

- ¹(x) Parking accessory to an approved principle use on the same site provided each bare land condominium unit that is created for parking meets the requirements of Section 3.2 to the satisfaction of the Development and Subdivision Authorities on:
- (1) Lots 77 and 78, Block 7, Plan 132 3870 (155 Vanier Drive)
- (xi) Microbrewery on:
- (1) Lot 3, Block 5, Plan 902 0499
- (2) ²Lot 5, Block C, Plan 002 2241 (Bay 1-2, 7023 Johnstone Drive)
- (xii) ³Four unit Multi-attached Building on:
- (1) Lot 3A, Block 1, Plan 3182 TR (6719 59 Avenue and 6721 59 Avenue).
- (xiii) ⁴Financial Services and Office not exceeding 4000 ft² on:
- (1) Lot 8, Plan 922 2540 (#8 4608 62 Street)
- (xiv) ⁵In addition to the permitted and discretionary uses allowed in the R1A district, a three unit Multi-attached Building as a discretionary use on Lots A, 1 and 2, Block B, Plan 7068W (5835-60A Street)
- (1) The Development Authority is the development authority.
- (2) The R1A district regulations apply.
- (f) On those sites, or portions thereof herein listed, the following uses may be allowed as permitted uses in the existing structure only:
- (i) ⁶Deleted
- (ii) ⁷Photographic studio on:
- (1) Deleted – See 8.22(1)(g)(ii)
- (iii) Hair salon on:
- (1) Lot 9, Block 43, Plan 157 HW (4407-48 Avenue).
- (iv) Detached dwelling with 2 basement units on:

¹ 3357/Y-2017

² 3357/V-2018

³ 3357/W-2018

⁴ 3357/V-2019

⁵ 3357/DD-2019

⁶ 3357/N-2017

⁷ 3357/T-2010

(1) Lot 21, Block F, Plan K9 (5311-44 Avenue).

(v) Contractor's business on:

(1) Lot 10C, Block 5, Plan 792-1541 (#3, 7887-50 Avenue).

(vi) ¹One basement dwelling suite on:

(1) Lot 13, Block 36, Plan 5187 KS (5702 West Park Crescent)

(2) Lots 25-26, Block 3, Plan 4516AC (4018 50 Street)

(vii) ²Deleted

(viii) ³Deleted

(ix) ⁴A Commercial Service Facility, Health and Medical Services, or Office along with a Building Sign or a Freestanding Sign in accordance with the maximum Sign Height and Sign Area prescribed in Section 11.13 for Residential Districts in Table 1, on Lot 1, Block 3, Plan 6759ET (3702 50 Avenue), but not including the following:

(1) fitness centre;

(2) cleaning and repair of personal effects such as shoe repair, dry cleaning or laundering outlet;

(3) care of small animals such as a small animal veterinary;

(4) Commercial School; and

(5) Day Care Facility

When considering the above uses, the Development Authority shall consider the need to impose such conditions as it deems necessary or appropriate, including conditions to:

(6) Prohibit uses that would result in associated noises, and/or odors extending beyond the interior of the Building;

(7) Prohibit outdoor storage or display of materials associated with business.

(g) On those sites, or portions thereof herein listed, the following uses may be allowed as discretionary uses in the existing structure only:

(i) ⁵Restaurant at 4501-48 Avenue (Lot 18, Block 42, Plan 182 2251). The Development Authority, at its discretion, may apply the C1

¹ 3156/B-1998

² 3357/I-2013

³ 3357/A-2007, 3357/S-2019.

⁴ 3357/N-2013, 3357/B-2018

⁵ 3357/L-2019

district's development standards to the restaurant use.

- (ii) ¹A photography studio, Commercial Service Facility along with a Building Sign or a Freestanding Sign in accordance with the maximum Sign Height and Sign Area prescribed in Section 11.13 for Residential Districts in Table 1, on Lot 7, Block E Plan K0 (4419 55 Street) but not including the following:
- (1) cleaning and repair of personal effects such as shoe repair, dry cleaning or laundering outlet;
 - (2) kennelling of animals;

When considering the above uses, the Development Authority shall consider the need to impose such conditions as it deems necessary or appropriate, including conditions to:

- (3) prohibit uses that would result in associated noises, and/or odours extending beyond the interior of the building;
- (4) prohibit outdoor storage or display of materials associated with the business;
- (5) prohibit uses that operate outside the hours of 7:00 a.m. to 10:00 p.m.
- (6) avoid the need for customers to park on 45th Avenue

The Development Authority shall refer all applications for proposed new uses on this site to landowners within 100 metres of this site and to applicable community associations, for comment.

- (iii) ²Canadian Cancer Society and Fanta Homes on Lot 8 Block1 Plan 6784KS.
- (iv) ³A Cannabis Production Facility (CPF) on Lot 14, Block 1, Plan 052-4232 (94 Burnt Park Drive) with Council as the designated Development Authority, and subject to the following development standards:
- (1) no other use shall be allowed on the Site;
 - (2) the licensed processes and functions of the use shall be fully enclosed within the Building;
 - (3) no Outdoor Storage shall be allowed on the Site;
 - (4) all loading facilities shall be fully enclosed within the Building;

¹ 3357/T-2010, 3357/B-2018

² 3357/U-2010

³ 3357/L-2016, 3357/S-2019

- (5) all garbage containers and waste material shall be fully enclosed within the Building;
- (6) the Site shall be fully enclosed by a fence;
- (7) the use shall not emit any odour or other substance which is harmful or injurious to health or physical well-being;
- (8) the use shall not emit nuisances including, but not limited to, odour, noise and light, that may have a negative impact to adjacent Sites or the surrounding area; and
- (9) the Site Plan, the Site access, the relationship between Buildings and open space, the architectural treatment of Buildings, landscaping, the minimum required loading spaces and parking spaces and the parking layout and surfacing shall be at the discretion of the Development Authority.

(h) ¹Deleted

(i) ²Deleted

(j) ³Deleted

(k) ⁴Deleted

(l) Notwithstanding anything in this Bylaw, on the sites listed below, a semi-detached dwelling unit shall be added to the list of permitted uses set out in the applicable land use district, but such semi-detached dwelling units must comply with the regulations applicable to the R1A district.

- (i) Lot 47 (4635 – 48 Street) and Lot 48 (4631 – 48 Street) Block C Plan 992 6203.
- (ii) Lot 22 and Lot 23 Block C Plan K8 (4602B and 4602A – 47 Street).
- (iii) Lot 33 and Lot 34 Block D Plan K10 (4621A and 4621B – 47 Street).
- (iv) Lot 19A Block F Plan 3591 P (4612 – 44 Street).
- (v) Lots 11A and 12A, Block F, Plan 022 0547 (4623A and 4623B – 45 Street).
- (vi) Lot 19A (4309 – 46 Avenue) and Lot 20A (4310 – 45A Avenue) Block A Plan 2354 AE.
- (vii) Lot 1 (4505 – 46 Avenue) and Lot 2 (4503 – 46 Avenue) Block K Plan 4900 R.

¹ 3357/U-2009

² 3357/U-2009

³ 3357/U-2009

⁴ 3357/S-2019

- (viii) The most southerly sixty two and one half (62 ½) feet of Lots 1, 2, 3 and 4 and all of Lot 5, Block J Plan 4900 R (4601 – 46 Avenue).
- (ix) Lots 45 and 46 Block J Plan 922 1244 (4519A and 4519B – 47 Street).
- (x) Lot 1A, Block I, Plan 4900 R (4536 – 47 Street).
- (xi) Lots 4 and 5, Block I, Plan 4900 R (4532A and 4532B – 47 Street).
- (xii) Lots 10 and 11, Block I, Plan 4900 R (4520 – 47 Street).
- (xiii) Lots 49 and 50, Block B, Plan 042 1756 (4644 – 48 Street and 4801 – 47 Avenue).
- (xiv) Proposed Lots 5A and 6A Block F Plan 042 6407 (4642 – 44 Street).

(m) Notwithstanding anything in this Bylaw, on the sites listed below, the uses shown below shall be added to the list of permitted uses set out in the applicable land use district, but the developments must comply with the regulations applicable to the R2 district and to the density and height restrictions specified below.

- (i) Lot 19A Block C Plan 2648 TR – a four unit multi-attached building (4606 – 47 Street).
- (ii) Lots 6 and 7 Block I Plan 4900 R – a four unit multi-attached building (4526 – 47 Street).
- (iii) The south 100' (one hundred feet) of Lots 1 to 4, Block F, Plan 3591 P – a six unit multi-attached building with a maximum height of two storeys (4405 – 47 Avenue).
- (iv) Lot Z, Block E, Plan 3591 P (4624 – 45 Street) – a seventeen-unit apartment building at a maximum density of D95 and maximum height of three storeys.
- (v) Lot 23, Block F, Plan 792 3231 (4616 – 44 Street) – an eight-unit apartment building at a maximum density of D87 and maximum height of two storeys.

(n) On those sites or portions thereof listed, the following uses may be allowed as permitted uses:

- (i) Notwithstanding section 6.3(1) of this Land Use Bylaw, one new two storey building for the uses of paint supply, mixing paint, sale and distribution of automotive related finishes and parts may be built on Block N, Plan 3051HW (5825 Kerry Wood Drive) and may be expanded to include Lot 1, Block N, Plan 1861KS, if Lot 1, Block N, Plan 1861KS is consolidated by Plan of Survey with Block N, Plan 3051HW. This permitted use is subject to review of the building design by the Riverside Meadows Community Association and Municipal Planning Commission. The building is to be designed with a commercial appearance; outside storage will be allowed provided it is adequately screened. All other standards are contained in sections 6.3(2) and 6.3(3). This land use exception will expire on July 15, 2010.

- (o) On those sites or portions thereof listed, the following uses may be allowed as permitted uses:
- (i) Notwithstanding section 6.3(1) of this Land Use Bylaw, warehouse and storage in a building in existence as of July 15, 2003 may be allowed as a permitted use on Lot 22 and 29, Block 17, Plan 7604S (5904-54 Avenue).
- (p) Notwithstanding section 6.3(1), structural alterations, exterior renovations, expansions or additions are permitted uses for existing buildings located on the sites listed in section 6.3(1)(a)(xi), provided that they comply with the general purpose of the IIA/BSR District set out in section 6.3 and subject to Municipal Planning Commission approval of the site development.
- (q) ¹Signs, as listed within the C3 Commercial (Neighbourhood Convenience) District, may be allowed as a discretionary use on Lot 1, Block 23, Plan 892 1574 (4820 45 Street).
- (r) ²Deleted
- (s) ³Deleted
- (t) ⁴Notwithstanding Section 5.6 of this Land Use Bylaw, on Lot 5, Block 1, Plan 972-4056 a combined commercial restaurant and maximum 230 unit assisted living facility shall be a permitted use. This mixed use development requires approval by the Development Authority and is subject to the following development regulations/standards:
- (i) Floor areas minimum within the assisted living facility for a one bedroom unit shall be 46.5 square metres, and for a unit of more than one bedroom 65.0 square metres;
 - (ii) Landscaping area minimum: 30% of site;
 - (iii) Building height maximum: 4 storeys;
 - (iv) Front Yard Minimum: 15.0 m;
 - (v) Side Yard Minimum: 4.5 m;
 - (vi) Rear Yard Minimum: 3.0 m;
 - (vii) Parking: Subject to Section 3.1 and 3.2;
 - (viii) Loading Spaces: One opposite each loading door with a minimum of one;
 - (ix) Site Area Minimum: Existing parcel
 - (x) Site Frontage Minimum: 30.0 m
 - (xi) Any development standard not specifically referred to above including building elevations, shall be subject to approval by the Municipal Planning Commission;

¹ 3357/B-2018

² 3357/Z-2007, 3357/I-2013

³ 3357/Z-2007, 3357/I-2013

⁴ 3357/G-2008

(xii) 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 Municipal Planning Commission.

(u) ¹To allow for compatible redevelopment on sites listed below multi-family and multi-attached residential buildings shall be added to the list of discretionary uses in the applicable land use district to allow redevelopment of the property to less than or equivalent gross floor area as the existing structure and to a maximum height of 2 storeys or 10 metres measured from the average of the lot grade. The Riverside Meadows Overlay District, section 7.11, shall continue to apply:

Lot	Block	Plan	Street Address
29	1	7621574	5963 60A Street
1-2	15	7604S	5514 60 Street
15-17	1	297BH	5904 60 Avenue
18	D	1846TR	5841 60 Avenue
19	D	1846TR	5837 60 Avenue
20	D	1846TR	5833 60 Avenue
22	D	1846TR	5829 60 Avenue
1A	2	1030NY	5713 60 Avenue
28-30	A	4359AH	5922 59 Avenue
9	4	4963TR	6042 58A Street
8	4	4963TR	6038 58A Street
7	4	4963TR	6034 58A Street
6	4	4963TR	6030 58A Street
5	4	4963TR	6026 58A Street
4	4	4963TR	6022 58A Street
3	4	4963TR	6018 58A Street
2	4	4963TR	6014 58A Street
1	4	4963TR	6010 58A Street
1-3	3	934AJ	5804 58 Avenue
9-10	5	7604S	5921 58 Avenue
14	C	5534HW	5920 58 Avenue
21	3	9720243	5816 58 Avenue
26	4	8022765	5811 58 Avenue
19A	2	7621867	5804 58 Avenue
19B	2	7621867	5802 58 Avenue
Z	5	7604S	5918 57 Avenue
13-14	5	7604S	5910 57 Avenue
15-16	5	7604S	5906 57 Avenue
9	9	5692KS	5819 57 Avenue
7-8	9	7604S	5815 57 Avenue
25	4	8020600	5812 57 Avenue

¹ 3357/U-2009

27	3	7923071	5714 57 Avenue
25-26	3	7604S	5704 57 Avenue
1-3	1	3331AJ	5639 56 Street
9-11	1	3331AJ	5621 56 Street
25-26	7	7604S	6010 56 Avenue
3-4	15	7604S	6005 56 Avenue
1-2	15	7604S	6001 56 Avenue
18-19	9	7604S	5816 56 Avenue
20-21	9	7604S	5812 56 Avenue
1-2	13	2800AJ	5805 56 Avenue
10-11	12	5296HW	5721 56 Avenue
8A	12	7921790	5715 56 Avenue
25-30	1	3331AJ	5608 55 Street
Z	23	7604S	5914 52 Avenue

(v) ¹On the sites listed below, semi-detached housing with a common rear wall (back to back duplex) shall be added to the list of discretionary uses set out in the applicable land use district:

Lot	Block	Plan	Street Address
1-2	2	934AJ	5831 58A Street
6-8	2	934AJ	5821 58A Street
21, 22	2	8721703	5826 & 5827 58A Street (if they both developed concurrently)
9-10	2	934AJ	5817 58A Street
23	2	0727482	5813 58A Street
24	2	0727482	5811 58A Street

²(w)In order to diverse forms of advertising within the C1 and C4 Districts for Sites that have no less than 100.0m Frontage on Gaetz Avenue and offer conference and convention space, Dynamic Signs which comply with Part Eleven: Sign Development Standards may be allowed as a Discretionary Use on the following Sites:

- (i) Lot E, Plan 5009KS (3310 50 Avenue)
- (ii) Lot 5, Block 15, Plan 4436TR (2929 50 Avenue);
- (iii) Lot 1A, Block 44, Plan 812 1177 (4311 49 Avenue).

³(x)On the site listed below, the relocation of a Dynamic Fascia Sign, lawfully in existence on September 30, 2010 to another location on the same Site, is a Discretionary Use provided that the Dynamic portion of the Sign is

¹ 3357/U-2009

² 3357/F-2013, 3357/R-2010, 3357/B-2018

³ 3357/Y-2010, Clerical Correction re: numbering, 3357/B-2018

not altered and provided that the Sign complies with the applicable provisions in Part Eleven: Sign Development Standards.

(i) Lot 1-3, Block 5, Plan H (4802-51 Avenue)

¹(y) To allow for the compatible redevelopment on sites listed below, multi-family and multi-attached residential buildings shall be added to the list of discretionary uses in the applicable land use district to allow redevelopment of the property to less than or equivalent gross floor area as the existing structure and to a maximum height of 2 storeys or 10 metres or to the maximum height of the existing building Section 7.11 shall continue to apply.

Lot	Block	Plan	Civic Address
10-11	E	K11	5601 42 St
2	A	3019KS	5506 41 St
1	1	223AI	3930 55 Av
5	2	4618KS	3926 56 Av
Z	1	223AI	3905 56 Av
1	7	1429HW	3815 54 Av
14-16	9	6269AF	5409 38 St
5	19	970KS	5501 37 St
1	25	970KS	5553 36 St
54	31	7520383	2 Watson St
53	31	7520383	4 Watson St
52	31	7520383	6 Watson St
51	31	7520383	8 Watson St
50	31	7520383	10 Watson St
49	31	7520383	12 Watson St
48	31	7520383	14 Watson St
47	31	7520383	16 Watson St
46	31	7520383	18 Watson St
45A	31	7520383	20 Watson St

¹ 3357/H-2013