

- (6)** No parking is permitted between a building elevation and a street, except: in the case of parcels with street frontage on 3 sides, parking may be allowed on one side; and in the case of parcels with street frontage on 4 sides, parking may be allowed on 2 sides.
- (7)** Existing boulevard areas and sidewalk trees are to be preserved and may not be removed for new developments, including driveways.
- (8)** Fencing along the street fronts of vacant sites, construction sites and around garbage compounds, will be subject to the approval of the Development Authority.

(ii) Building Fronts - Commercial Buildings:

- (1)** All building front development criteria listed in subsection (i) also apply to commercial buildings.
- (2)** On the side facing a street, buildings shall be constructed:
 - (a)** to the property line,
 - (b)** to the setback line from the property line provided for in Section 5.7(2) (a) (i), or
 - (c)** to the setback provided by the Development Authority to allow for an amenity to the pedestrian environment under Section 5.7(2) (a) (ii).
- (3)** In the case of parcels with frontage on 3 or more streets, at least 2 of the building elevations shall be built to the standards set out in subparagraph (ii) above.
- (4)** A building on a corner lot shall be constructed so that parking on the site is not visible from any street front.
- (5)** Street level elevations shall replicate the historic pattern of store front modules of 7.5 to 10.0 m wide, each containing varied design elements such as entrances, windows, canopies, projections, roof lines and signage.
- (6)** The ground floor of any street facing building elevation shall contain a minimum of 50% windows.
- (7)** Display windows shall be provided adjacent to each retail front entrance.
- (8)** The minimum ground floor height shall be 3.6 m.

- (9) As a minimum, overhead weather protection shall be provided for pedestrians along building fronts at each building entrance.
- (10) Building cantilevers and attached awnings and canopies shall not project more than 3.0 m from any front building face.
- (11) Front entrances shall be angled and recessed 0.9 to 1.5 m from the building face.

(iii) Building Fronts - Residential Buildings:

- (1) All building front development criteria listed in subsection (i) also apply to residential buildings
- (2) Each main floor dwelling unit fronting a street shall have a private front yard and individual direct front entry access from the sidewalk.
- (3) The main floor shall not be located higher than 1.5 m above the grade of the front sidewalk.
- (4) Retaining walls, railings, fences or hedges located in the minimum front yard shall not exceed 1.0 m in height unless of an open design.
- (5) Architectural design elements such as balconies, verandas, canopies and window projections shall be incorporated into front building faces.
- (6) Trees of a minimum 60 mm caliper (deciduous) or minimum 2.5 m height (coniferous) shall be planted in the front yard at one tree per 7.5 m of lot frontage.

- (e) ¹Notwithstanding anything in this bylaw, the following uses are not permitted on the ground floor of any building in the downtown core area of the C1 district as identified in section 7.11 Figure 18:

(a) Dwelling Units

- (b)** The residential component of a building associated with any other permitted or discretionary use in the C1 district.

3. Heritage Buildings

- (a)** For the purpose of this section, heritage buildings and properties are only those listed in sections 7.5 and 7.6 of the Land Use Bylaw that are located within the C1 Commercial District.

- (b)** ¹Deleted

¹ 3357/V-2008, Correction 1

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7.14 ¹Mature Neighbourhood Overlay District

1. General Purpose

The general purpose of this District is to ensure Redevelopment that occurs in mature neighbourhoods is compatible with the existing Development within the Immediate Street Context.

2. Definitions

In this District:

“Redevelopment” means the construction of a new Principal Building, Accessory Building(s) with a Floor Area of 22.0 m² or more, and/or structural additions to the front or side of a Principal Building on Sites that have existing uses and/or Buildings and includes the construction of a new Principal Building and/or Accessory building(s) on Sites that are vacant or underutilized.

3. Application

- (a) The regulations in this District apply to all Redevelopment applications located in the Mature Neighbourhood Overlay District (shown on the Land Use Constraints Maps M16, N16, N17, N18, O18).
- (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.

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.

7.15 ¹Major 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) Notwithstanding any other provision of this Bylaw, no Billboard Signs and no Dynamic Signs shall be allowed within the Major Entry Areas.

4. Application

- (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;

¹ 3357/G-2016

- (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 2,000.0m² 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) 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

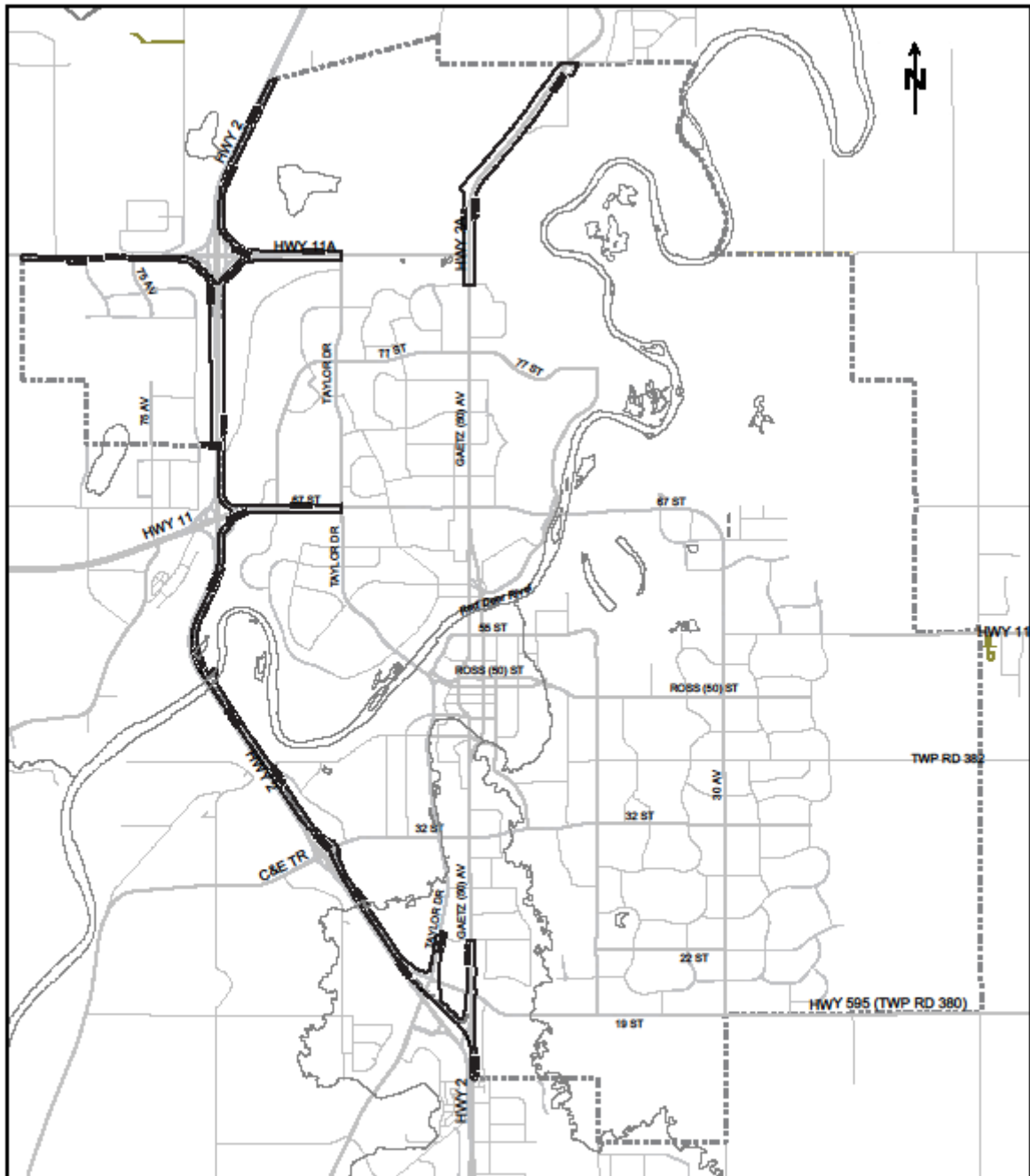
- (a) In the Major Entry Area, the following minimum regulations shall be met:
 - (i) one tree shall be required for each 40.0m² of Landscape Area;
 - (ii) the proportion of deciduous and coniferous shall be approximately 50:50;
 - (iii) where new trees are otherwise required, existing trees having a 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 40.0m² of landscape area;
- (v) the proportion of deciduous to coniferous shrubs required shall be approximately 2:1.

8. Major Entry Areas Regulations for Signs

- (a) Notwithstanding any other provision of this Bylaw, Identification Signs located on the facades of Buildings situated in the Major Entry Areas shall be similar to other adjacent Identification Signs as to proportion, construction materials and placement on the Building; and
- (b) The design, placement and scale of Signs shall be to the satisfaction of the Development Authority so as to ensure that the signs do not detract from the overall appearance of the development or the Major Entry Areas, and is not obtrusive.



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





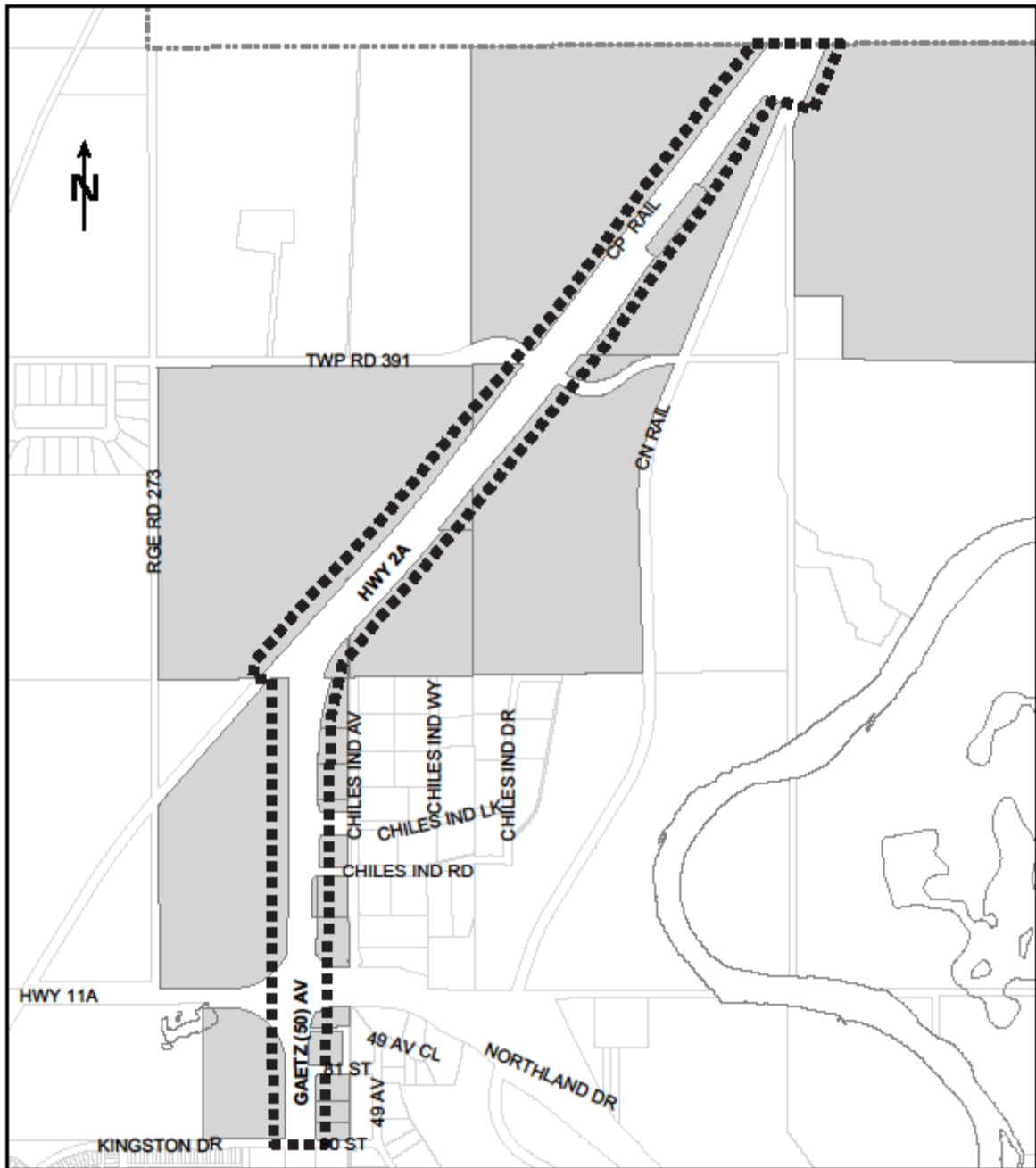
-  Major Entry Area Overlay District
(to 20 metres adjacent the Major Corridors)
-  City Boundary

Figure 7A
Bylaw No. 3357/2006



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


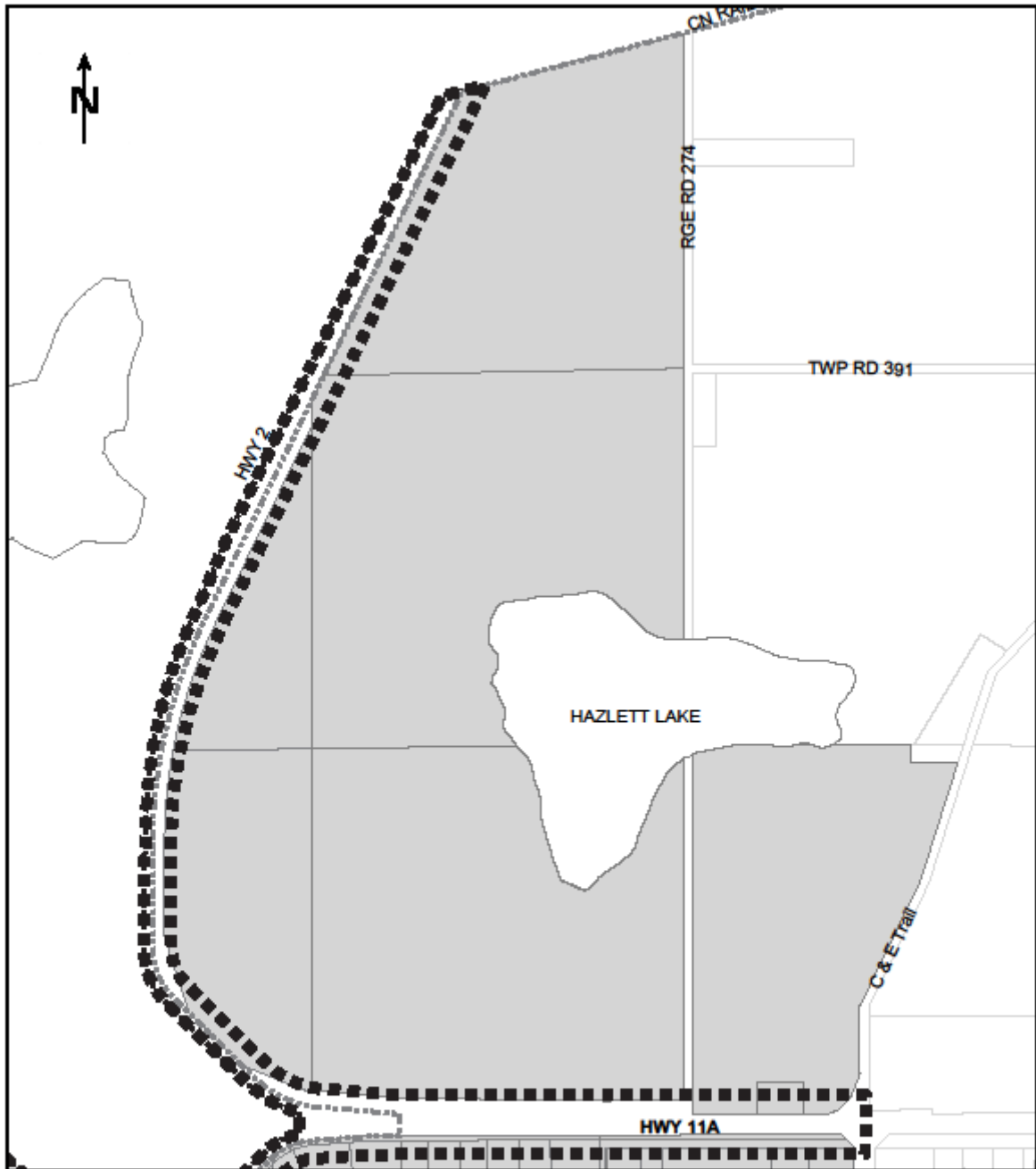
-  Major Entry Area Overlay District
(to 20 metres adjacent the Major Corridors)
-  Affected Parcels
-  City Boundary



Figure 7B
 Bylaw No. 3357/2006



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






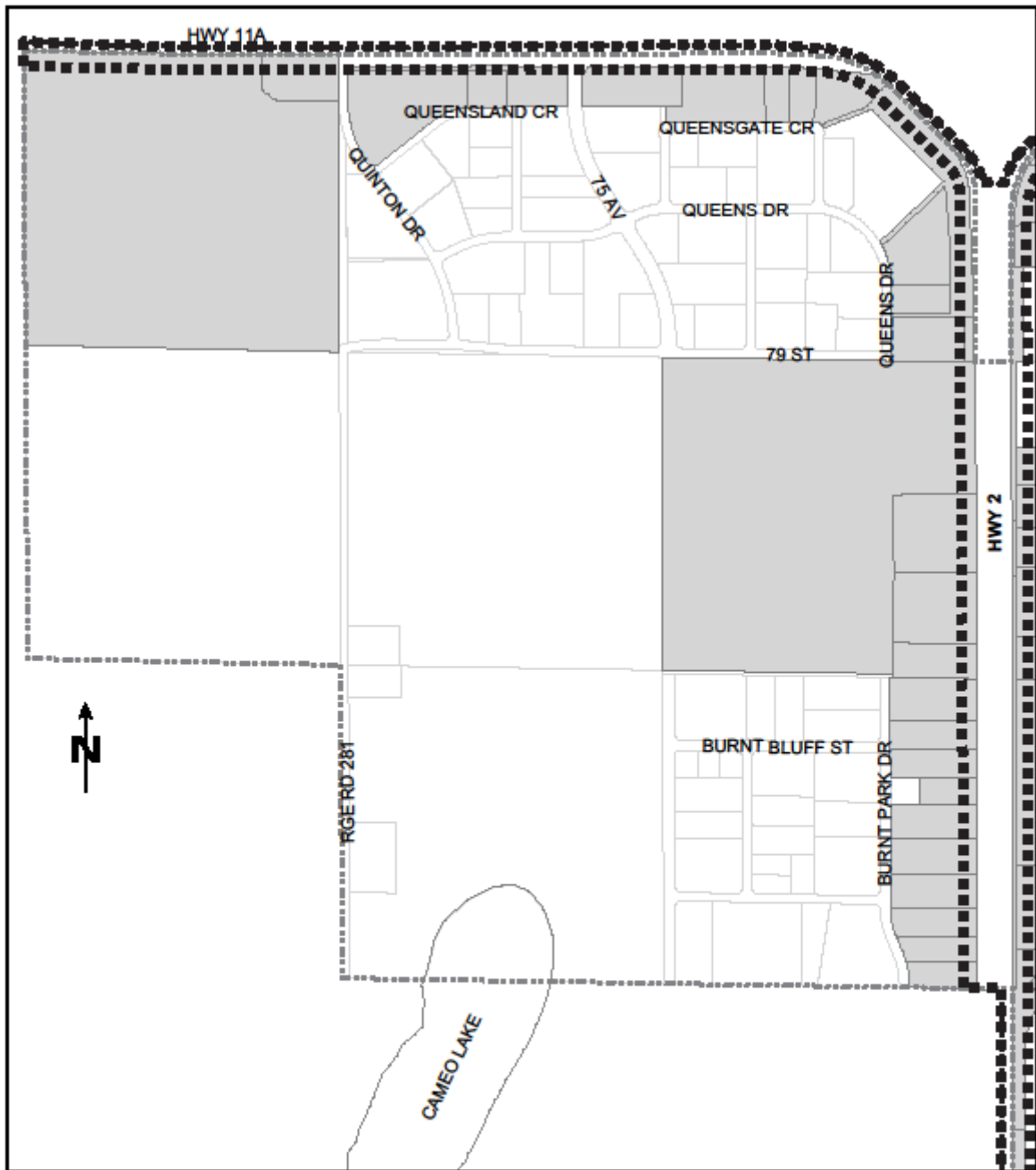
-  Major Entry Area Overlay District
(to 20 metres adjacent the Major Corridors)
-  Affected Parcels
-  City Boundary

Figure 7C
Bylaw No. 3357/2006



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




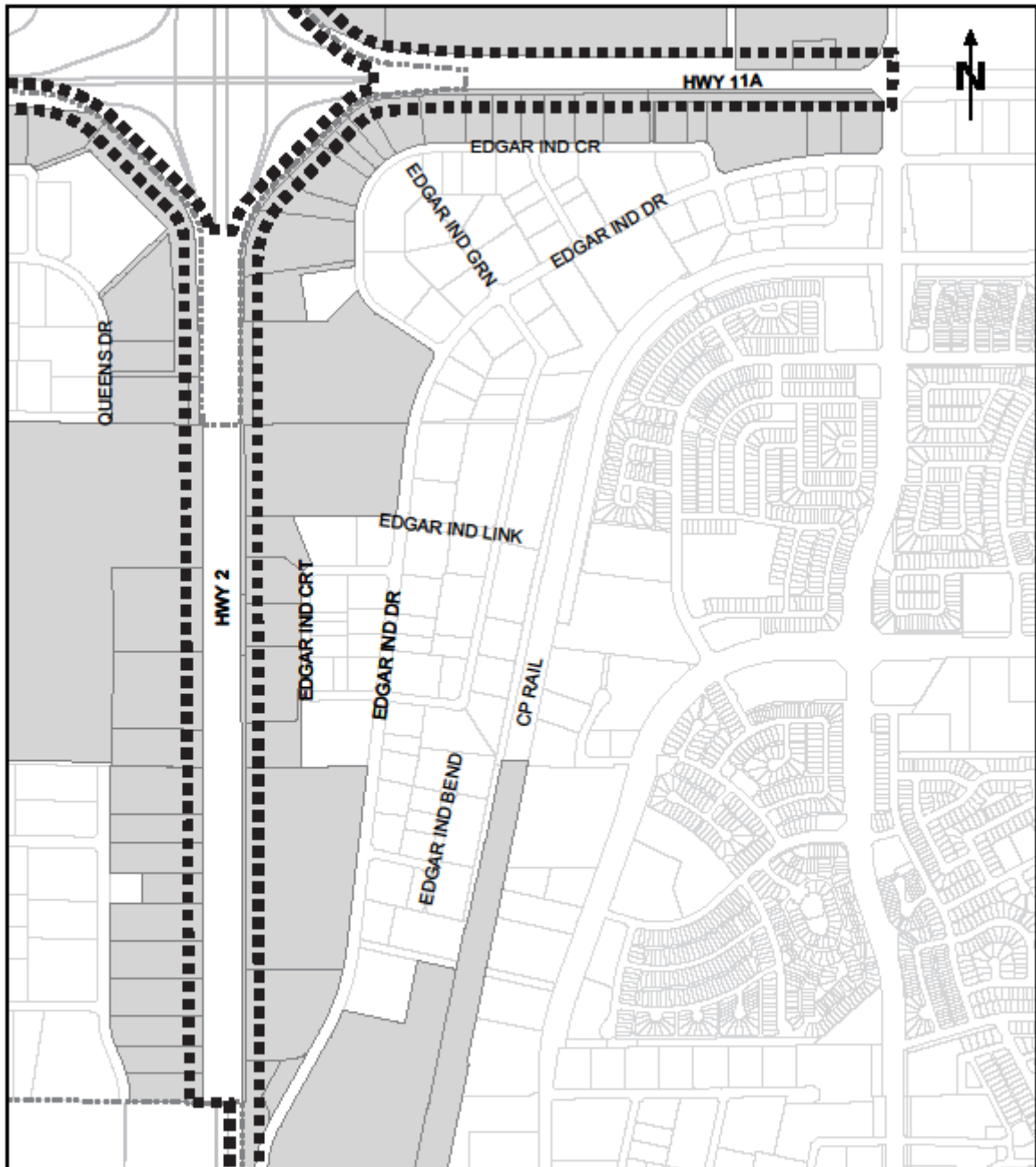
-  Major Entry Area Overlay District (to 20 metres adjacent the Major Corridors)
-  Affected Parcels
-  City Boundary



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






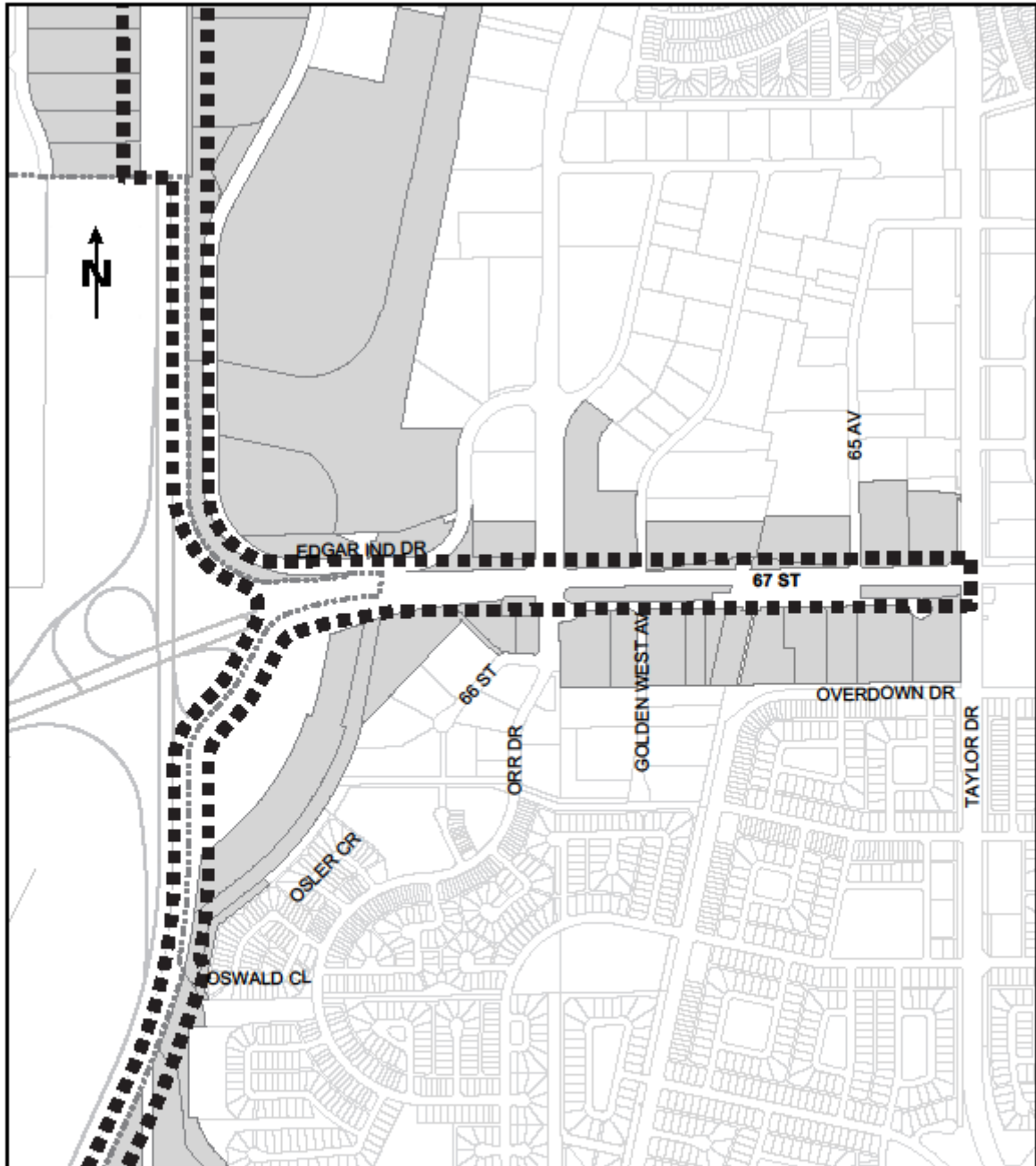
-  Major Entry Area Overlay District
(to 20 metres adjacent the streetscape of concern)
-  Affected Parcels
-  City Boundary

Figure 7E
 Bylaw No. 3357/2006



Major Entry Area Affected Parcels (67 St.):

Subject to Landscaping Requirements & Restrictions on Billboards & Dynamic Signs




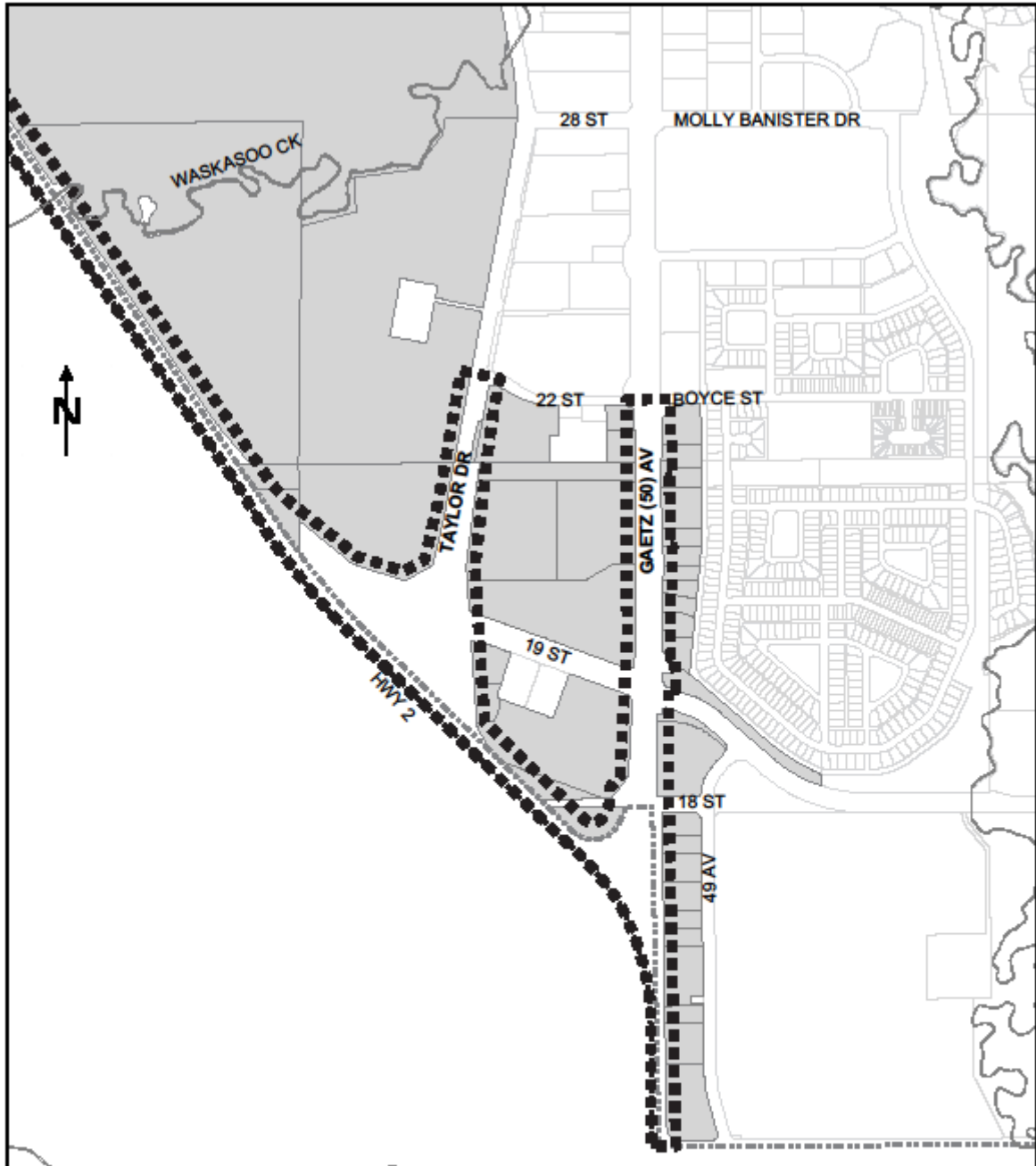
-  Major Entry Area Overlay District (to 20 metres adjacent the streetscape of concern)
-  Affected Parcels
-  City Boundary



Figure 7F
Bylaw No. 3357/2006



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






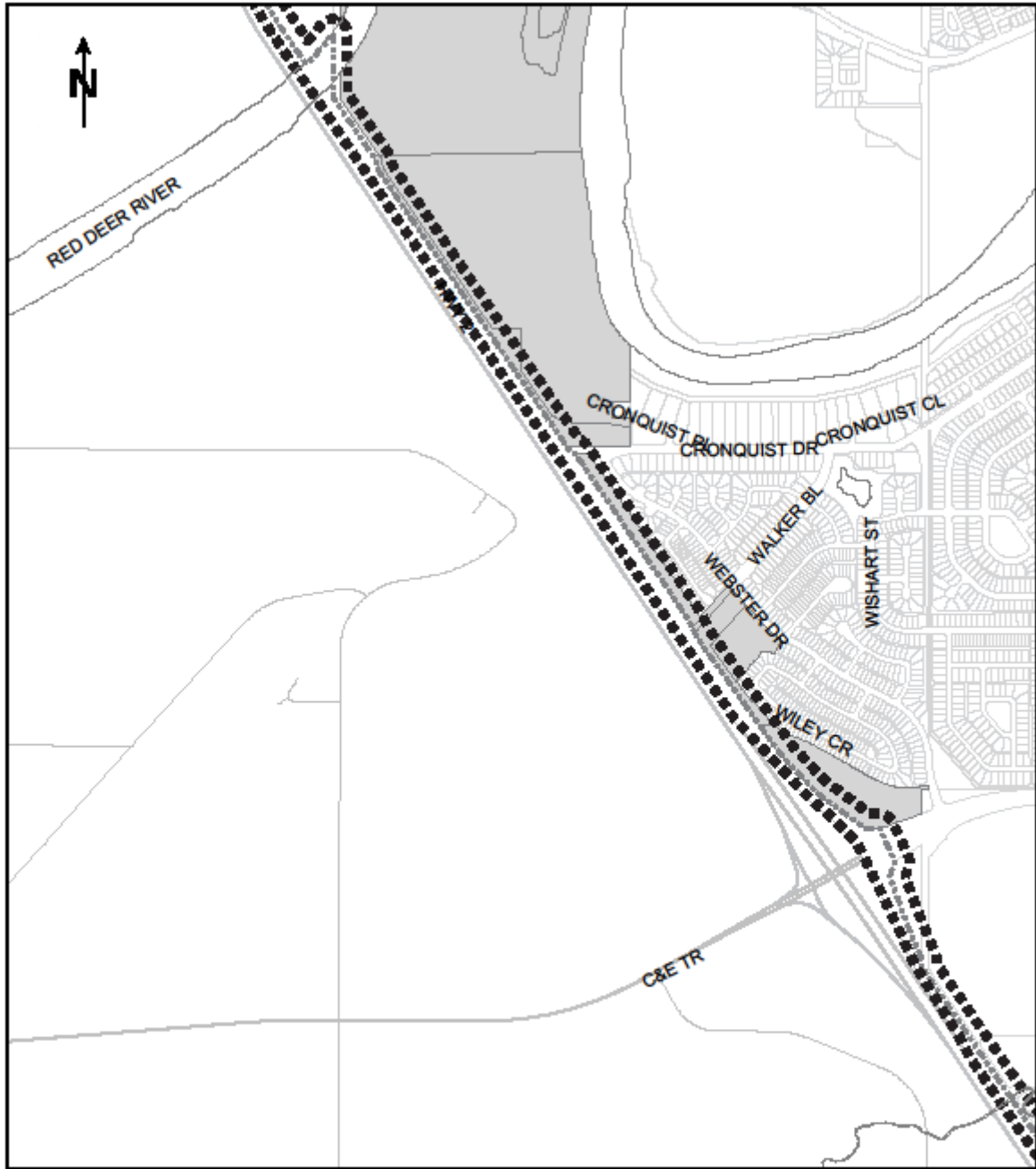
-  Major Entry Area Overlay District
(to 20 metres adjacent the Major Corridors)
-  Affected Parcels
-  City Boundary

Figure 7G
Bylaw No. 3357/2006



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






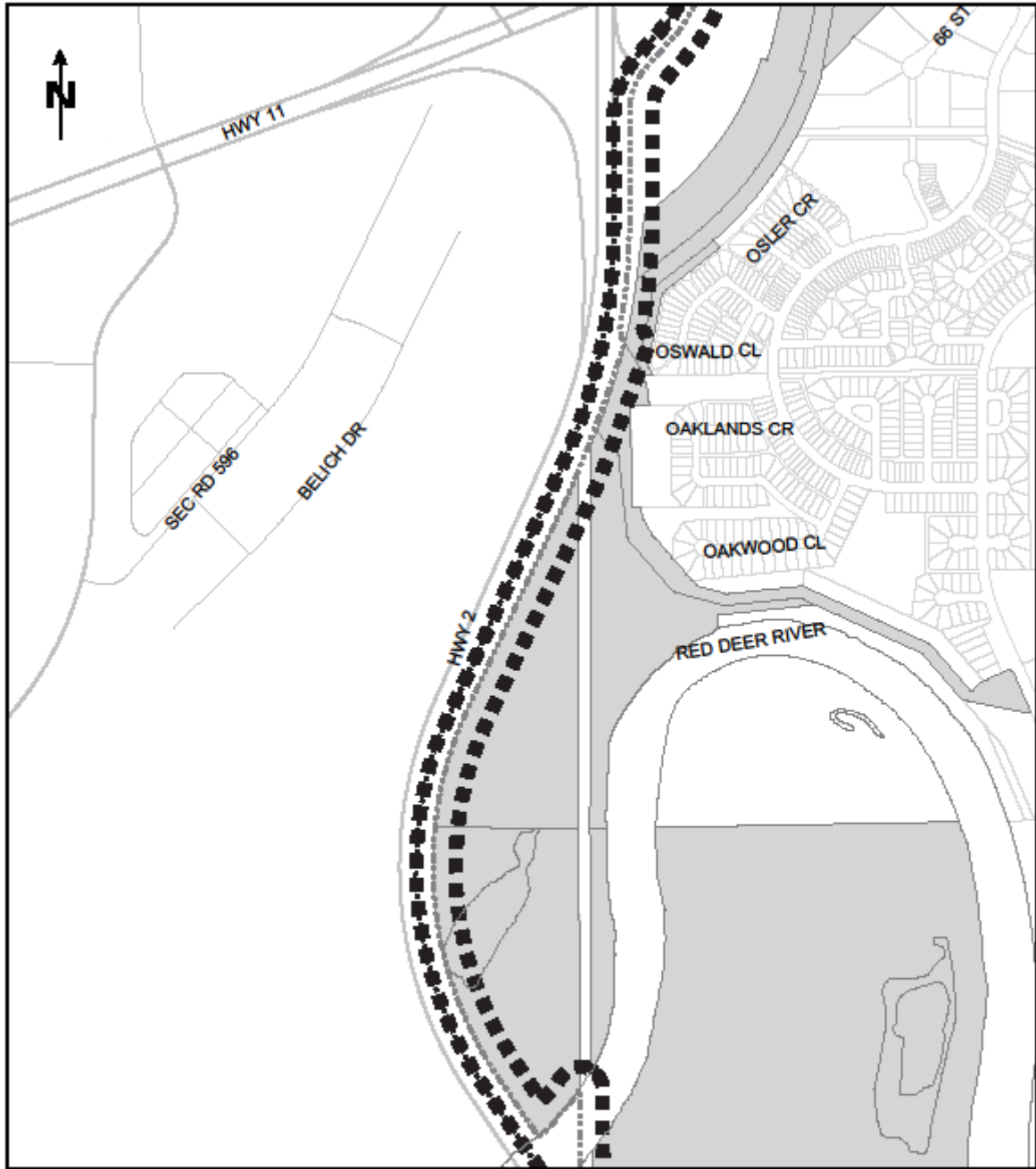
-  Major Entry Area Overlay District
(to 20 metres adjacent the streetscape of concern)
-  Affected Parcels
-  City Boundary

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 ¹Little 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)

¹ 3357/Q-2017