

# CITY OF ST. ALBERT

BYLAW 15/2019

## LAND USE BYLAW AMENDMENT

Being Amendment 168 to the Land Use Bylaw 9/2005

The Council of the City of St. Albert, duly assembled, hereby ENACTS AS FOLLOWS:

1. That Part 1, Section 1.5, Interpretation be amended as follows:
  - a) Sub-section (c) is amended by inserting “, MT Areas A and B,” after “R1, R2, R3, R3A, R4, RX, RXL, DR”
  - b) Sub-section (f) is amended by inserting “MT Area C,” before “DCMU, DCNUV, and DT are mixed use districts”
2. That Part 1, Section 1.7, Designation of Districts is amended by inserting “Midtown (MT);” after “Downtown Residential (DR);”
3. That Part 6, Section 6.14, Landscaping be amended as follows:
  - a) Sub-section (5)(d) is deleted in its entirety and replaced with the following:

“must have the minimum width as specified for each district as follows unless otherwise determined by the Development Officer taking site features into account:

District	Width of Landscaped Buffer
(i) C1, MT Area C (commercial and mixed use only)	3.5m
(ii) C2	4m
(iii) CC	6m
(iv) CIS, BP2, BPT and BP (BL38/2011)	6m
(v) All Other Districts	As determined by the Development Officer to provide a suitable buffer between the respective land uses; and

- b) Sub-section (6) is deleted in its entirety and replaced with the following:

“Parking Lots

If a parking lot located in MT Area C (commercial and mixed use only), C1, C2, CC, CIS, BP, BP2, BPT, RC, PS, DCMU, DCNUV and IF District is required to be landscaped, those trees must be planted in accordance with the following standards:

- (a) trees must be planted at a minimum ratio of 1 tree per 5 parking stalls for single row parking and a minimum ratio of 1 tree per 10 parking stalls for double row parking;
  - (b) the ratio of trees to parking stalls required under (a) may be reduced by the Development Officer where site conditions, including but not limited to location, size, sight lines, and climatic factors, warrant a lesser ratio; and
  - (c) a landscaped island must be:
    - (i) designed to protect trees and ground cover from damage;
    - (ii) raised a minimum of 150 mm above the finished grade; and
    - (iii) finished with tree grates, ground cover vegetation or hard landscaping.”
- c) Sub-section (7) is deleted in its entirety and replaced with the following:

“Perimeter Landscaping

Subject to Section 6.6, a development located on a site in MT Area C (commercial and mixed use only), C1, C2, CC, CIS, DCNUV, BP, BP2, BPT, or RC District that adjoins a public roadway, except a lane, or is adjacent to a P, PS or IF District, must be landscaped in accordance with the following:

- (a) there must be a landscaped area at least 3.5 m wide around the perimeter of the private lot, adjacent to the public roadway;
  - (b) if deciduous trees are planted, they must be planted at regular intervals, and if coniferous trees are planted, they must be planted in clusters of 3;
  - (c) trees must be located a minimum of 2 m from the property line; and
  - (d) trees must be a minimum of 6 m in height at maturity.”
- d) Sub-section (8) is deleted in its entirety and replaced with the following:

## “Blank Wall

A development located on a site in MT Area C (commercial and mixed use only), C1, C2, CC, CIS, DCMU, DCNUV, BP, BP2, BPT, RC or IF District that has a blank wall facing a P District or public roadway, except a lane, must be landscaped in accordance with the following:

- (a) if deciduous trees are planted they must be planted along the blank wall at regular intervals and if coniferous trees are planted they must be planted in clusters of 3;
- (b) the trees required under clause (a) must be a minimum of 6 m in height at maturity; and
- (c) shrubs may be planted between the trees provided they reach a minimum height of 2 m at maturity.”

## 4. That Schedule C, Section C.6 Regulations for Specific Types of Signs be amended by:

- a) Sub-section (10)(c) is deleted in its entirety and replaced with the following:

“In the MT Area C, ICC, DT, DCMU and DCNUV districts, pedestrian-oriented directional signage may be utilized to clearly delineate pedestrian walkways, to provide directions, or to provide control where vehicular and pedestrian conflicts are deemed likely to occur.”

- b) Sub-section (11)(b)(i) is deleted in its entirety and replaced with the following:

“in MT Area C, IF, PS, MC, BP, BP2, BPT, DCMU, DCNUV, DT or BW districts provided that the sign is located in a window.”

- c) Sub-section (14)(e)(vi) is amended by inserting “MT Area C,” before “ICC, DCMU, DCNUV and DT districts”
- d) Sub-section (19)(a) is deleted in its entirety and replaced with the following:

“Subject to the issuance of a development permit, a projecting sign is a permitted use in R4, MT Area C, CC, RC, C1, C2, MC, BW, PS, IF, DCMU, DCNUV, DT and industrial districts.”

## 5. That Part 8, Section 8.38 Midtown District is added to Bylaw 9/2005 as shown on the attached Schedule “1” to this bylaw.

- 6. All Sections are renumbered accordingly.

7. The Chief Administrative Officer is authorized to Consolidate Bylaw 9/2005.

**EFFECTIVE DATE**

8. This bylaw comes into effect when it is passed.

READ a First time this \_\_\_\_ day of \_\_\_\_\_ 20\_\_.

READ a Second time this \_\_\_\_ day of \_\_\_\_\_ 20\_\_.

READ a Third time this \_\_\_\_ day of \_\_\_\_\_ 20\_\_.

SIGNED AND PASSED this \_\_\_\_ day of \_\_\_\_\_ 20\_\_.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CHIEF LEGISLATIVE OFFICER

## Schedule "1"

## Section 8.38. Midtown (MT) Land Use District

### (1) Application

This section applies to the District designated as Midtown (MT) on the Land Use District Map, Schedule A, of this Bylaw. The area designated as MT District encompasses Residential Areas A, and B, and Mixed Use Area C, as identified in Figure 12a. Municipal Reserves owing within the MT District will be districted Public Park (P) to align with the South Riel Area Structure Plan. The regulations of the MT Land Use District, as described within the South Riel Area Structure Plan, 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.

Development of the land uses within the MT District shall comply with the provisions of this Bylaw, except as otherwise stated within the MT District in which case the MT District shall prevail.

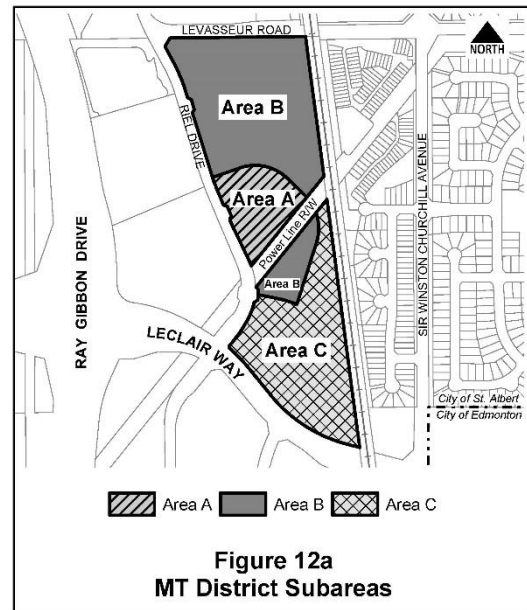


Figure 12a  
MT District Subareas

### (2) Purpose

The purpose of the Midtown (MT) Land Use 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 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:

The Residential areas 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:

The Mixed Use area 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 the local and surrounding neighbourhoods as well as provide employment opportunities.

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### (3) **Permitted Land Uses - Residential Areas A and B**

The following are permitted uses in Areas A and B of the MT District:

- (a) dwelling, duplex;
- (b) dwelling, semi-detached;
- (c) group home (except in an apartment building);
- (d) townhousing, notwithstanding Section 8.29 of this Bylaw; and
- (e) accessory development to any use listed in subsection (3), excluding decks that are greater than 1.5 m above finished grade, and private pools.

### (4) **Discretionary Land Uses**

The following are discretionary uses in Areas A and B of the MT District:

- (a) apartment building (Area B only);
- (b) home occupation;
- (c) long term care housing;
- (d) parking lot at finished grade;
- (e) public utility building;
- (f) raffle home;
- (g) residential sales centre;
- (h) show home;
- (i) supportive housing; and
- (j) accessory development to any use listed in subsection (4), and decks that are greater than 1.5 m above finished grade, and private pools.

### (5) **Permitted Land Uses – Mixed Use Area C**

No non-residential use is permitted above a residential use.

The following are permitted uses in Area C of the MT District:

- (a) apartment building;
- (b) art gallery;
- (c) business support service;
- (d) communal amenity area;
- (e) convenience store;
- (f) dwelling units above a ground floor commercial use;
- (g) dwelling, live/work unit;
- (h) financial institution;
- (i) general retail store;

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- (j) general service;
- (k) government service;
- (l) grocery store;
- (m) health service;
- (n) indoor recreation service;
- (o) liquor store;
- (p) mixed use building – all uses within the building must meet the requirements of Section 8.38, and non-residential uses shall be integrated within the lower levels of the building;
- (q) long term care housing;
- (r) parking lot at finished grade;
- (s) parking structure;
- (t) plaza;
- (u) professional office;
- (v) public market;
- (w) public utility building;
- (x) restaurant;
- (y) shopping centre;
- (z) specialty store;
- (aa) supportive housing; and
- (bb) take-out restaurant.

#### (6) **Discretionary Land Uses – Mixed Use Area C**

No non-residential use is permitted above a residential use.

The following are discretionary uses in Area C of the MT District:

- (a) amusement arcade;
- (b) animal service without outdoor kennels, pens, runs, or other similar enclosures;
- (c) artist studio;
- (d) broadcasting studio;
- (e) cannabis retail store;
- (f) cinema;
- (g) community hall;
- (h) day care facility;
- (i) drinking establishment;
- (j) home occupation;
- (k) hotel;



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- (l) household repair service;
- (m) pool hall;
- (n) raffle home;
- (o) religious assembly;
- (p) residential sales centre;
- (q) school, commercial;
- (r) show home;
- (s) theatre;
- (t) veterinary clinics without outdoor kennels, pens, runs, or other similar enclosures;
- (u) wall mural (mixed use building only); and
- (v) accessory developments to any use listed in subsection (5) and (6).

### (7) **Pre-Application Requirements**

In addition to the application requirements of Section 3.3 of this Bylaw, an applicant for development permit must submit to the satisfaction of the Development Officer:

- (a) an overall conceptual site development plan for:
  - (i) the area designated as MT District; or
  - (ii) if the applicant is only developing a portion of the area designated as MT District, a site development plan showing the area to be developed, illustrating how the development will be integrated with the entire area designated as MT District.

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.
- (b) details regarding the architectural guidelines proposed for the development, including design drawings illustrating the colour scheme and building materials.
- (c) any other studies that may be requested by the Development Officer including but not limited to:
  - (i) a traffic impact analysis that demonstrates that traffic impacts are compatible with the purpose of the MT District and do not prejudice safety and traffic movements within the MT District or on adjacent public roadways;
  - (ii) Crime Prevention Through Environmental Design (CPTED) study to be submitted at the time of a development permit application; or
  - (iii) geotechnical report.
- (d) Changes to an approved overall conceptual site development plan may require re-submission for review by the Development Officer.

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### (8) **Urban Design Review – Area C**

There are two types of reviews:

#### (a) **External Urban Design Review**

An External Urban Design Review is required for any development that:

- (i) has a total building footprint greater than 2,500 sq. m;
- (ii) is greater than eight (8) storeys in height; or
- (iii) in the opinion of the Development Officer is deemed to have significant impact on the subject Character Area's urban design.

This review will result in an Urban Design Review Recommendations Report from a City-designated reviewer. This Urban Design Review Recommendations Report is a requirement of the development permit application and will include recommendations from the reviewer that may range from acknowledgement of positive design qualities of the proposal to suggestions for a design that better complies with the City's policies and plans related to surrounding development.

Applicants are expected to consider and implement, wherever possible, any recommendations of the Urban Design Recommendations Report into the final application.

#### (b) **Internal Urban Design Review**

If a development does not require an External Urban Design Review, but an applicant wishes to receive recommendations related to urban design, they may request an Internal Urban Design Review by Planning and Development staff prior to submission of an application. This review will result in an Urban Design Review Recommendations Report from staff designated by the Development Authority and will include recommendations that may range from acknowledgement of positive design qualities of the proposal, to suggestions for design that better complies with the City's policies and plans related to surrounding development.

#### (c) **Performance Standards**

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 area;
- (ii) appropriate location of uses to support active streetscapes and fit within the character areas;
- (iii) high quality building design integrated with streetscape and surrounding buildings;
- (iv) pedestrian orientation; and
- (v) well-designed amenity areas.

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### (9) Site Density

The minimum site density for the MT District is as follows:

- (a) 40-54 dwelling units per hectare for Residential Area A;
- (b) 40-94 dwelling units per hectare for Residential Area B;
- (c) 120-250 dwelling units per hectare for Mixed Use Area C;
- (d) notwithstanding clauses (a), (b), and (c), the overall density for the MT District shall be 81 dwelling units per net hectare.

### (10) General Regulations

#### (a) Amenity Area

Amenity areas shall be provided through amenity area, private and amenity area, common.

- (i) Each dwelling unit must be provided with at least one of the following forms of an amenity area, private:
  - (A) a balcony;
  - (B) a patio; or
  - (C) a recessed balcony or sunroom enclosed with exterior windows.
- (ii) An amenity area, private must be located next to a habitable room.
- (iii) An amenity area, private that is located at ground level must have a minimum depth of 3 m.
- (iv) An amenity area, private that is located in a dwelling unit located above ground level must have a minimum area of 4 sq. m.
- (v) An amenity area, private at ground level adjacent to public areas must have a landscape buffer at least 1 m wide, or fence with a minimum height of 1.2 m.
- (vi) Notwithstanding the requirements of clauses (i) to (v):
  - (A) 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 Officer for all dwelling units except long term care housing;
  - (B) 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 Officer for long term care housing;
  - (C) Common amenity areas may include:
    - (I) a rooftop amenity area and/or rooftop garden, not less than 30 sq. m.;

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- (II) a balcony or terraced balcony, not less than 30 sq. m.;
  - (III) an at grade amenity area, including a common garden area, not less than 30 sq. m.; and
  - (IV) some other common amenity area including an interior amenity area not less than 30 sq. m which is common to and accessible by all residents, excluding parking lot and pedestrian walkways.
- (vii) In addition to the minimum required amenity area, private, the MT District shall provide outdoor amenity area, common as follows:
  - (A) Areas A, B, and C shall each provide at least two (2) amenity area, common spaces;
  - (B) Each amenity area, common shall have a minimum area of 1,000 sq. m, excluding parking lots and pedestrian walkways;
  - (C) Each amenity area, common shall have a minimum width of 6 m at its narrowest point;
  - (D) The amenity area, common shall not be located in any required setback;
  - (E) the amenity area, common required under subsection 10(a)(vii) is in addition to an amenity area, common that may be provided under Section 10(a)(vi);
  - (F) the Development Officer may, at its discretion, vary the requirements of clauses (vii)(B) and (C) above, taking into account site constraints, adjacent uses, and urban design considerations.
- (b) Decks and Balconies
  - (i) Notwithstanding Section 8.9(1) of this bylaw, balconies and decks must be located at least 1 m from:
    - (A) all property lines;
    - (B) a roadway;
    - (C) a common or visitor parking stall; and
    - (D) a common walkway, except that portion of the walkway that provides direct access to the building.
  - (ii) Notwithstanding the provisions under clause (i), a deck may be developed to a 0 m setback along the centre line of the common firewalls on duplex dwellings, semi-detached dwellings, and townhousing.
- (c) Walkways
  - (i) All common walkways shall have a minimum width of 1.5 m, except that portion of the walkway that provides direct access to the building.

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### (11) Lot Width

For residential bare land condominium development:

- (a) when vehicular access is provided from the front:
  - (i) the minimum lot width for a dwelling, duplex is:
    - (A) 11.0 m on an interior lot; and
    - (B) 15.8 m on a corner lot.
  - (ii) the minimum lot width for a dwelling, semi-detached is:
    - (A) 5.5 m per dwelling unit on an interior lot; and
    - (B) 10.3 m per dwelling unit on a corner lot.
  - (iii) the minimum lot width for townhousing is:
    - (A) 4.3 m per dwelling, interior unit;
    - (B) 5.5 m per dwelling, end unit on an interior lot; and
    - (C) 10.3 m per dwelling, end unit on a corner lot.
- (b) when vehicular access is provided from the rear:
  - (i) the minimum lot width for a dwelling, duplex is:
    - (A) 14.7 m on an interior lot; and
    - (B) 19.5 m on a corner lot.
  - (ii) the minimum lot width for a dwelling, semi-detached is:
    - (A) 7.4 m per dwelling unit on an interior lot; and
    - (B) 12.2 m per dwelling unit on a corner lot.
  - (iii) the minimum lot width for townhousing is:
    - (A) 6.2 m per dwelling, interior unit;
    - (B) 7.4 m per dwelling, end unit on an interior lot; and
    - (C) 12.2 m per dwelling, end unit on a corner lot.

### (12) Lot Depth

For residential bare land condominium development, the minimum lot depth is:

- (a) 16 m when vehicular access is provided from the front for:
  - (i) dwelling, duplex;
  - (ii) dwelling, semi-detached; and
  - (iii) townhousing.
- (b) 12 m when vehicular access is provided from a rear lane for:
  - (i) dwelling, duplex;
  - (ii) dwelling, semi-detached; and
  - (iii) townhousing.

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(13) **Lot Coverage**

The maximum lot coverage for bare land condominium development is:

- (a) 58% for dwelling, duplex; dwelling, semi-detached; and townhouse dwelling, end unit;
- (b) 70% for townhouse dwelling, interior unit;

(14) **Lot Frontage**

The minimum lot frontage is 25 m for:

- (a) conventional condominium development;
- (b) apartment building; and
- (c) mixed use building.

(15) **Lot Area**

The minimum lot area is 0.075 ha for:

- (a) conventional condominium development;
- (b) apartment building; and
- (c) mixed use building.

(16) **Building Height**

- (a) The maximum height of a principal building:
  - (i) dwelling, duplex; and dwelling, semi-detached is 15 m;
  - (ii) townhousing is 18 m;
  - (iii) apartment building (Area B only) is 18 m; and
  - (iv) apartment building or mixed use building (Area C only) is 25 m.
- (b) Notwithstanding clause (a)(iv), at the discretion of the Development Officer, the maximum building height may be increased up to 35 m if a development provides at least two of the following:
  - (i) superior or innovative building style;
  - (ii) high quality exterior finishing, including, but not limited to: brick, brick veneer, wood, natural stone, tinted or textural concrete, glass or concrete masonry units;
  - (iii) a distinct building base or podium, a minimum of three (3) storeys in height, with a 3 m minimum stepback provided for upper floors, measured from the building face of the lower storeys, with consideration for the transitions between adjacent building designs and heights;

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- (iv) green building products or technologies that reduce the carbon footprint, or increase energy efficiency;
- (v) peaked roof; or
- (vi) enhanced landscaping.
- (c) For any building that is proposed to exceed 20 m in height, a building height impact assessment, prepared by a registered Architect or Professional Engineer, shall be required. The assessment shall address the shading and wind impact of the proposed building on adjacent properties and buildings and, where applicable, the impact of glare and noise reverberation associated with façades that are to contain a substantial proportion of glass.

### (17) **Building Setbacks**

- (a) For a residential bare land condominium development of dwelling, duplex; dwelling, semi-detached; and townhousing:
  - (i) the minimum front yard building setback is:
    - (A) 3 m when vehicular access is provided from the rear;
    - (B) 6 m when vehicular access is provided from the front;
    - (C) 6 m when development is fronting LeClair Way, Levasseur Road, and Riel Drive; and
    - (D) Notwithstanding clause C, 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 2.5 m into the minimum required 6 m front yard setback.
    - (I) The projection shall not span the entire width of the dwelling.
  - (ii) the minimum side yard building setback is:
    - (A) 0 m to the centre line of the interior common firewalls;
    - (B) 1.2 m to the outside of the exterior wall on an interior lot; and
    - (C) 2.4 m to the outside of the exterior wall on a corner lot.
  - (iii) the minimum rear yard building setback is:
    - (A) 1.5 m when vehicular access is provided from a rear lane;
    - (B) 3 m when vehicular access is provided from the front; and
    - (C) 0 m for back-to-back townhousing.
  - (iv) notwithstanding clause (iii)(B):
    - (A) a development without an attached garage and no lane must have a minimum side yard building setback of 3 m

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on one side to provide unobstructed vehicle access to the rear yard.

- (b) For a residential conventional condominium development of dwelling, duplex; dwelling, semi-detached; and townhousing:
  - (i) the minimum setback from a property line to the exterior of the front wall of a building is:
    - (A) 3 m when vehicular access is provided from a rear lane;
    - (B) 6 m when vehicular access is provided from the front;
    - (C) 6 m when development is fronting LeClair Way, Levasseur Road, and Riel Drive; and
    - (D) Notwithstanding clause C, 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 2.5 m into the minimum required 6 m front yard setback.
    - (I) The projection shall not span the entire width of the dwelling.
  - (ii) the minimum setback from the exterior of the side wall of a building is:
    - (A) 0 m to the centre line of the interior common firewalls;
    - (B) 1.2 m to the outside of the exterior wall on an interior lot; and
    - (C) 2.4 m to the outside of the exterior wall on a corner lot.
  - (iii) the minimum setback from the exterior of the rear wall of a building is:
    - (A) 1.5 m when vehicular access is provided from a rear lane;
    - (B) 3 m when vehicular access is provided from the front; and
    - (C) 0 m for back-to-back townhousing.
- (c) For a dwelling, duplex; dwelling, semi-detached; and townhousing, on a corner lot, the side of the lot that adjoins a flanking public roadway must have a minimum side yard building setback of:
  - (A) 6 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
  - (B) 6 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;
- (d) For an apartment building and mixed use building:
  - (i) the minimum front yard building setback is 3 m;



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- (ii) the minimum side yard building setback is 3 m; and
- (iii) the minimum rear yard building setback is 3 m.
- (e) An attached garage or carport must comply with the building setback requirements that apply to the principal building.
- (f) For an underground parking structure below finished grade, a lessor building setback may be permitted if the Development Officer considers this to be appropriate given site constraints.
- (g) A public utility building must have a minimum setback from any property line as determined by the Development Officer.

### (18) Location of Buildings

- (a) The minimum separation distance for residential buildings in Areas A and B is:
  - (i) 10 m between the exterior of the front or rear wall of each building and any separate wall of any other building;
  - (ii) 2.4 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 Officer.
  - (iii) 1.5 m between a building and:
    - (A) a roadway;
    - (B) a common or visitor parking stall; and
  - (iv) 1.0 m between a building and a common walkway, except that portion of the walkway that provides direct access to the building;
  - (v) 1.5 m between a principal building and an accessory building, except for a common amenity building which has a minimum separation distance of 2.4 m.
- (b) The minimum separation distance for an apartment building and mixed use building in Area C is:
  - (i) 7.5 m between the exterior wall of an apartment building or mixed use building and any separate wall of any other apartment building or mixed use building;
  - (ii) 1.5 m between a principal building and an accessory building, except for a common amenity building which has a minimum separation distance of 2.4 m;
  - (iii) 3 m between the exterior wall of an apartment building 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;

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### (19) **Design, Character, and Appearance of Buildings**

In addition to the requirements in Section 6.7, all buildings must be finished as follows to the satisfaction of the Development Officer:

- (a) no building façade shall exceed 60 m in length, at the discretion of the Development Officer;
- (b) 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 Officer. A continuous building façade without recess, balcony or other form of articulation shall not exceed 15 m in horizontal direction;
- (c) building massing must respect the existing topography of the site by terracing the building where appropriate;
- (d) rooftop mechanical equipment must be screened on all sides to the satisfaction of the Development Officer;
- (e) walls, including retaining walls, for general landscaping, amenity areas, private and amenity areas, 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 Officer;
- (f) all exterior pedestrian entrances to an apartment building or mixed use building must have overhead weather protection; and
- (g) the principal pedestrian entrance to an apartment building or mixed use building must have barrier-free access.

## Section 8.38. Midtown (MT) Land Use District

### (20) Parking

Notwithstanding Section 7.3 On-Site Parking and Loading of this Bylaw, on-site parking shall be provided as follows:

#### (a) Residential Use

Land Use	Minimum Parking Requirement
(i) dwelling, duplex; dwelling, semi-detached; and townhousing.	(A) 2 stalls per dwelling unit; plus (B) 1 stall per 7 dwelling units for visitor parking.
(ii) apartment building; dwelling units above commercial uses.	(A) 1.5 stalls per dwelling unit; plus (B) 1 stall per 7 dwelling units for visitor parking.
(iii) group home	(A) 1 parking space per 3 sleeping units and 1 parking space per resident staff member.
(iv) dwelling, live/work unit	(A) a minimum of 1.5 stalls for the residential component; and (B) 1 stall per 45 sq. m of gross floor area for the commercial component. (C) Notwithstanding clauses (A) and (B), a Development Officer may vary the parking requirements based upon the number of bedrooms in the residential component, or the provision of adjacent parking on a public roadway or in a common parking area accessible to the public.
(v) long term care housing	(A) a minimum of 1 stall per 6 dwelling units, plus (B) 1 stall per 7 dwelling units for visitor parking, plus (C) 1 stall per 1.5 employees required during the maximum working shift.

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Land Use	Minimum Parking Requirement
(vii) supportive housing	(A) 1 stall per dwelling unit or 1 stall per 6 dwelling units for each non-self-contained supportive housing unit, plus (B) 1 stall per 7 dwelling units for visitor parking; plus (C) 1 stall per 1.5 employees required during the maximum working shift.

(b) Non-residential Use

Land Use	Minimum Parking Requirement
(i) non-residential, except hotel.	(A) 1 stall per 45 sq. m of gross floor area; (B) the Development Officer may, at its discretion, determine the parking requirements based on a parking and transportation study required under Part 3 of this Bylaw.
(ii) hotel	(A) 1 stall per guest room, plus (B) additional stalls in accordance with the parking requirements of this section for any other uses which form part of the hotel.

- (c) If a calculation under Sections (20)(a) and (20)(b) results in a fractional number, the number shall be rounded upwards to the next whole number.
- (d) There shall no residential vehicular access onto roadways designated as Neighbourhood, Connector, or Crosstown.
- (e) 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 product where one dwelling unit has vehicular access from the lane and the other has vehicular access from the roadway.
- (f) Notwithstanding Sections 7.7(2) and 7.7(3) of this Bylaw, parking spaces and drive aisles shall meet the following criteria:
- (i) a parking stall must be a minimum of 2.6 m wide and 5.8 m deep;
  - (ii) a parallel parking stall shall be a minimum 2.6 m wide and 7.0 m deep;
  - (iii) a drive aisle must be a minimum of 7.3 m wide for two-way traffic;
  - (iv) notwithstanding the provisions of clause 20(e)(iii), the Development Officer may reduce the minimum width of a drive

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aisle for parking spaces provided at an angle or for one-way drive aisles.

- (v) required parking stalls for all residential uses that are provided in a private driveway or garage may be located tandem, with no more than 2 of the total required parking spaces located in tandem; and
- (vi) small car parking spaces may comprise a maximum of 20% of required parking for apartment and mixed use development only.

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