

# Part Seven: Overlay and Other Districts and Regulations

<b>Part Seven: Overlay and Other Districts and Regulations .....</b>	<b>1</b>
<b>7.1 A1 Future Urban Development District.....</b>	<b>4</b>
1. A1 Permitted and Discretionary Uses Table.....	4
2. A1 Future Urban Development District Regulations.....	4
<b>7.2 A2 Environmental Preservation District .....</b>	<b>6</b>
1. A2 Permitted and Discretionary Uses Table.....	6
2. A2 Environmental Preservation District Special Provisions and Regulations.....	6
<b>7.3 P1 Parks and Recreation District .....</b>	<b>7</b>
1. P1 Permitted and Discretionary Uses Table .....	7
3. P1 Parks and Recreation District Regulations .....	8
4. Site Development .....	8
<b>7.4 PS Public Service (Institutional or Government) District.....</b>	<b>9</b>
1. PS Permitted and Discretionary Uses Table .....	9
2. PS Public Service (Institutional or Government) District Regulations.....	10
3. Site Development .....	11
<b>7.4.1 PSI Post-Secondary Institution District .....</b>	<b>11</b>
1. PSI Permitted and Discretionary Uses Table.....	11
2. Site Development .....	12
3. Design Criteria.....	13
<b>7.5 HP Historical Preservation Overlay District.....</b>	<b>14</b>
1. HP Permitted and Discretionary Uses Table .....	14
2. Historical Preservation Overlay District Regulations.....	15
3. Historical Preservation Buildings and Sites.....	15
<b>7.6 HS Historical Significance Overlay District .....</b>	<b>17</b>
1. HS Permitted and Discretionary Uses Table .....	17
2. Historical Significance Overlay District Regulations.....	17
<b>7.7 Mature Neighborhood Parkvale Overlay District.....</b>	<b>24</b>
1. Permitted and Discretionary Uses .....	24
2. Application .....	24
3. Development Regulations for Residential Buildings.....	25
4. Development Regulations for Accessory Buildings .....	27
5. Regulations for Vegetation and Landscaping .....	27
<b>7.8 Vertical Height Overlay District.....</b>	<b>29</b>
1. Method of Application.....	29
<b>7.9 Flood Plain Overlay Provisions.....</b>	<b>30</b>
1. Flood Risk Overlays .....	30
2. Floodway Uses .....	32
3. Flood Fringe Uses.....	32
4. Regulations .....	32
<b>7.10 Density Overlay District .....</b>	<b>34</b>
1. Method of Application.....	34
<b>7.11 Riverside Meadows and West Park Overlay District .....</b>	<b>35</b>
1. Permitted and Discretionary Uses .....	35
2. Application .....	35
3. Regulations for All Redevelopment .....	37
4. All Residential Redevelopment .....	39
5. Regulations for Commercial Redevelopment.....	41
<b>7.12 Public Service Residential (See Map N17) .....</b>	<b>44</b>
1. PSR Permitted and Discretionary Use Table .....	44
2. PSR Permitted Regulations .....	45

3.	Site Development .....	45
<b>7.13</b>	<b>Eco Industrial Park Overlay District .....</b>	<b>46</b>
1.	Application .....	46
2.	Permitted and Discretionary Uses .....	46
3.	Applications for Development.....	46
4.	Development Authority Variance Powers .....	47
5.	Regulations .....	47
<b>7.14</b>	<b>Mature Neighbourhood Overlay District.....</b>	<b>50</b>
1.	General Purpose.....	50
2.	Definitions .....	50
3.	Application .....	50
4.	Discretionary Use .....	51
5.	Regulations for All Redevelopment .....	51
<b>1.</b>	<b>Introduction .....</b>	<b>55</b>
<b>1.1</b>	<b>Woodlea Character Statements .....</b>	<b>55</b>
<b>1.2</b>	<b>How Character Statements are Applied .....</b>	<b>56</b>
<b>1.3</b>	<b>Historical Properties .....</b>	<b>57</b>
<b>1.4</b>	<b>Interpretation .....</b>	<b>58</b>
<b>2.</b>	<b>Design Standards applicable to the entire Woodlea neighbourhood.....</b>	<b>59</b>
<b>2.1</b>	<b>Vehicular Access.....</b>	<b>59</b>
<b>2.2</b>	<b>Boulevard Trees.....</b>	<b>60</b>
<b>2.3</b>	<b>Building and Site Design.....</b>	<b>60</b>
<b>3.</b>	<b>Central Woodlea Character Statement .....</b>	<b>62</b>
<b>3.1</b>	<b>Character Statement Area Map.....</b>	<b>62</b>
<b>3.2</b>	<b>Context and History .....</b>	<b>62</b>
<b>3.3</b>	<b>Common Forms and Scale of Buildings .....</b>	<b>63</b>
<b>3.4</b>	<b>Common Building Materials .....</b>	<b>64</b>
<b>3.5</b>	<b>Other Common Elements .....</b>	<b>64</b>
<b>3.6</b>	<b>Design Standards.....</b>	<b>65</b>
<b>4.</b>	<b>Chinese Market Garden Character Statement.....</b>	<b>66</b>
<b>4.1</b>	<b>Character Statement Area Map.....</b>	<b>66</b>
<b>4.2</b>	<b>Context and History .....</b>	<b>66</b>
<b>4.3</b>	<b>Common Forms and Scale of Buildings .....</b>	<b>67</b>
<b>4.4</b>	<b>Common Building Materials .....</b>	<b>67</b>
<b>4.5</b>	<b>Other Common Elements .....</b>	<b>67</b>
<b>4.6</b>	<b>Design Standards.....</b>	<b>67</b>
<b>5.</b>	<b>Nazarene Camp Character Statement.....</b>	<b>70</b>
<b>5.1</b>	<b>Character Statement Area Map.....</b>	<b>70</b>
<b>5.2</b>	<b>Context and History .....</b>	<b>70</b>
<b>5.3</b>	<b>Common Forms and Scale of Buildings .....</b>	<b>71</b>
<b>5.4</b>	<b>Common Building Materials .....</b>	<b>71</b>
<b>5.5</b>	<b>Other Common Elements .....</b>	<b>72</b>
<b>5.6</b>	<b>Design Standards.....</b>	<b>72</b>
<b>6.</b>	<b>Definitions.....</b>	<b>74</b>
<b>7.15</b>	<b>Major Entry Areas Overlay District .....</b>	<b>78</b>
1.	General Purpose.....	78
2.	Definitions .....	78
<b>7.16</b>	<b>Little Close Overlay District: .....</b>	<b>91</b>

1. General Purpose..... 91  
**7.17 Low Impact Commercial Overlay District ..... 92**

## 7.1 A1 Future Urban Development District

**A1**

### General Purpose

The General Purpose of this District is to allow agricultural and related uses until such time as the land is required for urban development.

### 1. A1 Permitted and Discretionary Uses Table

<b>(a) Permitted Uses</b>	
(i)	<sup>1</sup> Building Sign.
(ii)	<sup>2</sup> Growing of crops and produce, market gardens or other agricultural operations which may include stands for the sale of produce grown or produced on the site but shall not include Cannabis Retail Sales, feedlots, abattoirs, or the packing or processing of meat or poultry products.
(iii)	<sup>3</sup> Greenhouse or landscape nursery - stock farms including ancillary sales not including Cannabis Retail Sales..
(iv)	Home occupations - office only subject to section 4.7(8).
(v)	<sup>4</sup> DELETED
<b>(b) Discretionary Uses</b>	
(i)	Bed & breakfast, subject to section 4.7(11).
(ii)	Extraction from the ground of petroleum, minerals, sand and gravel, peat moss and topsoil.
(iii)	<sup>5</sup> Freestanding Sign.
(iv)	Home occupations subject to section 4.7(8).
(v)	<sup>6</sup> DELETED
(vi)	Residential uses: one detached dwelling or one manufactured home.
(vii)	Utilities and sanitary landfill.
(viii)	<sup>7</sup> Accessory building, subject to section 3.5

### 2. A1 Future Urban Development District Regulations

#### (a) Table 7.1 A1 Regulations

Regulations	Requirements
Floor Area Minimum	Detached dwellings 75.0 m <sup>2</sup>

<sup>1</sup> 3357/B-2018

<sup>2</sup> 3357/L-2018

<sup>3</sup> 3357/L-2018

<sup>4</sup> 3357/B-2018

<sup>5</sup> 3357/B-2018

<sup>6</sup> 3357/B-2018

<sup>7</sup> 3357/X-2014

<b>Regulations</b>	<b>Requirements</b>
Building Height Maximum	10 m measured from the average of the lot grade
Front Yard Minimum	15.0 m
Side Yard Minimum	7.5 m
Rear Yard Minimum	7.5 m
Landscaped Area	Subject to <sup>8</sup> Development Authority approval
Parking Spaces	Subject to sections 3.1 & 3.2
Site Area Minimum	1.2 ha
Frontage Minimum	Subject to <sup>9</sup> Development Authority approval

---

<sup>8</sup> 3357/C-2022

<sup>9</sup> 3357/C-2022

## 7.2 A2 Environmental Preservation District



### General Purpose

The general purpose of this District is to protect environmentally sensitive land by restricting development to minimal and environmentally compatible uses.

### 1. A2 Permitted and Discretionary Uses Table

<b>(a) Permitted Uses</b>
(i) Natural vegetation. (ii) Parks.
<b>(b) Discretionary Uses</b>
(i) Cemetery. (ii) <sup>10</sup> Growing of crops and produce, market gardens or other agricultural uses which may include stands for the sale, not including Cannabis Retail Sales, of produce grown or produced on the premise but shall not include feedlots, abattoirs, meat or poultry products, packing or processing. (iii) Home occupations subject to section 4.7(8). (iv) Recreational and sports activities and facilities provided that the use is compatible with the natural characteristics of the site. (v) Utilities.

### 2. A2 Environmental Preservation District Special Provisions and Regulations

- (a) All regulations of this district are subject to <sup>11</sup>Development Authority approval.
- (b) After the passing of this Bylaw, no permanent building shall be erected on any site in this district.
- (c) Trees shall not be cut, felled or removed without prior approval of the <sup>12</sup>Development Authority.
- (d) No aggregate extraction will be allowed.

---

<sup>10</sup> 3357/L-2018

<sup>11</sup> 3357/C-2022

<sup>12</sup> 3357/C-2022

### 7.3 P1 Parks and Recreation District



#### General Purpose

The general purpose of this District is to provide land for parks and recreation areas and facilities for the use and enjoyment of the public at large.

#### 1. P1 Permitted and Discretionary Uses Table

<b>(a) Permitted Uses</b>	
1.	Formal parks including trees, shrubs, flowers, lawns, pedestrian walks, statuary, ornamental ponds and fountains and any other use normally comprised in a formal floral or ornamental garden and campgrounds.
2.	<sup>13</sup> DELETED
<b>(b) Discretionary Uses</b>	
(i)	<sup>14</sup> Accessory Building
(ii)	Above ground storage tanks for motor fuel products including propane and used oil.
(iii)	Bowling greens.
(iv)	<sup>15</sup> Building Sign
(v)	Community centres.
(vi)	Curling rinks.
(vii)	Day care facilities.
(viii)	Enclosed hockey, ice skating or roller skating rinks.
(ix)	Exhibition buildings or amphitheatres.
(x)	<sup>16</sup> Freestanding Sign.
(xi)	Golf courses or golf driving ranges.
(xii)	<sup>17</sup> DELETED
(xiii)	Outdoor rinks.
(xiv)	Parks, picnic areas or open space facilities for use by the general public, playgrounds or tot lots.
(xv)	Parking ancillary to a permitted or discretionary use.
(xvi)	Sports fields.
(xvii)	Swimming pools.
(xviii)	Sports stadiums.
(xix)	<sup>18</sup> Tennis Courts (indoor or outdoor)
(xx)	Utilities.
(xxi)	<sup>19</sup> Deleted

<sup>13</sup> 3357/A-2017, 3357/B-2018

<sup>14</sup> 3357/E-2016

<sup>15</sup> 3357/B-2018

<sup>16</sup> 3357/B-2018

<sup>17</sup> 3357/I-2013, 3357/B-2018

<sup>18</sup> 3357/E-2016

(xxii) <sup>2</sup> Off Leash Dog Park

### 3. P1 Parks and Recreation District Regulations

#### (a) Table 7.2 P1 Regulations

Regulations	Requirements
Front Yard Minimum	15.0 m
Side Yard Minimum	15.0 m from any street, otherwise 7.5 m
Rear Yard Minimum	15.0 m from any street, otherwise 7.5 m
Landscaped Area	As required by the Recreation, Parks and Culture Manager
Parking Spaces	Subject to sections 3.1 & 3.2
Loading	Subject to <sup>20</sup> Development Authority approval

### 4. Site Development

- (a) Within the P1 Parks and Recreation District the site plan, the relationship between buildings, structures and open space, the architectural treatment of buildings, the provision and architecture of landscaped open space, and the parking layout, shall be subject to approval by the Development Authority.

---

<sup>19</sup> 3357/I-2009 and 3357/F-2011

<sup>2</sup> 3357/FF-2009

<sup>20</sup> 3357/C-2022



## 7.4 PS Public Service (Institutional or Government) District

PS

### <sup>21</sup>General Purpose

The general purpose of this District is to provide land for those uses that are Public and Quasi-Public in nature.

<sup>22</sup> DELETED

### 1. PS Permitted and Discretionary Uses Table

<b>(a) Permitted Uses</b>	
<b>(i)</b>	Any use for National Defence purposes which does not prejudice the character or value of the surrounding property.
<b>(ii)</b>	At the Westerner Exposition Site situate upon the following lands namely Lot 5, Block 1, Plan 882 2274, and Plan 615 L.Z, the holding of the annual Westerner Exposition Fair or Exhibition and any use in conjunction with or incidental thereto, agricultural, animal, machinery, automotive shows, rodeos, circuses, concerts, racing and sporting events, the rental of facilities for banquets, weddings, meetings and events.
<b>(iii)</b>	<sup>23</sup> Building Sign
<b>(iv)</b>	<sup>24</sup> Freestanding Sign
<b>(v)</b>	Recreation and sport activities operated or sponsored by a governmental body or agency for the participation of the public at large.
<b>(vi)</b>	<sup>25</sup> DELETED
<b>(b) Discretionary Uses</b>	
<b>(i)</b>	<sup>26</sup> Assisted living facility.
<b>(ii)</b>	At the Westerner Exposition Site situated upon the following lands namely Lot 5, Block 1, Plan 882-2274, and Plan 615 L.Z.: <ol style="list-style-type: none"> <li><b>(1)</b> any use similar to the uses permitted at the Westerner site,</li> <li><b>(2)</b> any uses which are accessory to any of the approved uses, provided that they are consistent with the theme of such use, or provide a directly related service to such use.</li> <li><b>(3)</b> Gaming establishment.</li> </ol>
<b>(iii)</b>	<sup>27</sup> DELETED
<b>(iv)</b>	Concession booths for the sale of food or beverages to members and guests of a group approved under this table.

<sup>21</sup> 3357/S-2018

<sup>22</sup> 3357/I-2021

<sup>23</sup> 3357/B-2018

<sup>24</sup> 3357/B-2018

<sup>25</sup> 3357/A-2017, 3357/B-2018

<sup>26</sup> 3357/C-2007

<sup>27</sup> 3357/S-2018

(v)	Campground.
(vi)	Day care facilities.
(vii)	<sup>28</sup> Dynamic Fascia Sign on Sites over 13.1 hectares in size;
(viii)	<sup>29</sup> Dynamic Freestanding Sign on Sites over 13.1 hectares in size;
(ix)	<sup>30</sup> Electronic Message Fascia Sign; and
(x)	<sup>31</sup> Electronic Message Freestanding Sign.
(xi)	<sup>32</sup> DELETED
(xii)	<sup>33</sup> DELETED
(xiii)	<sup>34</sup> Institutional service facility
(xiv)	Offices for community oriented groups which have recreation as part of their programs.
(xv)	Parking ancillary to any permitted or discretionary use.
(xvi)	Private clubs or organizations.
(xvii)	<sup>35</sup> Retail sales of goods, excluding Cannabis Retail Sales, required in connection with a use approved under this table.
(xviii)	<sup>36</sup> Temporary care facility.
(xix)	Utilities.
(xx)	<sup>37</sup> Deleted.
(xxi)	<sup>38</sup> Accessory Building, subject to Section 3.5 Accessory Building Regulations.

## 2. PS Public Service (Institutional or Government) District Regulations

### (a) Table 7.3 PS Regulations

Regulations	Requirements
Floor Area Minimum	Not applicable, except for a unit in assisted living residence or retirement home 23.0 m <sup>2</sup>
Front Yard Minimum	Subject to <sup>39</sup> Development Authority approval
Side Yard Minimum	Subject to <sup>40</sup> Development Authority approval
Rear Yard Minimum	Subject to <sup>41</sup> Development Authority approval
Landscaped Area	Subject to <sup>42</sup> Development Authority approval

<sup>28</sup> 3357/B-2018

<sup>29</sup> 3357/B-2018, 3357/S-2022

<sup>30</sup> 3357/B-2018, 3357/S-2022

<sup>31</sup> 3357/B-2018

<sup>32</sup> 3357/G-2016, 3357/B-2018

<sup>33</sup> 3357/B-2018

<sup>34</sup> 3357/C-2007

<sup>35</sup> 3357/L-2018

<sup>36</sup> 3357/C-2007

<sup>37</sup> 3357/I-2009 and 3357/F-2011

<sup>38</sup> 3357/A-2017

<sup>39</sup> 3357/C-2022

<sup>40</sup> 3357/C-2022

<sup>41</sup> 3357/C-2022

<sup>42</sup> 3357/C-2022

Regulations	Requirements
Parking Spaces	Subject to sections 3.1 & 3.2
Loading	Subject to <sup>43</sup> Development Authority approval

### 3. Site Development

- (a) Within the PS Public Service District the site plan, the relationship between buildings, structures and open space, the architectural treatment of buildings, the provision and architecture of landscaped open space, and the parking layout, shall be subject to approval by the Development Authority.

#### <sup>44</sup>7.4.1 PSI Post-Secondary Institution District

##### General Purpose

The purpose of this District is to provide for the development of post-secondary education uses, related Public and Quasi-Public uses, and support services that demonstrate significant training and applied learning connection to one or more academic programs. The commercial uses in this District are intended to primarily serve and support the campus community.

##### 1. PSI Permitted and Discretionary Uses Table

(1)	Permitted Uses
	(a) Accessory Building
	(b) Building Sign
	(c) Post-Secondary Institution
(2)	The following uses are Permitted Uses only if located within a Post-Secondary Institution Building, otherwise the following are Discretionary Uses:
	(a) Commercial Entertainment Facility
	(b) Commercial Service Facility
	(c) Day Care Facility
	(d) Health and Medical Services
	(e) Merchandise Sales (excluding Cannabis Retail Sales)
	(f) Public Recreational Facility
	(g) Restaurant
	(h) Service Organization

<sup>43</sup> 3357/C-2022

<sup>44</sup> 3357/I-2021

(i)	Student Residence
(3)	Discretionary Uses
(a)	Alternate/Renewable Energy Facility
(b)	Assisted Living Facility
(c)	Commercial Recreational Facility
(d)	Drinking Establishment (Adult Entertainment prohibited) located within an Post-Secondary Institution Building
(e)	Dynamic Fascia Sign
(f)	Dynamic Freestanding Sign
(g)	Electronic Message Fascia Sign
(h)	Electronic Message Freestanding Sign
(i)	Freestanding Sign
(j)	Parking lot/parking structure
(k)	Temporary Care Facility

## 2. Site Development

- (1) All development standards, Site Plan, Site accesses, the relationship between Buildings, Structures, and open space, the architectural treatment of any Building, the provision and architecture of Landscaped Areas, and the parking layout, shall be subject to approval by the Development Authority.
- (2) The following maximum total Floor Areas in this district apply to the following uses:

Use	Maximum Total Area
Public Recreational Facility	500,000 sq. ft. (46,452 m <sup>2</sup> )
Commercial Service Facility	10,000 sq. ft. (929 m <sup>2</sup> )
Day Care Facility	10,000 sq. ft. (929 m <sup>2</sup> )
Health and Medical Services	20,000 sq. ft. (1,858 m <sup>2</sup> )
Health and Medical Services that have a programmatic link to a Post-Secondary Institution	Additional 55,000 sq. ft. (5,110 m <sup>2</sup> )
Merchandise Sales (excluding Cannabis Retail Sales)	100,000 sq. ft. (9,290 m <sup>2</sup> )
Restaurant	50,000 sq. ft. (4,645 m <sup>2</sup> )
Service Organization	50,000 sq. ft. (4,645 m <sup>2</sup> )
Commercial Entertainment Facility	80,000 sq. ft. (7,432 m <sup>2</sup> )

- (3) PSI - Post-Secondary Institution District Regulations.

Floor Area	Unless noted above, as determined by the Development Authority
Site Coverage	As determined by the Development Authority
Building Height Maximum	As determined by the Development Authority
Minimum setback from 32 <sup>nd</sup> Street	9.0 m
Minimum setback from Taylor Drive	9.0 m
Minimum setback from QEII Highway right-of-way	40.0 m
Landscaped Area	As determined by the Development Authority
Parking	Subject to Section 3.1 and 3.2
Loading Spaces	Subject to Section 3.7

### 3. Design Criteria

- (1) The principles of Crime Prevention Through Environmental Design (CPTED) shall be applied to all Developments.
- (2) Building Design
  - (a) Building elevations fronting onto Streets should have a strong presence and an inviting interface with sidewalks and walkways.
  - (b) Buildings fronting internal streets should, in the opinion of the Development Authority, have an inviting interface and be positioned close to internal streets and walkways unless additional space is required for such things as an art display, water feature, or other amenity.
  - (c) Ground floor elevations facing an internal street should contain transparent glass windows that allow visibility of activity from the street into the Building.
  - (d) Building walls facing public or internal streets should be articulated at approximately 6 – 8 m intervals containing varied design elements such as entrances, windows, vertical accents, setbacks, canopies, projections and roof lines.
  - (e) As a minimum, overhead weather protection should be provided for pedestrians along Building fronts at each major Building entrance.
  - (f) Developments should create variety, character, and visual interest by incorporating a variety of Building and architectural styles.

- (3) Green Technology
  - (a) Developments are encouraged to be designed with green technologies and materials that reduce energy, waste and conserve water (i.e. green roofs, solar energy systems, district energy, etc.).
- (4) Parking and Pedestrian Linkages
  - (a) All parking lots containing more than 200 parking spaces should be configured into smaller cells by use of interior landscaping, drive lanes, and pedestrian walkways.
  - (b) Pedestrian walkways for parking lots containing more than 200 parking spaces should be a minimum of 1.2 m in width and should be oriented to ensure safe and efficient pedestrian traffic flow.
  - (c) Opportunities for walkway linkages with adjacent properties should be provided.
- (5) Landscaping
  - (a) High quality hard and soft landscaping elements should be provided including trees and shrubs that add value throughout all seasons.
- (6) Traffic
  - (a) Development proposals may, at the discretion of the Development Authority, be required to include Traffic Impact Assessment studies.

## 7.5 HP Historical Preservation Overlay District



### General Purpose

The general purpose of this District is to maintain the historical character of an area in the terms of building appearance, and to ensure the degree of activity and other aspects of the operation would not be incompatible with such district, and subject to such regulatory standards as are necessary to ensure such compatibility and historical preservation.

### 1. HP Permitted and Discretionary Uses Table

<b>(a) Permitted Uses</b>
(i) Those uses listed as permitted in the underlying use district.
<b>(b) Discretionary Uses</b>

- (i) Those uses which, in the opinion of Council, will maintain and achieve the general purpose of this District.

## 2. Historical Preservation Overlay District Regulations

- (a) <sup>45</sup>In accordance with the *Alberta Historical Resources Act*, no person shall destroy, disturb, alter, restore, or repair a building or structure on a site that has been designated a:
- (i) Municipal Historic Resource without written approval from the Development Officer based on a recommendation of the Heritage Planner or planning department and in consultation with relevant experts;
  - (ii) Provincial Historic Resource without written approval from the Minister responsible for the *Alberta Historical Resources Act*;
  - (iii) Registered Historic Resource until expiration of 90 days from the date the notice of the proposed intervention is served on the Minister responsible for the *Alberta Historical Resources Act*, unless the Minister sooner consents to the proposed action.
- (b) The relationship between buildings, structures and open spaces, and the provisions of landscaping and parking shall be subject to the approval of the Development Authority.

## 3. <sup>46</sup>Historical Preservation Buildings and Sites

Property Number	Building or Site	Municipal Address	Legal Description	Designation
HP - 1	1. Old Court House	4836 Ross Street	Lots 1-4, Block 28, Plan K	Provincial
HP - 2	2. C.P.R. Station	5000 - 51 Avenue	Lot 19, Plan 952 4241	Provincial/ Municipal
HP - 3	3. St. Luke's Anglican Church	4929 - 54 Street	Lots 9-11, Block 14, Plan K	Municipal/ Registered
HP - 4	4. Allen Bungalow	6316 - 45 Avenue	NE 1/4 21-38-27-4 which lies east of Road Plan 1264 ET	Registered / Municipal
HP - 5	5. North Cottage School	5704 - 60 Street	Lot S, Plan 4596 NY	Municipal/ Registered
HP - 6	6. Parsons House	4801 - 49 Street	Lots 42 & 43, Block 26, Plan 982-1122	Registered / Municipal
HP - 7	7. C. P. R. Rail Bridge	Red Deer River	SE of Plan 952 3190	Registered /

<sup>45</sup> 3357/Q-2007

<sup>46</sup> 3357/M-2009

				Municipal
HP - 8	8. Cronquist House	Great Chief Park	Lot 1MR, Block 1, Plan 832 2386	Municipal
HP - 9	9. Red Deer Armoury (Fire Hall No. 1)	4905 - 49 Street	Lot 1, Block 27, Plan 1339 RS	Municipal
<sup>47</sup> HP - 10	10. Presbyterian Ladies College	3909 – 55 Street	Lot 3, Block 10, Plan 0624309	Municipal
HP - 11	11. J.J. Gaetz House	3504 - 55 Street	Lot 3, Block 1, Plan 792 1758	Municipal
HP - 12	12. Clarke Residence	4757 - 56 Street	Lot 27, Block A, Plan K1	Municipal
HP - 13	13. McIntosh House	4631 - 50 Street	Lots 38-40 Block A, Plan K8	Municipal
HP -14	14. Gaetz Library, Presbyterian Church Steeple, and Stevenson Hall Block	Heritage Square	Lot 1, Block C, Plan 842 2027	Municipal
HP – 15	15. Scott House	4743 – 56 Street	Lot 20, Block A, Plan K1	Municipal
<sup>48</sup> HP - 16	16. Red Deer Cenotaph	4908 – 50 Street	Lot 1, Block 1, 1221959	Provincial/ Municipal
<sup>49</sup> HP-17	17. Willson House	5011 43 Avenue	Lot 8, Block 6, Plan 5470HW	Municipal
<sup>50</sup> HP-18	18. Routledge Family Residence	4736 56 Street	Lot 15, Block C, Plan 5947 AM	Municipal
<sup>51</sup> HP-19	19. Intermediate School	5205 48 Avenue	<sup>52</sup> Lot 7MR, Block 36, Plan 1820009	Municipal
<sup>53</sup> HP-20	20. Government of Canada Building	4909-50 Street	Lots 20-29, Block 18, Plan H	Provincial

Note: Provincial and Registered Designations are designations assigned by the Province of Alberta to provincially significant historic resources.

<sup>47</sup> 3357/H-2009

<sup>48</sup> 3357/A-2010, 3357/I-2013

<sup>49</sup> 3357/M-2015

<sup>50</sup> 3357/W-2010

<sup>51</sup> 3357/W-2017, 3357/S-2019

<sup>52</sup> 3357/S-2019

<sup>53</sup> 3357/DD-2017



## 7.6 HS Historical Significance Overlay District



### General Purpose

This district is intended to promote community awareness of actual or potential heritage and historically significant sites or buildings, and to provide a means whereby identified sites or buildings may be preserved with available and practical means from time to time. This district will provide that an identified site or building of potential historical significance shall not be demolished; or in the case of sites disturbed, until such time as an evaluation of the heritage or historical significance of the site or building has been carried out. The Bylaw encourages but does not require that any renovations undertaken be sympathetic to the historical integrity of the site.

It is not the intent of this Bylaw to set these properties up to later be designated as Municipal, Provincial, Registered, or Federal Heritage resources. In the event that any change of the properties listed within this bylaw to any other heritage designation were proposed, it is the intent that such a shift would occur only with the agreement of the owner. A change in designation would require an amendment to this Land Use Bylaw.

### 1. HS Permitted and Discretionary Uses Table

<b>(a) Permitted Uses</b>
(i) Those uses listed as permitted in the underlying use district.
<b>(b) Discretionary Uses</b>
(i) The uses listed as discretionary in the underlying land use district, which in the opinion of the Development Authority, will maintain and achieve the general purpose of the District.

### 2. Historical Significance Overlay District Regulations

- (a) <sup>54</sup>All applications for development or demolition of sites listed in section 7.6 (3) (c) shall be forwarded to the Heritage Planner or planning department for comment.
  - (i) For developments, not involving demolition, the Heritage Planner or planning department will work with the land owner to encourage preservation of the character defining elements that contribute to the historical value of the site.

---

<sup>54</sup> 3357/Q-2007

(ii) For developments involving demolition, the owner must give 45 days notice to The City of the proposed demolition. The City will cause an historical evaluation to be carried out by the Heritage Planner or planning department in consultation with relevant expertise. If the building or site is deemed of significant heritage value and a candidate for preservation, the Heritage Planner or planning department will work with the land owner during the 45 day period in an effort to preserve the building and/or site. The Heritage Planner or planning department will make appropriate recommendation to the Development Officer. If the owner and the Development Officer are unable to reach an agreement, once the 45 day notice period has expired, this bylaw will no longer prevent demolition of the building or disturbance of the site.

(b) The Development Officer may waive or reduce the 45 day review period, based upon advice received from the Heritage Planner or planning department, in the following circumstances:

- (i) if the building or site is deemed not of significant heritage value or not a suitable candidate for preservation; or
- (ii) in the case of an emergency situation requiring immediate demolition.

### Inventory of Historical Significant Resources

Property Number	Historical Site Designation Building	Street Address	Legal Description
HS - 1	A20 Army Camp Motor Pool Building and Cormack Gardens Currently Red Deer Armory	4402 - 55 <sup>th</sup> Street	Parcel C, Plan 837 H.W.
HS - 3	Bank Manager's Residence	4742 - 56 <sup>th</sup> Street	Lot 12, Block C, Plan K1
HS - 4	Bawtinhimer Garage	4925 - 48 Street	Lot 12 (part ) 13, Block 20, Plan K.
<sup>55</sup> HS - 5	DELETED		
HS - 6	Bower Barn Gothic Roof Barn Sunnybrook Farm	4701 - 30 <sup>th</sup> Street	Lot 3, Block 14 Plan 4436 TR.
HS - 7	Bower Residence	4701 - 30 <sup>th</sup> Street	Lot 3, Block 14 Plan 4436 TR.
HS - 8	Buffalo Hotel	5031 Ross Street	Lots 6-10, Block 10, Plan H

<sup>55</sup> 3357/E-2016

<b>Property Number</b>	<b>Historical Site Designation Building</b>	<b>Street Address</b>	<b>Legal Description</b>
HS - 9	Capitol Theatre	4924 Ross Street	Lot 8-9, Block 17, Plan H
HS - 10	Central Alberta Dairy Pool (CADP) Building Condensery	5410 Gaetz Ave	Lot 45, Block 12, Plan 972 0467
<sup>56</sup> HS-11	DELETED	DELETED	DELETED
HS - 12	Cole/G.W. Smith Residence	5142 - 44 <sup>th</sup> Street	Lot 15, Block 1, Plan 6077 HW
HS - 13	Dawe Residence	4124 - 52 <sup>nd</sup> Street	Lots 8 & 9, Block 12, Plan 3586AE
HS - 14	Drill Hall #1 (Red Deer Public School Maintenance Shop)	4230 - 58 Street	Lot D1, Plan 4154 R.S.
HS - 15	Drill Hall #2 (Red Deer Memorial Centre)	4214 - 58 <sup>th</sup> Street	Lot E, Plan 3962 H.W.
HS - 16	Eaton's Store (former)	4807 Gaetz Ave	Lots 3 - 8, Block 19, Plan H
HS - 17	Eilertson Sculpture (Victory Park)	4540 Ross Street	Part Lot X, Plan 4900
<sup>57</sup> HS - 18	DELETED		
HS - 19	Fallow Residence	12 Howarth St. Close	Lot 9A, Block E, Plan 4387 RS
HS - 20	Freytag Tannery Site	5616 Kerry Wood Drive	Block 11, Plan 3331 AJ
HS - 21	F.W. Galbraith Residence	5810 - 45 <sup>th</sup> Ave	Lot 1, Block 5, Plan 961 H.W.
HS - 22	Gaetz Manufacturing Building	4840 - 51th Street	Lots 1 & 2, Block 29, Plan K
HS - 23	Gaetz Memorial United Church	4758 Ross Street	NW ¼, 16-38-27-4 and Lot 1, Block 37 Plan 6275 H.W.
<sup>58</sup> HS - 24			
HS - 25	Greene Block	5001 Ross Street	Lots 18 – 19, Block 10, Plan H

<sup>56</sup> 3357/A-2010

<sup>57</sup> 3357/E-2016

<sup>58</sup> 3357/M-2015

<b>Property Number</b>	<b>Historical Site Designation Building</b>	<b>Street Address</b>	<b>Legal Description</b>
HS - 26	Hallman Residence	4617 - 48 <sup>th</sup> Street	Lot 32-33, Block C, Plan K8 (excluding E 10' of Lot 32)
HS - 27	Hamilton Block	5211 Gaetz Ave	Lots 5 & 6, Block 15, Plan K
HS - 28	Heritage Square	4600 Block 47 <sup>th</sup> Avenue	Lot 1, Block C, Plan 842-2092
HS - 29	Huestis Residence	5201 - 47 <sup>th</sup> Ave	Lots 9-11, Block N Plan 6901 R
HS - 30	J. Weddell Residence	4532 Waskasoo Cres.	Lot 40, Block 2, Plan 872 2544
HS - 31	Johnstone Residence	5509 - 48A Ave	Lot B, Block A, Plan 1995 ET
HS - 32	La France Residence	4922 - 55 <sup>th</sup> Street	Lots 5 & 6, Block 2, Plan 7075 A.E.
HS - 33	MacKenzie/Ellis Residence	5343 - 46th Ave	Lot 10A, Block G, Plan 1500 R.S.
HS - 34	Maple Leaf Block	5020 Gaetz Ave	Lot 17, Block 11, Plan 795 HW
HS - 35	McGregor Parson's Residence	5140 - 43rd Avenue	Lot 12, Block 14, Plan 6393 MC
HS - 36	McLean Residence	4123 Ross Street	Lot 8, Block 3A, Plan 3288 K.S.
HS - 37	Meredith Residence	4 Howarth St. Close	Lot 10, Block E, Plan 5746 AH
HS - 38	Mitchell & Jewell Building	4812 Gaetz Ave	Lot 16, Block 9, Plan H
HS - 39	William Moore Residence	5555 - 45th Ave	Lot 8, Block A, Plan 955 M.C
<sup>59</sup> HS - 40	Deleted		
HS - 41	Nachtman Residence	4630 - 45th Street	Lot 9, Block E, Plan 3591 P
HS - 42	New Life Tabernacle Church (Pentecostal Church of the Nazarene)	4801 - 48th Street	Lots 21-22, Block 25, Plan K
HS - 43	The Old Mill/ Hayhoe Building	5028 Gaetz Ave	Lot 18, Block 11 Plan 795 HW
HS - 44	Payne Residence	4634 - 49th Street	Lots 5 - 8, Block A, Plan K-8
HS - 45	Pettepher Residence	5045 - 45th Ave	Lots 3 & 4, Block 1, Plan K9
HS - 46	Piper Creek/ Twilight Lodge	4820 - 33rd Street	Lot 2, Block 8 Plan 1621 NY
HS - 47	Pollock Residence	4629 - 46th Street	Lots 37-40, Block E, Plan 3591 P

---

<sup>59</sup> 3357/W-2010

<b>Property Number</b>	<b>Historical Site Designation Building</b>	<b>Street Address</b>	<b>Legal Description</b>
HS – 48	<sup>60</sup> DELETED		
HS – 49	Prairie Business	5032 Gaetz Ave	Lots 19-21, Block 11, P1an 795 HW South 20' of 21
HS – 50	Old Provincial Building	4935 - 51st Street	Lots 38 & 39, Block 17, Plan H
HS – 51	Raymond Gaetz Residence	4763 - 56th Street	Lot 30, Block A, Plan 647 K.S.
HS – 52	Red Deer Bottling Co.	4601 Gaetz Ave	Lot 27, Block 21, Plan 962 3342
HS – 53	Red Deer College Arts Centre	5700 - 32nd Street	Lot 3, Plan 812 2461
HS – 54	A.H. Russell Residence	<sup>61</sup> 5838 – 45 Avenue	Lot 1 & 2, Block 3, Plan 1292 A.0
HS – 55	Scott Block/Old Horsley's Hardware	4816 - 4818 Gaetz Avenue	Lot D, Block 9, Plan 1323 KS
HS – 56	Simpson Residence	5820 - 45th Ave	Lot 2, Block 5, Plan 961 H.W
HS – 57	St. Mary's Roman Catholic Church and Parish Hall	6 McMillan Ave	Lot 1A, Plan 2473 N.Y.
HS – 58	Telning Residence	4520 - 46th Street	Lot 12 & 13, Block J, Plan 4900 R
HS – 59	Thatcher Residence	5401 - 48th Avenue	Lot 1, Block 33, Plan 656 NY
HS – 60	Trump Residence	5035 - 45th Ave	Lot 2, Block 1, Plan 4735 K.S.
HS – 61	Tucker Residence	3534 - 45th Ave	Lot 5A, Block 5, Plan 78 RS
HS – 62	Wallace Residence	4755 - 56th Street	Lots 25-26, Block A Plan KI
HS – 63	Wartime Homes	36-38 Street block Between 41-42 Ave Mountview	Lots 5-8 and 10-27, Block 9, Plan 1514 HW
HS – 64	Water Tower (Horton Spheroid)	3536 - 46th Ave	Lot 9, Block 22, Plan 1919 KS
<sup>62</sup> HS – 65	Wing Block Apartment	5101 Gaetz Ave	Lots 1 & 2, Block 16, Plan H
HS – 66	49A Avenue Houses	5511 - 49A Ave	Lots 7-9, Block 3, Plan 7075 AE
		5514 - 49A Ave	Lots 7-9, Block 2, Plan 7075 AE

<sup>60</sup> 3357/DD-2017

<sup>61</sup> 3357/S-2019

<sup>62</sup> 3357/I-2013

<b>Property Number</b>	<b>Historical Site Designation Building</b>	<b>Street Address</b>	<b>Legal Description</b>
		5517 - 49A Ave	Lots 10-11, Block 3, Plan 7075 AE
		5520 - 49A Ave	Lots 16 & 17, Block 2, Plan 002 3098
		5521 - 49A Ave	Lots 12-13, Block 3, Plan 7075 AE
		5526 - 49A Ave	Lots 13-15, Block 2, Plan 7075 AE
		5525 - 49 A Ave	Lot 19, Block 3 Plan 922 3300
		5527 - 49A Ave	Lot 20, Block 3, Plan 922 3300
HS – 67	A.C.R. Bridge Abutment	Taylor Drive	Lot R-1, Block 10 Plan 3231 TR
HS – 68	Ceremonial Trees Central School	5100 Block 47th Avenue	
HS – 69	Ceremonial Trees Coronation Park	4500 Block Ross Street	
HS – 70	Ceremonial Trees Cronquist House	Bower Ponds	
HS - 71	Ceremonial Trees Red Deer & District Museum	4525 - 47A Ave	
HS – 72	Ceremonial Trees Pioneers' Lodge	47th Avenue	
HS – 73	Chestnut Tree	45th Ave and 55th Street	Lot 22, Block G Plan 822-2078
HS – 74	City Hall Park	4800 Block 48th Avenue	Lot 1, Block 27, Plan 1339 R.S
HS –75	'Crossing' School Site Marker	60th Ave and Cronquist Drive	SE 1/4, 18-38-27-4
<sup>63</sup> HS – 76	DELETED		
HS – 77	Gaetz Lakes Sanctuary		
HS – 78	Great West Lumber Co. Site	Bower Ponds	
HS – 79	Krause Hill, Trees	Ross Street Hill	Lot 3, Block 8A Plan 882-1939
HS – 80	Oak Tree	55th Street and 46th Ave	Lot 25, Block 1 Plan 1292 A.O.
HS – 81	Piper's Mountain	Rotary Park	Lot R3, Plan 4816 R.S.
HS – 82	Reintholt Quarries	Cronquist Business Park	SW 1/4 17-38-27-4 Lot R3, Plan 762-1616

---

<sup>63</sup> 3357/E-2016

<b>Property Number</b>	<b>Historical Site Designation Building</b>	<b>Street Address</b>	<b>Legal Description</b>
HS – 83	Site of the ACR Silver Spike	Gaetz Ave and 35th Street	Lot 16, Block 1 Plan 8324 ET
HS – 84	Snell Residence Site	4915 - 48th Ave	Lot 14, Block 38 Plan 832 0062
HS – 85	Stone Wall, Everglades Apartments	4319 - 51st Ave	Lot 15B, Block 6, Plan 862 2144
HS – 86	Towers at Checkmate Court	4902 - 37th Street	Plan 902 1647
HS – 87	Willow Tree	4700 - 55th Street	Lots 5 - 7, Block B, Plan K1 Lots 21, Block B, Plan 902 1952
HS – 88	Wishart Cabin Site	Gaetz Lake Sanctuary	
HS – 89	Farthing Block	4930 Ross Street	Lot 7, Block 17, Plan H
HS – 90	Park Hotel (Park Place)	4918 - 4920 Ross Street	Lots 10 – 15, Block 17, Plan H
HS – 91	Golden Circle	4620 – 47 Avenue	Lot 1, Block C Plan 842 2029
HS – 92	Fabretti Residence	5001 – 43 Avenue	Lot 10, Block 6, Plan 758KS
<sup>64</sup> HS-93	Manning Residence	4641 – 49 Street	Lots 45-46, Block B, Plan KB

---

<sup>64</sup> 3357/A-2007

## **7.7 Mature Neighborhood Parkvale Overlay District**

### **General Purpose**

The purpose of this District is to ensure that new and infill low density residential development in the Parkvale Neighbourhood is sensitive in scale to existing development, maintains the traditional character and pedestrian-friendly design of the streetscape and ensures privacy and sun penetration on adjacent properties. This District provides a means to regulate unique design attributes of the mature Parkvale neighbourhood in a manner which cannot be satisfactorily addressed through conventional land use zoning.

This District is comprised of additional development regulations for the Parkvale neighbourhood, which add to the regulations of the underlying use districts.

### **1. Permitted and Discretionary Uses**

Those uses listed as permitted and discretionary in the underlying use districts.

### **2. Application**

- (a) The regulations in this District apply to the construction of any new principle or accessory building and to any major structural renovation, alteration, addition and/or reconstruction of an existing building on lands located in the low density residential areas of Parkvale, the boundaries of which are shown for illustrative purposes in Part 7, Figure 15.
- (b) An application for development approval shall include a site plan which shows:

  - (i) existing and proposed grades;
  - (ii) existing and proposed landscaping and buildings;
  - (iii) proposed building demolition, if any;
  - (iv) the height of main floor above grade;
  - (v) the location of proposed fences;
  - (vi) the location of existing side yard windows in any adjacent building; and
  - (vii) the location of all underground/overhead utility services and their connection points to any building.
- (c) Where the building regulations of the underlying use district are in conflict with the development regulations of this District, then the development regulations of



this District shall govern, and the building regulations of the underlying District shall be deemed to be repealed to the extent of the inconsistency.

- (d) Where a proposed development does not comply with the development regulations of this District, the Development Authority shall:
- (i) contact the Parkvale Community Association and each owner of property located within a distance of 100 m of the site of the proposed development (the “affected parties”);
  - (ii) describe to the affected parties in detail the manner in which the proposed development does not comply with the development regulations of this District and solicit their comments on the proposed development; and
  - (iii) <sup>65</sup>for their consideration, document all comments provided by the affected parties with respect to the proposed development and modifications, if any, made by the applicant to the proposed development to address the concerns of the affected parties.

### **3. Development Regulations for Residential Buildings**

- (a) Maximum building width for all residential structures: 12.2 m
- (b) Minimum side yard: 1.5 m
- (c) Minimum frontage (lot width) for detached dwellings: 11.43 m
- (d) Minimum front yard setback shall be equal to the setback of the existing building or, where the existing building is to be replaced or there is no existing building, the average setback of the existing residential buildings on the block.
- (e) The main entrance shall be located on the front elevation of the building, facing the street.
- (f) On corner properties, the front building elevation and main entrance shall be located in the same direction as the residences on the remainder of the block.
- (g) On corner lots, the two elevations facing the street shall have consistent and complimentary design elements, in terms of building materials, colour and architectural details.
- (h) <sup>66</sup>Maximum side yard vertical building height shall fit within a building envelope that measures 5.5 m in height along each side property boundary, then angles inward and up at a 45 degree angle until it intersects with the maximum permitted total building height.

---

65 3357/E-2014  
66 3357/E-2014

- (i) The main floor shall not be located higher than 1.2 m above grade of the front public sidewalk, unless basement heights for the site are restricted by the depth of a shallow sanitary sewer service.
- (j) Large flat wall surfaces on building elevations facing a street or lane, including roof gable ends, shall not have any single horizontal or vertical wall lengths greater than 8.0 m unless it is broken up by the use of such design features as porches, projections, terracing, recesses, jogs, gables or windows.
- (k) Side windows and/or balconies shall not be located directly facing similar facilities in adjoining residential buildings, in order to maintain privacy between neighbours.
- (l) Use of vibrant (strong, bright, bold) colours and building textures shall be permitted.
- (m) On lands where semi-detached housing is permitted, the front building elevation shall contain separate non-symmetrical architectural design elements (i.e. different roof lines, different window/door configurations and locations) for each unit.
- (n) No overhead power/telephone/cable services or utility meters shall be connected to, or located on, the front elevation of any building.
- (o) <sup>67</sup>Front driveways or front drive attached garages shall not be permitted on parcels with a lane at the rear of the property, except in Block M, Plan 1528HW; Block B, Plan 257HW; and Block B, Plan 4867KS wherein front driveways in conjunction with single wide attached garages may be allowed subject to the following standards:
  - (i) Attached garages may not protrude beyond the front wall of the house;
  - (ii) Attached garages may be designed to accommodate two vehicles in tandem;
  - (iii) Garages must not be wider than 4.9 metres (16.1 ft.), excluding eaves;
  - (iv) Front driveways must not be wider than 4.3 metres (14.1 ft. +/-);
  - (v) Front driveways are not permitted without a single wide attached garage; and
  - (vi) The appearance, architectural features, and finish materials must be acceptable to the Development Authority.
- (p) Front driveways or front drive attached/detached garages may only be permitted on laneless parcels provided that the garage shall not protrude forward beyond the front building face of the principal building including porches and verandas.

---

<sup>67</sup> 3357/OO-2009

- (q) On laneless corner lots, driveways or an attached/detached garage with driveway will be permitted from the side street but the garage shall not protrude forward beyond the side wall of the principal building.
- (r) Driveways from any front or side street shall be hard surfaced (i.e. concrete, asphalt, paving stones).
- (s) No trees(s) located in a City boulevard shall be removed to accommodate any front or side driveway or front or side drive garage access.

#### **4. Development Regulations for Accessory Buildings**

- (a) The elevations of accessory buildings which face a street or lane, including roof gable ends, shall not have any single horizontal or vertical wall lengths greater than 8.0 m unless it is broken up by use of such design features as projections, recesses, jogs, gables or windows.
- (b) Maximum building width: 12.2 m.
- (c) Accessory buildings shall be designed to complement the principal building by utilizing consistent design elements, in terms of building materials, colour and architectural details.
- (d) On parcels having a lane, including corner parcels, vehicle access to any accessory building shall be only from the lane; front drive detached garages shall not be permitted.

#### **5. Regulations for Vegetation and Landscaping**

- (a) Where mature vegetation needs to be removed to facilitate new development or, where no mature vegetation exists in a front yard, new landscaping material shall be added consisting of not less than the following standards:
  - (i) deciduous trees – minimum calliper 65 millimetres (measured 450 millimetres from ground level);
  - (ii) coniferous trees – minimum height 2.5 m;
  - (iii) deciduous shrubs – minimum 0.6 m height; and
  - (iv) coniferous shrubs – minimum 0.4 m height or spread.
  - (v) landscaping in a front yard shall consist of at least one tree and one shrub.

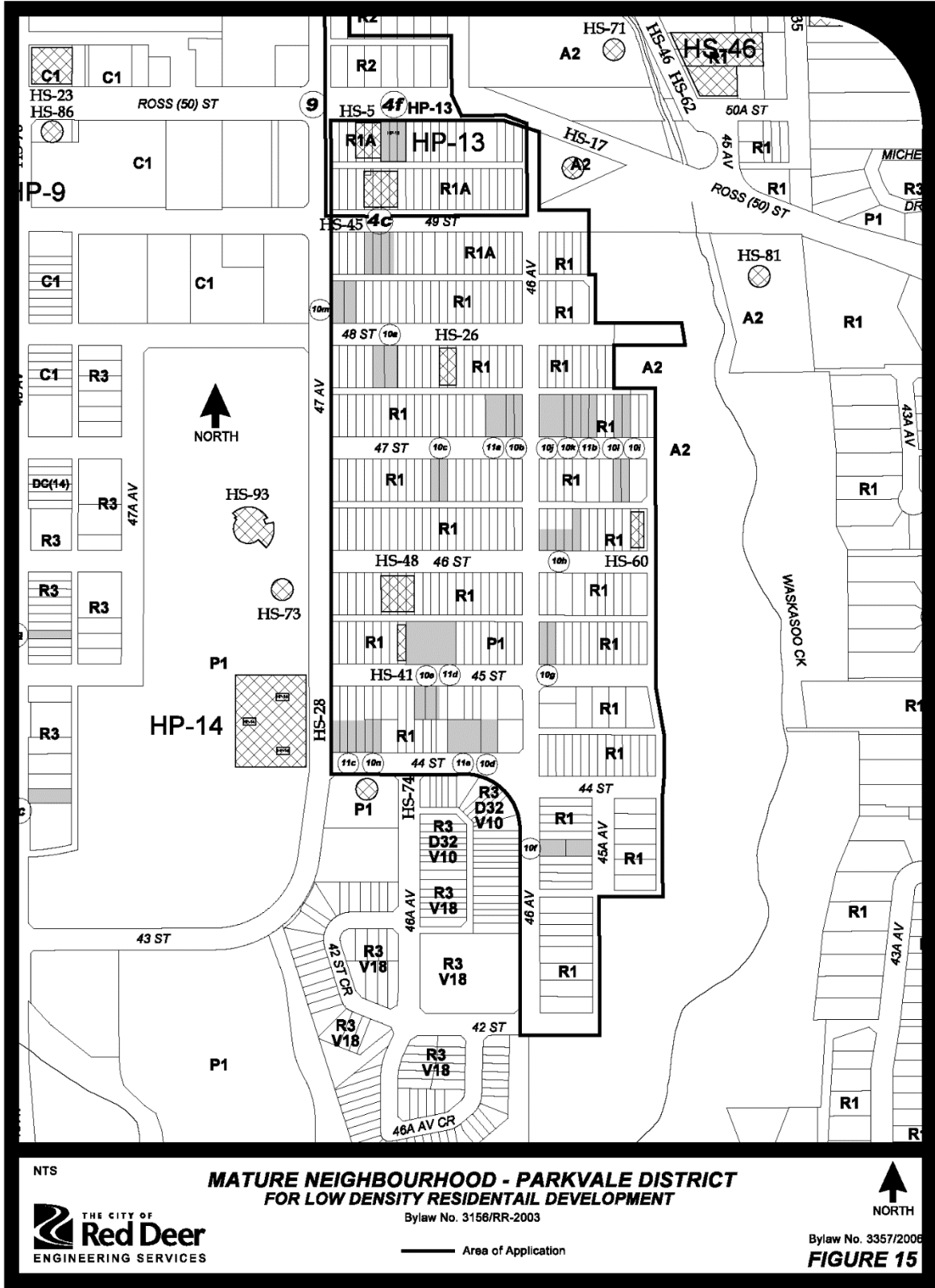


Figure 15-Mature Neighbourhood - Parkvale District

## **7.8 Vertical Height Overlay District**

### **General Purpose**

The general purpose of this sub-district is to establish the maximum permitted height on any site in any use district.

#### **1. Method of Application**

- (a) If a site does not possess a V designation, the maximum permitted height shall be determined by the regulation of the applicable use district.
  
- (b) In a district with a V designation, the maximum permitted height of a building, expressed in metres, is determined by the number following the letter “V” on the use district map.

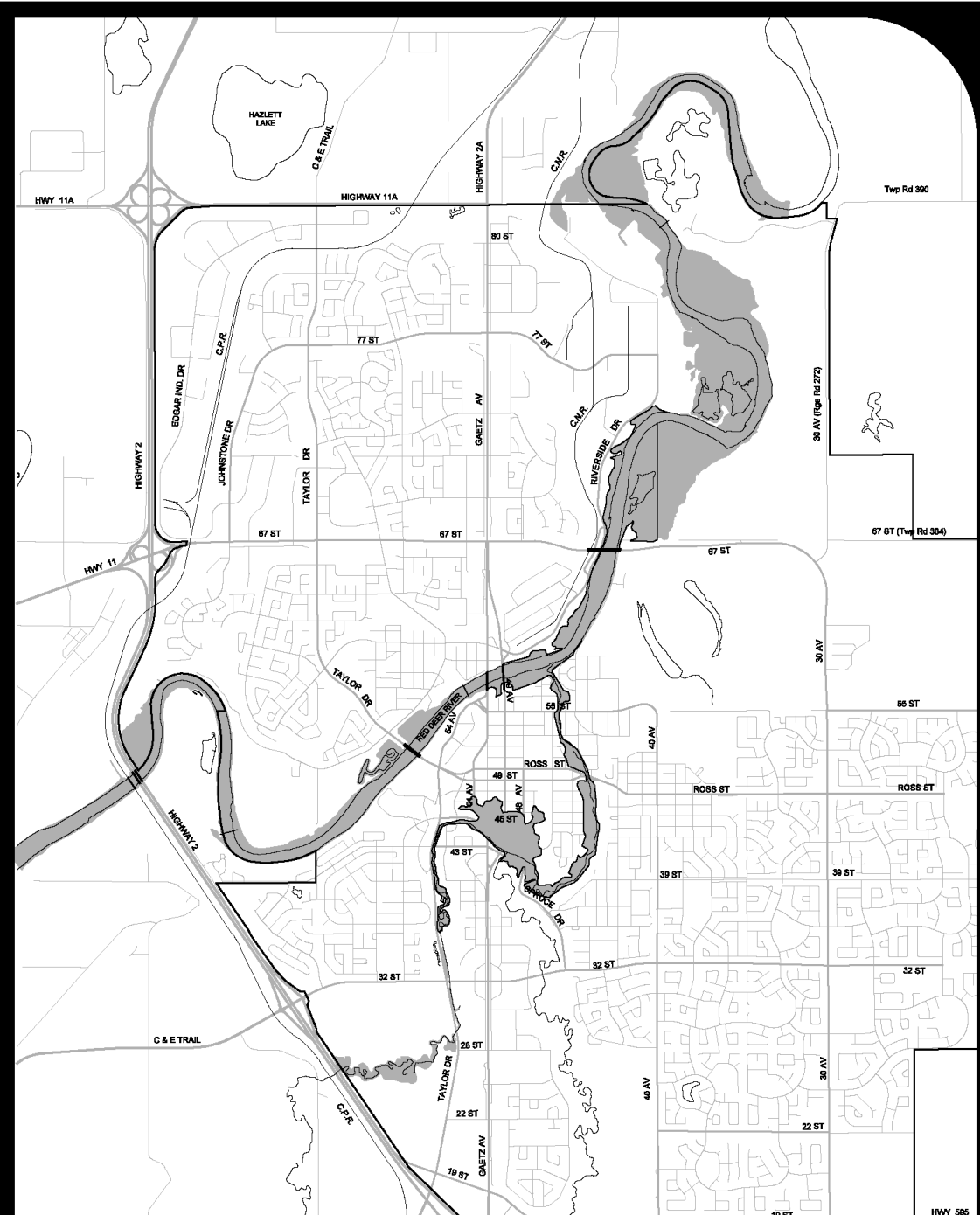
The following example is for illustrative purposes:

R 3.V18 means R 3 uses are permitted and the building shall not exceed a height of 18.0 m above grade.

## **7.9 Flood Plain Overlay Provisions**

### **1. Flood Risk Overlays**

- (a) Figure 16 shown for illustrative purposes, shall apply to any site included in flood fringe and floodway areas identified therein.
- (b) The general purpose of these provisions is to provide for the safe and efficient use of lands within the defined floodway and flood fringe of the Waskasoo Creek and a portion of the Red Deer River by way of prohibiting the construction of new buildings or structures in the floodway and allowing development and redevelopment of buildings or structures in the flood fringe, only if these facilities are satisfactorily flood proofed.



NTS

# FLOOD PLAINS

Bylaw No. 2672/K-94



- Flood Plain Area Bylaw No. 2672/K-94
- Flood Plain Area Bylaw No. 3156/0-2004

BASED ON INFORMATION PROVIDED BY:  
CANADA-ALBERTA FLOOD DAMAGE REDUCTION PROGRAM



Bylaw No. 3357/2008

**FIGURE 16**

## **Figure 16-Flood Plains**

Note: This figure is shown for illustrative purposes.

### **2. Floodway Uses**

- (a) The only uses permitted in the floodway are private open space, environmental reserve, natural areas, parks, bridge support structures and related roadways.

### **3. Flood Fringe Uses**

- (a) In the flood fringe area, the permitted and discretionary uses listed in the district in which the site is located shall continue to apply. Where the provisions of the flood risk overlay appear to be in conflict with the regulations of such district, the provisions of the overlay shall take precedence and be applied in addition to the regulations of the district.
- (b) Industrial, commercial, institutional, or residential development will not be permitted in the flood fringe unless the area is flood proofed by filling to a level equivalent to the 1:100 year flood level plus 0.3 m.
- (c) Notwithstanding the foregoing, low risk activities such as temporary outside storage or parks use, may be permitted in the flood fringe at the discretion of the Development Authority, having considered comments from both the Director of Development Services and Planning Department.

### **4. Regulations**

- (a) No new buildings will be allowed in the floodway.
- (b) Before a development permit is issued for the construction of any development within the flood fringe, the Development Authority may require that the applicant submit a certificate from a qualified, registered Professional Engineer or Architect indicating that the following factors have been incorporated in the building and lot:
  - (i) Canadian Mortgage and Housing Corporation guidelines for building in flood susceptible areas,
  - (ii) the flood proofing of habitable rooms, electrical panels and heating units, and openable windows,



(iii) basement drainage and site drainage, and

(iv) information on grade elevation in relation to the 1:100 year flood elevation.

(c) Except as provided in subsections (d) and (e), the Development Authority shall not issue a development permit until it is satisfied that adequate flood proofing exists.

(d) The Development Authority shall permit minor renovations and repairs to an existing building, whether structural or not, in the flood fringe without requiring the flood proofing of a building.

(e) The Development Authority may allow additions to an existing building in the flood fringe without requiring the flood proofing of the existing building(s).

## **7.10 Density Overlay District**

### **General Purpose**

The general purpose of this District is to establish the maximum number of dwelling units permitted on a residential site designated by this District.

### **1. Method of Application**

- (a) The maximum number of dwelling units permitted per hectare in a Density District is indicated by the number following the letter “D” on the site in a district map. The following is an example for illustration purposes only:
  - (i) R3.D40 means R3 uses are permitted to a maximum of 40 dwelling units per hectare.
- (b) In a Density District the maximum number of dwelling units which may be developed on a site is determined as follows:
  - (i)  $\text{Site area expressed in hectares} \times \text{density restriction as per the district map (e.g. D40)} = \text{Maximum number of dwelling units allowed on that site.}$
- (c) If no density designation is established for a site, the maximum permitted density of development shall be determined by the regulations in the applicable land use district.

## 7.11 <sup>68</sup>Riverside Meadows and West Park Overlay District

### General Purpose

<sup>69</sup>The purpose of these Districts is to ensure that redevelopment in these Districts will be designed to satisfy objectives outlined in the *Riverside Meadows and West Park Area Redevelopment Plan* which describes a compatible blend of residential and commercial development of varying sizes, styles and types appealing to a variety of demographic groups as if it were a village in a city. These Districts are comprised of regulations that provide a means to regulate design attributes which cannot be satisfactorily addressed through conventional land use zoning. Nothing in this section restricts the scope of the discretion of the Development Authority as set out in Part Two of this Bylaw.

- (a) “Shall” statements mean those which must be followed;
- (b) “Should” statements mean compliance with the principle is required but may be varied based on the circumstances of the specific case.
- (c) “May” statements mean that the Development Authority determines the level of compliance.

### 1. Permitted and Discretionary Uses

Those uses listed as permitted and discretionary in the existing underlying land use districts.

### 2. Application

- (a) <sup>70</sup> The regulations in this District apply to permit applications that change the site plan or exterior of any existing building and for the development of new buildings on lands located in the:
  - (i) Riverside Meadows Overlay District (shown on the Land Use Constraint Maps K15, K16, K17, L16); and the
  - (ii) West Park Overlay District (shown on the Land Use Constraint Maps K12, K13, K14, L12, L13, L12)

---

<sup>68</sup> 3357/H-2013

<sup>69</sup> 3357/Q-2015

<sup>70</sup> 3357/U-2009, 3357/H-2013

<sup>71</sup>(b) In addition to the requirements of Section 2.4 (4), an application for development approval shall include a site plan which shows:

- (i) existing and proposed grades;
- (ii) existing and proposed landscaping;
- (iii) proposed building demolition, if any;
- (iv) the height of main floor above grade;
- (v) the location of proposed fences;
- (vi) the location of all underground/overhead utility services and their connection points to any building; and
- (vii) a sketch or photograph showing façade design and location of existing or proposed adjacent buildings.

(c) Where the building regulations of the existing underlying use district are in conflict with the development regulations of this District, then the development regulations of this District shall govern.

(d) Where a proposed development does not comply with the development regulations of this District, the applicant shall:

- (i) Contact the Community Association and each owner of property located within a distance of 30 metres of the site of the proposed development (the “affected parties”);
- (ii) Describe to the affected parties in detail the manner in which the proposed development does not comply with the development regulations of this District and solicit their comments on the proposed development;
- (iii) Document the comments of the affected parties with respect to the proposed development;
- (iv) Describe any proposed modifications to the development made by the applicant to address the concerns of the affected parties, if any; and

---

<sup>71</sup> 3357/Q-2015

- (v) Submit as part of the Development Application, documents showing the foregoing requirements have been complied with.
- (vi) Where a proposed development is to be forwarded to the Municipal Planning Commission for a decision, the Development Officer shall notify the affected parties of the time and date at which the application will be considered

### **3. <sup>72</sup>Regulations for All Redevelopment**

- (a) Building elevations fronting a street or park shall not have any single wall length greater than 5 metres unless it contains distinct architectural elements such as projections, balconies, surface changes, and/or articulation.
- (b) Windows and balconies shall be placed to allow overlook of streets, lanes, sidewalks, pedestrian passages, parking areas and public open spaces.
- (c) Entrances shall be clearly identified, visible and accessible from the principal frontage streets.
- (d) Areas between a building edge and public sidewalk shall be developed in a manner that provides a visual amenity to the pedestrian environment.
- (e) More than one type of high quality and innovative building material, such as, but not limited to, brick, stone, concrete, hardy board and cement stucco shall be used in a variety of combinations for ornamentation and articulation.
- (f) Architectural elements such as gables projections, recesses, balconies, verandahs, porches, steps, canopies, terracing, bay windows, window and door trim shall be incorporated into elevations fronting a street to minimize repetition, perception of mass and height and to break up large flat surfaces, including roof faces.
- (g) Street frontage elevations of buildings located on corner lots shall have equal quality architectural treatment.
- (h) All street facing elevations shall be parallel to the street except in the case of parcels with street frontage on three sides, only two elevations shall be parallel.

---

<sup>72</sup> 3357/U-2009, 3357/H-2013

- (i) Fencing along the street fronts of vacant sites, construction sites, and around garbage compounds shall be constructed of weather proof materials or finishes (no plywood) and should be coordinated with the look and finish of adjoining development.
- (j) Ground-oriented pedestrian scale lighting shall identify pedestrian routes and site entrances to parking lots and buildings.
- (k) Open spaces shall incorporate landscaping and plant material to soften the harder elements such as concrete. Buildings, including additions, shall be designed to provide for useable outdoor spaces.
- (l) Development shall minimize disruption to existing topography and vegetation.
- (m) The street facing elevations multi-attached residential, multi-family residential and commercial buildings shall contain a critical height line or projecting horizontal element at a height between 3.6 metres and 4.25 metres.
- (n) Pedestrian spaces, linkages to parking lots and streets, pocket parks, courtyards, area sidewalks, walkways, and trail networks shall be incorporated in all developments.
- (o) Elements which are utilitarian in nature such as air conditioning units, electrical equipment, service areas, waste receptacles and the like shall be screened from the public view.
- (p) In addition to the parking regulation provisions of Section 3.1 and 3.2 the following shall apply to all redevelopment:

  - (i) Large multi-family or commercial developments should have underground parking and minimize above grade parking.
  - (ii) Parking access shall be from the lane for commercial and multifamily developments. Where no lane exists, street access to the rear of the building or parking lot may be permitted if it does not interfere with boulevard trees or other streetscaping. The number of vehicular site entrances should be held to a single driveway per block and parking lots shall be organized into clusters. Entrances may be shared with other properties.
  - (iii) Landscaped areas shall be incorporated into parking lots. A raised landscaped area shall define the edge of the parking lot along a sidewalk.

- (iv) All off street surface parking lots shall be paved.
- (v) Fulfilling the principles of CPTED, parking lots shall be visually enhanced and incorporate elements to define sidewalk edge, promote user safety and clear pedestrian connections to sidewalk and/or building entrances.

#### **4. <sup>73</sup>All Residential Redevelopment**

- (a) Architectural design elements such as gables, projections, recesses, balconies, verandahs, porches, steps, canopies, terracing, bay windows, window and door trim shall be incorporated into elevations fronting a street, park or trail to minimize repetition, perception of mass and height and to break up large flat surfaces, including roof faces.
- (b) Each main floor dwelling unit, including multi-attached and multifamily residential, fronting a street or park shall have a private front yard and individual front entry access from the sidewalk or trail.
- (c) The main floor shall not be situated higher than 1.2 metres above the grade of the front sidewalk.
- (d) Vertical walls, railings, hedges, gateways or decorative fences in the front yard shall not exceed .9 metres in height and be of an open design that does not impede sight lines.
- (e) The ground floor of residential buildings shall be set back a minimum of 4 metres from the property line.
- (f) Front drive garages and front onsite parking is not permitted on sites fronting Kerry Wood Drive, 54th Avenue and sites in Direct Control District 13 (DC 13). Onsite parking shall be located in the rear of lot and garages shall be rear attached or detached with access off the lane.
- (g) The front yard setback areas of residential buildings shall contain enhanced landscaped areas with trees and a variety of plantings.
- (h) The maximum building width shall be 15 metres for a single family home.
- (i) The front yard setback shall be consistent with the setback of all existing buildings on the same block as the proposed development. On corner properties, the front yard shall contain the main entrance and be determined as the same as the front yards on the remainder of the block.

---

<sup>73</sup> 3357/U-2009, 3357/H-2013

- (j) There shall be no more than 6 units in one building block of multi-attached residential.
- (k) The use of vibrant colours and textures shall be used in combination to distinguish elements of the façade and visually separate multi-attached and semi-detached residential units.
- (l) Multi-attached residential with more than four units shall have an enclosed garbage area.
- (m) Side windows and balconies shall respect privacy of neighbours by minimizing direct views into existing neighbouring windows and yards.
- (n) Semi-detached residential façade design shall either:

  - (i) Treat each unit with distinction to give the appearance of two separate units. Or
  - (ii) Utilize a common roof line and front façade design elements to create the appearance of a single detached dwelling
- (o) Overhead utility service shall be buried and connected to the side or rear of the principal building. No metres shall be allowed on the front of the building.
- (p) Garages shall be no more than 35% of the total lot frontage. Garages shall not protrude beyond the front building façade, including porches and verandahs, of the principal building.
- (q) Garages and accessory buildings with elevations facing streets or parks shall complement the principle building and have design features including projections, recesses, variations and gables to minimize the perception of mass and height and to break up large flat surfaces, including roof faces.
- (r) Mature trees shall be preserved to the greatest extent possible. Where mature vegetation or landscaping material has been removed with redevelopment, new landscaping materials shall be added to the site.
- (s) For developments in West Park, any healthy, mature tree that is required to be removed to allow for a development shall be replaced at a minimum ratio of 1:1 (new tree : existing tree). Where no mature trees exist in the front yard, a new tree for every 7.62 m (25 ft.) of street frontage shall be planted within the front yard setback. New deciduous trees shall have a minimum caliper size of 50mm.



Ornamental trees shall be an exception and shall have a minimum caliper size of 35 mm. Coniferous trees shall have a minimum height of 1.8 m.

- (t) For West Park, an application for a new dwelling unit(s) shall be accompanied by at least one green initiative including but not limited to:
  - (i) Wiring each unit so that they are solar ready should a subsequent owner be interested in installing solar panels
  - (ii) Providing a landscape plan that consists of drought resistant native species
  - (iii) Using permeable pavers for parking areas
  - (iv) Any other initiative subject to the approval of the Development Authority.

## **5. <sup>74</sup>Regulations for Commercial Redevelopment**

- (a) All regulations listed in section 7.11 (3) also apply to commercial redevelopment.
- (b) Building elevations facing a street, including both elevations on corner sites, shall be built to the property line unless a setback provides an amenity to the pedestrian environment under Section 7.11 (3) (d).
- (c) Side yard setbacks shall be zero unless the parcel abuts a residential parcel, in which case there shall be a minimum 1.5 metre side yard. Rear yard setback shall be no less than 1.5 metres.
- (d) The minimum ground floor to ceiling height for commercial uses shall be 3.6 metres.
- (e) The ground floor portion of any street facing elevation shall contain a minimum of 50% transparent windows.
- (f) Where a lane exists, access to on-site parking and for loading and delivery zones shall be provided from the lane.
- (g) As a minimum, overhangs and canopies shall be provided at each building entrance and should be located along the full elevation. The design of the overhangs and canopies shall be compatible with the building's architecture and shall not affect the safety of the sidewalk.
- (h) Lighting shall be used to complement and draw attention to window displays, signs, store information, and architectural elements on the entire facade.

---

<sup>74</sup> 3357/U-2009, 3357/H-2013

- (i) Service bays, utility entrances and storage yards shall be located to the side or rear of the building and shall be screened from view.
- (j) Street elevations shall replicate the historic pattern of store front modules of 7.5 metres to 10 metres wide, each containing varied design elements such as entrances, windows, canopies, projections, roof lines and signage.
- (k) Subject to review by administration, front angle parking shall be permitted on private property along local roads and streets where traffic volumes are less than 3,000 vehicles per day. Angle parking design shall incorporate landscaped boulevards and sidewalks between the vehicle and building elevation to ensure a continuous pedestrian path.
- (l) Sites located along Gaetz Avenue shall have the following exceptions:
  - (i) New buildings or major additions shall be set back as listed in Section 5.6 (2) (a).
  - (ii) Parking should be in the rear or side yard. Front parking areas may be considered if an enhanced landscaped buffer of 1.5 metres is provided adjacent to Gaetz Avenue.
- (m) In West Park, an application for a new commercial development shall be accompanied by at least one green initiative including but not limited to:
  - (i) Wiring each unit so that they are solar ready should a subsequent owner be interested in installing solar panels
  - (ii) Providing a landscape plan that consists of drought resistant native species (naturescaping)
  - (iii) Using permeable pavers for parking areas
  - (iv) Any other initiative subject to the approval of the Development Authority.

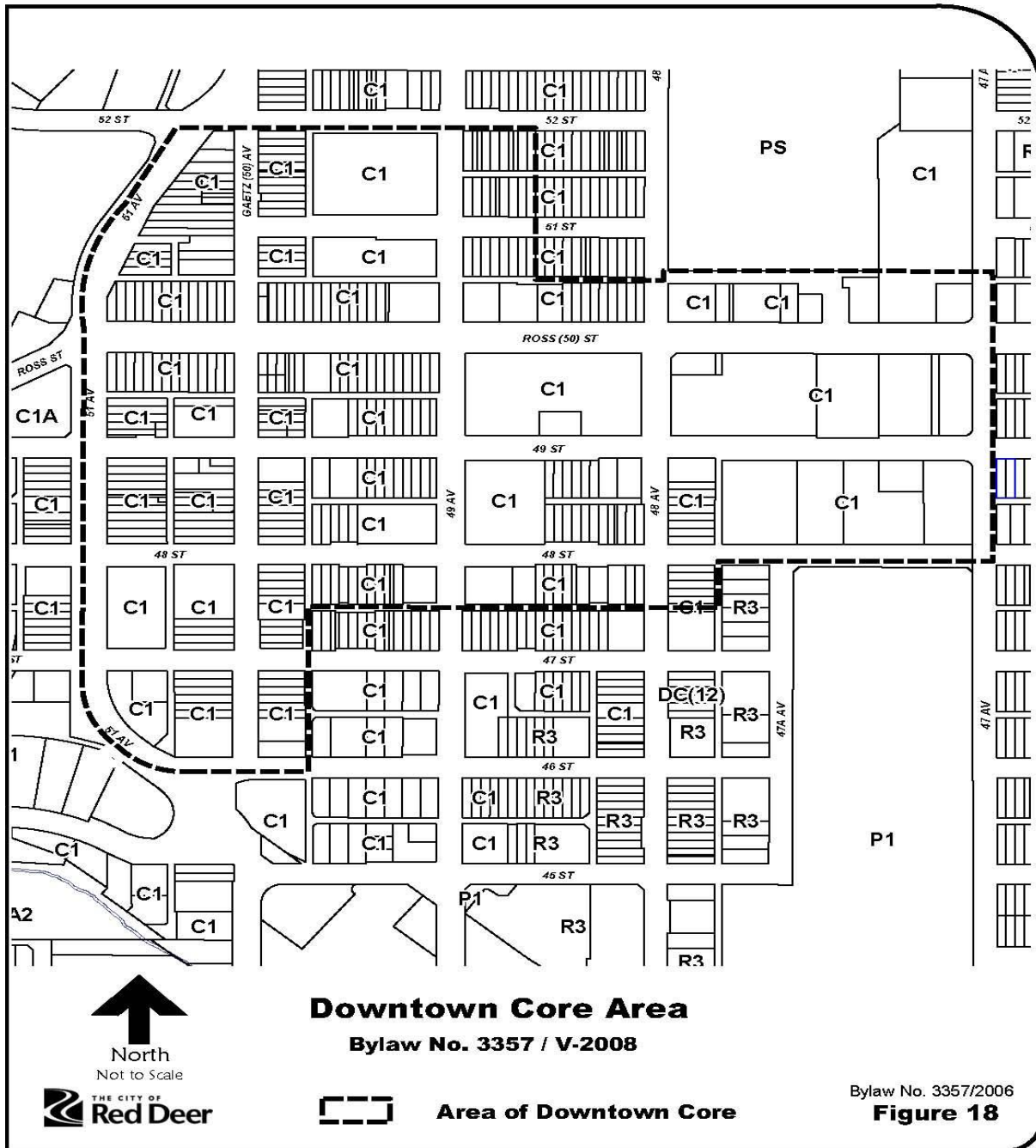


Figure 18 – Downtown Core Area

## 7.12 <sup>75</sup>Public Service Residential (See Map N17)

**PSR**

### General Purpose

The purpose of this District is to provide for the development of a cultural centre and/or residential uses on Lot 4, Block 8, Plan 892 2959 in a manner that is compatible with adjacent uses and natural areas. In this district “cultural centre” means a facility that provides for a variety of cultural and artistic programs and activities and social gatherings.

### 1. PSR Permitted and Discretionary Use Table

<b>(a) Permitted Uses</b>
<ul style="list-style-type: none"> <li>(i) <sup>76</sup>Building Sign</li> <li>(ii) No more than forty (40) dwelling units in total comprised of one or more of the following:               <ul style="list-style-type: none"> <li>(1) Multi-attached residential building,</li> <li>(2) Multiple family residential building, and</li> <li>(3) <sup>77</sup>Dwelling units within the building containing the Cultural Centre.</li> </ul> </li> <li>(iii) Cultural Centre.</li> <li>(iv) Daycare facility, ancillary to an on-site use (i) and/or (ii) above.</li> <li>(v) <sup>78</sup>Freestanding Sign.</li> <li>(vi) Offices ancillary to an on-site use (i) and/or (ii) above.</li> <li>(vii) Temporary building.</li> <li>(viii) Accessory buildings.</li> <li>(ix) Home occupations that in the opinion of the Development Officer will not generate traffic subject to section 4.7(8).</li> <li>(x) <sup>79</sup>DELETED</li> </ul>
<b>(b) Discretionary Uses</b>
<ul style="list-style-type: none"> <li>(i) Accessory uses.</li> <li>(ii) Home occupations that will generate additional traffic subject to section 4.7(8).</li> <li>(iii) Offices for community oriented groups.</li> <li>(iv) Parks, picnic areas or open space facilities for use by the general public, playgrounds or tot lots.</li> <li>(v) Utilities.</li> </ul>

<sup>75</sup> 3357/M-2013

<sup>76</sup> 3357/B-2018

<sup>77</sup> 3357/A-2017

<sup>78</sup> 3357/B-2018

<sup>79</sup> 3357/B-2018

## 2. PSR Permitted Regulations

Regulations	Requirements
Lot Area Minimum	1.4 hectares <sup>80</sup>
Building Footprint Maximum for Cultural Centre	930m <sup>2</sup>
Building Height Maximum for Cultural Centre	Maximum 4 storeys
Front Yard Minimum	4.0 m
Side Yard Minimum	1.5 m or as required by the Alberta Building Code, whichever is greater
Rear Yard Minimum	1.5 m or as required by the Alberta Building Code, whichever is greater
Landscaped Area	Subject to section 3.6
Parking Spaces: <ul style="list-style-type: none"> <li>• Residential:</li> <li>• Other Uses:</li> </ul>	<ul style="list-style-type: none"> <li>• 1 stall per dwelling unit subject to section 3.2</li> <li>• Subject to sections 3.1 and 3.2</li> </ul>
Loading	One loading space per subject to section 3.7(7)

## 3. Site Development

- (a) Within the PSR – Public Service Residential District the site plan, the relationship between buildings, the provision and the architecture of landscaped open space, and the parking layout, shall be subject to approval by the Development Authority.
- (b) Subject to subsection (2) above, the development of Multi-attached and Multiple family buildings will be regulated by the R3 Residential development regulations.
- (c) All useable floor area shall be a minimum of 0.6 metres above the 1:100 flood elevation.

---

<sup>80</sup> Correction #32

## **7.13      <sup>81</sup>Eco Industrial Park Overlay District**

### **General Purpose**

The purpose of this Overlay is to provide a regulatory framework for the implementation of the eco-industrial vision outlined in Bylaw No. 3398-2007, the West QE2 Major Area Structure Plan. The goal of this Overlay is to guide industrial development with the result being the development of an eco-industrial park in which businesses cooperate with one another and the local community in an attempt to reduce waste, efficiently share resources (such as information, materials, water, energy, infrastructure and natural resources), and produce sustainable development, with the intention of increasing economic gains and improving environmental quality. This Overlay contains regulations that provide a means to achieve the objective of an eco-industrial park, something that would not be achievable given the existing conventional industrial districts and regulations in this Bylaw.

### **1. Application**

This Overlay applies to the I1 – Industrial (Business Service) District areas shown on the Land Use Constraints Maps F20, F21, G19, G21, and the construction of any principle or accessory building on those lands.

The Development Authority may require that structural renovations, alterations, additions or reconstructions of buildings, which exist as of the date this Overlay comes into effect for a site, be completed in accordance with this Overlay.

### **2. Permitted and Discretionary Uses**

Those uses listed as permitted and discretionary in the existing underlying land use districts.

### **3. Applications for Development**

In addition to the requirements of Section 2.4 of this Bylaw, every application for a development permit for development on a site subject to this Overlay shall be accompanied by the following information specifically related to eco-industrial development:

1. In-house Recycling and Composting Letter;
2. Green Building Material List; and

The format for any additional information required as part of the application shall be prescribed by the Development Authority.

If in the opinion of the Development Authority, acting reasonably, the information provided by the applicant is not sufficient to allow the Development Authority to evaluate and make a decision on the development permit application, the Development Authority may request further and more detailed information from the applicant.

#### **4. Development Authority Variance Powers**

In this Overlay:

- a. The Development Authority may vary any regulation in this Overlay if, in the opinion of the Development Authority, the variance is reasonably necessary to achieve the purpose of this Overlay.

#### **5. Regulations**

- a. In the event of a conflict between a regulation in this Overlay and any other regulation in this Bylaw, including those regulations set out in the underlying district, the regulation in this Overlay shall apply.
- b. Each building on a site shall incorporate at least three different Green Building Materials. The Green Building Materials shall be identified on the Green Building Materials List that makes up part of the application for a development permit.
- c. Each business shall establish an in-house recycling and/or composting program for organic and material wastes.
- d. Building and Site Design
  - i. Front yard minimum shall be 9m.
  - ii. Sidewalks shall be provided along each side of a building that abuts a parking area.
  - iii. If the site abuts a public sidewalk or transit stop, a direct sidewalk connection shall be provided from the main entrance of a principle building on the site to the abutting public sidewalk or transit stop.
  - iv. Buildings shall be designed to take advantage of passive solar heating, natural lighting, passive ventilation, and shading for cooling.
  - v. Windows shall be located and oriented to provide building occupants with views to significant natural and/or landscaped areas.

- vi. A designated area for onsite recycling and/or composting of materials shall be identified on the site plan and landscape plan.

e. Parking and Loading Areas

- i. An owner or occupant of land must provide for not less than the number of on-site parking spaces for the applicable land use(s) as set out below, notwithstanding the provisions of Parts 4-8. In calculating the parking space requirement, a fractional number will be taken to the next higher number.
- ii. One parking space shall be designated for a small, alternative, carpool or electric vehicle. This is not in addition to the number of on-site parking spaces set out in Sections 3.1 and 3.2 of this Bylaw. This space shall be located in a preferential location and shall be signed appropriately. The design and location of the signage of this parking space shall be satisfactory to the Development Authority.
- iii. In shipping and receiving areas the owner or occupant of land shall erect at least one sign per loading dock that indicates the area of the loading dock is an “Idle Free” zone. The design and location of this signage shall be satisfactory to the Development Authority.

f. Landscaping

- i. Landscaping shall be completed using those species of plants, trees or shrubs that are suitable for Xeriscaping, Naturescaping, stormwater management, and/or rear yard screening.
- ii. Landscaping shall consist of a combination of flowers, grasses, mulch, trees, and/or shrubs.
- iii. A minimum of 15% of all Landscaped Area shall consist of Naturescaping or Xeriscaping.
- iv. Landscaping shall be designed to provide shading, climate protection and windbreaks to the principle building on the site.
- v. Access to the site shall be framed with landscaping islands.
- vi. If the building abuts a parking area, a 1m wide landscaping strip shall be provided immediately adjacent to and along the length of the building abutting the parking area in order to separate the building from the parking area or sidewalk that abuts the parking area.
- vii. A 1m wide landscaping strip, in addition to the landscaping strips provided pursuant to s.5(e) of this Overlay, shall be provided immediately adjacent to and along another side of the building. This landscaping strip will preferably be provided on the side of the building that is visible from



a public roadway or be located to provide shading and climate protection for the building.

- viii. A 1m wide landscaping strip shall be provided along the entirety of the front yard of the site if the front yard of the site abuts a road. The landscaping strip will provide separation and soften the appearance of the front yard of the site.
- ix. If the rear yard of the site is visible from a road or highway, a 1.5m wide landscaping strip, incorporating trees and shrubs, shall be provided to screen the view of the rear yard from the road or highway. Rear yard screening may be supplemented by fencing.
- x. The area of a Green Roof may be included by the Development Authority in determining if required landscaping requirements are satisfied.
- xi. Irrigation systems installed at the time of the development of the site shall be high efficiency drip systems.

## 7.14 <sup>82</sup>Mature Neighbourhood Overlay District

### 1. General Purpose

<sup>83</sup>The general purpose of this District is to ensure Redevelopment that occurs in Residential Districts in mature neighbourhoods is compatible with the existing residential Development within the Immediate Street Context.

### 2. Definitions

In this District:

<sup>84</sup>**“Redevelopment”** means the construction of a new Principal Building and/or structural additions to the front or side of a Principal Building that are wholly or partially visible from the Street on Sites that have existing uses and/or Buildings and includes the construction of a new Principal Building on Sites that are vacant or underutilized.

<sup>85</sup>**Large Scale Redevelopment** means Redevelopment on a Site or a combination of Sites that total 1,398.00 m<sup>2</sup> or more in area.

<sup>86</sup>**Mixed-Use** means a Development that accommodates a mix of land uses within a single Site while providing a Building form that is Street oriented at Grade. It may refer to different uses combined on the same Site or within the same Building. An example would be a Building that stacks residential uses above ground floor commercial uses.

<sup>87</sup>**Sidewalk** means a public infrastructure pedestrian walkway system that is built to The City of Red Deer Engineering construction contract specifications.

<sup>88</sup>**Walkway** means an on-site private infrastructure system of pedestrian walkways intended to provide access to and within the Site.

### 3. Application

- (a) <sup>89</sup>The regulations in this District apply to all Redevelopment applications within Residential Districts located in the Mature Neighbourhood Overlay District (shown on the Land Use Constraints Maps J15, J16, J17, J19, J20, K15, K16, K17, K18, K19, K20, K21, L13, L14, L16, L17, L18, L19, L20, L21, M10, M11, M12, M13, M15, M16, M17, M18, M19, M20, N10, N11, N12, N13, N14, N15, N16, N17, N18, O12, O13, O14, O15, O16, O17, O18, P11, P12, P13, P14, P15, Q11, Q12, Q13, Q14, Q15, R14, R15, S15).

---

<sup>82</sup> 3357/A-2016

<sup>83</sup> 3357/J-2021

<sup>84</sup> 3357/C-2018, 3357/II-2018

<sup>85</sup> 3357/C-2018

<sup>86</sup> 3357/C-2018

<sup>87</sup> 3357/C-2018

<sup>88</sup> 3357/C-2018

<sup>89</sup> 3357/E-2018, 3357/C-2018, 3357/J-2021

- (b) Character Statements are incorporated into a form part of this bylaw for the purpose of this District, and the design elements within the applicable Character Statement shall apply to all Redevelopment or subdivision within this District.
- (c) Where the regulations in the underlying District contradict or will not serve to achieve the design elements contained in the applicable Character Statement, the Character Statement design elements shall prevail.
- (d) <sup>90</sup>DELETED.

#### 4. Discretionary Use

All applications for the Redevelopment of a listed use within the underlying District shall be considered a Discretionary Use.

#### 5. Regulations for All Redevelopment

The Development Authority shall have the authority to impose conditions that require the Redevelopment to conform to a higher standard than required by the applicable regulations, including the design elements contained within a Character Statement, for any Redevelopment.

- (a) <sup>91</sup>All residential and Mixed-Use Redevelopment shall be compatible with existing Principal Buildings in terms of the scale and form within the Immediate Street Context. Redevelopment must not overwhelm or overshadow Principal Buildings and is required to comply with the following considerations:
  - (i) **Building Height:** Redevelopment shall be within one (1) to two (2) storeys of existing Buildings within the Immediate Street Context.
  - (ii) **Window Placement:** Windows shall be designed to protect privacy for adjacent residential uses. Staggered windows, the use of translucent glass or glass blocks and angled bay windows are examples of sensitive window placement.
  - (iii) **Front Yard Setback:** The Front Yard setback shall be within 1.20 m of the existing Front Yard setback of adjacent Sites or within the average of the existing Front Yard setback of the Principal Buildings in the Immediate Street Context.
  - (iv) **Access:** Doors, Decks, balconies, Patios, and other similar access points that are located on the side of a Building shall be at Grade or less than 1.00 m above Grade. Where privacy may be compromised, fencing, screening, and landscaping shall be used to create privacy between uses.
  - (v) **Rear Yard Setback:** The Rear Yard setback shall be designed to minimize overlook into the Rear Yard. Where privacy is compromised, fencing, screening and landscaping shall be used to create privacy between uses.

---

<sup>90</sup> 3357/C-2018, 3357/J-2021

<sup>91</sup> 3357/C-2018

- (b)** Where the primary entrance does not face onto the Frontage of the Site, the route from the Frontage to the primary entrance shall be clearly defined through the use of Walkways, landscaping, porch features, lighting, and/or other wayfinding designs.
- (c)** To minimize Sidewalk interruptions, curb cuts shall be minimized by requiring rear vehicular access where adequate vehicle access is available from the rear lane, as determined by the Development Authority.
- (d)** The continuation of Sidewalks should be maintained by minimizing curb cuts for front vehicular access.
- (e)** For Large Scale Redevelopment, the following requirements apply:
  - (i)** Hard surfaced Walkways shall be provided to allow for internal pedestrian movement and connectivity.
  - (ii)** Walkways should be provided across the full width of all Building elevation(s) which have public entrances to improve pedestrian access to the Buildings.
  - (iii)** Wheel stops shall be required for all parking spaces adjacent to a Walkway or in front of a Building and shall be setback a sufficient distance to prevent vehicles from projecting over the Walkway. This requirement is not applicable where the Walkway exceeds The City's minimum width requirement for Sidewalks and vehicle overhang would still allow for at least 1.20 m of clear width.
  - (iv)** Walkways shall be free of any obstructions and/or architectural features that would impede pedestrian movements and doors providing access to Buildings and/or bays will not swing out into the Walkway.
  - (v)** To provide barrier-free access, curb ramps shall be installed at the corner of any intersection which connects to an existing or planned Sidewalk or Walkway.
  - (vi)** Where pedestrian crossing points are required to connect individual Walkways over a Driveway or vehicle maneuvering aisle, the width of the crossing shall be kept as narrow as possible and will be marked through painting or use of materials that are different than the material of the road surface to clearly delineate the location of the Walkway.
  - (vii)** The Development Authority may exercise discretion and vary, relax or waive any or all of the requirements listed in this section if the intent of the requirements have been otherwise achieved.
- (f)** Existing trees and shrubs must be marked on landscaping plans and should be maintained. Mature trees that are required to be removed to accommodate Redevelopment should be replaced with trees that are appropriate for the location in terms of size and species.
- (g)** Publically owned trees and shrubs shall not be removed to facilitate the construction of a Redevelopment project, unless approved by the Development Authority.

## **<sup>92</sup>APPENDIX A: Woodlea Character Statements**

The following Character Statements form part of The City of Red Deer Land Use Bylaw 3357/2006 Appendix A under Land Use Bylaw amendment 3357/E-2018. (Adopted March 19, 2018)

---

<sup>92</sup> 3357/E-2018

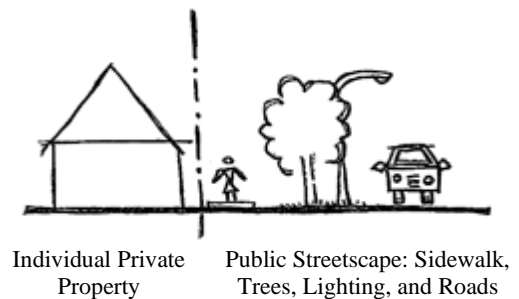
# Woodlea Character Statements

## Table of Contents

<b>1. Introduction .....</b>	<b>55</b>
1.1 Woodlea Character Statements .....	55
1.2 How Character Statements are Applied .....	56
1.3 Historical Properties .....	57
1.4 Interpretation .....	58
<b>2. Design Standards applicable to the entire Woodlea neighbourhood.....</b>	<b>59</b>
2.1 Vehicular Access.....	59
2.2 Boulevard Trees .....	60
2.3 Building and Site Design .....	60
<b>3. Central Woodlea Character Statement .....</b>	<b>62</b>
3.1 Character Statement Area Map .....	62
3.2 Context and History .....	62
3.3 Common Forms and Scale of Buildings.....	63
3.4 Common Building Materials.....	64
3.5 Other Common Elements .....	64
3.6 Design Standards.....	65
<b>4. Chinese Market Garden Character Statement.....</b>	<b>66</b>
4.1 Character Statement Area Map .....	66
4.2 Context and History .....	66
4.3 Common Forms and Scale of Buildings.....	67
4.4 Common Building Materials.....	67
4.5 Other Common Elements .....	67
4.6 Design Standards.....	67
<b>5. Nazarene Camp Character Statement.....</b>	<b>70</b>
5.1 Character Statement Area Map .....	70
5.2 Context and History .....	70
5.3 Common Forms and Scale of Buildings.....	71
5.4 Common Building Materials.....	71
5.5 Other Common Elements .....	72
5.6 Design Standards.....	72
<b>6. Definitions.....</b>	<b>74</b>

## 1. Introduction

All neighbourhoods contain the same basic elements; individual properties, and public infrastructure such as streets, sidewalks, lighting, and utilities. What establishes the character of a neighbourhood is the relationship and design of these basic elements. When Redevelopment of private property or public infrastructure occurs, concerns over losing the “character” of a neighbourhood are often raised. The following Character Statements define the “character” of a specific geographic area by capturing the design elements that make one geographic area different from another.



Character Statements are not necessary for every neighbourhood in The City of Red Deer. They are useful for specific geographic areas that contain a combination of elements that together make an area unique or special. The ‘Character’ of the neighbourhood is specifically identified and design standards are created to assist in redeveloping an area intentionally.

Each Character Statement Area contains the following information which serves to define the overall characteristics:

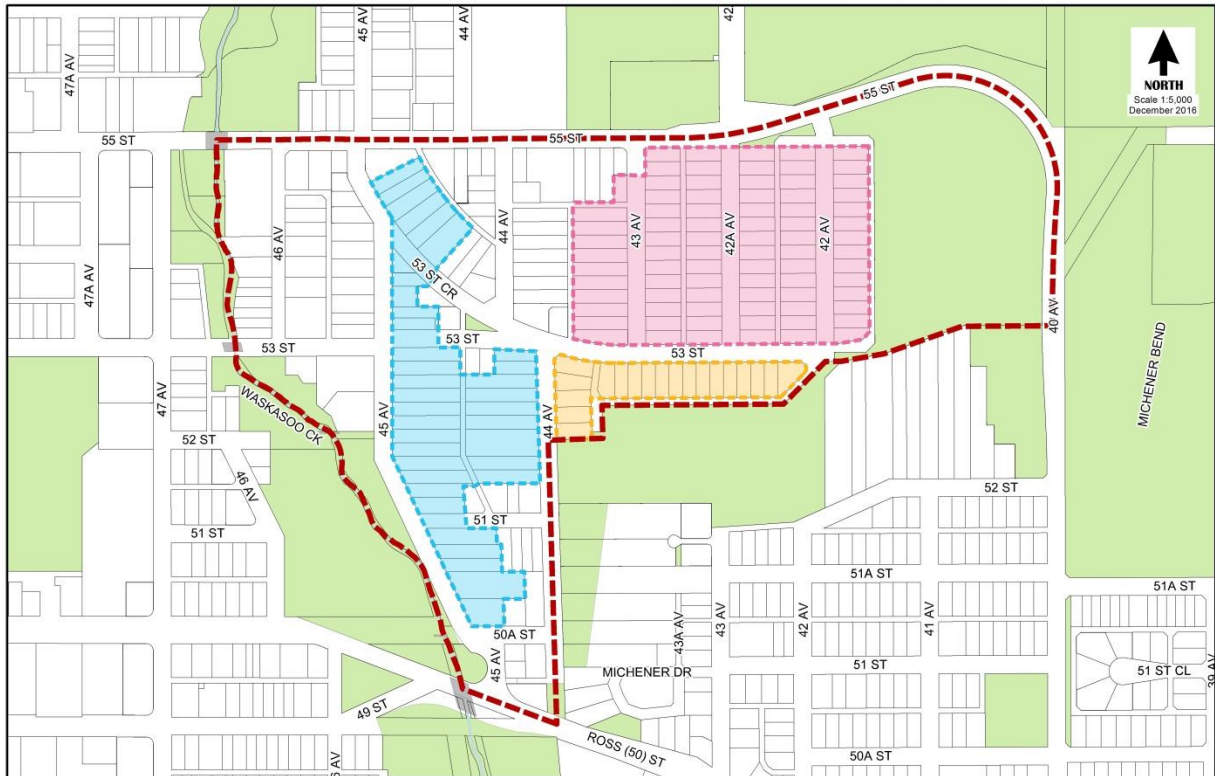
- Character Statement Area Map;
- Context and History;
- Common Forms and Scale of Buildings;
- Common Building Materials;
- Other Common Elements; and
- Design Standards.

### 1.1 Woodlea Character Statements

The intent of the Character Statements is to define some design parameters to which a new proposal for Redevelopment within a defined area should adhere.

The Character Statements specific to the Woodlea neighbourhood were developed with assistance from community members and the Woodlea Community Association. Their assistance made it possible to create these Character Statements and their sincere efforts are greatly appreciated.

The Woodlea neighbourhood is divided into three distinct Character Areas, highlighted in the map below. Character Statements have been created for each of the three Character Areas. In addition to the three Character Areas, separate Character Statements have been created for the entire Woodlea area.



## WOODLEA PLAN AREA CHARACTER AREA MAP



All of the photographic images used in the following Character Statements, unless otherwise noted, were taken by The City of Red Deer Planning Department in 2016. Assistance from the community, by the Woodlea Community Association, and their individual members are greatly appreciated and recognized.

### 1.2 How Character Statements are Applied

When an application for a development permit to redevelop a lot, or a subdivision application is received, the appropriate approving authority will evaluate the application based on conformity with:

- The City of Red Deer statutory plans (including but not limited to the *Municipal Development Plan, Area Structure Plans, Area Redevelopment Plan*);
- The *Land Use Bylaw*;
- Consultation with internal City departments and landowners within 100 m of the subject lot in accordance with section 2.7(d) of the Land Use Bylaw;
- The *Neighbourhood Planning and Design Standards* planning document;
- The applicable Character Statements;
- *Engineering Services Design Guidelines*; and
- The contents of the Letter of Intention submitted by the Applicant with development permit applications for Redevelopment within a Character Statement area.



Character Statements are a planning tool that will be applied in conjunction with *The City of Red Deer's Land Use Bylaw* and the generally applicable *Neighbourhood Planning and Design Standards* to evaluate if an application maintains the character of the area. Where the regulations in the *Land Use Bylaw* or the *Neighbourhood Planning and Design Standards* conflict with the Character Statements, the Character Statements shall prevail.

The Context and History, Common Forms and Scale of Buildings, Common Building Materials and Other Common Elements sections within each Character Statement identify various aspects that add to the distinct character and should be considered when evaluating whether a proposed development complements or maintains the character of the area.

A Letter of Intention shall be submitted by the Applicant with development permit applications for Redevelopment within a Character Statement area addressing how the proposal is sensitive to the Immediate Street Context as identified in the relevant Character Statements.

### 1.3 Historical Properties

As of June 2017 there are four properties in the Woodlea area listed as having historical significance. Each is listed below.

- McKenzie/Ellis Residence HS-33 (5345 46 Avenue)
- Frank Pettepher Residence HS-45 (5045 45 Avenue)
- Walter Trump Residence HS-60 (5035 45 Avenue)
- Chestnut Tree HS-73 (4501 55 Street)



McKenzie/Ellis Residence HS-33

The City has surveyed several additional historic properties over the years. Additional information can be found within the City's *Historic Site Survey Project (2008)*, the *Historic Site Inventory Project (2009)*, the *Heritage Site Survey (2015)*, and the *Places of Interest List* (currently being compiled). The information gathered in these documents can assist landowners to explore a designation on a voluntary basis.

Applications for properties that are identified as HS (Historical Significance) in the *Land Use Bylaw* are to be reviewed applying the *Standards and Guidelines for the Conservation of Historical Places in Canada* as well as *Creating a Future for Alberta's Historic Places*. The Federal and Provincial requirements take precedence over Character Statements.

#### **1.4 Interpretation**

Wording contained in the following Character Statements are intentional and contain “shall”, “should” and “may” statements. Character Statements that contain “shall” are those which must be followed. “Should” statements mean compliance is recommended and generally expected but acknowledge that the Development Authority may vary these statements based on the extraordinary circumstances of the specific case. “May” statements indicate that the Development Authority determines the level of compliance that is required. Terms identified by a capitalized first letter are found in the Definitions section of this document or in the *Land Use Bylaw*.

## **2. Design Standards applicable to the entire Woodlea neighbourhood**

The following Character Statements will be applicable to the entire Woodlea Plan Area outlined on the Woodlea Plan Area Character Area Map.

### **2.1 Vehicular Access**

1. Where a property does not have Rear Yard or Side Yard vehicular access, Front Yard vehicular access is allowed.
2. Notwithstanding Sections 4.6.9 and 5.6.9 of the Woodlea Character Statements, Front Yard vehicular access is discouraged in areas with Rear Yard or Side Yard access.
3. Notwithstanding Section 2.2 of these Character Statements and Section 4.7.7 Vehicular Access to Lots from Public Roadways of the *Land Use Bylaw*, Front Yard vehicular access is allowed where it is a dominant feature of the existing streetscape. Existing Front Yard vehicular access in areas where it is not a dominant feature of the existing streetscape may remain until the property is Redeveloped. Redevelopment of properties may require existing Front Yard vehicular access in areas where it is not a dominant feature to be removed. As shown in the map below, Front Yard vehicular access is considered a dominant feature of the streetscape in the following areas:
  - Properties on the west side of 45 Avenue between 5302 45 Avenue and 5344 45 Avenue;
  - 5335 45 Avenue, 5337 45 Avenue, 5339 45 Avenue, and properties along the north side of 53 Street Crescent between 4408 53 Street Crescent and 4434 53 Street Crescent
  - Properties on the west side of 44 Avenue between 5110 44 Avenue and 5138 44 Avenue.

Map 2.1.3(a) Front Yard Vehicular Access in Dominant Areas of Streetscape



4. Where Rear Yard or Side Yard vehicular access exist and Front Yard vehicular access is not a dominant feature of the streetscape, consideration for Front Yard vehicular access may only be granted in unique circumstances on the property such as retaining mature trees in the Rear Yard or Side Yard or an irregular parcel shape which limits development design options. In these circumstances the applicant is required to provide their reasons in writing for consideration by the Development Authority.
5. Front parking pads shall not be considered where there is vehicular access available from the Rear Yard or Side Yard, unless currently existing.

## 2.2 Boulevard Trees

1. Boulevard trees shall not be removed or harmed to accommodate development on private property. Protection of existing boulevard trees shall conform to the City's Contract Specifications.
2. Existing tree-lined boulevards within the plan area shall remain indefinitely; however, trees may be replaced over time with different species and caliper as determined by the City's Recreation, Parks, and Culture department.

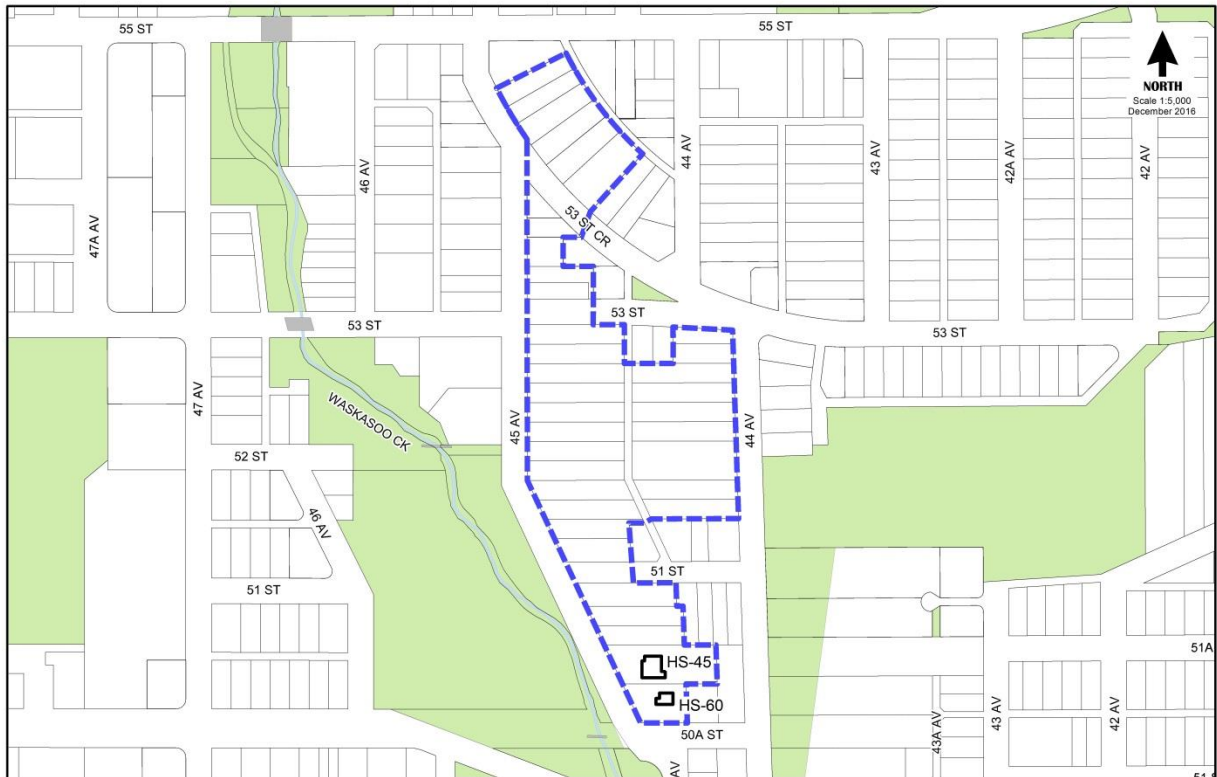
## 2.3 Building and Site Design

1. For corner lots where the primary entrance of the Dwelling Unit is not at the front of the property, the design of the Dwelling Unit should create a strong sense of entry from the Front Façade (such as thoughtful design of pathways, Landscaping, or porch features). All other properties shall have the primary entrance of the Dwelling Unit at the front of the property.
2. Side windows and balconies on Dwelling Units are to respect the privacy of neighbouring properties. They should be located to minimize direct views into existing neighbouring windows and views overlooking neighbouring yards. A sketch showing the window locations of existing adjacent Buildings shall be accompanied with any development application for a new Dwelling Unit or major structural addition to the front or side of the existing Dwelling Unit that is wholly or partially visible from the street. Additional design elements to respect privacy

- of neighbouring properties may be required by the Development Authority.
3. Excessive loss of sunlight on adjacent properties due to Redevelopment may be considered by the Development Authority.
  4. If a new Dwelling Unit or major structural addition to the front or side of the existing Dwelling Unit that is wholly or partially visible from the street is larger in Scale than the existing adjacent Dwelling Units, a transition in building widths should be created by visually dividing the building into smaller sections that approximate the width of adjacent Dwelling Units, and by scaling down the height as it approaches the adjacent Dwelling Units.
  5. For the purpose of assessing the Scale of a Dwelling Unit or major structural addition to the front or side of the existing Dwelling Unit that is wholly or partially visible from the street, photos of the adjacent properties on each side yard shall be accompanied with any development application. Supplementary information may be required by the Development Authority to further assess the impact of the proposed Dwelling Unit Scale on adjacent properties.
  6. Lots shall be compatible in the width, depth and area with properties existing within the Immediate Street Context as the proposed Redevelopment.
  7. Where front Attached Garages are allowed, the dominance of the garage shall be reduced by having the façade of the garage flush with the Front Façade of the Dwelling Unit or recessed behind the Front Façade of the Dwelling Unit. In addition, in areas where there is Rear Yard or Side Yard vehicular access, the Front Façade of a front Attached Garage shall only be developed to less than or equal to 50% of the Front Façade of the Dwelling Unit.
  8. The height and total floor area of all Accessory Buildings shall not exceed the footprint area or height of the principal Building.

### 3. Central Woodlea Character Statement

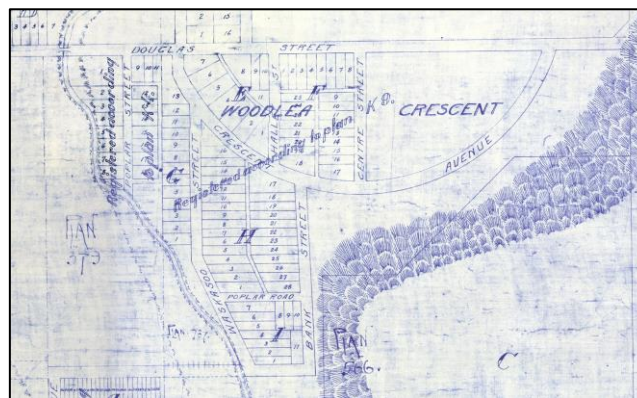
#### 3.1 Character Statement Area Map



#### WOODLEA PLAN AREA CENTRAL WOODLEA PLAN AREA

#### 3.2 Context and History

The Central Woodlea character area contains the earliest subdivisions and some of the most historic residences in Red Deer along 45 Avenue. In 1905 the land along 45 Avenue was subdivided by one of Red Deer’s first settlers, Leonard Gaetz and his son Halley. The layout of parcels were atypical to what was already existing in Red Deer; the parcels were much larger and longer in size, and varied from the standard



Red Deer & District Archives: K32 cropped

rectangular pattern (53 Street Crescent) emphasizing the Garden City and the City Beautiful movements. As a result, the subdivision proved to be well accepted with parcels selling promptly.<sup>1</sup>

This Character Area includes two historically significant properties within Woodlea (see map 2.1 Character Statement Area Map) as well as several other unique character homes. Design of homes had both Queen Anne and Craftsman influences and were associated with early residential development in Red Deer. The first homes consisted of: wood construction, Gable roofs, brick chimneys, front porches, and patterned wood windows.



Walter Trump Residence (5035 45 Avenue)  
HS-60 – Craftsman influences

After the economic crash of 1913 and into the Second World War very few homes were built. During the Second World War Red Deer saw a large increase in city residents; by 1943 Red Deer's population had doubled prior to that of pre-war times creating a huge housing shortage.<sup>2</sup> Attempts to manage the housing shortage involved renovations and creating multiple suites in existing homes and buildings, etc. Of the homes built during the Second World War, most consisted of 1 – 1 ½ storey bungalows with varied design influences. At the end of the Second World War Red Deer, along with much of Alberta, was in an economic boom influenced by the oil industry. During that time several simple, modest-sized homes were constructed of Minimal Traditional style.

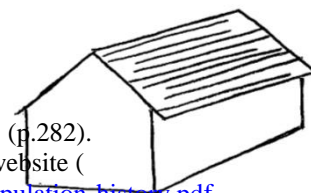
Since the 1970's the area has seen several properties redeveloped – properties either having significant renovations or older buildings being torn down and replaced with newer larger homes. Design and style of Redevelopment has varied influences including Ranch, Modern, and Craftsman.

### 3.3 Common Forms and Scale of Buildings

- Single detached dwellings constructed prior to the First World War ranging in size from 1 ½ storey dwellings to 2 storey dwellings influenced by Queen Anne and Craftsman architectural styles.
- Second World War homes ranging from 1 – 1 ½ storey Bungalows influenced by Tudor Revival, Ranch and Minimal Traditional styles.
- 1 and 1 ½ storey post-war dwellings built in the 1940's and 1950's, in the Minimal Traditional style.
- Gable roofs, often with Dormer windows, creating living space within the roof and some type of porch entry feature are common.
- Detailing from other architectural styles and eras, such as



Single Detached Dwelling



Gable Roof

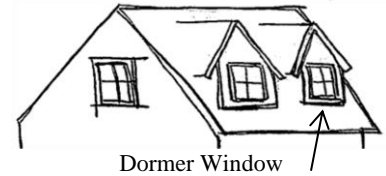
---

<sup>1</sup> *Homesteads That Nurtured a City* by E.L. Meeres, Fletcher Printing, Red Deer, 1977 (p.282).

<sup>2</sup> Population – City of Red Deer population history statistics on the City of Red Deer website (<http://www.reddeer.ca/media/reddeerca/about-red-deer/statistics-and-demographics/population-history.pdf>)

Victorian Architecture, is often found as scaled down elements.

- Consistent relationship between sidewalk location, finished floor elevations, Building Front Yard Setbacks, street tree locations, and road widths.
- Larger lots with generous Front and Side Yard Setbacks that are well treed and Landscaped adding to the aesthetic appeal of the streetscape.
- Scale is related to architectural style and is reflected in the Building design. For instance, 1 to 1 ½ storey dwellings have a Minimal Traditional architectural style and a small square footage.
- Front yard Setbacks along 45 Avenue facing Coronation Park follow the angle of the street offering privacy to adjoining neighbours.
- Front yard Setbacks along 53 Street Crescent follow the curvature of the street.



5045 45 Avenue (Frank Pettepher Residence HS-45) – Craftsman Style



5109 45 Avenue – Queen Anne influences



4434 53 Street Crescent – Bungalow with Queen Anne influences

### 3.4 Common Building Materials

- Wood cladding (wood shingle cladding and clapboard siding) or wood-replica siding;
- Vinyl or aluminum siding;
- Stone, river rock, sandstone detailing;
- Stucco;
- Asphalt shingles; and
- Cement, or cement block foundations.



Minimal Traditional Style – renovated with vinyl siding

### 3.5 Other Common Elements

- Mature tree lined streets with wide boulevard and separated sidewalks along 45 Avenue and 53 Street Crescent.
- Large well Landscaped, maintained yards complete with mature vegetation.



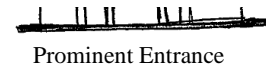
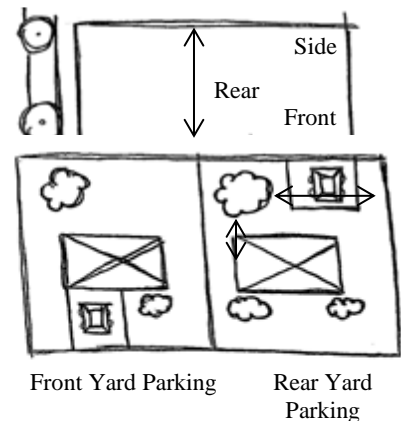
Separated sidewalks with tree lined streets



- Minimal front garages and driveways along 45 Avenue where the parcels can be accessed by a rear lane. Several properties along 44 Avenue and 53 Street Crescent are accessed from the front despite the rear lane access.
- Very walkable streets. The streets becoming informal meeting places.

### 3.6 Design Standards

1. Existing trees, natural features, Boundary Hedges, fences, gates and Landscaped boulevards shall be identified on a site plan for Redevelopment. The plan shall identify what is to be removed/relocated/preserved on site as well as any proposed tree replacements required as a result of tree removal.
2. Dwelling Units shall be sited on the lot to be compatible with the existing pattern of dwelling placement in terms of Front Yard, Side Yard, and Flankage Setbacks, prevalent in the Immediate Street Context.
3. Side Yard and Rear Yard Setbacks for Accessory Buildings shall be in accordance with the requirements of the underlying land use district.
4. Slight variances to the Front Yard Setback may be allowed to maintain existing natural features/trees to better align with the Immediate Street Context.
5. Dwelling Units shall have a primary Prominent Entrance facing the front of the property and are encouraged to incorporate a permitted projection (such as a porch).
6. Front projections shall require the same Front Yard Setbacks as the Dwelling Unit.
7. Upper storey living spaces, wholly or partially, may be incorporated within the roof structure for increased floor area. Dormer/end Gable windows are encouraged to provide adequate light to these spaces.
8. Additions to the Front Façade shall not be allowed unless the proposed Front Yard Setback, Building design, siting, and materials utilized are compatible with the Immediate Street Context.
9. Dwelling Units shall incorporate a range of architectural features and design details along the front façade of the Dwelling Unit. Exterior Building Materials and colors should be reflective of, similar to and compatible with those present within the Immediate Street Context.



2010 Craftsman Style Redevelopment



1974 Ranch Style Redevelopment

## 4. Chinese Market Garden Character Statement

### 4.1 Character Statement Area Map



### WOODLEA PLAN AREA CHINESE MARKET GARDEN CHARACTER AREA

### 4.2 Context and History

Prior to the development seen today, lands east of 43 Avenue were used as a large commercial garden. In 1924 the area was acquired by Chinese partners, who then transferred the land to new landowners who operated the Sam Wo Market Gardens. The gardens continued in this location until 1948 when it was relocated to the Mountview neighbourhood.<sup>1</sup>

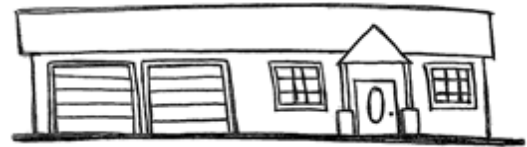
In 1949, the land west of 42A Avenue was subdivided into residential parcels; in 1951 lands on the east and west side of 42 Avenue were subdivided thereby completing the design of the Character Area as it now remains. The majority of



Red Deer & District Archives: N7 crop, c. 1943 shows the Chinese Market Garden on the right.

<sup>1</sup> *Mingling Memories*, Red Deer East Historical Society, Red Deer, 1979 (p 718 -719) and RG 2 City Commissioner fonds (Accession 2016-759, Box 1, File 2: 1917-1929)(p. 178-179).

homes in this area were constructed between 1950 and 1955. Homes developed at this time were simple and modest in design. Typical homes consisted of 1 storey bungalows with a Hipped Roof or a Ranch architectural influence.



Ranch Style

Redevelopment in the area has been steady. As demand to be closer to the city centre grows it is expected that further Redevelopment will continue.

### 4.3 Common Forms and Scale of Buildings

- 1 storey Bungalows and Ranch style dwellings with flat and simple Front Facades, with a front entry flush or slightly recessed to the remainder of the dwelling. Landings or front porches are typical on all dwellings.
- The overall shape is very square or rectangular and compact, with few ornamental features.
- Consistent large Front Yard Setbacks typically ranging from 8.4m to 11.2m.
- Large Side Yard Setbacks
- Lot widths are consistently between 15.24 m and 15.75 m.
- Additions by way of adding a second floor are common, however additions have also been constructed to the side and rear of existing dwellings.
- Only replacement and renovated dwellings exceed 1 ½ storeys in height.
- Front walkways leading from the public sidewalk to the Prominent Entrance of the dwelling.

### 4.4 Common Building Materials

- Wood;
- Vinyl or aluminum siding;
- Stucco;
- Concrete or stone faced foundation; and
- Brick or stone detailing.



Tree lined street with separated sidewalks

### 4.5 Other Common Elements

- Well connected sidewalks and pathways with streets laid out in a grid pattern.
- Mature tree lined streets with separated sidewalks.
- No vehicular access from the street. Detached Garages are accessed from the rear lane, are out of sight, and don't affect the Character when viewed from the street.

### 4.6 Design Standards

1. Roof styles and slopes should align with the



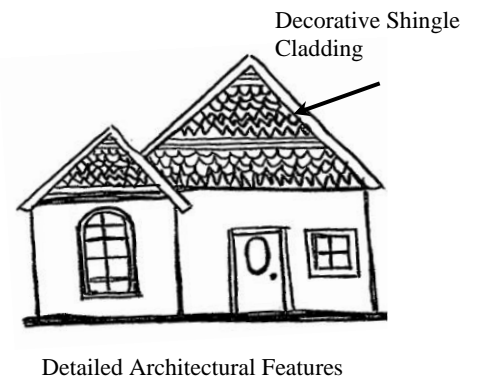
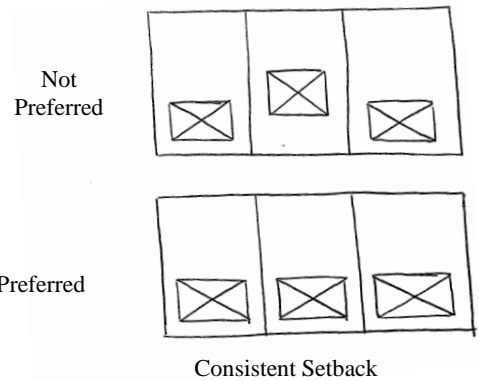
Preferred Roof Design



Not Preferred Roof Design

Immediate Street Context. If there is inconsistency resulting from height differences, the proposed Building elevations should include architectural detailing, building articulation and stepping back of the upper floor to break up the larger building form and reduce the impact to adjacent properties.

2. Dormers or similar design elements may be encouraged provide some additional living space in the roof.
3. Building additions, greater than 30% of the total square footage of the existing Building, shall be developed by the addition of a second storey, or in the Rear Yard. Only additions of less than 30%, will be considered in the Front or Side Yard.
4. Additions proposed to the Front Façade shall not be allowed unless there is no impact to the typical Front Yard Setback within the Immediate Street Context. Front additions shall be sensitive and compatible in Building design and Building Materials utilized with the Immediate Street Context.
5. Dwelling Units shall be sited on the lot to be compatible with the existing pattern of dwelling placement in terms of Front Yard, Side Yard, and Flankage Setbacks prevalent in the Immediate Street Context.
6. Side Yard and Rear Yard Setbacks for Accessory Buildings shall be in accordance with the requirements of the underlying land use district.
7. Dwelling Units are encouraged to incorporate a permitted projection (such as a porch). Front projections shall require the same Front Yard Setbacks as the Dwelling Unit.
8. Dwelling Units shall incorporate a range of architectural features and design details along the Front Façade of the Dwelling Unit. Exterior Building Materials and colors should be reflective of, similar to and compatible with those present within the Immediate Street Context.
9. Front Yard vehicular access shall not be considered on parcels where there is vehicular access available from a Rear Yard or Side Yard. This includes the following Front Yard examples:
  - driveways;
  - front Attached Garages; and
  - parking pads.





Typical Bungalow with Gable Roof



Typical Bungalow with Hipped Roof



Bungalow with porch addition

## 5. Nazarene Camp Character Statement

### 5.1 Character Statement Area Map



### WOODLEA PLAN AREA NAZARENE CAMP CHARACTER AREA

### 5.2 Context and History

In 1912 the first church in Woodlea, the Pentecostal Church of the Nazarene, was built along Ross Street at the foot of Michener Hill. During the First World War the church started using the neighbouring open areas for large evangelical revival camp meetings. In 1920 the church moved to a more central location in downtown Red Deer but continued to use the land in Woodlea for revival camp meetings. In 1923 and 1925 the Church of the Nazarene expanded their Woodlea property to include a church camp for revival meetings and summer holidays, and a large wooden summer tabernacle.



Red Deer & District Archives: P4431  
cropped, 1948  
Nazarene Camp (circled)

During this time the Nazarene Camp became one of the largest summer evangelical revival centres in Alberta. In the early 1950's the property was sold to support other Nazarene projects in Red Deer and subdivided into the residential lots existing today.<sup>1</sup>

In 1955 the subdivision of land was registered with Land Titles with the area fully developed by 1957. Today the area is developed with original one storey Bungalows with Hipped Roofs and Ranch style dwellings.

### 5.3 Common Forms and Scale of Buildings

- 1 storey Bungalows and Ranch style dwellings with simple Front Facades, with a front entry flush or slightly recessed to the remainder of the dwelling. Landings or front porches are typical on all dwellings.
- The overall shape is very square or rectangular and compact, with few ornamental features.
- Consistent Front Yard Setbacks typically ranging from 4.5m to 6.0m along 53 Street and 8.0m to 9.5m along 44 Avenue. However, the perceived Front Yard is much larger as the road right of way along 53 Street extends south approximately 3.0 m. This 3.0 m is adjacent to the front property lines and is grassed.
- Lot widths are 15.24 m along 53 Street, with the exception of the triangular parcel at 4201 53 Street, and are generally 18.29 m along 44 Avenue with the exception of those parcels near the corner of 53 Street. Side Yard Setbacks in this area are much smaller than the other Character Areas in Woodlea, and typically only meet the 1.5m minimum R1 Residential (Low Density) District standard outlined in the City's Land Use Bylaw.
- Redevelopment within the area is uncommon.
- All dwellings are one storey in height with the exception of one redeveloped dwelling with a second storey addition.
- Front walkways leading from the public sidewalk to the Prominent Entrance of the dwelling.



Consistent Front Yard Setbacks along



Square and compact shape

### 5.4 Common Building Materials

- Wood;
- Vinyl or aluminum siding;
- Stucco;
- Concrete or stone faced foundation; and
- Brick or stone detailing.

---

<sup>1</sup>*Vine of His Planting* by Dorothy J. Thomson (1961) (p 11-12, and 28-29).

**5.5 Other Common Elements**

- Well connected sidewalks and pathways along the streets.
- Well-kept grassed Front Yards with separated sidewalks.
- With the exception of 5125 44 Avenue there is no vehicular access from the street. Detached Garages are accessed from the rear lane, are out of sight, and do not affect the Character when viewed from the street.



Detached Garage

**5.6**



Typical Bungalow with Hipped Roof



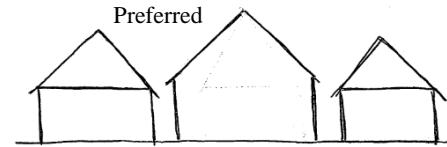
Typical Ranch style dwelling with Gable Roof  
Consistent Roof Design

**Design Standards**

1. Roof styles and slopes should align with the Immediate Street Context. If there is inconsistency resulting from height differences, the proposed Building elevations should include architectural detailing, building articulation and stepping back of the upper floor to break up the larger building form and reduce the impact to adjacent properties.
2. Dormers or similar design elements may be encouraged to provide some additional living space in the roof.
3. Building additions, greater than 30% of the total square footage of the existing Building, shall be developed by the addition of a second storey, or in the Rear Yard. Only additions less than 30% will be considered in the Front or Side Yard.
4. Additions proposed to the Front Façade shall not be allowed unless there is no impact to the typical Front Yard Setback within the Immediate Street Context. Front additions shall be sensitive and compatible in Building design, siting and materials utilized with the Immediate Street Context.
5. Dwelling Units shall be sited on the lot to be compatible with the existing pattern of dwelling placement in terms of Front Yard, Side Yard, and Flankage Setbacks prevalent in the Immediate Street Context.
6. Side Yard and Rear Yard Setbacks for Accessory Buildings shall be in accordance



Preferred



Not Preferred



Redevelopment – second storey addition



- with the requirements of the underlying land use district.
7. Front projections shall require the same Front Yard Setbacks as the Dwelling Unit.
  8. Dwelling Units shall incorporate a range of architectural features and design details along the Front Façade of the Dwelling Unit. Exterior Building Materials and colors should be reflective of, similar to and compatible with those present within the Immediate Street Context.
  9. Front Yard vehicular access shall not be considered on parcels where there is vehicular access available from a Rear Yard or Side Yard. This includes the following Front Yard examples:
    - driveways;
    - front Attached Garages; and
    - parking pads.

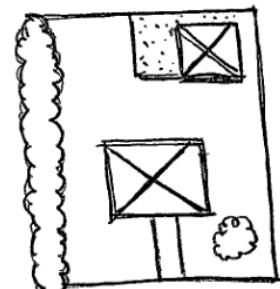
## 6. Definitions

**Attached Garages** are enclosed parking areas which are integrated into the main dwelling structure and are typically accessed from a driveway connecting to a municipal street or rear lane.



Attached Garage

**Boundary Hedge** is vegetation in the form of hedges or shrubs located on or adjacent to the registered property line of a site.



Boundary Hedge

**Building Materials** are materials used for construction. For the purpose of this document, Building Materials predominantly refer to exterior cladding materials, such as brick, stone, and wood.

**Bungalow** means a single storey detached Dwelling Unit which may include a second storey built into a sloping roof.

**City Beautiful** is an urban planning movement from the 1890's and 1900's which emphasized grandeur, order, symmetry, and harmony in the built environment. It was believed that these qualities would consequently be inspired in the landowners.

**Common Building Materials** is a similarity in the substance, or a mixture of substances that constitute a building.

**Common Form** is a similarity in the shape, outline or configuration of a structure as apart from colour, materials, etc.

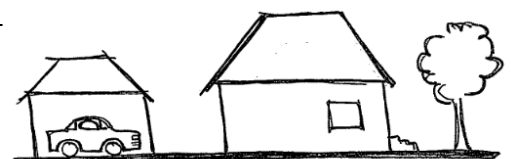
**Common Scale** is a similarity in size based on an informal system of general size categorizations useful for comparison purposes.

**Craftsman Style** is based on a reform philosophy, encouraging originality, simplicity of form, local natural materials, and the visibility of handicraft, but distinguished itself, particularly in the Craftsman Bungalow style, with a goal of ennobling modest homes for a rapidly expanding American middle class. Common architectural elements include:

- Low-pitched roof lines, Gabled or Hipped Roof
- Deeply overhanging Eaves,
- Exposed rafters or decorative brackets under Eaves
- Front porch beneath extension of main roof
- Tapered, square columns supporting roof
- 4-over-1 or 6-over-1 double-hung windows



Craftsman Style



- Frank Lloyd Wright design motifs
- Hand-crafted stone or woodwork
- Mixed materials throughout structure

**Detached Garages** are free-standing buildings that are not connected to the main dwelling, and are typically accessed from a driveway connecting to a municipal street or rear lane, but which contribute to the overall site function and layout.

**Dormer** is framing which projects from a sloping roof, providing an internal recess in the roof space.

**Dormer Window** is a window in a Dormer for lighting a room adjoining a sloping roof.

**Eaves** are defined as the edges of the roof which overhang the face of a wall and, normally, project beyond the side of a Building. The Eaves form an overhang to throw water clear of the walls and may be highly decorated as part of an architectural style.

**Flankage** is the Side Yard abutting a street on a corner lot.

**Front Façade** refers to the front elevation of the dwelling which faces the street and contains the main entrance.

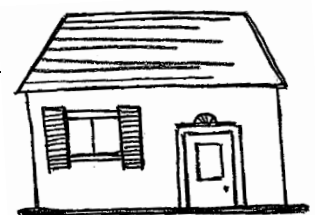
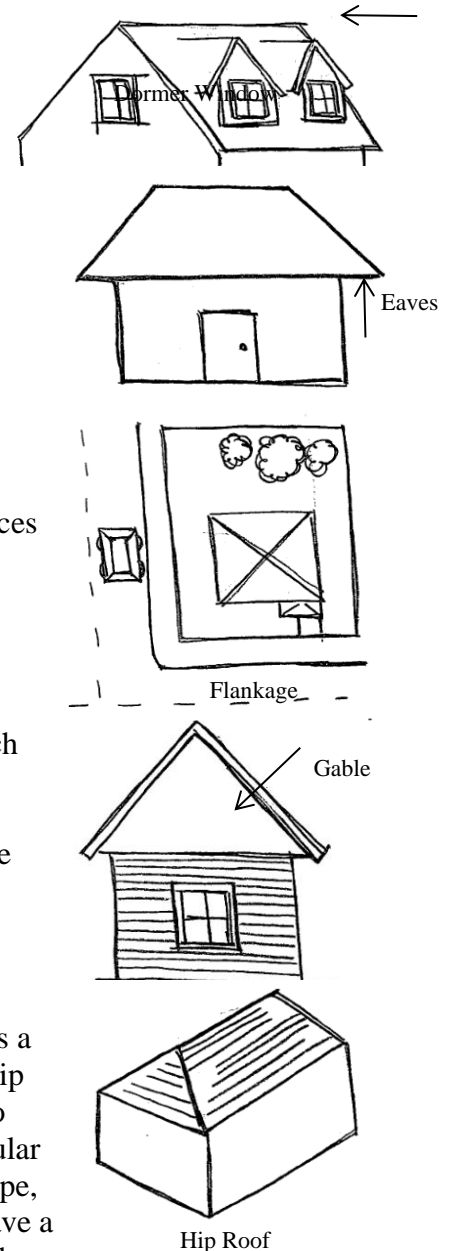
**Gable** is the upper triangular-shaped portion of the end wall of a Building.

**Gable Roof** means a roof with two sloping sides and a Gable at each end.

**Garden City** is an urban planning movement which emphasized the creation/maintenance of parks, green spaces, spacious lawns and gardens.

**Hip Roof** or **Hipped Roof** is a type of roof where all sides slope downwards to the walls, usually with a fairly gentle slope. Thus it is a house with no Gables or other vertical sides to the roof. A square Hip Roof is shaped like a pyramid. Hip Roofs on houses could have two triangular sides and two trapezoidal ones. A Hip Roof on a rectangular plan has four faces. They are almost always at the same pitch or slope, which makes them symmetrical about the centerlines. Hip Roofs have a consistent level fascia, meaning that a gutter can be fitted all around. Hip Roofs often have Dormer slanted sides.

**Landscaping** refers to any activity that modifies the visible features of an area of land, including simple to complex arrangements of living elements (flora), natural elements (landforms), and human elements (structures).



**Minimal Traditional Style** is housing of simple design appropriate for a country recovering from a Great Depression and anticipating World War II. Minimal Traditional houses may have these features:

- small with minimal decorations
- low or moderately pitched roof
- minimal Eaves and roof overhang
- side Gable, often with one front-facing cross Gable
- front door entrance under the front cross Gable
- one story, with an attic story
- shutters are common
- exterior siding of wood, brick, or a mix of sidings
- small fireplace and chimney

Minimal Traditional Style

**Modern architecture** refers to the Building style of the early to mid-20th century. Common themes of Modern architecture include:

- emphasis on function, meaning that the result of design should derive directly from its purpose
- simplicity and clarity of forms and elimination of "unnecessary detail"
- materials at 90 degrees to each other
- visual expression of structure (as opposed to the hiding of structural elements)
- the related concept of "Truth to materials", meaning that the true nature or natural appearance of a material ought to be seen rather than concealed or altered to represent something else
- use of industrially-produced materials; adoption of the machine aesthetic
- particularly in International Style modernism, a visual emphasis on horizontal and vertical lines

**Prominent Entrance** is a Building entrance that is conspicuous in its position or importance and is supported by architectural detailing, a walkway to the street and appropriate landscape treatment.

**Queen Anne Style** is a style that came into vogue in the 1880's and was used until the 1920's. Distinctive features of the American Queen Anne style (rooted in the English style) may include:

- an asymmetrical facade;
- dominant front-facing Gable, often cantilevered out beyond the plane of the wall below;
- overhanging Eaves;
- round, square, or polygonal tower(s);
- shaped Gables;
- a porch covering part or all of the front façade, including the primary entrance area;
- a second-story porch or balconies;
- pedimented porches;
- differing wall textures, such as patterned wood shingles shaped into varying designs, including resembling fish scales, terra cotta tiles, relief panels, or wooden

- shingles over brickwork, etc.;
- dentils;
- classical columns;
- Spindle work;
- oriel and bay windows;
- horizontal bands of leaded windows;
- monumental chimneys;
- painted balustrades;
- wooden or slate steep roofs
- Front gardens often had wooden fences

**Ranch Style** is a domestic architectural style originating in the United States. The Ranch house is noted for its long, close-to-the-ground profile, and minimal use of exterior and interior decoration. The houses fuse modernist ideas and styles with notions of the American Western period working ranches to create a very informal and casual living style. Ranch style houses have many of these features:



Ranch Style

- Single story
- Low pitched Gable roof
- Deep-set Eaves
- Horizontal, rambling layout: Long, narrow, and low to the ground
- Rectangular, L-shaped, or U-shaped design
- Large windows: double-hung, sliding, and picture
- Sliding glass doors leading out to patio
- Attached Garage
- Simple floor plans
- Emphasis on openness (few interior walls) and efficient use of space
- Built from natural materials: Oak floors, wood or brick exterior
- Lack decorative detailing, aside from decorative shutters

**Scale** is defined as the size of a Building and its component parts in comparison with the size of neighbouring dwellings.

**Setback** is defined as the distance of a structure from a property line.

**Tudor Revival** means a medieval architectural style adapted from Great Britain to the United States during the last quarter of the 19th century where it was incorporated into homes across America. The essential characteristics of a Tudor Revival house usually include the use of half-timbering, oversized fireplaces, and the use of brick and stucco siding. Roofs are steeply pitched, and Dormers and overhangs are common.

**Victorian Architecture** refers to styles that emerged in the period between 1830 and 1910, during the reign of Queen Victoria. They were often influenced and revived from historic styles mixed with the introduction of Middle East and Asian influences.

## **7.15 <sup>1</sup>Major Entry Areas Overlay District**

### **1. General Purpose**

The purpose of this District is to ensure that development along major commercial corridors leading into the City is visually attractive, creates a welcoming environment and does not prejudice pedestrian and traffic safety or the function of adjacent public roadways.

### **2. Definitions**

(a) **“Major Entry Areas”** means those areas adjacent to Major Corridors which are highly visible to motorists and include an area of at least 20m measured from the Site Boundary that is adjacent to the Major Corridor.

(b) **“Major Corridors”** mean:

- a. Gaetz (50) Avenue from the southern boundary of the City to 22 Street/Boyce Street;
- b. Gaetz (50) Avenue from the northern boundary of the City to Kingston Drive / 80 Street;
- c. Taylor Drive from the southern boundary of the City to 22 Street;
- d. 67 Street/Highway 11 from the western boundary of the City to Taylor Drive;
- e. Highway 11A from the western boundary of the City to Taylor Drive; and
- f. Highway 2 within the City boundary.

### **3. Permitted and Discretionary Uses**

(a) Those uses listed as Permitted Uses and Discretionary Uses in the existing underlying land use District; and

(b) <sup>2</sup>Notwithstanding any other provision in this Bylaw, the following Signs shall not be allowed within the Major Entry Areas Overlay District:

- a. Billboard Sign;
- b. Dynamic Sign; and
- c. Electronic Message Sign.

### **4. Application**

---

<sup>1</sup> 3357/G-2016

<sup>2</sup> 3357/B-2018

- (a) The Major Entry Areas Overlay District is shown on the Land Use Constraints Maps J24, J23, J22, I23, I22, F21, G21, H21, I21, J21, K21, H20, I20, H19, I19, I18, J18, K18, I17, K17, I16, H16, H15, I15, I14, I13, J13, J12, K12, K11, L11, M11, M10, K10, L10, L9 and M9;
- (b) The Major Entry Areas Overlay District applies to all Sites that have one or more Boundaries that are adjacent to a Major Corridor, as identified on Figures 7A to 7I; and
- (c) The regulations of this District are in addition to any other applicable regulations under this Bylaw. Where the regulations in the existing underlying District contradict or will not serve to achieve the general purpose of this District, the Major Entry Area Development Regulations shall prevail, with the exception of any residential property.
- (d) All applications within a Major Entry Area that are adjacent to a provincially owned Major Corridor shall be circulated to Alberta Transportation for their review and comment.

## **5. Major Entry Areas Regulations for Buildings**

- (a) All Buildings on a Site shall be constructed using similar architectural theme and exterior finishes/colours, unless the function of individual Buildings dictates a specific style or image associated with a company. In such instances, the Development must maintain harmony in terms of building lines, mass, as well as quality and colour of exterior treatment, to the satisfaction of the Development Authority;
- (b) All mechanical equipment, including roof mechanical units, shall be concealed by screening in a manner compatible with the architectural character of the Building, or concealed by incorporating it within the Building roof; and
- (c) All Buildings have a Gross Floor Area greater than 2,000.0m<sup>2</sup> or a single wall length greater than 5.0m visible from a Major Corridor, shall comply with the following design criteria, to the satisfaction of the Development Authority:
  - (i) the roof line and building façade shall include design elements that reduce the perceived mass of the Building and add architectural interest, and
  - (ii) the use of Landscaped Areas adjacent to exterior walls which are visible from a Major Corridor, to minimize the perceived mass of the Building and to create visual interest.

## **6. Major Entry Areas Regulations for Site Design**

- (a) Vehicular entrances and exits, as well as on-Site and off-Site traffic and pedestrian routes, shall be located and designed in a manner that provides a clearly defined, efficient and convenient on-Site and off-Site vehicular traffic and pedestrian circulation pattern;
- (b) Loading bays shall be located in such a manner as to not impede the efficient flow of traffic and pedestrian movement and to minimize impacts on adjacent land uses;
- (c) Development on adjacent Sites shall be integrated by direct on-Site access connections to provide opportunities for convenient and free flowing traffic movements between Sites where such integration is advantageous, in the opinion of the Development Authority, due to the existing or potential type of adjacent development and where such access is not prohibited due to such factors as Grade elevations, Site configurations and location of existing Buildings; and
- (d) <sup>1</sup>Service Stations, Motor Vehicle Sales, Service and Repairs and Restaurants with a drive-through service shall be developed in accordance with the following additional criteria:
  - (i) The design, finishing, and siting of development, including the orientation of gas pump island, queuing aisles and service bays, shall be to the satisfaction of the Development Authority having regard to achieving a consistent and compatible relationship with the overall design and finishing of the development, ensuring a high standard of appearance when viewed from adjacent public roadways, and minimizing traffic circulation conflicts both off-Site and on-Site; and
  - (ii) Any canopy located over the gas pump islands shall be designed and finished in a manner consistent with the design and finishing of the Principal Building(s), with the overall height and scale of the canopy to be to the satisfaction of the Development Authority, such that the canopy is not obtrusive and maintains consistency with the eave line of the Principal Building(s).

## **7. Major Entry Areas Regulations for Landscaping**

- (a) In the Major Entry Area, the following minimum regulations shall be met:
  - (i) one tree shall be required for each 40.0m<sup>2</sup> of Landscape Area;

---

<sup>1</sup> 3357/G-2018

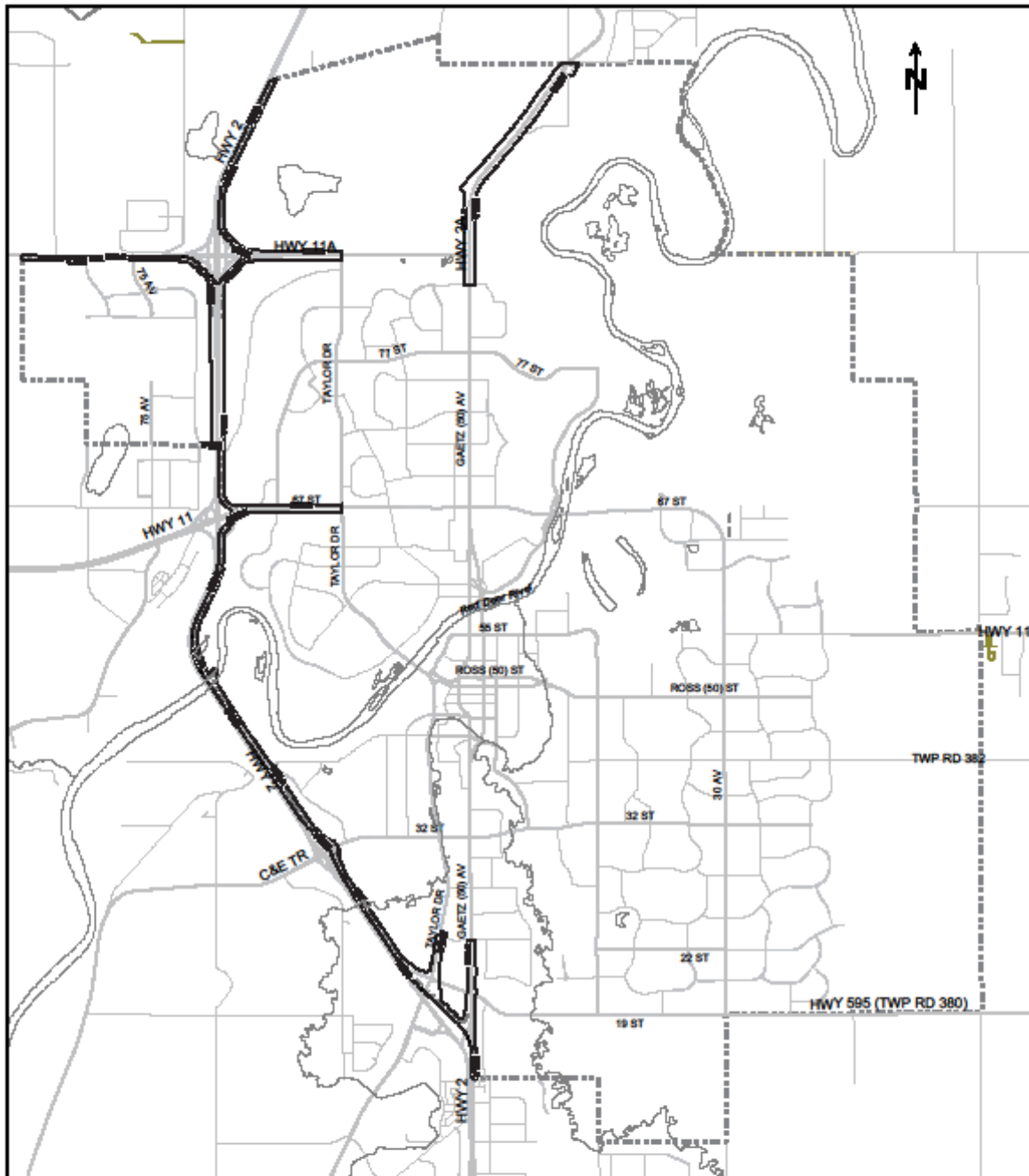


- (ii) the proportion of deciduous and coniferous shall be approximately 50:50;
- (iii) where new trees are otherwise required, existing trees having a height of 2.5m may be used if the earth under the normal spread of branches for the species (measured as an equilateral triangle from the top of the tree) remains undisturbed during construction and final grades are not significantly changes;
- (iv) two deciduous shrubs are required for each 40.0m<sup>2</sup> of landscape area;
- (v) the proportion of deciduous to coniferous shrubs required shall be approximately 2:1.

**8. <sup>1</sup>DELETED**



---

<sup>1</sup> 3357/B-2018

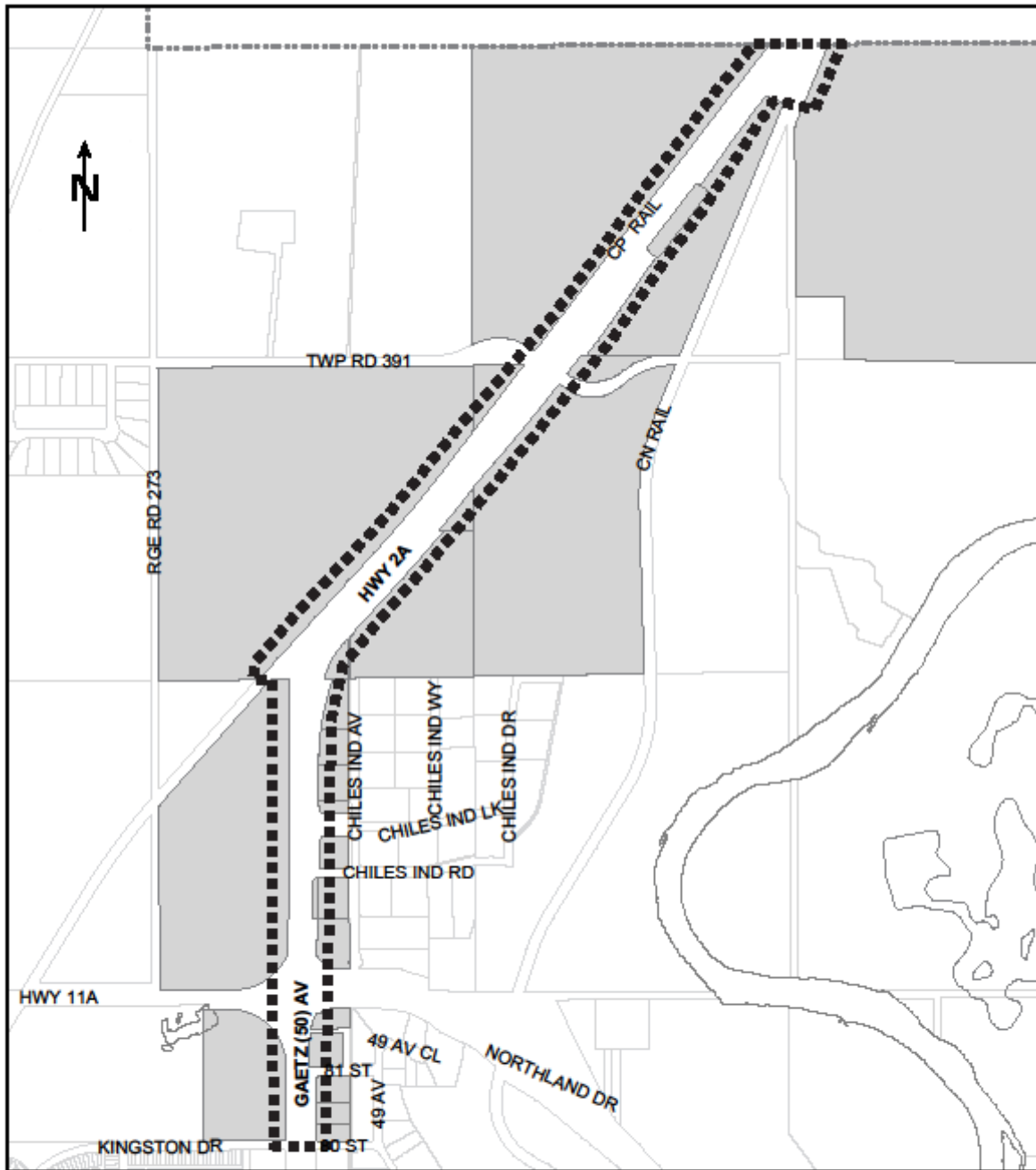


**Major Entry Areas: Subject to Landscaping Requirements  
& Restrictions on Billboards & Dynamic Signs**






-  Major Entry Area Overlay District  
(to 20 metres adjacent the Major Corridors)
-  City Boundary

**Figure 7A**  
Bylaw No. 3357/2006

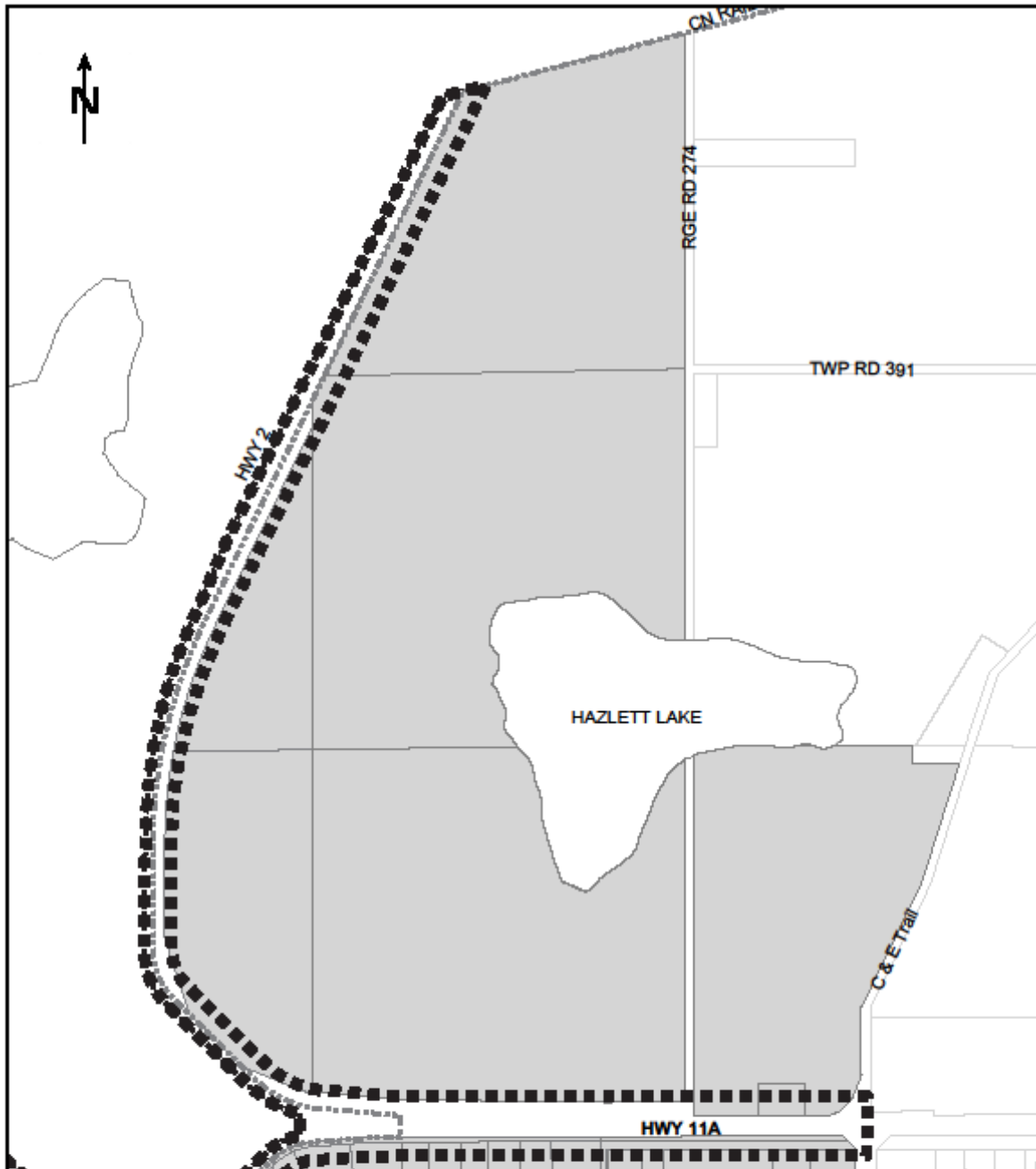


**Major Entry Area Affected Parcels (North East End):**  
 Subject to Landscaping Requirements & Restrictions on Billboards & Dynamic Signs

-  Major Entry Area Overlay District (to 20 metres adjacent the Major Corridors)
-  Affected Parcels
-  City Boundary






**Figure 7B**  
 Bylaw No. 3357/2006

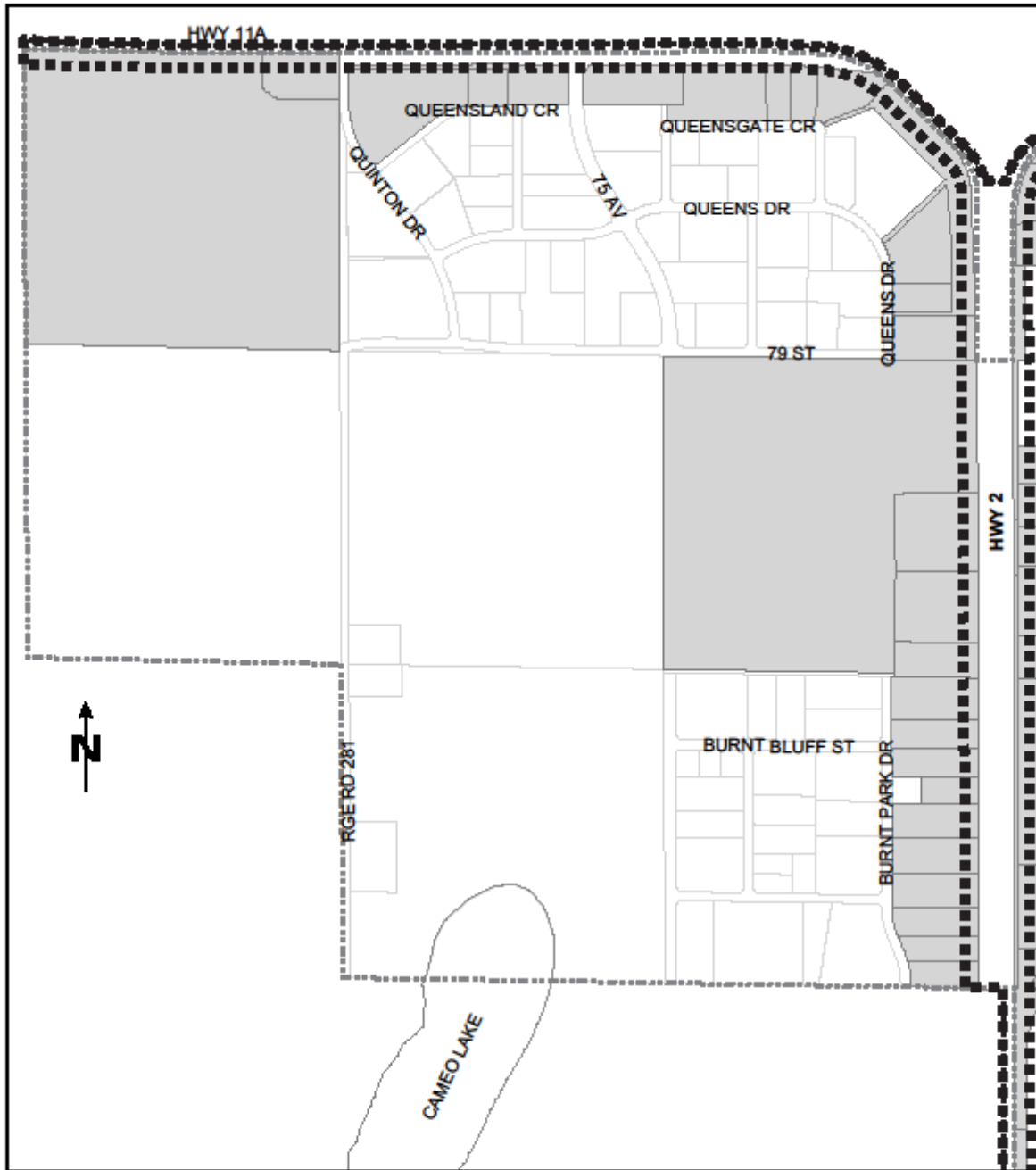


**Major Entry Area Affected Parcels (North West End):**  
Subject to Landscaping Requirements & Restrictions on Billboards & Dynamic Signs






-  Major Entry Area Overlay District  
(to 20 metres adjacent the Major Corridors)
-  Affected Parcels
-  City Boundary

**Figure 7C**  
Bylaw No. 3357/2006

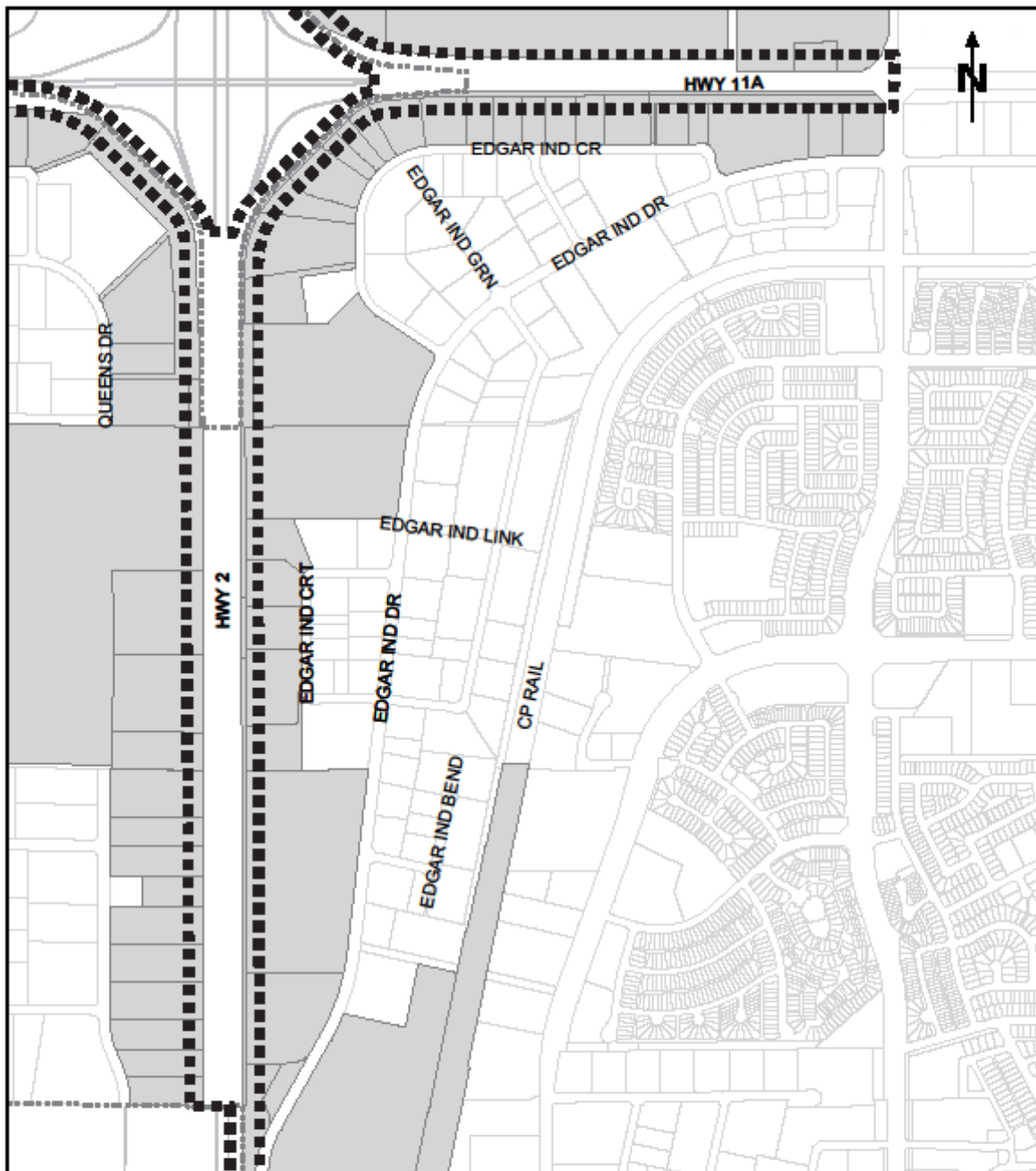


**Major Entry Area Affected Parcels (West QE2):**  
 Subject to Landscaping Requirements & Restrictions on Billboards & Dynamic Signs

-  Major Entry Area Overlay District (to 20 metres adjacent the Major Corridors)
-  Affected Parcels
-  City Boundary






**Figure 7D**  
 Bylaw No. 3357/2006

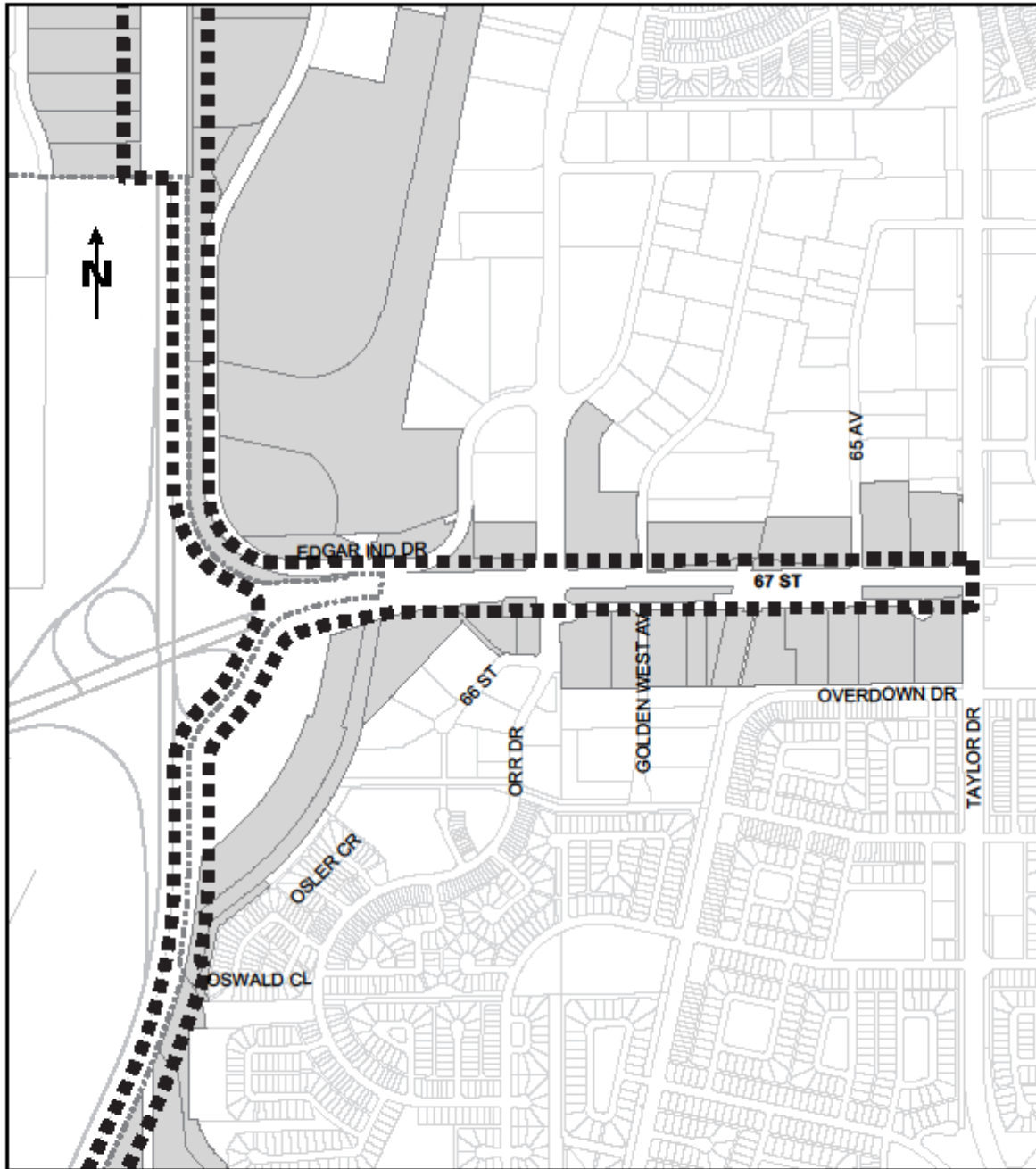


**Major Entry Area Affected Parcels (Between 67 St. & Hwy 11A):**  
Subject to Landscaping Requirements & Restrictions on Billboards & Dynamic Signs






-  Major Entry Area Overlay District  
(to 20 metres adjacent the streetscape of concern)
-  Affected Parcels
-  City Boundary

**Figure 7E**  
Bylaw No. 3357/2006

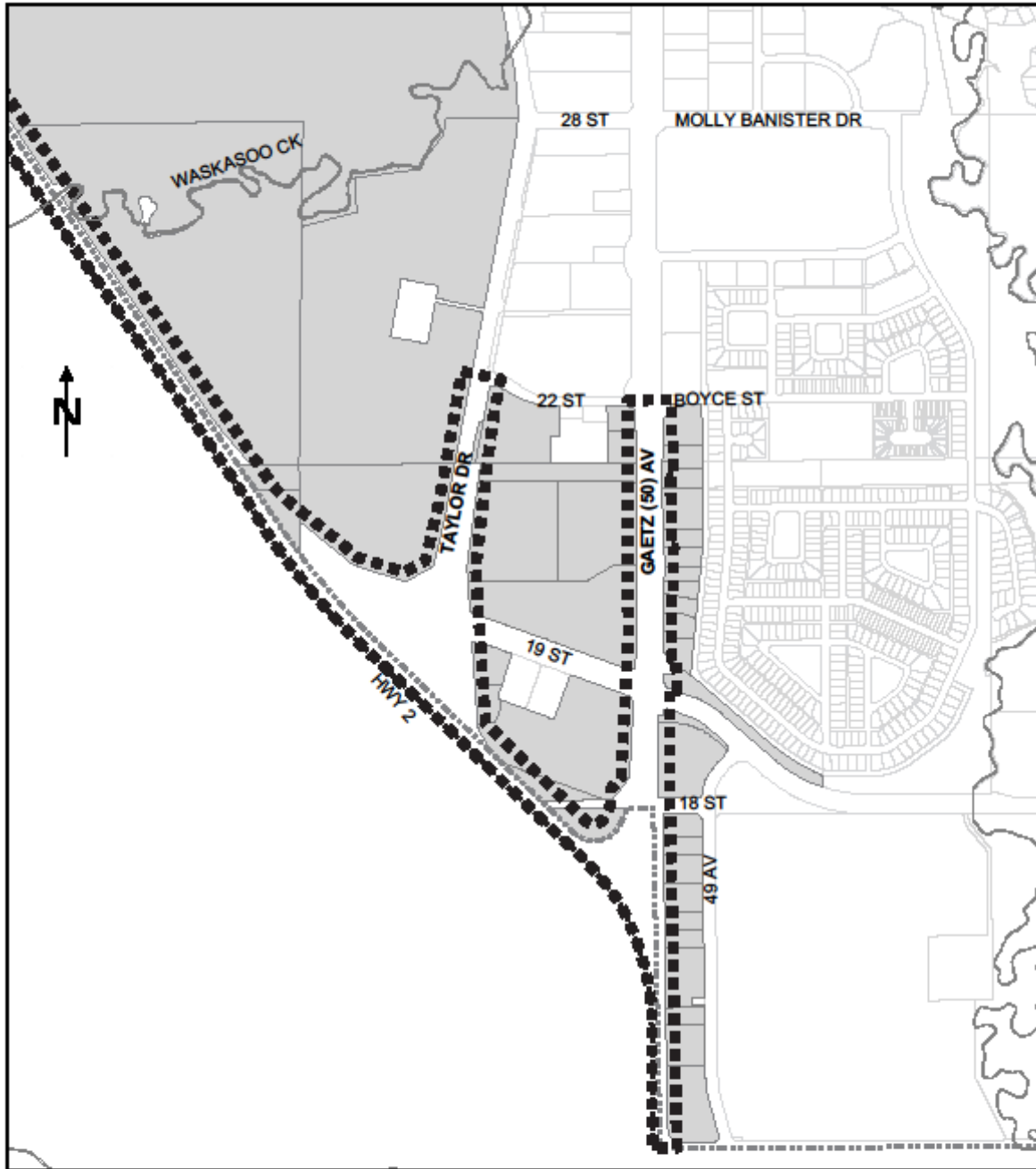


**Major Entry Area Affected Parcels (67 St.):**  
Subject to Landscaping Requirements & Restrictions on Billboards & Dynamic Signs






-  Major Entry Area Overlay District  
(to 20 metres adjacent the streetscape of concern)
-  Affected Parcels
-  City Boundary

**Figure 7F**  
Bylaw No. 3357/2006



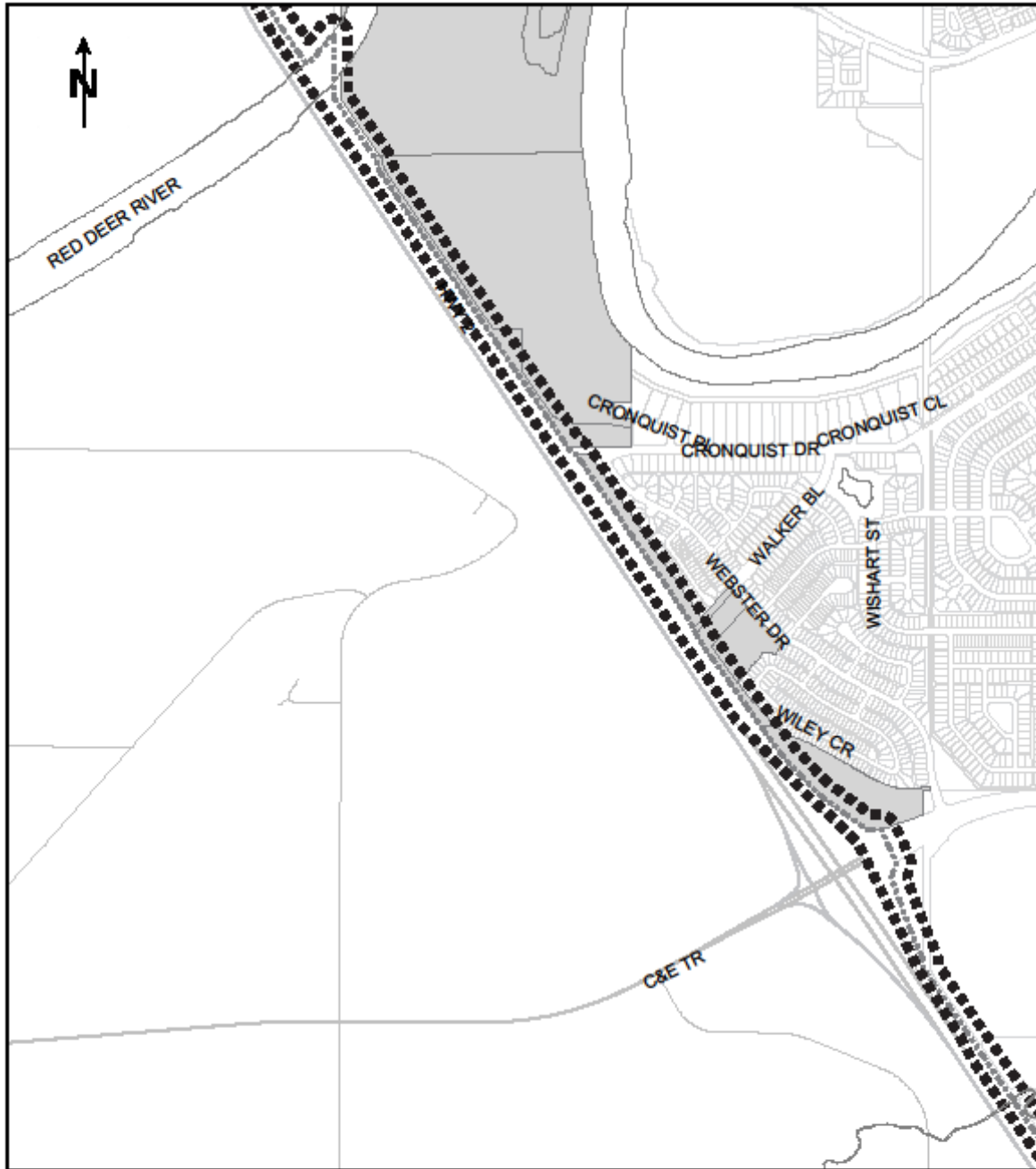
**Major Entry Area Affected Parcels (South End):**  
 Subject to Landscaping Requirements & Restrictions on Billboards & Dynamic Signs



-  Major Entry Area Overlay District  
(to 20 metres adjacent the Major Corridors)
-  Affected Parcels
-  City Boundary




**Figure 7G**  
 Bylaw No. 3357/2006



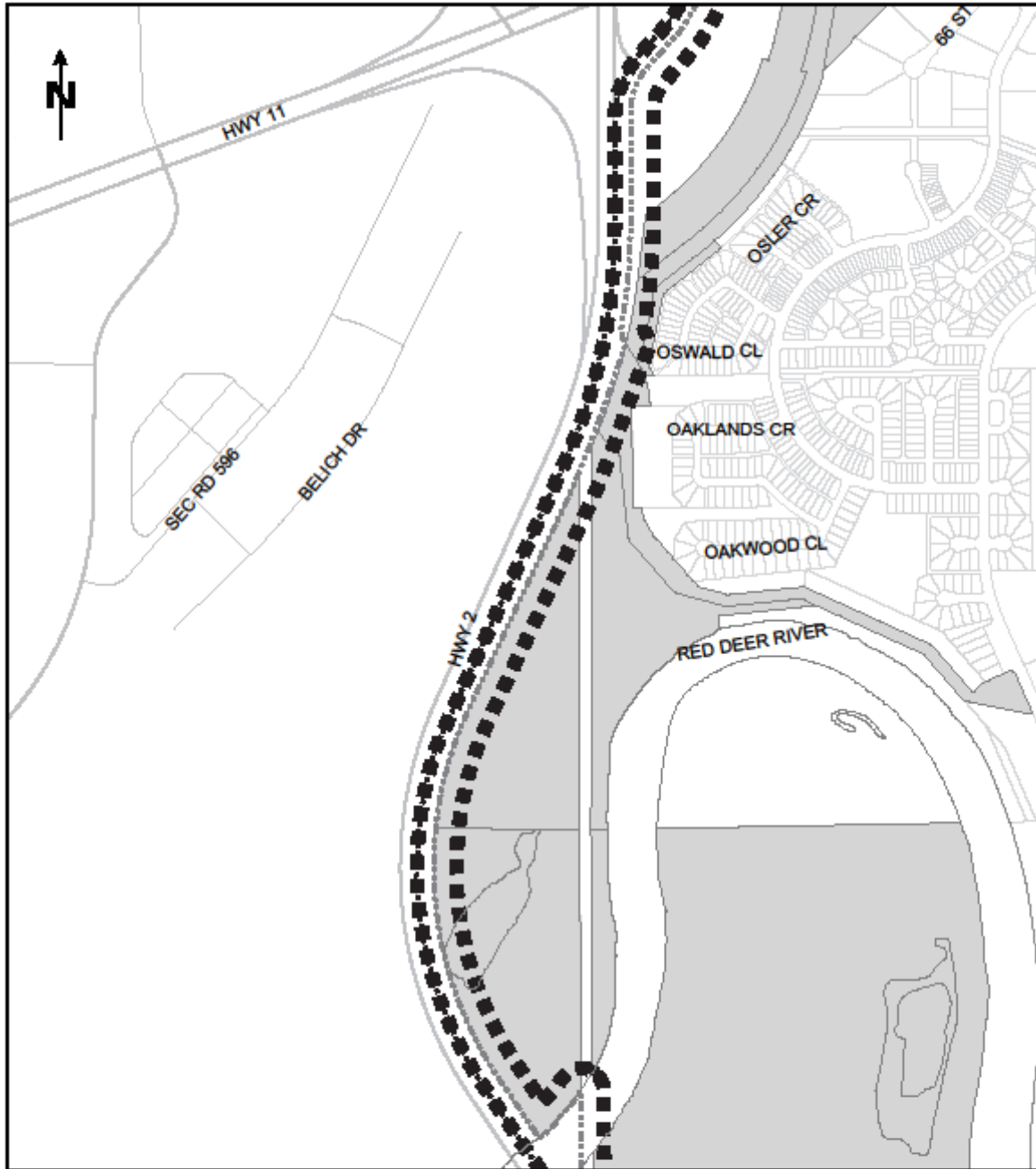


**Major Entry Area Affected Parcels (Hwy 2 South):**  
Subject to Landscaping Requirements & Restrictions on Billboards & Dynamic Signs






-  Major Entry Area Overlay District  
(to 20 metres adjacent the streetscape of concern)
-  Affected Parcels
-  City Boundary

**Figure 7H**  
Bylaw No. 3357/2006



**Major Entry Area Affected Parcels (Hwy 2 North):**  
Subject to Landscaping Requirements & Restrictions on Billboards & Dynamic Signs



-  Major Entry Area Overlay District  
(to 20 metres adjacent the Major Corridors)
-  Affected Parcels
-  City Boundary

**Figure 71**  
Bylaw No. 3357/2006

## **7.16     <sup>1</sup>Little Close Overlay District:**

### **1. General Purpose**

The purpose of this overlay is to allow for an increase to the maximum site coverage within an R1A district.

### **1. Application**

In the Little Close Overlay District, the site coverage regulation set out in the underlying district is modified as follows:

Regulation	Requirements
Site Coverage Maximum	50% (includes garage and accessory buildings)

---

<sup>1</sup> 3357/Q-2017

## **<sup>1</sup>7.17 Low Impact Commercial Overlay District**

### **1. General Purpose**

**Low Impact Commercial Uses** are intended to allow the use of detached dwelling forms for small offices, commercial and personal services, and sales, whether or not in conjunction with single family residential use, in designated transition areas between low density residential neighbourhoods and the commercial land uses in the downtown, while retaining, preserving and maintaining the low density residential character of the individual properties, the adjacent residential neighbourhoods and the streetscapes in terms of privacy, enjoyment, amenities, and general appearance.

### **2. Permitted and Discretionary Uses Table**

<b>(a) Permitted Uses</b>
<b>(i)</b> Those uses listed as permitted in the existing underlying land use district
<b>(b) Discretionary Uses</b>
<b>(i)</b> Those uses listed as discretionary in the underlying land use district, and; <b>(ii)</b> Low Impact Commercial Uses <b>(iii)</b> Law office on Lots 45-46 Block B, Plan K8 (4641 49 Street) in the existing structure only

### **3. Application**

- a) The regulations in this District apply to all Low Impact Commercial applications located in the Low Impact Commercial Overlay District as shown on Land Use Map M15.
- b) The regulations in this District are in addition to any other applicable regulations under this Bylaw. Where the regulations in the underlying District contradict or will not serve to achieve the general purpose of this District, the regulations of this District shall prevail. Where the underlying District is a Direct Control District, the regulations of that underlying Direct Control District shall prevail.

### **4. Low Impact Commercial Regulations**

- a) Low Impact Commercial Uses shall not have operating hours anytime on Sunday, or earlier than 8:00 a.m. or later than 6:00 p.m. from

<sup>1</sup> 3357/S-2019

Monday to Saturday. This includes shipping goods and receiving clients or customers.

- b) Low Impact Commercial Uses shall not, in the opinion of the Development Officer, cause nuisances including, but not limited to, emissions, odours, or noise.
- c) Low Impact Commercial Uses should not, in the opinion of the Development Officer, adversely affect the amenities of the residential neighbourhood or the privacy or the enjoyment of adjacent properties.
- d) The lot frontage of a Low Impact Commercial Use shall not exceed 30.5m
- e) Exterior lighting of the premises shall not, in the opinion of the Development Authority, adversely impact the privacy or enjoyment of adjacent properties or the area in general.
- f) Waste containers shall be in the rear yard only and be screened to the satisfaction of the Development Authority.
- g) Outside Storage or display shall not be permitted.
- h) Upon receipt of an application for a Low Impact Commercial Use, the Development Authority shall refer the application for comments to adjacent landowners and the relevant Community Association.

**5. Parking**

(a) Parking spaces for Low Impact Commercial Uses shall be provided on-site at the rates indicated below:

LOW IMPACT USE	PARKING REQUIREMENT
Office	2.0 per staff persons on duty
Health and Medical Services	2.0 per personal consultation cubicle
Commercial Service or Personal Service	2.5 per 93 m <sup>2</sup> Floor Area or part thereof
<sup>1</sup> Merchandise Sales and/or Rentals	5.0 per 93.0 m <sup>2</sup> Floor Area or part thereof

<sup>1</sup> 3357/L-2020

Residential	2.0 per Dwelling Unit
-------------	-----------------------

Provided that:

- (i) a use requiring more than ten on-site parking spaces, including any parking spaces required for residential use, shall not be allowed to establish as a low impact commercial use,
- (ii) parking spaces shall not be allowed in the front yard or the side yards of a principal building,
- (iii) parking spaces shall be screened from the street view,
- (iv) access to parking spaces should be off the rear lane only, if a rear lane is available.
- (v) <sup>1</sup>for the purpose of the calculation of the number of parking spaces required for commercial services, personal services and Merchandise Sales and/or Rentals, the term “floor area” is defined as those entire floor spaces associated with the Low Impact Commercial Use, excluding storage area and washrooms.

---

<sup>1</sup> 3357/L-2020

**17.18 59th Avenue Overlay District**

**1. General Purpose**

The purpose of this District is to establish the maximum number of dwelling units that can be developed on the land subject to this District.

**2. Application**

- a) The regulations in this District apply to the lands legally and municipally described in Table 1- 59th Avenue Overlay – Dwelling Unit Maximums.
- b) The maximum number of dwelling units that may be permitted for the lots subject to this District is set out in Table 1.

**TABLE 1 – 59th Avenue Overlay – Dwelling Unit Maximums**

Lot(s)	Block	Plan	Civic Address	Maximum # of Units
10B	1	3176TR	6771 59 Ave	2 units
10A	1	3176TR	6767 59 Ave	2 units
UNT 1 -9	CDE	0823544	6759 59 Ave	9 Units
8	1	24HW	6755 59 Ave	12 Units
7B	1	4142TR	6749 59 Ave	2 units
7A	1	4142TR	6743 59 Ave	2 units
6A	1	4142TR	6739 59 Ave	2 units
6	1	24HW	6735 59 Ave	2 units
13, 14	1	1822845	6733 59 Ave	2 units
11, 12	1	1822845	6731 59 Ave	2 units
4	1	24HW	6727 59 Ave	12 Units
3A	1	3182TR	6721 59 Ave 6719 59 Ave	4 units
2B	1	3182TR	6715 59 Ave	4 units
2A	1	3182TR	6711 59 Ave	4 units

<sup>1</sup> 3357/J-2020

- c) The Development Authority may not approve any form of multi-unit residential development on the lands subject to this District if the proposed development would exceed the maximum number of dwelling units specified in Table 1.
- d) In the event that two or more of the lots subject to this District are consolidated into one lot, or combined as a site for the purposes of redevelopment, the maximum number of dwelling units for the consolidated lot, or combined site, shall be the sum of the number of dwelling units allowed on the lots prior to the consolidation or the combination of the lots as a site.
- e) The regulations in this District are in addition to any other applicable regulations under this Bylaw. Permitted and discretionary uses for the lands subject to this District are as prescribed in the underlying R1A or R2 Districts. Where the regulations in the underlying District contradict or will not serve to achieve the general purpose of this District, the regulations of this District shall prevail. Where the underlying District is a Direct Control District, the regulations of that underlying Direct Control District shall prevail.