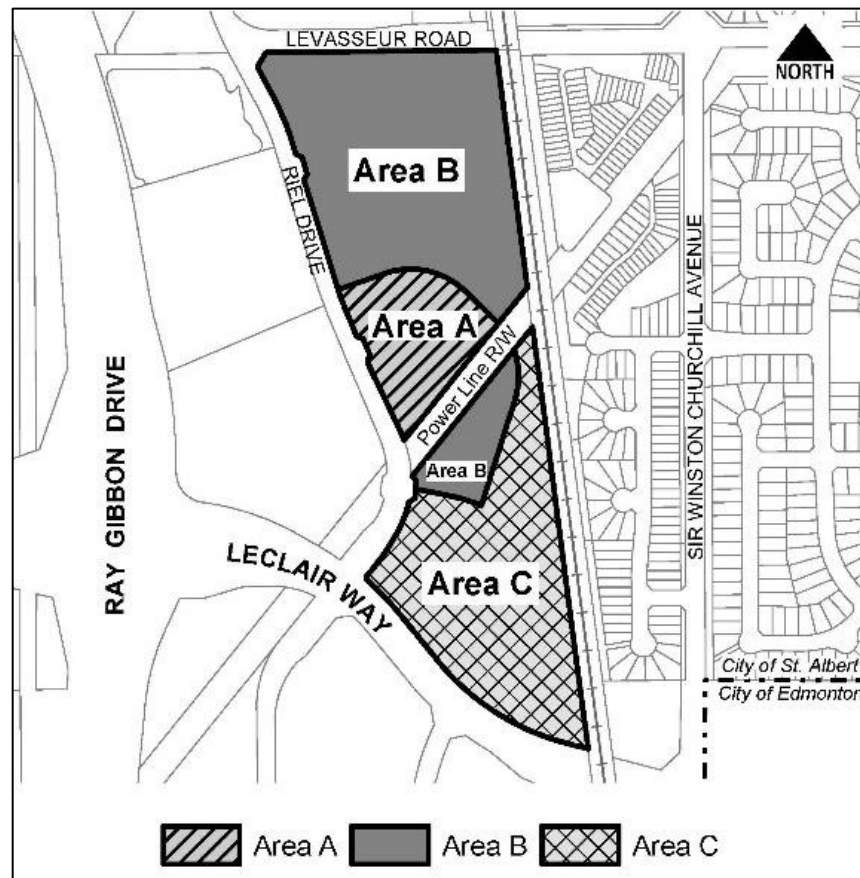


5.17 MID - MIDTOWN DISTRICT

(1) APPLICATION

- (a) This section applies to the areas designated as Midtown (MID) District on the Land Use District Map, [Schedule A](#) of this Bylaw.
- (b) The area designated as MID District encompasses residential areas A and B, and Mixed-Use Area C, as identified in *Figure 5-8*.
- (c) *Municipal reserves* owing within the MID District will be districted Public Park (PRK) to align with the South Riel ASP.
- (d) The regulations of the MID District, as described within the South Riel ASP, shall apply to Lot A, Block 1, Plan 082 8697 only, including any future revisions to this legal description based on a subdivision or condominium plan.
- (e) *Development* of the land uses within the MID District shall comply with the provisions of this Bylaw, except as otherwise stated within the MID District - in which case the MID District shall prevail.

Figure 5-8: MID District Sub-Areas



(2) **PURPOSE**

The purpose of the MID District is to develop a vibrant community that includes a mixture of commercial and medium- to high-density residential land uses in a comprehensively planned neighbourhood. The MID District shall be developed as bare land or conventional condominium. The community will feature high-quality design, a broad mix of housing forms, employment opportunities, pedestrian accessibility, and a variety of public spaces. The neighbourhood will be developed into three character areas, residential areas A and B, located north of the AltaLink right-of-way, and Mixed-Use Area C - including residential and commercial uses, located south of the AltaLink right-of-way. The transition between these character areas is expected to be seamless, and connected through various pedestrian walkways and public and *private roadways*. The key attributes associated with the character areas include:

- (a) Residential areas A and B, which will provide a variety of housing types that are built in a compact form and have direct pedestrian accesses to community amenities;
- (b) Mixed-Use Area C, which will provide high-density residential areas and commercial uses that are integrated through high-quality design. The *residential uses* can be in standalone forms or integrated vertically with commercial uses. The commercial uses will provide goods and services to local and surrounding neighbourhoods, as well as provide employment opportunities.

(3) **PERMITTED AND DISCRETIONARY USES - RESIDENTIAL AREAS A AND B**

	PERMITTED USES	DISCRETIONARY USES
(i)	(a) <i>Community garden</i>	(b) <i>Dwelling (apartment) (Area B only)</i>
(ii)	(a) <i>Dwelling (duplex)</i>	(b) <i>Home-based business (level two)</i>
(iii)	(a) <i>Dwelling (semi-detached)</i>	(b) <i>Parking lot at finished grade</i>
(iii)	(a) <i>Dwelling (townhouse - complex)</i>	(b) <i>Public utility building</i>
(iv)	(a) <i>Group home</i>	(b) <i>Residential sales centre</i>
(vi)	(a) <i>Accessory Development to a Permitted Use, excluding decks that are greater than 1.50 m above finished grade, private pools, and decorative ponds</i>	(b) <i>Supportive living accommodation</i>
(vii)		(b) <i>Accessory Development to a Discretionary Use, and decks that are greater than 1.50m above finished grade, private pools, and decorative ponds</i>

(4) **PERMITTED AND DISCRETIONARY USES MIXED-USE AREA C**

	PERMITTED USES	DISCRETIONARY USES
(i)	(a) <i>Amenity area (public)</i>	(b) <i>Animal health</i>
(ii)	(a) <i>Animal grooming</i>	(b) <i>Broadcasting studio</i>
(iii)	(a) <i>Art gallery/studio</i>	(b) <i>Community garden</i>
(iv)	(a) <i>Dwelling (apartment)</i>	(b) <i>Conference and banquet facility</i>

	PERMITTED USES	DISCRETIONARY USES
(v)	(a) <i>Dwelling unit above a non-residential use</i>	(b) <i>Daycare facility</i>
(vi)	(a) <i>Establishment (brew pub)</i>	(b) <i>Dwelling (townhouse - complex)</i>
(vi) - (vii)	(a) <i>Establishment (brew pub)</i> (a) <i>Establishment (restaurant)</i>	(b) <i>Equipment service</i>
(vii) - (viii)	(a) <i>Establishment (restaurant)</i> (a) <i>Government service</i>	(b) <i>Establishment (drinking)</i>
(viii) - (ix)	(a) <i>Government service</i> (a) <i>Health service</i>	(b) <i>Establishment (entertainment)</i>
(ix) - (x)	(a) <i>Health service</i> (a) <i>Live/work unit</i>	(b) <i>Home-based business (level two)</i>
(x) - (xi)	(a) <i>Live/work unit</i> (a) <i>Parking lot at finished grade</i>	(b) <i>Hotel</i>
(xi) - (xii)	(a) <i>Parking lot at finished grade</i> (a) <i>Parking structure</i>	(b) <i>Religious assembly</i>
(xii) - (xiii)	(a) <i>Parking structure</i> (a) <i>Personal service</i>	(b) <i>Residential sales centre</i>
(xiii) - (xiv)	(a) <i>Personal service</i> (a) <i>Professional office</i>	(b) <i>Retail (cannabis)</i>
(xiv) - (xv)	(a) <i>Professional office</i> (a) <i>Public utility building</i>	(b) <i>School (commercial)</i>
(xv) - (xvi)	(a) <i>Public utility building</i> (a) <i>Recreation (indoor)</i>	(b) <i>Accessory Development to a Permitted Use or Discretionary Use</i>
(xvi) - (xvii)	(a) <i>Recreation (indoor)</i> (a) <i>Retail (general)</i>	
(xvii) - (xviii)	(a) <i>Retail (general)</i> (a) <i>Shopping centre</i>	
(xviii) - (xix)	(a) <i>Shopping centre</i> (a) <i>Supportive living accommodation</i>	
(xix)	(a) <i>Supportive living accommodation</i>	

(b) No non-residential use is allowed above a *residential use*.

(5) APPLICATION REQUIREMENTS

(a) In addition to the plans and information required under section 2.4, an Applicant for a *Development Permit* must submit, to the satisfaction of the *Development Authority*:

(i) An overall *conceptual site development plan* for:

(A) The area designated as MID District; or

(B) If the Applicant is only developing a portion of the area designated as MID District, a *site development plan* showing the area to be developed and illustrating how the *development* will be integrated with the entire area designated as MID District;

(ii) The overall *conceptual site development plan*, considered to be non-binding, must identify the proposed building types and locations, *development phasing*, *density* calculations, vehicular and pedestrian

routes, and *amenity areas*, in accordance with the purpose of this District;

- (iii) Details regarding the architectural guidelines proposed for the *development*, including design drawings illustrating the colour scheme and building materials;
- (iv) Any other studies that may be requested by the *Development Authority*, including one or more of the following:
 - (A) A traffic impact analysis that demonstrates that traffic impacts are compatible with the purpose of the MID District, and do not prejudice safety and traffic movements within the MID District or on adjacent *public roadways*;
 - (B) *Crime Prevention Through Environmental Design (CPTED)* study to be submitted at the time of a *Development Permit* application; or
 - (C) A geotechnical report.
- (b) Changes to an approved overall *conceptual site development plan* may require re-submission for review by the *Development Authority*.

(6) URBAN DESIGN REVIEW (EXTERNAL) - AREA C

- (a) In addition to the requirements of section 3.41 'Urban Design Review' an *Urban Design Review (External)* is required for any *development* that:
 - (i) Has a total building footprint greater than 2,500.00 m²;
 - (ii) Is greater than 28.00 m in height; or
 - (iii) In the opinion of the *Development Authority*, is deemed to have significant impact on the urban design of Area C.

(7) URBAN DESIGN REVIEW (INTERNAL) - AREA C

- (a) Notwithstanding section (6)(a), if a *development* does not require an *Urban Design Review (External)*, but an Applicant wishes to receive recommendations related to urban design, they may request an *Urban Design Review (Internal)* be completed by staff designated by the *Development Authority*, prior to submission of an application.

(8) PERFORMANCE STANDARDS

- (a) In addition to the Urban Design Review Recommendations Report, all applications shall be considered with regard to the following Performance Standards:
 - (i) *Site* design contribution to *streetscape* and the character of the area;
 - (ii) Appropriate location of uses to support active *streetscapes*;

- (iii) High-quality building design integrated with *streetscape* and surrounding *buildings*;
- (iv) Pedestrian orientation; and
- (v) Well-designed *amenity areas*.

(9) **SITE DENSITY**

- (a) The *site density* for the MID District is as follows:
 - (i) The minimum *site density* shall be 40 *dwelling units* per net hectare to a maximum of 54 *dwelling units* per net hectare for residential Area A;
 - (ii) The minimum *site density* shall be 40 *dwelling units* per net hectare to a maximum of 94 *dwelling units* per net hectare for residential Area B;
 - (iii) The minimum *site density* shall be 120 *dwelling units* per net hectare to a maximum of 250 *dwelling units* per net hectare for Mixed-Use Area C; and
 - (iv) Notwithstanding sections (i) through (iii), the overall *density* for the MID District shall be 81 *dwelling units* per net hectare.

(10) **SITE DENSITY BONUS**

- (a) *Notwithstanding section (9)(a)(iii), the maximum *site density* may exceed 250 *dwelling units* per net hectare in Area C, only if the following conditions are met:*
 - (i) *A minimum of 70% of required *parking stalls* are provided in a *parking structure (underground)* or within a *parking structure* integrated within the *building*, including high-quality exterior finishing that matches or complements the *principal building exterior*, where *site design* permits;*
 - (ii) *A minimum of 5% of *dwelling units* shall be provided as *affordable non-market housing*; and*
 - (iii) *In the opinion of the *Development Authority*, at least one of the following *site improvements* are provided:*
 - (A) *Wider sidewalks or walkways internal to the *site*, together with *street furniture* to the satisfaction of the *Development Authority*;*
 - (B) *Enhanced *landscaping*, to the satisfaction of the *Development Authority*;*
 - (C) *Landscaping* that is drought tolerant, reducing the need for *irrigation*;
 - (D) *Green building products or technologies* that reduce the carbon footprint or increase energy efficiency;

(E) Barrier-free design incorporated into dwelling units and the exterior feature of the site; or

(F) Indoor or outdoor common amenity areas, in addition to the minimum required common and private amenity areas when:

(I) Provided at a ratio of 1.50 m² per dwelling unit;

(II) Grouped into areas of not less than 30.00 m²; and

(III) Not located in any required setback.

~~(10)~~(11) **AMENITY AREA (PRIVATE)**

- (a) Each dwelling unit must be provided with at least one of the following forms of an amenity area (private):
- (i) A deck or balcony;
 - (ii) A patio or yard; or
 - (iii) A recessed balcony or sunroom enclosed with exterior windows.
- (b) An amenity area (private) must be located next to a habitable room.
- (c) An amenity area (private) must have a minimum area of 4.00 m².
- (d) An amenity area (private), at ground level and adjacent to public areas, must have a landscape buffer at least 1.00 m wide or a fence with a minimum height of 1.20 m.
- (e) Notwithstanding the requirements of sections (a) through (d):
- (i) Up to 25% of the required amenity area (private) may be substituted for an on-site amenity area (common) that is accessible to all residents, at the discretion of the Development Authority, for all dwelling units except supportive living accommodation; and
 - (ii) Up to 100% of the required amenity area (private) may be substituted for an on-site amenity area (common) that is accessible to all residents, at the discretion of the Development Authority, for supportive living accommodation.
- (f) Balconies and decks must be located at least 1.00 m from:
- (i) All property lines;
 - (ii) A roadway;
 - (iii) A common or visitor parking stall; and
 - (iv) A common walkway, except that portion of the walkway that provides direct access to the building.

- (g) Notwithstanding the provisions under section (f), a *deck* may be developed to a 0.00 m *setback* along the centre line of the common firewalls on a *dwelling (duplex)*, *dwelling (semi-detached)*, and *dwelling (townhouse)*.

~~(11)~~(12) **AMENITY AREA (COMMON)**

- (a) The MID District shall provide outdoor *amenity area (common)* as follows:
- (i) Areas A, B, and C shall each provide at least two *amenity area (common)* spaces;
 - (ii) *Amenity area (common)* may include:
 - (A) A rooftop *amenity area* or rooftop garden, not less than 30.00 m²;
 - (B) A *balcony* or terraced *balcony*, not less than 30.00 m²;
 - (C) An at-grade *amenity area*, including a common garden area, not less than 30.00 m²; or
 - (D) Some other *amenity area (common)*, including an interior *amenity area* not less than 30.00 m², which is common to and accessible by all residents, excluding *parking lots* and pedestrian walkways;
 - (iii) Each *amenity area (common)* shall have a minimum area of 500.00 m², excluding *parking lots* and pedestrian walkways;
 - (iv) Each *amenity area (common)* shall have a minimum width of 6.00 m at its narrowest point;
 - (v) The *amenity area (common)* shall not be located in any required *setback*;
 - (vi) The *amenity area (common)* required under section ~~(11)~~12 is in addition to an *amenity area (common)* that may be provided under section ~~(10)~~11(e); and
 - (vii) The *Development Authority* may, at its discretion, vary the requirements of sections (iii) and (iv) above, taking into account *site* constraints, adjacent uses, and urban design considerations.

~~(12)~~(13) **WALKWAYS**

- (a) All common walkways shall have a minimum width of 1.50 m, except that portion of the walkway that provides direct *access* to the *building*.

~~(13)~~(14) **LOT WIDTH**

- (a) For residential bare land condominium *development*.
 - (i) When vehicular access is provided from the front:
 - (A) The minimum *lot width* for a *dwelling (duplex)* is:
 - (I) 11.00 m on an *interior lot*,
 - (II) 15.80 m on a *corner lot*, and
 - (B) The minimum *lot width* for a *dwelling (semi-detached)* is:
 - (I) 5.50 m per *dwelling unit* on an *interior lot*,
 - (II) 10.30 m per *dwelling unit* on a *corner lot*, and
 - (C) The minimum *lot width* for *dwelling (townhouse - complex)* is:
 - (I) 4.30 m per *townhouse (interior unit)*;
 - (II) 5.50 m per *townhouse (end unit)* on an *interior lot*,
 - (III) 10.30 m per *townhouse (end unit)* on a *corner lot*, and
 - (ii) When vehicular access is provided from the rear:
 - (A) The minimum *lot width* for a *dwelling (duplex)* is:
 - (I) 14.70 m on an *interior lot*, and
 - (II) 19.50 m on a *corner lot*,
 - (B) The minimum *lot width* for a *dwelling (semi-detached)* is:
 - (I) 7.40 m per *dwelling unit* on an *interior lot*,
 - (II) 12.20 m per *dwelling unit* on a *corner lot*, and
 - (C) The minimum *lot width* for a *dwelling (townhouse - complex)* is:
 - (I) 6.20 m per *townhouse (interior unit)*;
 - (II) 7.40 m per *townhouse (end unit)* on an *interior lot*, and
 - (III) 12.20 m per *townhouse (end unit)* on a *corner lot*.

~~(14)~~(15) **LOT DEPTH**

- (a) For residential bare land condominium *development*, the minimum *lot depth* is:
 - (i) 16.00 m when vehicular *access* is provided from the front for a:
 - (A) *Dwelling (duplex)*;
 - (B) *Dwelling (semi-detached)*; and
 - (C) *Dwelling (townhouse - complex)*; and
 - (b) 12.00 m when vehicular *access* is provided from a rear *lane* for a:
 - (i) *Dwelling (duplex)*;
 - (ii) *Dwelling (semi-detached)*; and
 - (iii) *Dwelling (townhouse - complex)*.

~~(15)~~(16) **LOT COVERAGE**

- (a) The maximum *lot coverage* for bare land condominium *development* is:
 - (i) 58% for a *dwelling (duplex)*; *dwelling (semi-detached)*; and *townhouse (end unit)*; and
 - (ii) 70% for a *townhouse (interior unit)*.

~~(16)~~(17) **LOT FRONTAGE**

- (a) The minimum *lot frontage* is 25.00 m for:
 - (i) Conventional condominium *development*;
 - (ii) *Dwelling (apartment)*; and
 - (iii) *Dwelling unit above a non-residential use*.

~~(17)~~(18) **LOT AREA**

- (a) The minimum *lot area* is 0.075 ha for:
 - (i) Conventional condominium *development*;
 - (ii) *Dwelling (apartment)*; and
 - (iii) *Mixed-use building*.

~~(18)~~(19) **BUILDING HEIGHT**

- (a) The maximum height of a *principal building*:
 - (i) *Dwelling (duplex)* and *dwelling (semi-detached)*, is 15.00 m;
 - (ii) *Dwelling (townhouse - complex)*, is 18.00 m;
 - (iii) *Dwelling (apartment)* (Area B only), is 18.00 m; and
 - (iv) *Dwelling (apartment)*, *mixed-use building* (Area C only), or *non-residential building*, is 25.00 m.
- (b) Notwithstanding section (a), at the discretion of the *Development Authority*, the maximum building height may be increased up to 35.00 m if a *development* provides at least two of the following:
 - (i) Superior or innovative building style;
 - (ii) High-quality exterior finishing including, brick, brick veneer, wood, natural stone, tinted or textural concrete, glass, or concrete masonry units;
 - (iii) A distinct building base or podium with a 3.00 m minimum *step-back* provided for upper floors, measured from the building face of the podium, with consideration for the transitions between adjacent building designs and heights;
 - (iv) Green building products or technologies that reduce the carbon footprint or increase energy efficiency;
 - (v) Peaked roof; or
 - (vi) Enhanced *landscaping*.

~~(19)~~(20) **RESIDENTIAL BARE LAND CONDOMINIUM SETBACKS**

- (a) For a residential bare land condominium *development* of *dwelling (duplex)*; *dwelling (semi-detached)*; and *dwelling (townhouse - complex)*:
 - (i) The minimum front yard building *setback* is:
 - (A) 3.00 m when vehicular *access* is provided from the rear;
 - (B) 6.00 m when vehicular *access* is provided from the front;
 - (C) 6.00 m when *development* is fronting LeClair Way, Levasseur Road, and Riel Drive; and
 - (D) The projection shall not span the entire width of the *dwelling*;

- (ii) Notwithstanding section (i), for *development* fronting LeClair Way, Levasseur Road, and Riel Drive, a covered stairway which only serves to provide direct *access* to the *dwelling* may project up to 2.50 m into the minimum required 6.00 m front yard *setback*;
- (iii) The minimum side yard building *setback* is:
 - (A) 0.00 m to the centre line of the interior common firewalls;
 - (B) 1.20 m to the outside of the exterior wall on an *interior lot*; and
 - (C) 2.40 m to the outside of the exterior wall on a *corner lot*;
- (iv) The minimum rear yard building *setback* is:
 - (A) 1.50 m when vehicular *access* is provided from a rear *lane*;
 - (B) 3.00 m when vehicular *access* is provided from the front; and
 - (C) 0.00 m for a back-to-back *dwelling (townhouse - complex)*; and
- (v) Notwithstanding section (iii), a *development* without an attached *garage* and no *lane* must have a minimum side yard building *setback* of 3.00 m on one side to provide unobstructed *vehicle access* to the rear yard.

~~(20)~~(21) **RESIDENTIAL CONVENTIONAL CONDOMINIUM SETBACKS**

- (a) For a residential conventional condominium *development of dwelling (duplex)* and *dwelling (semi-detached)*:
 - (i) The minimum *setback* from a *property line* to the exterior of the front wall of a *building* is:
 - (A) 3.00 m when vehicular *access* is provided from a rear *lane*;
 - (B) 6.00 m when vehicular *access* is provided from the front;
 - (C) 6.00 m when *development* is fronting LeClair Way, Levasseur Road, and Riel Drive; and
 - (D) The projection shall not span the entire width of the *dwelling*;
 - (ii) Notwithstanding section (i), for *development* fronting LeClair Way, Levasseur Road, and Riel Drive, a covered stairway which only serves to provide direct *access* to the *dwelling* may project up to 2.50 m into the minimum required 6.00 m front yard *setback*;
 - (iii) The minimum *setback* from the exterior of the side wall of a *building* is:
 - (A) 0.00 m to the centre line of the interior common firewalls;

- (B) 1.20 m to the outside of the exterior wall on an *interior lot*, and
- (C) 2.40 m to the outside of the exterior wall on a *corner lot*; and
- (iv) The minimum *setback* from the exterior of the rear wall of a *building* is:
 - (A) 1.50 m when vehicular *access* is provided from a rear *lane*;
 - (B) 3.00 m when vehicular *access* is provided from the front; and
 - (C) 0.00 m for back-to-back *dwelling (townhouse - complex)*.

~~(21)~~(22) **RESIDENTIAL SETBACKS ADJOINING A PUBLIC ROADWAY**

- (a) For a *dwelling (duplex)*, *dwelling (semi-detached)*, and *dwelling (townhouse - complex)* - on a *corner lot* - the side of the *lot* that adjoins a flanking *public roadway* must have a minimum side yard building *setback* of:
 - (i) 6.00 m from the edge of the sidewalk nearest the *property line* to the face of the *garage*, where a *garage* faces the flanking *public roadway*, excluding a *lane*; or
 - (ii) 6.00 m from the closest edge of the roadway where there is no sidewalk to the face of the *garage*, where a *garage* faces the flanking *public roadway*, excluding a *lane*.

~~(22)~~(23) **APARTMENT OR MIXED-USE BUILDING SETBACK**

- (a) For a *dwelling (apartment)* or *mixed-use building*:
 - (i) The minimum front yard building *setback* is 3.00 m;
 - (ii) The minimum side yard building *setback* is 3.00 m; and
 - (iii) The minimum rear yard building *setback* is 3.00 m.

~~(24)~~ **SITE DENSITY BONUS SETBACK**

- (a) Notwithstanding sections (20), (22), and (23) for developments in Area C subject to the site density bonus of this District, the Development Authority may determine the minimum building setbacks, taking into account adjacent uses.

~~(23)~~(25) **NON-RESIDENTIAL BUILDING SETBACK**

- (a) For a stand-alone, non-residential or commercial *building*:
 - (i) The minimum front yard building *setback* is 3.00 m;
 - (ii) The minimum side yard building *setback* is 3.00 m; and
 - (iii) The minimum rear yard building *setback* is 3.00 m.

~~(24)~~(26) **BUILDING SEPARATION DISTANCE**

- (a) The minimum *separation distance* for residential *buildings* in areas A and B, or for a dwelling (townhouse – complex) in Area C is:
- (i) 10.00 m between the exterior of the front or rear wall of each *building* and any separate wall of any other *building*;
 - (ii) 2.40 m between the exterior side wall of each *building* and the exterior side wall of any other *building*, unless a greater separation is required by the *Development Authority*;
 - (iii) 1.50 m between a *building* and:
 - (A) A roadway;
 - (B) A common or visitor *parking* stall;
 - (iv) 1.00 m between a *building* and a common walkway, except that portion of the walkway that provides direct *access* to the *building*; and
 - (v) 1.50 m between a *principal building* and an *accessory* building, except for a common amenity *building* which has a minimum *separation distance* of 2.40 m.
- (b) The minimum *separation distance* for a *dwelling (apartment)*, *mixed-use building*, or a non-residential *building* in Area C is:
- (i) 7.50 m between the exterior wall of a *dwelling (apartment)*, *mixed-use building*, or non-residential *building* and any separate wall of any other *dwelling (apartment)*, *mixed-use building*, or non-residential *building*;
 - (ii) 1.50 m between a *principal building* and an *accessory building*, except for a common amenity *building* which has a minimum *separation distance* of 2.40 m;
 - (iii) 3.00 m between the exterior wall of a *dwelling (apartment)* or *mixed-use building* and:
 - (A) A roadway;
 - (B) A common or visitor *parking* stall; and
 - (C) A common walkway, except that portion of the walkway that provides direct *access* to the *building*.

~~(25)~~(27) **DESIGN, CHARACTER, AND APPEARANCE OF BUILDINGS**

- (a) In addition to the requirements in sections 3.12 'Design, Character, And Appearance Of A Building,' 3.52 'Design, Character, And Appearance Of Residential Buildings,' and 3.80 'Design, Character, And Appearance Of Non-

Residential Buildings,' all *buildings* in this district must be finished as follows, to the satisfaction of the *Development Authority*:

- (i) No building *façade* shall exceed 60.00 m in length;
 - (A) Notwithstanding section (i), at the discretion of the *Development Authority*, a building may exceed 60.00 m in length, to a maximum of 90.00 m, if the building provides a public pedestrian walkthrough or frontage break along the ground floor;
- (ii) To reduce building massing, building *façade(s)* shall be articulated by a combination of recesses, entrances, windows, projections, change in building materials, colours, roof design, or physical breaks in *building mass*, to create attractive *streetscapes* and interfaces at the discretion of the *Development Authority*. A continuous building *façade* without recess, *balcony*, or other form of articulation shall not exceed 15.00 m in horizontal direction;
- (iii) *Building* exteriors shall be stamped concrete, cementitious boards or panels, exposed aggregate, stucco, vinyl siding, fiber cement siding, wood siding, glass, brick, brick veneer, natural stone, wood timber, or metal accents;
 - (A) Notwithstanding section (iii) alternative *building* materials may be considered if, in the opinion of the *Development Authority*, the proposed materials meet the overall character of the District;
- (iv) Building massing must respect the existing topography of the *site* by terracing the *building* where appropriate;
- (v) Rooftop mechanical equipment must be screened on all sides, to the satisfaction of the *Development Authority*;
- (vi) Walls, including *retaining walls* for general *landscaping*, *amenity area (private)* and *amenity area (common)*, and perimeter walls must be constructed or finished in a similar material and colour to that used for the *principal building* exterior, at the discretion of the *Development Authority*;
- (vii) All exterior pedestrian entrances to a *dwelling (apartment)* or *dwelling unit above a non-residential use* must have overhead weather protection; and
- (viii) The principal pedestrian entrance to a *dwelling (apartment)* or *dwelling unit above a non-residential use* must have *barrier-free access*.

~~(26)~~(28) **PARKING**

- (a) This District shall comply with Part 4: Parking.
 - (i) Notwithstanding the *on-site parking* requirements in sections 4.3 'Residential On-Site Parking Requirements' and 4.6 'Non-Residential On-Site Parking Requirements,' *on-site parking* shall be provided as follows:

RESIDENTIAL LAND USE	MINIMUM PARKING REQUIREMENT
(b) Dwelling (duplex) Dwelling (semi-detached) Dwelling (townhouse - complex)	(i) Two stalls per <i>dwelling unit</i> ; plus (ii) One stall per seven <i>dwelling units</i> for visitor parking.
<u>(c) Dwelling (townhouse - complex)</u>	<u>(i) For a <i>dwelling unit</i> equal to or greater than 5.18 m in width, 1.5 stalls per <i>dwelling unit</i>.</u> <u>(ii) For a <i>dwelling unit</i> less than 5.18 m in width, one stall per <i>dwelling unit</i>; plus</u> <u>(iii) One stall per seven <i>dwelling units</i> for visitor parking.</u>
<u>(de)</u> Dwelling (apartment) Dwelling (loft unit) Dwelling (studio unit) Dwelling unit above a non-residential use	(i) One stall per <i>dwelling unit</i> or <i>dwelling (loft unit)</i> ; (ii) 0.00 stalls per <i>dwelling (studio unit)</i> , for the first 10% of <i>dwelling (studio units)</i> within a <i>building</i> , and then 0.60 stalls per <i>dwelling (studio unit)</i> thereafter; (iii) 0.60 stalls per <i>affordable non-market housing dwelling unit</i> ; and (iv) One stall per seven <i>dwelling units</i> for visitor parking.
<u>(ee)</u> Group home	(i) One stall per three <i>sleeping units</i> ; plus (ii) One stall per resident staff member.
<u>(fe)</u> Live/work unit	(i) 1.50 stalls for the residential components; and (ii) One stall per 45.00 m ² of <i>gross floor area</i> for the commercial component. (iii) Notwithstanding sections (i) and (ii), a <i>Development Authority</i> may, at its discretion, vary the <i>parking</i> requirements based upon the number of <i>bedrooms</i> in the residential component, or the provision of adjacent <i>parking</i> on a <i>public roadway</i> or in a common <i>parking</i> area accessible to the public.

RESIDENTIAL LAND USE	MINIMUM PARKING REQUIREMENT
(gf) <i>Supportive living accommodation</i>	<p>(i) One stall per six <i>dwelling units</i>;</p> <p>(ii) One stall per seven <i>dwelling units</i> for visitor <i>parking</i>; and</p> <p>(iii) One stall for every one-and-a-half employees required during the <i>maximum working shift</i>.</p>

NON-RESIDENTIAL LAND USE	MINIMUM PARKING REQUIREMENT
(h) Non-residential, except <i>hotel</i>	<p>(i) One stall per 45.00 m² of <i>gross floor area</i>.</p> <p>(ii) The <i>Development Authority</i> may determine <i>parking</i> requirements based on a <i>parking</i> study requested at its discretion.</p>
(i) <i>Hotel</i>	<p>(i) One stall per guest room; and</p> <p>(ii) Additional stalls in accordance with the <i>parking</i> requirements of this section for any other uses which form part of the <i>hotel</i>.</p>

- (j) If a calculation under sections (b) through (hi) results in a fractional number, the number shall be rounded upwards to the next whole number.
- (k) Notwithstanding section 4.11 'Parking Stall And Drive Aisle Requirements,' *parking* spaces and drive aisles shall meet the following criteria:
- (i) A *parking* stall must be a minimum of 2.60 m wide and 5.80 m deep;
 - (ii) A parallel *parking* stall shall be a minimum 2.60 m wide and 7.00 m deep; and
 - (iii) A drive aisle must be a minimum of 7.30 m wide for two-way traffic.
- (l) Notwithstanding section (jk)(iii), the *Development Authority* may reduce the minimum width of a drive aisle for *parking* spaces provided at an angle or for one-way drive aisles.
- (m) Required *parking* stalls for all *residential* uses that are provided in a private *driveway* or *garage* may be located in tandem, with no more than two of the total required *parking* spaces in tandem.
- (n) Small-car *parking* spaces may comprise a maximum of 20% of required *parking* for a *dwelling (apartment)* and *mixed-use building* only. _____

~~(27)~~(29) **VEHICLE ACCESS**

- (a) There shall be no residential vehicular *access* onto roadways designated as neighbourhood, connector, or crosstown.
- (b) Where a rear *lane* is provided, vehicular *access* shall only be provided from the *lane*, except for front-back semi-detached, or front-back duplex products where one *dwelling unit* has vehicular *access* from the *lane*, and the other has vehicular *access* from the roadway.

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