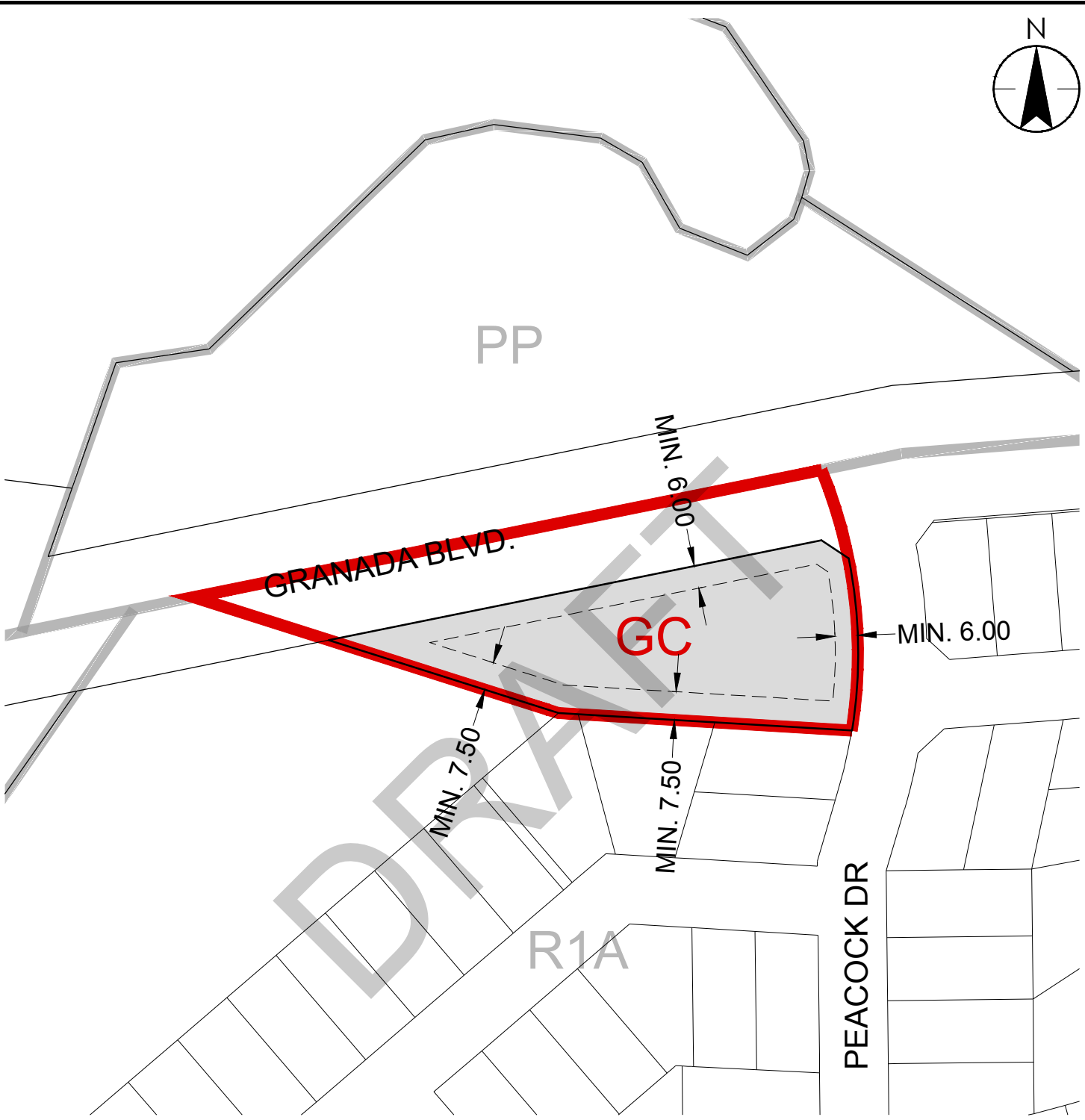
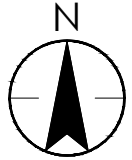
Drawing "F" GC Area



LEGEND

-  Active Transportation Connections
-  Publicly Accessible Amenity Space
-  Zoning District

Note* Locations and sizes of connections and amenity spaces are approximate and will be confirmed through detailed site planning.



SCALE NTS

ZONE	SITE BOUNDARY	MIN. BUILD-TO LINE (m)	MAX. BUILD-TO LINE (m)
		---	----
	GRANADA BLVD	6.0	N/A
	PEACOCK DR	6.0	N/A
	INTERNAL PRIVATE STREETS, ACTIVE TRANSPORTATION CONNECTION OR PUBLICLY ACCESSIBLE AMENITY SPACE	3.0 down to 0.0 where active frontage	N/A
	ABUTTING R1A	7.5	N/A

	BUILDING HEIGHTS (m)
STANDARD	Max. 11.5
TRANSITION ZONE	N/A
STEP BACKS	N/A

Note: Location of internal private streets, active transportation connections and publicly accessible amenity spaces to be determined through detailed site planning
 Note: Heights may vary in accordance with policies

Height and Build-to Line Setback Illustration for GC Area

13.1.7 PCH – Park Centre Hotel Area

Area of Application

- (1) The regulations set out in this section apply to the area shown on Drawing "A" as PCH.

Purpose

- (2) The purpose of this area is to facilitate the redevelopment of the existing hotel to provide for a mixed-use area with opportunities for commercial uses and residential uses.

Uses

- (3) Subject to any fundamental use criteria for certain uses set out below, the permitted uses and the discretionary uses for this area are:

PERMITTED USES
assisted living facility
care centre, intermediate
care centre, major
care centre, minor
commercial school
cultural/entertainment facility
dwelling, apartment, where it is not located on the ground floor of a building fronting onto Sherwood Drive or Granada Boulevard
dwelling, wrapped townhouse, where it is not located on the ground floor of a building fronting onto Sherwood Drive or Granada Boulevard
financial service
food service, restaurant, where there are less than 100 seats
food service, specialty, where there are less than 100 seats
government service
health service, minor
home business, minor
home office
hotel
library and exhibit
neighbourhood pub, where there are less than 100 seats

office

parking, non-accessory

personal service establishment

private club

recreation, indoor

residential sales centre

retail, alcohol, where the floor area does not exceed 250 m²

retail, cannabis, where the floor area does not exceed 250 m²

retail, convenience, where the floor area does not exceed 250 m²

retail, general, where the floor area does not exceed 250 m²

retail, secondhand, where the floor area does not exceed 250 m²

veterinary service, minor

DISCRETIONARY USES

amusement centre

animal grooming and care

emergency service, where the gross floor area is less than 2000 m²

exhibition and convention facility, where the gross floor area is less than 2000m²

food service, restaurant, where there are more than 100 seats

food service, specialty, where there are more than 100 seats

health service, major

neighbourhood pub, where there are more than 100 seats

religious assembly, minor, where it does not front onto Sherwood Drive or Granada Boulevard

retail, alcohol, where the floor area is greater than 250 m²

retail, cannabis, where the floor area is greater than 250 m²

retail, convenience, where the floor area is greater than 250 m²

retail, general, where the floor area is greater than 250 m²

retail, secondhand, where the floor area is greater than 250 m²

service station, minor, where located on plan 8921558, block 66, lot 1

utility service, minor, where it does not front onto Sherwood Drive or Granada Boulevard

WECS, small

Fundamental Use Criteria

- (4) Where a permitted use or discretionary use listed above interrupts a linkage shown on Drawing "G", then that use will only be considered a permitted use or discretionary use where the linkage is replaced within the same site.

Development Regulations

Height

- (5) The maximum height of any principal building is 40.0 m.
- (6) The minimum height of any principal building is 11.5 m.

Step back

- (7) A building abutting Sherwood Drive or Granada Boulevard with a height greater than 14.5 m will provide a minimum 5.0 m step back at a maximum height of 14.5 m within the building face(s) which fall beside Sherwood Drive or Granada Boulevard.

Build-To Lines

- (8) Build-to lines abutting Sherwood Drive will be placed 0.0 m from the property line of Sherwood Drive, except that build-to lines up to 3.0 m may be considered where the development includes amenity space between the build-to line and the property line.
- (9) Build-to lines abutting Granada Boulevard will be placed 1.0 m from the property line of Granada Boulevard, except that build-to lines up to 3.0 m may be considered where the development includes amenity space between the build-to line and the property line.
- (10) Build-to lines abutting an internal private street, publicly accessible amenity space or active transportation connection will be placed 0.0 m from the pedestrian infrastructure of an internal private street, publicly accessible amenity space or active transportation connection except that build-to lines up to 3.0 m may be considered where the development includes amenity space between the build-to line and the internal private street, publicly accessible amenity space or active transportation connection.
- (11) Build-to lines abutting an R1A zoning district will be placed a minimum of 3.0 m from the property line of an abutting R1A zoning district where active frontage onto the greenways is provided or a minimum of 5.5 m from the

property line of an abutting R1A zoning district where active frontage onto the greenways is not provided.

Amenity Space and Connectivity

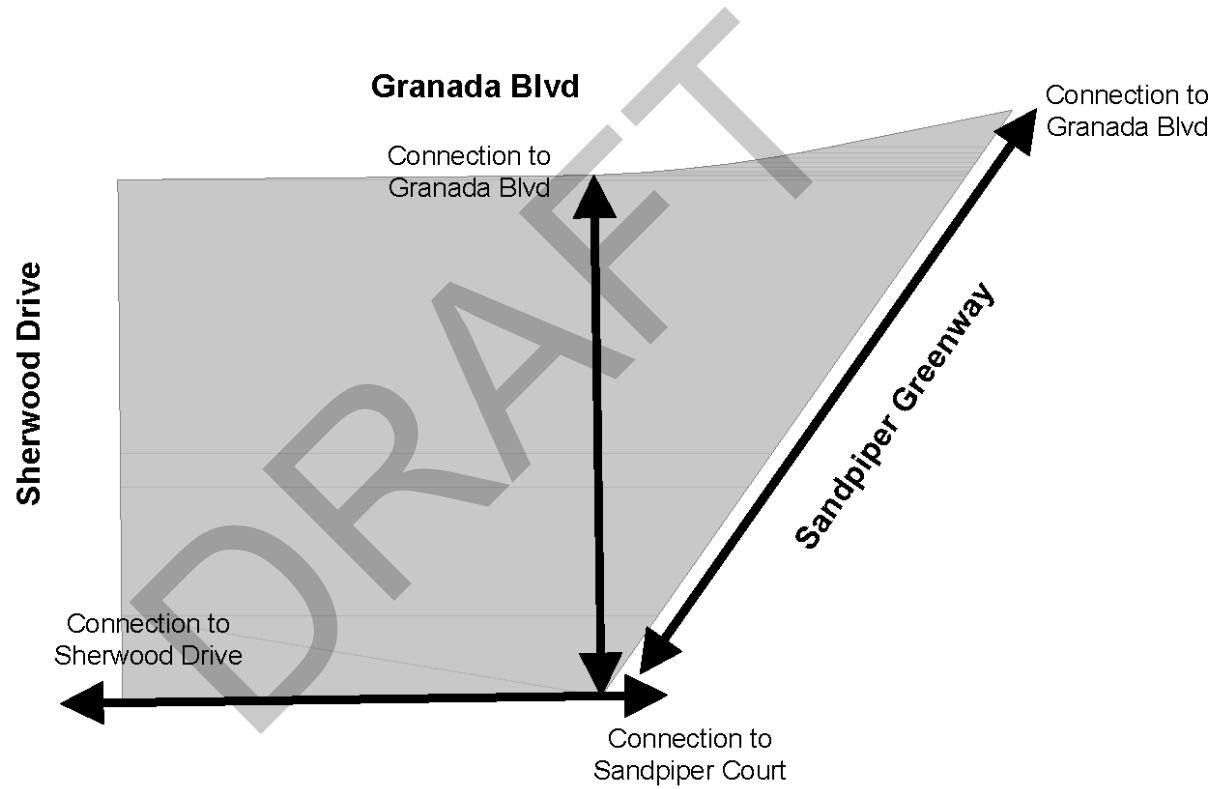
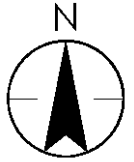
- (12) Where a building face contains a public entrance towards an abutting a R1A zoning district, the development must provide a publicly accessible amenity space that:
- (13) is located between the build-to line and the property line of the R1A zoning district; and
- (14) has an active transportation connections to Granada Boulevard, Sherwood Drive and the adjacent greenway.
- (15) A development must provide the active transportation connections shown on Drawing "G".

Other




- (16) Any contiguous building frontage must not exceed 100.0 m.
- (17) Entryways and display windows should cover a minimum 30% of the ground floor of a building face beside Sherwood Drive and Granada Boulevard.

DRAFT

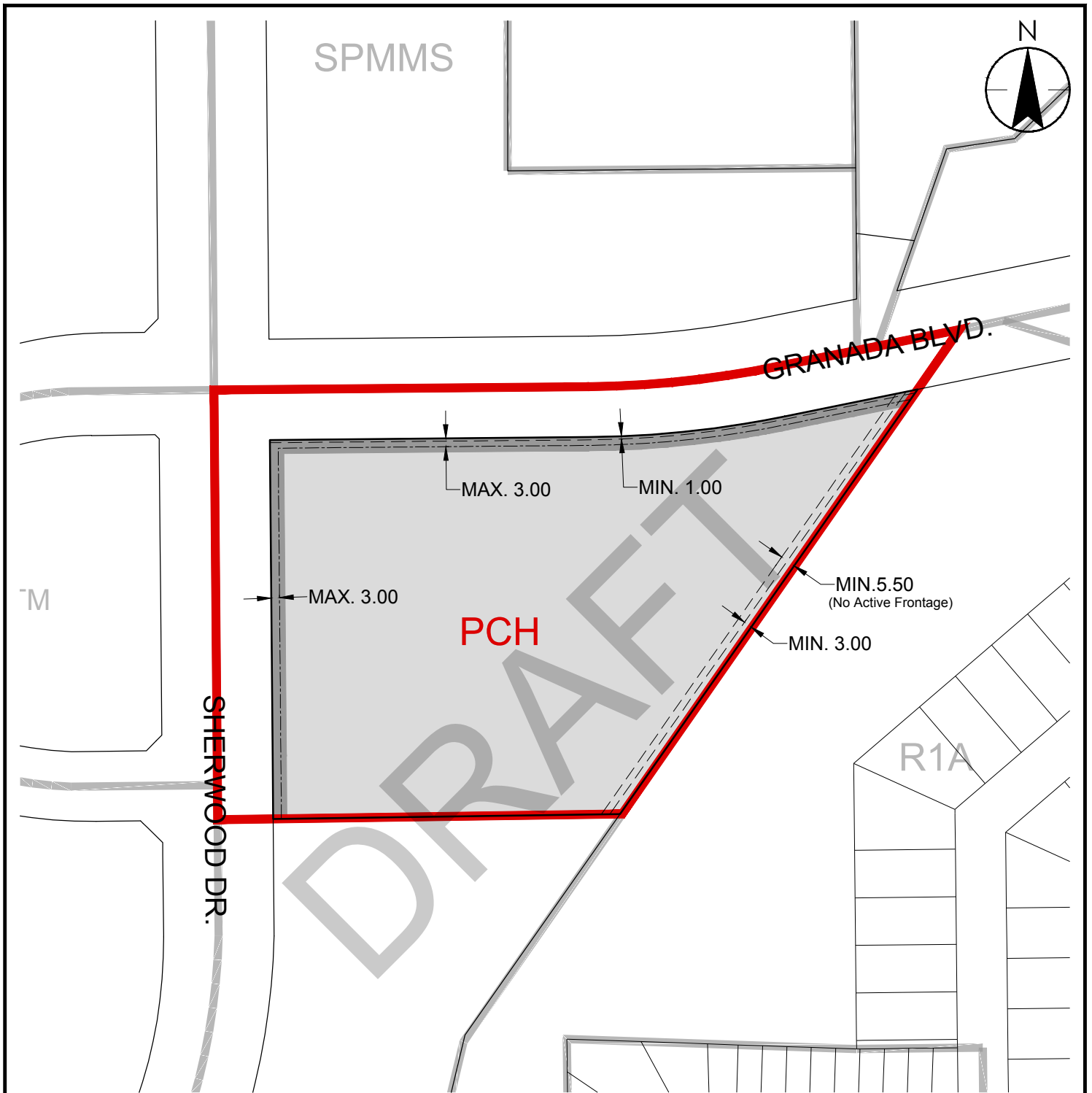
Drawing "G" PCH Area



LEGEND

-  Active Transportation Connections
-  Publicly Accessible Amenity Space
-  Zoning District

Note* Locations and sizes of connections and amenity spaces are approximate and will be confirmed through detailed site planning.



SCALE NTS

ZONE	SITE BOUNDARY	MIN. BUILD-TO LINE (m)	MAX. BUILD-TO LINE (m)
		---	---
	GRANADA BLVD	1.0	3.0
	SHERWOOD DR	0.0	3.0
	INTERNAL PRIVATE STREETS, ACTIVE TRANSPORTATION CONNECTION OR PUBLICLY ACCESSIBLE AMENITY SPACE	0.0	3.0
	ABUTTING R1A	3.0 or 5.5 where no active frontage	N/A

	BUILDING HEIGHTS (m)
STANDARD	Min. 11.5 - Max. 40.0
TRANSITION ZONE	N/A
STEP BACKS	Min. 5.0 m step back at a maximum height of 14.5 m adjacent to Sherwood Drive and Granada Blvd

Note: Location of internal private streets, active transportation connections and publicly accessible amenity spaces to be determined through detailed site planning

Note: Heights may vary in accordance with policies

Height and Build-to Line Setback Illustration for PCH Area

13.1.8 SDC – Sherwood Drive Commercial Area

Area of Application

- (1) The regulations set out in this section apply to the area shown on Drawing "A" as SDC.

Purpose

- (2) The purpose of this area is to facilitate the existing commercial uses until redevelopment of the site as a mixed-use development with street oriented commercial uses and residential uses.

Uses

- (3) Subject to any fundamental use criteria for certain uses set out below, the permitted uses and the discretionary uses for this area are:

PERMITTED USES
assisted living facility
care centre, intermediate
care centre, major
care centre, minor
commercial school
cultural/entertainment facility
dwelling, apartment
dwelling, wrapped townhouse, where fronting onto the R1A zoning district
financial service
food service, restaurant, where there are less than 100 seats
food service, specialty, where there are less than 100 seats
government service
health service, minor
home business, minor
home office
hotel
library and exhibit
neighbourhood pub, where there are less than 100 seats
office

parking, non-accessory

personal service establishment

recreation, indoor

residential sales centre

retail, alcohol, where the floor area does not exceed 250 m²

retail, cannabis, where the floor area does not exceed 250 m²

retail, convenience, where the floor area does not exceed 250 m²

retail, general, where the floor area does not exceed 250 m²

retail, secondhand, where the floor area does not exceed 250 m²

veterinary service, minor

DISCRETIONARY USES

amusement centre

animal grooming and care

emergency service

exhibition and convention facility

food service, restaurant, where there are more than 100 seats

food service, specialty, where there are more than 100 seats

health service, major

neighbourhood pub, where there are more than 100 seats

religious assembly, minor

retail, alcohol, where the floor area is greater than 250 m²

retail, cannabis, where the floor area is greater than 250 m²

retail, convenience, where the floor area is greater than 250 m²

retail, general, where the floor area is greater than 250 m²

retail, secondhand, where the floor area is greater than 250 m²

service station, minor, where located on Plan 2889TR, Lot F, Plan 4266RD, Lot E and Plan 1955RS, Lot C

utility service, minor

WECS, small

Fundamental Use Criteria

- (4) Where a permitted use or discretionary use listed above interrupts a linkage shown on Drawing "H", then that use will only be considered a permitted use or discretionary use where the linkage is replaced within the same site.

Development Regulations

Height

- (5) The maximum height of any principal building is 40.0 m.
- (6) The minimum height of any principal building is 11.5 m.

Step back

- (7) A building abutting Sherwood Drive or Brentwood Boulevard with a height greater than 14.5 m must provide a minimum 5.0 m step back at a maximum height of 14.5 m within the building face(s) which fall beside Sherwood Drive or Brentwood Boulevard.

Build-to lines

- (8) Build-to lines abutting Sherwood Drive or Brentwood Boulevard will be placed 6.0 m from the property line of Sherwood Drive or Brentwood Boulevard, except that build-to lines up to 3.0 m may be considered where the development includes amenity space between the build-to line and the property line.
- (9) Build-to lines abutting an internal private street, publicly accessible amenity space or active transportation connection will be placed 0.0 m from the pedestrian infrastructure of an internal private street, publicly accessible amenity space or active transportation connection except that Build-to lines up to 3.0 m may be considered where the development includes amenity space between the build-to line and the internal private street, publicly accessible amenity space or active transportation connection.
- (10) Build-to lines abutting an R1A zoning district will be placed a minimum of 3.0 m from the property line of an abutting R1A zoning district where active frontage onto the greenways is provided or a minimum of 5.5 m from the property line of an abutting R1A zoning district where active frontage onto the greenways is not provided.

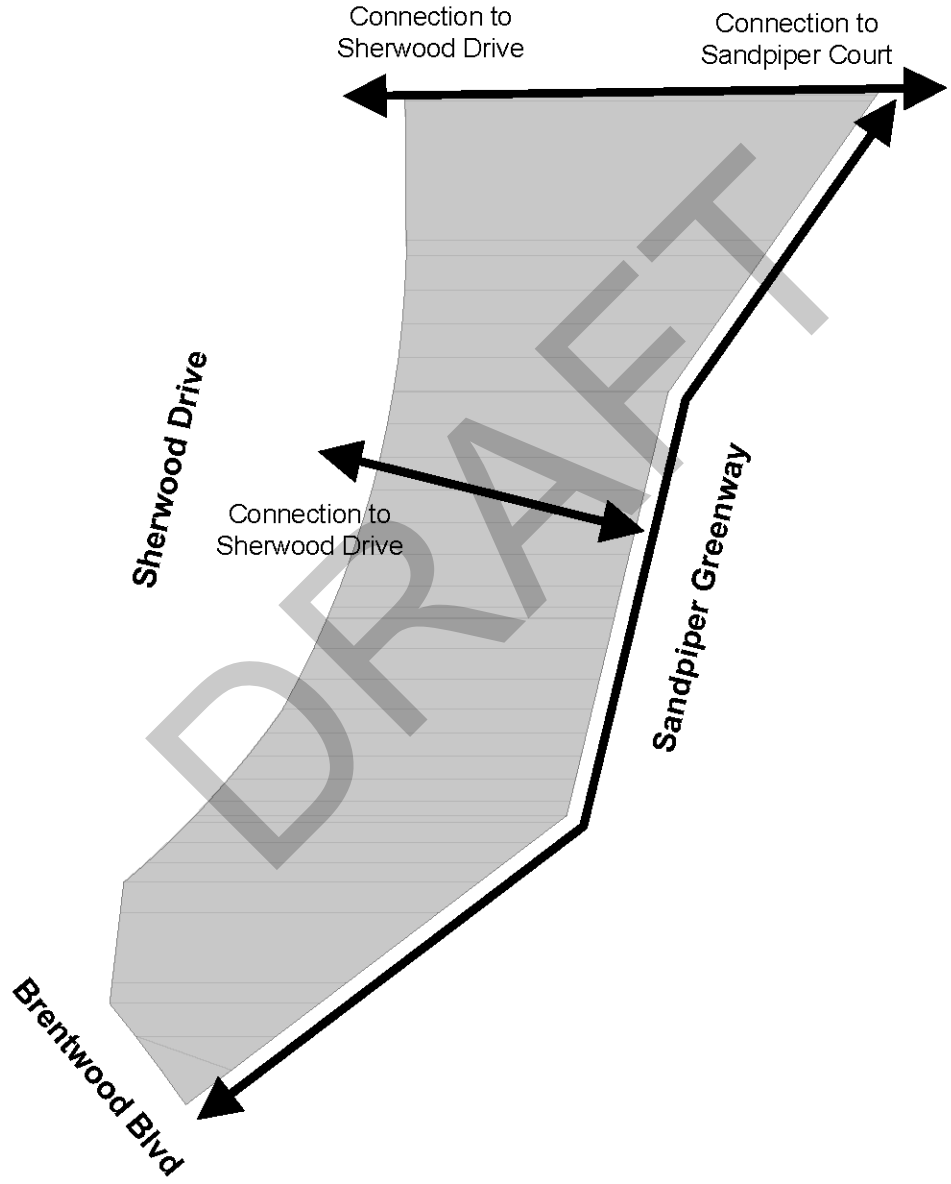
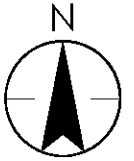
Amenity Space and Connectivity

- (11) Where a building face contains a public entrance towards an abutting a R1A zoning district, the development must provide a publicly accessible amenity space that:
 - a) is located between the build-to line and the property line of the R1A zoning district; and




- b) has Active Transportation Connections to Sherwood Drive and the adjacent greenway.
- (12) Site plans will incorporate the removal of the existing service road off Sherwood Drive.
- (13) A development must provide the active transportation connections shown on Drawing "H".

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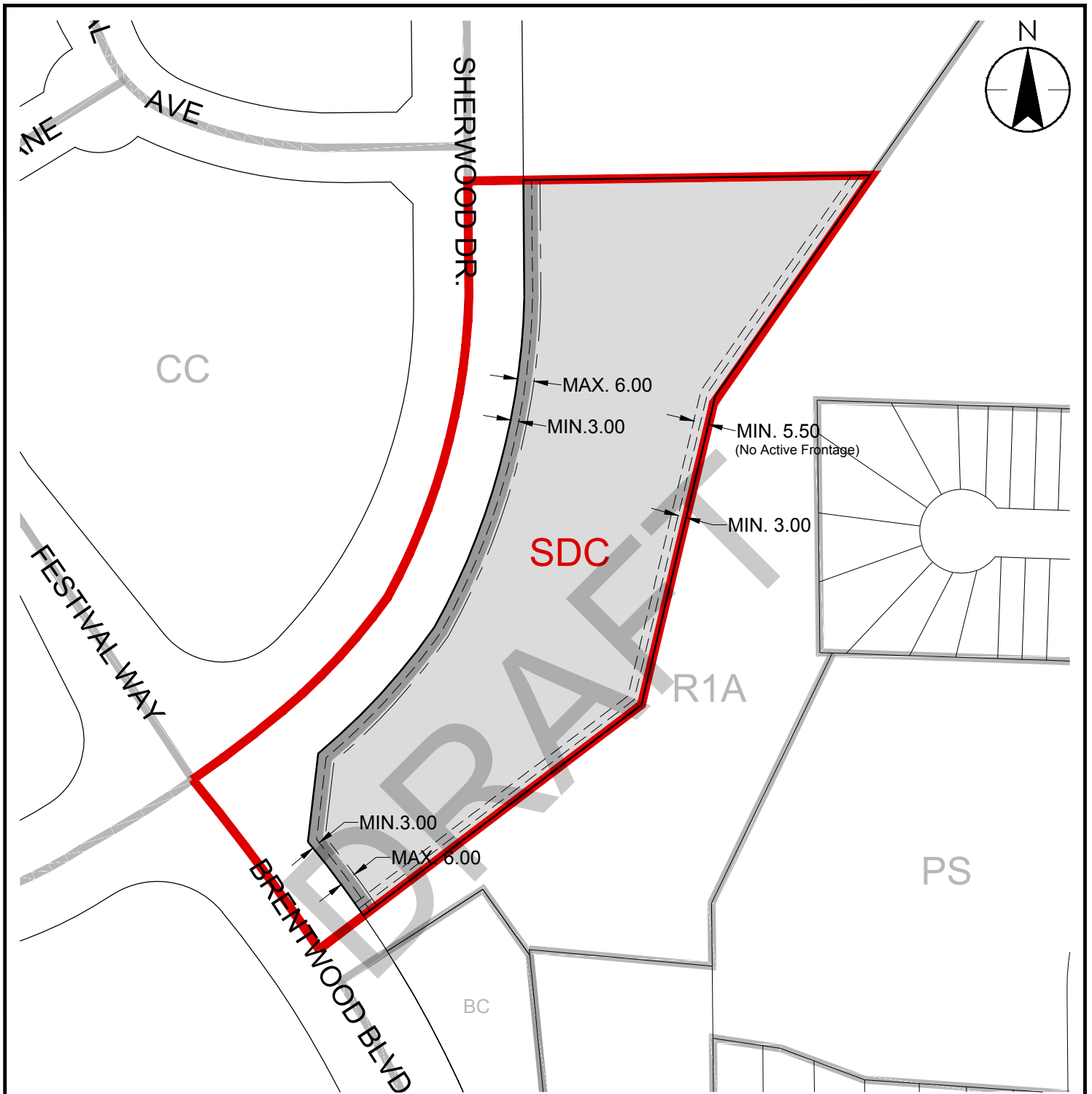
Drawing "H" SDC Area



LEGEND

-  Active Transportation Connections
-  Publicly Accessible Amenity Space
-  Zoning District

Note* Locations and sizes of connections and amenity spaces are approximate and will be confirmed through detailed site planning.



SCALE NTS

ZONE	SITE BOUNDARY	MIN. BUILD-TO LINE (m)	MAX. BUILD-TO LINE (m)
	SHERWOOD DR	3.0	6.0
	BRENTWOOD BLVD	3.0	6.0
	INTERNAL PRIVATE STREETS, ACTIVE TRANSPORTATION CONNECTION OR PUBLICLY ACCESSIBLE AMENITY SPACE	0.0	3.0
	ABUTTING R1A	3.0 or 5.5 where no active frontage	N/A

	BUILDING HEIGHTS (m)
STANDARD	Min. 11.5 - Max. 40.0
TRANSITION ZONE	N/A
STEP BACKS	Min. 5.0 m step back at a maximum height of 14.5 m adjacent to Sherwood Drive and Brentwood Boulevard

Note: Location of internal private streets, active transportation connections and publicly accessible amenity spaces to be determined through detailed site planning

Note: Heights may vary in accordance with policies

Height and Build-to Line Setback Illustration for SDC Area

13.1.9 BC – Brentwood Community Area

Area of Application

- (1) The regulations set out in this section apply to the area shown on Drawing "A" as BC.

Purpose

- (2) The purpose of this area is to facilitate the existing commercial uses until redevelopment of the site as community service, commercial, residential or mixed-use development.

Uses

- (3) Subject to any fundamental use criteria for certain uses set out below, the permitted uses and the discretionary uses for this area are:

PERMITTED USES
assisted living facility
care centre, intermediate
care centre, major
care centre, minor
dwelling, apartment
dwelling, multiple
dwelling, wrapped townhouse
financial service
food service, restaurant, where there are less than 100 seats
food service, specialty, where there are less than 100 seats
health service, minor
home business, minor
home, office
neighbourhood pub, where there are less than 100 seats
office
parking, non-accessory
personal service establishment
residential sales centre
retail, alcohol, where the floor area does not exceed 250 m ²

retail, cannabis, where the floor area does not exceed 250 m²

retail, convenience, where the floor area does not exceed 250 m²

retail, general, where the floor area does not exceed 250 m²

retail, secondhand, where the floor area does not exceed 250 m²

DISCRETIONARY USES

food service, restaurant, where there are more than 100 seats

food service, specialty, where there are more than 100 seats

neighbourhood pub, where there are more than 100 seats

recreation, indoor

retail, alcohol, where the floor area is greater than 250 m²

retail, cannabis, where the floor area is greater than 250 m²

retail, convenience, where the floor area is greater than 250 m²

retail, general, where the floor area is greater than 250 m²

retail, secondhand, where the floor area is greater than 250 m²

utility service, minor

Fundamental Use Criteria

- (4) Where a permitted use or discretionary use listed above interrupts a linkage shown on Drawing "I", then that use will only be considered a permitted use or discretionary use where the linkage is replaced within the same site.

Development Regulation

Height

- (5) The maximum height of any principal building will be 14.5 m.

Build-to lines

- (6) Build-to lines abutting Brentwood Boulevard will be placed 6.0 m from the property line of Brentwood Boulevard, except that build-to lines may be reduced to up to 3.0 m where the development includes amenity space between the build-to line and the property line.
- (7) Build-to lines abutting a PS zoning district will be placed a minimum of 5.5 m from the property line of the PS zoning district.
- (8) Build-to lines abutting an R1A zoning district will be placed a minimum of 3.0 m from the property line of the R1A zoning district, except that build-to lines

will be placed a minimum of 5.5 m from the property line of an abutting R1A zoning district where active frontage onto the greenways is not provided.

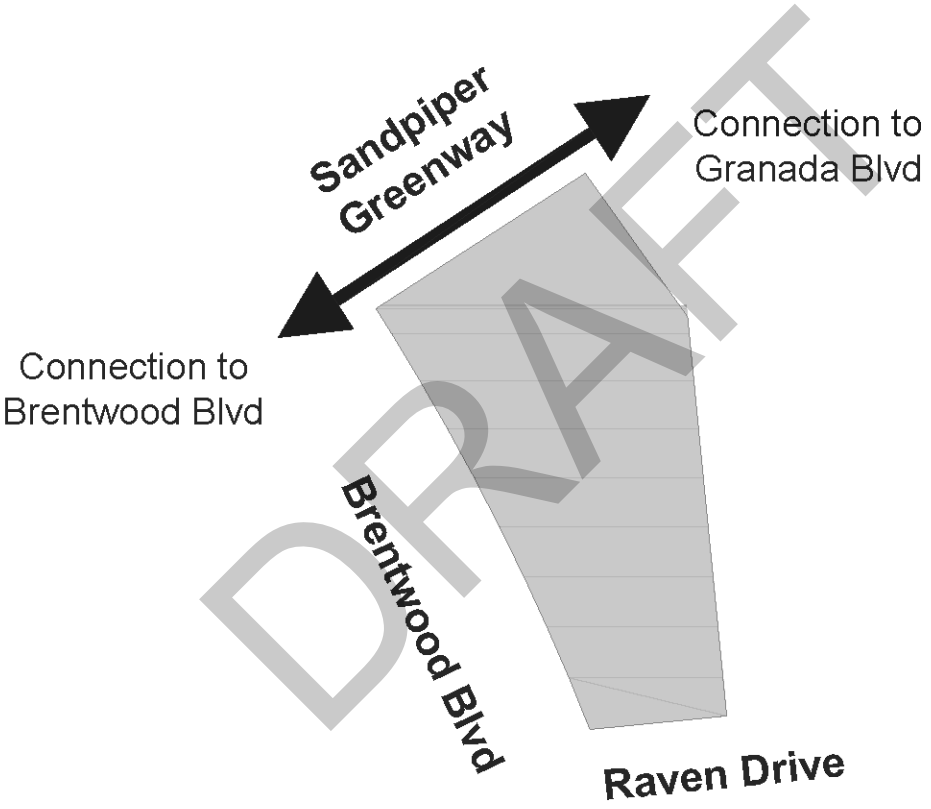
- (9) Build-to lines abutting Raven Drive will be placed a minimum of 6.0 m from the property line of Raven Drive.

Amenity Space and Connectivity




- (10) A development must provide the active transportation connections shown on Drawing "I".

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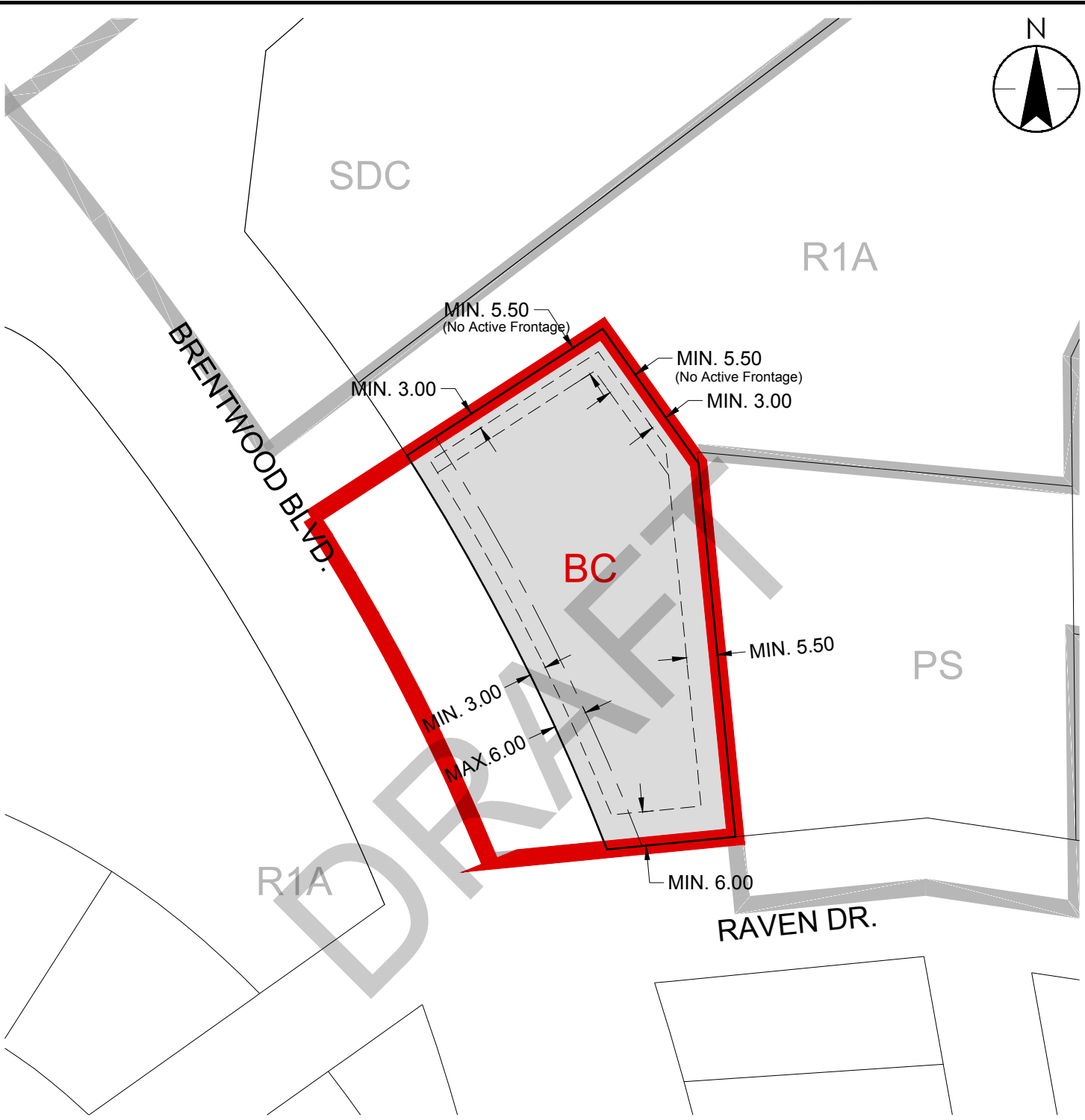
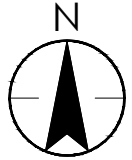
Drawing "I" BC Area



LEGEND

-  Active Transportation Connections
-  Publicly Accessible Amenity Space
-  Zoning District

Note* Locations and sizes of connections and amenity spaces are approximate and will be confirmed through detailed site planning.



SCALE NTS

ZONE	SITE BOUNDARY	MIN. BUILD-TO LINE (m)	MAX. BUILD-TO LINE (m)
		---	----
	BRENTWOOD BLVD.	3.0	6.0
	ABUTTING PS	5.5	N/A
	ABUTTING R1A	3.0 or 5.5 where no active frontage	N/A
	RAVEN DRIVE	6.0	N/A

	BUILDING HEIGHTS (m)
STANDARD	Max. 14.5
TRANSITION ZONE	N/A
STEP BACKS	N/A

Note: Location of internal private streets, active transportation connections and publicly accessible amenity spaces to be determined through detailed site planning
 Note: Heights may vary in accordance with policies

Height and Build-to Line Setback Illustration for BC Area

13.1.10 ST – St. Theresa Area

Area of Application

- (1) The regulations set out in this section apply to the area shown on Drawing "A" as WMS.

Purpose

- (2) The purpose of this area is to maximize the potential for partnerships between the County, the Catholic School Board and other agencies to enable the creation of a community campus including an education facility and a multitude of compatible uses.

Uses

- (3) Subject to any fundamental use criteria for certain uses set out below, the permitted uses and the discretionary uses for this area are:

PERMITTED USES
assisted living facility
care centre, intermediate
care centre, major
care centre, minor
commercial school
cultural/entertainment facility
dwelling, apartment, where it is not located on the ground floor of a building fronting onto Sherwood Drive or Granada Boulevard
dwelling, wrapped townhouse, where fronting onto: (1) Oak Street; (2) Brentwood Boulevard; or (3) an internal private street
education, private, where access is located off: (1) Festival Way; (2) Brentwood Boulevard; or (3) Oak Street
education, public, where access is located off: (1) Festival Way; (2) Brentwood Boulevard; or (3) Oak Street
financial service
food service, restaurant, where there are less than 100 seats
food service, specialty, where there are less than 100 seats
government service
health service, minor
home office

home business, minor

hotel

library and exhibit

neighbourhood pub, where there are less than 100 seats

office

parking, non-accessory

personal service establishment

private club

recreation, community

recreation, indoor

recreation, outdoor

residential sales centre

religious assembly, minor, where it does not front onto Sherwood Drive

retail, convenience – where the floor area does not exceed 250 m²

retail, general – where the floor area does not exceed 250 m²

retail, secondhand – where the floor area does not exceed 250 m²

veterinary service, minor

utility service, minor

DISCRETIONARY USES

amusement centre

animal grooming and care

emergency service

exhibition and convention facility

food service, restaurant, where there are more than 100 seats

food service, specialty, where there are more than 100 seats

health service, major

neighbourhood pub, where there are more than 100 seats

religious assembly, major

religious assembly, minor, where it fronts onto Sherwood Drive

retail, convenience, where the floor area is greater than 250 m²

retail, general, where the floor area is greater than 250 m²

retail, secondhand, where the floor area is greater than 250 m²

utility service, minor

WECS, small

Fundamental Use Criteria

- (4) A permitted use or a discretionary use listed above will only be considered as a permitted use or a discretionary use where an Education Public or Education Private use remains within the ST – St. Theresa Area.

Development Regulation

Height

- (5) The maximum height of any principal building is 20.0 m or six storeys, except that proposals for buildings greater than 20.0 m or six storeys, up to a maximum height of 40.0 m, will be permitted where a minimum of 5% of the units within the height increase area are community housing units.
- (6) The minimum height of any building is 10.0 m.

Step back

- (7) A building abutting Sherwood Drive or Festival Way, east of the intersection of Festival Way and Festival Ave, with a height greater than 14.5 m must provide a minimum 5.0 m step back at a maximum height of 14.5 m within the building face(s) which fall beside Sherwood Drive or Festival Way.

Build-to lines

- (8) Build-to lines abutting Sherwood Drive will be placed 0.0 m from the property line of Sherwood Drive except that build-to lines up to 3.0 m may be considered where the development includes amenity space between the build-to line and the property line.
- (9) Build-to lines abutting Oak Street, within 100 m of Sherwood Drive, will be placed 6.0 m from the property line of Oak Street, except that build-to lines may be reduced to up to 3.0 m when a treed landscape boulevard is provided between the build-to line and the property line.
- (10) Build-to lines abutting Oak Street, more than 100 m from Sherwood Drive, will be placed a minimum of 3.0 m from the property line of Oak Street.
- (11) Build-to lines abutting Festival Way, east of the intersection of Festival Way and Festival Ave, will be placed 0.0 m from the property line of Festival Way except that build-to lines up to 3.0 m may be considered where the development includes amenity space between the build-to line and the property line.

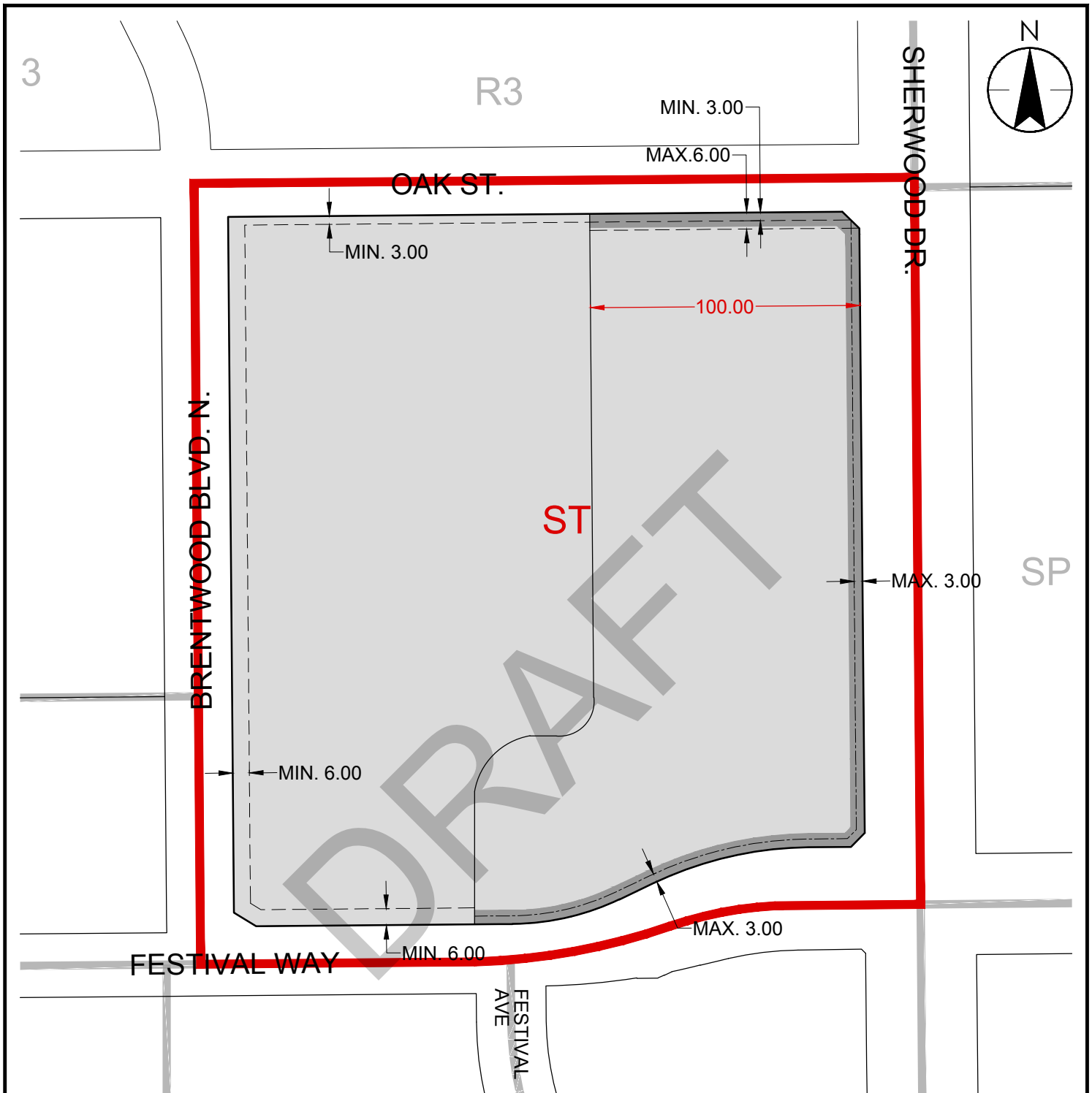
- (12) Build-to lines abutting Festival Way, west of the intersection of Festival Way and Festival Ave, will be placed a minimum of 6.0 m from the property line of Festival Way.
- (13) Build-to lines abutting Brentwood Boulevard will be placed a minimum of 6.0 m from the property line of Brentwood Boulevard.
- (14) Build-to lines abutting an internal private street, publicly accessible amenity space or active transportation connection will be placed 0.0 m from the pedestrian infrastructure of an internal private street, publicly accessible amenity space or active transportation connection except that build-to lines up to 3.0 m may be considered where the development includes amenity space between the build-to line and the internal private street, publicly accessible amenity space or active transportation connection.

Amenity Space and Connectivity

- (15) A development must provide a publicly accessible amenity space with a landmark feature at the intersection of Sherwood Drive and Granada Boulevard.

Other

- (16) Any contiguous building frontage abutting Sherwood Drive must not exceed 100.0 m.
- (17) Entryways and display windows should cover a minimum of 30% of the ground floor of a building face beside Sherwood Drive.



SCALE NTS

ZONE	SITE BOUNDARY	MIN. BUILD-TO LINE (m)	MAX. BUILD-TO LINE (m)
		---	---
	OAK STREET (WITHIN 100m OF SHERWOOD DRIVE)	3.0	6.0
	OAK STREET (MORE THAN 100m FROM SHERWOOD DRIVE)	3.0	N/A
	SHERWOOD DRIVE	0.0	3.0
	FESTIVAL WAY (EAST OF THE INTERSECTION OF FESTIVAL WAY AND FESTIVAL AVE)	0.0	3.0
	FESTIVAL WAY (WEST OF THE INTERSECTION OF FESTIVAL WAY AND FESTIVAL AVE)	6.0	N/A
	BRENTWOOD BLVD	6.0	N/A
	INTERNAL PRIVATE STREETS, ACTIVE TRANSPORTATION CONNECTION OR PUBLICLY ACCESSIBLE AMENITY SPACE	0.0	3.0

	BUILDING HEIGHTS (m)
STANDARD	Min. 10.0 - Max. 20.0
TRANSITION ZONE	N/A
STEP BACKS	Min. 5.0 m step back at a maximum height of 14.5 m adjacent to Sherwood Drive and Festival Way.

Note: Location of internal private streets, active transportation connections and publicly accessible amenity spaces to be determined through detailed site planning

Note: Heights may vary in accordance with policies

Height and Build-to Line Setback Illustration for ST Area

13.1.11 SC – Sherwood Care Area

Area of Application

- (1) The regulations set out in this section apply to the area shown on Drawing "A" as SC.

Purpose

- (2) The purpose of this area is facilitating the continued use of the existing long term care facility and opportunities for supporting uses or expansions.

Uses

- (3) Subject to any fundamental use criteria for certain uses set out below, the permitted uses and the discretionary uses for this area are:

PERMITTED USES

- assisted living facility
- care centre, intermediate
- care centre, major
- care centre, minor
- food service, restaurant, where there are less than 100 seats
- food service, specialty, where there are less than 100 seats
- health service, minor
- home business, minor
- home office
- office
- parking, non-accessory
- personal service establishment - where the floor area does not exceed 250 m²
- retail, convenience - where the floor area does not exceed 250 m²
- retail, general - where the floor area does not exceed 250 m²
- retail, secondhand - where the floor area does not exceed 250 m²

DISCRETIONARY USES

- dwelling, apartment
- dwelling, wrapped townhouse

recreation, indoor

religious assembly, minor

residential sales centre

utility service, minor

WECS, small

Fundamental Use Criteria

- (4) Where a permitted use or discretionary use listed above interrupts a linkage shown on Drawing "L", then that use will only be considered a permitted use or discretionary use where the linkage is replaced within the same site.
- (5) A permitted use or a discretionary use listed above that is a commercial use will only be considered as a permitted use or a discretionary use where it:
 - a) fronts onto Festival Way; and
 - b) is on the ground floor of a building with residential uses above the ground floor.

Development Regulation

Height

- (6) Maximum height of principal buildings is 20.0 m or six storeys.

Build-to lines

- (7) Build-to lines abutting Festival Way will be placed a maximum of 4.0 m from the property line of Festival Way.
- (8) Build-to lines abutting Brentwood Boulevard will be placed a minimum of 6.0 m from the property line of Brentwood Boulevard.
- (9) Build-to lines abutting an internal private street, publicly accessible amenity space or active transportation connection will be placed 0.0 m from the pedestrian infrastructure of an internal private street, a publicly accessible amenity space, or an active transportation connection, except that build-to lines up to 3.0 m may be considered where the development includes amenity space between the build-to line and the internal private street, publicly accessible amenity space, or an active transportation connection.
- (10) Build-to lines abutting an R3 zoning district will be placed a minimum of 7.5 m from the property line of the R3 zoning district.
- (11) Build-to lines abutting the BL Area will be placed a minimum of 3.0 m from the property line of the BL Area with amenity space provided between the build-to line and the property line, except that build-to lines will be placed a

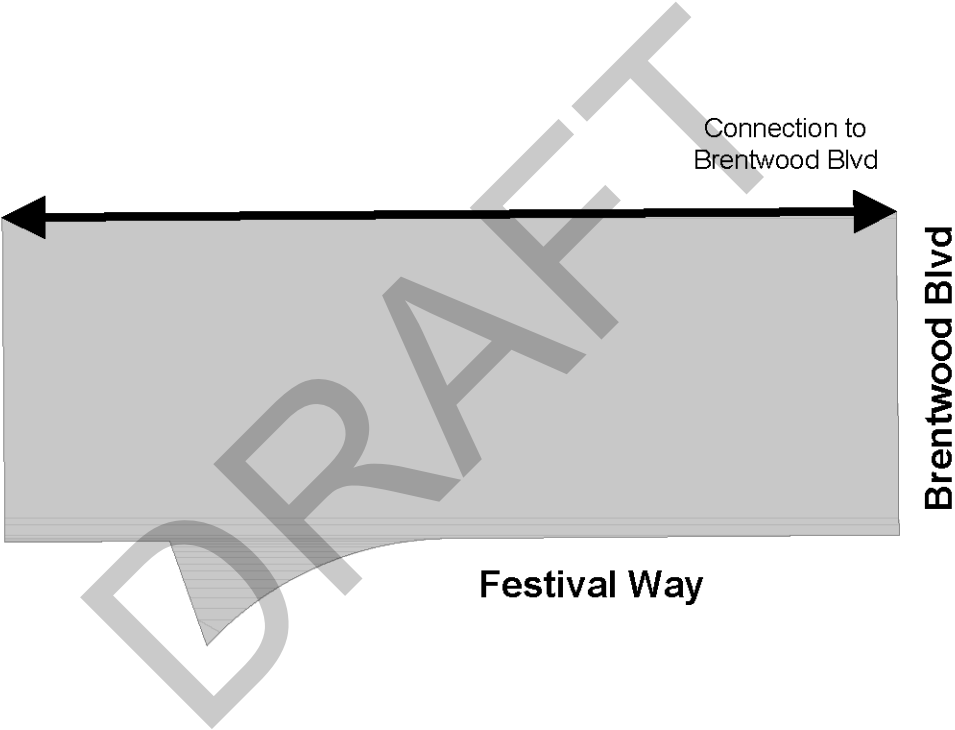
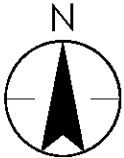
minimum of 5.5 m from the property line of an abutting R1A zoning district where active frontage onto the greenways is not provided.

Amenity Space and Connectivity




- (12) Where a building face contains a public entrance towards the BL Area, the development must provide a publicly accessible amenity space that:
 - a) is located between the build-to line and the property line of the BL Area; and
 - b) has an Active Transportation Connection to the BL Area.
- (13) A development must provide the active transportation connections shown on Drawing "L".

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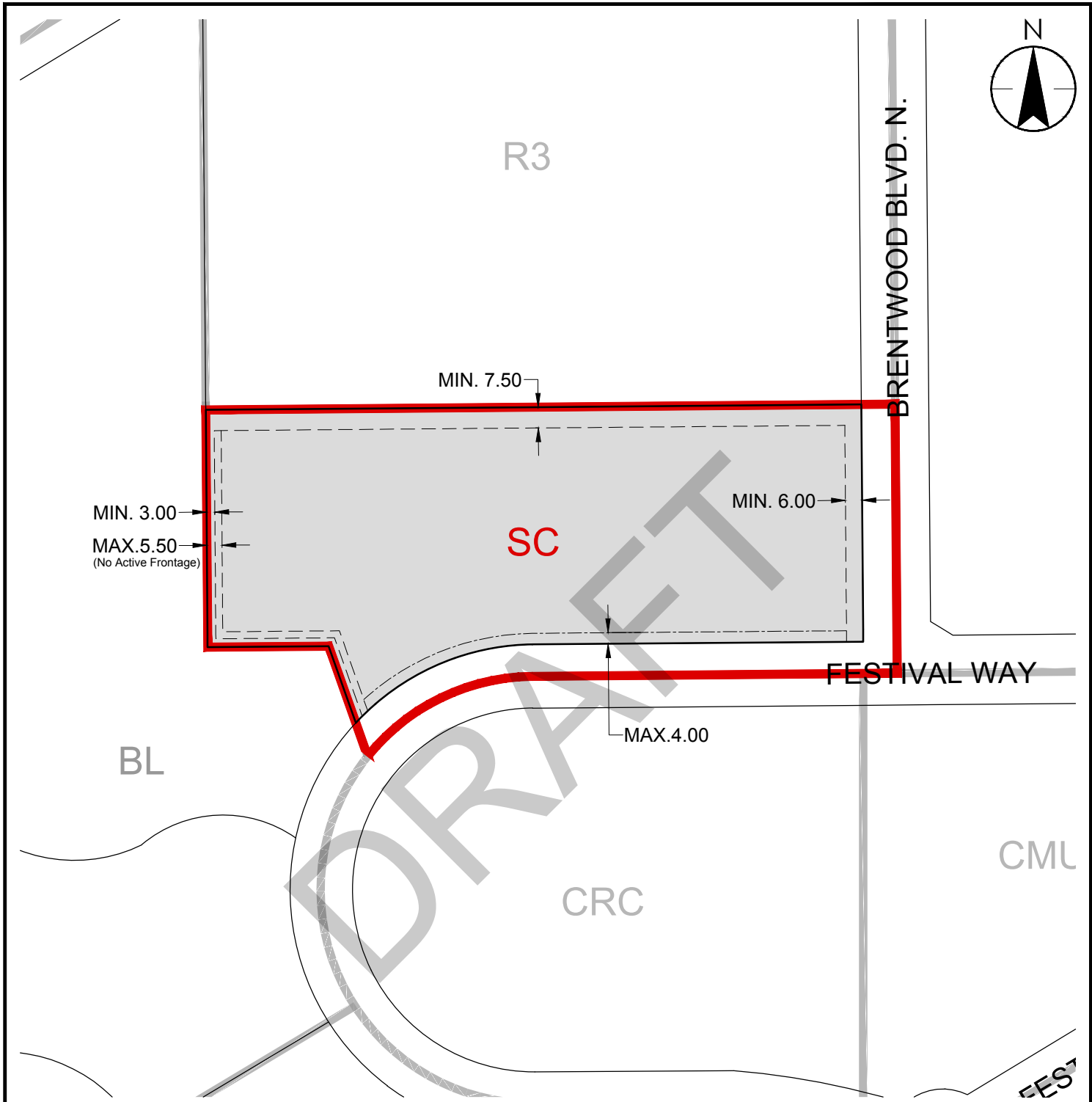
Drawing "L" SC Area



LEGEND

-  Active Transportation Connections
-  Publicly Accessible Amenity Space
-  Zoning District

Note* Locations and sizes of connections and amenity spaces are approximate and will be confirmed through detailed site planning.



SCALE NTS

ZONE	SITE BOUNDARY	MIN. BUILD-TO LINE (m)	MAX. BUILD-TO LINE (m)
		---	----
	BRENTWOOD BLVD	6.0	N/A
	FESTIVAL WAY	N/A	4.0
	INTERNAL PRIVATE STREETS, ACTIVE TRANSPORTATION CONNECTION OR PUBLICLY ACCESSIBLE AMENITY SPACE	0.0	3.0
	ABUTTING R3	7.5	N/A
	ABUTTING BL AREA	3.0 or 5.5 for active frontage	N/A

	BUILDING HEIGHTS (m)
STANDARD	Max. 20.0
TRANSITION ZONE	N/A
STEP BACKS	N/A

Note: Location of internal private streets, active transportation connections and publicly accessible amenity spaces to be determined through detailed site planning
 Note: Heights may vary in accordance with policies

Height and Build-to Line Setback Illustration for SC Area

13.1.12 BL – Broadmoor Lake Area

Area of Application

- (1) The regulations set out in this section apply to the area shown on Drawing "A" as BL.

Purpose

- (2) The purpose of this area is to facilitate the ongoing use of the area as a destination for recreational activities, festivals and passive and active uses.

Uses

- (3) Subject to any fundamental use criteria for certain uses set out below, the permitted uses and the discretionary uses for this area are:

PERMITTED USES

care centre, intermediate

care centre, major

care centre, minor

education, private

education, public

emergency service

exhibition and convention facility

government service

health service, minor

library and exhibit

parking, non-accessory

private club

recreation, community

recreation, indoor

recreation, outdoor

spectator sport

utility service, minor

DISCRETIONARY USES

assisted living facility, where considered a form of community housing and accessory to a principal permitted use

dwelling, apartment, where considered a form of community housing

dwelling, wrapped townhouse, where considered a form of community housing

food service, restaurant, where contained within a mixed-use or public service building

food service, specialty, where contained within a mixed-use or public service building

retail, convenience, where contained within a mixed-use or public service building

retail, general, where contained within a mixed-use or public service building

Fundamental Use Criteria

- (4) Where a permitted use or discretionary use listed above interrupts a linkage shown on Drawing "M", then that use will only be considered a permitted use or discretionary use where the linkage is replaced within the same site.
- (5) A commercial or residential use shall only be considered where the majority of the developed ground floor area of the BL - Broadmoor Lake Area remains as a public service use.
- (6) Any permitted use that would result in the removal of publicly accessible amenity space within the area will be considered a discretionary use.

Development Regulation

Height

- (7) The maximum height of any buildings is 20.0 m or six storeys, except that:
 - a) the maximum building height is 14.5 m within the transition zone; and
 - b) proposals for buildings greater than 20.0 m or six storeys, up to a maximum height of 40.0 m, will be permitted where a minimum of 5% of the units within the height increase area are community housing units.
- (8) The minimum height of any building is 10.0 m.

Build-to lines

- (9) Build-to lines abutting Oak Street, Sherwood Drive or abutting lots outside of this area will be placed a minimum of 6.0 m from the property line of Oak Street, Sherwood Drive or abutting lots outside of this area.

Amenity Space and Connectivity

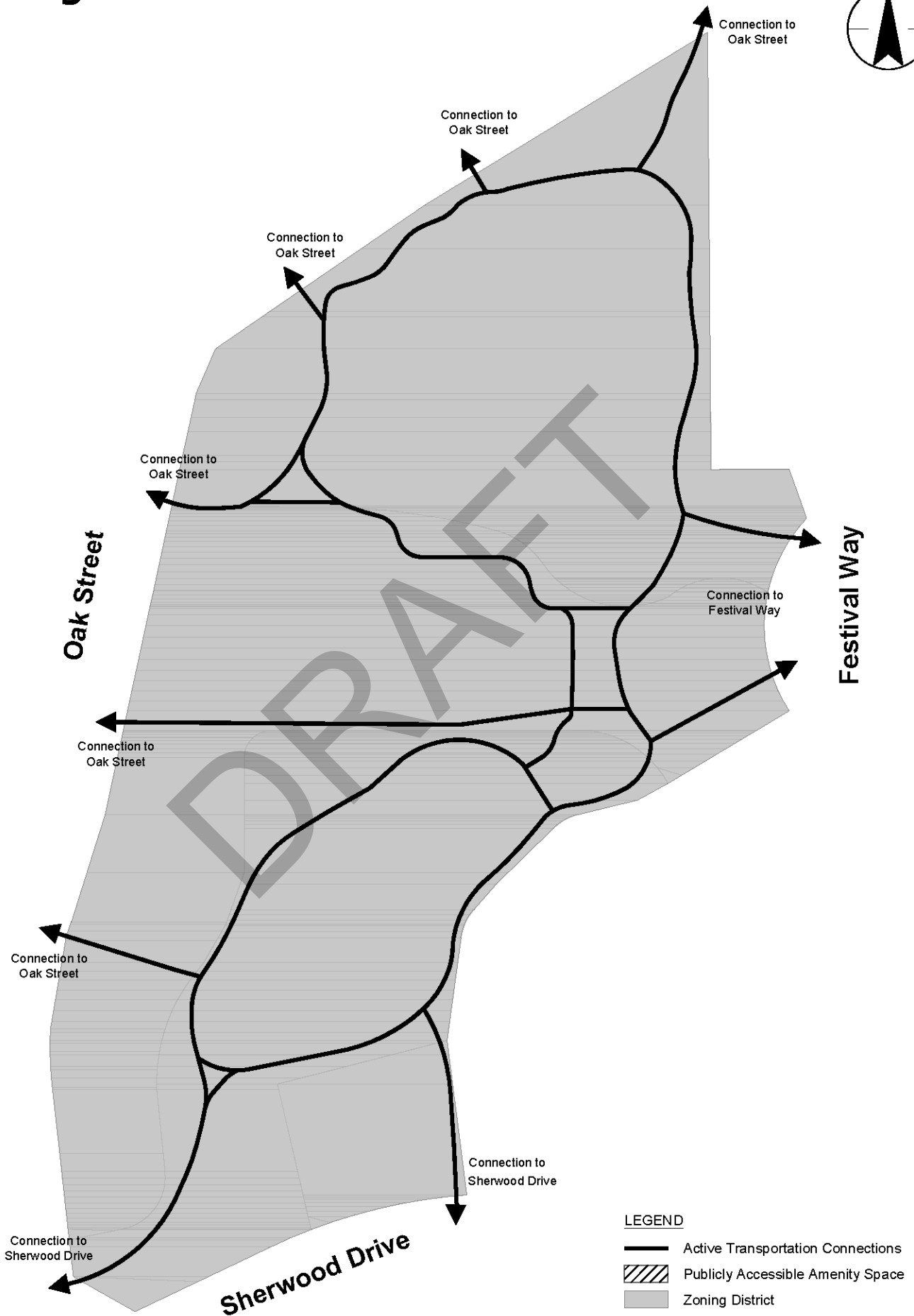
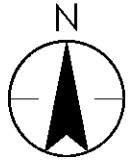
- (10) A development must provide the active transportation connections shown on Drawing "M".

Built Form

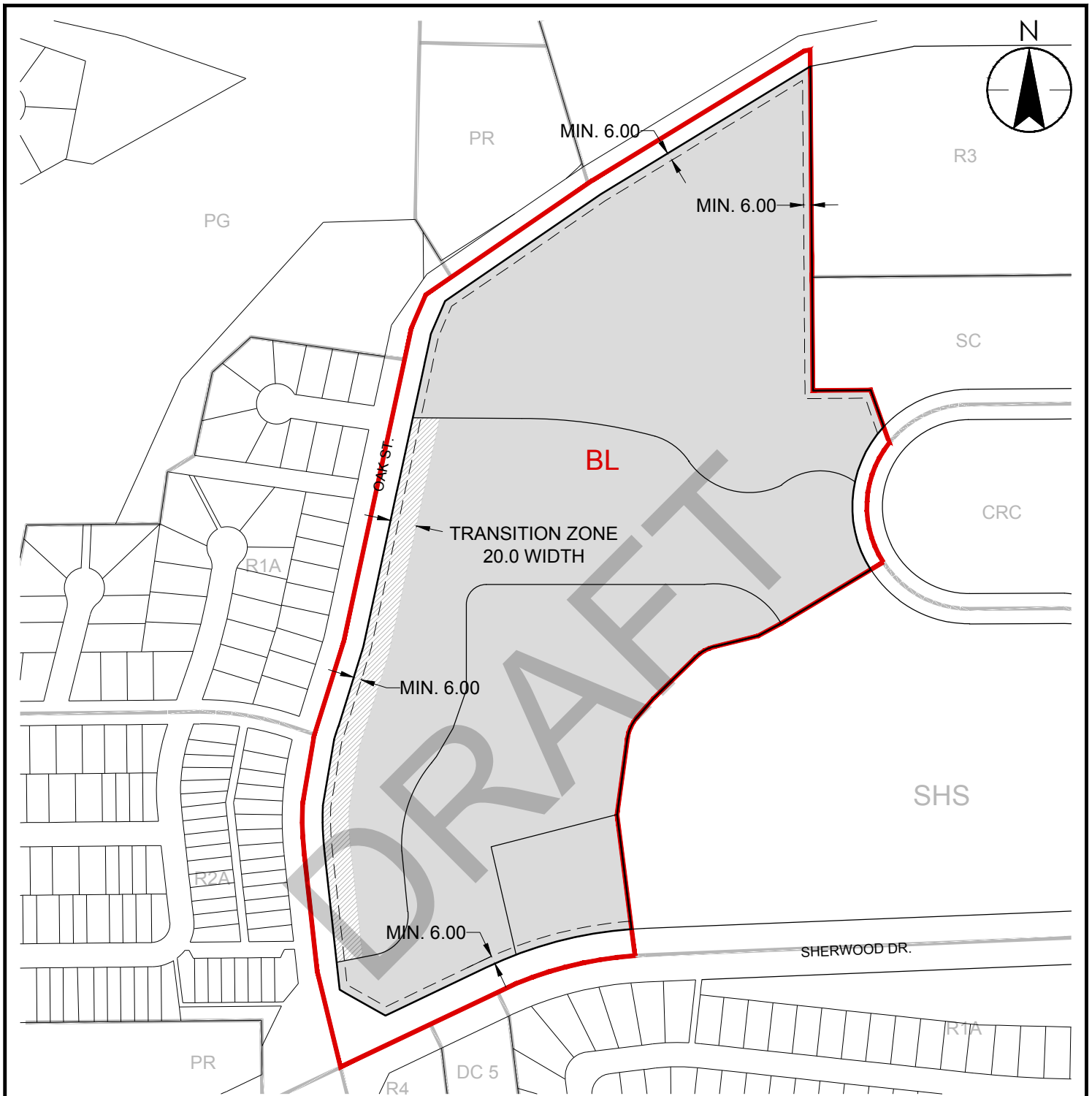
- (11) Buildings which abut both an internal private street or public street and a publicly accessible amenity space will provide entrances toward both the street and the publicly accessible amenity space.

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Drawing "M" BL Area



Note* Locations and sizes of connections and amenity spaces are approximate and will be confirmed through detailed site planning.



SCALE NTS

ZONE	SITE BOUNDARY	MIN. BUILD-TO LINE (m)	MAX. BUILD-TO LINE (m)
	OAK ST, SHERWOOD DRIVE & ABUTTING PARCELS	6.0	N/A

	BUILDING HEIGHTS (m)
STANDARD	Min. 10.0 - Max. 20.0
TRANSITION ZONE	Min. 10.0 - Max. 14.5
STEP BACKS	N/A

Note: Location of internal private streets, active transportation connections and publicly accessible amenity spaces to be determined through detailed site planning

Note: Heights may vary in accordance with policies

Height and Build-to Line Setback Illustration for BL Area

13.1.13 SHS – Salisbury High School Area

Area of Application

- (1) The regulations set out in this section apply to the area shown on Drawing "A" as SHS.

Purpose

- (2) The purpose of this area is to facilitate the existing educational facility and associated community and recreational uses.

Uses

- (3) Subject to any fundamental use criteria for certain uses set out below, the permitted uses and the discretionary uses for this area are:

PERMITTED USES
education, private
education, public
government services
health services, minor
library and exhibit
recreation, outdoor
religious assembly, minor
utility service, minor

DISCRETIONARY USES
care centre, intermediate
care centre, major
emergency service
exhibition and convention facility
health services, major
parking non-accessory
private club
recreation, community
recreation, indoor
religious assembly, major

Fundamental Use Criteria

- (4) A permitted use or a discretionary use listed above will only be considered as a permitted use or a discretionary use where an Education Public or Education Private use remains within the SHS – Salisbury Highschool Area.

Development Regulation

Height

- (5) The maximum height of the principal building is 20.0 m or six storeys.

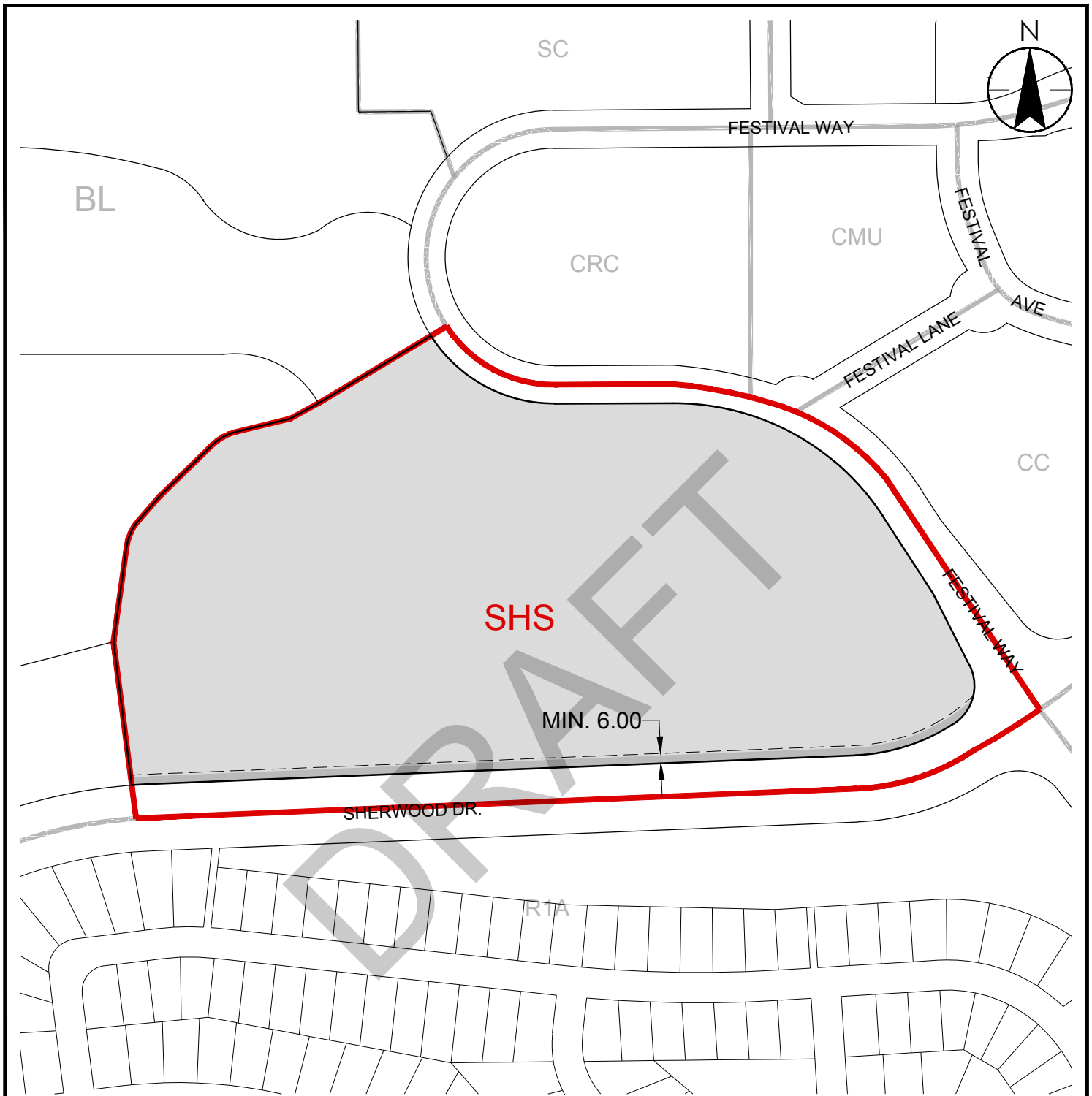
Step back

- (6) A building abutting Sherwood Drive with a height greater than 14.5 m must provide a minimum 5.0 m step back at a maximum height of 14.5 m within the building face(s) which fall beside Sherwood Drive.

Build-to lines

- (7) Build-to lines abutting Sherwood Drive will be placed a minimum of 6.0 m from the property line of Sherwood Drive.

DRAFT



SCALE NTS

ZONE	SITE BOUNDARY	MIN. BUILD-TO LINE (m)	MAX. BUILD-TO LINE (m)
	SHERWOOD DRIVE & ABUTTING PARCELS	6.0	N/A

	BUILDING HEIGHTS (m)
STANDARD	Max. 20.0
TRANSITION ZONE	N/A
STEP BACKS	Min. 5.0 m step back at a maximum height of 14.5 m adjacent to Sherwood Drive

Note: Location of internal private streets, active transportation connections and publicly accessible amenity spaces to be determined through detailed site planning

Note: Heights may vary in accordance with policies

Height and Build-to Line Setback Illustration for SHS Area

13.1.14 TM – The Market Area

Area of Application

- (1) The regulations set out in this section apply to the area shown on Drawing "A" as TM.

Purpose

- (2) The purpose of this area is to provide for a range of commercial uses that help to define the Urban Centre and that service Sherwood Park and beyond. The area includes a pedestrian linkage between the northern Festival Way/Sherwood Drive intersection and the Urban Square.

Uses

- (3) Subject to any fundamental use criteria for certain uses set out below, the permitted uses and the discretionary uses for this area are:

PERMITTED USES

business support service

dwelling apartment, where it is not located on the ground floor of a building

financial service

food service, restaurant

food service, specialty

government service

health service, minor

home business, minor

home office

information centre

neighbourhood pub

night club

office

parking, non-accessory

personal service establishment

residential sales centre

retail, convenience

retail, general

DISCRETIONARY USES

animal grooming and care

commercial school

convenience vehicle rental

recreation, indoor

retail, alcohol, where it does not front onto festival way

retail, cannabis

utility service, minor

Fundamental Use Criteria

- (4) The 4.8 m wide, active transportation connection, identified on Drawing "O", is for use only as a landscaped pathway linking the Urban Square and the northern intersection of Festival Way and Sherwood Drive.

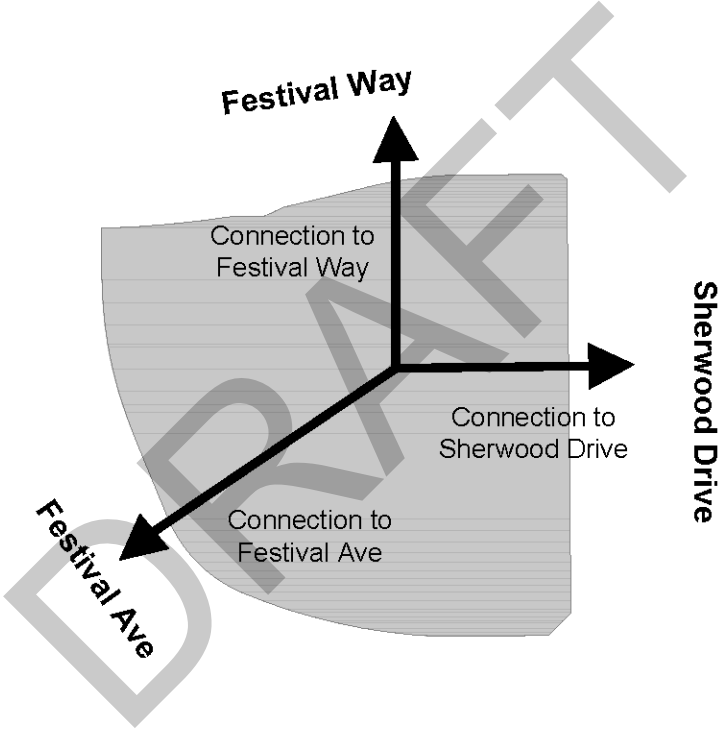
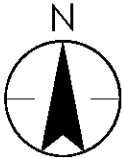
Development Regulations

- (5) Build-to lines abutting a public street will be placed 0.0 m from the property line of the street.
- (6) The maximum building height is 20.0 m or six storeys.
- (7) The minimum building height is 8.69 m.
- (8) A building abutting Sherwood Drive or Festival Way, within 100 m of Sherwood Drive, with a height greater than 14.5 m must provide a minimum 5.0 m step back at a maximum height of 14.5 m within the building face(s) which fall beside Sherwood Drive or Festival Way.
- (9) Wheel stops shall be provided at every parking space along the central pathway to prevent encroachment onto the open space pathway with front bumpers of vehicles.
- (10) Additional signage shall be provided along the central pathway indicating "No Backing into Spaces Allowed".
- (11) The central pathway shall be designed to incorporate 1.0 m² of planting beds for every 15.0 m² of pathway. The required planting beds are to be consolidated into openings of a minimum of 3.0 m² containing perennials and/or shrubs with at least one (1) tree per bed. A minimum of one (1) bench for each twenty (20) lineal meters of pathway shall be provided.
- (12) Parking layouts and space locations shall be coordinated with the County to ensure that vehicles do not encroach on the central pathway when entering or leaving a parking space.




- (13) Storefront glazing using glass and spandrel panels shall be provided along Festival Avenue and the Urban Square.
- (14) Single doors to commercial retail bays shall be provided along Festival Avenue and Sherwood Drive. Handicap accessible doors shall be provided to each commercial retail bay from the Urban Square only. Single or double entry doors shall be provided to each commercial retail bay facing the Urban Square. The building facades along Festival Avenue, Sherwood Drive and the Urban Square shall incorporate a combination of solid walls and storefront glazing and entrances. Solid up stand walls required to accommodate established Festival Avenue grades shall be minimized with landscape features and treatment.

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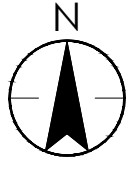
Drawing "O" TM Area



LEGEND

-  Active Transportation Connections
-  Publicly Accessible Amenity Space
-  Zoning District

Note* Locations and sizes of connections and amenity spaces are approximate and will be confirmed through detailed site planning.



ST

FESTIVAL WAY

MAX. 0.00

TM

MAX. 0.00

PCH

MAX. 0.00

AVE


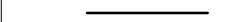


SHERWOOD DR.

MU

FESTIVAL LANE

CC

SCALE NTS

ZONE	SITE BOUNDARY	MIN. BUILD-TO LINE (m)	MAX. BUILD-TO LINE (m)
			
	FESTIVAL WAY AND SHERWOOD DRIVE	N/A	0.0

	BUILDING HEIGHTS (m)
STANDARD	Min 8.69 - Max. 20.0
TRANSITION ZONE	N/A
STEP BACKS	Min. 5.0 m step back at a maximum height of 14.5 m adjacent to Sherwood Drive or Festival Way, within 100 m of Sherwood Drive

Note: Location of internal private streets, active transportation connections and publicly accessible amenity spaces to be determined through detailed site planning

Note: Heights may vary in accordance with policies

Height and Build-to Line Setback Illustration for TM Area

13.1.15 CC – Civic Centre Area

Area of Application

- (1) The regulations set out in this section apply to the area shown on Drawing "A" as CC.

Purpose

- (2) The purpose of this area is to provide for municipal government offices, a library, a museum, an art gallery and other public facilities. Also included are secondary commercial uses and a civic plaza, which provides an open space corridor between the Community Centre and County Hall.

Uses

- (3) Subject to the fundamental use criteria set out below for certain uses, the permitted uses and the discretionary uses are:

PERMITTED USES
business support service
care centre, intermediate
care centre, major
entertainment, spectator
financial service
food service, restaurant
food service, specialty
government service
health service, minor
information centre
library and exhibit
office
parking, non-accessory
personal service establishment
recreation, indoor
retail, convenience
retail, general

DISCRETIONARY USES
amusement centre

assisted living facility, where considered a form of community housing
commercial school

dwelling, apartment, where considered a form of community housing

dwelling, wrapped townhouse, where considered a form of community housing

neighbourhood pub

utility service, minor

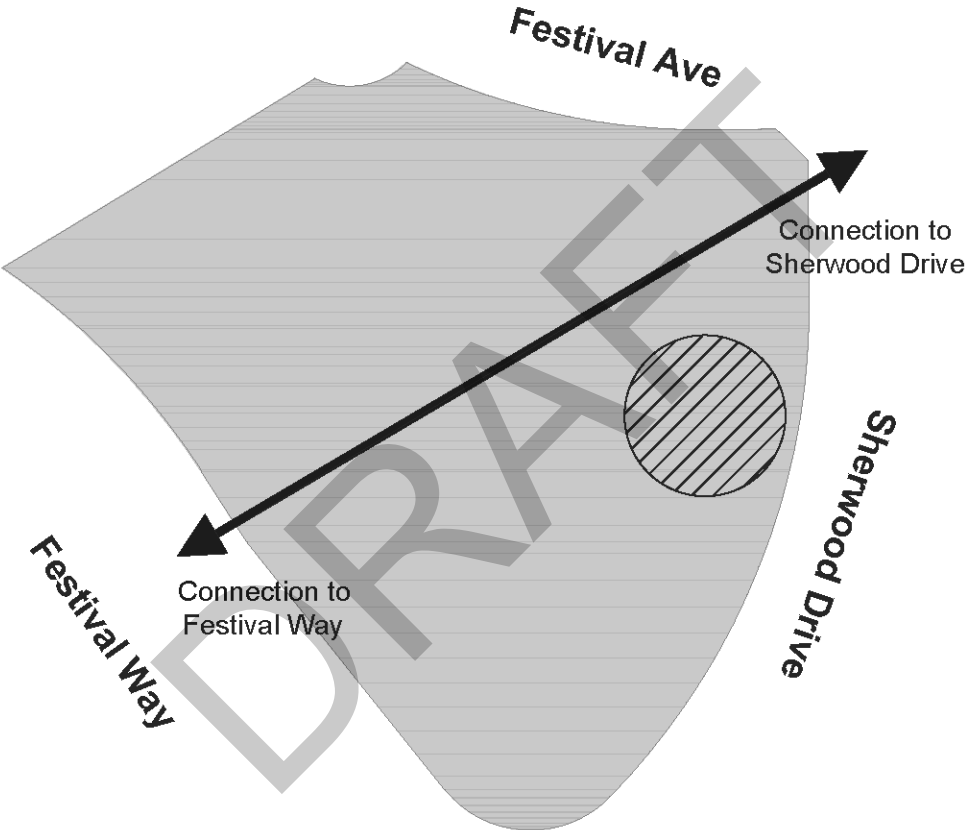
Fundamental Use Criteria

- (4) Where a permitted use or discretionary use listed above interrupts a linkage shown on Drawing "P", then that use will only be considered a permitted use or discretionary use where the linkage is replaced within the same site.
- (5) A commercial or residential use shall only be considered where the majority of the developed ground floor area of the CC – Civic Centre Area remains as a public service use.




Development Regulations

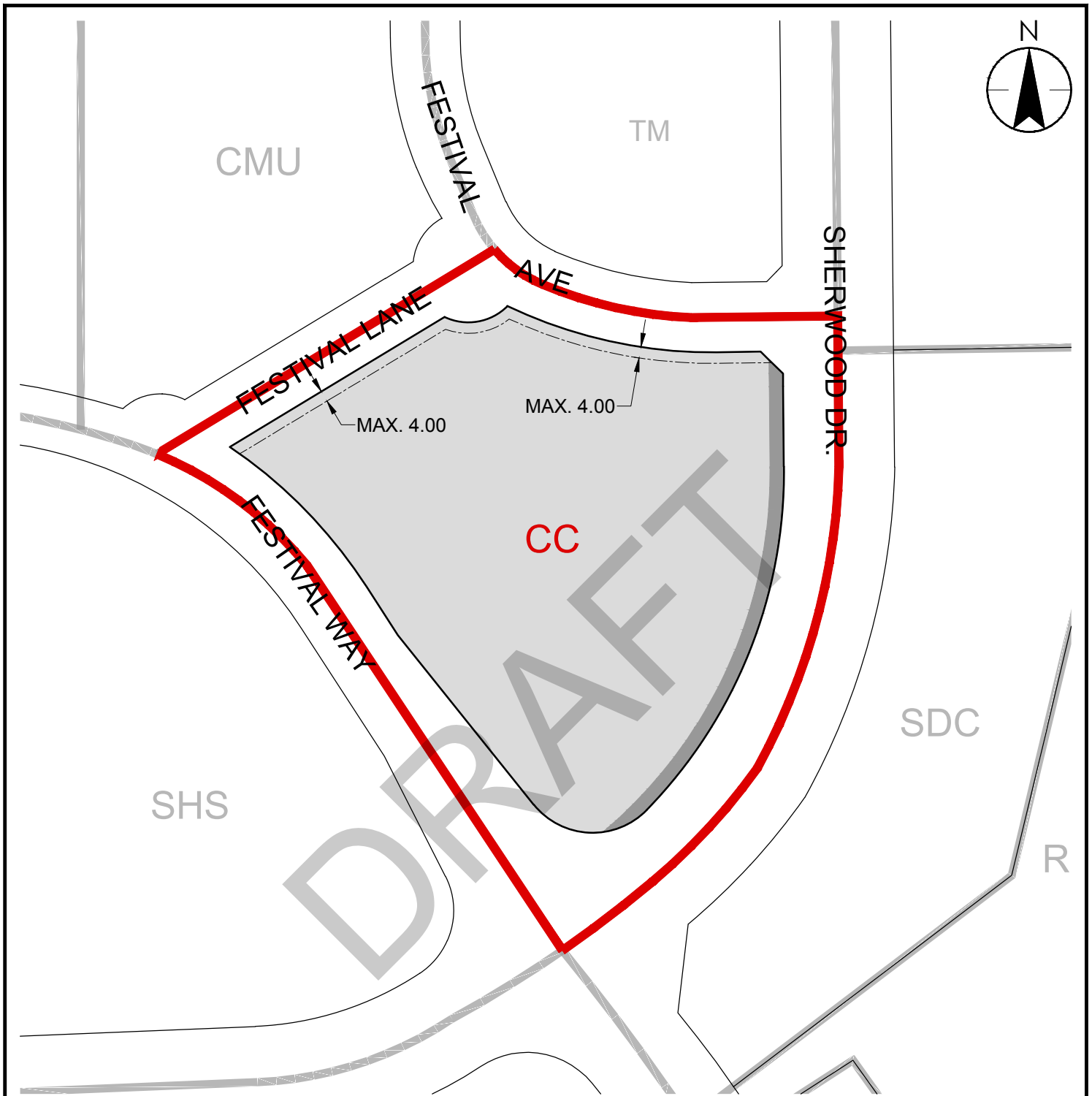
- (6) Build-to lines abutting Festival Lane, Festival Ave, or a publicly accessible amenity space will be placed a maximum of 4.0 m from the property line of Festival Lane, Festival Ave or a publicly accessible amenity space.
- (7) The maximum height of any principal building is 20.0 m or six storeys, except that proposals for buildings greater than 20.0 m or six storeys, up to a maximum height of 40.0 m, will be permitted where a minimum of 5% of the units within the height increase area are community housing units.
- (8) A building abutting Sherwood Drive with a height greater than 14.5 m must provide a minimum 5.0 m step back at a maximum height of 14.5 m within the building face(s) which fall beside Sherwood Drive.
- (9) The minimum building height is 10.0 m.
- (10) There shall be a public entrance to buildings from all abutting public streets.
- (11) The existing publicly accessible amenity space adjacent to Sherwood Drive and the Community Centre agora will be maintained.

Drawing "P" CC Area


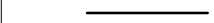




LEGEND

-  Active Transportation Connections
-  Publicly Accessible Amenity Space
-  Zoning District



SCALE NTS

ZONE	SITE BOUNDARY	MIN. BUILD-TO LINE (m)	MAX. BUILD-TO LINE (m)
			
	FESTIVAL LANE, FESTIVAL AVE & OR A PUBLICLY ACCESSIBLE AMENITY SPACE	0.0	4.0

	BUILDING HEIGHTS (m)
STANDARD	Min. 10.0 - Max. 20.0
TRANSITION ZONE	N/A
STEP BACKS	Min. 5.0 m step back at a maximum height of 14.5 m adjacent to Sherwood Drive

Note: Location of internal private streets, active transportation connections and publicly accessible amenity spaces to be determined through detailed site planning

Note: Heights may vary in accordance with policies

Height and Build-to Line Setback Illustration for CC Area

DISCRETIONARY USES

amusement arcade, minor

commercial school

convenience vehicle rental

recreation, indoor

residential sales centre

retail, alcohol, where it does not front onto Festival Way

utility service, minor

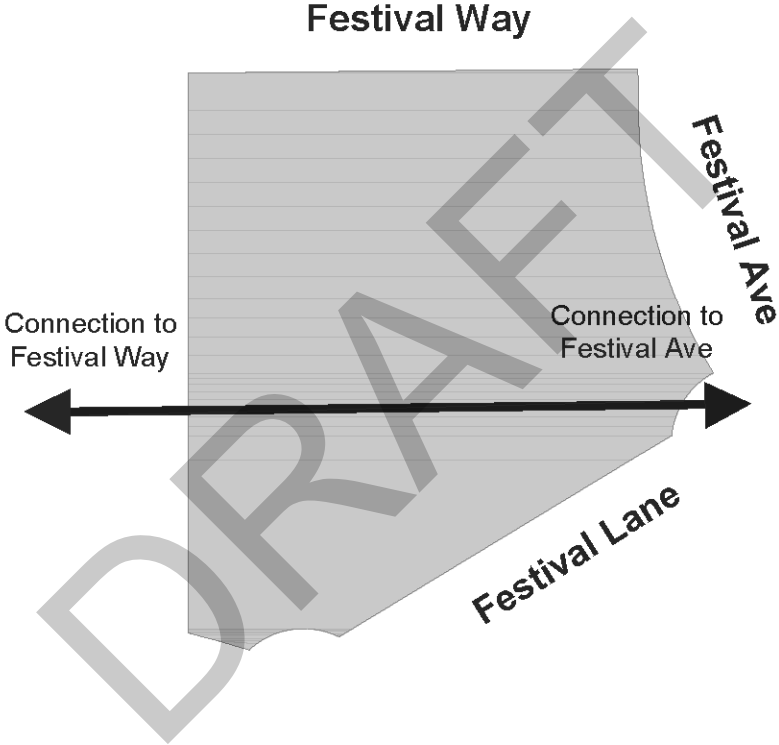
Fundamental Use Criteria

- (4) The publicly accessible amenity space, identified as an east-west pathway on Drawing "Q", is for park use only.
- (5) Buildings fronting onto Festival Ave or Festival Lane and the Urban Square shall have commercial or community service uses at-grade abutting the Urban Square.




Development Regulations

- (6) Build-to lines abutting Festival Way, Festival Ave and Festival Lane will be placed a maximum of 4.0 m from the property line of Festival Way, Festival Ave and Festival Lane.
- (7) Build-to lines abutting an internal private street, publicly accessible amenity space, or active transportation connection will be placed 0.0 m from the internal private street, publicly accessible amenity space, or active transportation connection.
- (8) The maximum building height is 20.0 m or six storeys.
- (9) The minimum building height is 10.0 m.
- (10) There shall be an entrance to buildings from all abutting public roads.

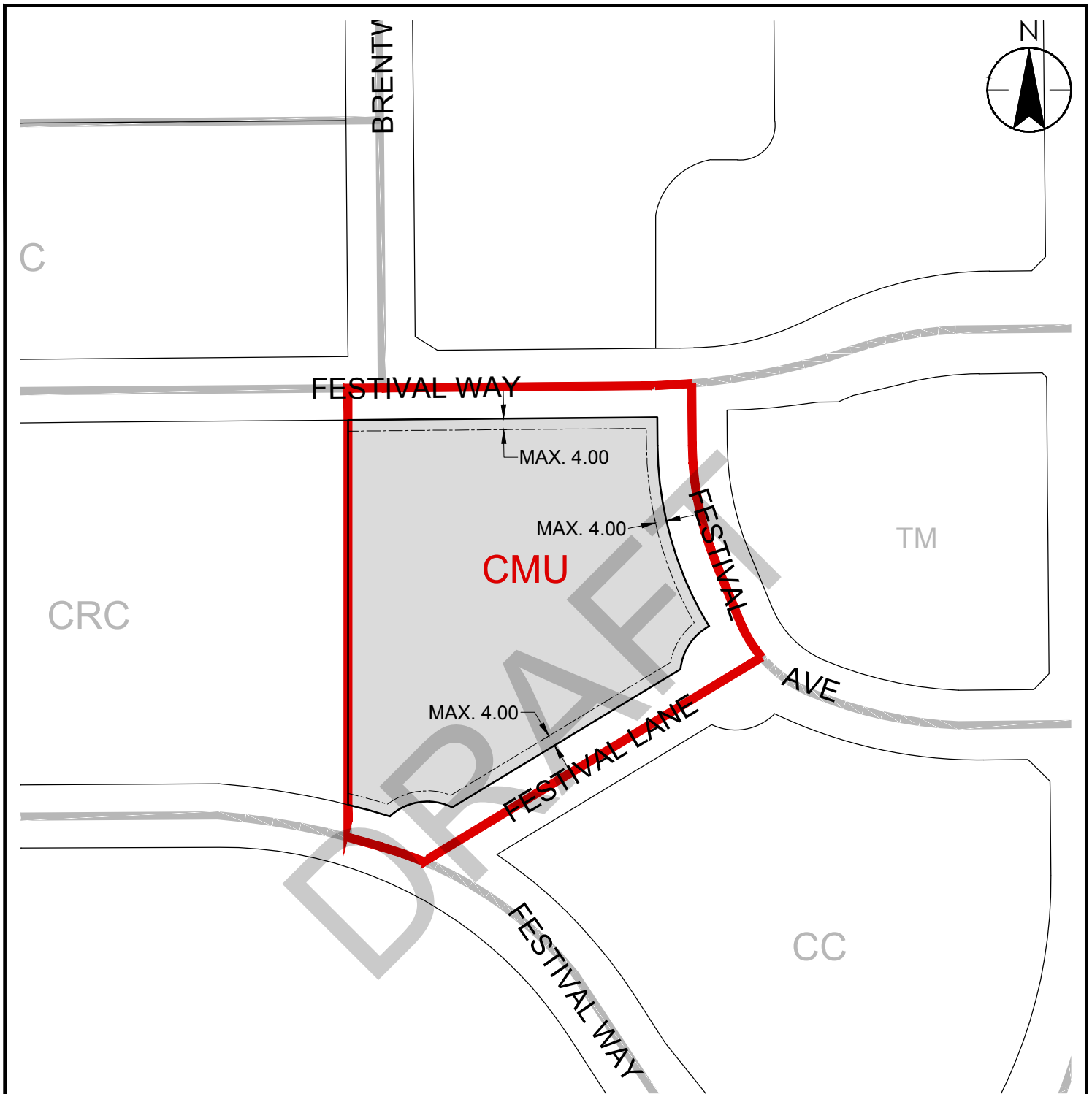
Drawing "Q" CMU Area



LEGEND

-  Active Transportation Connections
-  Publicly Accessible Amenity Space
-  Zoning District

Note* Locations and sizes of connections and amenity spaces are approximate and will be confirmed through detailed site planning.



SCALE NTS

ZONE	SITE BOUNDARY	MIN. BUILD-TO LINE (m)	MAX. BUILD-TO LINE (m)
		---	---
	FESTIVAL WAY	N/A	4.0
	FESTIVAL AVE	N/A	4.0
	INTERNAL PRIVATE STREETS, ACTIVE TRANSPORTATION CONNECTION OR PUBLICLY ACCESSIBLE AMENITY SPACE	N/A	0.0
	FESTIVAL LANE	N/A	4.0

	BUILDING HEIGHTS (m)
STANDARD	Min.10.0 - Max. 20.0
TRANSITION ZONE	N/A
STEP BACKS	N/A

Note: Location of internal private streets, active transportation connections and publicly accessible amenity spaces to be determined through detailed site planning

Note: Heights may vary in accordance with policies

Height and Build-to Line Setback Illustration for CMU Area

13.1.17 CRC – Central Residential Condo Area

Area of Application

- (1) The regulations set out in this section apply to the area shown on Drawing "A" as CRC.

Purpose

- (2) The purpose of this area is to provide for multiple housing in the form of apartment housing and/or town housing. The area includes an integrated linear public open space and walkway, and a minor commercial component.

Uses

- (3) Subject to the fundamental use criteria set out below for certain uses, the permitted uses and the discretionary uses are:

PERMITTED USES
apartment housing
dwelling, wrapped townhousing
home business, minor
parking, non-accessory

DISCRETIONARY USES
care centre, intermediate
food service, restaurant
food service, specialty
office
personal service establishment
recreation, indoor
residential sales centre
retail, convenience
retail, general
utility service, minor

Fundamental Use Criteria

- (4) Discretionary uses of the CRC Area shall only be considered where an integral part of the larger multiple unit residential developments and are not permitted in a free standing building.

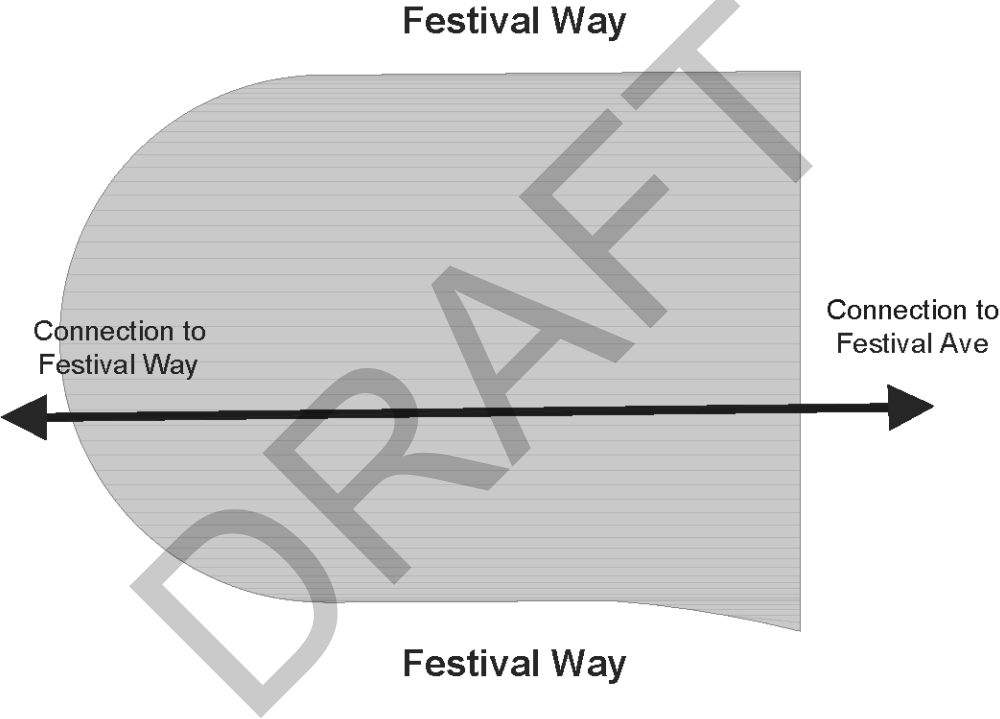
- (5) The total retail uses shall not exceed 300m².
- (6) The east-west linear park and pathway, identified as a public space on Drawing "R", is for park use only.

Development Regulations




- (7) Build-to lines abutting Festival Way, an internal private street, publicly accessible amenity space, or active transportation connection will be placed a maximum of 4.0 m from the property line of Festival Way, an internal private street, a publicly accessible amenity space or an active transportation connection.
- (8) The maximum building height is 20.0 m or six storeys.
- (9) The minimum building height is 10.0 m.

DRAFT

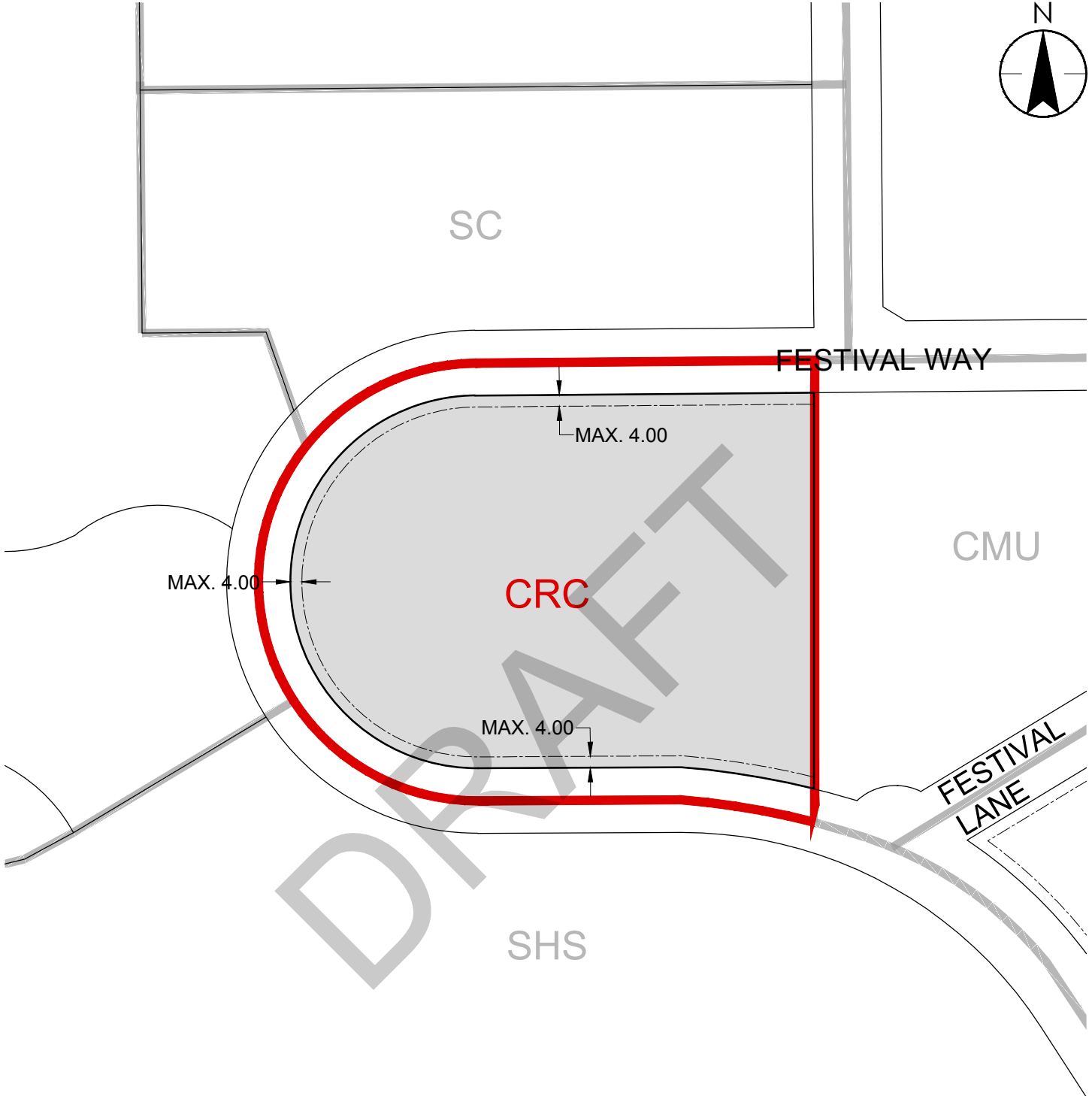
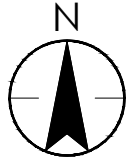
Drawing "R" CRC Area





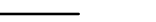

LEGEND

-  Active Transportation Connections
-  Publicly Accessible Amenity Space
-  Zoning District

Note* Locations and sizes of connections and amenity spaces are approximate and will be confirmed through detailed site planning.



SCALE NTS

ZONE	SITE BOUNDARY	MIN. BUILD-TO LINE (m)	MAX. BUILD-TO LINE (m)
			
	FESTIVAL WAY	N/A	4.0
	INTERNAL PRIVATE STREETS, ACTIVE TRANSPORTATION CONNECTION OR PUBLICLY ACCESSIBLE AMENITY SPACE	N/A	4.0

	BUILDING HEIGHTS (m)
STANDARD	Min. 10.0 - Max. 20.0
TRANSITION ZONE	N/A
STEP BACKS	N/A

Note: Location of internal private streets, active transportation connections and publicly accessible amenity spaces to be determined through detailed site planning

Note: Heights may vary in accordance with policies

Height and Build-to Line Setback Illustration for CRC Area