

PART 6

DCD-D – DOWNTOWN DIRECT CONTROL DISTRICT

6A.1 INTENT

- (1) The Downtown Direct Control District is intended to exercise particular control over the use and development of lands in Downtown Regina, in order to:
 - (a) implement the goals, policies, and development guidelines prescribed by Part B.4 of *The Official Community Plan*, being *The Downtown Neighbourhood Plan*;
 - (b) support the Downtown as the city’s primary business centre and employment hub;
 - (c) maintain and enhance the City Centre as the primary civic and cultural hub;
 - (e) shape buildings in terms of height, scale, and character to create a comfortable, safe, active, attractive and dynamic urban environment; and
 - (f) support the development of a mixed-use environment.
- (2) Use and development of land or buildings in the Downtown Direct Control district shall be held to a higher standard and more strictly controlled than a similar development in other zones to achieve and ensure development consistent with the Downtown Neighbourhood Plan.

6A.2 APPLICATION

- (1) The Downtown Direct Control District is hereby established and the area comprising all those lands within the boundaries of “Downtown Regina” as defined in Part B.4 of *The Official Community Plan* is hereby designated as the Downtown Direct Control District.
- (2) The regulations, standards, and requirements prescribed in Part 6A apply to all land uses and developments in the Downtown Direct Control District.
- (3) Every development permit application relating to a use or development in the Downtown Direct Control District shall be evaluated with respect to the manner in which the proposed use or development will:

- (a) support the retention and enhancement of the Downtown as the primary business, office, retail, service, cultural and administrative centre of the City;
- (b) support methods of transportation other than personal motor vehicle;
- (c) encourage high density residential development;
- (d) encourage the adaptive reuse of existing buildings, particularly historic and heritage properties;
- (e) relate to, build upon, or enhance the existing context, with specific focus on historic and heritage properties;
- (f) improve or maintain public amenities in and near the Downtown area;
- (g) improve and maintain heritage properties and areas;
- (h) relate to, build upon, or enhance the existing context;
- (i) be consistent with the goals, policies and guidelines of the *Regina Downtown Neighbourhood Plan*; and
- (j) be of high quality in form and style in keeping with the Analysis Guidelines in section 6A.9.

6A.3 BUILDING AND LAND USE REQUIREMENTS

3.1 PERMITTED AND DISCRETIONARY BUILDING TYPES

- (1) Table 6A.T1 lists building types that are permitted or discretionary in the Downtown Direct Control District.
- (2) Any building types other than those listed in Table 6A.T1 are prohibited in the Downtown Direct Control District.
- (3) A lot can contain multiple buildings that are permitted and/or discretionary in the Downtown Direct Control District.

TABLE 6A.T1: DOWNTOWN DIRECT CONTROL DISTRICT BUILDING TYPES				
Sec.	Building Type	Permitted	Discretionary	Building Specific Regulations
T1.1	Building, Accessory	Permitted	---	---
T1.2	Building, Detached	Permitted if height is less than the maximum permitted height as shown on Figure 6A.F8 (based on the location of the proposed development).	---	---
T1.3	Building, Row			---
T1.4	Building, Stacked			---

(2024-4, s. 15, 2024)

3.2 LAND USE REQUIREMENTS

- (1) Table 6A.T2 lists land uses and land use intensities that are permitted or discretionary in the Downtown Direct Control District zone, subject to compliance with:
 - (a) the specific development permit requirements and procedures in Part 1G;
 - (b) the land use specific regulations in Table 6A.2;
 - (c) the development standards in subpart 6A.4;
 - (d) the parking and loading requirements in subpart 6A.6;
 - (e) the landscaping and aesthetic screening requirements of subpart 6A.7; and
 - (f) the other regulations of this Bylaw.
- (2) In addition to the review criteria prescribed in Subpart 6 of Chapter 1, every application for a discretionary use in the Downtown Control District shall also be evaluated for suitability based on following additional criteria:
 - (a) whether the proposed development fits within the existing context and provides an appropriate transition in features such as scale, mass, shape and orientation to the nearby buildings;
 - (b) whether privacy concerns have been sufficiently addressed;

- (c) the extent to which the public realm will be negatively impacted;
 - (d) the pedestrian environment will be negatively impacted;
 - (e) sufficient sunlight, sun-shadow, wind, and urban design analyses, as outlined in subpart 6A.9, have been undertaken and demonstrate no significant negative impacts; and
 - (f) other considerations for the approval of a discretionary use as prescribed in the Review Criteria in section 1E.3.4 of Chapter 1 are satisfied.
- (3) Every application for a development permit in the Downtown Control District on a lot that contains a heritage property or abuts a lot that contains a heritage property shall be subject to an Urban Design Analysis as prescribed in subsection 6A.9.5 and the Heritage Regulations and Design Standards in Subpart 6A.10.
- (4) Every application for a development permit in the Downtown Control District Development within an area of visual prominence, including those areas identified landmark frontage, view termini, primary gateways or secondary gateways in Figure 6A.F15, shall be subject to an Urban Design Analysis as prescribed in subpart 6A.9.5.
- (5) The following land uses are prohibited in the Downtown Direct Control District:
- (a) any land use that is not listed in Table 6A.T2;
 - (b) any land use that is above the maximum intensity listed as permitted or discretionary in Table 6A.T2;
 - (c) any land use that fails to meet any of the applicable requirements prescribed in this Bylaw; and
 - (d) any land use that stores, processes or manufactures hazardous materials and/or dangerous goods.

(#2021-62, s. 27, 2021)

TABLE 6A.T2: DOWNTOWN DIRECT CONTROL DISTRICT PERMITTED AND DISCRETIONARY LAND USES				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2.1	<ul style="list-style-type: none"> • Food & Beverage, Outdoor • Retail Trade, Outdoor Display 	Permitted if dedicated outdoor area is less than 100 square metres per lot.	Discretionary if dedicated outdoor area is 100 square metres per lot, or more.	---
T2.2	<ul style="list-style-type: none"> • Agriculture, Indoor • Assembly, Community • Assembly, Recreation • Assembly, Religious 	Permitted if the sum of the gross floor area plus the dedicated outdoor area is 10,000 square metres or less per lot.	Discretionary if the sum of the gross floor area plus the dedicated outdoor area is greater than 10,000 square metres per lot.	<p>(1) The “Assembly, Community”, “Assembly, Recreation” or “Assembly, Religious” land use may not be established where it will be closer than 182.88 metres to a “Service Trade, Body Rub Establishment” land use.</p> <p>(2) The measurement required in (1) shall be:</p> <p>(a) a straight line, measured from the nearest point of the portion of the building used for the “Service Trade, Body Rub Establishment” land use to the nearest portion of the lot requiring separation.</p> <p>(b) assessed as of the date of receipt of a complete application as determined by the Development Officer.</p>
T2.3	<ul style="list-style-type: none"> • Food & Beverage, Catering • Food & Beverage, Lounge • Food & Beverage, Restaurant • Industry, Artistic • Industry, Food & Beverage • Industry, Laboratory • Institution, Day Care • Institution, Education • Institution, Health Care • Institution, Humanitarian Service • Institution, Training • Office • Open Space, Active • Public Use, General • Retail Trade, Cannabis • Retail Trade, Shop 	Permitted	---	<p>(1) The “Institution, Day Care”, “Institution, Education” or “Open Space, Active” land use may not be established or enlarged on a lot where it is closer than 182.88 metres to a “Service Trade, Body Rub Establishment” land use.</p> <p>(2) The measurement required by subsection (1) shall:</p> <p>(a) be a straight line, measured from the nearest point of the portion of the building used as “Service, Trade, Body Rub Establishment” to the nearest portion of the lot requiring separation; and</p> <p>(b) be assessed as of the date of receipt of a complete application as determined by the Development Officer.</p> <p>(3) The “Retail Trade, Cannabis” land use is subject to the Specific Development Permit Requirements for “Retail</p>

TABLE 6A.T2: DOWNTOWN DIRECT CONTROL DISTRICT PERMITTED AND DISCRETIONARY LAND USES				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
	<ul style="list-style-type: none"> • Service Trade, Accommodation • Service Trade, Homestay • Service Trade, Clinic • Service Trade, Light • Service Trade, Personal • Utility, General 			Trade, Cannabis” as prescribed in Chapter 1.
T2.4	<ul style="list-style-type: none"> • Industry, Salvaging - Light 	Permitted if gross floor area is less than 500 square metres per lot.	Discretionary if gross floor area is 500 square metres per lot, or more.	
T2.5	<ul style="list-style-type: none"> • Service Trade, Motor Vehicle – Light • Storage, Personal • Transportation, Parking Stand • Transportation, Parking Structure 	---	Discretionary	<p>(1) “Service Trade, Motor Vehicle – Light” land uses shall only be considered when fronting Albert Street or Broad Street.</p> <p>(2) The following additional regulations apply to any proposed land use that includes any fuel pumps, fuel tanks and liquefied petroleum storage tanks:</p> <p>(a) all fuel pumps, fuel tanks and liquefied petroleum storage tanks, including associated dispensing equipment, shall be located at least:</p> <p>(i) 610 metres from a public water supply well; and</p> <p>(ii) 100 metres away from a public water supply reservoir; and</p> <p>(b) every underground storage tank shall meet the Saskatchewan Ministry of Environment’s design and operational requirements.</p>
T2.6	<ul style="list-style-type: none"> • Dwelling, Assisted-Living • Dwelling, Group Care • Dwelling, Unit 	Permitted	---	<p>(1) Developments containing 20 or more Dwelling Units shall allocate a minimum of five per cent of the total area dedicated to Dwelling use to a communal amenity, which may be included as part of the minimum landscape requirements prescribed in Subpart 6A.7.</p> <p>(2) The outdoor communal amenity area shall:</p> <p>(a) have a minimum contiguous area of 50 square metres, with no dimension across less than 6 metres; and</p> <p>(b) not entirely be located within the minimum required yard setback area.</p>

TABLE 6A.T2: DOWNTOWN DIRECT CONTROL DISTRICT PERMITTED AND DISCRETIONARY LAND USES				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
(#2024-9, s. 140, 2024)				
T2.7	• Dwelling, Secondary Suite	Permitted	---	Refer to Section 2C.2 in Chapter 2 of the Zoning Bylaw for land use specific regulations.
T2.8	• Residential Business	Permitted if: (a) the Residential Business does not occupy more than 25 per cent of the gross floor area of the Dwelling; or (b) is an Institution, Day Care meeting the requirements of a family child care home or group family child care home, as defined by <i>The Child Care Act, 2014</i> ; or (c) is a Service Trade, Residential Short Term Accommodation meeting the requirements of <i>The Residential Short Term Accommodation Licensing Bylaw.</i> ”	Discretionary if the Residential Business occupies more than 25 per cent but not more than 40 per cent of the gross floor area of the Dwelling Unit.	Refer to Section 2C.1 in Chapter 2 of the Zoning Bylaw for land use specific regulations.

(#2020-11, s.7, ss.29-30, 2020, #2020-53, 2020, #2020-64, s.93, 2020, #2021-31, s.21, 2021, #2021-62, s. 28, 2021, #2022-30, s. 75, 2022, #2024-77, s. 15, 2024)

6A.4 DEVELOPMENT REGULATIONS AND STANDARDS IN DOWNTOWN DIRECT CONTROL DISTRICT

4.1 LOT AREA

No minimum or maximum lot area is established.

4.2 FRONTAGE CONDITIONS

- (1) No minimum or maximum lot frontage is established.
- (2) Except where a sight triangle is required by *The Traffic Bylaw, No. 9900*, 100 per cent of the frontage along public road rights-of-way shall be composed of:
 - (a) a street wall that is part of a principal building; or
 - (b) an active outdoor space, such as landscaped “Open Space” land uses open to the public, a “Retail Trade, Outdoor Display” land use or a “Food & Beverage, Outdoor” land use.
- (3) The City may approve a reduction to the requirements of subsection 6A.4.2(2) where satisfied that the vertical rhythm and horizontal rhythm of the street will not be negatively impacted.
- (4) Where Figure 6A.F1 indicates “Store-Front Required at Grade,” the following regulations apply:
 - (a) at least 80 per cent of a building’s at-grade street wall façade must be made up of land uses within the following land use classes:
 - (i) Assembly;
 - (ii) Food & Beverage;
 - (iii) Retail Trade; and
 - (iv) Service Trade;
 - (b) the remaining 20 per cent of the building’s at-grade street wall façade may contain any land uses listed in Table 6A.T2 as well as entrances, exits, common building lobbies and reception/information desks to land uses that are above- or below-grade or that are not bound by a street wall; and
 - (c) every unit shall have at least one direct entrance to a public sidewalk, public park, plaza (private or public, provided it is publicly-accessible), “Food & Beverage, Outdoor” land use or “Retail Trade, Outdoor Display” land use if they are:
 - (i) bounded by a street wall; and
 - (ii) at grade.
- (5) Where Figure 6A.F1 indicates “Pedestrian Priority Required at Grade,” the

following regulations apply:

- (a) at least 80 per cent of a building's at-grade street wall façade must be made up of the following land uses or land use classes:
 - (i) Assembly;
 - (ii) Food & Beverage;
 - (iii) Industry;
 - (iv) Institution, Day Care;
 - (v) Open Space, Active;
 - (vi) Industry, Laboratory;
 - (vii) Public Use;
 - (viii) Retail Trade, Shop;
 - (ix) Retail Trade, Outdoor Display; and
 - (x) Service Trade.
 - (b) the remaining 20 per cent of the building's at-grade street wall façade may contain land uses not listed in clause 6A.4.2(5)(a) as well as entrances, exits, common building lobbies and reception/information desks to land uses that are above- or below-grade or that are not bound by a street wall; and
 - (c) every unit shall have at least one direct entrance to a public sidewalk, public park, plaza (private or public, provided it is publicly-accessible), "Food & Beverage, Outdoor" land use or "Retail Trade, Outdoor Display" land use if they are:
 - (i) bounded by a street wall; and
 - (ii) at grade.
- (5.1) Notwithstanding subsections 6A.4.2(4) and 6A.4.2(5), land uses that are not permitted at grade, other than "Transportation" may be considered as a discretionary use and shall consider the following:
- (a) potential market for required land uses;
 - (b) continuity and cohesion of street level activity;
 - (c) impact on adjacent or abutting street-level uses; and

- (d) ability for existing structures to feasibly accommodate required land uses.
- (6) Where Figure 6A.F1 indicates “Convertible Frontage Required at Grade,” the following regulations apply:
 - (a) except as provided in clause 6A.4.2(6)(b), the requirements prescribed in subsection 6A.4.2(5) for a street indicated in Figure 6A.F1 as “Pedestrian Priority Required at Grade”;
 - (b) notwithstanding the requirements prescribed in clause 6A.4.2(6)(a) and “Motor Vehicle Parking Frontage Standards” prescribed in subsection 6A.4.2(7), City Council or the Development Officer may permit motor vehicle parking to be located adjacent to a public road right-of-way subject to the following requirements:
 - (i) all principal buildings shall be designed to provide a minimum 4.25 metre height (measured from grade to first-storey ceiling) that can accommodate potential conversion to Store-Front or Pedestrian Priority land uses;
 - (ii) any motor vehicle parking shall be located entirely within a “Transportation, Parking Structure” land use;
 - (iii) the frontage of the parking structure’s façade shall be 20 metres or less, measured parallel to any public road;
 - (iv) the applicant shall satisfactorily demonstrate that the parking structure is designed to allow areas dedicated to motor vehicle parking to be converted into commercial use;
 - (v) the applicant shall satisfactorily demonstrate that the exterior of the parking structure adjacent to a public street contributes to the public realm through:
 - (A) landscaping;
 - (B) public art;
 - (C) glazing / fenestration;
 - (D) Retail Trade, Outdoor Display land uses; and/or
 - (E) Food & Beverage, Outdoor land uses; and
 - (c) notwithstanding any other regulations prescribed in this section, land uses in the “Dwelling” land use class may be permitted in areas which are identified as “Convertible Frontage Required at Grade” on Figure 6A.F1

(#2021-2, s.63, 2021)

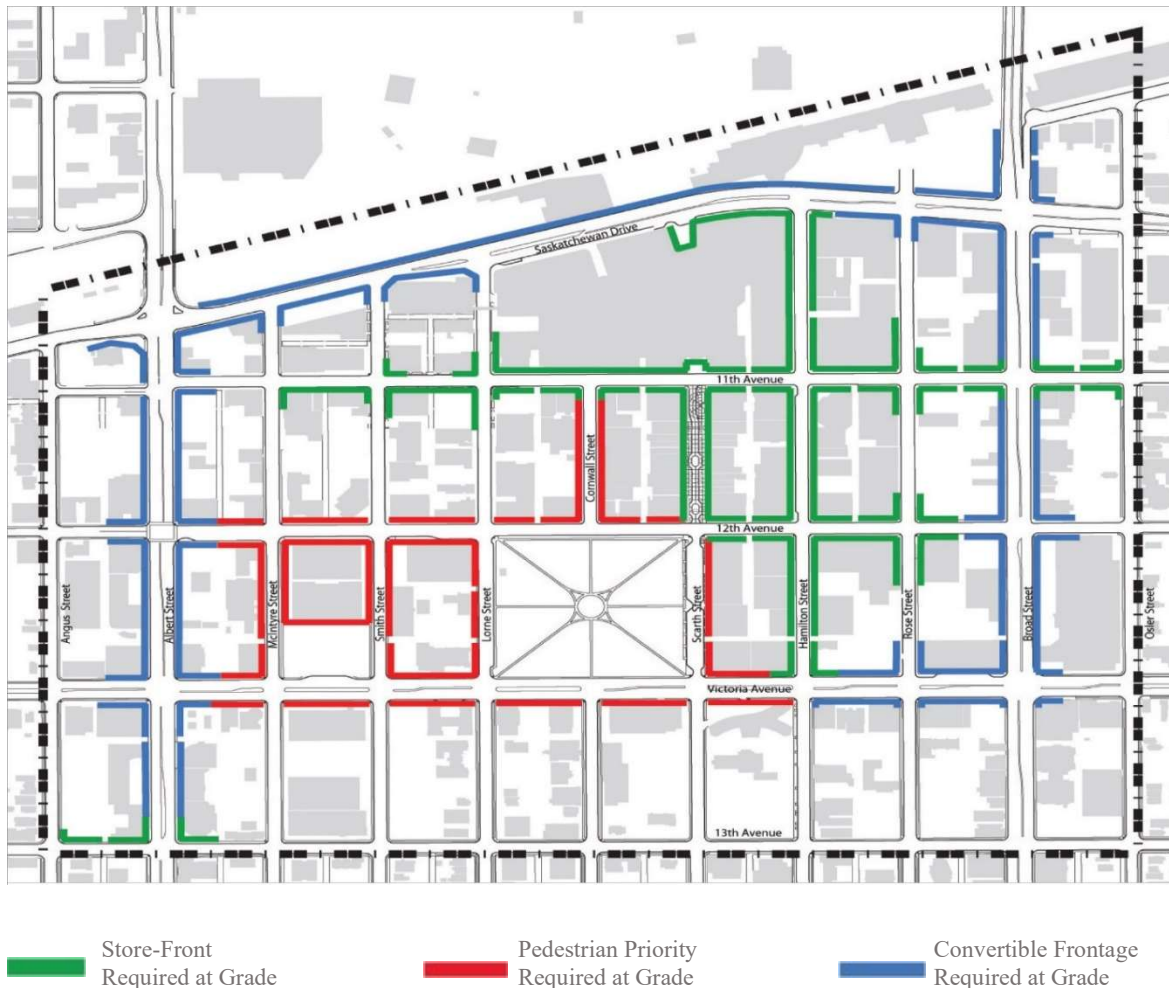


Figure 6A.F1: Frontage Conditions at Grade

(#2021-2, s.64, 2021)

- (7) Where Figure 6A.F2 identifies “Streets with No Visible Motor Vehicle Parking”, the following regulations apply:
- motor vehicle parking is prohibited at grade within 10 metres of the street wall and discouraged within 10 metres of the street wall above grade as illustrated in Figure 6A.F3 (a);
 - all motor vehicle parking must be screened from a public street by a land use that is otherwise permissible based on the location and the relevant regulations that apply in accordance with the areas identified on Figure 6A.F1 and Table 6A.T2, excluding any land uses in the “Transportation” land use class.

(c) motor vehicle parking shall not be located between any street wall and the street.

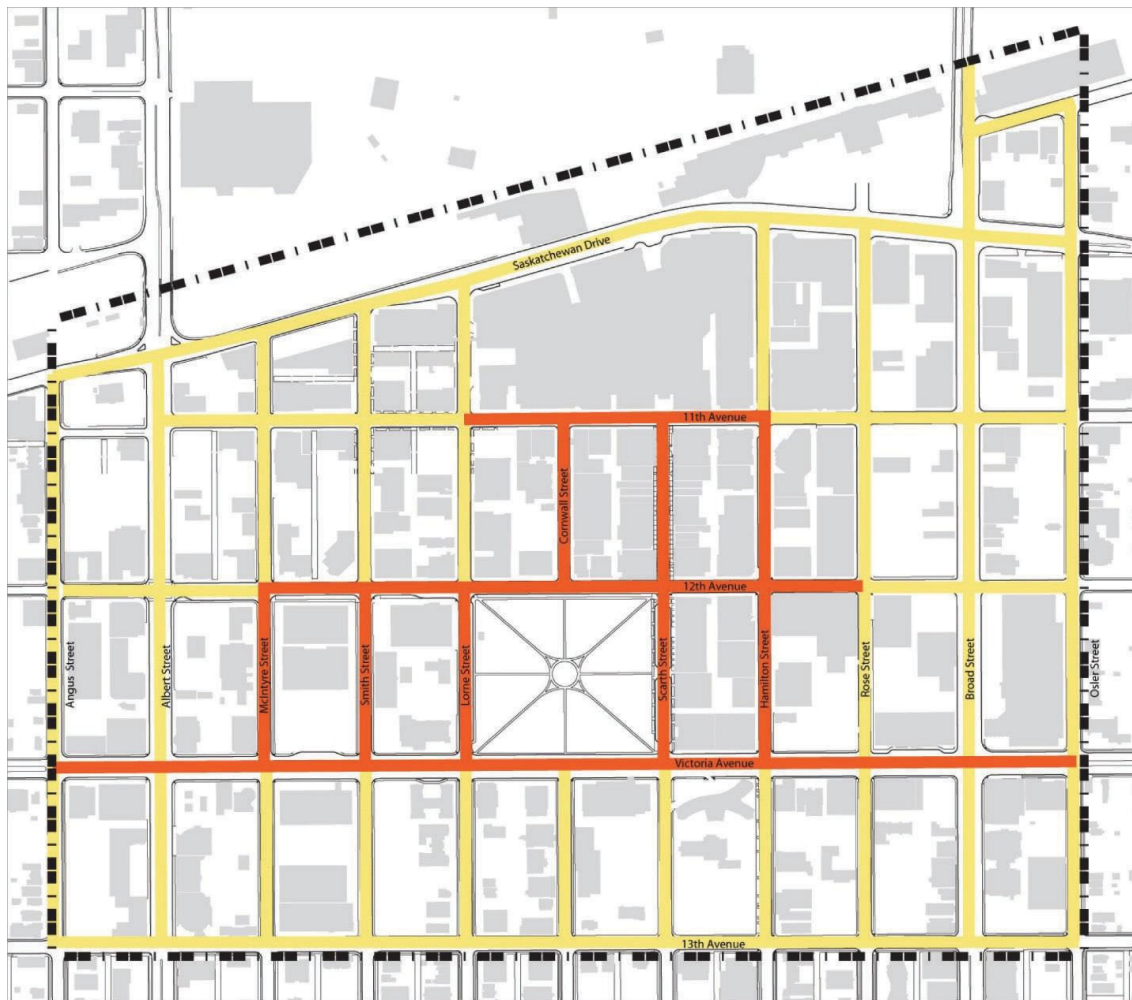
(8) Where Figure 6A.F2 identifies “Streets with High Motor Vehicle Parking Standards” the following regulations apply:

(a) motor vehicle parking is prohibited at grade within 10 metres of the street wall as illustrated in Figure 6A.F3 (b);

(b) at grade, all motor vehicle parking must be screened from a public street by a land use that is otherwise permissible based on the location and the relevant regulations that apply in accordance with the areas identified on Figure 6A.F1 and Table 6A.T2, excluding any land uses in the “Transportation” land use class.

(c) motor vehicle parking shall not be located between any street wall and the street.

(#2021-2, s.65-66, 2021, #2023-23. ss. 51 and 52, 2023)



Streets with No Visible Motor Vehicle Parking

Streets with High Motor Vehicle Parking Standards

Figure 6A.F2: Active Use Frontage Standards

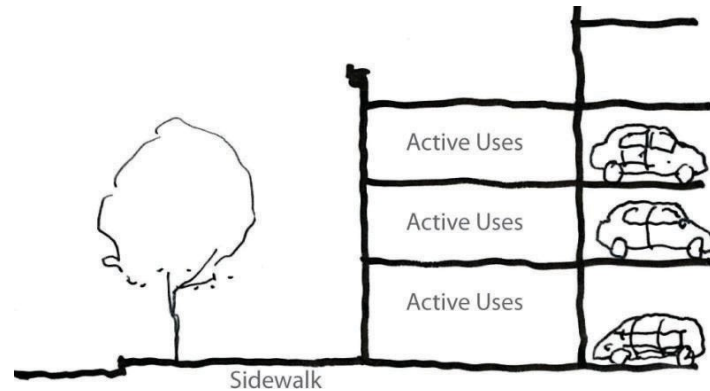


Figure 6A.F3(a):

Active Use Frontage Standards – Streets with No Visible Motor Vehicle Parking

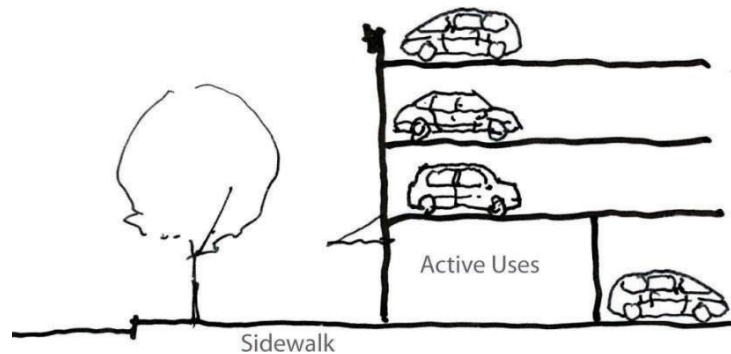


Figure 6A.F3(b):

Active Use Frontage Standards – Streets with High Motor Vehicle Parking Standards

4.3 STREET WALL HEIGHT

- (1) For the purposes of this section, a street wall is illustrated in Figure 6A.F6.
- (2) Figure 6A.F4 prescribes the minimum street wall height that is required for every building, based on the location of the building and the street the wall faces.
- (3) The first storey of every new building in the Downtown Control District shall have a height of at least 4.25 metres, measured from grade to the ceiling of the first storey.



Figure 6A.F4(b): Maximum Street Wall Height

4.4 STEP-BACKS FOR PORTIONS OF THE BUILDING ABOVE THE PODIUM

- (1) As illustrated in Figure 6A.F5, all portions of the building above the podium, shall be stepped-back at least 2.5 metres from the nearest podium wall.
- (2) The step-back required in subsection 6A.4.4(1) is only required for podium walls nearest the rear lot line if the rear lot line adjoins a public road right-of-way. A podium is illustrated in Figure 6A.F6.
- (3) As illustrated in Figure 6A.F5, portions of buildings exceeding 16.25 metres in height shall be separated by a minimum distance of 20 metres from other buildings exceeding 16.25 metres in height.
- (4) The Development Officer may approve a reduction to the requirements of

subsections 6A.4.4(1), (2) and (3) if he or she is satisfied that doing so will not negatively impact:

- (a) neighbouring properties;
- (b) the public realm; or
- (c) the vertical rhythm and horizontal rhythm of the street.

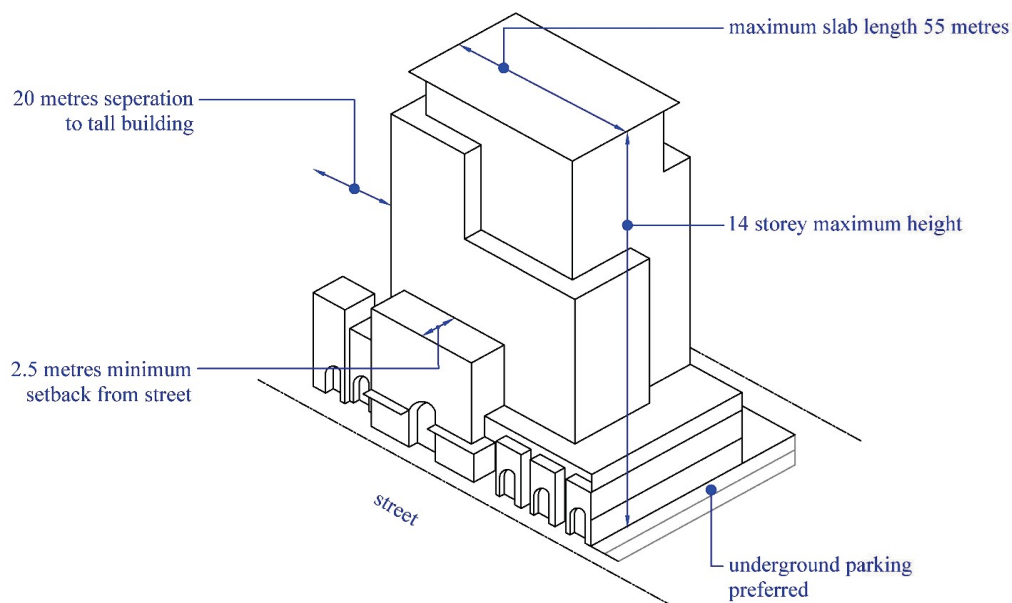


Figure 6A.F5: Illustration of Above Street Wall and Podium Development Standards

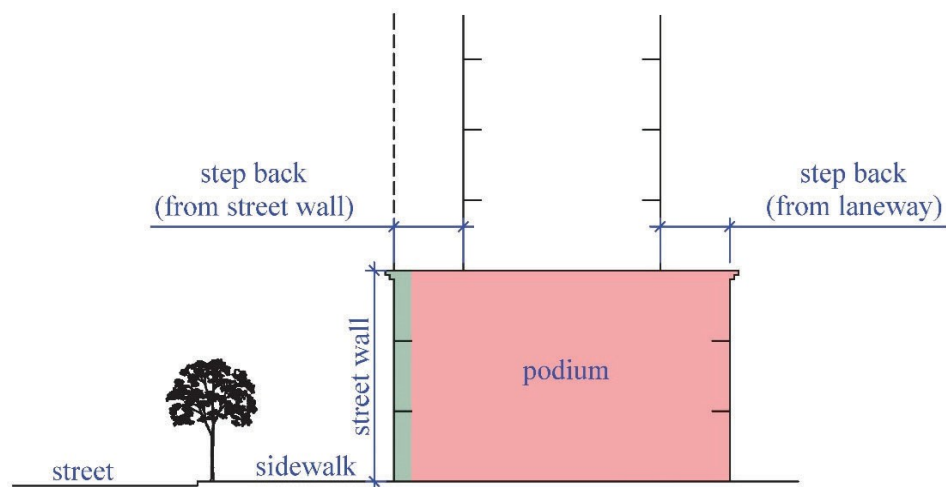


Figure 6A.F6: Illustration of Street Wall and Podium

4.5 BUILD-TO LINES, SETBACK RANGES AND PERMITTED ENCROACHMENTS

- (1) Figure 6A.F7 identifies the requirements for a building’s build-to lines and setback ranges along particular streets. These are measured from the property line to the nearest portion of the street wall or podium at grade.

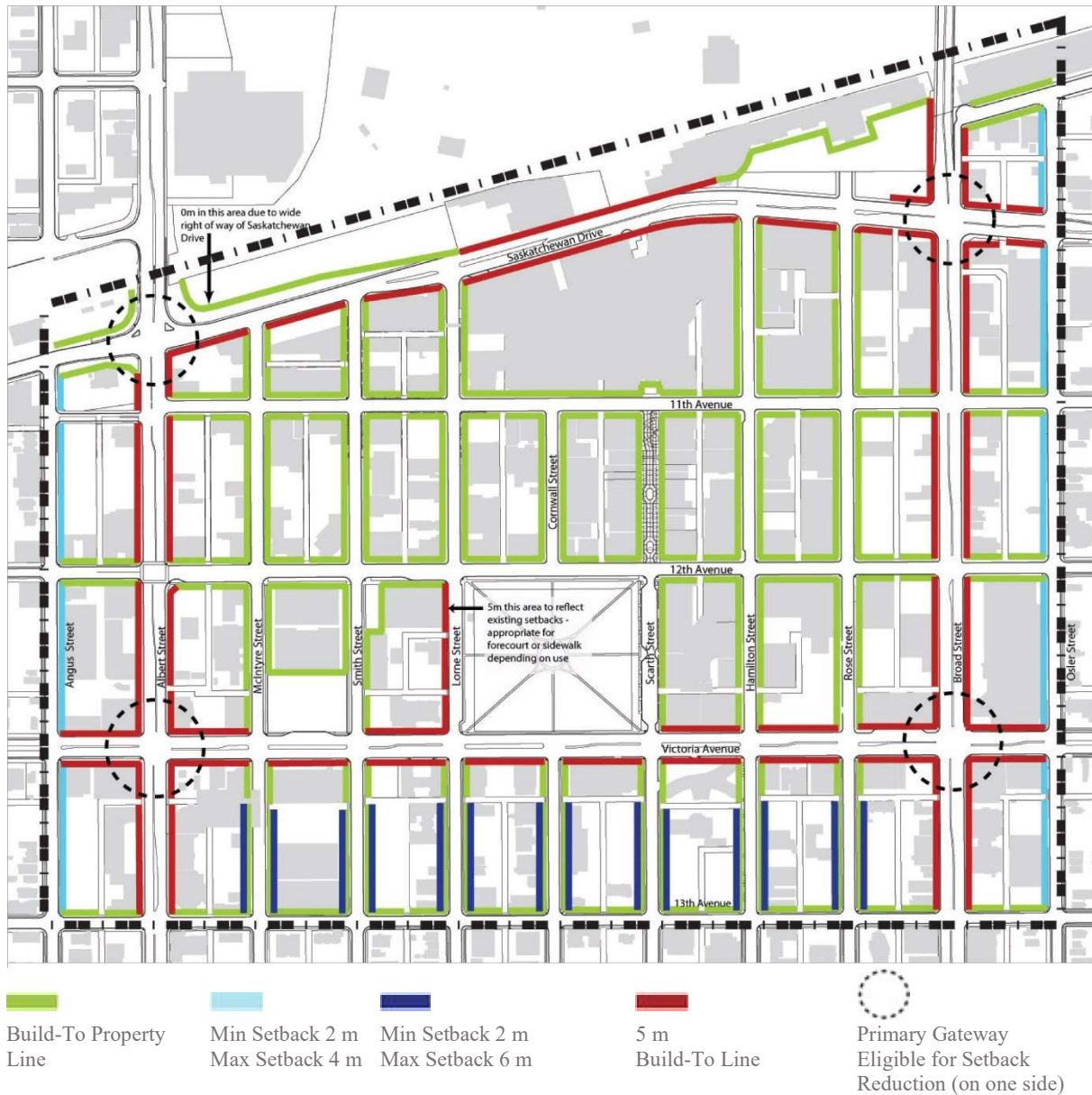


Figure 6A.F7: Build-To Lines and Setback Ranges for Street Wall and Podium

- (2) The minimum front yard, side yards and rear yard specified in Figure 6A.F7 shall remain free from any encroachment, except as permitted by Table 6A.T3.

- (3) Notwithstanding subsection (2), permitted yard encroachments are subject to the requirement of section 1E.1.8 in Chapter 1.
- (4) Minimum setback from lot line to a permitted encroachment shall be the lesser of the setback standards for the Downtown Direct Control District.

TABLE 6A.T3: DOWNTOWN DIRECT CONTROL DISTRICT PERMITTED ENCROACHMENT STANDARDS				
Sec.	Structure	Permitted Yard(s)	Maximum. Projection into Permitted Yard	Minimum Setback from Lot Line
T3.1	Fire escape	<ul style="list-style-type: none"> • Front Yard • Interior Side Yard • Flankage Yard • Rear Yard 	1.5 metres	150 millimetres
T3.2	Uncovered Balcony, Deck or Platform			
	(1) Portion that is 600 millimetres or more in height above grade.	<ul style="list-style-type: none"> • Front Yard • Interior Side Yard • Flankage Yard • Rear Yard 	5.0 metres	1.5 metres from any adjoining lot zoned Residential or Mixed-Use, otherwise unrestricted.
	(2) Portion that is less than 600 millimetres in height above grade.	<ul style="list-style-type: none"> • Front Yard • Interior Side Yard • Flankage Yard • Rear Yard 	Unrestricted	Unrestricted
T3.3	Porch	<ul style="list-style-type: none"> • Front Yard • Rear Yard 	3.0 metres	1.5 metres from any adjoining lot zoned Residential or Mixed-Use, otherwise unrestricted.
T3.4	Steps above or below grade, landings and wheelchair ramps, exterior insulation as a part of energy retrofits on the existing building envelope or structure	<ul style="list-style-type: none"> • Front Yard • Interior Side Yard • Flankage Yard • Rear Yard 	Unrestricted	Unrestricted

(#2024-9, s. 141, 2024)

4.6 COVERAGE REQUIREMENTS

- (1) A building's slab length, as illustrated in Figure 6A.F5, shall not exceed 55.0 metres in length for those portions of buildings taller than 16.25 metres.
- (2) The Development Officer may approve a reduction to the requirements of subsection 6A.4.6(1) if he or she is satisfied that it will not negatively impact neighbouring properties or the public realm.

4.7 HEIGHT REGULATIONS

- (1) Figure 6A.F8 outlines the minimum and maximum height for buildings in the Downtown Direct Control District.

- (2) All proposed developments which will result in any part of the building being in excess of 20.0 metres in height shall be subject to a wind analysis.
- (3) A height limitation shown in Figure 6A.F8 shall not apply to the following:
 - (a) a spire;
 - (b) a belfry;
 - (c) a cupola;
 - (d) a dome;
 - (e) a chimney;
 - (f) a ventilator;
 - (g) a skylight;
 - (h) a water tank;
 - (i) a bulkhead;
 - (j) a communication antenna;
 - (k) a solar panel; or
 - (l) a feature or mechanical appurtenance, usually situated above the roof level, that is, in the opinion of the Development Officer, similar to the above list.
- (4) The features mentioned in subsection 6A.4.6(3):
 - (a) may not include an elevator or staircase enclosure, or a mechanical penthouse;
 - (b) may not be used for human habitation; and
 - (c) shall be erected only to such minimum height or area necessary to accomplish the purpose they are to serve.









					
<u>Minimum Building Height</u> 7.25 m	<u>Minimum Building Height</u> 7.25 m	<u>Minimum Building Height</u> 7.25 m	<u>Minimum Building Height</u> 8.5 m	<u>Minimum Building Height</u> 10 m	Downtown Height Bonus Area eligible for unlimited height bonus.
<u>Maximum Building Height Permitted:</u> Up to 13.25 m	<u>Maximum Building Height Permitted:</u> Up to 20 m	<u>Maximum Building Height Permitted:</u> Up to 30 m	<u>Maximum Building Height Permitted:</u> Up to 40 m	<u>Maximum Building Height Permitted:</u> Up to 55 m	Refer to 3.7 (1) (f)

Figure 6A.F8: Building Height Ranges

- (5) Developments within the Downtown as identified in Figure 6A.F9 are eligible for unlimited height bonusing as permitted by the provisions of subpart 6A.8.

(#2023-23, ss. 53-56, 2023, 2024-4, s. 16, 2024)

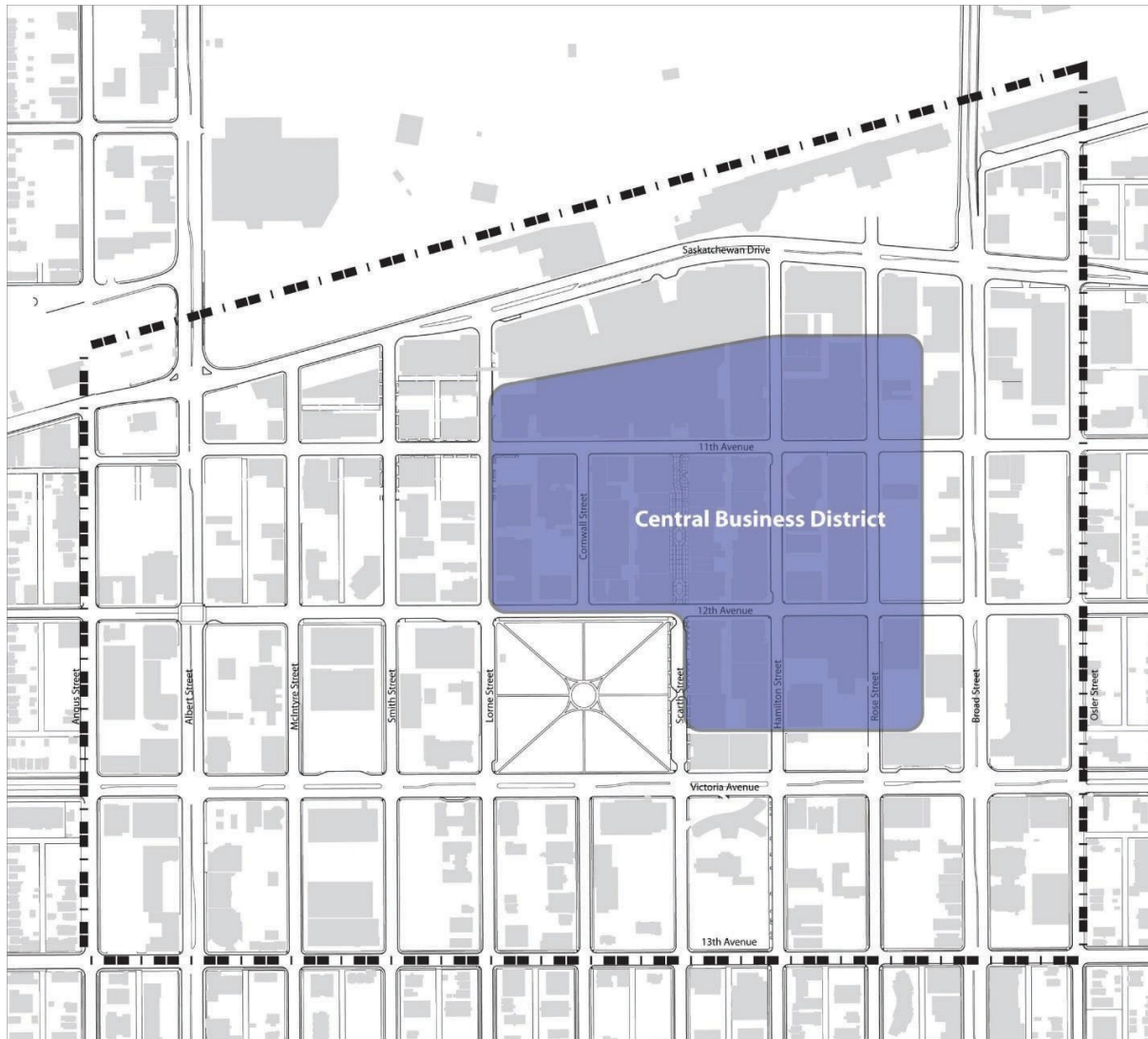


Figure 6A.F9: Central Business District

4.8 FLOOR AREA RATIO REGULATIONS

- (1) Any building or expansion proposed in Downtown Direct Control District that will result in an floor area ratio (FAR) above 2.0 is discretionary and shall be subject to the Analysis Guidelines prescribed in subpart 6A.9.
- (2) Figure 6A.F10 indicates:
 - (a) the maximum permitted and discretionary FAR for new and expanding buildings in Downtown Direct Control District; and
 - (b) where applicable, the maximum FAR of Dwellings components and Dwelling/non-Dwelling components for developments of new and expanding buildings in Downtown Direct Control District.

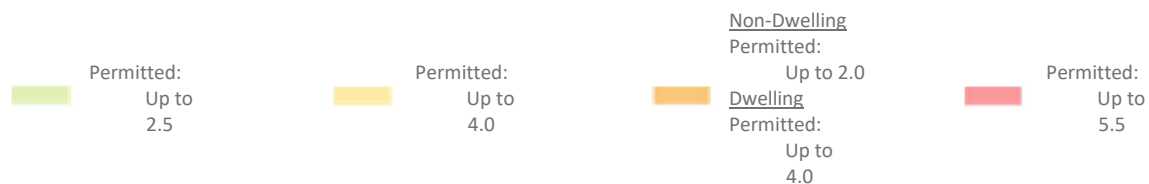
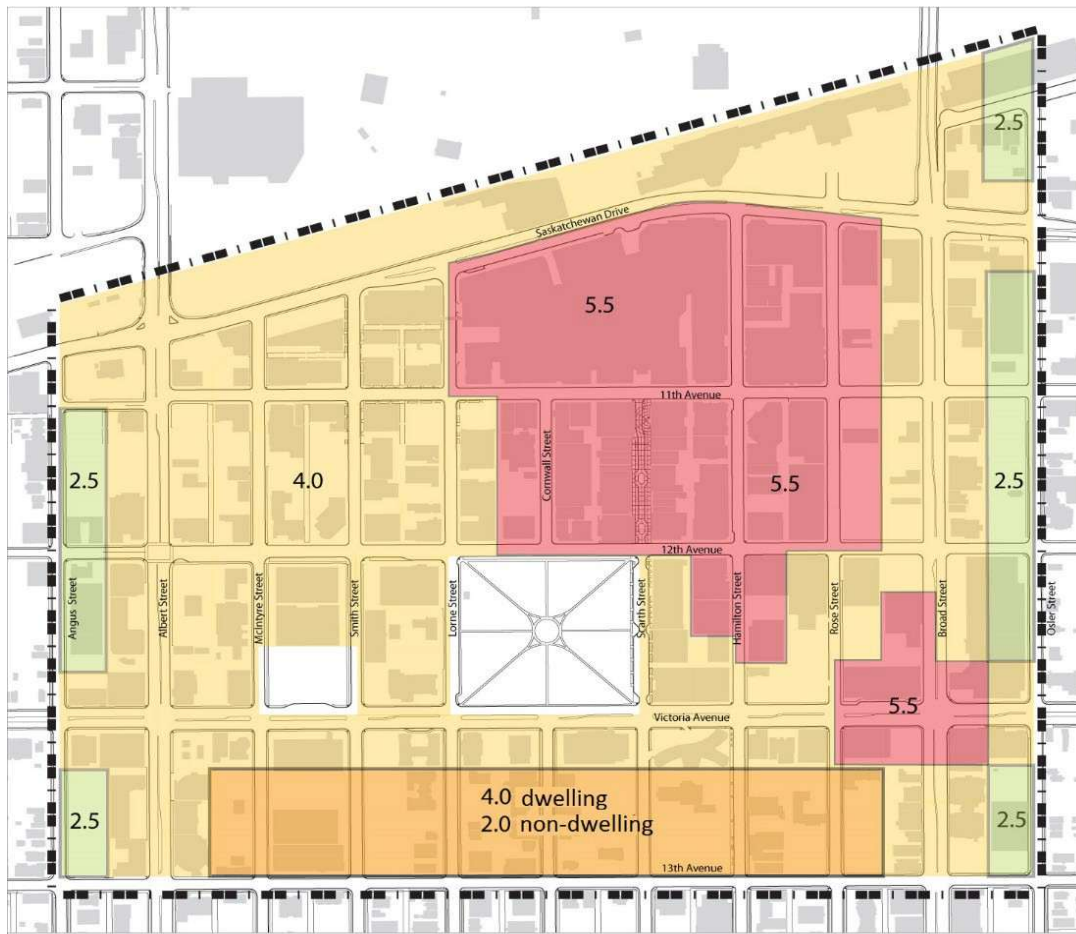


Figure 6A.F10: Maximum Allowed Floor Area Ratio (FAR)

(2024-4, s. 17, 2024)

(3) Notwithstanding any other provision in the Bylaw, the rules for calculating floor area ratio in Downtown Direct Control District shall be as follows:

- (a) the portion of a building that is dedicated to “Service Trade, Personal” or to any land use that is in the “Retail Trade” or “Food & Beverage” land use classes shall not be counted toward FAR provided:
 - (i) the unit is on the ground floor of a building;
 - (ii) the unit borders an active wall as described in subsection 6A.4.7(4); and

- (iii) has an entry from a public street, public sidewalk or public plaza either directly or via an “Open Space, Active,” “Food & Beverage, Outdoor” or “Retail Trade, Outdoor Display” land use that is directly accessible from a public street, public sidewalk or public plaza;
 - (b) portions of a building dedicated to the bicycle parking or bicycle facilities required in section 6A.6.7 shall not be counted toward FAR; and
 - (c) the floor area of designated heritage buildings shall not be counted toward the total FAR.
- (4) In Downtown Direct Control District, an active wall is considered a street wall that meets the following requirements:
 - (a) includes at least one entrance for customer or residents;
 - (b) every unit bounded by the active wall and within 1.4 metres from grade shall have at least one direct entrance for clients or residents;
 - (c) the building entrance(s) required by clause (a) and (b) are oriented to allow pedestrian passage to or from a public sidewalk, public plaza, public walkway or public park, which may include access via a private “Outdoor Space, Active,” “Food & Beverage, Outdoor” or “Retail Trade, Outdoor Display” land use provided this land use is directly accessible from a public sidewalk, public plaza, public walkway or public park by members of the general public;
 - (e) at least 80 per cent of the active wall is bound by active uses.
 - (f) none of the following are developed between the active wall and a public sidewalk, public plaza, public walkway or public park:
 - (i) a building;
 - (ii) a portion of a building;
 - (iii) a motor vehicle parking stall;
 - (iv) a motor vehicle loading stall / area, drop-off stall / area, maneuvering area; or
 - (v) a loading bay; and
 - (g) includes a minimum glazed area of the lesser of:

- (i) 40 per cent of the active wall's area; or
 - (ii) the maximum allowed for a non-sprinklered unprotected opening under the National Building Code.
- (5) All developments in the Downtown Direct Control District are eligible for exception to the floor area ratio development standard as permitted by the provisions of subpart 6A.8.

4.9 AMBIGUITY OF DEVELOPMENT STANDARDS

- (1) Where development standards shown graphically in this section do not coincide with property boundaries the development shall conform to an average of both standards, or each portion of the development site shall conform to the standard as shown.
- (2) Properties zoned as DCD-D with lot frontage on the east side of 1800 or 1900 Blocks of Osler Street shall follow development standards required for properties with frontage on the direct opposite side of Osler Street, except if more specific standards are prescribed in the Zoning Bylaw.

(#2020-33, s.68, 2020, #2021-2, s.67, 2021)

6A.5 ACCESSORY USES, BUILDINGS AND STRUCTURES

- (1) Unless specified otherwise, the minimum setback requirements and the maximum height of an accessory structure or building shall be the same as those of the principal building, as prescribed in subpart 6A.4.
- (2) Notwithstanding subsection 6A.5(1), an accessory structure or building may be located within a rear or side yard setback where it is:
- (a) 10 square metres or less in area; and
 - (b) 4 metres in height or less.
- (3) Where a lot adjoins Angus Street or Osler Street, no accessory building or structure shall be permitted to have a larger gross floor area or a taller height relative to the principal building on the lot.
- (4) All accessory buildings shall be included in the calculation of the total site coverage.

6A.6 PARKING AND LOADING

6.1 NO OBSTRUCTION

Parking stalls required by this Bylaw shall not be obstructed in any way by garbage receptacles, structures, equipment or materials which interfere with the ability of the parking stall to serve its function.

6.2 ACCESSIBLE PARKING STALLS

- (1) Notwithstanding any other provision in this Bylaw, a minimum of two per cent of the motor vehicle parking stalls that are developed on a lot, whether to meet the parking requirement in Table 6A.T4 or not, shall be provided in the form of accessible parking stalls in the Downtown Direct Control District.
- (2) Accessible parking stalls shall be clearly designated with signs above ground indicating their purpose.
- (3) Relative to the placement of non-accessible parking stalls, accessible parking stalls shall be located closest to the:
 - (a) the accessible building entrance, if it exists; or
 - (b) the building entrance with the shortest path of travel from the accessible parking stalls.

6.3 MOTOR VEHICLE REGULATIONS

- (1) All required parking or loading spaces as per section 1F.2.9 of this Bylaw, shall be located entirely on the same lot as the principal land use they serve. (#2025-15, s. 35, 2025)
- (2) No motor vehicle parking stall, manoeuvring area, garage door, loading stall or loading bay shall be located in:
 - (a) an area provided to meet the total site landscaping area; or
 - (b) the front yard.

6.4 MINIMUM MOTOR VEHICLE PARKING REQUIREMENTS

The minimum motor vehicle parking requirements prescribed in Table 6A.T4 apply to development in the Downtown Direct Control District.

TABLE 6A.T4: DOWNTOWN DIRECT CONTROL DISTRICT PARKING REQUIREMENTS		
Sec.	Land Use	Motor Vehicle Stalls Required

T4.1	All land uses	There is no minimum number of stalls required, provided however, that if parking is proposed for a use, motor vehicle parking stalls in excess of one per 50 square metres of gross floor area must be contained entirely within a parking structure. See 6A.4.2(7) and (8).
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(#2020-33, s.69, 2020)

6.5 MINIMUM LOADING REQUIREMENTS

- (1) On any lot where the combined gross floor area of buildings is between 1,401 and 10,000 square metres, one loading stall shall be required.
- (2) On any lot where the combined gross floor area of buildings exceeds 10,000 square metres, one loading stall shall be required in addition to the requirement mentioned in subsection 6A.6.5(1).
- (3) Dwelling Units shall not be included in the calculation of combined gross floor area mentioned in subsections 6A.6.5(1) or (2).
- (4) All loading stalls shall be clearly marked to indicate their purpose.
- (5) Notwithstanding subsections 6A.6.5(1) and (2), the Development Officer may decrease the number of required loading stalls.

6.6 BICYCLE PARKING AND FACILITY REQUIREMENTS

- (1) For every Dwelling Unit that are developed on a lot, whether to meet the parking requirement in Table 6A.T4 or not, a minimum of one long-term bicycle parking stall shall be provided within the same building(s) as the Dwellings, which may be counted toward compliance with the minimum bicycle parking requirement prescribed in subsection 6A.6.6(2).
- (2) For every 500 square metres of gross floor area of the building on a lot, either:
 - (a) one short-term bicycle parking stall;
 - (b) 0.5 long-term bicycle parking stalls; or
 - (c) an equivalent combination of subclauses 6A.6.6(2)(a) and (b) shall be provided.
- (3) If, in determining the number of required parking stalls, a fractional bicycle parking stall is calculated, any fraction will be rounded up to the next whole number.
- (4) For every 1,500 square metres of gross floor area of land uses in the “Agriculture,” “Industry,” “Office” or “Institutional” land use classes on a

lot, the following bicycle facilities shall be provided on that lot:

- (a) two showers; and
 - (b) 10 lockers.
- (5) Required short-term bicycle stalls shall be located closer to the building entrance than the motor vehicle parking stalls.
- (6) Required bicycle parking and bicycle facilities shall be located either:
- (a) on the ground floor of the principal building(s) on the lot; or
 - (b) within a secure area close to the building entrance.
- (7) If the motor vehicle parking stalls are covered or located within a structure, then the bicycle parking stalls must also be covered or located within a structure.

6.8 MUNICIPAL HERITAGE PROPERTY AND PROVINCIAL HERITAGE PROPERTY

Notwithstanding the minimum loading requirements in sections 6A.6.5, development of designated municipal heritage property and provincial heritage property shall not be required to provide loading facilities.

6A.7 LANDSCAPING AND AESTHETIC SCREENING

7.1 LANDSCAPING, PLANTING AND STREETScape REQUIREMENTS

- (1) All development in Downtown Direct Control District may be subject to additional landscaping requirements, including the provisions in Part B.4 of *The Official Community Plan*.
(#2024-9, s. 142, 2024)
- (2) The landscaping requirements are for a principal use only.
- (3) The following perimeter screening requirements shall apply where a surface parking area, loading area or outdoor storage area abuts a public street (see Figure 6A.F10A):
- (a) Shrubs or fencing shall be provided to form a screen between 0.75 metres and 1.0 metres in height and shall cover 80 per cent of the length of the area to be screened. Fencing shall be at least 85 per cent opaque;
 - (b) In the case of shrub plantings, shrubs shall be spaced to form a

closely-knit mass and an average of 2 rows is required; and

- (c) The maximum width for a continuous, uninterrupted strip of permeable mulch shall be 1.5 metres, except that isolated areas of up to 5 metres in length may exceed the maximum 1.5-metre width.
(#2024-9, s. 143, 2024)

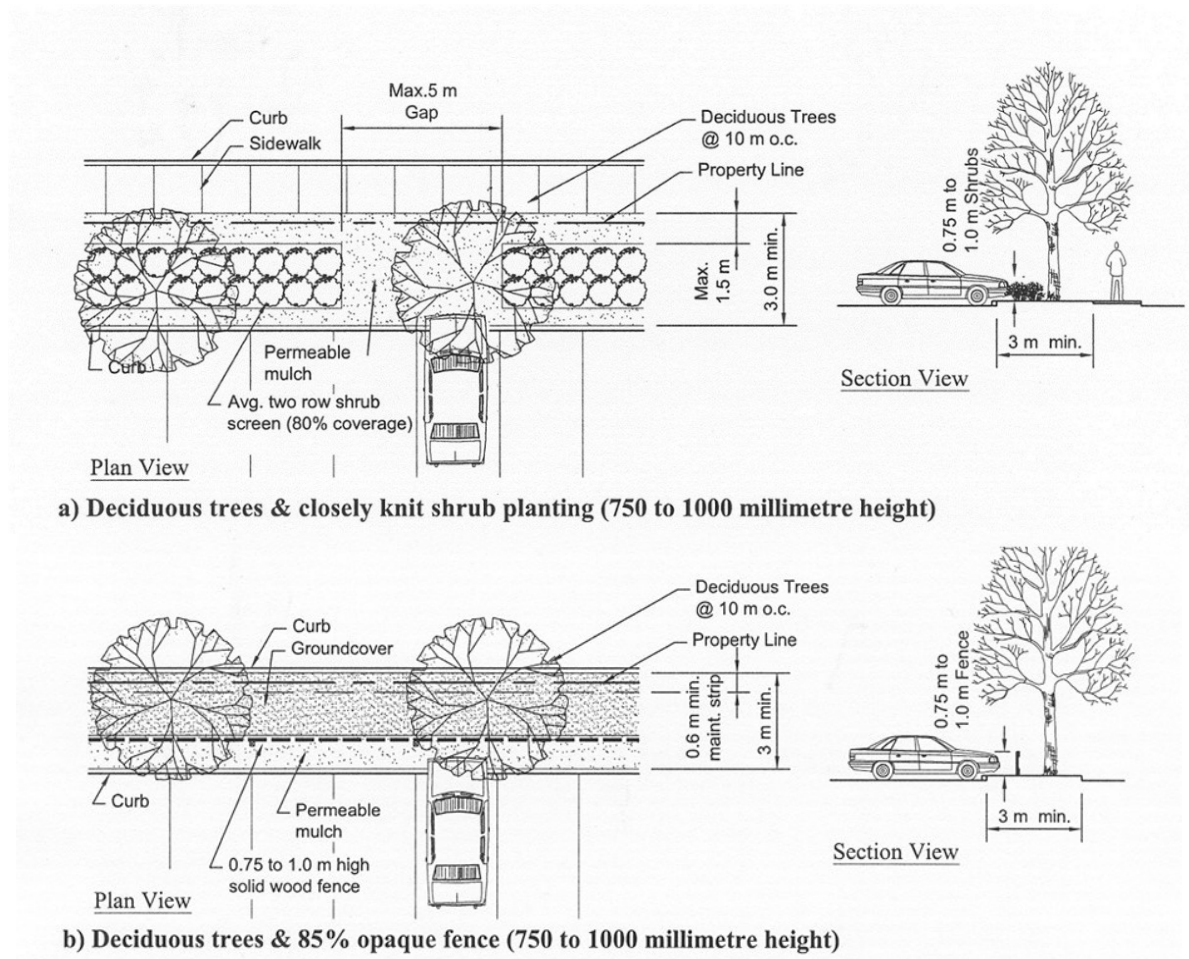


Figure 6A.F10A: Perimeter Screening Requirements

(#2024-9, s. 144, 2024)

7.2 AESTHETIC SCREENING OF INCOMPATIBLE LAND USES

In addition to other requirements of this Bylaw, the following activities and/or areas on a lot in the Downtown Direct Control District containing four or more dwelling units or a non-dwelling land use shall be aesthetically screened to a height of 1.83 metres or to the satisfaction of the Development Officer:

- (a) any collection area for garbage, refuse or recycling;
- (b) any storage area that is outdoors or partially outdoors; and,
- (c) any industrial activity that is outdoors or partially outdoors

6A.8 EXCEPTIONS TO DEVELOPMENT STANDARDS

8.1 APPLICATION

- (1) Subject to the requirements of subpart 1F.2 of Chapter 1, Council may, by development agreement with a developer, approve a relaxation of the maximum floor area ratio and/or height requirements of sections 6A.4.7 and 6A.4.8 in exchange for the provision of a public amenity prescribed in Table 6A.T5.
- (2) The bonus floor area granted pursuant to subsection 6A.8.1(1) shall not exceed the rate specified in Table 6A.T5.
- (3) Only the land uses in Table 6A.T2 are eligible for floor area bonuses or maximum height relaxations.
- (4) The floor area of the bonusable public amenity shall not be included in the calculation of the gross floor area of the land use.
- (5) Where, in the opinion of Council, a deviation from development standards, other than floor area ratio and height, is desirable to accommodate the public amenity or the development where the bonus floor area is to be used, it may approve the deviation.
- (6) In approving the provision of a public amenity, Council may modify the performance standards in Table 6A.T5 where it is satisfied that it will result in a better amenity or public realm than would be possible without the modification.

(#2023-23. S. 57, 2023)

TABLE 6A.T5: DOWNTOWN DIRECT CONTROL DISTRICT BONUSABLE AMENITIES				
Sec.	Bonusable Amenity	Purpose	Applicable Incentive To Amenity Ratio	Amenity Performance Standard Requirements
T5.1	Arcade, Sidewalk	To provide weather protection for pedestrians along major pedestrian routes and in major activity areas, especially the Downtown.	8.0 square metres of additional gross floor area allowed for every 1.0 square metre of Arcade, Sidewalk provided.	The Arcade, Sidewalk shall: <ul style="list-style-type: none"> (a) be accessible to pedestrians at all times; (b) be a minimum height of at least 2.4 metres above finished grade; (c) include overhead protection at least 1.83 metres wide (d) be located at least 0.61 metres from any curb; and (e) have a minimum length of 18.0 metres.
T5.2	Artist Studio	To provide living and working space for artists in the City to develop and share ideas by way of joint-living, performances, rehearsals, exhibitions, and workshops.	8.0 square metres of additional gross floor area allowed for every 1.0 square metre of Artist Studio provided.	The performance standards shall be determined by Council at time of project consideration.
T5.3	Façade upgrades to existing building	To bring existing buildings to current built form standards.	50 per cent of the costs associated with the removal and replacement of building façade can be applied wholly or in part to offset the Office Contribution Gradient requirement.	The building façade upgrade: <ul style="list-style-type: none"> (a) must demonstrate a public benefit such as public safety or street activation of a previously inactive space; and (b) must conform to the built form standards of the Downtown Control District.
T5.4	General Amenity	To improve pedestrian amenity in the F.W. Hill Mall or Victoria Park vicinity	Determined by Council at project consideration stage.	The development must contribute to the general amenity and public enjoyment of the F.W. Hill Mall or Victoria Park vicinity in a manner acceptable to Council.
T5.5	Institution, Day Care	To increase the number of child care spaces in the City.	8.0 square metres of additional gross floor area allowed for every 1.0 square metres of Institution, Day Care space provided.	The "Institution, Day Care" shall have an area of at least 93.0 square metres
T5.6	Marquee	To provide weather protection to pedestrians.	4.0 square metres of additional gross floor area allowed for every 1 square metre of Marquee.	The Marquee must <ul style="list-style-type: none"> (a) be developed over a walkway or sidewalk; (b) be of a height adequate to protect the entrance(s);

TABLE 6A.T5: DOWNTOWN DIRECT CONTROL DISTRICT BONUSABLE AMENITIES				
Sec.	Bonusable Amenity	Purpose	Applicable Incentive To Amenity Ratio	Amenity Performance Standard Requirements
				(c) permit daylight by appropriately limiting the area of the marquee.
T5.7	Mixed-use Contribution – mixed-use buildings with unlimited height in the area identified as the Downtown Height Bonus Area” in Figure 6A.F8 or Office Contribution– office use in buildings with unlimited height and FAR in the area identified as the Central Business District in Figure 6A.F9	To increase the amount and profile of mixed- use and office development within Regina’s Downtown by allowing mixed-use development unlimited height in exchange for public amenity payment or contribution of equal value of public amenities.	Contribution of at least \$50.38 (in 2018 dollars) per square metre of the building’s gross floor area above 2.0 FAR in some combination of: (a) monetary payment to the City; and/or (b) the equivalent value dedicated to bonuses and development incentives, as outlined in subpart 6A.7.	(1) For the mixed-use contribution: (a) at least 30% of the building’s gross floor area is dedicated to Dwelling land uses; (b) at least 30% of the building’s gross floor area is dedicated to non- Dwelling land uses; and (c) the building conforms to step-back and maximum FAR requirements. (2) For the office contribution, at least 25% of the building’s gross floor area is dedicated to land uses within the “Office” land use class.
T5.8	Public Art and Cultural Heritage	To increase support for the Culture community in the City and enhance the aesthetic quality of the urban environment.	The value of the amenity is converted into floor area by dividing that value by 9.29 square metres, provided that the calculation is applicable only to each building once.	(1) The amenity must be located or displayed permanently in accordance with the Cultural Policy of <i>The Official Community Plan</i> and not be inside the building. (2) The amenity must be work done by an artist with qualifications., and approved in advance by the Development Officer (3) The value of the amenity shall be authenticated by a certified bill of sale for the work, provided that such value shall not include the cost of improving the site for installation.
T5.9	Public Gallery	To enliven an area with activity during the prime time hours and to add support to related shops, restaurants, and amusement activities.	10.0 square metres of additional gross floor area allowed for every 1.0 square metre of Public Gallery provided.	The amenity shall provide seating space for at least 100 people.
T5.10	Public Restroom	To provide opportunities for cyclists to change and to increase pedestrian and cyclist convenience.	8.0 square metres of additional gross floor area allowed for every 1.0 square metre of Public Restroom provided.	The restroom shall be: (a) located on the ground floor of the building; (b) accessible to persons with disabilities; and (c) open to members of the General Public while the land use is open for business.

TABLE 6A.T5: DOWNTOWN DIRECT CONTROL DISTRICT BONUSABLE AMENITIES				
Sec.	Bonusable Amenity	Purpose	Applicable Incentive To Amenity Ratio	Amenity Performance Standard Requirements
T5.11	Dwelling Unit	To increase the population of the Downtown	2.0 square metres of additional gross floor area allowed for every 1.0 square metre of Dwelling Unit.	The maximum FAR-equivalent space for residential shall not exceed 8.5 more than the prescribed maximum FAR.
T5.12	Space for Non-Profit, Cultural and Social Services	To promote community development in the City and also to serve as a focal point for pedestrian activity in the Downtown	8.0 square metres of additional gross floor area allowed for every 1.0 square metre of Space for Non-Profit, Cultural and Social Services.	(1) The maximum bonusable area for this amenity will not exceed 500 square metres. (2) The lot on which the amenity is located must be within 75 metres of a street served by the Regina Transit System.
T5.14	Transit Rider Shelter	To increase weather protection for Regina Transit riders.	10.0 square metres of additional gross floor area allowed for every 1.0 square metre of Transit Rider Shelter provided	(1) The Transit Rider Shelter shall: (a) be approved by the Director of Transit Services as a passenger shelter and be located along a City bus route; (b) be approved by the Director of Transit Services as a reasonable bus stop location for an existing route; (c) in the opinion of Council, increase weather protection for public transit passengers; (d) adjoin a public sidewalk, walkway, plaza or park which has direct transit access; (f) provide no fewer than one seat for every 2 square metres of area sheltered from the weather and accessible to the general public; (g) provide a line of sight from within the shelter to observe an approaching bus; (h) be illuminated to the satisfaction of the Director of Transit Services; and (i) be no greater than 25.0 square metres in area. (2) The Transit Rider Shelter may be: (a) a free-standing structure on a foundation, negotiated with the Director of Transit Services, that is: (i) built to the City's standards;

TABLE 6A.T5: DOWNTOWN DIRECT CONTROL DISTRICT BONUSABLE AMENITIES				
Sec.	Bonusable Amenity	Purpose	Applicable Incentive To Amenity Ratio	Amenity Performance Standard Requirements
				<ul style="list-style-type: none"> (ii) purchased by the City of Regina; (iii) paid for by the applicant; and (iv) within 50.0 metres of the proposed development; or (b) integrated into the proposed building. The terms such as hours and design specifications shall be negotiated with the Director of Transit Services.
T5.15	Water Feature	To serve as a focal point for pedestrian activity, and moderate ambient air temperature in the summer.	Determined by Council at project consideration stage.	<ul style="list-style-type: none"> (1) A review of the services (sewer/water) must be completed to apply for the water feature. (2) The water feature: <ul style="list-style-type: none"> (a) must be located outside the building, and be publicly visible and accessible at the main pedestrian entrance to a building or along a pedestrian connection to the building; (b) water must be maintained in a clean and non-polluted condition; (c) must incorporate publicly accessible seating or ledges that can be used as public seating at appropriate heights; and (c) water must be in motion during daytime hours, except between September 21 and April 21.
T5.16	Landscaped Area	To provide public amenity space; serve as a focal point for pedestrian activity in the Downtown.	5.0 square metres of additional gross floor area allowed for every 1.0 square metre of Landscaped Area provided	<ul style="list-style-type: none"> (1) The landscaped area must be: <ul style="list-style-type: none"> (a) contiguous with and adjacent to public sidewalk; and (b) available for public use unless otherwise specified in an accompanying agreement; and may be: <ul style="list-style-type: none"> (c) open to the sky or roofed in the form of an atrium for at least the full height of the ground floor.

(#2022-30, ss. 76 and 77, 2022, #2023-23, s. 58, 2023)

6A.9 ANALYSIS GUIDELINES

Where exceptions and/or requirements of Downtown Direct Control District are subject to analysis, the requirements of this Subpart shall apply.

9.1 COSTS

All costs associated with a study or analysis shall be borne by the applicant of a proposed development and/or the developer.

9.2 QUALITY REQUIREMENTS

- (1) All analyses shall be undertaken by a qualified professional.
- (2) City Council or the Development Officer may request an independent peer review of any or all analyses by a qualified professional(s).
- (3) All associated costs of an independent peer review shall be borne by the proponent of a proposed development and/or the developer.

9.3 WIND ANALYSIS

- (1) Sufficient analysis shall include a simulated wind study conducted by a qualified professional.
- (2) Where the wind analysis mentioned in subsection 6A.9.3 (1) identifies areas of the site that do not comply with the City's evaluation criteria, the applicant shall modify the building design to mitigate the concerns. A second wind analysis shall be required to demonstrate that the revised building design meets the City's evaluation criteria.

9.4 SUNLIGHT AND SHADOW ANALYSES

- (1) Figure 6A.F11 illustrates those areas within the Downtown (such as parks, open spaces, streets and sidewalks) where overshadowing and pedestrian traffic are of particular concern. The City shall take into account the degree to which the proposed development will reduce the amount of direct sunshine these areas, with an objective towards maximizing the availability of direct sunshine on such areas.
- (2) The City shall endeavour to restrict the degree to which buildings will cast shadows on the north property line of Victoria Avenue, between Cornwall and Albert Streets, between November 10 and January 30, and between 12 noon and 2:00 p.m.
- (3) The City shall prohibit new development that shall prevent half, or more, of the Frederick W. Hill Mall from having direct sunshine between March 21

and September 21, and between 12 noon and 2:00 p.m.

- (4) The City shall endeavour to restrict the degree to which buildings will cast shadows on the east boundary of Victoria Park in the 1900 block Scarth Street, during the months between March 21 and September 21, and after 10:00 a.m.
- (5) The City shall endeavour to ensure that buildings at the east and west boundaries of the Downtown Direct Control District allow adequate direct sunlight penetration into adjacent neighbourhoods, considering that:
 - (a) on Angus Street, morning sunlight is of particular concern; and
 - (b) on Osler Street, afternoon sunlight is of particular concern.



Figure 6A.F11: Overshadowing and Pedestrian Consideration: Areas of Specific Concern

9.5 URBAN DESIGN ANALYSIS

- (1) When considering development flexibility provisions, a discretionary use or a development which is subject to the visual prominence shown in Figure 6A.F12 the City shall consider the following:
 - (a) development orientation, building entrances, “Open Space” land uses, active land uses and architectural features (such as awnings or canopies) should help improve the pedestrian, cycling and transit rider environments by:
 - (i) providing protection from the elements;
 - (ii) minimizing sun-shadows into pedestrian environments;
 - (iii) improving the interface among the public realm, “Open Space” land uses, active land uses, and building(s) or development(s) on the lot;
 - (iv) clearly identifying building entrances;
 - (v) improving pedestrian wayfinding; and
 - (vi) providing bicycle facilities.
- (2) Street walls should have sufficient windows and entrances to provide “eyes on the street,” a sense of animation, and an engaging interface between the building and the public realm.
- (3) The following should not be visible from or oriented toward any public right-of-way, “Open Space” land use of a neighbouring lot:
 - (a) blank walls;
 - (b) structures or areas where storage, mechanical or utility activities occur;
 - (c) motor vehicle parking, garage doors and loading bays; and
 - (d) any collection area for garbage, refuse or recycling.
- (4) On corner lots:
 - (a) both street walls should contribute to the public realm;
 - (b) entrances and other building architectural treatments should be provided to define the corner;

- (c) at the intersection of two sidewalks, a building's massing should be change in relation to the building's street walls; and
 - (d) consideration should be given to providing distinctive architectural treatments such as spires, turrets, belvederes, porticos, arcades, or archways.
- (5) All building entrances should:
- (a) be prominent, recognizable, and accessible;
 - (b) be emphasized through the use of architectural form such as height changes, massing, projection, shadow, punctuation, and/or change in roofline or materials;
 - (c) provide pedestrian weather protection; and
 - (d) animate the interface between building and a public sidewalk or "Open Space" land use.
- (6) Main or common building entrances which allow shared access to two or more land uses within a building should include a canopy, awning, recess, or similar device to increase emphasis.
- (7) Entrances to "Service Trade, Clinic" land use and land uses in the "Industry" "Retail Trade," "Service Trade" and "Food & Beverage" land use classes should be at grade. Split level, raised, or sunken entrances for these land uses are discouraged.
- (8) Building interiors should be organized so that the following activities are nearest street walls and building interfaces the public realm:
- (a) land uses in the "Industry" "Retail Trade," "Service Trade" and "Food & Beverage" land use classes;
 - (b) other land uses that are, in the opinion of the Development Officer, likely to animate the public realm; and
 - (c) animated activities and building functions (e.g. reception areas, lobbies, public gathering areas).
- (9) Development within an area of visual prominence (such as a view, view termini, primary gateway or secondary gateway identified in Figure 6A.F12) should be of the highest possible quality of aesthetic design and material quality to reinforce the locations:

- (a) symbolic importance;
- (b) important public function;
- (c) role in shaping the image and character of Regina’s Downtown.

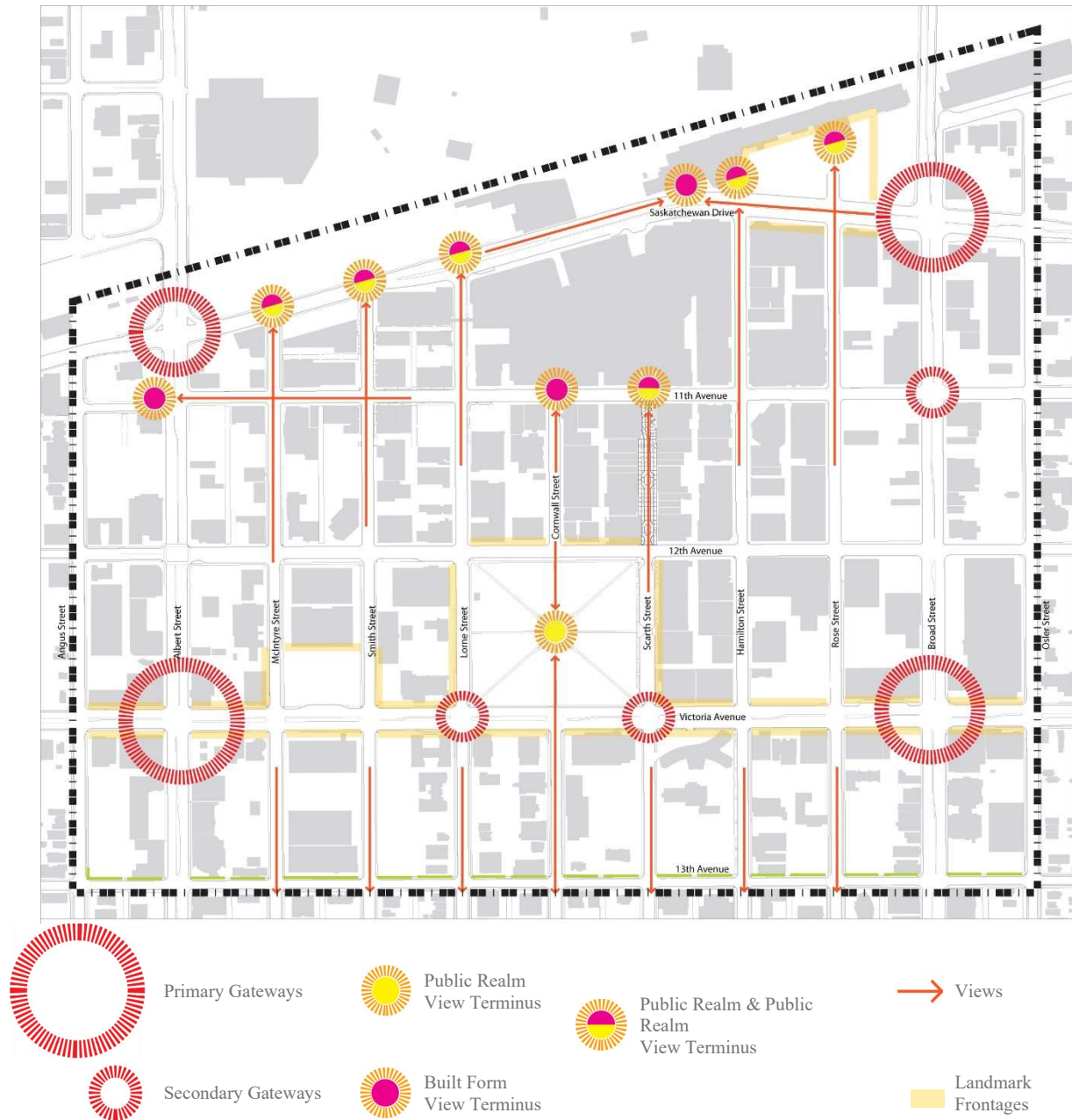


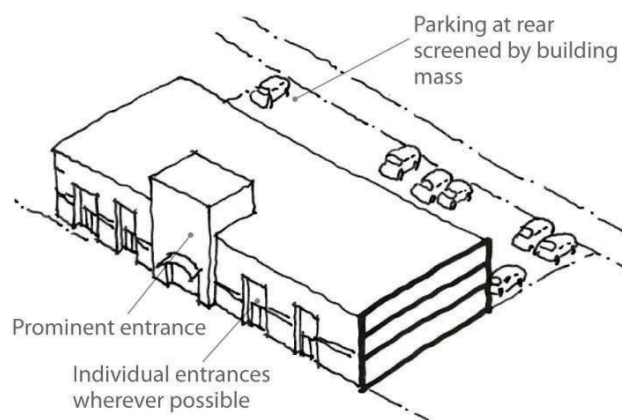
Figure 6A.F12: Areas of Visual Prominence

- (10) In addition to the expectations outlined in subsection 6A.9.5(9), development at a view termini, identified in Figure 6A.F12, should include:

- (a) distinctive architectural treatments such as spires, turrets, belvederes, porticos, arcades, or archways; and
 - (b) alignment of design features to the view axis which, in addition to tall elements, should include alignment of main entrances or portico openings
- (11) In addition to the expectations outlined in subsection 6A.9.5(9), development within a Gateway identified in Figure 6A.F12 shall include:
- (a) both street walls should contribute to the public realm;
 - (b) entrances and other building architectural treatments should be provided to define the corner;
 - (c) a change in the building massing at the corner should be provided, in relation to the street wall;
 - (d) consideration should be given to providing distinctive architectural treatments such as spires, turrets, belvederes, porticos, arcades, or archways.
 - (e) buildings should be set back to:
 - (i) address the intersection;
 - (ii) provide a large pedestrian realm;
 - (iii) define and enhance the public realm. and
 - (f) alignment of design features to the view axis which, in addition to tall elements, should include alignment of main entrances or portico openings.
- (12) Development within a landmark frontage identified in Figure 6A.F12 should include:
- (a) With respect to buildings which are designed to reinforce the edges the downtowns most important streets and open spaces and the linkages between them. Development fronting a landmark frontage should create a consistent expression along the frontage by including building design elements that distinguish a block or area. These features may include:
 - (i) materials;

- (ii) colours; and
 - (iii) architectural features (e.g. columns, towers, bays).
- (13) The City shall consider transitions as they are articulated through a wide range of design elements, including:
- (a) transition design standards that help to create a continuous and cohesive streetscape;
 - (b) overall building height;
 - (c) street wall height;
 - (d) building massing including projections, roof profile, and proportion;
 - (e) setback at street level particularly transitions from one building to another at street level. Transition should also include consideration of above-podium step backs;
 - (f) datum lines are those lines established from which heights or depths are established. Examples of Datum Lines in buildings include floor heights, vertical divisions in the building façade and street wall, cornice lines, building base (podium), window lines, and overall proportion;
 - (g) materials transition includes consideration of consistency in colours, texture, and patterns from one development to another;
 - (h) entrance treatment;
 - (i) window treatment including placement orientation and proportion that is consistent with window treatment of adjacent developments;
 - (j) spacing and proportion of entrance; and
 - (k) buildings that are 12 metres in height or higher and/or that have an FAR above 2.0 should have massing that has been broken horizontally and vertically into a hierarchy of volumes.
- (14) Dwellings should demonstrate the following character:
- (a) a separate entrance should be provided to every Dwelling Unit bounded by a street wall at grade level, except in the cases of Group Care or Assisted-Living Dwellings;

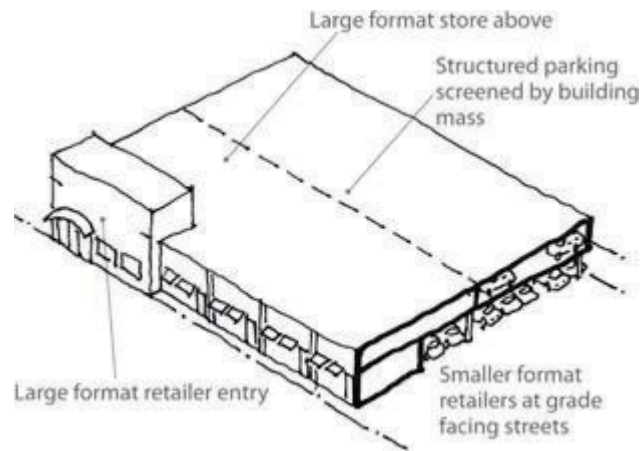
- (b) a shared entrance with access to a vestibule or a foyer should be provided to individual Dwelling Unit above grade;
 - (c) a shared entrance should be prominent. Techniques to increase prominence may include increased height, overhang, shadow, punctuation, and/or change in roofline;
 - (d) buildings containing 20 Dwelling Units or more should provide communal amenity area(s) in the form of a courtyard, plaza, rooftop deck or patios. The City may also consider communal amenity areas inside of buildings. These should be available to all residents; and
 - (e) private open space for individual Dwelling Units, provided in the form of patios, decks, balconies, or roof top decks, is encouraged.
- (15) The guidelines in this subsection apply to units which contain land uses in Food & Beverage land use class, Service Trade land use class and Retail Trade land use class at grade level:
- (a) as illustrated in Figure 6A.F13(a), where an at-grade unit's gross floor area is 1,400 square metres or less:
 - (i) the unit should have individual access at street level; and,
 - (ii) the unit should have a clearly defined entrance directly to a public street, public sidewalk, public walkway, public park, or public plaza.



**Figure 6A.F13(a) – At-Grade Units 1,400 sq. m and under
(Food & Beverage, Service Trade and Retail Trade land use classes)**

- (b) as illustrated in Figure 6A.F13(b), where an at-grade unit's gross floor area is above 1,400 square metres:
 - (i) the unit should have a prominent entrance at street level;

- (ii) the prominent entrance should directly interface with the most likely public street, public sidewalk, public walkway, public park, or public plaza to be used by pedestrians; and
- (iii) the majority of the use should be located behind units under 1,400 square metres, relative to the public street, public sidewalk, public walkway, public park, or public plaza; and



**Figure 6A.F13(b) – At-Grade Units over 1,400 sq. m
(Food & Beverage, Service Trade and Retail Trade land use classes)**

- (c) a common entrance for street level and above grade units may be provided.
- (16) The guidelines in this subsection applies to buildings 50% or more of the building's gross floor area is dedicated to land uses in Assembly land use class, Public Use land use class, Open Space land use class and Institution land use class.
- (a) one or more entrance may be provided to a lobby or foyer, served by one or more elevator/stair cores;
 - (b) public open space provided as a forecourt, plaza, or courtyard or integrated with the building in the form of patios, decks, balconies, or rooftop decks is encouraged;
 - (c) units which contain land uses in “Food & Beverage” land use class, Service Trade land use class and Retail Trade land use class are encouraged at grade level;
 - (d) while buildings should relate to adjacent buildings in terms of scale,

height and configuration;

- (f) buildings should be distinct and unique. Landmark building design that enhances civic prominence is encouraged and should consider large, well-proportioned public spaces including forecourts, entrances, and lobbies and utilize vernacular building techniques or details;
- (e) public art should be incorporated into the design of the building and its lot;
- (f) all façades should exhibit strong design principles and may have include variety.

6A.10 HERITAGE REGULATIONS AND DESIGN STANDARDS

10.1 APPLICATION

- (1) The standards, regulations and guidelines of this section apply to:
 - (a) alterations and additions to a heritage property on a lot in the Downtown Direct Control District;
 - (b) property or development alterations or additions on any lot in the Downtown Direct Control District that contains a heritage property;
 - (c) new development on any lot in the Downtown Direct Control District that contains a heritage property;
 - (d) property or development alterations or additions on any lot that abuts a lot in the Downtown Direct Control District that contains a heritage property; and
 - (e) new development on any lot that abuts a lot in the Downtown Direct Control District that contains a heritage property.
- (2) The heritage value of a building includes its three-dimensional character: width, depth, and height. The entire building envelope must be conserved and the Transition of new construction to, and from, heritage properties should respect all three dimensions.
- (3) Any proposed alteration to a property listed in clauses 6A.10.1(3)(a) and (b) is subject to review and approval by the appropriate authority:
 - (a) where the heritage property is a municipally designated property, or a property within the Victoria Park Heritage Conservation District, proposed alterations require the approval of the Development Officer;

and

- (b) where the heritage property is a provincially designated property, proposed alterations require the approval of Heritage Conservation Branch and the Minister responsible for *The Heritage Property Act*.
- (4) New construction may be added above an existing heritage property in the following circumstances:
- (a) the building height is not part of the heritage value;
 - (b) no significant heritage elements are included in the top portions of the building (e.g. rooftop or roofline);
 - (c) new construction does not conflict with the overall heritage value or character-defining elements of the district provided; and
 - (d) all necessary approvals have been obtained as noted in the previous subsection.
- (5) Alterations, additions and new work should:
- (a) maintain historic materials, features, and spatial relationships that characterize a heritage property (i.e., character defining elements);
 - (b) be differentiated from the heritage property;
 - (c) be compatible with the materials, features, size, scale, height, proportion, and massing to protect the integrity of the heritage property and its environment; and
 - (d) be conducted according to the Standards and Guidelines of Historic Places in Canada.
- (6) The City shall not consider style as a determinant of compatibility. Instead, urban design considerations such as massing, façade articulation, and material quality shall be given prominence. Elements of new building design should respond to specific character defining elements with new interpretations. It is not necessary, or desired, to mimic a specific historical era; new buildings and additions should vary in style and should reflect their time.

102 STREET WALL HEIGHTS

- (1) Where proposed alterations to a heritage property will impact the building's character-defining elements, and the entire building is retained, the building

may continue to keep its street wall provided the alterations do not have a negative impact on the heritage value of the building.

- (2) Proposed additions to a heritage property should be consistent with the prevailing street wall (see section 6A.4.3), as follows:
- (a) additions to the street wall of a heritage property shall conform to the Street Wall height regulations in section 6A.4.3 (see Figure 6A.F14);
 - (b) in order to ensure visual prominence of the heritage property, a 1.5 metre step back shall be provided for all additions relative to the heritage portions of any building;
 - (c) above the Street Wall height, additional floors shall comply with above street wall step backs as the regulations in section 6A.4.4;
 - (d) step back distances above the street wall height are considered to be cumulative - including, not in addition to, the 1.5 metre step back above the heritage property (for example, a 1.5 metre heritage step back, plus a 1.0 metre step back above the Street Wall, would be considered to be a total Step Back of 2.5 metres from the street edge);
 - (e) where an existing heritage property exceeds the maximum permitted street wall height, the heritage property itself is the street wall. Above the Street Wall height (above the existing heritage property), additional development is subject to the provisions of section 6A.4.3.
 - (f) A new building adjacent to a heritage property shall comply with the required street wall height in subsection 6A.4.3, no matter what the height of the heritage property.

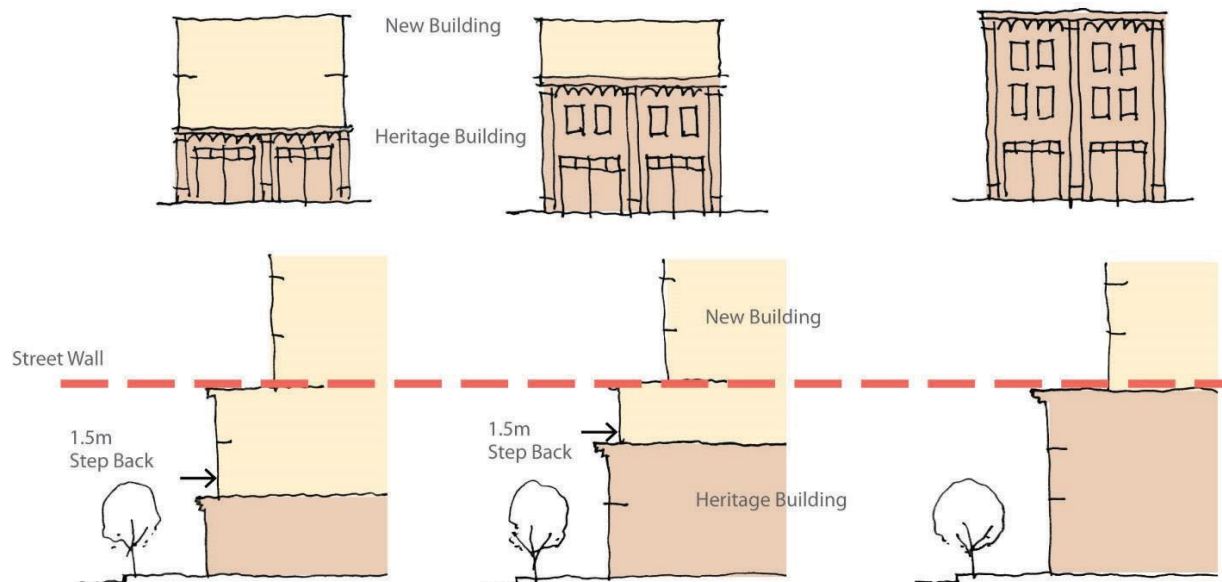
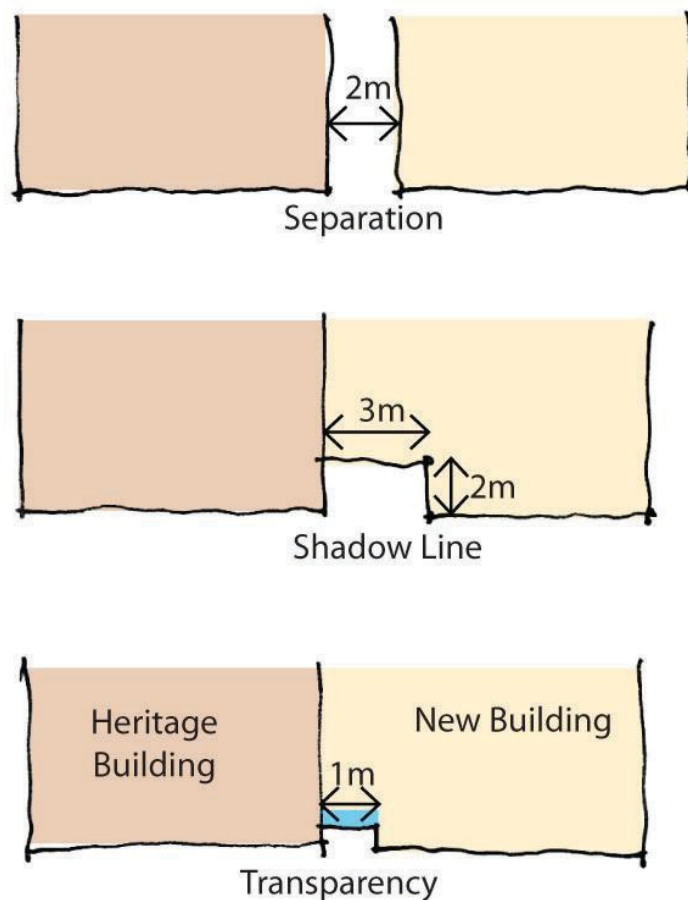


Figure 6A.F14 – Additions to a Heritage Property**103 SETBACK**

- (1) Development shall ensure the heritage property has visual distinction. This may be accomplished in a variety of ways, three of which are illustrated in Figure 6A.F15. The following option may be applied:
- (a) a physical separation between the buildings of 2.0 metres or more;
 - (b) where the buildings are to be joined, a distinct massing change allowing for a strong shadow line, 3.0 metres wide and 2.0 metres deep; and
 - (c) where the buildings are to be joined, a distinct material change through the use of transparent glass to provide visual separation of the new building from the heritage property.

**Figure 6A.F15 – Illustrations showing appropriate setbacks to heritage properties**

104 RHYTHM

- (1) Development should be consistent with the following Rhythm features as illustrated in Figure 6A.F16:
 - (a) maintain the rhythm of the heritage property, typically at a Fine Grain scale and in a vertical proportion;
 - (b) for larger or longer buildings, clearly articulate vertical divisions or bays in the façade consistent with this rhythm;
 - (c) where appropriate for consistency, provide retail bays or frontages at the same Rhythm;
 - (d) articulation of the horizontal rhythm and visual transitions between floors; and
 - (e) new buildings should respect the significant design features and the horizontal Rhythm of adjacent buildings.

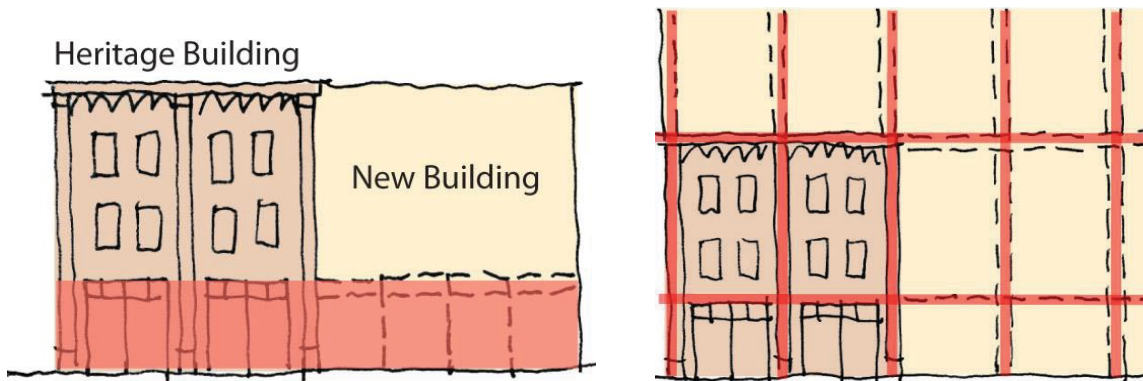


Figure 6A.F16 –

Rhythm Considerations and Ground Level Articulation for New Buildings and Heritage Properties

105 HERITAGE DESIGN STANDARDS – CONTEMPORARY DEVELOPMENT

- (1) Contemporary development should be consistent with the following features:
 - (a) Contemporary Design: New development should respectfully fit its heritage context while at the same time representing current design philosophy. Quoting the past can be appropriate. When done, it should avoid blurring the line between real heritage properties and structures.
 - (b) Contemporary as a design statement does not simply mean current.

Current designs with borrowed detailing inappropriately, inconsistently, or incorrectly used (such as pseudo-Victorian detailing) should be avoided.

- (c) **Material Palette:** Whereas there is a very broad range of materials in today's design palette, materials proposed for new buildings should include those drawn from ones historically in use. The use and placement of these materials in a contemporary composition and their incorporation with other modern materials are important in the success of the proposed building's fit with its context. The proportional use of materials, drawing lines out of the surrounding context, careful consideration of colour, and texture all add to the success of a composition.
- (d) **Proportion of Parts:** Architectural composition has always had at its root the study of proportion. In various styles, rules of proportion have varied from the complex formulas of the classical orders to a more liberal study of key proportions in buildings of the modern movement. In the design of new buildings in a heritage context, work should take into account the proportions of buildings in the immediate context and consider a design with proportional relationships that achieve a good fit. An example of this might be windows. Without fail, 19th-century buildings employ a vertical proportion system in the design and layout of windows, including both overall windows singly or in built up groups and the layout of individual panes.
- (e) **Solidity vs. Transparency:** Similar to proportion, a characteristic of 19th-century historic buildings is to have more solid walls with punched windows. This relationship of solid to void makes these buildings less transparent. This characteristic was based on available technology (ability to make large windows and to heat space), societal standards for privacy, and architectural tradition. In contrast, many 20th-century styles use large areas of glass and Transparency as part of the design philosophy.
- (f) The relationship of solidity to transparency is a characteristic of new buildings that should be carefully considered. It is an element of fit. The level of Transparency in the new work should be determined with consideration for that of existing buildings within the street block or street face, particularly with regard to those buildings that establish a positive character.
- (g) **Detailing:** In past styles, structure was often unseen hidden behind a veneer of other surfaces. "detailing" was largely provided by the use of coloured, shaped, patterned, or carved masonry and /or applied traditional ornament, mouldings, finials, cresting, and so on. In

contemporary buildings, every element of a building can potentially add to the artistic composition, including architectural, structural, mechanical, and even electrical systems.

- (h) For new buildings, detailing should refer to the character defining elements of the immediate context. Detailing can be more contemporary yet with deference to scale, repetition, lines and levels, beam and column, and solid and transparent that relates to the immediate context.
- (i) Maintain other heights and proportions, including: sign band and height proportion; window height, size and proportion, including transoms; and door height, position, and recess.

PART 6B

Repealed (#2022-41, s. 31, 2022)

PART 6C

DCD-QP – FORMER DIOCESE OF QU’APPELLE LANDS DIRECT CONTROL DISTRICT

6C.1 INTENT

The Former Diocese of Qu’Appelle Lands Direct Control District is intended to provide for a broad range of residential uses, forms and densities, as well as mixed-use development, while complementing and demonstrating sensitivity to adjacent neighbourhoods, and to the scale, architecture and existing landscaping of the designated heritage buildings and associated precinct(s), which shall be established on the subject lands.

6C.2 APPLICATION

- (1) The regulations, standards, and requirements prescribed in part 6C apply to all land uses and developments in the Former Diocese of Qu’Appelle Lands Direct Control District.
- (2) Every land use and development in the Former Diocese of Qu’Appelle Lands Direct Control District shall comply with the regulations, standards and requirements prescribed in the Former Diocese of Qu’Appelle Neighbourhood Plan. The neighbourhood plan shall supersede where a regulation in part 6C is inconsistent with any portion of the neighbourhood plan.
- (3) The Former Diocese of Qu’Appelle Lands Direct Control District consists of a number of sub-districts – hereafter referred to as “Policy Areas” – that provide for different building forms, densities, uses, and design standards.
- (4) The Former Diocese of Qu’Appelle Lands Direct Control District is comprised of some lots that are designated provincial heritage property and therefore subject to the regulatory provisions of *The Heritage Property Act*. The applicant should contact the Provincial Heritage Branch to determine if the property is designated. The provincial heritage designation is separate and apart from zoning and remains in effect for the entire property. Accordingly, any alteration or addition to the provincial heritage Property shall be subject to approval by the Minister responsible for *The Heritage Property Act*.
- (5) The exterior design of buildings, including elements of style, building form, scale and proportion, fenestration, materials and colours, shall be subject to

compliance with architectural standards adopted in conjunction with the application of an Architectural Control Overlay Zone (AC) designation in accordance with Chapter 8 Part 8A of this Bylaw.

- (6) Lands may be zoned Former Diocese of Qu'Appelle Lands Direct Control District where the OCP or an applicable secondary plan identifies the lands as being within the Former Diocese of Qu'Appelle Neighbourhood.

6C.3 BUILDING AND LAND USE REQUIREMENTS

3.1 PERMITTED AND DISCRETIONARY BUILDING TYPES

- (1) Table 6C.T1(a) lists building types that are permitted or discretionary in the Heritage Policy Area of the Former Diocese of Qu'Appelle Lands Direct Control District.
- (2) Any building types other than those listed in Table 6C.T1(a) are prohibited in the Heritage Policy Area of the Former Diocese of Qu'Appelle Lands Direct Control District.

TABLE 6C.T1(a): FORMER DIOCESE OF QU'APPELLE LANDS DIRECT CONTROL DISTRICT HERITAGE POLICY AREA BUILDING TYPES				
Sec.	Building Type	Permitted	Discretionary	Building Specific Regulations
T1(a).1	Building, Accessory	Permitted	---	---
T1(a).2	Building, Detached	Permitted	---	---
T1(a).3	Building, Row	Permitted	---	---
T1(a).4	Building, Stacked	Permitted	---	---

- (3) Table 6C.T1(b) lists building types that are permitted or discretionary in the Mixed-Use Policy Area of the Former Diocese of Qu'Appelle Lands Direct Control District.
- (4) Any building types other than those listed in Table 6C.T1(b) are prohibited in the Mixed-use Policy Area of the Former Diocese of Qu'Appelle Lands Direct Control District.

TABLE 6C.T1(b): FORMER DIOCESE OF QU'APPELLE LANDS DIRECT CONTROL DISTRICT MIXED-USE POLICY AREA BUILDING TYPES				
Sec.	Building Type	Permitted	Discretionary	Building Specific Regulations
T1(b).4	Building, Accessory	Permitted	---	---
T1(b).1	Building, Accessory	Permitted	---	---
T1(b).2	Building, Row	<p>Permitted where the:</p> <ul style="list-style-type: none"> (1) maximum building height is 11 metres or less; or (2) maximum building height is greater than 11 metres but less than or equal to 13 metres and the building does not contain a use in the dwelling land use class, and: <ul style="list-style-type: none"> (a) does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and (b) is not on the same lot as a building containing a use in the dwelling land use class. 	<p>Discretionary where the:</p> <ul style="list-style-type: none"> (1) maximum building height is greater than 11 metres but less than or equal to 13 metres and the building contains a use in the dwelling land use class; or (2) maximum building height is greater than 11 metres but less than or equal to 13 metres and the building does not contain a use in the dwelling land use class, but: <ul style="list-style-type: none"> (a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or (b) is on the same lot as a building containing a use in the dwelling land use class. 	---
T1(b).3	Building, Stacked	<p>Permitted where the:</p> <ul style="list-style-type: none"> (1) building does not contain a use in the dwelling land use class and meets the following conditions: <ul style="list-style-type: none"> (a) maximum building height is 13 metres or less; (b) the building does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and (c) the building is not on the same lot as a building containing a use in the dwelling land use class; or (2) building contains a use in the dwelling land use class and the maximum building height is 11 metres or less. 	<p>Discretionary where the:</p> <ul style="list-style-type: none"> (1) building is between 11 metres and 13 metres in height does not contain a use in the dwelling land use class and; <ul style="list-style-type: none"> (a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or (b) is on the same lot as a building containing a use in the dwelling land use class; or (2) building contains a use in the dwelling land use class and the maximum building height is between 11 metres and 13 metres. 	---
T1(b).4	Building, Stacked	<p>Permitted where the:</p> <ul style="list-style-type: none"> (1) maximum building height is 11 metres or less; or (2) maximum building height is greater than 11 metres but less than or equal to 13 metres and the building does not contain a use in the dwelling land use class, and: <ul style="list-style-type: none"> (a) does not adjoin a lot zoned residential or a lot containing a 	<p>Discretionary where the:</p> <ul style="list-style-type: none"> (1) maximum building height is greater than 11 metres but less than or equal to 13 metres and the building contains a use in the dwelling land use class; or (2) maximum building height is greater than 11 metres but less than or equal to 13 metres and the building does not contain a use in the dwelling land use 	---

TABLE 6C.T1(b): FORMER DIOCESE OF QU'APPELLE LANDS DIRECT CONTROL DISTRICT MIXED-USE POLICY AREA BUILDING TYPES				
Sec.	Building Type	Permitted	Discretionary	Building Specific Regulations
		use in the dwelling land use class; and (b) is not on the same lot as a building containing a use in the dwelling land use class.	class, but: (a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or (b) is on the same lot as a building containing a use in the dwelling land use class	

(#2020-33, s.70, 2020)

- (5) Table 6C.T1(c) lists building types that are permitted or discretionary in the Low Density Residential Policy Area of the Former Diocese of Qu'Appelle Lands Direct Control District.
- (6) Any building types other than those listed in Table 6C.T1(c) are prohibited in the Low Density Residential Policy Area of the Former Diocese of Qu'Appelle Lands Direct Control District.

TABLE 6C.T1(c): FORMER DIOCESE OF QU'APPELLE LANDS DIRECT CONTROL DISTRICT LOW DENSITY RESIDENTIAL POLICY AREA BUILDING TYPES				
Sec.	Building Type	Permitted	Discretionary	Building Specific Regulations
T1(c).1	Building, Accessory	Permitted	---	---
T2(c).2	Building, Detached ¹	Permitted	---	---
T3(c).3	Building, Planned Group	Permitted	---	---
T4(c).4	Building, Row ¹	Permitted	---	---
T5(c).5	Building, Stacked ¹	Permitted	---	---

¹ Refer to Subpart 1F.5 in Chapter 1 – Authority and Administration of the Zoning Bylaw for exceptions to proposed development within Primary or Secondary Intensification Areas.

(#2024-57, s. 22, 2024, #2025-15, s. 36, 2025)

- (7) Table 6C.T1(d) lists building types that are permitted or discretionary in the Medium Density Residential Policy Area of the Former Diocese of Qu'Appelle Lands Direct Control District.
- (8) Any building types other than those listed in Table 6C.T1(d) are prohibited in the Medium Density Residential Policy Area of the Former Diocese of Qu'Appelle Lands Direct Control District.

TABLE 6C.T1(d): FORMER DIOCESE OF QU'APPELLE LANDS DIRECT CONTROL DISTRICT MEDIUM DENSITY RESIDENTIAL POLICY AREA BUILDING TYPES				
Sec.	Building Type	Permitted	Discretionary	Building Specific Regulations
T1(d).1	Building, Accessory	Permitted	---	---
T1(d).2	Building, Detached	When used for the following: (a) Dwelling, Planned Group in combination with buildings containing three or more Dwelling Units; or (c) Institution, Daycare.	---	---
T1(d).3	Building, Planned Group	Permitted	---	---
T1(d).4	Building, Row	Permitted	---	The minimum number of units in a Building, Row shall be three.
T1(d).5	Building, Stacked	Permitted where the: (1) maximum building height is 11 metres or less; or (2) maximum building height is greater than 11 metres but less than or equal to 15 metres and the building does not contain a use in the dwelling land use class, and: (a) does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and (b) is not on the same lot as a building containing a use in the dwelling land use class	Discretionary where the: (1) maximum building height is greater than 11 metres but less than or equal to 15 metres and the building contains a use in the dwelling land use class; or (2) maximum building height is greater than 11 metres but less than or equal to 15 metres and the building does not contain a use in the dwelling land use class, but: (a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or (b) is on the same lot as a building containing a use in the dwelling land use class.	The minimum number of units in a Building, Stacked shall be three.

(#2020-33, s.71, 2020, #2025-15, s. 37, 2025)

- (9) Table 6C.T1(e) lists building types that are permitted or discretionary in the High-rise Residential Policy Area of Former Diocese of Qu'Appelle Lands Direct Control District.
- (10) Table 6C.T1(d) lists building types that are permitted or discretionary in the High-Rise residential Policy Area of the Former Diocese of Qu'Appelle Lands Direct Control District.

TABLE 6C.T1(e): FORMER DIOCESE OF QU'APPELLE LANDS DIRECT CONTROL DISTRICT HIGH-RISE RESIDENTIAL POLICY AREA BUILDING TYPES				
Sec.	Building Type	Permitted	Discretionary	Building Specific Regulations
T1(e).1	Building, Accessory	Permitted	---	---
T1(e).2	Building, Detached	When used for Institution, Daycare land use.	---	---
T1(e).3	Building, Planned Group	Permitted	---	---
T1(e).4	Building, Row	Permitted	---	The minimum number of units in a Building, Row shall be three.
T1(e).5	Building, Stacked	Permitted where the: (1) maximum building height is 11 metres or less; or (2) maximum building height is greater than 11 metres but less than or equal to 45 metres and the building does not contain a use in the dwelling land use class, and: (a) does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and (b) is not on the same lot as a building containing a use in the dwelling land use class.	Discretionary where the: (1) maximum building height is greater than 11 metres but less than or equal to 45 metres and the building contains a use in the dwelling land use class; or (2) maximum building height is greater than 11 metres but less than or equal to 45 metres and the building does not contain a use in the dwelling land use class, but: (a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or (b) is on the same lot as a building containing a use in the dwelling land use class.	The minimum number of units in a Building, Stacked shall be three.

(#2020-33, s.72, 2020, #2025-15, s. 38, 2025)

3.2 LAND USE REQUIREMENTS

- (1) Figure 6C.F.1 indicates the land use areas as they relate to the Former Diocese of Qu'Appelle Lands Direct Control District.
- (2) Tables 6C.T2(a) though (e) list land uses and land use intensities that are permitted or discretionary in the Former Diocese of Qu'Appelle Lands Direct Control District, subject to compliance with:
 - (a) the specific development permit requirements and procedures in Part 1G;

- (b) the land use specific regulations in Tables 6C.T2(a) through (e);
 - (c) the development standards in Tables 6C.T3(a) through (e);
 - (d) the parking and loading requirements in subpart 6C.6;
 - (e) the landscaping and aesthetic screening requirements of subpart 6C.7;
 - (f) the exterior design of new buildings, including elements of style, building form, scale and proportion, fenestration, materials, colours and architectural standards of an Architectural Control Overlay Zone (AC) designation in accordance with Chapter 8 Part 8A of this Bylaw; and
 - (g) the other regulations of this Bylaw.
- (3) When considering approval of a land use or a land use intensity listed as discretionary in Tables 6C.T2(a) through (e), the Development Officer shall evaluate the application based on the applicable review criteria for discretionary uses as prescribed in Chapter 1 of this Bylaw.
- (4) Proposals within the Heritage Policy Area shall be subject to the following site and development standards:
- (a) any exterior alterations or additions shall be subject to approval by the Minister responsible for The Heritage Property Act; and
 - (b) in the event that a property loses its status as a provincial heritage property, and is not subsequently designated as a municipal heritage property, then the property will be converted to the Low Density Residential Area and follow the development standards of that Policy Area.
- (5) The following land uses are prohibited in the Former Diocese of Qu'Appelle Lands Direct Control District:
- (a) any land use that is not listed in Tables 6C.T2(a) through (e);
 - (b) any land use that is above the maximum intensity listed as permitted or discretionary in Tables 6C.T2(a) through (e); and
 - (c) any land use that fails to meet any of the applicable requirements prescribed in this Bylaw.

(#2021-62, s. 30, 2021)



- | | | | | | |
|---|--|---|---|---|---|
|  | Heritage Policy Area
Refer to Table 6C.T2(a) |  | Mixed-use Policy Area
Refer to Table 6C.T2(b) |  | Low Density Residential
Policy Area
Refer to Table 6C.T2(c) |
|  | Medium Density
Residential Policy Area
Refer to Table 6C.T2(d) |  | High-rise Residential
Policy Area
Refer to Table 6C.T2(e) |  | Municipal Reserve |

Figure 6C.F1: Former Diocese of Qu'Appelle Lands Direct Control District Land Use Area Map

(#2023-23, s. 59, 2023)

TABLE 6C.T2(a): FORMER DIOCESE OF QU'APPELLE LANDS DIRECT CONTROL DISTRICT LAND USE GROUPS – HERITAGE POLICY AREA				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2(a).1	<ul style="list-style-type: none"> • Food & Beverage, Restaurant • Institution, Education • Institution, Humanitarian Service • Open Space, Active • Public Use, General • Service Trade, Accommodation • Service Trade, Light • Service Trade, Personal • Utility, General 	Permitted	---	<p>(1) Uses must be in existing buildings.</p> <p>(2) An “Open Space, Active” or “Institution, Education” land use may not be established where it will be closer than 182.88 metres to a “Service Trade, Body Rub Establishment” land use.</p> <p>(3) The measurement required in (2) shall be:</p> <p>(a) a straight line measured from the nearest point of the portion of the building used for “Service Trade, Body Rub Establishment” land use to the nearest portion of the lot requiring separation.</p> <p>(b) assessed as of the date of receipt of a complete application as determined by the Development Officer.</p>
T2(a).2	<ul style="list-style-type: none"> • Dwelling, Assisted Living • Dwelling, Group Care • Dwelling, Unit 	Permitted	---	<p>(1) The uses must be in an existing building.</p> <p>(2) Developments containing 20 or more Dwelling Units shall allocate a minimum of five per cent of the total area dedicated to Dwelling use to the communal amenity area.</p> <p>(3) Where the required communal amenity area is provided outdoors, the soft landscaping portion of such communal amenity area may be included as part of the minimum landscaping requirements listed in Subpart 6C.7.</p> <p>(4) The outdoor communal amenity area shall:</p> <p>(a) have a minimum contiguous area of 50 square metres, with no dimension across less than 6 metres; and</p> <p>(b) not entirely be located within the minimum required yard setback area.</p>
T2(a).3	<ul style="list-style-type: none"> • Industry, Laboratory • Clinic 	Permitted if gross floor area is less than 200 square metres per lot.	---	Use must be in an existing building.
T2(a).4	<ul style="list-style-type: none"> • Service Trade, Residential Short Term Accommodation 	Permitted	---	Use must be in an existing building.

(#2024-9, s. 145, 2024, #2024-77, s. 16, 2024)

TABLE 6C.T2(a): FORMER DIOCESE OF QU'APPELLE LANDS DIRECT CONTROL DISTRICT LAND USE GROUPS – HERITAGE POLICY AREA				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2(a).5	<ul style="list-style-type: none"> Retail Trade, Cannabis 	---	Discretionary if gross floor area is 250 square metres or less per lot.	<ol style="list-style-type: none"> Use must be in an existing building. The “Retail Trade, Cannabis” land use is subject to the Specific Development Permit Requirements for “Retail Trade, Cannabis” as prescribed in Chapter 1.
T2(a).6	<ul style="list-style-type: none"> Institution, Day Care 	Permitted	---	<ol style="list-style-type: none"> Use must be in an existing building. The “Institution, Day Care” land use may not be established where it will be closer than 182.88 metres to a “Service Trade, Body Rub Establishment” land use. The measurement required in (2) shall be: <ol style="list-style-type: none"> a straight line measured from the nearest point of the portion of the building used for “Service Trade, Body Rub Establishment” land use to the nearest portion of the lot requiring separation. assessed as of the date of receipt of a complete application as determined by the Development Officer.
T2(a).7	<ul style="list-style-type: none"> Assembly, Community Assembly, Recreation 	Permitted when in an existing building.	Discretionary when it is an outdoor use.	<ol style="list-style-type: none"> The “Assembly, Community” or “Assembly, Recreation” land use may not be established where it will be closer than 182.88 metres to a “Service Trade, Body Rub Establishment” land use. The measurement required in (1) shall be: <ol style="list-style-type: none"> a straight line measured from the nearest point of the portion of the building used for “Service Trade, Body Rub Establishment” land use to the nearest portion of the lot requiring separation. assessed as of the date of receipt of a complete application as determined by the Development Officer.
T2(a).8	<ul style="list-style-type: none"> Dwelling, Secondary Suite 	Permitted	---	Refer to Section 2C.2 in Chapter 2 of the Zoning Bylaw for land use specific regulations.

TABLE 6C.T2(a): FORMER DIOCESE OF QU'APPELLE LANDS DIRECT CONTROL DISTRICT LAND USE GROUPS – HERITAGE POLICY AREA				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2(a).9	<ul style="list-style-type: none"> Residential, Business 	Permitted if the Residential Business does not occupy more than 25 percent of the gross floor area of the Dwelling.	Discretionary if the Residential Business occupies more than 25 percent but not more than 40 percent of the gross floor area of the Dwelling Unit.	Refer to Section 2C.1 in Chapter 2 of the Zoning Bylaw for land use specific regulations.
T2(a).10	<ul style="list-style-type: none"> Retail Trade, Shop Service Trade, Clinic Office 	Permitted if gross floor area is up to 300 square metres per unit	Discretionary if gross floor area is more than 300 square metres per unit.	Use must be in an existing building

(#2020-11, ss.33-35, 2020, #2020-64, s.93, 2020, #2021-55, ss.31-33, 2021, 2021-62, s. 31, 2021, #2022-30, s. 83, 2022, #2024-77, s. 16, 2024, #2025-15, s. 39, 2025)

TABLE 6C.T2(b): FORMER DIOCESE OF QU'APPELLE LANDS DIRECT CONTROL DISTRICT LAND USE GROUPS – MIXED-USE POLICY AREA				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2(b).1	<ul style="list-style-type: none"> • Industry, Food & Beverage • Institution, Humanitarian Service • Open Space, Active • Service Trade, Light • Service Trade, Personal 	Permitted	---	(1) The “Open Space, Active” land use may not be established where it will be closer than 182.88 metres to a “Service Trade, Body Rub Establishment” land use. (2) The measurement required in (1) shall be: (a) a straight line measured from the nearest point of the portion of the building used for “Service Trade, Body Rub Establishment” land use to the nearest portion of the lot requiring separation. (b) assessed as of the date of receipt of a complete application as determined by the Development Officer.
T2(b).2	<ul style="list-style-type: none"> • Assembly, Community • Assembly, Recreational • Food & Beverage Lounge 	Permitted if gross floor area up to 300 square metres.	---	(1) The “Assembly, Community” or “Assembly, Recreation” land use may not be established where it will be closer than 182.88 metres to a “Service Trade, Body Rub Establishment” land use. (2) The measurement required in (1) shall be: (a) a straight line measured from the nearest point of the portion of the building used for “Service Trade, Body Rub Establishment” land use to the nearest portion of the lot requiring separation. (b) assessed as of the date of receipt of a complete application as determined by the Development Officer.
T2(b).3	<ul style="list-style-type: none"> • Dwelling, Group Care • Dwelling, Unit 	Permitted	---	(1) Dwelling Units shall be: (a) in the same building as another permitted or discretionary use in the zone. (b) on second or higher floor(s). (2) Developments containing 20 or more Dwelling Units shall allocate a minimum of five per cent of the total area dedicated to Dwelling use to the communal amenity area. (3) Where the required communal amenity area is outdoors, the soft landscaping portion of such communal amenity area may be included as part of the minimum landscaping listed in subpart 6C.7. (4) The outdoor communal amenity area shall: (a) have a minimum contiguous area of 50 square metres, with no dimension across less than 6 metres; and (b) not entirely be located within the minimum required yard setback area.
(#2024-9, s. 146, 2024)				

TABLE 6C.T2(b): FORMER DIOCESE OF QU'APPELLE LANDS DIRECT CONTROL DISTRICT LAND USE GROUPS – MIXED-USE POLICY AREA				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2(b).4	<ul style="list-style-type: none"> • Retail Trade, Cannabis 	Permitted if gross floor area up to 300 square metres	---	The “Retail Trade, Cannabis” land use is subject to the Specific Development Permit Requirements for “Retail Trade, Cannabis” as prescribed in Chapter 1.
T2(b).5	<ul style="list-style-type: none"> • Food & Beverage Restaurant • Office • Retail Trade, Shop • Service Trade, Clinic 	Permitted if gross floor area is up to 300 square metres per unit	Discretionary if gross floor area is more than 300 square metres per unit.	---
T2(b).6	<ul style="list-style-type: none"> • Institution, Day Care • Public Use, General • Utility, General 	Permitted	---	<p>(1) The “Institution, Day Care” land use may not be established where it will be closer than 182.88 metres to a “Service Trade, Body Rub Establishment” land use.</p> <p>(2) The measurement required in (1) shall be:</p> <p>(a) a straight line measured from the nearest point of the portion of the building used for “Service Trade, Body Rub Establishment” land use to the nearest portion of the lot requiring separation.</p> <p>(b) assessed as of the date of receipt of a complete application as determined by the Development Officer.</p>
T2(b).7	<ul style="list-style-type: none"> • Residential Business 	Permitted if: <ul style="list-style-type: none"> (a) the Residential Business does not occupy more than 25 per cent of the gross floor area of the Dwelling; or (b) the Residential Business is an Institution, Day Care meeting the requirements of a family child care home or group family child care home, as defined by <i>The Child Care Act, 2014</i>. (c) is a Service Trade, Residential Short Term Accommodation meeting the 	Discretionary if the Residential Business occupies more than 25 per cent but not more than 40 per cent of the gross floor area of the Dwelling.	Refer to Section 2C.1 in Chapter 2 of the Zoning Bylaw for land use specific regulations.

TABLE 6C.T2(b): FORMER DIOCESE OF QU'APPELLE LANDS DIRECT CONTROL DISTRICT LAND USE GROUPS – MIXED-USE POLICY AREA				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
		requirements of <i>The Residential Short Term Accommodation Licensing Bylaw.</i>		

(#2020-11, s.7,ss.36-38, 2020)(#2020-64, s.58-61, 2020, #2021-55, 34-36, 2021, #2021-62, s. 32, 2021, 2022-30, s. 84, 2022, #2025-15, s. 40, 2025)

TABLE 6C.T2(c): FORMER DIOCESE OF QU'APPELLE LANDS DIRECT CONTROL DISTRICT LAND USE GROUPS – LOW DENSITY RESIDENTIAL POLICY AREA				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2(c).1	<ul style="list-style-type: none"> • Dwelling, Group Care • Dwelling, Unit 	Permitted	---	---
T2(c).2	<ul style="list-style-type: none"> • Dwelling, Secondary Suite • Service Trade, Residential Short Term Accommodation 	Permitted	---	Refer to Section 2C.2 in Chapter 2 of the Zoning Bylaw for land use specific regulations.
T2(c).3	<ul style="list-style-type: none"> • Planned Group 	Permitted	---	<p>(1) A Planned Group shall consist of permitted or discretionary uses and building types in Low Density Policy Area.</p> <p>(2) All land uses within the “Planned Group” shall comply with the applicable Development Standards specified in 6C.T3(c).</p> <p>(3) Buildings that are connected by underground parking structures or above ground enclosed or non-enclosed structures shall be considered “Planned Group” and shall comply with the regulations of this Section.</p> <p>(4) Developments containing 20 or more Dwelling Units shall allocate a minimum of five per cent of the total area dedicated to Dwelling use to the communal amenity area.</p> <p>(5) Where the required communal amenity area is provided outdoors, the soft landscaping portion of such communal amenity area may be included as part of the minimum landscaping requirements listed in subpart 6C.7.</p> <p>(6) The outdoor communal amenity area shall:</p> <p>(a) have a minimum contiguous area of 50 square metres, with no dimension across less than 6 metres; and</p> <p>(b) not entirely be located within the minimum required yard setback area.</p>
				(1) The “Open Space, Active” land use may not

TABLE 6C.T2(c): FORMER DIOCESE OF QU'APPELLE LANDS DIRECT CONTROL DISTRICT LAND USE GROUPS – LOW DENSITY RESIDENTIAL POLICY AREA				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2(c).4	<ul style="list-style-type: none"> • Open Space, Active 	Permitted	---	<p>be established where it will be closer than 182.88 metres to a “Service Trade, Body Rub Establishment” land use.</p> <p>(2) The measurement required in section (1) shall be:</p> <p>(a) a straight line measured from the nearest point of the portion of the building used for “Service Trade, Body Rub Establishment” land use to the nearest portion of the lot requiring separation.</p> <p>(b) assessed as of the date of receipt of a complete application as determined by the Development Officer.</p>
T2(c).5	<ul style="list-style-type: none"> • Public Use, General • Utility, General 	Permitted	---	There shall be no exterior storage of goods, materials or equipment.
T2(c).6	<ul style="list-style-type: none"> • Institution, Day Care 	---	Discretionary	<p>(1) The “Institution, Day Care” land use may not be established where it will be closer than 182.88 metres to a “Service Trade, Body Rub Establishment” land use.</p> <p>(2) The measurement required in section (1) shall be:</p> <p>(a) a straight line measured from the nearest point of the portion of the building used for “Service Trade, Body Rub Establishment” land use to the nearest portion of the lot requiring separation.</p> <p>(b) assessed as of the date of receipt of a complete application as determined by the Development Officer.</p>
T2(c).7	<ul style="list-style-type: none"> • Residential Business 	<p>Permitted if:</p> <p>(a) the Residential Business does not occupy more than 25 per cent of the gross floor area of the Dwelling; or</p> <p>(b) is an Institution, Day Care meeting the requirements of a family child care home or group family child care home, as defined by <i>The Child</i></p>	<p>Discretionary if the Residential Business occupies more than 25 per cent but not more than 40 per cent of the gross floor area of the Dwelling Unit.</p>	Refer to Section 2C.1 in Chapter 2 of the Zoning Bylaw for land use specific regulations.

TABLE 6C.T2(c): FORMER DIOCESE OF QU'APPELLE LANDS DIRECT CONTROL DISTRICT LAND USE GROUPS – LOW DENSITY RESIDENTIAL POLICY AREA				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
		<p><i>Care Act, 2014; or</i></p> <p>(c) is a Service Trade, Residential Short Term Accommodation meeting the requirements of <i>The Residential Short Term Accommodation Licensing Bylaw.</i></p>		

(#2020-11, s.7,ss.39-40, 2020)(#2020-64, s.62-64, ss.93, 2020, #2021-55, ss 37-38, 2021, #2022-30,ss. 85 and 86, 2022, #2024-9, s. 147, 2024, #2025-15, s. 41, 2025)

TABLE 6C.T2(d): FORMER DIOCESE OF QU'APPELLE LANDS DIRECT CONTROL DISTRICT LAND USE GROUPS – MEDIUM DENSITY RESIDENTIAL POLICY AREA				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2(d).1	<ul style="list-style-type: none"> • Dwelling, Assisted Living • Dwelling, Group Care • Dwelling, Unit 	Permitted	---	<p>(1) Developments containing 20 or more Dwelling Units shall allocate a minimum of five per cent of the total area dedicated to Dwelling use to the communal amenity area.</p> <p>(2) Where the required communal amenity area is provided outdoors, the soft landscaping portion of such communal amenity area may be included as part of the minimum landscaping requirements listed in subpart 6C.7.</p> <p>(3) The outdoor communal amenity area shall:</p> <p>(a) have a minimum contiguous area of 50 square metres, with no dimension across less than 6 metres; and</p> <p>(b) not entirely be located within the minimum required yard setback area.</p>
T2(d).2	<ul style="list-style-type: none"> • Planned Group 	Permitted	---	<p>(1) A Planned Group shall consist of permitted or discretionary uses and building types in Medium Density Policy Area.</p> <p>(2) All land uses within the “Planned Group” shall comply with the applicable Development Standards specified in 6C.T3(c).</p>

TABLE 6C.T2(d): FORMER DIOCESE OF QU'APPELLE LANDS DIRECT CONTROL DISTRICT LAND USE GROUPS – MEDIUM DENSITY RESIDENTIAL POLICY AREA				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
				<p>(3) Buildings that are connected by underground parking structures or above ground enclosed or non-enclosed structures shall be considered “Planned Group” and shall comply with the regulations of this Section.</p> <p>(4) Developments containing 20 or more Dwelling Units shall allocate a minimum of five per cent of the total area dedicated to Dwelling use to the communal amenity area.</p> <p>(5) Where the required communal amenity area is provided outdoors, the soft landscaping portion of such communal amenity area may be included as part of the minimum landscaping requirements listed in subpart 6C.7.</p> <p>(6) The outdoor communal amenity area shall:</p> <p>(a) have a minimum contiguous area of 50 square metres, with no dimension across less than 6 metres; and</p> <p>(b) not entirely be located within the minimum required yard setback area.</p>
(#2024-9, s. 149, 2024)				
T2(d).3	<ul style="list-style-type: none"> Dwelling, Secondary Suite 	Permitted	---	Refer to Section 2C.2 in Chapter 2 of the Zoning Bylaw for land use specific regulations.
T2(d).4	<ul style="list-style-type: none"> Open Space, Active Service Trade, Residential Short Term Accommodation 	Permitted	---	<p>(1) The “Open Space, Active” land use may not be established where it will be closer than 182.88 metres to a “Service Trade, Body Rub Establishment” land use.</p> <p>(2) The measurement required in section (1) shall be:</p> <p>(a) a straight line measured from the nearest point of the portion of the building used for “Service Trade, Body Rub Establishment” land use to the nearest portion of the lot requiring</p>

TABLE 6C.T2(d): FORMER DIOCESE OF QU'APPELLE LANDS DIRECT CONTROL DISTRICT LAND USE GROUPS – MEDIUM DENSITY RESIDENTIAL POLICY AREA				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
				separation. (b) assessed as of the date of receipt of a complete application as determined by the Development Officer.
T2(d).5	<ul style="list-style-type: none"> • Public Use, General • Utility, General 	Permitted	---	There shall be no exterior storage of goods, materials or equipment.
T2(d).6	<ul style="list-style-type: none"> • Institution, Day Care 	---	Discretionary	<p>(1) The “Institution, Day Care” land use may not be established where it will be closer than 182.88 metres to a “Service Trade, Body Rub Establishment” land use.</p> <p>(2) The measurement required in section (1) shall be:</p> <p>(a) a straight line measured from the nearest point of the portion of the building used for “Service Trade, Body Rub Establishment” land use to the nearest portion of the lot requiring separation.</p> <p>(b) assessed as of the date of receipt of a complete application as determined by the Development Officer.</p>
T2(d).7	<ul style="list-style-type: none"> • Residential Business 	<p>Permitted if:</p> <p>(a) the Residential Business does not occupy more than 25 per cent of the gross floor area of the Dwelling; or</p> <p>(b) is an Institution, Day Care meeting the requirements of a family child care home or group family child care home, as defined by <i>The Child Care Act, 2014</i>; or</p> <p>(c) is a Service Trade, Residential Short Term Accommodation meeting the requirements of <i>The Residential Short Term Accommodation Licensing Bylaw</i>.</p>	Discretionary if the Residential Business occupies more than 25 per cent but not more than 40 per cent of the gross floor area of the Dwelling.	Refer to Section 2C.1 in Chapter 2 of the Zoning Bylaw for land use specific regulations.

(#2020-11, ss. 7 and 41-43, 2020, #2020-64, s.65,ss.93, 2020, #2021-55, ss.39-40, 2021, #2022-30, ss. 87 and 88, 2022, (#2024-9, s.148, 2024),#2025-15,s.42,2025

TABLE 6C.T2(e): FORMER DIOCESE OF QU'APPELLE LANDS DIRECT CONTROL DISTRICT LAND USE GROUPS – HIGH-RISE RESIDENTIAL POLICY AREA				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2(e).1	<ul style="list-style-type: none"> • Dwelling, Assisted Living • Dwelling, Group Care • Dwelling, Unit 	Permitted	---	(1) Developments containing 20 or more Dwelling Units shall allocate a minimum of five per cent of the total area dedicated to Dwelling use to the communal amenity area. (2) Where the required communal amenity area is provided outdoors, the soft landscaping portion of such communal amenity area may be included as part of the minimum landscaping requirements listed in subpart 6C.7. (3) The outdoor communal amenity area shall: <ul style="list-style-type: none"> (a) have a minimum contiguous area of 50 square metres, with no dimension across less than 6 metres; and (b) not entirely be located within the minimum required yard setback area.
(#2024-9, s. 150, 2024)				
T2(e).2	<ul style="list-style-type: none"> • Dwelling, Secondary Suite 	Permitted	---	Refer to Section 2C.2 in Chapter 2 of the Zoning Bylaw for land use specific regulations.
T2(e).3	<ul style="list-style-type: none"> • Planned Group 	Permitted	---	(1) A Planned Group shall consist of permitted or discretionary uses and building types in High-Rise Residential Policy Area. (2) All land uses within the “Planned Group” shall comply with the applicable Development Standards specified in 6C.T3(c). (3) Buildings that are connected by underground parking structures or above ground enclosed or non-enclosed structures shall be considered “Planned Group” and shall comply with the regulations of this Section. (4) Developments containing 20 or more Dwelling Units shall allocate a minimum of five per cent of the total area dedicated to Dwelling use to the communal amenity area.

TABLE 6C.T2(e): FORMER DIOCESE OF QU'APPELLE LANDS DIRECT CONTROL DISTRICT LAND USE GROUPS – HIGH-RISE RESIDENTIAL POLICY AREA				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
				<p>(5) Where the required communal amenity area is provided outdoors, the soft landscaping portion of such communal amenity area may be included as part of the minimum landscaping requirements listed in subpart 6C.7.</p> <p>(6) The outdoor communal amenity area shall:</p> <p>(a) have a minimum contiguous area of 50 square metres, with no dimension across less than 6 metres; and</p> <p>(b) not entirely be located within the minimum required yard setback area.</p>
T2(e).4	<ul style="list-style-type: none"> • Open Space, Active • Service Trade, Residential Short Term Accommodation 	Permitted	---	
T2(e).5	<ul style="list-style-type: none"> • Public Use, General • Utility, General 	Permitted	---	There shall be no exterior storage of goods, materials or equipment
T2(e).6	<ul style="list-style-type: none"> • Institution, Day Care 	---	Discretionary	<p>(1) The “Institution, Day Care” land use may not be established where it will be closer than 182.88 metres to a “Service Trade, Body Rub Establishment” land use.</p> <p>(2) The measurement required in subsection (1) shall be:</p> <p>(a) a straight line measured from the nearest point of the portion of the building used for “Service Trade, Body Rub Establishment” land use to the nearest portion of the lot requiring separation.</p> <p>(b) assessed as of the date of receipt of a complete application as determined by the Development Officer.</p>
T2(e).7	<ul style="list-style-type: none"> • Residential Business 	<p>Permitted if:</p> <p>(a) the Residential Business does not occupy more than 25 per cent of the gross floor area of the Dwelling; or</p> <p>(b) the Residential</p>	<p>Discretionary if the Residential Business occupies more than 25 per cent but not more than 40 per cent of the gross floor area of the Dwelling.</p>	Refer to Section 2C.1 in Chapter 2 of the Zoning Bylaw for land use specific regulations.

TABLE 6C.T2(e): FORMER DIOCESE OF QU'APPELLE LANDS DIRECT CONTROL DISTRICT LAND USE GROUPS – HIGH-RISE RESIDENTIAL POLICY AREA				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
		Business is an Institution, Day Care meeting the requirements of a family child care home or group family child care home, as defined by <i>The Child Care Act</i> ; or (c) is a Service Trade, Residential Short Term Accommodation meeting the requirements of <i>The Residential Short Term Accommodation Licensing Bylaw</i> .		
T2(e).8	Transportation, Parking Lot	---	Discretionary, as a temporary use only	Use may be permitted on a temporary basis. Development permit will be time limited and use must discontinue after date specified on the permit.

(#2020-11, s.7,ss.44, 2020)(#2020-64, s.93, 2020, #2021-55, ss.41-42, 2021, #2022-30, ss. 89 and 90, 2022, #2024-9, s. 151, 2024, #2025-15, s. 43-44, 2025)

6C.4 DEVELOPMENT STANDARDS

4.1 ALL DEVELOPMENT

The standards prescribed in Tables 6C.T3 (a) and (b) apply to all applicable buildings and land uses in the policy areas in Former Diocese of Qu'Appelle Lands Direct Control District.

TABLE 6C.T3(a) FORMER DIOCESE OF QU'APPELLE LANDS DIRECT CONTROL DISTRICT DEVELOPMENT STANDARDS - MIXED-USE POLICY AREA		
Sec.	Development Criteria	Standards (Per Lot)
T3.1(a)	Minimum Lot Area	250 square metres
T3.2(a)	Minimum Lot Frontage	6.0 metres
T3.3(a)	Maximum Front Yard Setback	
	(1) all development in the Mixed-use Policy Area	5.0 metres
	(2) Notwithstanding subsection 6C.T3.3(a)(1), setback from lot line along College Avenue	8.0 metres
T3.4(a)	Minimum Rear Yard Setback	Nil
T3.5(a)	Minimum Side Yard Setback	3.0 metres

T3.6(a)	Maximum Coverage	65%
T3.7(a)	Maximum Floor Area Ratio	3.0
T3.8(a)	Maximum Building Height	13 metres

TABLE 6C.T3(b) FORMER DIOCESE OF QU'APPELLE LANDS DIRECT CONTROL DISTRICT DEVELOPMENT STANDARDS – LOW-DENSITY RESIDENTIAL POLICY AREA¹				
Sec.	Development Criteria	Standards (Per lot except for Building, Row where standards are per unit)		
		• Building, Detached • Building, Stacked	• Building, Row	• Building, Planned Group
T3.1(b)	Minimum Lot Area			
	(1) For lots with rear lane access	200 square metres	137 square metres	(3) Where buildings on the lot front a public street (excluding a public lane) with: (a) no direct vehicular access from the same street: a total of minimum lot area otherwise required for each building type fronting the public street identified in Subsection T3.1(b)(1); or (b) direct vehicular access from the same street: a total of minimum lot area otherwise required for each building type fronting the public street identified in Subsection T3.1(b)(2); (4) Otherwise: Sum of minimum lot area as identified in Subsection T3.1 (b) (1) for each building type on the lot.
	(2) For lots without rear lane access	233 square metres	233 square metres	
T3.2(b)	Minimum Lot Frontage²			
	(1) For lots with rear lane access	7.3 metres	5 metres	(3) Where buildings on the lot front a public street (excluding a public lane) with: (a) no direct vehicular access from the same street: a total of minimum lot frontage otherwise required for each building type fronting the public street identified in Subsection T3.2(b)(1); or (b) direct vehicular access from the same street: a total of minimum lot frontage otherwise required for each building type fronting the public street identified in Subsection T3.2(b)(2). (4) otherwise: 7.5 metres.
	(2) For lots without rear lane access	8.5 metres	8.5 metres	
T3.3(b)	Minimum Front Yard Setback²			
	(1) From lot line along College Ave	1.5 metres	1.5 metres	1.5 metres
	(2) Otherwise	8.0 metres	8.0 metres	8.0 metres
T3.4(b)	Minimum Rear Yard Setback			
	(1) From lot line along College Ave	1.5 metres	1.5 metres	1.5 metres
	(2) Otherwise	8.0 metres	8.0 metres	8.0 metres
	Minimum Side Yard Setback			
	(1) For corner lots:			
	(a) where the lot frontage is less than 10 metres			

TABLE 6C.T3(b) FORMER DIOCESE OF QU'APPELLE LANDS DIRECT CONTROL DISTRICT DEVELOPMENT STANDARDS – LOW-DENSITY RESIDENTIAL POLICY AREA¹					
Sec.	Development Criteria	Standards (Per lot except for Building, Row where standards are per unit)			
		• Building, Detached • Building, Stacked	• Building, Row	• Building, Planned Group	
T3.5(b)	(i) Flankage side yard	450 millimetres	450 millimetres	Same as minimum side yard otherwise required for each of the building types in the Low-Density Policy Area	
	(ii) Total side yard	1.2 metres	450 millimetres		
	(b) where the lot frontage is more than 10 metres				
	(i) Flankage side yard	450 millimetres	450 millimetres	Same as minimum side yard otherwise required for each of the building types in the Low-Density Policy Area.	
	(ii) Total side yard	1.65 metres	450 millimetres		
	(2) For interior lots:				
	(a) where lot frontage is less than 10 metres				
	(i) Single side yard	450 millimetres	450 millimetres	Same as minimum side yard otherwise required for each of the building types in the Low-Density Policy Area.	
	(ii) Total side yard	1.2 metres	450 millimetres		
	(b) where lot frontage is 10 metres or more				
	(i) Single side yard	1.2 metres	1.2 metres	Same as minimum side yard otherwise required for each of the building types in the Low-Density Policy Area.	
	(ii) Total side yard	2.4 metres	1.2 metres		
T3.6(b)	Maximum Coverage	50%	60%	50%	
T3.7(b)	Maximum Floor Area Ratio	0.75	0.85	0.75	
T3.8(b)	Maximum Building Height	Portions of a building 10 metres or less from the front lot line – 8.25 metres Portions of a building more than 10 metres from the front lot line – 11 metres			

Notes:

1. Refer to Subpart 1F.5 in Chapter 1 – Authority and Administration of the Zoning Bylaw for development standards within Primary or Secondary Intensification Areas.

2. Frontage for parcels in the Low Density policy area bordering College Avenue, Halifax Street, and Anson Road shall be along Anson Road.

(#2022-30, s, 91, 2022, #2024-57, s. 23, 2024)

4.2 SITE AND DEVELOPMENT STANDARDS – MEDIUM-DENSITY RESIDENTIAL POLICY AREA

- (1) The standards prescribed in Table 6C.T3(c) shall apply to all lots in the Medium-Density Residential Policy Area.
- (2) Front building elevations shall include a stoop, and may include a porch and patio, and/or a light court, as depicted in Figure 6C.F2.
- (3) Façades shall be parallel to the property line directly abutting a sidewalk or open space.
- (4) Except for Building, Stacked, all buildings shall have their principal entry onto the street.

-
- (5) Entry frequencies shall be a maximum of 12.0 metres apart at their centres.
 - (6) Ground storey elevations shall be a minimum of 900 millimetres above grade.
 - (7) Porches and patios shall adhere to the following standards:
 - (a) setback from the property line shall be a minimum of 800 millimetres and defined by a planter which is subject to garden wall standards; and
 - (b) the minimum floor elevation shall be 600 millimetres.



Figure 6C.F2: Front Building Elevation Options, Medium-Density Residential Policy Area

4.3 SITE AND DEVELOPMENT STANDARDS –HIGH-DENSITY RESIDENTIAL POLICY AREA

- (1) The standards prescribed in Table 6C.T3(c) shall apply to all lots in the High-Density Residential Policy Area.
- (2) Active uses shall occupy all building storeys directly fronting a street or public place.
- (3) All mechanical units on roofs must be screen.
- (4) Tower and podium for apartments shall adhere to the following standards as illustrated in Figure 6C.F3:
 - (a) a minimum 2-storey podium with a minimum height of 9.0 metres must be provided.
 - (b) the podium may be a maximum of 3 storeys, with a maximum height of 11.0 metres.
 - (c) the front tower and rear tower must be stepped-back from the podium by a minimum of 2.5 metres.
 - (d) the tower floorplate (the area of the building slab) may be a maximum of 815.0 square metres.
 - (e) the tower depth may be a maximum of 28.5 metres.
 - (f) standards related to setbacks and frontages are listed in Table

6C.T3(c).

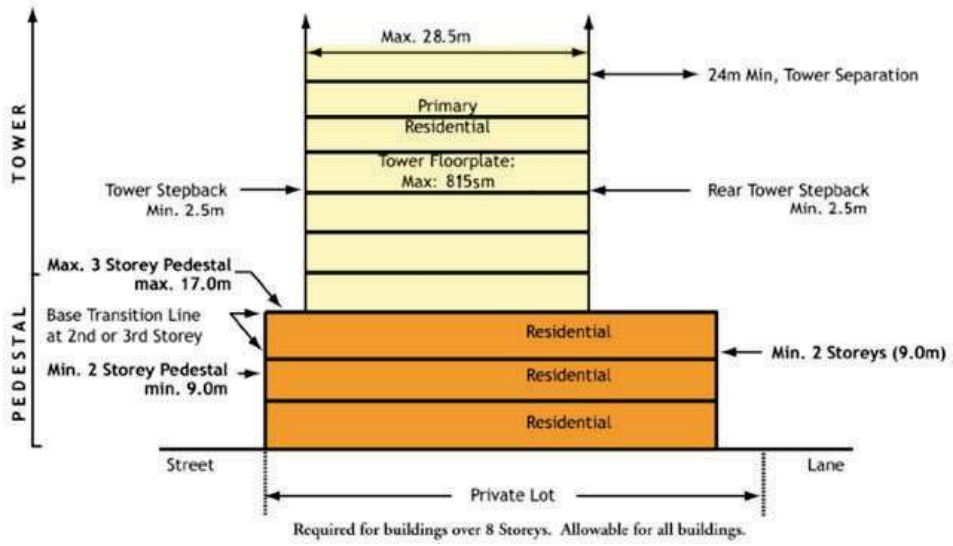


Figure 6C.F3: Tower and Podium, High-Rise Residential Policy Area

TABLE 6C.T3(c) FORMER DIOCESE OF QU'APPELLE LANDS DIRECT CONTROL DISTRICT DEVELOPMENT STANDARDS - MEDIUM-DENSITY AND HIGH-DENSITY RESIDENTIAL POLICY AREAS						
Sec.	Development Criteria	Standards (Per lot except for Building, Row where standards are per unit)				
		• Building, Detached	• Building, Row	• Building, Stacked	• Building, Planned Group	
T3(c).1	Minimum Lot Area	200 metres	End units: 137 square metres Interior units: 103 square metres	For buildings with up to three units: 200 metres For buildings with more than three units: 400 metres	Sum of minimum lot area as identified in T3(c).1 for each building type on the lot.	
T3(c).2	Minimum Lot Frontage	7.3 metres	End units: 5 metres Interior units: 3.75 metres	For buildings with up to three units: 7.3 metres For buildings with more than three units: 14.6 metres	Where buildings on the lot front a public road: the sum of minimum lot frontage as identified in T3.2(b) for each building fronting a public street; otherwise: 7.5 metres.	
T3(c).3	Minimum Front Yard Setback	1.5 metres	1.5 metres	1.5 metres	1.5 metres	
T3(c).4	Maximum Front Yard Setback	3.0 metres	3.0 metres	3.0 metres	3.0 metres	
T3(c).5	Minimum Rear Yard Setback	5.0 metres	5.0 metres	5.0 metres	5.0 metres	
T3(c).6	Minimum Side Yard Setback on Corner Lots					
	(1) Where the lot frontage is less than 10 metres:					
	(a) flankage side yard	450 millimetres	End units: 450 millimetres Interior units: N/A	450 millimetres	Same as minimum side otherwise required for each building type identified in T3(c).6	
	(b) interior side yard	750 millimetres	End units: 0 Interior units: N/A	1.2 metres		
	(2) Where the lot frontage is more than 10 metres:					
	(a) flankage side yard	450 millimetres	End units: 450 millimetres Interior units: N/A	450 millimetres	Same as minimum side otherwise required for each building type identified in T3(c).6.	
	(b) interior side yard for:					
	(i) Portions of any building or structure up to 11 m in height	1.2 metres	End units: 0 Interior units: N/A	1.2 metres		
	(ii) Portions of any building or structure over 11 metres but up to 13 metres in height	N/A	N/A	3.25 metres		
	(iii) Portions of any building or structure over 13 metres but up to 45 metres in height	N/A	N/A	5.0 metres		

TABLE 6C.T3(c) FORMER DIOCESE OF QU'APPELLE LANDS DIRECT CONTROL DISTRICT DEVELOPMENT STANDARDS - MEDIUM-DENSITY AND HIGH-DENSITY RESIDENTIAL POLICY AREAS					
Sec.	Development Criteria	Standards (Per lot except for Building, Row where standards are per unit)			
		• Building, Detached	• Building, Row	• Building, Stacked	• Building, Planned Group
T3(c).7	Minimum Side Yard Setback on Interior Lots				
	(1) Where lot frontage is less than 10 metres				
	(a) single side yard	450 millimetres	End units: 1.2 metres Interior units: 0 metres	1.2 metres	Same as minimum side otherwise required for each building type identified in T3(c).6.
	(b) total side yard	1.2 metres	End units: 1.2 metres Interior units: 0 metres	2.4 metres	
	(2) Where lot frontage is 10 metres or more				
	(a) portions of any building or structure up to 11 metres in height	1.2 metres	End units: 1.2 metres Interior units: 0 metres	1.2 metres	Same as minimum side otherwise required for each building type identified in T(c).3.6.
	(b) portions of any building or structure over 11 metres but up to 13 metres in height	N/A	N/A	3.25 metres	
(c) portions of any building or structure over 13 metres but up to 45 metres in height	N/A	N/A	5.0 metres		
T3(c).8	Maximum Coverage	60%	60%	60%	60%
T3(c).9	Maximum Building Height				
	(1) For Medium-Density Policy Area				
	(a) portions of a building within 10 metres of the front lot line.	8.25 metres	8.25 metres	8.25 metres	Maximum building height otherwise required for each building type fronting the public street in Former Diocese of Qu'Appelle Lands Direct Control District.
	(b) portions of a building more than 10 metres but less than 15 metres of the front lot line.	11 metres	11 metres	11 metres	
	(c) portions of a building more than 15 metres from the front lot line.	11 metres	11 metres	15 metres	
	(2) For High-Density Policy Area				
	(a) portions of a building within 10 metres of the front lot line.	8.25 metres	8.25 metres	8.25 metres	Maximum building height otherwise required for each building type fronting the public street in Former Diocese of Qu'Appelle Lands Direct Control District.
(b) portions of a building more than 10 metres but less than 15 metres of front lot line.	11 metres	11 metres	11 metres		
(c) portions of a building more than 15 metres from the front lot line.	11 metres	11 metres	45 metres		
Note:					
1. Notwithstanding any other setback requirements prescribed within Table 6C.T3(c), the minimum setback from lot line along College Avenue shall be 8.0m.					

4.4 LOT FRONTAGE

- (1) Where a lot's front lot line is curved, the lot frontage shall be measured as follows, as shown in Figure 6C.F4 below:
 - (a) the midpoint of the front lot line, relative to the side lot lines, shall be determined;
 - (b) a distance line perpendicular to the tangent and six meters in length shall be measured from the midpoint determined in clause 6C.4.4(1)(a);
 - (c) the lot frontage shall be measured as a line perpendicular to the six metre distance line prescribed in clause 6C.4.4(1)(b).

- (2) On a corner lot, the lot frontage shall be measured as follows, as shown in Figure 6C.F5 below:
 - (a) a distance line perpendicular to the front lot line and six metres in length shall be measured from the front lot line;
 - (b) the lot frontage shall be measured as a line perpendicular to the six metre distance line prescribed in clause 6C.4.4(2)(a).

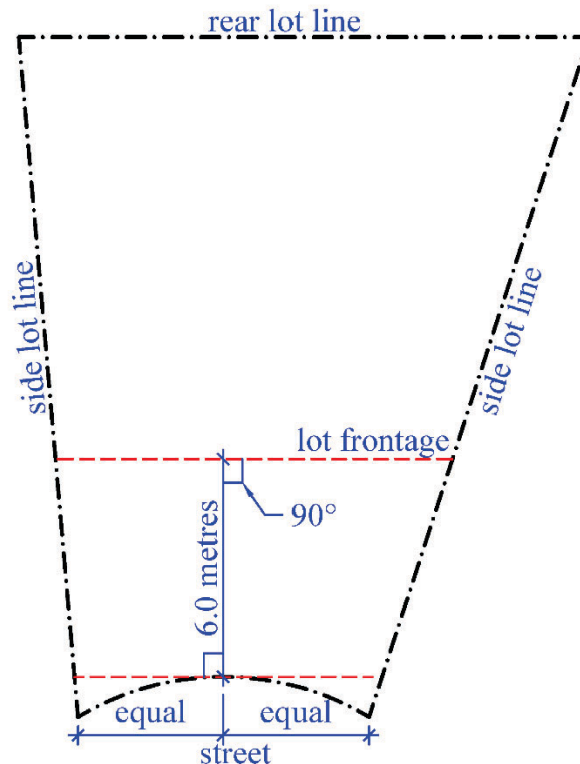


Figure 6C.F4: Minimum Lot Frontage on a Curved Lot Front

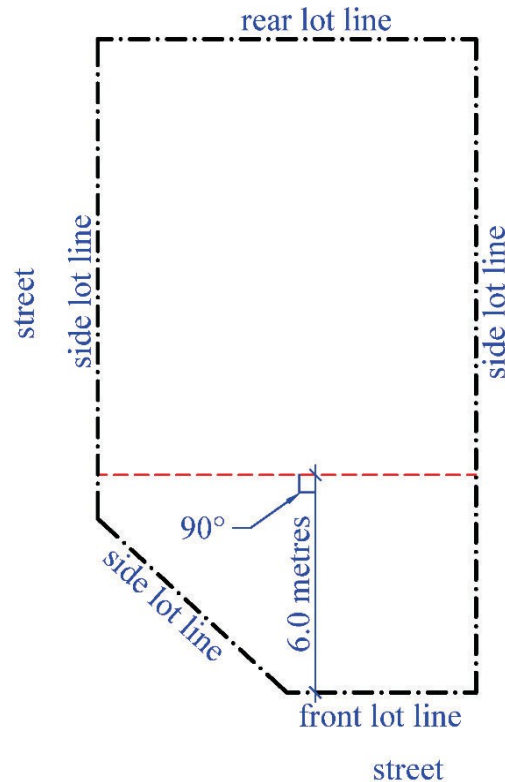


Figure 6C.F5: Minimum Lot Frontage on a Corner Lot

4.5 LOT FRONTAGE STANDARDS FOR MIXED USE POLICY AREA

- (1) At grade uses shall be commercial along all street frontages.
- (2) The following frontage standards shall apply to all street frontages:
 - (a) permitted frontage types are shopfronts with awnings; or arcades, whereby a colonnade and primary building façade are built to the hard landscaping, with the ground storey set back behind a row of columns or piers;
 - (b) primary building frontage shall be built to the hard surface landscaping on all streets;
 - (c) recessed entryways shall not exceed 2.0 metres;
 - (d) in setback areas, the surface treatment shall be hardscaped;
 - (e) facades shall be parallel to the property line directly abutting a sidewalk or open space, except at the intersection of College Avenue and Broad Street, where the building may be at a diagonal;

- (f) storefront glass height shall be a minimum of 3.0 metres;
- (g) a minimum of 65 per cent coverage of facades at the ground level storey, as indicated in Figure 6C.F6, shall be clear or lightly tinted glass to a minimum viewing depth of 1.0 metres;
- (h) entries shall be a maximum of 15.0 metres apart at their centre;
- (i) storefront module widths shall be a maximum of 11.0 metres;
- (j) the ground level storey shall be at the sidewalk level; and
- (k) colonnades shall be vertically proportioned, and shall be a minimum height of 1.65 metres.

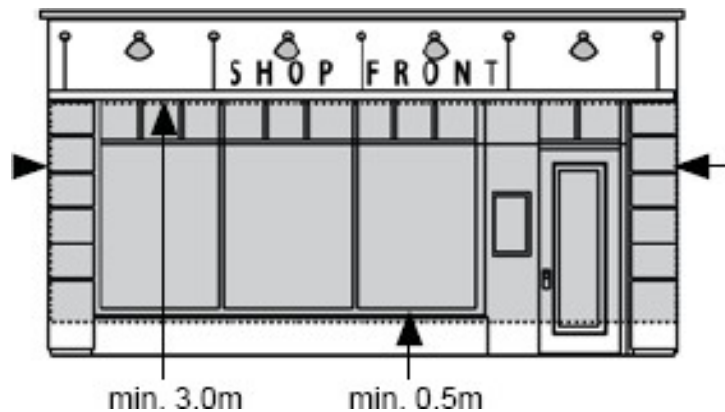


Figure 6C.F6: Glazing Requirements

4.6 PERMITTED YARD ENCROACHMENTS

- (1) The minimum front yard, flankage side yard, interior side yard and rear yard specified by this Bylaw shall remain free from any encroachment, except as permitted by Table 6C.T4.
- (2) Permitted yard encroachments are subject to section 1E.1.9 of Chapter 1.
- (3) The minimum setback from lot line to a permitted encroachment shall be the lesser of the setback standards prescribed in Tables 6C.T3 (a) through (c) and 6C.T4.

TABLE 6C.T4: FORMER DIOCESE OF QU'APPELLE LANDS DIRECT CONTROL DISTRICT PERMITTED ENCROACHMENT STANDARDS				
Sec.	Structure	Permitted Yard	Max. Projection into Permitted Yard	Min. Setback from Lot Line
T4.1	Non-structural architectural features (e.g. window sill, eaves, etc.)	<ul style="list-style-type: none"> • Front Yard • Interior Side Yard • Flankage Yard • Rear Yard 	750 millimetres	450 millimetres
(#2024-9, s. 152, 2024)				
T4.2	Cantilevered portion of a building, no greater than 2.4 square metres in combined area of all cantilevers when measured horizontally	<ul style="list-style-type: none"> • One Interior Side Yard Only • Flankage Yard 	610 millimetres	450 millimetres
T4.3	Fire escape	<ul style="list-style-type: none"> • Front Yard • Interior Side Yard • Flankage Yard • Rear Yard 	1.5 metres	150 millimetres
T4.4	Uncovered Balcony, Deck or Platform			
	(1) Portion that is 600 millimetres or more in height above grade.	<ul style="list-style-type: none"> • Front Yard • Rear Yard 	500 millimetres	The lesser of the side yard setback requirements for the principal building on site; or the existing side yard setback of the building on site.
	(2) Portion that is less than 600 millimetres in height above grade.	<ul style="list-style-type: none"> • Front Yard • Interior Side Yard • Flankage Yard • Rear Yard 	Unrestricted	Unrestricted
T4.5	Porch	<ul style="list-style-type: none"> • Front Yard • Rear Yard 	1.5 metres	3.0 metres
T4.6	Steps above or below grade, Landings and Wheelchair ramps	<ul style="list-style-type: none"> • Front Yard • Interior Side Yards • Flankage Yard • Rear Yard 	Unrestricted	Unrestricted
T4.7	Children's play equipment, fences, gutters, exterior insulation as a part of energy retrofits on the existing building envelope or structure, retaining walls or other landscape features and decorative structures	<ul style="list-style-type: none"> • Front Yard • Interior Side Yard • Flankage Yard • Rear Yard 	Unrestricted	Unrestricted
(#2024-9, s. 153, 2024)				

4.7 HEIGHT EXCEPTIONS

- (1) Subject to subsection 6C.4.7(2), any height limitation Tables 6C.T3(a) through (c) shall not apply to any of the following:
- (a) a spire;
 - (b) a belfry;
 - (c) a cupola;

- (d) a dome;
- (e) a chimney;
- (f) a ventilator;
- (g) a skylight;
- (h) a water tank;
- (i) a bulkhead;
- (j) a communication antenna;
- (k) a solar panel; or
- (l) a feature or mechanical appurtenance, usually situated above the roof level, that is, in the opinion of the Development Officer, similar to the above list.

(2) The features mentioned in subsection 6C.4.7(1):

- (a) may not include an elevator or staircase enclosure, or a mechanical penthouse;
- (b) may not be used for human habitation; and
- (c) shall be erected only to such minimum height or area necessary to accomplish the purpose they are to serve.

(#2023-23, s. 60, 2023)

6C.5 ACCESSORY USES, BUILDINGS AND STRUCTURES

5.1 ACCESSORY BUILDING OR STRUCTURE LOCATION

Detached accessory buildings or structures shall not be located in the front yard.

5.2 ACCESSORY BUILDING OR STRUCTURE DEVELOPMENT STANDARDS

The standards prescribed in Table 6C.T5 apply to all accessory buildings or structures in the Former Diocese of Qu'Appelle Lands Direct Control District zone.

TABLE 6C.T5 FORMER DIOCESE OF QU'APPELLE LANDS DIRECT CONTROL DISTRICT DEVELOPMENT STANDARDS FOR ACCESSORY BUILDINGS OR STRUCTURES		
Sec.	Development Criteria	Standard (Per Lot)
	Maximum Area	
T5.1	(1) Accessory to: (a) Building, Detached; (b) Building, Row with two units; or (c) Building, Stacked with two units	75 square metres
	(2) Accessory to: (a) any type of building within a Dwellings, Planned Group (b) Building, Row with more than two units (c) Building, Stacked with more than two units (d) Public Use, General (e) Utility, General	Greater of 75 square metres or 15 per cent of the lot area.
	Minimum Setback for an Accessory Building or Structure on an interior lot	
T5.2	(1) Where the accessory building or structure is located entirely within the rear yard:	
	(a) setback from rear lot line	
	(i) where the vehicular access door of a garage faces the rear lot line adjoining a public lane;	1.50 metres
	(ii) otherwise	600 millimetres
	(b) setback from side lot lines	600 millimetres
	(2) Where the accessory building or structure is located entirely within the side yard:	
(a) setback from side lot line	Same as otherwise required for the principal building on site.	
	Minimum Setback for an Accessory Building or Structure located on a corner lot	
T5.3	(1) Where the accessory building or structure is located entirely within the rear yard:	
	(a) setback from rear lot line:	
	(i) where a vehicular access door of a garage faces rear lot line adjoining a public lane;	1.50 metres
	(ii) otherwise	600 millimetres
	(b) setback from side lot line:	
	(i) where a vehicular access door of a garage faces flankage lot line	5.5 metres from the back of curb or walk where the flankage lot line adjoins a public street; or 1.5 metres where the flankage lot line adjoins a public lane.
	(ii) otherwise	600 millimetres
	(2) Where the accessory building or structure is located entirely within the side yard:	
	(a) setback from side lot line	
(i) where a vehicular access door of a garage faces flankage lot line	5.5 metres from the back of curb or walk where the flankage lot line adjoins a public street; or 1.5 metres where the flankage lot line adjoins a public lane.	
(ii) otherwise	Same as otherwise required for the principal building on site.	
T5.4	Minimum Setback from a principal building on the site	1.0 metre
	Maximum Height	
T5.5	(1) An accessory building used as a communal amenity area in a Dwelling, Planned Group	11.0 metres
	(2) Otherwise	4.0 metres

(#2021-2, ss.73-74, 2021, #2022-30, s. 92, 2022)

5.3 ACCESSORY USE, BUILDING OR STRUCTURE EXCEPTIONS

- (1) Notwithstanding the minimum setback requirements for an accessory building or structure specified under Table 6C.T5:
 - (a) where an accessory structure is structurally attached to the principal structure as an enclosed, all-season, heated living space, it shall be considered as a part of the principal structure, and shall maintain the yard setback requirements of the principal building (see Figure 6C.F7);
 - (b) notwithstanding clause 6C.5.3(a), where access to an attached or carport is provided directly from a flankage side, setback to the attached garage or carport shall be:
 - (i) minimum 5.5 metres from the back of curb or walk along the flankage lot line adjoining a public street; or,
 - (ii) minimum 1.5 metres from the flankage lot line adjoining a public lane; and
 - (c) where the principal building on a site has no side yard requirement, an accessory building on that site may be built without a side yard setback from the same property line from which the principal building has no required side yard setback.
- (2) The minimum setback requirements of Table 6C.T5 shall not apply to a detached accessory building with a floor area of 10 square metres or less and which is located in the rear or side yard.
- (3) Where a detached accessory structure mentioned in subsection 6C.5.3(2) is located on a corner lot, the same side yard setback shall be maintained from the corner side as required for the principal building.
- (4) All accessory structures or buildings shall be included in the calculation of the total site coverage calculation, except those listed in Table 6C.T4.7.

(#2021-2, s.75, 2021, #2022-30, ss. 93 and 94, 2022)

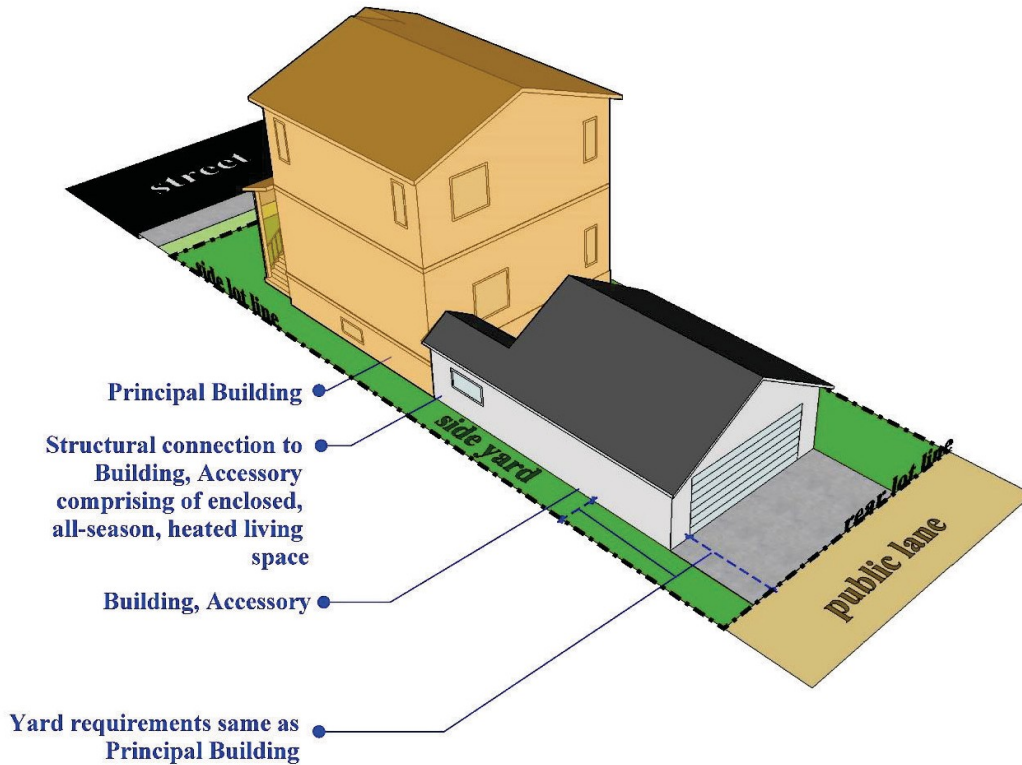


Figure 6C.F7: Accessory Connection

6C.6 PARKING AND LOADING

6.1 NO OBSTRUCTION

Parking stalls required by this Bylaw shall not be obstructed in any way by garbage receptacles, structures, equipment or materials which interfere with the ability of the parking stall to serve its function.

6.2 ACCESSIBLE PARKING STALLS

- (1) Notwithstanding any other provision in this Bylaw, a minimum of two per cent of the required number of parking stalls shall be provided in the form of accessible parking stalls in the Former Diocese of Qu'Appelle Lands Direct Control District zone.
- (2) Accessible parking stalls shall be clearly designated with signs above ground indicating their purpose.
- (3) Relative to the placement of non-accessible parking stalls, accessible parking stalls shall be located closest to the:
 - (a) the accessible building entrance if it exists; or

- (b) the building entrance with shortest path of travel from the accessible parking stalls.

6.3 MOTOR VEHICLE REGULATIONS

- (1) All required parking or loading spaces as per section 1F.2.9 of this Bylaw, shall be located entirely on the same lot as the principal land use they serve. (#2025-15, s. 45, 2025)
- (2) No motor vehicle parking stall, manoeuvring area, garage door, loading stall or loading bay shall be located in:
 - (a) an area provided to meet the total site landscaping area; or
 - (b) the required front yard unless otherwise specified in this Bylaw.
- (3) Subject to the discretion of the Development Officer, parking areas shall be accessed only from private or public rear lanes.
- (4) Pedestrian access to public parking areas shall be located along the primary building frontage.
- (5) Loading docks and services shall be accessed from a private or public lane.

6.4 MINIMUM MOTOR VEHICLE PARKING REQUIREMENTS

- (1) Table 6C.T6 lists the minimum motor vehicle parking requirements for development in the Former Diocese of Qu'Appelle Lands Direct Control District.
- (2) If, in determining the number of required parking stalls, a fractional space is calculated:
 - (a) any fraction up to and including one-half shall be disregarded; and
 - (b) any fraction over one-half shall be deemed to be equivalent to one full stall.
- (3) Unless otherwise specified in this Bylaw, tandem parking stalls shall not be used to meet minimum parking requirements.
- (4) Up to 30 per cent of the required parking stalls in any parking area may be designed as compact stalls.
- (5) All compact parking stalls shall be clearly designated with signs indicating

their purpose.

TABLE 6C.T6: FORMER DIOCESE OF QU'APPELLE LANDS DIRECT CONTROL DISTRICT PARKING REQUIREMENTS

Sec.	Land Use	Motor Vehicle	
T6.1	Dwelling, Unit	(1) In the Mixed-use, Medium Density Residential and High Rise Residential policy areas: (a) a minimum of one enclosed stall is required per Dwelling Unit; and (b) a maximum of 0.5 unenclosed stalls is required per Dwelling Unit. (2) Otherwise: (a) one stall is required per Dwelling Unit.	
T6.2	Dwelling, Assisted Living	0.4 stalls are required per Dwelling Unit	
T6.3	Dwelling, Group Care	The greater of: (a) one stall is required per six beds; or (b) two stalls are required.	
T6.4	Service Trade, Residential Short Term Accommodation	0.5 stall per Service Trade, Residential Short Term Accommodation is required in addition to the parking requirement for the Dwelling Unit	
T6.5	Institution, Day Care	(1) One stall is required per land use; and (2) The following table indicates the minimum number of passenger drop-off stalls:	
		Individual Under Care	Minimum Number of Passenger Drop-off Stalls
		1-10	1 stall
		10-15	2 stalls
		16-30	3 stalls
		31-45	4 stalls
		46-60	5 stalls
More than 60	Two additional stalls are required for each increment of 15 individuals in excess of 60		
		(3) Notwithstanding subsection (2), where the applicant demonstrates to the satisfaction of the Development Officer, that on-street parking capacity can adequately serve as a passenger drop-off stall without impeding traffic flow, the Development Officer may reduce the minimum passenger drop-off stall requirements accordingly. (4) Parking stalls required pursuant to subsection (1) or a condition of a discretionary use permit shall not be used to satisfy the passenger drop-off stall requirements of subsection (2). (5) All on-site passenger drop-off stalls shall be reserved and clearly marked for passenger drop-off purposes.	
T6.6	Residential Business	(1) A minimum of one parking stall shall be provided for the Residential Business in addition to the parking required for the Dwelling Unit on the same lot. (2) Customers of the Residential Business cannot utilize any parking stalls that are required for the Dwelling Unit. (3) Where the Residential Business is an Institution, Day Care, parking requirements listed under T6.6 shall apply. (4) Where the Residential Business is a Service Trade, Residential Short Term Accommodation, parking requirements listed under T6.4 shall apply.	
T6.7	All other land uses	(1) For the first 150 square metres in gross floor area, no parking stall is required. (2) For that portion in excess of the first 150 square metres in gross floor area, one parking stall is required per 75 square metres of gross floor area.	

(#2020-33, s.73, 2020)(#2020-64, s.66, s.s93,2020)

6.5 MINIMUM LOADING REQUIREMENTS

- (1) On any lot containing buildings with a combined gross floor area of 1,401 to 10,000 square metres, one loading stall shall be required.
- (2) On any lot containing buildings with a combined gross floor area of 10,001 square metres or more, loading stall shall be required in addition to the requirement mentioned in subsection 6C.6.5(1).
- (3) Dwelling Units shall not be calculated toward the combined gross floor area mentioned in subsections 6C.6.5(1) or (2).
- (4) All loading stalls shall be clearly marked to indicate their purpose.
- (5) Notwithstanding subsections 6C.6.5(1) and (2), the Development Officer may decrease the number of required loading stalls.

6.6 ADDITIONAL PARKING REGULATIONS –LOW-DENSITY RESIDENTIAL POLICY AREA

- (1) Garages may accommodate a maximum of two vehicles.
- (2) Garages and driveways are prohibited on College Avenue.
- (3) Garage doors shall not face public streets.
- (4) Where rear yard access is not possible on internal streets, garages shall be turned perpendicular to the street providing driveway access as illustrated in Figure 6C.F8.



Figure 6C.F8: Garage and Driveway Configuration in the Low-Density Residential Policy Area

6.7 ADDITIONAL PARKING REGULATIONS – MIXED-USE POLICY AREA

Driveways are prohibited on College Avenue.

6.8 BICYCLE PARKING REQUIREMENTS

- (1) For every 20 Dwelling Units that are developed on a lot the developer shall provide a minimum of one long-term bicycle parking stall within the same building(s) as the Dwellings. This may be counted toward the minimum bicycle parking requirement prescribed in subsection 6A.6.8(2).
- (2) For every 10 required motor vehicle parking stalls there shall be either:
 - (a) two short-term bicycle parking stall;
 - (b) 0.5 long-term bicycle parking stalls; or
 - (c) An equivalent combination of clauses 6C.6.8(2)(a) and (b).
- (3) If, in determining the number of required parking stalls, a fractional bicycle parking stall is calculated, any fraction will be rounded up to the next whole number.
- (4) Required short-term bicycle stalls shall be located closer to the building entrance than the motor vehicle parking stalls.
- (5) Required bicycle parking shall be located either :
 - (a) on the ground floor of the principal building(s) on the lot; or
 - (b) within a secure area close to the building entrance.
- (6) If the motor vehicle parking stalls are covered or located within a structure, then the bicycle parking stalls must also be covered or located within a structure.

(#2023-23, s. 61, 2023)

6.9 MUNICIPAL HERITAGE PROPERTY AND PROVINCIAL HERITAGE PROPERTY

- (1) Where required, the number of motor vehicle parking stalls existing upon municipal heritage property and provincial heritage property, at the time of such heritage designation, shall be maintained with any development approved after such date.

- (2) Notwithstanding the motor vehicle parking requirements in sections 6E.6.4 and 6E.6.5, development of designated municipal heritage property and provincial heritage property shall not be required to provide motor vehicle parking and loading facilities beyond that mentioned in subsection 6E.6.8(1).

6C.7 LANDSCAPING AND AESTHETIC SCREENING REQUIREMENTS

7.1 MINIMUM TOTAL SITE LANDSCAPING REQUIREMENTS

- (1) The minimum landscaping requirements prescribed in Table 6C.T7 apply to principal land uses and developments in the Former Diocese of Qu'Appelle Lands Direct Control District.
- (2) The following perimeter screening requirements shall apply where a surface parking area, loading area or outdoor storage area abuts a public street (see Figure 6C.F10):
 - (a) Shrubs or fencing shall be provided to form a screen between 0.75 metres and 1.0 metres in height and shall cover 80 per cent of the length of the area to be screened. Fencing shall be at least 85 per cent opaque;
 - (b) In the case of shrub plantings, shrubs shall be spaced to form a closely-knit mass and an average of 2 rows is required; and
 - (c) The maximum width for a continuous, uninterrupted strip of permeable mulch shall be 1.5 metres, except that isolated areas of up to 5 metres in length may exceed the maximum 1.5-metre width.
- (3) If there is a conflict between the requirements in Table 6C.T7, the most stringent requirement shall apply.
(#2024-9, s. 154, 2024)
- (4) All landscaping requirements shall be completed in accordance with the approved landscape plan by the end of the growing season in which the use of the building or site has taken place. When the use of a building has occurred after the end of the growing season, all required and approved landscaping features shall be completed by June 1 of the following growing season.

TABLE 6C.T7: FORMER DIOCESE OF QU'APPELLE LANDS DIRECT CONTROL DISTRICT TOTAL SITE LANDSCAPING REQUIREMENTS		
Sec.	Land Use	Minimum Landscaping Requirements
T7.1	For a: <ul style="list-style-type: none"> • Dwelling, Unit; • Dwelling, Group Care; or • Dwelling Assisted Living in a building with two units or less. 	Within two years of the issuance of an occupancy permit, the entirety of the front yard and side yards abutting a public street or public pathway must be landscaped, excluding: <ul style="list-style-type: none"> (a) a walkway; and (b) a driveway leading to an approved parking stall.
T7.2	<ul style="list-style-type: none"> • Assembly, Community • Institution, Day Care 	10% total site landscaped area
T7.3	<ul style="list-style-type: none"> • Any land use in a building with three or more units; or • Dwelling, Planned Group 	15% total site landscape area
T7.4	<ul style="list-style-type: none"> • Dwelling, Secondary Suite • Open Space, Active • Public Use, General • Utility, General • Residential Business • Service Trade, Residential Short Term Accommodation 	No Requirement

(#2020-64, s.67-68, 2020)

7.2 PLANTING REQUIREMENTS

The following planting ratios shall apply to achieve the total site landscaping area, as required by Table 6C.T7:

- (a) a minimum of one tree per 40 square metres of required site landscaping is required per lot;
- (b) for every ten metres along a registered road right of way, a minimum of one deciduous tree is required. This includes portions separated from a right of way only by an easement or boulevard; and
- (c) a minimum of one shrub per 20 square metres of required site landscaping is required per lot.

7.3 INCLUDED LANDSCAPED AREAS

- (1) Exposed soil will only be considered toward the total site landscape area in an Open Space, Active used to grow plants or in shrub beds.
- (2) The total site landscaping area, as required Table 6C.T7, may include, but is not restricted to:
 - (a) parking area landscaping;
 - (b) major roadways landscaped design areas (see Figure 6C.F9);

- (c) boulevard areas;
 - (d) curbing;
 - (e) perimeter screening (see Figure 6C.F10); and
(#2024-9, s. 155, 2024)
 - (f) any portion of required aesthetic screening.
- (3) Developments within the major roadways landscape design areas in Figure 6C.F9 may be subject to additional landscaping requirements.
 - (4) Boulevard areas shall only be used to fulfil the total site landscaping requirement, subject to the approval of the Development Officer.

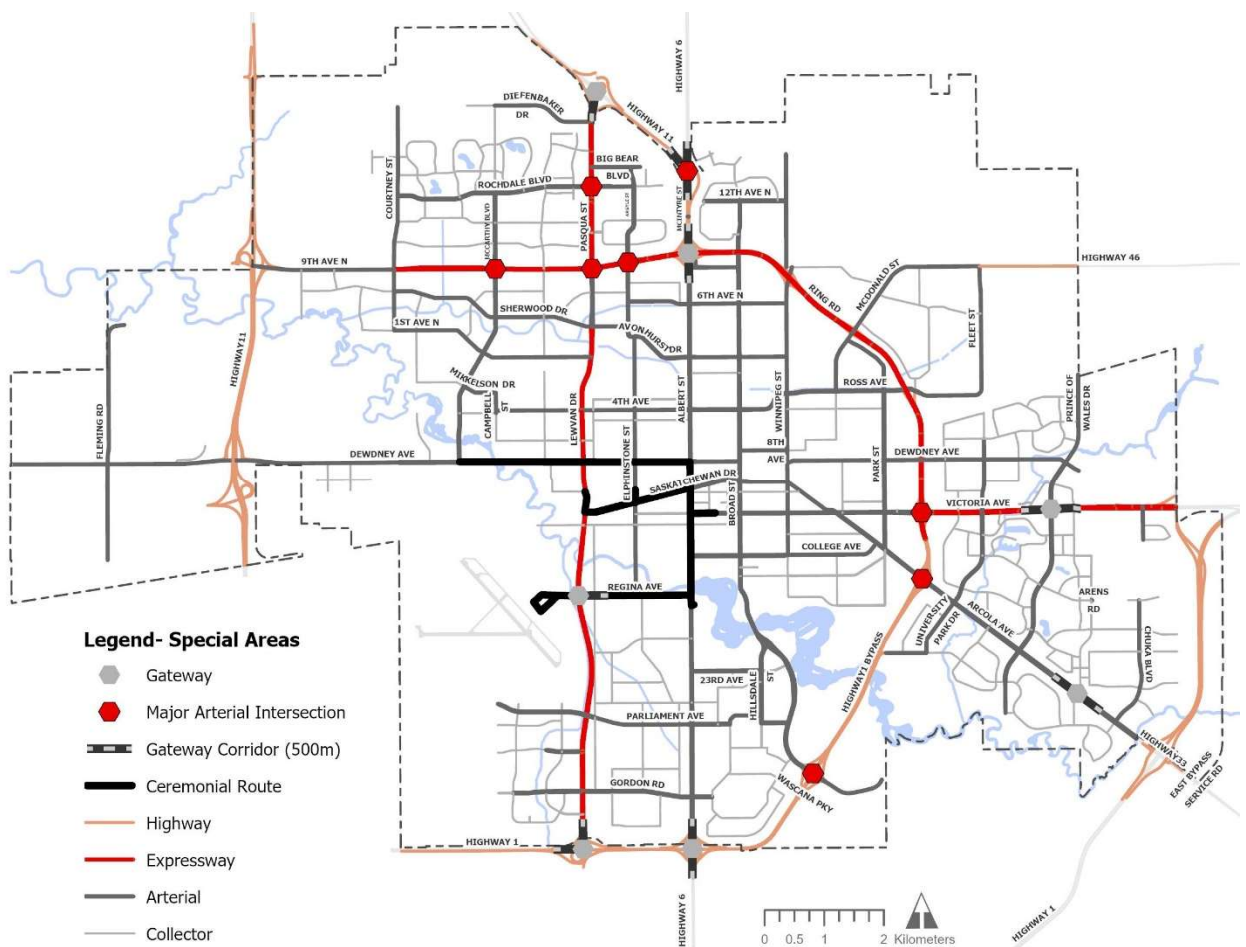
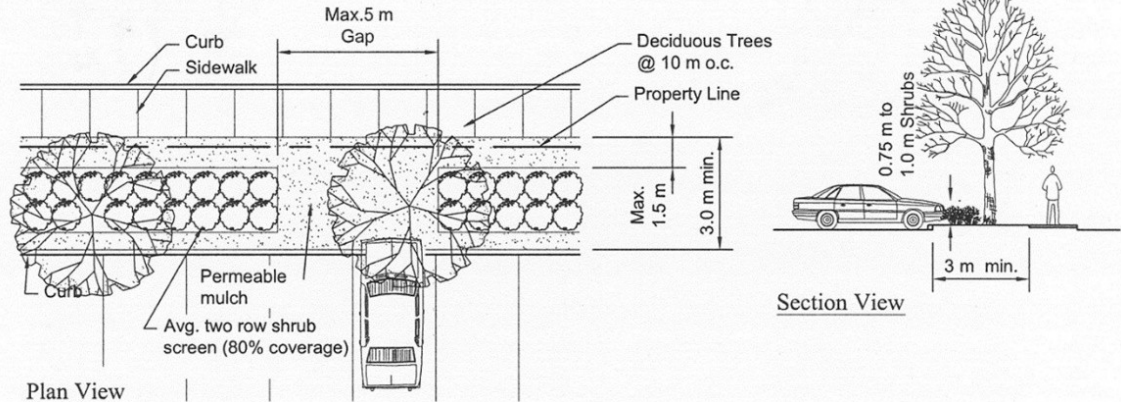
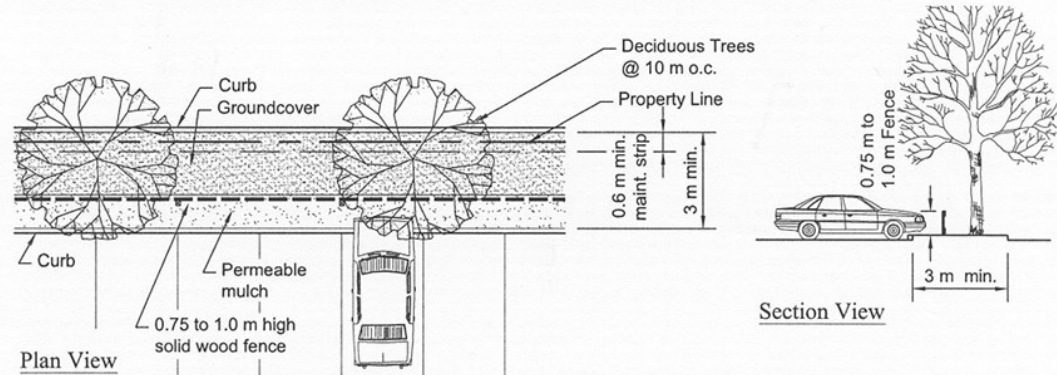


Figure 6C.F9: Major Roadways Landscape Design Map

(#2024-9, s. 156-157, 2024)



a) Deciduous trees & closely knit shrub planting (750 to 1000 millimetre height)



b) Deciduous trees & 85% opaque fence (750 to 1000 millimetre height)

Figure 6C.F10: Perimeter Screening Requirements
 (#2024-9, s. 158, 2024)

7.4 PRESERVATION OF EXISTING PLANT MATERIAL

Existing plant material on site shall be retained when possible and may be credited toward the fulfillment of the total site landscaping requirement.

7.5 MIXED USE POLICY AREA

- (1) The total hard surface landscaping, including the sidewalk, shall be a minimum of 5.0 metres.
- (2) Buildings along Broad Street and internal streets require hard surface landscaping between the street and the building.
- (3) All existing trees shall remain in all side yard setbacks.

- (4) Grading and site design shall ensure the safety of tree and root systems per the Forestry Bylaw.

7.6 LOW-DENSITY RESIDENTIAL POLICY AREA

- (1) All existing trees shall remain in all side yard setbacks, as part of the major grove planting north-west of St. Chad's College.
- (2) Grading and site design shall ensure the safety of tree and root systems per the Forestry Bylaw.

7.7 AESTHETIC SCREENING OF INCOMPATIBLE USES

- (1) A proposed new development containing non-residential uses or substantial addition to an existing development on a lot containing non-residential uses in the Former Diocese of Qu'Appelle Lands Direct Control District shall provide aesthetic screening at a minimum height of 1.83 metres up to a maximum of the allowable fence height as prescribed in section 2D.2.1 along its abutting lot lines where the proposed development abuts a lot zoned Residential.
- (2) In addition to other requirements of this Bylaw, the following activities and/or areas on a lot in the Former Diocese of Qu'Appelle Lands Direct Control District containing four or more dwelling units or a non-dwelling land use shall be aesthetically screened from all sides to a height of 1.83 metres or to the satisfaction of the Development Officer:
 - (a) any collection area for garbage, refuse or recycling;
 - (b) any storage area that is outdoors or partially outdoors; and
 - (c) any maneuvering area or loading / unloading bay.

(2023-47, s. 21, 2023)

6C.8 EXCEPTIONS TO DEVELOPMENT STANDARDS

8.1 APPLICATION

- (1) Subject to the requirements of subpart 1F.2 of Chapter 1, Council may, by development agreement with a developer, approve a relaxation of the maximum floor area ratio and/or height requirements of sections 6C.4 in exchange for the provision of a public amenity prescribed in Table 6C.T8.
- (2) The bonus floor area granted pursuant to subsection 6E.8.1(1) shall not exceed the rate specified in Table 6E.T5.

- (3) Only the land uses in Table 6E.T2 (a) through (g) are eligible for floor area bonuses or maximum height relaxations.
- (4) The floor area of the bonusable public amenity shall not be included in the calculation of the gross floor area of the land use.
- (5) Where, in the opinion of Council, a deviation from development standards, other than floor area ratio and height, is desirable to accommodate the public amenity or the development where the bonus floor area is to be used, it may approve the deviation.
- (6) In approving the provision of a public amenity, Council may modify the performance standards in Table 6E.T5 where it is satisfied that it will result in a better amenity or public realm than would be possible without the modification.

TABLE 6C.T8: FORMER DIOCESE OF QU'APPELLE LANDS DIRECT CONTROL DISTRICT BONUSABLE AMENITIES				
Sec.	Bonusable Amenity	Purpose	Incentive To Amenity Ratio	Amenity Performance Standards
T8.1	Transit Rider Shelter	To increase weather protection for Regina Transit riders.	10 square metres of additional gross floor area for every 1 square metres of Transit Rider Shelter	(1) The passenger shelter shall: <ul style="list-style-type: none"> (a) be approved by the Director of Transit Services as a passenger shelter along a City bus route; (b) be approved by the Director of Transit Services as a reasonable bus stop location for an existing route; (c) in the opinion of Council, increase weather protection for public transit passengers; (d) adjoin a public sidewalk, walkway, plaza or park which has direct transit access; (f) provide no fewer than one seat for every 2 square metres of area sheltered from the weather and accessible to the general public; (g) provide a line of sight from within the shelter to observe an approaching bus; (h) be illuminated to the satisfaction of the Director of Transit Services; and (i) be no greater than 25 square metres in area. (2) The passenger shelter may be: <ul style="list-style-type: none"> (a) a free-standing structure on a foundation, negotiated with the

TABLE 6C.T8: FORMER DIOCESE OF QU'APPELLE LANDS DIRECT CONTROL DISTRICT BONUSABLE AMENITIES				
Sec.	Bonusable Amenity	Purpose	Incentive To Amenity Ratio	Amenity Performance Standards
				<p>Director of Transit Services, that is:</p> <ul style="list-style-type: none"> (i) built to the City's standards; (ii) purchased by the City of Regina; (iii) paid for by the applicant; and (iv) within 50 metres of the proposed development. <p>(b) integrated into the proposed building. The terms such as hours and design specifications shall be negotiated with the Director of Transit Services.</p>
T8.2	Institution, Day Care	To increase the number of child care spaces in the City.	8.0 square metres of additional gross floor area for every 1.0 square metres of Institutional Day Care.	The Institution, Day Care shall have an area of at least 93.0 square metres to be eligible for a development bonus.
T8.3	Public Restroom	To provide opportunities for cyclists to change and to increase pedestrian and cyclist convenience.	8.0 square metres of additional gross floor area for every 1 square metre of Public Restroom.	<p>The restroom shall be:</p> <ul style="list-style-type: none"> (a) located on the ground floor of the building; (b) located on a lot within 100 metres of a street bus stop served by Regina Transit; (c) accessible to persons with disabilities; and (d) open to members of the General Public while the land use is open for business.
T8.4	Public Art and Cultural Heritage	To increase support for the Culture community in the City, and enhance the aesthetic quality of the urban environment.	Maximum 3.0 metres relaxation of tower height restriction. Applicable to each building once.	<ul style="list-style-type: none"> (1) The work must be by an artist with qualifications. (2) The work must be approved by a Development Officer. (3) The work must be located or displayed permanently at one or more of the locations identified in Map 11.1 Secondary Plan for the Former Diocese of Qu'Appelle Property in Part B of the OCP and not inside the building.

TABLE 6C.T8: FORMER DIOCESE OF QU'APPELLE LANDS DIRECT CONTROL DISTRICT BONUSABLE AMENITIES				
Sec.	Bonusable Amenity	Purpose	Incentive To Amenity Ratio	Amenity Performance Standards
T8.5	Water Feature	To serve as a focal point for pedestrian activity, and moderate ambient air temperature in the summer.	Fixed by Council at project consideration stage.	<ol style="list-style-type: none"> (1) A review of the services (sewer/water) must be completed to apply for the water feature. (2) The water feature must be located outside the building, and be publicly visible and accessible at the main pedestrian entrance to a building or along a pedestrian connection to the building. (3) Water must be maintained in a clean and non-polluted condition. (4) The water feature must incorporate publicly accessible seating or ledges that can be used as public seating at appropriate heights. (5) Water must be in motion during daytime hours, except between September 21 and April 21.
T8.6	Conservation of Open Space, Active and existing trees	To reflect previous use of the site and related community values, and to help meet environmental and social objectives.	3.0 metre relaxation of height restriction for the provision of an Open Space, Active and the conservation of existing trees.	<ol style="list-style-type: none"> (1) Must include provision of water access. (2) The trees must be available to residents of a lot for the growing of vegetables, flowers and plants for their personal use. (3) The "Open space, Active" must be a minimum of 250.0 square metres. (4) Relaxation for specific amenity may be applied once per building. (5) Must meet the <i>Standards and Guidelines for the Conservation of Historic Places in Canada</i>.
T8.7	LEED Certification	To reduce fossil fuel energy consumption and residents' ecological footprints.	9.0 metre relaxation of tower height restriction for buildings with LEED Certification.	<ol style="list-style-type: none"> (1) The design team shall include a LEED Certified Architect. (2) Before issuance of a Development Permit, the applicant shall submit a plan that has been verified as being eligible for LEED Certification by a LEED Certified Architect. Within 90 days of receiving an Occupancy Permit, the applicant must submit documentation that demonstrates achievement of LEED

TABLE 6C.T8: FORMER DIOCESE OF QU'APPELLE LANDS DIRECT CONTROL DISTRICT BONUSABLE AMENITIES				
Sec.	Bonusable Amenity	Purpose	Incentive To Amenity Ratio	Amenity Performance Standards
				Certification. (3) If LEED Certification is not achieved, the applicant shall provide other bonusable amenities, as determined by the Development Officer. (4) Relaxation for a specific amenity may be applied to each building only once.
T8.8	Affordability Measures	To allow income-mix on the site through the incorporation of affordable housing.	6.0 metre relaxation of tower height restriction for each building with affordable units.	(1) A minimum of 8 units must be affordable, as defined by the Province of Saskatchewan's Affordable Housing Programs. (2) The relaxation for a specific amenity may be applied to each building only once.
T8.9	Green Roof	To conserve energy and beautify the building.	3.0 metre relaxation of tower height restriction for each building with green roof on podium.	(1) The green roof must: <ol style="list-style-type: none"> cover the entirety of the podium. be viewable in part from the street. be accessible by residents. (2) The relaxation for a specific amenity may be applied to each building only once.

PART 6D

DCD-SD – SASKATCHEWAN DRIVE/ NORTH RAILWAY DIRECT CONTROL DISTRICT

6D.1 INTENT

- (1) The Saskatchewan Drive/ North Railway Direct Control District is intended to provide for the sensitive redevelopment of lands adjacent to the CPR mainline.
- (2) This Saskatchewan Drive/ North Railway Direct Control District implements the guidelines contained in:
 - (a) subsection 4.1.8 of the *Official Community Plan - Part B.6, Cathedral Area Neighbourhood Plan* respecting a Direct Control District; and
 - (b) subsection 3.6.7 of the *Official Community Plan - Part B.7, North Central Neighbourhood Plan* respecting a Direct Control District.

6D.2 APPLICATION

- (1) The regulations, standards, and requirements prescribed in Part 6D apply to all land uses and developments in the Saskatchewan Drive/ North Railway Direct Control District.
- (2) The regulations, standards, and requirements prescribed in Subsection 4.1.8 of the *Cathedral Area Neighbourhood Plan* and Subsection 3.6.7 of the *North Central Neighbourhood Plan*, subsection 4.1.8 of the *Cathedral Area Neighbourhood Plan* and subsection 3.6.7 of the *North Central Neighbourhood Plan* shall supersede where a regulation in Part 6D is inconsistent with any portion of the neighbourhood plan.
- (3) The requirements of Chapter 1 apply to all land uses, proposed land uses, development and proposed developments in the Saskatchewan Drive/ North Railway Direct Control District.

6D.3 BUILDING AND LAND USE REQUIREMENTS

3.1 PERMITTED AND DISCRETIONARY BUILDING TYPES

- (1) Table 6D.T1 lists building types that are permitted or discretionary in the Saskatchewan Drive/ North Railway Direct Control District.

- (2) Any building types other than those listed in Table 6D.T1 are prohibited in the Saskatchewan Drive/ North Railway Direct Control District.
- (3) A lot can contain multiple buildings that are permitted or discretionary in the Saskatchewan Drive/ North Railway Direct Control District.

TABLE 6D.T1: SASKATCHEWAN DRIVE/ NORTH RAILWAY DIRECT CONTROL DISTRICT BUILDING TYPES				
Sec.	Building Type	Permitted	Discretionary	Building Specific Regulations
T1.1	Building, Accessory	Permitted	---	---
T1.2	Building, Detached	Permitted	---	---
T1.3	Building, Row	Permitted where the: <ol style="list-style-type: none"> (1) maximum building height is 11 metres or less; or (2) maximum building height is greater than 11 metres but less than or equal to 15 metres and the building does not contain a use in the dwelling land use class, and: <ol style="list-style-type: none"> (a) does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and (b) is not on the same lot as a building containing a use in the dwelling land use class. 	Discretionary where the: <ol style="list-style-type: none"> (1) maximum building height is greater than 11 metres but less than or equal to 15 metres and the building contains a use in the dwelling land use class; or (2) maximum building height is greater than 11 metres but less than or equal to 15 metres and the building does not contain a use in the dwelling land use class, but: <ol style="list-style-type: none"> (a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or (b) is on the same lot as a building containing a use in the dwelling land use class. 	---
T1.4	Building, Stacked	Permitted where the: <ol style="list-style-type: none"> (1) maximum building height is 11 metres or less; or (2) maximum building height is greater than 11 metres but less than or equal to 15 metres and the building does not contain a use in the dwelling land use class, and: <ol style="list-style-type: none"> (a) does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and (b) is not on the same lot as a building containing a use in the dwelling land use class. 	Discretionary where the: <ol style="list-style-type: none"> (1) maximum building height is greater than 11 metres but less than or equal to 15 metres and the building contains a use in the dwelling land use class; or (2) maximum building height is greater than 11 metres but less than or equal to 15 metres and the building does not contain a use in the dwelling land use class, but: <ol style="list-style-type: none"> (a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or (b) is on the same lot as a building containing a use in the dwelling land use class. 	---

(#2020-33, s.74, 2020)

3.2 LAND USE REQUIREMENTS

- (1) Table 6D.T2 lists land uses and land use intensities that are permitted or discretionary in the Saskatchewan Drive/North Railway Direct Control District zone, subject to compliance with:
 - (a) the specific development permit requirements and procedures in Part 1G;
 - (b) the land use specific regulations in Table 6D.2;
 - (c) the development standards in subpart 6D.4;
 - (d) the parking and loading requirements in subpart 6D.6;
 - (e) the landscaping and aesthetic screening requirements of subpart 6D.7; and
 - (f) the other regulations of this Bylaw.
- (2) Every discretionary use application for lands in the Saskatchewan Drive/North Railway Direct Control District shall be evaluated for suitability based on the review criteria for discretionary uses prescribed in subpart 1E.3 of Chapter 1.
- (3) The following land uses are prohibited in the Saskatchewan Drive/ North Railway Direct Control District:
 - (a) any land use that is not listed in Table 6D.T2;
 - (b) any land use that is above the maximum intensity listed as permitted or discretionary in Table 6D.T2;
 - (c) any land use that fails to meet any of the applicable requirements laid out in this Bylaw; and
 - (d) any land use where hazardous waste or materials are warehoused, forwarded, or otherwise processed, handled or stored.

(#2021-62, s. 33, 2021)

TABLE 6D.T2: SASKATCHEWAN DRIVE/ NORTH RAILWAY DIRECT CONTROL DISTRICT LAND USE CLASSIFICATION				
Sec.	Land Uses	Permitted	Discretionary	Land Use Specific Regulations
T2.1	<ul style="list-style-type: none"> • Agriculture, Animal Support • Industry, Food & Beverage • Industry, Laboratory • Industry, Light • Open Space, Active • Public Use, General • Retail Trade, Motor Vehicle Light • Retail Trade, Outdoor Lot • Retail Trade, Cannabis • Retail Trade, Shop • Service Trade, Clinic • Service Trade, Light • Service Trade, Motor Vehicle Light • Storage, Warehousing • Utility, General • Wholesale Trade, Indoor • Wholesale Trade, Outdoor 	Permitted	---	The “Retail Trade, Cannabis” land use is subject to the Specific Development Permit Requirements for “Retail Trade, Cannabis” as prescribed in Chapter 1.
T2.2	<ul style="list-style-type: none"> • Office, Industry • Office, Professional 	Permitted if gross floor area is 300 square metres or less, per unit.	Discretionary if gross floor area is above 300 square metres but less than 1,000 square metres, per unit.	The gross floor area of all land uses in the “Office” land use class shall not exceed 1,000 square metres per lot.
T2.3	<ul style="list-style-type: none"> • Service Trade, Wash – Light 	---	Discretionary	<p>(1) All washing equipment shall be contained in a fully enclosed building, except for any entrance or exit.</p> <p>(2) In addition to other applicable requirements, where a “Service Trade, Wash – Light” is proposed on a lot that abuts a Sensitive Lot or Major Roadway, all entrances and exits shall be oriented to avoid negatively impacting the Sensitive Lot or Major Roadway.</p>
T2.4	<ul style="list-style-type: none"> • Drive-Through/Drive-In, Accessory • Food & Beverage, Lounge • Food & Beverage, Restaurant • Institution, Education • Transportation, Parking Lot 	---	Discretionary	---
T2.5	<ul style="list-style-type: none"> • Food & Beverage, Outdoor 	Permitted if dedicated outdoor area is less than 100 square metres per lot.	Discretionary if the sum of the gross floor area plus the dedicated outdoor area is greater than 10,000 square metres per lot.	---

(#2021-31, s.22, 2021, #2021-55, s.43, 2021, #2021-62, s. 34, 2021)

6D.4 DEVELOPMENT STANDARDS IN THE SASKATCHEWAN DRIVE/ NORTH RAILWAY DIRECT CONTROL DISTRICT

4.1 DEVELOPMENT STANDARDS

The standards prescribed in Table 6D.T3 shall apply to all permitted non-residential buildings in the Saskatchewan Drive/ North Railway Direct Control District.

TABLE 6D.T3: SASKATCHEWAN DRIVE/ NORTH RAILWAY DIRECT CONTROL DISTRICT DEVELOPMENT STANDARDS		
Sec.	Development Criteria	Standards (Per Lot)
T3.1	Minimum Lot Area	500 square metres
T3.2	Minimum Lot Frontage	15 metres
T3.3	Minimum Front Yard Setback	0 metres*
T3.4	Minimum Rear Yard Setback	7.5 metres
T3.5	Minimum Single Side Yard Setback	0 metres*
T3.5	Minimum Total Side Yard Setback	3.0 metres
T3.6	Maximum Coverage	50%
T3.7	Maximum Floor Area Ratio	1.5
T3.8	Maximum Building Height	15 metres

Note:
* In no case shall a building be closer than 7.6 metres from the property line as identified in Figure 6D.F1.

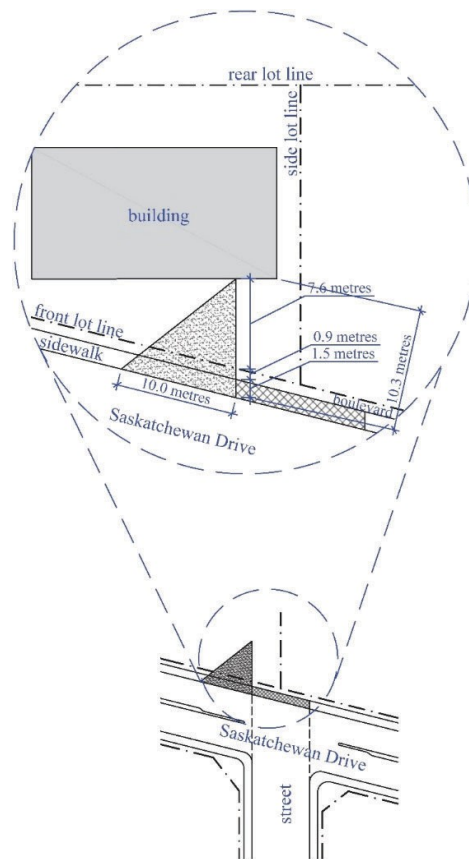


Figure 6D.F1: Minimum Setback from Access Crossing

4.2 LOT FRONTAGE

- (1) Where a lot's front lot line is curved, the lot frontage shall be measured as follows, as shown in Figure 6D.F2 below:
 - (a) the midpoint of the front lot line, relative to the side lot lines, shall be determined;
 - (b) a distance line perpendicular to the tangent and six metres in length shall be measured from the midpoint determined in clause 6D.4.2(1)(a); and
 - (c) the lot frontage shall be measured as a line perpendicular to the six metre distance line prescribed in clause 6D.4.2(1)(b).

- (2) On a corner lot, the lot frontage shall be measured as follows, as shown in Figure 6D.F3 below:
 - (a) a distance line perpendicular to the front lot line and six metres in length shall be measured from the front lot line;
 - (b) The lot frontage shall be measured as a line perpendicular to the six metre distance line prescribed in clause 6D.4.2(2)(a).

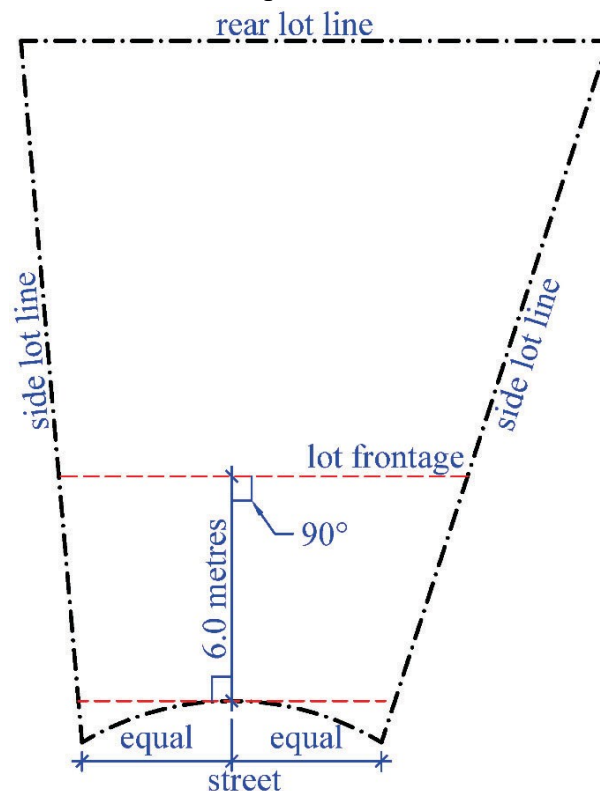


Figure 6D.F2: Minimum Lot Frontage on a Curved Front Lot

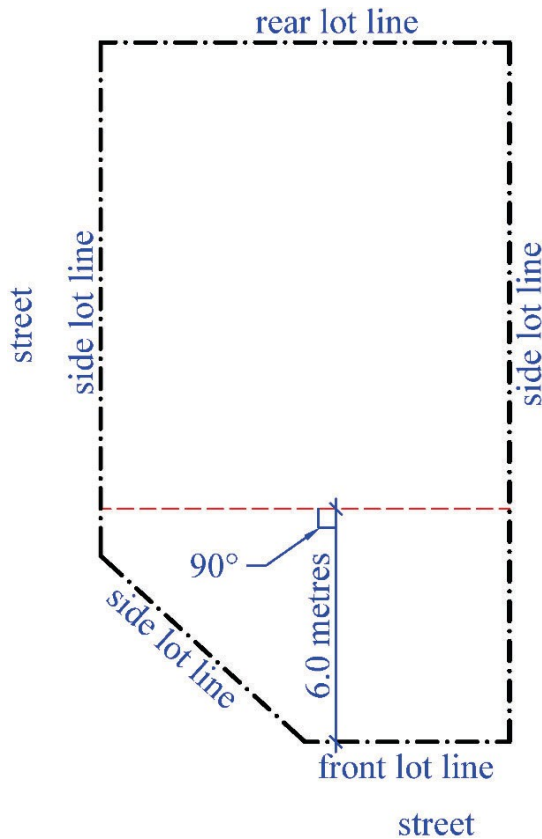


Figure 6D.F3: Minimum Lot Frontage on a Corner Lot

4.3 PERMITTED YARD ENCROACHMENTS

- (1) The minimum front yard, flankage side yard, interior side yard and rear yard specified by this Bylaw shall remain free from any encroachment, except as permitted by Table 6D.T4.
- (2) Permitted yard encroachments are subject to section 1E.1.9 of Chapter 1.
- (3) Minimum setback from lot line to a permitted encroachment shall be the lesser of the setback standards prescribed in Tables 6D.T3 and 6D.T4.

TABLE 6D.T4: SASKATCHEWAN DRIVE/ NORTH RAILWAY DIRECT CONTROL DISTRICT PERMITTED ENCROACHMENTS				
Sec.	Structure	Permitted Yard	Maximum Projection into Permitted Yard	Minimum Setback from Lot Line
T4.1	Fire escape	<ul style="list-style-type: none"> • Front Yard • Interior Side Yards • Flankage Yard • Rear Yard 	1.5 metres into any yard abutting lot zoned Residential or Mixed-Use, otherwise unrestricted.	150 millimetres from any abutting lot zoned Residential or Mixed-Use, otherwise unrestricted.
T4.2	Uncovered Balcony, Deck or Platform			
	(1) Portion that is 600 millimetres or more in height above grade.	<ul style="list-style-type: none"> • Front Yard • Interior Side Yard • Flankage Yard • Rear Yard 	1.5 metres into any yard abutting lot zoned Residential or Mixed-Use, otherwise unrestricted.	150 millimetres from any abutting lot zoned Residential or Mixed-Use, otherwise unrestricted.
	(2) Portion that is less than 600 millimetres in height above grade.	<ul style="list-style-type: none"> • Front Yard • Interior Side Yards • Flankage Yard • Rear Yard 	Unrestricted	Unrestricted
T4.3	Any balcony, porch, deck, or platform that is covered. Includes “Food & Beverage, Outdoor” land use subject to the land use requirements.	<ul style="list-style-type: none"> • Front Yard • Interior Side Yards • Flankage Yard • Rear Yard 	6.0 metres	1.5 metres from front lot line and 450 millimetres from side and rear lot lines.
T4.4	Steps above or below grade, Landings and Wheelchair ramps, exterior insulation as a part of energy retrofits on the existing building envelope or structure	<ul style="list-style-type: none"> • Front Yard • Interior Side Yards • Flankage Yard • Rear Yard 	Unrestricted	Unrestricted
(#2024-9, s. 159, 2024)				

4.4 HEIGHT EXCEPTIONS

- (1) Subject to subsection 6D.4.4(2), the maximum building height prescribed in Table 6D.T3 shall not apply to any of the following:
- (a) a spire;
 - (b) a belfry;
 - (c) a cupola;
 - (d) a dome;
 - (e) a chimney;
 - (f) a ventilator;
 - (g) a skylight;
 - (h) a water tank;

- (i) a bulkhead;

- (j) a communication antenna;
 - (k) a solar panel; or
 - (l) a feature or mechanical appurtenance, usually situated above the roof level, that is, in the opinion of the Development Officer, similar to the above list.
- (2) The features mentioned in section subsection 6D.4.4(1):
- (a) may not include an elevator or staircase enclosure, or a mechanical penthouse;
 - (b) may not be used for human habitation; and
 - (c) shall be erected only to such minimum height or area necessary to accomplish the purpose they are to serve.

(#2023-23, s. 62, 2023)

6D.5 ACCESSORY USES, BUILDING AND STRUCTURE

- (1) Unless specified otherwise, the minimum setback requirements and the maximum height of an accessory structure or building shall be the same as those of the principal building, as prescribed in Table 6D.T3.
- (2) Notwithstanding subsection 6D.5(1), an accessory structure or building may be located within a rear or side yard setback where it is:
 - (a) 10 square metres or less in area; and
 - (b) 4 metres or less in height.
- (3) All accessory structures or buildings shall be included in the calculation of the total site coverage calculation.

6D.6 PARKING, LOADING AND ACCESS

6.1 NO OBSTRUCTION

Parking stalls required by this Bylaw shall not be obstructed in any way by garbage receptacles, structures, equipment or materials which interfere with the ability of the parking stall to serve its function.

6.2 ACCESSIBLE PARKING STALLS

- (1) Notwithstanding any other provision in this Bylaw, a minimum of two per cent of the required number of parking stalls shall be provided in the form of accessible parking stalls in the Saskatchewan Drive/ North Railway Direct Control District.
- (2) Accessible parking stalls shall be clearly designated with signs above ground indicating their purpose.
- (3) Relative to the placement of non-accessible parking stalls, accessible parking stalls shall be located closest to the:
 - (a) the accessible building entrance, if it exists; or
 - (b) the building entrance with the shortest path of travel from the accessible parking stalls.

6.3 MOTOR VEHICLE REGULATIONS

- (1) All required parking or loading spaces as per section 1F.2.9 of this Bylaw, shall be located entirely on the same lot as the principal land use they serve.
(#2025-15, s. 46, 2025)
- (2) No motor vehicle parking stall, manoeuvring area, garage door, loading stall or loading bay shall be located in:
 - (a) an area provided to meet the total site landscaping area; or
 - (b) the front yard.

6.4 MINIMUM MOTOR VEHICLE PARKING REQUIREMENTS

- (1) Table 6D.T5 lists the minimum motor vehicle parking requirements for development in the Saskatchewan Drive/ North Railway Direct Control District.
- (2) If, in determining the number of required parking stalls, a fractional stall is calculated:
 - (a) any fraction up to and including one-half shall be disregarded; and
 - (b) any fraction over one-half shall be deemed to be equivalent to one full stall.

- (3) Unless otherwise specified in this Bylaw, tandem parking stalls shall not be used to meet minimum parking requirements.
- (4) Up to 30 per cent of the required parking stalls in any parking area may be designed as compact stalls.
- (5) All compact parking stalls shall be clearly designated with signs indicating their purpose.

TABLE 6D.T5: SASKATCHEWAN DRIVE/ NORTH RAILWAY DIRECT CONTROL DISTRICT PARKING REQUIREMENTS		
Sec.	Land Use	Motor Vehicle
T5.1	All land uses	One stall is required per 175 square metres of gross floor area.

(#2020-33, s.75, 2020)

6.5 MINIMUM LOADING REQUIREMENTS

- (1) On any lot containing buildings with a combined gross floor area of 1,401 to 10,000 square metres, one loading stall shall be required.
- (2) On any lot containing buildings with a combined gross floor area of 10,001 square metres or more, one loading stall shall be required in addition to the requirement mentioned in subsection 6D.6.5(1).
- (3) All loading stalls shall be clearly marked to indicate their purpose.
- (4) Notwithstanding subsections 6D.6.5(1) and (2), the Development Officer may decrease the number of required loading stalls.

6.6 BICYCLE PARKING REQUIREMENTS

- (1) For every 10 required motor vehicle parking stalls there shall be either:
 - (a) one short-term bicycle parking stalls;
 - (b) 0.5 long-term bicycle parking stalls; or
 - (c) an equivalent combination of clauses 6D.6.6(1)(a) and (b).
- (2) If, in determining the number of required parking stalls, a fractional bicycle parking stall is calculated, any fraction will be rounded up to the next whole number.
- (3) Required short-term bicycle stalls shall be located closer to the building entrance than the motor vehicle parking stalls.
- (4) Required long-term bicycle stalls shall be located either:

- (a) on the ground floor of the principal building(s) on the lot; or
 - (b) within a secure area close to the building entrance.
- (5) If the motor vehicle parking stalls are covered or located within a structure, then the bicycle parking stalls must also be covered or located within a structure.

(#2023-23, s. 63, 2023)

6.7 RESTRICTIVE ACCESS

Access to Saskatchewan Drive shall be restricted to locations opposite corresponding intersections on the south side of Saskatchewan Drive. A Traffic Impact Study is required from any applicant wishing to alter the access shown in Figure 6D.F4.

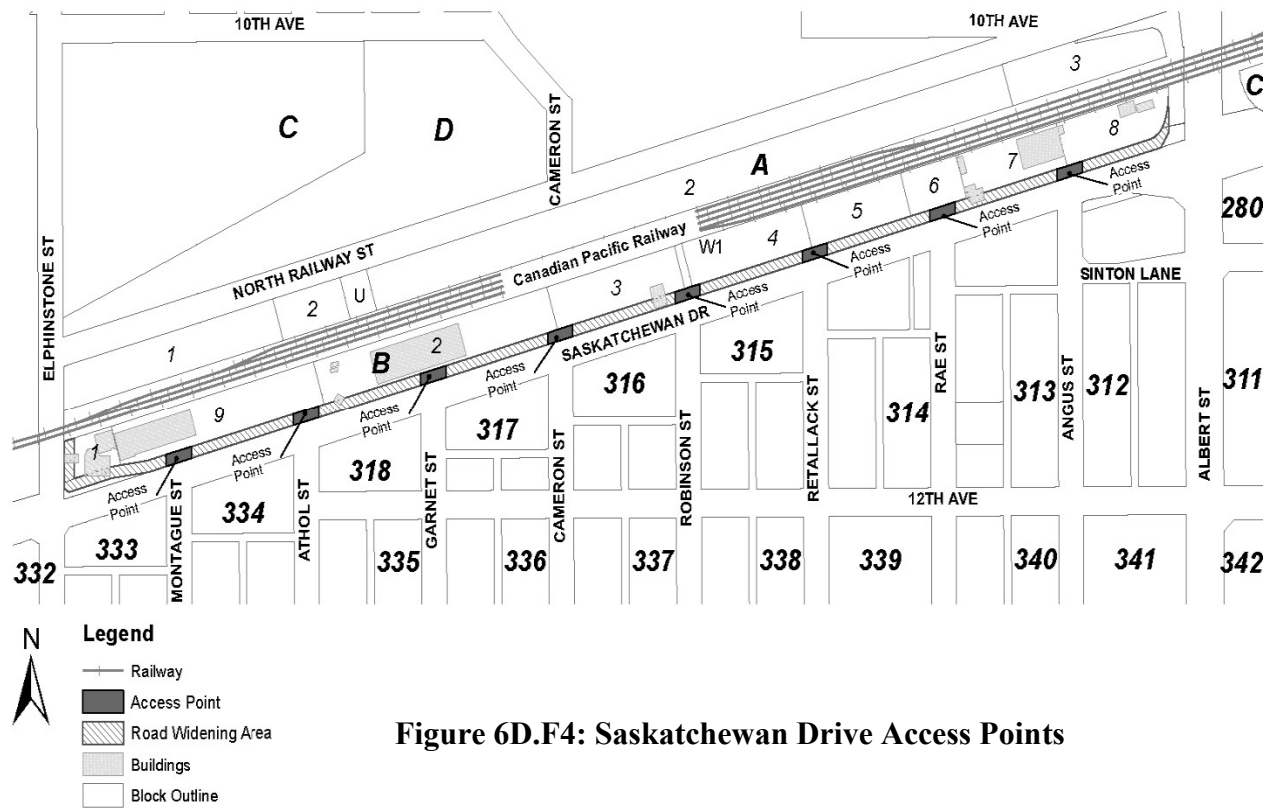


Figure 6D.F4: Saskatchewan Drive Access Points

6D.7 LANDSCAPING AND AESTHETIC SCREENING

7.1 MINIMUM TOTAL SITE LANDSCAPING REQUIREMENTS

- (1) Any lot in the Saskatchewan Drive/ North Railway Direct Control District requires a minimum total site landscaping area of five per cent.

- (2) Where a parking or loading area abuts a public street, a minimum 3.0 metre landscaped strip measured from the inside of the curb or the sidewalk shall be provided. The requirement of this subsection can be credited toward the fulfillment of the total site landscaping requirement prescribed in subsection 6D7.1(1).
- (2.1) The following perimeter screening requirements shall apply where a surface parking area, loading area or outdoor storage area abuts a public street (see Figure 6D.F6):
- (a) Shrubs or fencing shall be provided to form a screen between 0.75 metres and 1.0 metres in height and shall cover 80 per cent of the length of the area to be screened. Fencing shall be at least 85 per cent opaque;
 - (b) In the case of shrub plantings, shrubs shall be spaced to form a closely-knit mass and an average of 2 rows is required; and
 - (c) The maximum width for a continuous, uninterrupted strip of permeable mulch shall be 1.5 metres, except that isolated areas of up to 5 metres in length may exceed the maximum 1.5-metre width.
- (#2024-9, s. 160, 2024)
- (3) If there is a conflict between the requirements anywhere in this bylaw, the most stringent requirement shall apply.
- (4) The landscaping requirements are for a principal use only.
- (5) All landscaping requirements shall be completed in accordance with the approved landscape plan by the end of the growing season in which the use of the building or site has taken place. When the use of a building has occurred after the end of the growing season, all required and approved landscaping features shall be completed by June 1 of the following growing season.

7.2 PLANTING RATIOS

The following planting ratios shall apply to all developments in the Saskatchewan Drive/ North Railway Direct Control District to meet the total site landscaping area as required by subsection 6D.7.1:

- (a) a minimum of one tree per 40 square metres of required site landscaping is required per lot;
- (b) for every ten metres along a registered road right of way, a minimum of one deciduous tree is required; and

- (c) a minimum of one shrub per 20 square metres of required site landscaping is required per lot.

7.3 INCLUDED LANDSCAPED AREAS

- (1) Exposed soil will only be considered toward the total site landscaping area in Open Space, Active used to grow plants or shrub beds.
- (2) The total site landscaping area, as required by subsection 6D.7.1, may include, but is not restricted to:
 - (a) parking area landscaping;
 - (b) major roadways landscape design areas (see Figure 6D.F5);
 - (c) boulevard areas;
 - (d) curbing; and
 - (e) any portion of required aesthetic screening.
- (3) Developments within the major roadways landscape design areas in Figure 6D.F5 may be subject to additional landscaping requirements.
- (4) Boulevard areas shall only be used to fulfil the total site landscaping requirement, subject to the approval of the Development Officer.

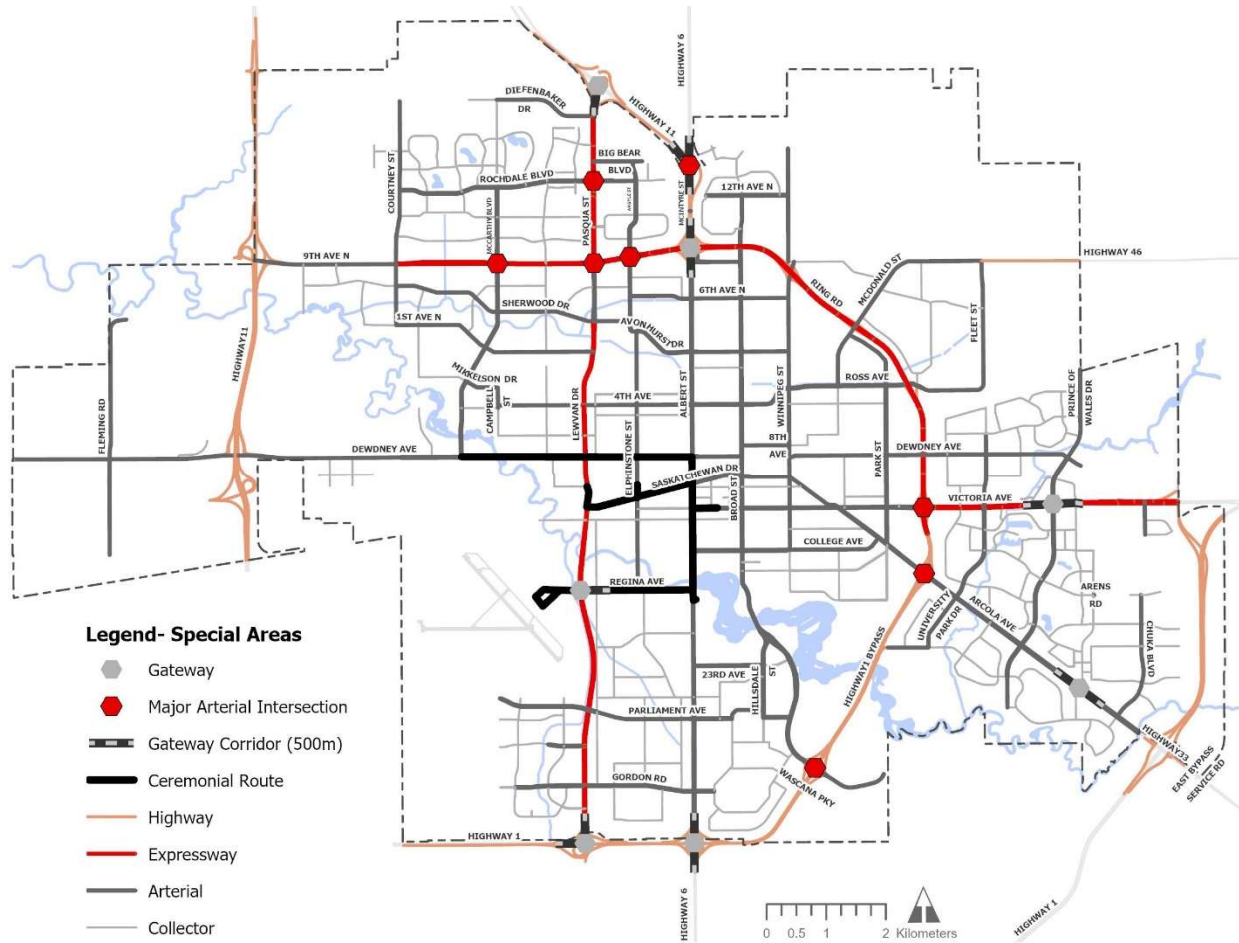


Figure 6D.F5: Major Roadways Landscape Design Map

(#2024-9, s. 161, 2024)

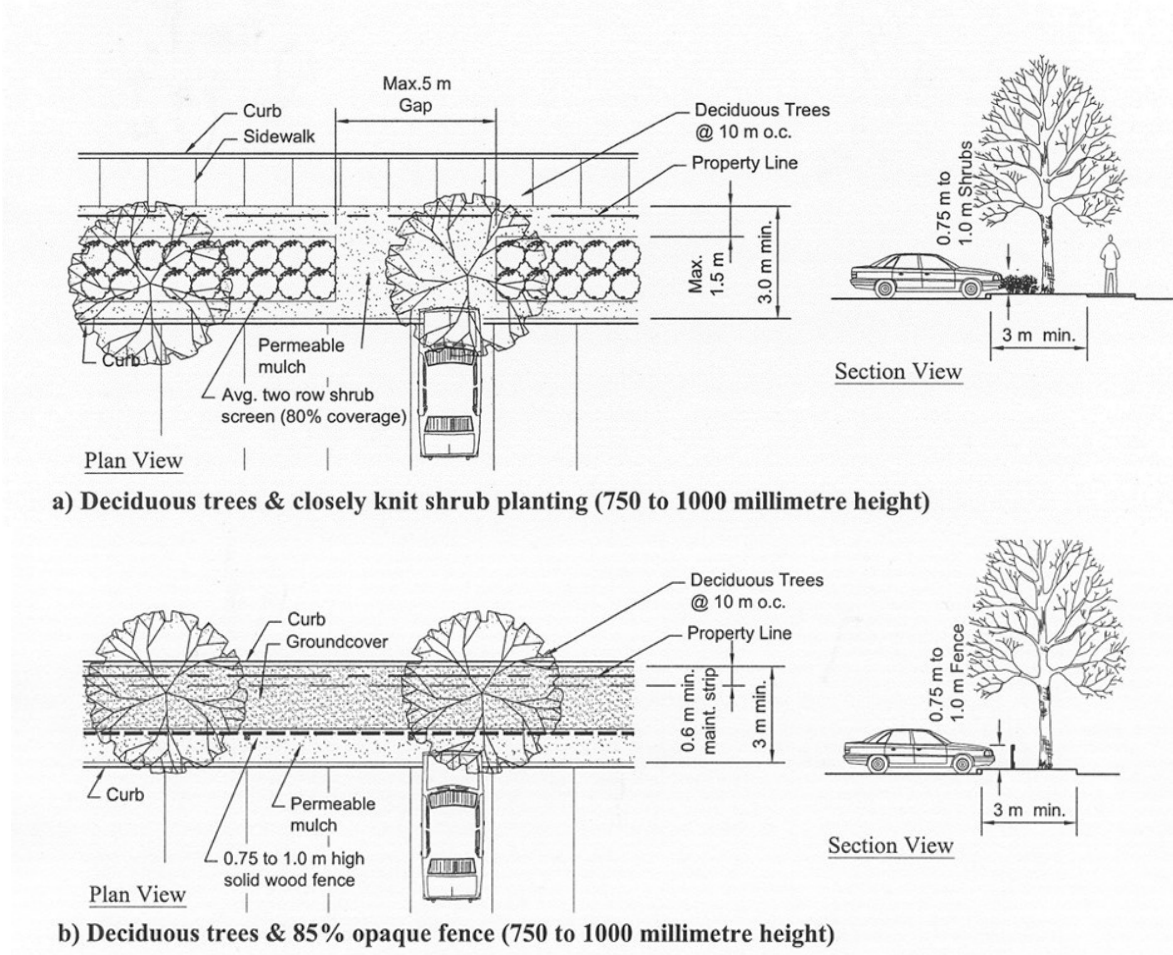


Figure 6D.F6: Perimeter Screening Requirements

(#2024-9, s. 162, 2024)

7.4 PRESERVATION OF EXISTING PLANT MATERIAL

Where existing plant material on site is retained it may be credited toward the fulfillment of the total site landscaping requirement.

7.5 AESTHETIC SCREENING OF INCOMPATIBLE LAND USES

- (1) A proposed new development or substantial addition to an existing development on a lot in the Saskatchewan Drive/ North Railway Direct Control District shall provide aesthetic screening at a minimum height of 1.83 metres up to a maximum of the allowable fence height as prescribed in section 2D.2.1 along its abutting lot lines where the proposed development abuts a lot in a Residential zone.
- (2) In addition to other requirements of this Bylaw, the following activities

and/or areas on a lot in the Downtown Direct Control District containing four or more dwelling units or a non-dwelling land use shall be aesthetically screened to a height of 1.83 metres or to the satisfaction of the Development Officer:

- (a) any collection area for garbage, refuse or recycling;
- (b) any manoeuvring area or loading / unloading bay.

(#2023-47, s. 22, 2023)

PART 6E

DCD-CS – CENTRE SQUARE DIRECT CONTROL DISTRICT

6E.1 INTENT

The Centre Square Direct Control District is intended to exercise particular control over the use and development of lands in the transitional area between Downtown Regina and Wascana Centre, in order to:

- (a) implement the goals, policies and development guidelines prescribed by Part B.3 of *The Official Community Plan*, being *The Transitional Area Neighbourhood Plan*;
- (b) promote the gradual intensification and mixing of this neighbourhood as a transitional area between Downtown Regina and Wascana Centre;
- (c) allow a wide range of dwelling, office, service and retail land uses that:
 - (i) acknowledge and complement the predominantly residential nature of the neighbourhood;
 - (ii) complement each other;
 - (iii) can operate with existing house form buildings; and
 - (iv) will complement rather than compete with the Downtown; and
- (d) separate the neighbourhood into various heights and intensities.

6E.2 APPLICATION

- (1) The Centre Square Direct Control District is hereby established and the area comprising all those lands within the boundaries of “Transitional Area” as defined in Part B.3 of *The Official Community Plan* is hereby designated as the Centre Square Direct Control District.
- (2) The regulations, standards, and requirements prescribed in Part 6E apply to all land uses and developments in the Centre Square Direct Control District.
- (3) Every development permit application relating to a use or development in the Centre Square Direct Control District shall be evaluated with respect to the manner in which the proposed use or development will:

- (a) encourage the adaptive reuse of existing buildings, particularly historic and heritage properties; and
 - (b) relate to, build upon, or enhance the existing context, with specific focus on historic and heritage properties.
- (4) Where there is a conflict between area maps in this part and the maps in Chapter 9, the zoning maps in Chapter 9 shall apply.
(#2024-9, s. 163, 2024)

6E.3 BUILDING AND LAND USE REQUIREMENTS

3.1 PERMITTED OR DISCRETIONARY BUILDING TYPES

- (1) Tables 6E.T1(a) lists building types that are permitted or discretionary in the Low-Rise and House-Form Policy Area (see Figure 6E.F1) of the Centre Square Direct Control District.
- (2) Any building types other than those listed in Table 6E.T1(a) are prohibited in the Low-Rise and House-Form Policy Area of the Centre Square Direct Control District.

TABLE 6E.T1(a): CENTRE SQUARE DIRECT CONTROL DISTRICT PERMITTED AND DISCRETIONARY BUILDING TYPES: Low-Rise and House-Form Mix				
Sec.	Building Type	Permitted	Discretionary	Building Specific Regulations
T1(a).1	Building, Accessory	Permitted	---	---
T1(a).2	Building, Detached ¹	Permitted	---	---
T1(a).3	Building, House-Form	Permitted if no additions are proposed to the existing building.	Discretionary if additions are proposed to the existing building, provided that no such addition will project closer to a public road than the existing building.	---
T1(a).4	Building, Planned Group	Permitted	---	---
T1(a).5	Building, Row ¹	Permitted	---	---
T1(a).6	Building, Stacked ¹	Permitted	---	---
Notes:				
1: Refer to Subpart 1F.5 in Chapter 1 – Authority and Administration of the Zoning Bylaw for exceptions to proposed development within Primary or Secondary Intensification Areas. (#2020-33, s.76, 2020, 2024-4, s. 18, 2024, #2025-15, s. 47, 2025)				

- (3) Tables 6E.T1(b) lists building types that are permitted or discretionary in the Mid-Rise and House-Form Policy Area (reference Figure 6E.F1) of the Centre Square Direct Control District.
- (4) Any building types other than those listed in Table 6E.T1(b) are prohibited in the Mid-Rise and House-Form Policy Area of the Centre Square Direct

Control District.

TABLE 6E.T1(b): CENTRE SQUARE DIRECT CONTROL DISTRICT PERMITTED AND DISCRETIONARY BUILDING TYPES: Mid-Rise and House-Form Mix				
No.	Building Type	Permitted	Discretionary	Building Specific Regulations
T1(b).1	Building, Accessory	Permitted	---	---
T1(b).2	Building, Detached ¹	Permitted if a Building, Detached contains a minimum of two units.	Discretionary if a Building, Detached contains only one unit.	---
T1(b).3	Building, House-Form	Permitted if no additions are proposed to the existing building.	Discretionary if additions are proposed to the existing building, provided that no additions will project closer to a public road than the existing building.	---
T1(b).4	Building, Planned Group	Permitted	---	---
T1(b).5	Building, Row ¹	Permitted	---	---
T1(b).6	Building, Stacked ¹	Permitted	---	---

Notes:
¹ Refer to Subpart 1F.5 in Chapter 1 – Authority and Administration of the Zoning Bylaw for exceptions to proposed development within Primary or Secondary Intensification Areas.
 (#2020-33, s.78, 2020, 2024-4, s. 19, 2024, #2024-57, s. 25, 2024, 2025-15, s. 48, 2025)

- (5) Tables 6E.T1(c) lists building types that are permitted or discretionary in the High-Rise Mix Policy Area (reference Figure 6E.F1) of the Centre Square Direct Control District.
- (6) Any building types other than those listed in Table 6E.T1(c) are prohibited in the High-Rise Mix Policy Area of the Centre Square Direct Control District.

TABLE 6E.T1(c): CENTRE SQUARE DIRECT CONTROL DISTRICT PERMITTED AND DISCRETIONARY BUILDING TYPES: High-Rise Mix				
Sec.	Building Type	Permitted	Discretionary	Building Specific Regulations
T1(c).1	Building, Accessory	Permitted	---	---
T1(c).2	Building, Detached ¹	---	---	---
T1(c).3	Building, House-Form	---	Discretionary	---
T1(c).4	Building, Planned Group	Permitted	---	---
T1(c).5	Building, Row ¹	Permitted	---	The minimum number of units in a Building, Row shall be three.
T1(c).6	Building, Stacked ¹	Permitted	---	The minimum number of units in a Building, Stacked shall be three.

Notes:
¹ Refer to Subpart 1F.5 in Chapter 1 – Authority and Administration of the Zoning Bylaw for exceptions to proposed development within Primary or Secondary Intensification Areas.
 (#2020-33, s.78, 2020; 2024-4, s. 20, 2024, #2024-57, s. 26, 2024, #2025-15, s. 49, 2025)

- (7) Tables 6E.T1(d) lists building types that are permitted or discretionary in the Transitional Area Mixed Policy Area (reference Figure 6E.F1) of the Centre Square Direct Control District.
- (8) Any building types other than those listed in Table 6E.T1(d) are prohibited in the Transitional Area Mixed Policy Area of the Centre Square Direct Control District.
- (9) A lot can contain multiple buildings that are permitted or discretionary in the Transitional Area Mixed Policy Area of the Centre Square Direct Control District.

TABLE 6E.T1(d): CENTRE SQUARE DIRECT CONTROL DISTRICT PERMITTED AND DISCRETIONARY BUILDING TYPES: Transitional Area Mixed				
Sec.	Building Type	Permitted	Discretionary	Building Specific Regulations
T1(d).1	Building, Accessory	Permitted	---	---
T1(d).2	Building, Detached	Permitted	---	---
T1(d).3	Building, House-Form	Permitted if no additions are proposed to the existing building.	Discretionary if additions are proposed to the existing building, provided that no additions will project closer to a public road than the existing building.	---
T1(d).4	Building, Row ¹	Permitted	---	The minimum number of units in a Building, Row shall be three
T1(d).5	Building, Stacked ¹	Permitted	---	The minimum number of units in a Building, Stacked shall be four
Notes:				
1 ¹ Refer to Subpart 1F.5 in Chapter 1 – Authority and Administration of the Zoning Bylaw for exceptions to proposed development within Primary or Secondary Intensification Areas. (#2020-33, s.79, 2020; 2024-4, s. 21, 2024, #2024-57, s. 27, 2024)				

- (10) Tables 6E.T1(e) lists building types that are permitted or discretionary in the Transitional Area Arterial Policy Area (reference Figure 6E.F1) of the Centre Square Direct Control District.
- (11) Any building types other than those listed in Table 6E.T1(e) are prohibited in the Transitional Area Arterial Policy Area of the Centre Square Direct Control District.

TABLE 6E.T1(e): CENTRE SQUARE DIRECT CONTROL DISTRICT PERMITTED AND DISCRETIONARY BUILDING TYPES: Transitional Area Arterial				
No.	Building Type	Permitted	Discretionary	Building Specific Regulations
T1(e).1	Building, Accessory	Permitted	---	---

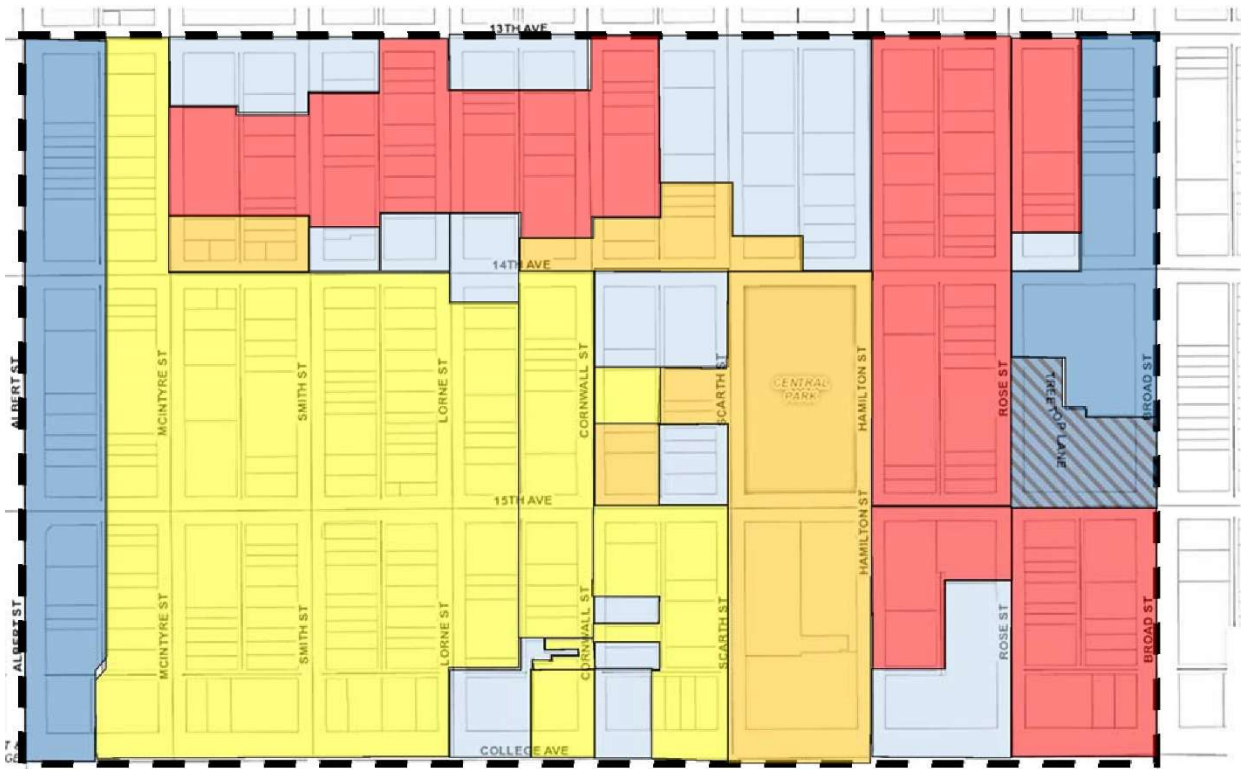
TABLE 6E.T1(e): CENTRE SQUARE DIRECT CONTROL DISTRICT PERMITTED AND DISCRETIONARY BUILDING TYPES: Transitional Area Arterial				
No.	Building Type	Permitted	Discretionary	Building Specific Regulations
T1(e).2	Building, Detached ¹	Permitted if a Building, Detached forms part of a Planned Group only in combination with buildings containing three or more units.	---	---
T1(e).3	Building, House-Form	Permitted if no additions are proposed to the existing building.	Discretionary if additions are proposed to the existing building, provided that no additions will project closer to a public road than the existing building.	---
T1(e).4	Building, Planned Group	Permitted	---	---
T1(e).5	Building, Row ¹	Permitted	---	The minimum number of units in a Building, Row shall be three, unless it is within a Planned Group, where a two-unit building shall be permitted only in combination with buildings containing three or more units.
T1(e).6	Building, Stacked ¹	Permitted	---	The minimum number of units in a Building, Stacked shall be three; unless it is within a Planned Group, where a two-unit building shall be permitted only in combination with buildings containing three or more units
Notes:				
1 ¹ Refer to Subpart 1F.5 in Chapter 1 – Authority and Administration of the Zoning Bylaw for exceptions to proposed development within Primary or Secondary Intensification Areas.				
(#2020-33, s.80, 2020; 2024-4, s. 22, 2024, #2024-57, s. 28, 2024, #2025-15, s. 50, 2025)				

3.2 LAND USES REQUIREMENTS

- (1) Tables 6E.T2(a) through (e) lists land uses and land use intensities that are permitted or discretionary in the Centre Square Direct Control District zone, subject to compliance with:
 - (a) the specific development permit requirements and procedures in Part 1G;
 - (b) the land use specific regulations in Tables 6E.T2(a) through (e);

- (c) the development standards in subpart 6E.4;
 - (d) the parking and loading requirements in subpart 6E.6;
 - (e) the landscaping and aesthetic screening requirements of subpart 6E.7;
and
 - (f) the other regulations of this Bylaw.
- (2) In addition to the review criteria for discretionary uses prescribed in Subpart 1E.3 of Chapter 1, every discretionary use application for lands in the Centre Square Direct Control District shall also be evaluated for suitability based on the following additional criteria:
- (f) consistency with The Transitional Area Neighbourhood Plan;
 - (g) whether the proposed development encourages the retention and enhancement of the area's housing stock;
 - (h) whether the proposed development supports methods of transportation other than personal motor vehicle;
 - (i) whether the proposed development encourages residential development that is suitable in form and aesthetic to its location within the neighbourhood;
 - (j) whether the proposed development improves and maintain heritage buildings and areas; and
 - (k) whether the proposed development relates to, build upon, or enhance the existing context.
- (3) The following land uses are prohibited in the Centre Square Direct Control District:
- (f) any land use that is not listed in Tables 6E.T2 (a) through (e);
 - (g) any land use that is above the maximum intensity listed as permitted or discretionary in Tables 6E.T2 (a) through (e);
 - (h) any land use that fails to meet any of the applicable requirements prescribed in this Bylaw; and
 - (i) any land use that uses, stores, processes or produces hazardous materials and/or dangerous goods.

(#2021-62, s. 35, 2021)



- | | | |
|---|---|--|
| <p>Low-Rise and House-Form Mix
 - Refer to Tables 6E.T1(a) and 6E.T2(a)</p> | <p>High-Rise Mix
 - Refer to Tables 6E.T1(c) and 6E.T2(c)</p> | <p>Transitional Area Arterial
 - Refer to Tables 6E.T1(e) and 6E.T2(e)</p> |
| <p>Mid-Rise and House-Form Mix
 - Refer to Tables 6E.T1(b) and 6E.T2(b)</p> | <p>Transitional Area Mixed
 - Refer to Tables 6E.T1(d) and 6E.T2(d)</p> | <p>Transitional Area Arterial
 - Refer to Tables 6E.T1(e) and 6E.T2(e)</p> |

Figure 6E.F1: Centre Square Direct Control District Land Use Area Map

TABLE 6E.T2(a): CENTRE SQUARE DIRECT CONTROL DISTRICT LAND USE GROUPS: Low-Rise and House-Form Mix				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2(a).1	<ul style="list-style-type: none"> • Food & Beverage, Outdoor • Retail Trade, Outdoor Display 	<p>Permitted if the dedicated outdoor area is:</p> <p>(a) less than 80 square metres, per unit; and</p> <p>(b) is operating entirely between the building containing the principal use and the front or side lot lines abutting a public sidewalk, public plaza, public park, or a non-dwelling land use.</p>	<p>Discretionary if the dedicated outdoor area:</p> <p>(a) is 80 square metres per lot or more; or</p> <p>(b) operating entirely or partially between the building containing the principal use and the rear lot line, or the side lot line abutting a lot zoned Residential</p>	---
T2(a).2	<ul style="list-style-type: none"> • Assembly, Recreation • Food & Beverage, Catering • Food & Beverage, Restaurant • Industry, Artistic • Institution, Day Care • Institution, Education • Institution, Training • Institution, Humanitarian Service • Retail Trade, Cannabis • Retail Trade, Shop • Office • Service Trade, Accommodation • Service Trade, Clinic • Service Trade, Personal 	<p>Permitted if the proposed land use in this land use group will occupy an existing building.</p>	<p>Discretionary if the proposed land use in this land use group will occupy a new building.</p>	<p>(1) The “Assembly, Recreation”, “Institution, Day Care” or “Institution, Education” land uses may not be established where they will be closer than 182.88 metres to a “Service Trade, Body Rub Establishment” land use.</p> <p>(2) The measurement required in section (1) shall be:</p> <p>(a) a straight line measured from the nearest point of the portion of the building used for “Service Trade, Body Rub Establishment” land use to the nearest point of the lot requiring separation.</p> <p>(b) assessed as of the date of receipt of a complete application as determined by the Development Officer.</p> <p>(3) The “Retail Trade, Cannabis” land use is subject to the Specific Development Permit Requirements for “Retail Trade, Cannabis” as prescribed in Chapter 1.</p>
T2(a).3	<ul style="list-style-type: none"> • Assembly, Community • Assembly, Religious • Assembly, Ceremonial • Open Space, Active • Public Use, General • Utility, General 	<p>Permitted if the sum of the gross floor area is 500 square metres or less per lot.</p>	<p>Discretionary if the sum of the gross floor area is greater than 500 square metres.</p>	<p>(1) An “Assembly Community”, “Assembly, Religious”, or “Open Space, Active” land uses may not be established where it will be closer than 182.88 metres to a “Service Trade, Body Rub</p>

TABLE 6E.T2(a): CENTRE SQUARE DIRECT CONTROL DISTRICT LAND USE GROUPS: Low-Rise and House-Form Mix				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
				Establishment” land use (2) The measurement required in section (1) shall be: (a) a straight line measured from the nearest point of the portion of the building used for “Service Trade, Body Rub Establishment” land use to the nearest portion of the lot requiring separation. (b) assessed as of the date of receipt of a complete application as determined by the Development Officer.
T2(a).4	<ul style="list-style-type: none"> • Agriculture, Indoor 	---	Discretionary	“Agriculture, Indoor” land use must be accessory to a principal use.
T2(a).5	<ul style="list-style-type: none"> • Dwelling, Assisted-Living • Dwelling, Group Care • Dwelling, Unit • Service Trade, Residential Short Term Accommodation 	Permitted	---	---
T2(a).6	Planned Group	Permitted	---	(1) Planned Group land uses are restricted as follows: (a) “Planned Group” shall allow all uses and building types that are permitted or discretionary in the Low-Rise and House-Form Mix policy area as shown in Figure 6E.F1; (b) all buildings within the “Planned Group” shall comply with the applicable Development Standards specified in subpart 6E.4; (c) buildings that are connected by underground parking structures or above ground enclosed or non-enclosed structures shall be considered “Planned Groups” and shall comply with the regulations of this subsection; (d) “Planned Group” containing 20 or more Dwelling Units shall allocate a minimum of five per cent of the total area dedicated to Dwelling use to a communal amenity area, which may be included as part of the minimum

TABLE 6E.T2(a): CENTRE SQUARE DIRECT CONTROL DISTRICT LAND USE GROUPS: Low-Rise and House-Form Mix				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
				landscaping requirements listed in subpart 6E.7; (e) The outdoor communal amenity area shall: (i) have a minimum contiguous area of 50 square metres, with no dimension across less than 6 metres; and not entirely be located within the minimum required yard setback area.
T2(a).7	• Dwelling, Secondary Suite	Permitted	---	Refer to Section 2C.2 in Chapter 2 of the Zoning Bylaw for land use specific regulations.
T2(a).8	• Residential Business	Permitted if: (a) the Residential Business does not occupy more than 25 per cent of the gross floor area of the Dwelling; or (b) is an Institution, Day Care meeting the requirements of a family child care home or group family child care home, as defined by <i>The Child Care Act, 2014</i> ; or (c) is a Service Trade, Residential Short Term Accommodation meeting the requirements of <i>The Residential Short Term Accommodation Licensing Bylaw</i> .	Discretionary if the Residential Business occupies more than 25 per cent but not more than 40 per cent of the gross floor area of the Dwelling Unit.	Refer to Section 2C.1 in Chapter 2 of the Zoning Bylaw for land use specific regulations.

(#2020-11, s.7,ss.47-48, 2020)(#2020-64, s.69-71,s.s93, 2020, #2021-31, s.23, 2021, #2021-55, ss.44-45, 2021, #2021-62, s. 36, 2021, #2022-30, s. 95, 2022, #2024-77, s. 17, 2024, #2024-9, s. 164, 2024, #2025-15, s. 51, 2025)

TABLE 6E.T2(b): CENTRE SQUARE DIRECT CONTROL DISTRICT LAND USE GROUPS: Mid-Rise and House-Form Mix				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2(b).1	<ul style="list-style-type: none"> • Food & Beverage, Outdoor • Retail Trade, Outdoor Display 	Permitted if the dedicated outdoor area is: <ul style="list-style-type: none"> (a) less than 80 square metres, per unit; and (b) is operating entirely between the building containing the principal use and the front or side lot lines abutting a public sidewalk, public plaza, public park, or a non-dwelling land use. 	Discretionary if the dedicated outdoor area: <ul style="list-style-type: none"> (a) is 80 square metres per lot or more; or (b) operating entirely or partially between the building containing the principal use and the rear lot line, or the side lot line abutting a lot zoned Residential. 	---
T2(b).2	<ul style="list-style-type: none"> • Dwelling, Assisted-Living • Dwelling, Group Care • Dwelling, Unit • Service Trade, Residential Short Term Accommodation 	Permitted	---	---
T2(b).3	<ul style="list-style-type: none"> • Assembly, Community • Assembly, Recreation • Assembly, Ceremonial • Food & Beverage, Catering • Food & Beverage, Restaurant • Industry, Artistic • Institution, Day Care • Institution, Training • Retail Trade, Cannabis • Retail Trade, Shop • Service Trade, Clinic • Service Trade, Accommodation • Service Trade, Light • Service Trade, Personal 	Permitted if the land use: <ul style="list-style-type: none"> (a) will occupy a repurposed, existing building; or (b) is located on the ground floor of a multi-unit building, providing that at least 75% of the building's gross floor area will be dedicated to Dwelling land uses. 	Discretionary if the land use will not: <ul style="list-style-type: none"> (a) occupy a repurposed, existing building; (b) be located on the ground floor of a multi-unit building; or (c) If less than 75% of the building's gross floor area will be dedicated to Dwelling land uses. 	The "Retail Trade, Cannabis" land use is subject to the Specific Development Permit Requirements for "Retail Trade, Cannabis" as prescribed in Chapter 1.
T2(b).4	<ul style="list-style-type: none"> • Office 	Permitted if the land use will occupy a repurposed, existing Dwelling.	Discretionary if the land use will not occupy a repurposed, existing Dwelling.	---

TABLE 6E.T2(b): CENTRE SQUARE DIRECT CONTROL DISTRICT LAND USE GROUPS: Mid-Rise and House-Form Mix				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2(b).5	<ul style="list-style-type: none"> • Open Space, Active • Public Use, General • Utility, General 	Permitted	---	<p>(1) The “Open Space, Active” land use may not be established where it will be closer than 182.88 metres to a “Service Trade, Body Rub Establishment” land use.</p> <p>(2) The measurement required in section (1) shall be:</p> <p>(a) a straight line measured from the nearest point of the portion of the building used for “Service Trade, Body Rub Establishment” land use to the nearest portion of the lot requiring separation.</p> <p>(b) assessed as of the date of receipt of a complete application as determined by the Development Officer.</p>
T2(b).6	• Agriculture, Indoor	Permitted	---	“Agriculture, Indoor” must be accessory to a permitted principal use.
T2(b).7	• Transportation, Parking Structure	---	Discretionary	---
T2(b).8	Planned Group	Permitted	---	<p>(1) Planned Group land uses are restricted as follows:</p> <p>(a) “Planned Group” shall allow all uses and building types that are permitted or discretionary in the Mid-Rise and House-Form Mix policy area as shown in Figure 6E.F1;</p> <p>(b) all buildings within the “Planned Group” shall comply with the applicable Development Standards specified in subpart 6E.4;</p> <p>(c) buildings that are connected by underground parking structures or above ground enclosed or non-enclosed structures shall be considered “Planned Groups” and shall comply with the regulations of this subsection;</p> <p>(d) “Planned Group” containing 20 or more Dwelling Units shall allocate a minimum of five per cent of the total area dedicated to Dwelling use to a communal amenity area, which may be included as part of the minimum</p>

TABLE 6E.T2(b): CENTRE SQUARE DIRECT CONTROL DISTRICT LAND USE GROUPS: Mid-Rise and House-Form Mix				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
				landscaping requirements listed in subpart 6E.7; (e) The outdoor communal amenity area shall: (i) have a minimum contiguous area of 50 square metres, with no dimension across less than 6 metres; and (ii) not entirely be located within the minimum required yard setback area.
T2(b).9	• Dwelling, Secondary Suite	Permitted	---	Refer to Section 2C.2 in Chapter 2 of the Zoning Bylaw for land use specific regulations.
T2(b).10	• Residential Business	Permitted if: (a) the Residential Business does not occupy more than 25 per cent of the gross floor area of the Dwelling; or (b) is an Institution, Day Care meeting the requirements of a family child care home or group family child care home, as defined by <i>The Child Care Act, 2014</i> ; or (c) is a Service Trade, Residential Short Term Accommodation meeting the requirements of <i>The Residential Short Term Accommodation Licensing Bylaw</i> .	Discretionary if the Residential Business occupies more than 25 per cent but not more than 40 per cent of the gross floor area of the Dwelling Unit.	Refer to Section 2C.1 in Chapter 2 of the Zoning Bylaw for land use specific regulations.

(#2020-11, s.7,ss.49, 2020)(#2020-64, s.72-74,s.s93, 2020, #2021-31, s.24, 2021, 2021-55, ss.46-47, 2021, #2021-62, s. 37, 2021, #2022-30, s. 96, 2022, #2024-77, s. 18, 2024, (#2024-9, s. 165, 2024, #2025-15, s. 52, 2025)

TABLE 6E.T2(c): CENTRE SQUARE DIRECT CONTROL DISTRICT LAND USE GROUPS: High-Rise Mix				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2(c).1	<ul style="list-style-type: none"> • Food & Beverage, Outdoor • Retail Trade, Outdoor Display 	Permitted if the dedicated outdoor area is: <ul style="list-style-type: none"> (a) less than 100 square metres, per unit; and (b) is operating entirely between the building containing the principal use and the front or side lot lines abutting a public sidewalk, public plaza, public park, or a non-dwelling land use. 	Discretionary if the dedicated outdoor area is: <ul style="list-style-type: none"> (a) 100 square metres or more per unit; or (b) operating entirely or partially between the building containing the principal use and the rear lot line, or the side lot line abutting a lot zoned Residential. 	---
T2(c).2	<ul style="list-style-type: none"> • Assembly, Community • Assembly, Recreation • Assembly, Ceremonial • Food & Beverage, Catering • Food & Beverage, Restaurant • Industry, Artistic • Industry, Food & Beverage • Industry, Laboratory • Institution, Day Care • Institution, Training • Office • Retail Trade, Cannabis • Retail Trade, Shop • Service Trade, Accommodation • Service Trade, Clinic • Service Trade, Light • Service Trade, Personal 	Permitted	---	<ul style="list-style-type: none"> (1) The “Open Space, Active” land use may not be established where it will be closer than 182.88 metres to a “Service Trade, Body Rub Establishment” land use. (2) The measurement required in section (1) shall be: <ul style="list-style-type: none"> (a) a straight line measured from the nearest point of the portion of the building used for “Service Trade, Body Rub Establishment” land use to the nearest portion of the lot requiring separation. (b) assessed as of the date of receipt of a complete application as determined by the Development Officer. (3) The “Retail Trade, Cannabis” land use is subject to the Specific Development Permit Requirements for “Retail Trade, Cannabis” as prescribed in Chapter 1.
				(1) The “Open Space, Active” land use may not be established where

TABLE 6E.T2(c): CENTRE SQUARE DIRECT CONTROL DISTRICT LAND USE GROUPS: High-Rise Mix				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2(c).3	<ul style="list-style-type: none"> • Open Space, Active • Public Use, General • Utility, General 	Permitted	---	<p>it will be closer than 182.88 metres to a “Service Trade, Body Rub Establishment” land use.</p> <p>(2) The measurement required in section (1) shall be:</p> <p>(a) a straight line measured from the nearest point of the portion of the building used for “Service Trade, Body Rub Establishment” land use to the nearest portion of the lot requiring separation.</p> <p>(b) assessed as of the date of receipt of a complete application as determined by the Development Officer.</p>
T2(c).4	<ul style="list-style-type: none"> • Transportation, Parking Structure 	---	Discretionary	---
T2(c).5	<ul style="list-style-type: none"> • Dwelling, Assisted-Living • Dwelling, Group Care • Dwelling Unit • Service Trade, Residential Short Term Accommodation 	Permitted	---	---
T2(c).6	<ul style="list-style-type: none"> • Agriculture, Indoor • Food & Beverage, Lounge 	---	Discretionary	<p>(1) All portions of the land use must be indoors.</p> <p>(2) The land use must be accessory to a lawful principal use.</p> <p>(3) Every “Agriculture, Indoor” land use must either be on a roof, in a rear yard, or in a side yard.</p>
T2(c).7	Planned Group	Permitted	---	<p>(1) Planned Group land uses are restricted as follows:</p> <p>(a) “Planned Group” shall allow all uses and building types that are permitted or discretionary in the High-Rise Mix policy area as shown in Figure 6E.F1;</p> <p>(b) all buildings within the “Planned Group” shall comply with the applicable Development Standards specified in subpart 6E.4;</p> <p>(c) buildings that are connected by underground parking structures or above ground enclosed or non-enclosed structures shall be considered “Planned Groups” and shall comply with the regulations of this subsection;</p>

TABLE 6E.T2(c): CENTRE SQUARE DIRECT CONTROL DISTRICT LAND USE GROUPS: High-Rise Mix				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
				<p>(d) "Planned Group" containing 20 or more Dwelling Units shall allocate a minimum of five per cent of the total area dedicated to Dwelling use to a communal amenity area, which may be included as part of the minimum landscaping requirements listed in subpart 6E.7;</p> <p>(e) The outdoor communal amenity area shall:</p> <p>(i) have a minimum contiguous area of 50 square metres, with no dimension across less than 6 metres; and</p> <p>not entirely be located within the minimum required yard setback area.</p>
T2(c).8	• Dwelling, Secondary Suite	Permitted	---	Refer to Section 2C.2 in Chapter 2 of the Zoning Bylaw for land use specific regulations.
T2(c).9	• Residential Business	<p>Permitted if:</p> <p>(a) the Residential Business does not occupy more than 25 per cent of the gross floor area of the Dwelling; or</p> <p>(b) is an Institution, Day Care meeting the requirements of a family child care home or group family child care home, as defined by <i>The Child Care Act, 2014</i>; or</p> <p>(c) is a Service Trade, Residential Short Term Accommodation meeting the requirements of <i>The Residential Short Term</i></p>	Discretionary if the Residential Business occupies more than 25 per cent but not more than 40 per cent of the gross floor area of the Dwelling Unit.	Refer to Section 2C.1 in Chapter 2 of the Zoning Bylaw for land use specific regulations.

TABLE 6E.T2(c): CENTRE SQUARE DIRECT CONTROL DISTRICT LAND USE GROUPS: High-Rise Mix

Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
		<i>Accommodation Licensing Bylaw.</i>		

(#2020-11, s.50-51, 2020)(#2020-64, s.75-77, s.s93, 2020, #2021-31, s.25, 2021, #2021-55, ss.48-49, 2021, #2021-52, s. 38, 2021, #2022, 30, s. 97, 2022, #2024-9, s. 166, 2024, #2025-15, s. 53, 2025)

TABLE 6E.T2(d): CENTRE SQUARE DIRECT CONTROL DISTRICT LAND USE GROUPS: Transitional Area Mixed

Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2(d).1	<ul style="list-style-type: none"> • Food & Beverage, Outdoor • Retail Trade, Outdoor Display 	Permitted if the dedicated outdoor area is: <ul style="list-style-type: none"> (a) less than 100 square metres, per unit; and (b) is operating entirely between the building containing the principal use and the front or side lot lines abutting a public sidewalk, public plaza, public park, or a non-dwelling land use. 	Discretionary if the dedicated outdoor area is: <ul style="list-style-type: none"> (a) 100 square metres or more per unit; or (b) operating entirely or partially between the building containing the principal use and the rear lot line, or the side lot line abutting a lot zoned Residential. 	---
T2(d).2	<ul style="list-style-type: none"> • Assembly, Community • Assembly, Recreation • Assembly, Ceremonial • Food & Beverage, Catering • Food & Beverage, Restaurant • Industry, Artistic • Industry, Food & Beverage • Industry, Laboratory • Institution, Day Care • Institution, Training • Office • Retail Trade, Cannabis • Retail Trade, Shop • Service Trade, Accommodation • Service Trade, Clinic • Service Trade, Light • Service Trade, Personal 	Permitted if the land use: <ul style="list-style-type: none"> (a) will occupy a repurposed, existing building, or is located on the ground floor of a multi-unit building, provided that at least 50% of the building’s gross floor area will be dedicated to the Dwelling land uses.	Discretionary if the land use will not: <ul style="list-style-type: none"> (a) occupy a repurposed, existing building; or (b) be located on the ground floor of a multi-unit building; or (c) if less than 50% of the building’s gross floor area will be dedicated to Dwelling land uses. 	(1) An “Assembly, Community”, “Assembly, Recreation”, “Assembly, Recreation” or “Institution, Day Care” land use may not be established where it will be closer than 182.88 metres to a “Service Trade, Body Rub Establishment” land use. (2) The measurement required in section (1) shall be: <ul style="list-style-type: none"> (a) a straight line measured from the nearest point of the portion of the building used for “Service Trade, Body Rub Establishment” land use to the nearest portion of the lot requiring separation. (b) assessed as of the date of receipt of a complete application as determined by the Development Officer. (3) The “Retail Trade, Cannabis” land use is subject to the Specific

TABLE 6E.T2(d): CENTRE SQUARE DIRECT CONTROL DISTRICT LAND USE GROUPS: Transitional Area Mixed				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
				Development Permit Requirements for “Retail Trade, Cannabis” as prescribed in Chapter 1.
T2(d).3	<ul style="list-style-type: none"> • Open Space, Active • Public Use, General • Utility, General 	Permitted	---	
T2(d).4	<ul style="list-style-type: none"> • Agriculture, Indoor • Food & Beverage, Lounge 	---	Discretionary	(1) All portions of the land use must be indoors. (2) The land use must be accessory to a lawful principal use. (3) Every “Agriculture, Indoor” land use must either be on a roof, in a rear yard, or in a side yard.
T2(d).5	<ul style="list-style-type: none"> • Transportation, Parking Structure 	---	Discretionary	---
T2(d).6	<ul style="list-style-type: none"> • Dwelling, Assisted-Living • Dwelling, Group Care • Dwelling, Unit • Service Trade, Residential Short Term Accommodation 	Permitted	---	---
T2(c).7	<ul style="list-style-type: none"> • Dwelling, Secondary Suite 	Permitted	---	Refer to Section 2C.2 in Chapter 2 of the Zoning Bylaw for land use specific regulations.
T2(d).8	<ul style="list-style-type: none"> • Residential Business 	Permitted if: (a) the Residential Business does not occupy more than 25 per cent of the gross floor area of the Dwelling; or (b) is an Institution, Day Care meeting the requirements of a family child care home or group family child care home, as defined by <i>The Child Care Act, 2014</i> ; or (c) is a Service Trade, Residential Short Term	Discretionary if the Residential Business occupies more than 25 per cent but not more than 40 per cent of the gross floor area of the Dwelling Unit.	Refer to Section 2C.1 in Chapter 2 of the Zoning Bylaw for land use specific regulations.

TABLE 6E.T2(d): CENTRE SQUARE DIRECT CONTROL DISTRICT LAND USE GROUPS: Transitional Area Mixed

Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
		Accommodation meeting the requirements of <i>The Residential Short Term Accommodation Licensing Bylaw</i> .		

(#2020-11, s.7,ss.52-53, 2020)(#2020-64, s.78-80, s.s93, 2020, #2021-31, s.26, 2021, #2021-55, ss.50-51, 2021, #2021-62, s. 39, 2021, #2022-30, s. 98, 2022, #2024-77, s. 20, 2024)

TABLE 6E.T2(e): CENTRE SQUARE DIRECT CONTROL DISTRICT LAND USE GROUPS: Transitional Area Arterial

Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2(e).1	<ul style="list-style-type: none"> Food & Beverage, Outdoor Retail Trade, Outdoor Display 	Permitted if the dedicated outdoor area is: <ul style="list-style-type: none"> (a) less than 100 square metres, per unit; and (b) is operating entirely between the building containing the principal use and the front or side lot lines abutting a public sidewalk, public plaza, public park, or a non-dwelling land use. 	Discretionary if the dedicated outdoor area is: <ul style="list-style-type: none"> (a) 100 square metres or more per unit; or (b) operating entirely or partially between the building containing the principal use and the rear lot line, or the side lot line abutting a lot zoned Residential. 	---
T2(e).2	<ul style="list-style-type: none"> Agriculture, Indoor 	Permitted if gross floor area is 300 sq. m or less, per lot.	Discretionary if gross floor area is more than 300 sq. m per unit.	"Agriculture, Indoor" land use must be: <ul style="list-style-type: none"> (a) accessory to a principal use; and (b) either on a roof, in a rear yard, or in a side yard.
T2(e).3	<ul style="list-style-type: none"> Transportation, Parking Structure 	---	Discretionary	---
T2(e).4	<ul style="list-style-type: none"> Dwelling, Assisted-Living Dwelling, Group Care Dwelling, Unit Service Trade, Residential Short Term Accommodation 	Permitted	---	---
	<ul style="list-style-type: none"> Assembly, Community Assembly, Recreation Assembly, Ceremonial 			(1) The "Assembly, Community", "Assembly, Recreation", "Institution, Day Care" or

TABLE 6E.T2(e): CENTRE SQUARE DIRECT CONTROL DISTRICT LAND USE GROUPS: Transitional Area Arterial				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2(e).5	<ul style="list-style-type: none"> • Food & Beverage, Catering • Food & Beverage, Lounge • Food & Beverage, Restaurant • Industry, Artistic • Industry, Food & Beverage • Industry, Laboratory • Institution, Day Care • Institution, Training • Office • Open Space, Active • Public Use, General • Retail Trade, Shop • Service Trade, Accommodation • Service Trade, Clinic • Service Trade, Light • Service Trade, Personal Utility, General 	Permitted if gross floor area is 4,000 square metres or less per lot.	Discretionary if gross floor area is more than 4,000 square metres per lot.	<p>“Open Space, Active” land uses may not be established where they will be closer than 182.88 metres to a “Service Trade, Body Rub Establishment” land use.</p> <p>(2) The measurement required in (1.1) shall:</p> <p>(a) be a straight line, measured from the nearest point of the portion of the building used for the “Service Trade, Body Rub Establishment” land use to the nearest portion of the lot requiring separation.</p> <p>(a) be assessed as of the date of receipt of a complete application as determined by the Development Officer.</p> <p>(3) The “Retail Trade, Cannabis” land use is subject to the Specific Development Permit Requirements for “Retail Trade, Cannabis” as prescribed in Chapter 1.</p> <p>Where the “Office” development is accommodated within the floor space of a designated heritage property and the heritage designation is maintained as part of the development, there is no limit on the gross floor area for “Office” in accordance with the Official Community Plan.</p>
T2(e).6	<ul style="list-style-type: none"> • Dwelling, Secondary Suite 	Permitted	---	Refer to Section 2C.2 in Chapter 2 of the Zoning Bylaw for land use specific regulations.
		Permitted	---	<p>(1) Planned Group land uses are restricted as follows:</p> <p>(a) “Planned Group” shall allow all uses and building types that are permitted or discretionary in the Transitional Area Arterial policy area as shown in Figure 6E.F1;</p> <p>(b) all buildings within the “Planned Group” shall comply</p>

TABLE 6E.T2(e): CENTRE SQUARE DIRECT CONTROL DISTRICT LAND USE GROUPS: Transitional Area Arterial				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2(e).7	<ul style="list-style-type: none"> Planned Group 			<p>with the applicable Development Standards specified in subpart 6E.4;</p> <p>(c) buildings that are connected by underground parking structures or above ground enclosed or non-enclosed structures shall be considered “Planned Groups” and shall comply with the regulations of this subsection;</p> <p>(d) “Planned Group” containing 20 or more Dwelling Units shall allocate a minimum of five per cent of the total area dedicated to Dwelling use to a communal amenity area, which may be included as part of the minimum landscaping requirements listed in subpart 6E.7;</p> <p>(e) The outdoor communal amenity area shall:</p> <ul style="list-style-type: none"> (i) have a minimum contiguous area of 50 square metres, with no dimension across less than 6 metres; and <p>not entirely be located within the minimum required yard setback area.</p>
T2(e).8	<ul style="list-style-type: none"> Residential Business 	<p>Permitted if:</p> <ul style="list-style-type: none"> (a) the Residential Business is an accessory use within a permitted or discretionary Dwelling type; and (b) the Residential Business does not occupy more than 25 per cent of the gross floor area of the Dwelling. (c) the Residential 	<p>Discretionary if:</p> <ul style="list-style-type: none"> (a) the Residential Business is an accessory use within a permitted or discretionary Dwelling type; and (b) the Residential Business occupies more than 25 per cent but not more than 40 per cent of the gross floor area of the Dwelling. 	<p>Refer to Section 2C.1 in Chapter 2 of the Zoning Bylaw for land use specific regulations.</p>

TABLE 6E.T2(e): CENTRE SQUARE DIRECT CONTROL DISTRICT LAND USE GROUPS: Transitional Area Arterial				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
		Business is a Service Trade, Residential Short Term Accommodation meeting the requirements of <i>The Residential Short Term Accommodation Licensing Bylaw.</i>		

(#2020-11, s.7,ss.53-54, 2020)(#2020-64, s.81-84, s.s93, 2020)(#2021-2, ss. 76-77,2021, #2021-31, s.27, 2021, 2021-55, s.52, 2021, #2021-62, s, 40, 2021, #2022-30, ss. 99 and 100, 2022, #2023-23, ss. 64-65, 2023, #2024-77, s. 21, 2024, (#2024-9, s. 167, 2024, #2025-15, s. 54, 2025)

6E.4 DEVELOPMENT REGULATIONS AND STANDARDS IN THE CENTRE SQUARE DIRECT CONTROL DISTRICT

4.1 LOT AREA, LOT FRONTAGE, YARD SETBACKS AND COVERAGE REQUIREMENTS

Table 6E.T3(a) prescribes the minimum lot area, lot frontage, yard setbacks and coverage requirements for development in the Centre Square Direct Control District. Refer to Figure 6E.F1 for location of the land use areas.













TABLE 6E.T3(a): CENTRE SQUARE DIRECT CONTROL DISTRICT DEVELOPMENT REGULATIONS AND STANDARDS					
Sec.	Development Standards	 Low-Rise and House-Form Mix ^{1,2,3}  Mid-Rise and House-Form Mix ^{1,2,3}  High-Rise Mix ^{1,2,3}  Transitional Area Arterial ^{1,2,3}	 Transitional Area Mixed ^{1,3,4}	 Transitional Area Arterial ^{1,3,4}	
3(a).1	Minimum Lot Area	Building, Detached	200 square metres	Permitted: 500 square metres Discretionary: Below 500 square metres	Permitted: 500 square metres Discretionary: Below 500 square metres
		Building, Row	End Units: 137 square metres Interior Units: 103 square metres		
		Building, Stacked	For buildings with three units or less: 200 square metres For buildings with more than three units: 400 square metres		
3(a).2	Minimum Lot Frontage	Building, Detached	7.3 metres	Permitted: 6.0 metres Discretionary: Less than 6.0 metres	Permitted: 6.0 metres Discretionary: Less than 6.0 metres
		Building, Row	End Units: 5 metres Interior Units: 3.75 metres		
		Building, Stacked	For buildings with three units or less: 7.3 metres For buildings with more than three units: 14.6 metres		
3(a).3	Minimum Front Yard Setback	Permitted: 5.0 to 10.0 metres	Permitted: 5.0 metres to 10.0 metres Discretionary: Below 5.0 metres or above 10.0 metres	Nil	
		Discretionary: Below 5.0 metres or above 10.0 metres.			
3(a).4	Minimum Rear Yard Setback				
	Buildings with less than five units	Permitted: 5.0 metres Discretionary: Below 5.0 metres	Permitted: 3.0 metres Discretionary: Below 3.0 metres	Permitted: 3.0 metres Discretionary: Below 3.0 metres	
	Buildings with more than five units	Nil			

TABLE 6E.T3(a): CENTRE SQUARE DIRECT CONTROL DISTRICT DEVELOPMENT REGULATIONS AND STANDARDS				
Sec.	Development Standards	 Low-Rise and House-Form Mix^{1,2,3}  Mid-Rise and House-Form Mix^{1,2,3}  High-Rise Mix^{1,2,3}  Transitional Area Arterial^{1,2,3}	 Transitional Area Mixed^{1,3,4}	 Transitional Area Arterial^{1,3,4}
3(a).5	Minimum Side Yards on Corner Lots			
	Flankage Side Yard	450 millimetres	450 millimetres	450 millimetres
	Total Side Yard	1.2 metres	Where adjoining lot contains a Multi-Unit Building: 3.45 metres Otherwise: 450 millimetres	Where adjoining lot contains a Multi-Unit Building: 3.45 metres Otherwise: 450 millimetres
	Minimum Side Yards on Interior Lots			
3(a).6	6.1 Single Side Yard	(1) Where lot frontage is less than 10.0 metres: 450 millimetres	Where adjoining lot contains a Multi-Unit Building: 3.0 metres Otherwise: Nil	Where adjoining lot contains a Multi-Unit Building: 3.0 metres Otherwise: Nil
		(2) Where lot frontage is more than 10.0 metres: 1.2 metres		
	6.2 Total Side Yard	(1) Where lot frontage is less than 10.0 metres: 1.2 metres	Nil	Nil
		(2) Where lot frontage is more than 10.0 metres: 2.4 metres		
3(a).7	Maximum Site Coverage			
	Buildings with less than five units	Permitted: 65% and below Discretionary: Above 65% to 80%	Permitted: 65% and below Discretionary: Above 65% to 100%	Permitted 90% Discretionary: Above 90% to 100%
	Buildings with more than five units	Permitted: 50% and below Discretionary: Above 50% to 80%		
Notes: 1. Refer to Subpart 1F.5 in Chapter 1 – Authority and Administration of the Zoning Bylaw for development standards within Primary or Secondary Intensification Areas 2. Only one building permitted per lot except in the case of Planned Group land use where the development standards are same as most similar building form permitted in the policy area. 3. Development Standards for a Building, House-Form Commercial as same as most similar building form permitted in the policy area. 4. More than one buildings are permitted per lot in this policy area. (#2020-33, s.81, 2020, #2024-57, s. 29, 2024)				

4.2 FLOOR AREA RATIO AND HEIGHT REGULATIONS

- (1) Figure 6E.F2 indicates the minimum Floor Area Ratio standards and maximum Building Height for development in the Centre Square Direct Control District, based on the lot's location.

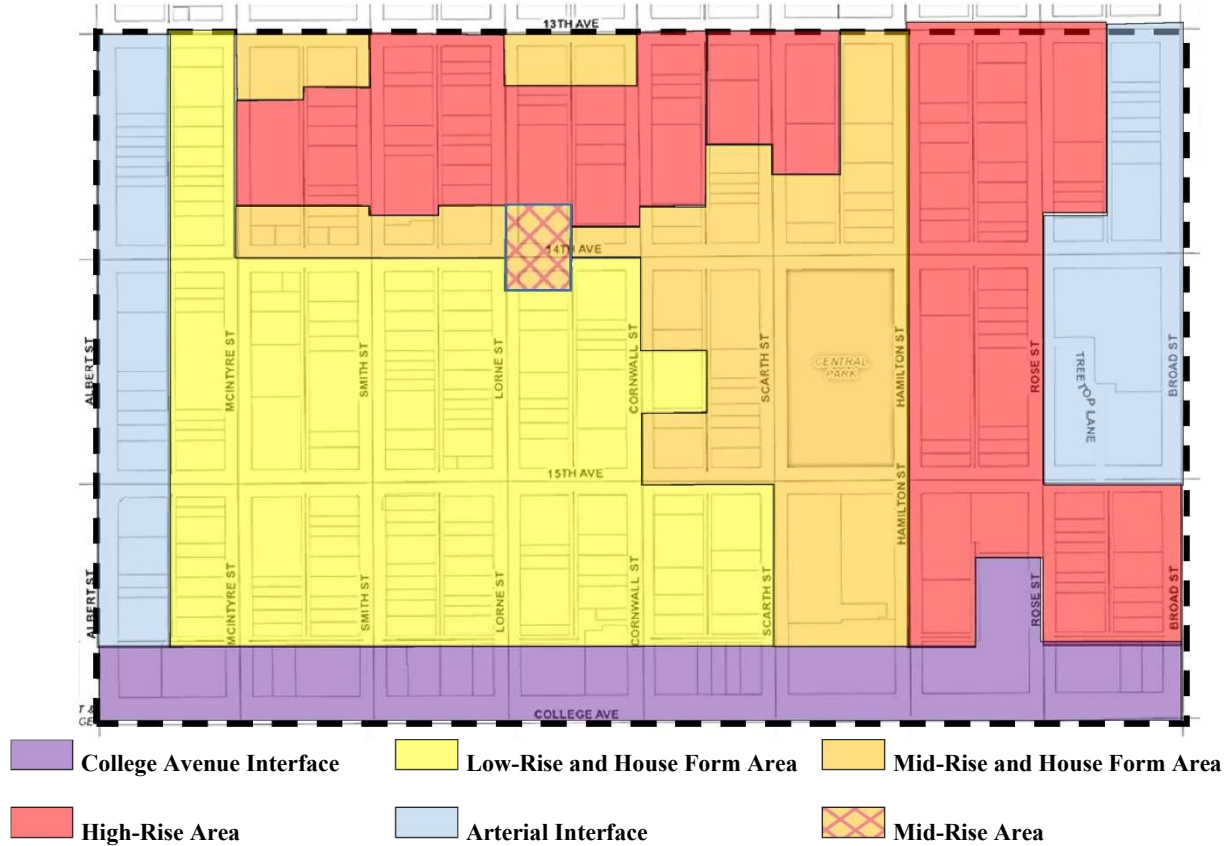


Figure 6E.F2: Centre Square Direct Control District Maximum FAR Standards

CENTRE SQUARE DIRECT CONTROL DISTRICT DEVELOPMENT REGULATIONS AND STANDARDS¹

Sec.	Development Standards	College Avenue Interface	Low-Rise and House-Form Area	Mid-Rise and House-Form Area	Mid-Rise Area	High-Rise Area	Arterial Interface
3(b).1	Maximum FAR	(a) Building, Detached, Building, House-Form:0.75 (b) Building, Row, Building Stacked with maximum three units: 0.85 (c) Building, Stacked on the same lot as a Building, House-Form: 3.3 (d) Building, Stacked with four or more units: 2.0	(e) Building, Detached, Building, House-Form:0.75 (f) Building, Row, Building Stacked with maximum three units: 0.85 (g) Building, Stacked with four or more units: 2.0 (h) Building, Stacked on the same lot as a Building, House-Form: 3.3	(i) Building, Detached: 0.75 (j) Building, Row, Building Stacked with maximum three units:0.85 (k) Building, Stacked with four or more units: 3.0 (l) Building, House-Form, or Building, Stacked where gross floor area is comprised of no more than 75% Dwelling or non-Dwelling land uses: 3.3	(m) Buildings containing Dwelling uses: (i) North of 14th Ave: 7.5 (ii) South of 14th Ave: 3.10 (o) Building containing only non-Dwelling uses: 1.3	(p) Buildings where gross floor area is comprised of no more than 75% Dwelling or non-Dwelling land uses: 3.5 (q) All Other Buildings: 3.0	(r) Permitted: 3.0 (s) Discretionary: 7.5
3(b).2	Maximum Height	20.0 metres	20.0 metres	20.0 metres	(a) Buildings containing Dwelling uses: (i) North of 14th Ave: 30.0 metres (ii) South of 14th Ave: 20.0 metres (b) Building containing only non-Dwelling uses: 6.0 metres	20.0 metres	(c) Permitted: 20.0 metres or lower (d) Discretionary: Above 20.0 metres to a maximum of 40.0 metres

Notes:
 1. Refer to Subpart 1F.5 in Chapter 1 – Authority and Administration of the Zoning Bylaw for development standards within Primary or Secondary Intensification Areas.

(#2024-42, s. 33, 2024, #2024-57, s. 30, 2024)

- (2) A height limitation prescribed in Table 6E.T3(b) shall not apply to the following:
- (a) a spire;
 - (b) a belfry;
 - (c) a cupola;
 - (d) a dome;
 - (e) a chimney;
 - (f) a ventilator;
 - (g) a skylight;
 - (h) a water tank;
 - (i) a bulkhead;
 - (j) a communication antenna;
 - (k) a solar panel; or
 - (l) a feature or mechanical appurtenance, usually situated above the roof level, that is, in the opinion of the Development Officer, similar to the above list.
- (3) The features mentioned in subsection 6E.3.6(2):
- a) may not include an elevator or staircase enclosure, or a mechanical penthouse;
 - (b) may not be used for human habitation; and
 - (c) shall be erected only to such minimum height or area necessary to accomplish the purpose they are to serve.

(#2023-23, s. 66, 2023)

4.3 PERMITTED YARD ENCROACHMENTS

- (1) The minimum front yard, flankage side yard, interior side yard and rear yard specified by this Bylaw shall remain free from any encroachment, except as permitted by Table 6E.T4.
- (2) Permitted yard encroachments are subject to section 1E.1.9 in Chapter 1.

- (3) Minimum setback from lot line to a permitted encroachment shall be the lesser of the setback standards prescribed in Tables 6E.T3 (a) and (b).

TABLE 6E.T4: CENTRE SQUARE DIRECT CONTROL DISTRICT PERMITTED ENCROACHMENT STANDARDS				
Sec.	Structure	Permitted Yard	Maximum Projection into Permitted Yard	Minimum Setback from Lot Line
T4.1	Non-structural architectural features (e.g. window sill, eaves, etc.)	<ul style="list-style-type: none"> • Front Yard • Interior Side Yard • Flankage Yard • Rear Yard 	750 millimetres	450 millimetres
(#2024-9, s. 168, 2024)				
T4.2	Cantilevered portion of a building, no greater than 2.4 sq. m in combined area of all cantilevers when measured horizontally	<ul style="list-style-type: none"> • One Interior Side Yard Only • Flankage Yard 	610 millimetres	450 millimetres
T4.3	Fire escape	<ul style="list-style-type: none"> • Front Yard • Interior Side Yard • Flankage Yard • Rear Yard 	1.5 metres	150 millimetres
Uncovered Balcony, Deck or Platform				
T4.4	(1) Portion that is 600 millimetres or more in height above grade.	<ul style="list-style-type: none"> • Front Yard • Rear Yard 	3.0 metres	The lesser of the minimum side yard setback requirements for the principal building on site or the existing side yard setback of the building on site.
	(2) Portion that is less than 600 millimetres in height above grade.	<ul style="list-style-type: none"> • Front Yard • Interior Side Yard • Flankage Yard • Rear Yard 	Unrestricted	Unrestricted
T4.5	Porch	<ul style="list-style-type: none"> • Front Yard • Rear Yard 	1.5 metres	3.0 metres
T4.6	Steps above or below grade, landings and wheelchair ramps	<ul style="list-style-type: none"> • Front Yard • Interior Side Yard • Flankage Yard • Rear Yard 	Unrestricted	Unrestricted
T4.7	Children's play equipment, fences, gutters, exterior insulation as a part of energy retrofits on the existing building envelope or structure, retaining walls or other landscape features and decorative structures	<ul style="list-style-type: none"> • Front Yard • Interior Side Yard • Flankage Yard • Rear Yard 	Unrestricted	Unrestricted
(#2024-9, s. 169, 2024)				

6E.5 ACCESSORY USES, BUILDINGS AND STRUCTURES

- (1) The standards prescribed in Table 6E.T5 apply to all accessory buildings or structures in the Low-rise and House-Form Mix, Mid-rise and House-Form Mix and High-Rise Mix policy areas as identified in Figure 6E.F1.

TABLE 6E.T5 CENTRE SQUARE DIRECT CONTROL DISTRICT DEVELOPMENT STANDARDS FOR ACCESSORY BUILDINGS OR STRUCTURES in Low-rise and House-Form Mix, Mid-rise and House-Form Mix and High-Rise Mix Policy Areas		
Sec.	Development Criteria	Standard (Per lot except for Building, Row where standards are per unit)
T5.1	Maximum Area	
	(1) Accessory to a: (a) Building, Detached; (b) Building, Row; or (c) Building, Stacked with maximum two units.	75 square metres
	(2) Accessory to: (a) any type of building within a Planned Group (b) Building, Stacked with more than two units; (c) Public Use, General; (d) Utility, General	Greater of 75 square metres or 15 percent of the lot area.
T5.2	Minimum Setback for an Accessory Building or Structure on an interior lot	
	(1) Where the accessory building or structure is located entirely within the rear yard:	
	(a) setback from rear lot line	
	(i) where the vehicular access door of a garage faces the rear lot line adjoining a public lane; or	1.50 metres
	(ii) otherwise	600 millimetres
	(b) setback from side lot lines	600 millimetres
T5.3	(2) Where the accessory building or structure is located entirely within the side yard:	
	(a) setback from side lot line	Same as otherwise required for the principal building on site.
	Minimum Setback for an Accessory Building or Structure located on a corner lot	
	(1) Where the accessory building or structure is located entirely within the rear yard:	
	(a) setback from rear lot line:	
	(i) where a vehicular access door of a garage faces rear lot line adjoining a public lane; or	1.50 metres
	(ii) otherwise	600 millimetres
	(b) setback from side lot line:	
	(i) where a vehicular access door of a garage faces flankage lot line; or	5.5 metres from the back of curb or walk where the flankage lot line adjoins a public street; or 1.5 metres where the flankage lot line adjoins a public lane.
	(ii) otherwise	600 millimetres
T5.4	(2) Where the accessory building or structure is located entirely within the side yard:	
	(a) setback from side lot line	
	(i) where a vehicular access door of a garage faces flankage lot line; or	5.5 metres from the back of curb or walk where the flankage lot line adjoins a public street; or 1.5 metres where the flankage lot line adjoins a public lane.
	(ii) otherwise	Same as otherwise required for the principal building on site.
T5.4	Minimum Setback from a principal building on the site	1.0 metre
T5.5	Maximum Height	
	(1) An accessory building used as a communal amenity area in a Planned Group	11.0 metres
	(2) Otherwise	4.0 metres

(#2021-2, ss.78-79, 2021, #2022-30, s. 101, 2022)

- (2) Unless specified otherwise, the minimum setback and maximum height requirements of an accessory structure or building in the Transitional Area Mixed and Transitional Area Arterial policy areas as identified in Figure 6E.F1 shall be the same as those of the principal building, as prescribed in subpart 6E.4.
- (3) Notwithstanding subsections 6E.5(1) and (2), an accessory structure or building may be located within a rear or side yard setback where it is :
 - (a) 10 square metres or less in area; and
 - (b) 4 metres in height or less.
- (4) All accessory structures or buildings shall be included in the calculation of the total site coverage calculation, except those in Table 6E.T4.7.
- (5) Detached accessory buildings or structures shall not be located in the front yard, except those listed in 6E.T4.

6E.6 PARKING AND BICYCLE REQUIREMENTS

6.1 NO OBSTRUCTION

Parking stalls required by this Bylaw shall not be obstructed in any way by garbage receptacles, structures, equipment or other materials which interfere with the ability of the parking stall to serve its function.

6.2 ACCESSIBLE PARKING STALLS

- (1) Notwithstanding any other provision in this Bylaw, a minimum of two per cent of the required number of parking stalls shall be provided in the form of accessible parking stalls in the Centre Square Direct Control District.
- (2) Accessible parking stalls shall be clearly designated with signs above ground indicating their purpose.
- (3) Relative to the placement of non-accessible parking stalls, accessible parking stalls shall be located closest to the:
 - (a) the accessible building entrance, if it exists; or
 - (b) the building entrance with shortest path of travel from the accessible parking stalls.

6.3 MOTOR VEHICLE REGULATIONS

- (1) All required parking or loading spaces as per section 1F.2.9 of this Bylaw, shall be located entirely on the same lot as the principal land use they serve.

(#2025-15, s. 55, 2025)

- (2) No motor vehicle parking stall, manoeuvring area, garage door, loading stall or loading bay shall be located in:
 - (a) an area provided to meet the total site landscaped area; or
 - (b) the front yard.

(#2020-33, s.82, 2020)

6.4 MINIMUM MOTOR VEHICLE PARKING REQUIREMENTS

- (1) The minimum motor vehicle parking requirements prescribed in Table 6E.T6 apply to development in the Centre Square Direct Control District.
- (2) If, in determining the number of requirement parking stalls, a fractional stall is calculated:
 - (a) any fraction up to and including one-half shall be disregarded; and
 - (b) any fraction over one-half shall be deemed to be equivalent to one full stall.
- (3) Unless otherwise specified in this Bylaw, tandem parking stalls shall not be used to meet minimum parking requirements.
- (4) Up to 30 per cent of the required parking stalls in any parking area may be designed as compact stalls.
- (5) All compact parking stalls shall be clearly designated with signs indicating their purpose.

TABLE 6E.T6: CENTRE SQUARE DIRECT CONTROL DISTRICT PARKING REQUIREMENTS		
Sec.	Land Use	Motor Vehicle Stall Requirements
T6.1	All land uses	There is no minimum number of stalls required
T6.2	House-Form Commercial	<ol style="list-style-type: none"> (1) No parking shall be required for the new use above what was required for the building prior to the change of use provided there is at least 1 stall. (2) All parking stalls in existence on the lot prior to the change in use mentioned in subsection (1) shall be maintained, to a maximum requirement of 1 stall per 100 sq. m per the total gross floor area of all buildings containing non-Dwelling uses on the lot
T6.3	Dwelling, Assisted Living	0.4 stalls per Dwelling Unit.
T6.4	Dwelling, Group Care	Greater of: <ol style="list-style-type: none"> (a) one stall per six beds; or (b) two stalls.
T6.5	Service Trade, Residential Short Term	One stall in addition to the parking requirement for the Dwelling Unit.

TABLE 6E.T6: CENTRE SQUARE DIRECT CONTROL DISTRICT PARKING REQUIREMENTS			
Sec.	Land Use	Motor Vehicle Stall Requirements	
	Accommodation		
T6.6	Institution, Day Care	(1) One stall per land use; and	
		(2) Passenger Drop-Off Stall Requirements (a) the following table indicates the minimum number of passenger drop-off stalls:	
		Individuals Under Care	Minimum Number of Passenger Drop-off Stalls
		1-10	1 stall
		10-15	2 stalls
		16-30	3 stalls
		31-45	4 stalls
		46-60	5 stalls
		More than 60	2 additional stalls for each increment of 15 individuals in excess of 60
		(b) where the applicant can demonstrate that, to the satisfaction of the Development Officer, on-street parking capacity can adequately serve as a drop-off stall without impeding traffic flow, the Development Officer may reduce the minimum drop-off stall requirements accordingly.	
		(c) parking stalls required pursuant to this section or a condition of a discretionary use permit shall not be used to satisfy the drop-off stall requirements.	
		(d) all on-site drop-off stalls shall be reserved and clearly marked for passenger drop-off purposes.	
T6.7	Residential Business	(1) A minimum of one parking stall shall be provided for the Residential Business in addition to the parking required for the Dwelling Unit on the same lot. (2) Customers of the Residential Business cannot utilize any parking stalls that are required for the Dwelling Unit. (3) Where the Residential Business is an Institution, Day Care, parking requirements listed under T6.15 shall apply.	
T6.8	All other land uses	On a lot where: (a) At least 25% of the total gross floor area of all buildings on the lot is dedicated to Dwelling land uses; (b) The lot contains at least 20 Dwelling Units; (c) At least 25% of the total gross floor area of all buildings on the lot is dedicated to non-Dwelling land uses listed as permitted or discretionary in Tables 6E.T2(a) through (e); and (d) At least 25% of the on-site parking is contained within a parking structure that is above or below grade.	(1) For the first 300 square metres in gross floor area, no parking stall is required. (2) For that portion in excess of the first 300 square metres in gross floor area, one parking stall is required per 150 square metres of gross floor area.
		Otherwise	(1) For the first 150 square metres in gross floor area, no parking stall is required. (2) For that portion in excess of the first 150 square metres in gross floor area, one parking stall is required per 100 square metres of gross floor area.

(#2020-33, s.83, 2020)(#2020-64, s.93, 2020, #2022-30, s. 102, 2022; 2024-4, s. 23, 2024)

6.5 MINIMUM LOADING REQUIREMENTS

- (1) On any lot where the combined gross floor area of buildings is between 1,401 and 10,000 square metres, one loading stall shall be required.
- (2) On any lot where the combined gross floor area of buildings exceeds 10,000 square metres, one loading stall shall be required in addition to the requirement mentioned in subsection 6E.6.5(1).
- (3) Dwelling Units shall not be calculated toward the combined gross floor area mentioned in subsections 6E.6.5(1) and (2).
- (4) All loading stalls shall be clearly marked to indicate their purpose.
- (5) Notwithstanding subsections 6E.6.5(1) and (2), the Development Officer may decrease the number of required loading stalls.

6.6 BICYCLE PARKING REQUIREMENTS

- (1) For every 20 Dwelling Units that are developed on a lot, the developer shall provide a minimum of one long-term bicycle parking stall within the same building(s) as the Dwellings. This may be counted toward the total lot minimum bicycle parking requirement prescribed in subsection 6E.6.6(2).
- (2) For every 10 required motor vehicle parking stalls there shall be either:
 - (a) two short-term bicycle parking stall;
 - (b) 0.5 long-term bicycle parking stalls; or
 - (c) an equivalent combination of the requirements of clause (a) and (b).
- (3) If, in determining the number of required parking stalls, a fractional bicycle parking stall is calculated, any fraction will be rounded up to the next whole number.
- (4) Required short-term bicycle stalls shall be located closer to the building entrance than the motor vehicle parking stalls.
- (5) Required long-term bicycle stalls shall be located either:
 - (a) on the ground floor of the principal building(s) on the lot; or
 - (b) within a secure area close to the building entrance.
- (6) If the motor vehicle parking stalls are covered or located within a structure,

then the bicycle parking stalls must also be covered or located within a structure.

(#2023-23, s. 67, 2023)

6.7 MUNICIPAL HERITAGE PROPERTY AND PROVINCIAL HERITAGE PROPERTY

- (1) Where required, the number of motor vehicle parking stalls existing upon Municipal Heritage Property and provincial heritage property, at the time of such heritage designation, shall be maintained with any development approved after such date.
- (2) Notwithstanding the motor vehicle parking requirements in sections 6E.6.4 and 6E.6.5, development of designated Municipal Heritage Property and provincial heritage property shall not be required to provide motor vehicle parking and loading facilities beyond that mentioned in subsection 6E.6.8(1).

6E.7 LANDSCAPING AND AESTHETIC

7.1 MINIMUM TOTAL SITE LANDSCAPING REQUIREMENTS

- (1) The minimum landscaping requirements prescribed in Table 6E.T7 apply to principal land uses and developments in the Centre Square Direct Control District.

TABLE 6E.T7: CENTRE SQUARE DIRECT CONTROL DISTRICT TOTAL SITE LANDSCAPING REQUIREMENTS		
Sec.	Land Use	Minimum Landscaping Requirements
T7.1	For a: <ul style="list-style-type: none"> • Dwelling, Unit; • Dwelling, Group Care; or • Dwelling, Assisted Living in a building with two units or less.	Within two years of the issuance of an occupancy permit, the entirety of the front yard and side yards abutting a public street or public pathway must be landscaped, excluding: <ol style="list-style-type: none"> (a) a walkway; and (b) a driveway leading to an approved parking stall.
T7.2	<ul style="list-style-type: none"> • Assembly, Community • Institution, Day Care 	10% total site landscaping area
T7.3	<ul style="list-style-type: none"> • Any land use in a building with three or more units; or • Planned Group 	15% total site landscaping area
T7.4	<ul style="list-style-type: none"> • Dwelling, Secondary Suite • Open Space, Active • Public Use, General • Utility, General • Business, Residential • Service Trade, Residential Short Term Accommodation 	No Requirement

(#2020-64, s.85-86, 2020, #2022-30, s. 103, 2022)

- (2) For all uses listed in sections T6.2 and T6.3 of Table 6E.T7, where a parking or loading area abuts a public street, a minimum 3.0 metre landscaped strip measured from the inside of the curb or the sidewalk shall be provided. The requirement of this subsection can be credited toward the fulfillment of the total site landscaping requirement prescribed in Table 6E.T7.
- (2.1) The following perimeter screening requirements shall apply where a surface parking area, loading area or outdoor storage area abuts a public street (see Figure 6E.F3):
 - (a) Shrubs or fencing shall be provided to form a screen between 0.75 metres and 1.0 metres in height and shall cover 80 per cent of the length of the area to be screened. Fencing shall be at least 85 per cent opaque;
 - (b) In the case of shrub plantings, shrubs shall be spaced to form a closely-knit mass and an average of 2 rows is required; and
 - (c) The maximum width for a continuous, uninterrupted strip of permeable mulch shall be 1.5 metres, except that isolated areas of up to 5 metres in length may exceed the maximum 1.5-metre width.
(#2024-9, s. 170, 2024)
- (3) If there is a conflict between the requirements in Table 6E.T7, the most stringent requirement shall apply.
- (4) All landscaping requirements shall be completed in accordance with the approved landscape plan by the end of the growing season in which the use of the building or site has taken place. When the use of a building has occurred after the end of the growing season, all required and approved landscaping features shall be completed by June 1 of the following growing season.

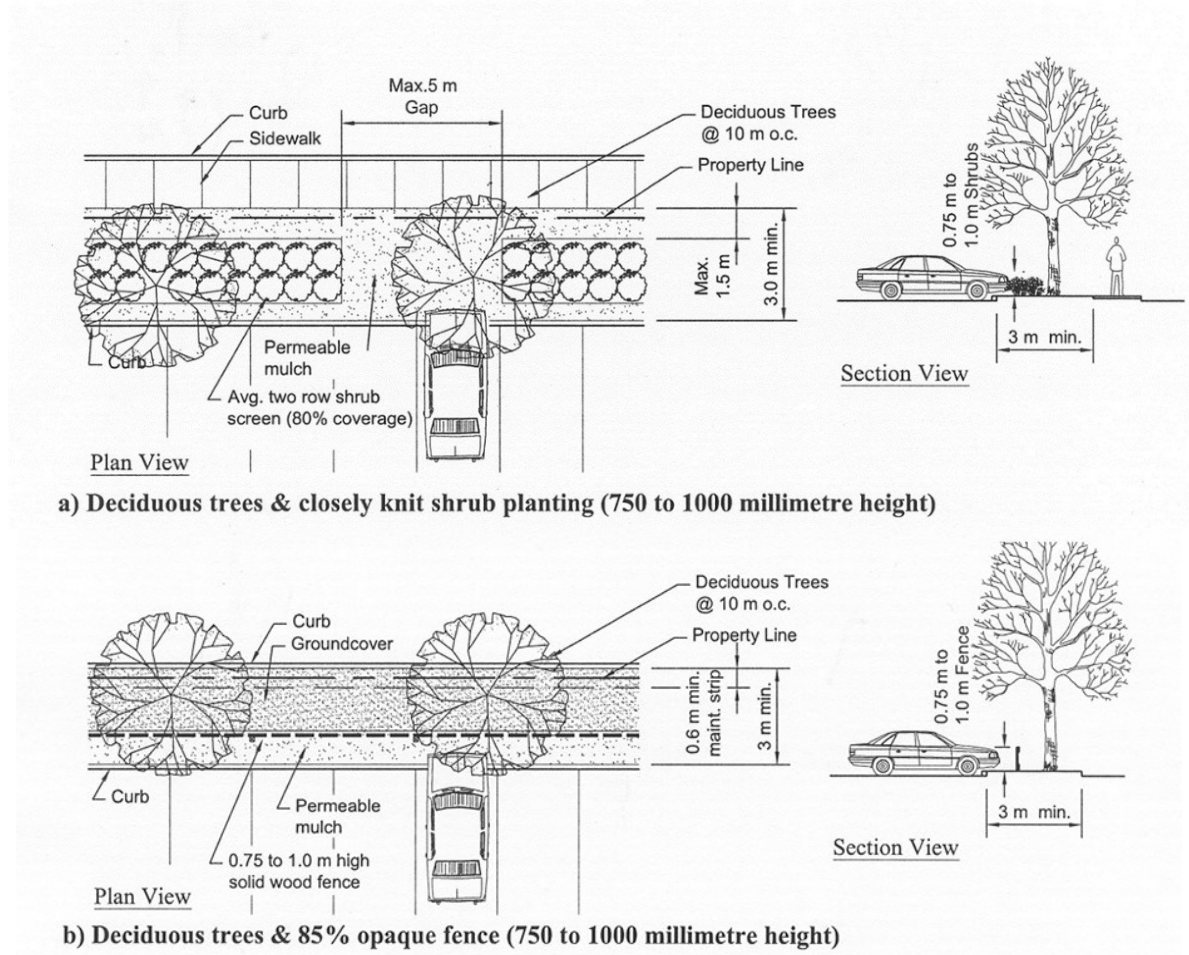


Figure 6E.F3: Perimeter Screening Requirements

(#2024-9, s. 171, 2024)

7.2 PLANTING RATIOS

- (1) The following planting ratios shall apply to all development in the Centre Square Direct Control District:
 - (a) a minimum of one tree per 40 square metres of required site landscaping is required per lot;
 - (b) for every ten meters along a registered road right of way, a minimum of one deciduous tree is required; and
 - (c) a minimum of one shrub per 20 square metres of required site landscaping is required per lot.

7.3 INCLUDED LANDSCAPED AREAS

- (1) Exposed soil will only be considered toward the total site landscape area in Open Space, Active used to grow plants or shrub beds.
- (2) The total site landscaped area, as required by subsection 6E.7.1, may include, but is not restricted to:
 - (a) parking area landscaping;
 - (b) ceremonial route (refer to 6E.7.3(1)(b));
 - (c) boulevard areas;
 - (d) curbing; and
 - (e) any portion of required aesthetic screening.
- (3) Albert Street is listed as a Ceremonial Route. Therefore, developments on lots adjoining Albert Street may be subject to additional requirements in the *Design Standards*.
- (4) Boulevard areas shall only be used to fulfil the total site landscaping requirement, subject to the approval of the Development Officer.

7.4 PRESERVATION OF EXISTING PLANT MATERIAL

Where existing plant material on site is retained it may be credited toward the fulfillment of the total site landscaping requirement.

7.5 AESTHETIC SCREENING OF INCOMPATIBLE USES

- (1) A proposed new development or substantial addition to an existing development on a lot in the Centre Square Direct Control District shall provide minimum 1.83 metre to a maximum of the allowable fence height as prescribed in section 2D.2.1 high aesthetic screening along its abutting lot lines, where the proposed development is any non-dwelling land use except Open Space, Active abutting a lot zoned Residential
- (2) In addition to other requirements of this Bylaw, the following activities and/or areas on a lot in the Centre Square Direct Control District containing four or more dwelling units or a non-dwelling land use shall be aesthetically screened from all sides to a height of 1.83 metres or to the satisfaction of the Development Officer:
 - (a) any collection area for garbage, refuse or recycling;
 - (b) any storage area that is outdoors or partially outdoors.

(#2023-47, s. 23, 2023)

PART 6F

DCD-WH – DEWDNEY AVENUE WAREHOUSE DIRECT CONTROL DISTRICT

6F.1 INTENT

Dewdney Avenue Warehouse Direct Control District is intended to encourage the:

- (a) adaptive re-use of existing buildings;
- (b) expansion of new and established businesses;
- (c) development of a unique identity for the area; and
- (d) a wide range of dwelling, office, service, retail, wholesale and low-intensity industrial land uses that:
 - (i) complement each other;
 - (ii) can operate safely in existing or remodeled warehouses and historic structures;
 - (iii) can operate with existing (limited) floor area; and
 - (iv) will complement rather than compete with the Downtown.

6F.2 APPLICATION

- (1) The regulations, standards, and requirements prescribed in part 6F apply to all land uses and developments in the Dewdney Avenue Warehouse Direct Control District.
- (2) The regulations, standards, and requirements prescribed in the *Warehouse District Neighbourhood Plan* apply to all land uses and developments in the Dewdney Avenue Warehouse Direct Control District. The neighbourhood plan shall supersede where a regulation in Part 6F is inconsistent with any portion of the neighbourhood plan.
- (3) Lands may be rezoned Dewdney Avenue Warehouse Direct Control District only in cases where the OCP or an applicable secondary plan identifies the lands as being within the Warehouse District Neighbourhood.

6F.3 BUILDING AND LAND USE REQUIREMENTS

3.1 PERMITTED AND DISCRETIONARY BUILDING TYPES

- (1) Table 6F.T1 lists building types that are permitted or discretionary in the Dewdney Avenue Warehouse Direct Control District.
- (2) Any building types other than those listed in Table 6F.T1 are prohibited in the Dewdney Avenue Warehouse Direct Control District.
- (3) A lot can contain multiple buildings that are permitted or discretionary in the Dewdney Avenue Warehouse Direct Control District.

TABLE 6F.T1: DEWDNEY AVENUE WAREHOUSE DIRECT CONTROL DISTRICT BUILDING TYPES				
No.	Building Type	Permitted	Discretionary	Building Specific Regulations
T1.1	Building, Accessory	Permitted	---	---
T1.2	Building, Detached	Building that existed in 2018, including a reconstructed or remodelled building.	Building constructed after 2018.	---
T1.3	Building, Row	Building that existed in 2018, including a reconstructed or remodelled building.	Building constructed after 2018.	---
T1.4	Building, Stacked	Building that existed in 2018, including a reconstructed or remodelled building.	Building constructed after 2018.	---

3.2 LAND USE REQUIREMENTS

- (1) Table 6F.T2 lists land uses and land use intensities that are permitted or discretionary in the Dewdney Avenue Warehouse Direct Control District zone, subject to compliance with:
 - (a) the specific development permit requirements and procedures in Part 1G;
 - (b) the land use specific regulations in Table 6F.2;
 - (c) the development standards in subpart 6F.4;
 - (d) the parking and loading requirements in subpart 6F.6;
 - (e) the landscaping and aesthetic screening requirements of subpart 6F.7; and
 - (f) the other regulations of this Bylaw
- (2) In addition to the review criteria for discretionary uses prescribed in subpart 1E.3 of Chapter 1, every discretionary use application for lands in the Dewdney Avenue Warehouse Direct Control District shall be reviewed to

evaluate if the proposal:

- (a) encourages the adaptive reuse of existing buildings, particularly historic and heritage properties;
- (b) encourages the development, retention and enhancement of the area's commercially-oriented industrial uses;
- (c) supports methods of transportation other than personal motor vehicle; and
- (d) relates to, builds upon, or enhances the existing context, with specific focus on historic and heritage properties.

(3) The following land uses are prohibited in the Dewdney Avenue Warehouse Direct Control District:

- (a) any land use that is not listed in Table 6F.T2;
- (b) any land use that is above the maximum intensity listed as permitted or discretionary in Table 6F.T2;
- (c) any land use that fails to meet any of the applicable requirements laid out in this Bylaw;
- (d) any land use that stores or processes hazardous materials and/or dangerous goods; and
- (e) outdoor storage.

(#2021-62, s. 41, 2021)

TABLE 6F.T2: DEWDNEY AVENUE WAREHOUSE DIRECT CONTROL DISTRICT LAND USE GROUPS				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2.1	<ul style="list-style-type: none"> • Food & Beverage, Outdoor • Retail Trade, Outdoor Display 	Permitted if the dedicated outdoor area is less than 100 square metres, per lot.	Discretionary if dedicated outdoor area is 100 square metres, per lot, or more.	No outdoor storage shall occur on the lot.
T2.2	<ul style="list-style-type: none"> • Retail Trade, Cannabis • Retail Trade, Shop 	Permitted if gross floor area is 4,000 square metres or less, per lot.	Discretionary if gross floor area is greater than 4,000 square metres per lot.	<ol style="list-style-type: none"> (1) No outdoor storage shall occur on the lot. (2) The “Retail Trade, Cannabis” land use is subject to the Specific Development Permit Requirements for “Retail Trade, Cannabis” as prescribed in Chapter 1.
T2.3	<ul style="list-style-type: none"> • Dwelling, Assisted-Living • Dwelling, Group Care • Dwelling, Unit 	Permitted if in a building that contains at least one non-dwelling principal land use.	Discretionary if in a building that does not contain at least one non-dwelling principal land use.	<ol style="list-style-type: none"> (1) Developments containing 20 dwelling units shall allocate a minimum of five per cent of the total lot area dedicated to dwelling use to the communal amenity area. (2) Where the required communal amenity area is provided outdoors, the soft landscaping portion of such communal amenity area may be included as part of the minimum landscaping requirements listed in subpart 6F.7. (3) The outdoor communal amenity area shall: <ol style="list-style-type: none"> (a) have a minimum contiguous area of 50 square metres, with no dimension across less than 6 metres; and (b) not entirely be located within the minimum required yard setback area. <p>(#2024-9, s. 172, 2024)</p>
T2.4	<ul style="list-style-type: none"> • Agriculture, Indoor • Food & Beverage, Catering • Food & Beverage, Lounge • Food & Beverage, Restaurant • Industry, Artistic • Industry, Food & Beverage • Industry, Laboratory • Institution Health Care • Institution, Humanitarian Service • Institution, Training • Public Use, General • Service Trade, Clinic 	Permitted	---	No outdoor storage shall occur on the lot.

TABLE 6F.T2: DEWDNEY AVENUE WAREHOUSE DIRECT CONTROL DISTRICT LAND USE GROUPS				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
	<ul style="list-style-type: none"> • Service Trade, Heavy • Service Trade, Light • Service Trade, Personal • Storage, Personal • Transportation, Parking Structure • Wholesale Trade, Indoor • Utility, General 			
T2.5	<ul style="list-style-type: none"> • Agriculture, Animal Support • Industry, Salvaging – Light • Storage, Warehousing 	Permitted if gross floor area is 500 square metres, or less, per lot.	Discretionary if gross floor area is greater than 500 square metres, per lot.	<p>(1) Restriction for all uses</p> <p>(a) All land uses must be entirely indoors; and</p> <p>(b) No outdoor storage shall occur on the lot.</p> <p>(2) Agriculture, Animal Support” shall exclude accommodation of livestock.</p>
T2.6	<ul style="list-style-type: none"> • Assembly, Community • Assembly, Recreation • Institution, Day Care • Institution, Education • Open Space, Active 	Permitted if indoors; or outdoors and the dedicated outdoor area is 1,000 square metres, or less, per lot.	Discretionary if outdoors and the dedicated outdoor area is greater than 1,000 square metres per lot.	<p>(1) No outdoor storage shall occur on the lot.</p> <p>(2) All land uses under T2.6 may not be established where they will be closer than 182.88 metres to a “Service Trade, Body Rub Establishment” land use.</p> <p>(3) The measurement required in section (2) shall be:</p> <p>(a) a straight line measured from the nearest point of the portion of the building used for “Service Trade, Body Rub Establishment” land use to the nearest portion of the lot requiring separation.</p> <p>(b) assessed as of the date of receipt of a complete application as determined by the Development Officer.</p>
T2.7	<ul style="list-style-type: none"> • Residential Business 	<p>Permitted if the Residential Business:</p> <p>(a) does not occupy more than 25 per cent of the gross</p>	Discretionary if the Residential Business occupies more than 25 per cent but not more than 40 per cent of the gross floor area of the building used for the Dwelling Unit.	Refer to Section 2C.1 in Chapter 2 of the Zoning Bylaw for land use specific regulations.

TABLE 6F.T2: DEWDNEY AVENUE WAREHOUSE DIRECT CONTROL DISTRICT LAND USE GROUPS				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
		floor area of the building used for the Dwelling Unit; or (b) is an Institution, Day Care meeting the requirements of a family child care home or group family child care home, as defined by <i>The Child Care Act, 2014</i> ; or (c) is a Service Trade, Residential Short Term Accommodation meeting the requirements of <i>The Residential Short Term Accommodation Licensing Bylaw</i> .		
T2.8	<ul style="list-style-type: none"> Office 	Permitted if gross floor area is 4,000 square metres per building, or less.		Where the “Office” development is accommodated within the floor space of a designated heritage property and the heritage designation is maintained as part of the development, there is no limit on the gross floor area for “Office” in accordance with the <i>Official Community Plan</i> .

(#2020-11, s.7,s.s.55, 2020 (#2020-33, s.84, 2020)(#2020-64, s.87, ss.93, 2020, #2021-55, s.53, 2021, #2021-62, s. 42, 2021, #2022-30, s. 104, 2022, #2023-23, s. 68, 2023, #2024-77, s. 22, 2024, #2024-77, s. 23, 2024)

6F.4 DEVELOPMENT STANDARDS

4.1 DEVELOPMENT STANDARDS

The standards prescribed in Table 6F.T3 apply to all buildings and land uses in the Dewdney Avenue Warehouse Direct Control District.

TABLE 6F.T3: DEWDNEY AVENUE WAREHOUSE DIRECT CONTROL DISTRICT DEVELOPMENT STANDARDS		
Sec.	Development Criteria	Standards (Per Lot)
T3.1	Minimum Lot Area	500 square metres
T3.2	Minimum Lot Frontage	15 metres
T3.3	Minimum Front Yard Setback	0.0 metres
T3.4	(1) Minimum Rear Yard Setback (adjoining a public lane or utility easement)	
	(a) Portions of any building or structure under 4 metres in height	450 millimetres
	(b) Portions of any building or structure 4 metres to 8 metres in height	1.0 metres
	(c) Portions of any building or structure higher than 8 metres	2.0 metres
	(2) Minimum Rear Yard Setback (not adjoining a public lane or utility easement)	
	(a) Portions of any building or structure under 4 metres in height	1.5 metres
	(b) Portions of any building or structure 4 metres to 8 metres in height	2.5 metres
T3.5	(1) Minimum Single Side Yard Setback	
	(a) Adjoining a Sensitive Lot, public road, public lane or utility easement	450 millimetres
	(b) Otherwise	0.0 metres
	(2) Minimum Total Side Yard Setback	
T3.6	Maximum Coverage	90%
T3.7	Maximum Floor Area Ratio (FAR)	4.0
T3.8	Maximum Building Height	20 metres

(2024-4, s. 24, 2024)

4.2 LOT FRONTAGE

- (1) Where a lot's front lot line is curved, the lot frontage shall be measured as follows, as shown in Figure 6F.F1:
 - (a) the midpoint of the front lot line, relative to the side lot lines, shall be determined;
 - (b) a distance line perpendicular to the tangent and six metres in length shall be measured from the midpoint determined in clause 6F.4.2(1)(a); and
 - (c) the lot frontage shall be measured as a line perpendicular to the six metre distance line prescribed in clause 6F.4.2(1)(b).

- (2) On a corner lot, the lot frontage shall be measured as follows, as shown in Figure 6F.F2:
- (a) a distance line perpendicular to the front lot line and six metres in length shall be measured from the front lot line; and
 - (b) the lot frontage shall be measured as a line perpendicular to the six metre distance line prescribed in clause 6F.4.2(2)(a).

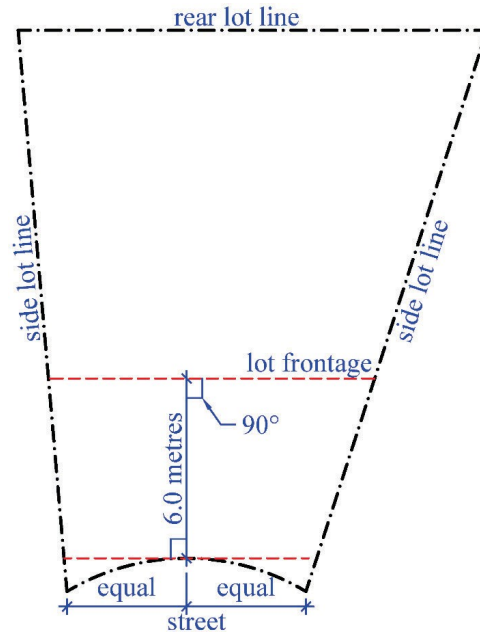


Figure 6F.F1: Minimum Lot Frontage on a Curved Front Lot

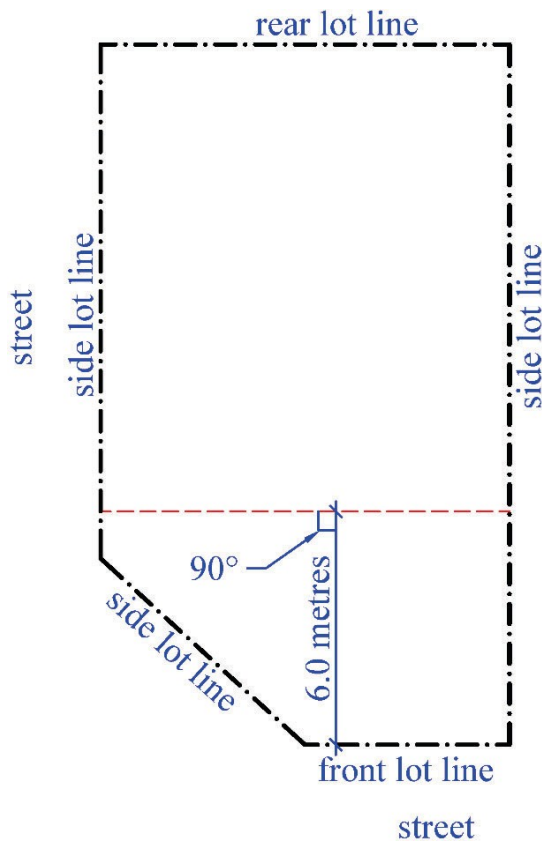


Figure 6F.F2: Minimum Lot Frontage on a Corner Lot

4.3 PERMITTED YARD ENCROACHMENTS

- (1) The minimum front yard, flankage side yard, interior side yard and rear yard specified by this Bylaw shall remain free from any encroachment whatsoever, except in accordance with Table 6F.T4.
- (2) Permitted yard encroachments are subject to section 1E.1.9 of Chapter 1.
- (3) Minimum setback from lot line to a permitted encroachment shall be the lesser of the setback standards prescribed in Tables 6F.T3 and 6F.T4.

TABLE 6F.T4: DEWDNEY AVENUE WAREHOUSE DIRECT CONTROL DISTRICT PERMITTED ENCROACHMENT STANDARDS				
Sec.	Structure	Permitted Yard	Maximum Projection into Permitted Yard	Minimum Setback from Lot Line
T4.1	Fire escape	<ul style="list-style-type: none"> • Front Yard • Interior Side Yards • Flankage Yard • Rear Yard 	1.5 metres into any yard abutting lot zoned Residential or Mixed-Use, otherwise unrestricted.	150 millimetres from any abutting lot zoned Residential or Mixed-Use, otherwise unrestricted.
T4.2	Uncovered Balcony, Deck or Platform			
	(1) Portion that is 600 millimetres or more in height above grade.	Nil	---	---
	(2) Portion that is less than 600 millimetres in height above grade.	<ul style="list-style-type: none"> • Front Yard • Interior Side Yards • Flankage Yard • Rear Yard 	Unrestricted	Unrestricted
T4.3	Any balcony, porch, deck, or platform that is covered. Includes "Food & Beverage, Outdoor" land use subject to the land use requirements.	Nil	---	---
T4.4	Steps above or below grade, landings and wheelchair ramps, exterior insulation as a part of energy retrofits on the existing building envelope or structure (#2024-9, s. 173)	<ul style="list-style-type: none"> • Front Yard • Interior Side Yards • Flankage Yard • Rear Yard 	Unrestricted	Unrestricted

4.4 HEIGHT EXCEPTIONS

- (1) Subject to subsection 6F.4.4(2), the maximum building height listed in Table 6F.T3 shall not apply to the following:
- (a) a spire;
 - (b) a belfry;
 - (c) a cupola;
 - (d) a domes;
 - (e) a chimney;
 - (f) a ventilator;
 - (g) a skylight;
 - (h) a water tank;

- (i) a bulkhead;
- (j) a communication antenna;
- (k) a solar panel; or
- (l) a feature or mechanical appurtenance, usually situated above the roof level, that is, in the opinion of the Development Officer, similar to the above list.

(#2023-23, s. 69, 2023)

- (2) The features mentioned in subsection 6F.4.4(1):
 - (a) may not include an elevator or staircase enclosure, or a mechanical penthouse;
 - (b) may not be used for human habitation; and
 - (c) shall be erected only to such minimum height or area necessary to accomplish the purpose they are to serve.

6F.5 ACCESSORY USES, BUILDINGS AND STRUCTURES

- (1) Unless specified otherwise, the minimum setback requirements and the maximum height of an accessory structure or building shall be the same as those of the principal building, as prescribed in Table 6F.T3.
- (2) Notwithstanding subsection 6F.5(1), an accessory structure or building may be located within a rear or side yard setback where it is:
 - (a) 10 square metres or less in area; and
 - (b) 4 metres or less in height.
- (3) All accessory structures or buildings shall be included in the calculation of the total site coverage calculation.

6F.6 PARKING AND LOADING

6.1 NO OBSTRUCTION

Parking stalls required by this Bylaw shall not be obstructed in any way by garbage receptacles, structures, equipment or materials which interfere with the ability of the parking stall to serve its function.

6.2 ACCESSIBLE PARKING STALLS

- (1) Notwithstanding any other provision in this bylaw, a minimum of two per cent of the required number of parking stalls shall be provided in the form of accessible parking stalls in the Dewdney Avenue Warehouse Direct Control District.
- (2) Accessible parking stalls shall be clearly designated with signs above ground indicating their purpose.
- (3) Relative to the placement of non-accessible parking stalls, accessible parking stalls shall be located closest to the:
 - (a) the accessible building entrance, if it exists; or
 - (b) the building entrance with shortest path of travel from the accessible parking stalls.

6.3 MOTOR VEHICLE REGULATIONS

- (1) All required parking or loading spaces as per section 1F.2.9 of this Bylaw, shall be located entirely on the same lot as the principal land use they serve.

(#2025-15, s. 56, 2025)

- (2) No motor vehicle parking stall, manoeuvring area, garage door, loading stall or loading bay shall be located in:
 - (a) areas provided to meet the total site landscaping area; or
 - (b) the front yard.

6.4 MINIMUM MOTOR VEHICLE PARKING REQUIREMENTS

- (1) The minimum motor vehicle parking requirements prescribed in Table 6F.T5 apply to development in the Dewdney Avenue Warehouse Direct Control District.
- (2) If, in determining the number of required parking stalls, a fractional stall is calculated:
 - (a) any fraction up to and including one-half shall be disregarded; and
 - (b) any fraction over one-half shall be deemed to be equivalent to one full stall.
- (3) Unless otherwise specified in this Bylaw, tandem parking stalls shall not be used to meet minimum parking requirements.

- (4) Up to 30 per cent of the required parking stalls in any parking area may be designed as compact stalls.
- (5) All compact stalls shall be clearly designated with signs indicating their purpose.

TABLE 6F.T5: DEWDNEY AVENUE WAREHOUSE DIRECT CONTROL DISTRICT PARKING REQUIREMENTS																
Sec.	Land Use	Motor Vehicle														
T5.1	All land uses	There is no minimum number of stalls required														
T5.1.1	All land uses that are permitted or discretionary in the Dewdney Avenue Warehouse Direct Control District	(1) For units in a building that existed in 2018, including a rehabilitated building, subject to subsection 6F.6.5, the lesser of: (a) one stall is required per Dwelling Unit; (b) existing parking stalls on the lot; or (c) nil for the first 150 square metres in gross floor area and one parking stall per 75 square metres of gross floor area for that portion in excess of the first 150 square metres in gross floor area.														
T5.2	For units in a building built after 2018															
T5.2.1	Dwelling, Unit	One stall is required per Dwelling Unit.														
T5.2.2	Dwelling, Assisted Living	0.4 stalls are required per Dwelling Unit.														
T5.2.3	Dwelling, Group Care	The greater of: (a) one stall is required per six beds; or (b) two stalls are required.														
T5.2.4	Service Trade, Residential Short Term Accommodation	0.5 stall per Service Trade, Residential Short Term Accommodation is required in addition to the parking requirement for the Dwelling Unit.														
T5.2.5	Institution, Day Care	(1) One stall is required per land use; and (2) The following table indicates the minimum number of passenger drop-off stalls:														
		<table border="1"> <thead> <tr> <th>Individual Under Care</th> <th>Minimum Number of Passenger Drop-off Stalls</th> </tr> </thead> <tbody> <tr> <td>1-10</td> <td>1 stall</td> </tr> <tr> <td>10-15</td> <td>2 stalls</td> </tr> <tr> <td>16-30</td> <td>3 stalls</td> </tr> <tr> <td>31-45</td> <td>4 stalls</td> </tr> <tr> <td>46-60</td> <td>5 stalls</td> </tr> <tr> <td>More than 60</td> <td>Two additional stalls for each increment of 15 individuals in excess of 60</td> </tr> </tbody> </table>	Individual Under Care	Minimum Number of Passenger Drop-off Stalls	1-10	1 stall	10-15	2 stalls	16-30	3 stalls	31-45	4 stalls	46-60	5 stalls	More than 60	Two additional stalls for each increment of 15 individuals in excess of 60
		Individual Under Care	Minimum Number of Passenger Drop-off Stalls													
		1-10	1 stall													
		10-15	2 stalls													
		16-30	3 stalls													
		31-45	4 stalls													
46-60	5 stalls															
More than 60	Two additional stalls for each increment of 15 individuals in excess of 60															
(3) Notwithstanding subsection (2), where the applicant demonstrates to the satisfaction of the Development Officer, that on-street parking capacity can adequately serve as a passenger drop-off stall without impeding traffic flow, the Development Officer may reduce the minimum off-site passenger drop-off stall requirements accordingly.																
(4) Parking stalls required pursuant to subsection (1) or a condition of a discretionary use permit shall not be used to satisfy the passenger drop-off stall requirements of subsection (2).																
(5) All on-site passenger drop-off stalls shall be reserved and clearly marked for passenger drop-off purposes.																

TABLE 6F.T5: DEWDNEY AVENUE WAREHOUSE DIRECT CONTROL DISTRICT PARKING REQUIREMENTS		
Sec.	Land Use	Motor Vehicle
T5.2.6	Residential Business	(1) A minimum of one parking stall shall be provided for the Residential Business in addition to the parking required for the Dwelling Unit on the same lot. (2) Customers of the Residential Business cannot utilize any parking stalls that are required for the Dwelling Unit. (3) Where the Residential Business is an Institution, Day Care, parking requirements listed under T6.15 shall apply. (4) Where the Residential Business is a Service Trade, Residential Short Term Accommodation, parking requirements listed under T5.2.4 shall apply.”
T5.2.7	All land uses not mentioned in T5.2.1 thru T5.2.6	(1) For the first 150 square metres in gross floor area, no parking stall is required. (2) For that portion in excess of the first 150 square metres in gross floor area, one parking stall is required per 75 square metres of gross floor area.

(#2020-33, s.85, 2020)(2020-64, s.88, ss.93, 2020; 2024-4, s. 25, 2024)

6.5 MINIMUM LOADING REQUIREMENTS

- (1) On any lot containing buildings with a combined gross floor area of 1,401 to 10,000 square metres, one loading stall shall be required.
- (2) On any lot containing buildings with a combined gross floor area of 10,001 square metres or more, one loading stall shall be required in addition to the requirement mentioned in subsection (1).
- (3) Dwelling units shall not be calculated toward the combined gross floor area mentioned in subsections 6F.6.5(1) and (2).
- (4) All loading stalls shall be clearly marked to indicate their purpose.
- (5) Notwithstanding subsections 6F.6.5(1) and (2), the Development Officer may decrease the number of required loading stalls.

6.6 BICYCLE PARKING REQUIREMENTS

- (1) For every 20 dwelling units that are developed on a lot, the developer shall provide a minimum of one long-term bicycle parking stall within the same building(s) as the dwellings. This may be counted toward the total lot minimum bicycle parking requirement prescribed in subsection 6F.6.6(2).
- (2) For every 250 square metres of gross floor area of the building on a lot, the developer shall develop either:
 - (a) one short-term bicycle parking stall;
 - (b) 0.5 long-term bicycle parking stalls; or
 - (c) an equivalent combination of subsections 6F.6.6(2)(a) & (b).

- (3) If, in determining the number of required parking stalls, a fractional bicycle parking stall is calculated, any fraction will be rounded up to the next whole number.
- (4) Required short-term bicycle stalls shall be located closer to the building entrance than the motor vehicle parking stalls.
- (5) Required long-term bicycle stalls shall be located either:
 - (a) on the ground floor of the principal building(s) on the lot; or
 - (b) within a secure area close to the building entrance.
- (6) If the motor vehicle parking stalls are covered or located within a structure, then the bicycle parking stalls must also be covered or located within a structure.

6.8 MUNICIPAL HERITAGE PROPERTY AND PROVINCIAL HERITAGE PROPERTY

Notwithstanding the motor vehicle parking requirements in sections 6F.6.4 and 6.5, development of designated municipal heritage property and provincial heritage property shall not be required to provide motor vehicle parking and loading facilities.

6F.7 LANDSCAPING AND AESTHETIC SCREENING

7.1 MINIMUM TOTAL SITE LANDSCAPING REQUIREMENTS

- (1) Any lot in the Dewdney Avenue Warehouse Direct Control District requires a minimum total site landscaping area of five per cent.
- (2) Where a parking or loading area abuts a public street, a minimum 3.0 metre landscaped strip measured from the inside of the curb or the sidewalk shall be provided. The requirement of this subsection can be credited toward the fulfillment of the total site landscaping requirement prescribed in subsection 4A.7(1).
 - (2.1) The following perimeter screening requirements shall apply where a surface parking area, loading area or outdoor storage area abuts a public street (see Figure 6F.F4):
 - (a) Shrubs or fencing shall be provided to form a screen between 0.75 metres and 1.0 metres in height and shall cover 80 per cent of the length of the area to be screened. Fencing shall be at least 85 per cent opaque;
 - (b) In the case of shrub plantings, shrubs shall be spaced to form a closely-knit mass and an average of 2 rows is required; and

- (c) The maximum width for a continuous, uninterrupted strip of permeable mulch shall be 1.5 metres, except that isolated areas of up to 5 metres in length may exceed the maximum 1.5-metre width.
(#2024-9, s. 174, 2024)
- (3) The landscaping requirements are for a principal use only.
- (4) All landscaping requirements shall be completed in accordance with the approved landscape plan by the end of the growing season in which the use of the building or site has taken place. When the use of a building has occurred after the end of the growing season, all required and approved landscaping features shall be completed by June 1 of the following growing season.

7.2 PLANTING RATIOS

The following planting ratios shall apply to all developments in the Dewdney Avenue Warehouse Direct Control District to meet the total site landscaping area as required by subsection 6F.7.1:

- (a) a minimum of one tree per 40 square metres of required site landscaping is required per lot;
- (b) for every ten metres along a registered road right of way, a minimum of one deciduous tree is required; and
- (c) a minimum of one shrub per 20 square metres of required site landscaping is required per lot.

7.3 HERITAGE BUILDINGS

Where a change of land use or building expansion is proposed to a principal building that is designated or listed as a heritage building:

- (a) The Development Officer may consider a request to reduce the percentage of total site landscaped area prescribed in subsection 6F.7.1 where the nature of the existing principal building prevents the standard from being met.
- (b) The building is exempt from those elements of landscaping in subsection 6F.7.2 that cannot be met due to the nature of the existing building.

7.4 INCLUDED LANDSCAPED AREAS

- (1) Exposed soil will only be considered toward the total site landscaping area in an Open Space, Active used to grow plants or in shrub beds.
- (2) The total site landscaping area, as required by subsection 6F.7.1, may include, but is not restricted to:
 - (a) parking area landscaping;
 - (b) major roadways landscape design areas (see Figure 6F.F3);
 - (c) boulevard areas;
 - (d) curbing;
 - (e) perimeter screening (see Figure 6F.F4); and (#2024-9, s. 175, 2024)
 - (f) any portion of required aesthetic screening.
- (3) The entire portion of Dewdney Avenue is considered an historic corridor. Developments within the major roadways landscape design areas in Figure 6F.F3 may be subject to additional requirements in the *Design Standards*.
- (4) Boulevard areas shall only be used to fulfil the total site landscaping requirement, subject to the approval of the Development Officer.

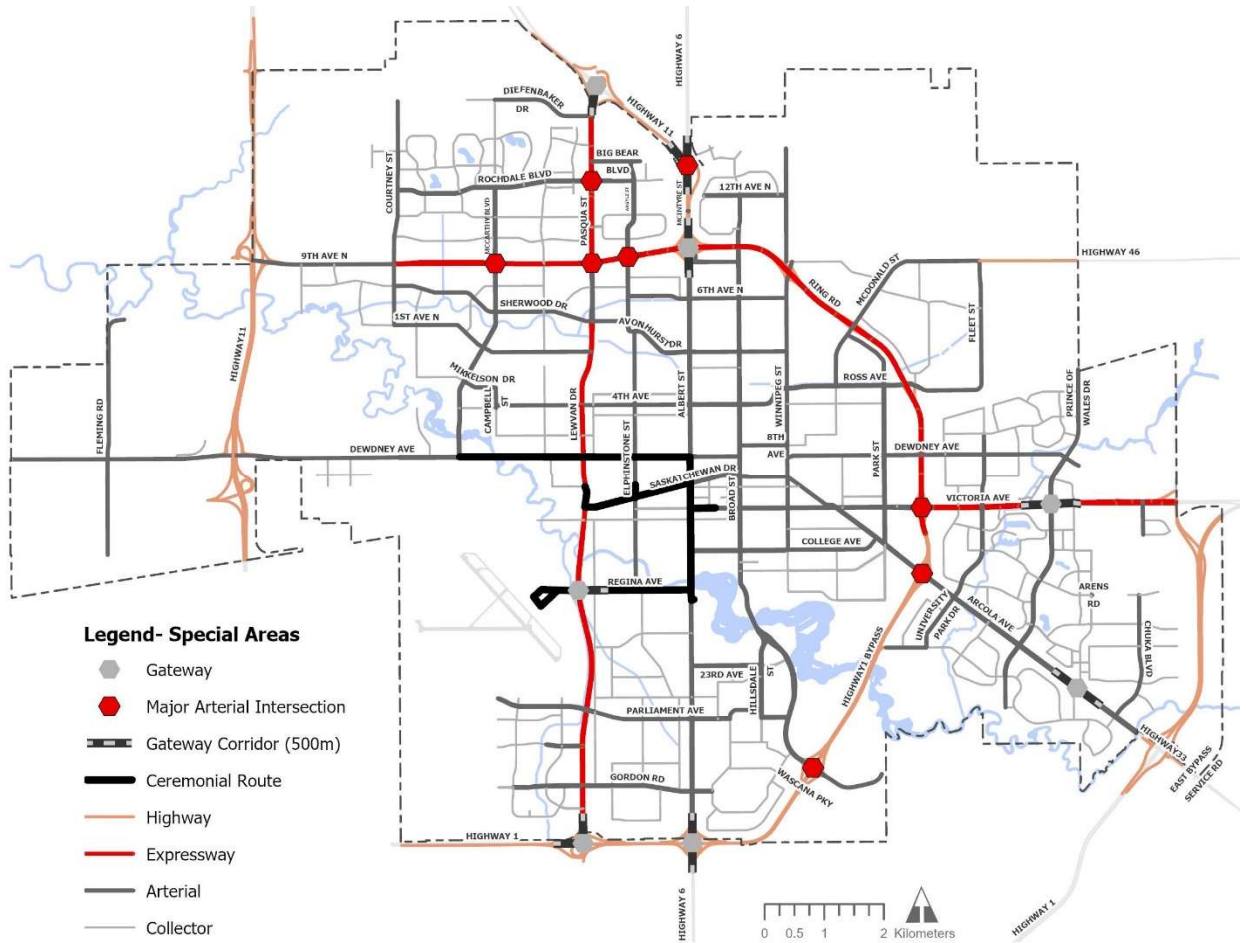


Figure 6F.F3: Major Roadways Landscape Design Map

(#2024-9, s. 176, 2024)

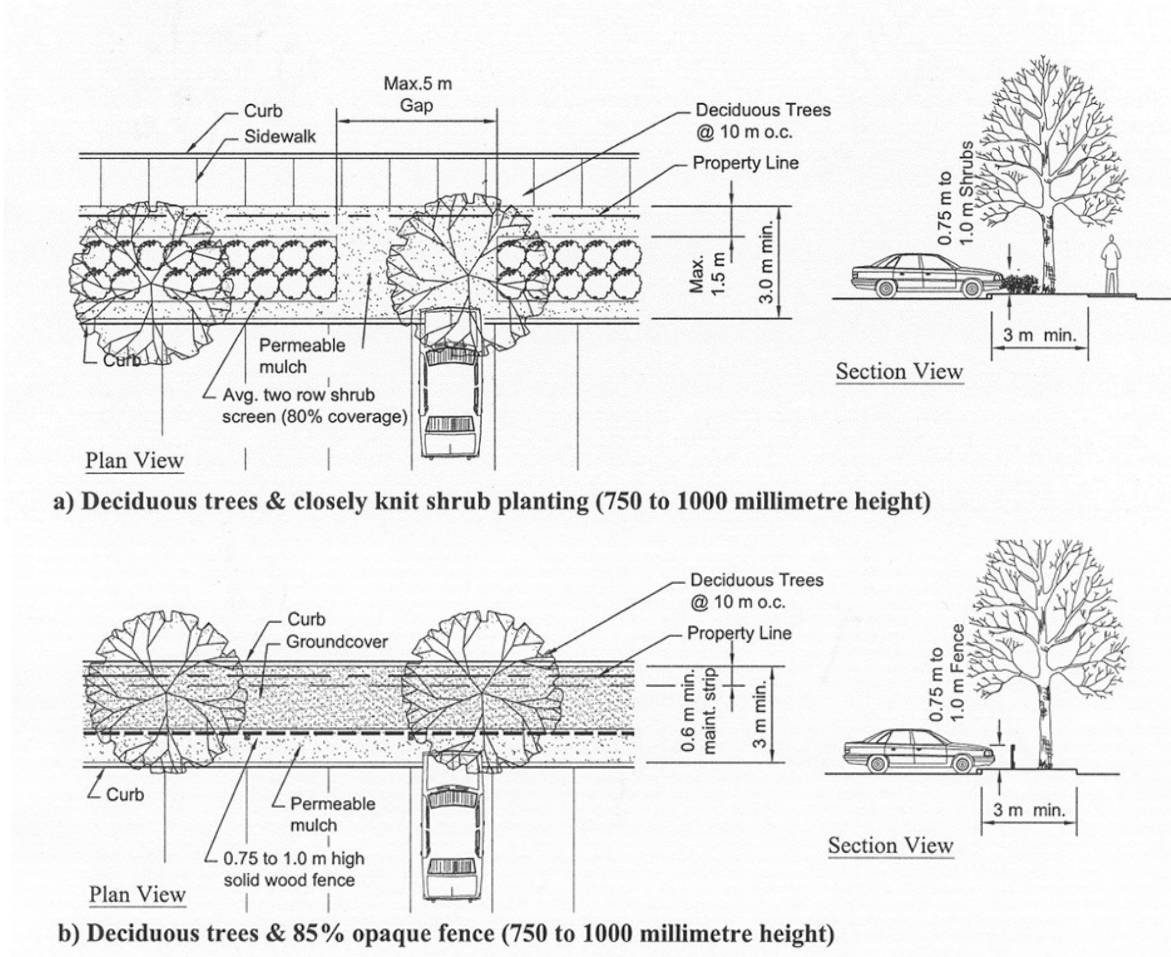


Figure 6F.F4: Perimeter Screening Requirements

(#2024-9, s. 177, 2024)

7.5 PRESERVATION OF EXISTING PLANT MATERIAL

Where existing plant material on site is retained it may be credited toward the fulfillment of the total site landscaping requirement.

7.6 AESTHETIC SCREENING OF INCOMPATIBLE USES

- (1) A proposed new development or substantial addition to an existing development on a lot in the Dewdney Avenue Warehouse Direct Control District shall provide aesthetic screening at a minimum height of 1.83 metres up to a maximum of the allowable fence height as prescribed in section 2D.2.1 along its abutting lot lines where the proposed development is any non-dwelling land use except Open Space, Active abutting a lot zoned Residential.
- (2) In addition to other requirements of this Bylaw, the following activities and/or areas shall be aesthetically screened to a height of 1.83 metres or to the satisfaction of the Development Officer:
 - (a) any collection area for garbage, refuse or recycling;
 - (b) any industrial activity that is outdoors or partially outdoors; and
 - (c) any maneuvering area or loading / unloading bay.

(#2023-47, s. 24, 2023)

PART 6G

DCD-CBM – CHUKA BOULEVARD MIXED DIRECT CONTROL DISTRICT

6G.1 INTENT

The Chuka Boulevard Mixed Direct Control District is intended to accommodate mixed-use development in the Greens on Gardiner along Chuka Boulevard, which is a neighbourhood arterial street, to ensure:

- (a) that commercial frontage strongly relates to the pedestrian realm;
- (b) overall compatibility of mixed use development with its surroundings; and
- (c) to build a unique sense of place through building and design.

6G.2 APPLICATION

- (1) The regulations, standards, and requirements prescribed in part 6G apply to all land uses and developments in the Chuka Boulevard Mixed Direct Control District.
- (2) The Chuka Boulevard Mixed Direct Control District consists of a number of sub-districts – hereafter referred to as “Policy Areas” – that provide for different building forms, uses, and design standards.
- (3) The requirements of Chapter 1 apply to all land uses, proposed land uses, developments and proposed developments in the Chuka Boulevard Mixed Direct Control District.

6G.3 BUILDING AND LAND USE REQUIREMENTS

3.1 PERMITTED OR DISCRETIONARY BUILDING TYPES

Table 6G.T1 lists building types that are permitted or discretionary in the Chuka Boulevard Mixed Direct Control District.

TABLE 6G.T1: THE CHUKA BOULEVARD MIXED DIRECT CONTROL DISTRICT BUILDING TYPES				
Sec.	Building Type	Permitted	Discretionary	Building Specific Regulations
T1.1	• Building, Accessory	Permitted	---	---
T1.2	• Building, Detached ¹	When used for the following: (a) a non-dwelling land use; or (b) Planned Group in combination with buildings containing three or more units.	---	---
T1.3	• Building, Planned Group	Permitted under specific regulations	Discretionary Otherwise	Refer to Section 6G.4.1A for additional requirements and particular situations in which a Building, Planning Group may be either permitted or discretionary.
T1.4	• Building, Row • Building, Stacked ¹	Permitted	---	---
T1.5	• Building, Accessory	Permitted	---	---
Note:				
¹ Refer to Subpart 1F.5 in Chapter 1 – Authority and Administration of the Zoning Bylaw for exceptions to proposed development within Primary or Secondary Intensification Areas. (#2020-33, s.86, 2020, #2024-57, s. 31, 2024, #2025-15, s. 57, 2025)				

3.2 LAND USE REQUIREMENTS

- (1) Figure 6G.F1 indicates the land use areas as they relate to the Chuka Boulevard Mixed Direct Control District.
- (2) Table 6G.T2 lists land uses and land use intensities that are permitted or discretionary in the Chuka Boulevard Mixed Direct Control District zone, subject to compliance with:
 - (a) the specific development permit requirements and procedures in Part 1G;
 - (b) the land use specific regulations in Table 6G.2;

- (c) the development standards in subpart 6G.4;
 - (d) the parking and loading requirements in subpart 6G.6;
 - (e) the landscaping and aesthetic screening requirements of subpart 6G.7;
and
 - (f) the other regulations of this Bylaw.
- (3) When considering approval of a land use or a land use intensity listed as discretionary in Table 6G.T2, the Development Officer shall evaluate the application based on the applicable review criteria for discretionary uses as prescribed in Chapter 1 of this Bylaw.
- (4) The following land uses are prohibited in the Chuka Boulevard Mixed Direct Control District:
- (a) any land use that is not listed in Table 6G.T2;
 - (b) any land use that is above the maximum intensity listed as permitted or discretionary in Table 6G.T2;
 - (c) any land use that fails to meet any of the applicable requirements prescribed in this Bylaw; and
 - (d) any land use where hazardous materials are produced or processed.
- (#2021-62, s. 43, 2021)



- Chuka Boulevard Interface
- Residential Interface
- Landmark Corner

Figure 6G.F1: Chuka Boulevard Mixed Direct Control District Land Use Area Map

TABLE 6G.T2: PERMITTED AND DISCRETIONARY LAND USES IN THE CHUKA BOULEVARD MIXED DIRECT CONTROL DISTRICT				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2.1	<ul style="list-style-type: none"> • Food & Beverage, Outdoor • Retail Trade, Outdoor Display 	Permitted if the dedicated outdoor area is: <ul style="list-style-type: none"> (a) less than 100 square metres, per unit; and (b) is operating entirely between the building containing the principal use and the front or side lot lines abutting a public sidewalk, public plaza, public park, or a non-dwelling land use. 	Discretionary if: <ul style="list-style-type: none"> (a) operating entirely or partially between the building containing the principal use and the rear lot line, or the side lot line abutting a lot zoned Residential. 	---
T2.2				(l) An “Institution, Day Care”,

TABLE 6G.T2: PERMITTED AND DISCRETIONARY LAND USES IN THE CHUKA BOULEVARD MIXED DIRECT CONTROL DISTRICT				
	<ul style="list-style-type: none"> • Institution, Day Care • Institution, Education • Institution, Humanitarian Service • Open Space, Active • Public Use, General • Service Trade, Personal • Utility, General 	Permitted	---	<p>“Institution, Education” and “Open Space, Active” land use may not be established where it will be closer than 182.88 metres to a “Service Trade, Body Rub Establishment” land use.</p> <p>(2) The measurement required in section (1) shall be:</p> <p>(a) a straight line measured from the nearest point of the portion of the building used for “Service Trade, Body Rub Establishment” land use to the nearest portion of the lot requiring separation.</p> <p>(b) assessed as of the date of receipt of a complete application as determined by the Development Officer.</p>
T2.3	<ul style="list-style-type: none"> • Retail Trade, Cannabis • Retail Trade, Shop 	Permitted if gross floor area is 1,000 square metres or less per unit.	---	<p>(1) The “Retail Trade, Shop” land use:</p> <p>(a) shall not exceed 10,000 square metres in total gross floor area per lot; and</p> <p>(b) must occur within a building that contains “Dwelling” as principal land use.</p> <p>(2) The “Retail Trade, Cannabis” land use is subject to the Specific Development Permit Requirements for “Retail Trade, Cannabis” as prescribed in Chapter 1.</p>
T2.4	<ul style="list-style-type: none"> • Drive Through • Drive-through, Accessory • Food & Beverage, Lounge • Food & Beverage, Restaurant 	Permitted if the gross floor area is 500 square metres or lower, per unit, and provided that the development is not a Drive Through or Drive-through, Accessory use in the Food and Beverage Land Use class .	Discretionary if the gross floor area is 500 square metres per unit, or the development is Drive Through or Drive-through, Accessory use in the Food and Beverage Land Use class.	<p>The “Drive Through” and “Drive-through, Accessory” for “Food and Beverage, Restaurant” land uses are discretionary and requires that:</p> <p>(1) The drive-through isles access must not conflict with the required pedestrian sidewalk.</p> <p>(2) The drive-through queue space is buffered or oriented to protect existing or planned residential development on the site.</p> <p>(3) A Traffic Impact Assessment is required to demonstrate the traffic impacts do not conflict with on-site circulation, access and public infrastructure.</p>
T2.5		Permitted if the gross floor areas is 1000 square metres or less,	Discretionary if the gross floor area is above 1,000 square metres, per	<p>(1) The combined gross floor area of the “Office” land use shall not exceed 1,000 square metres per</p>

TABLE 6G.T2: PERMITTED AND DISCRETIONARY LAND USES IN THE CHUKA BOULEVARD MIXED DIRECT CONTROL DISTRICT				
	<ul style="list-style-type: none"> • Office • Service Trade, Clinic 	per building.	building.	building. (2) Land uses listed in this section must occur within a building that contains “Dwelling” as a principal land use.
T2.6	<ul style="list-style-type: none"> • Dwelling, Unit 	Permitted only within a: (a) Building, Row; or (b) Building, Stacked	---	(1) The minimum number of units in a Building, Row shall be three. (2) The minimum number of units in a Building, Stacked shall be five. (3) Developments containing 20 or more dwelling units shall allocate a minimum of five per cent of the total area dedicated to Dwelling use to the communal amenity area. (4) Where the required communal amenity area is provided outdoors, the soft landscaping portion of such communal amenity area may be included as part of the minimum landscaping requirements listed in subpart 6G.6. (5) The outdoor communal amenity area shall: (a) have a minimum contiguous area of 50 square metres, with no dimension across less than 6 metres; and (b) not entirely be located within the minimum required yard setback area.
T2.7	<ul style="list-style-type: none"> • Dwelling, Assisted-Living • Dwelling, Group Care 	Permitted	---	(1) Developments containing 20 or more dwelling units shall allocate a minimum of five per cent of the total area dedicated to Dwelling use to the communal amenity area. (2) Where the required communal amenity area is provided outdoors, the soft landscaping portion of such communal amenity area may be included as part of the minimum landscaping requirements listed in subpart 6G.6. (3) The outdoor communal amenity area shall: (a) have a minimum contiguous area of 50 square metres, with no dimension across less than 6 metres; and (b) not entirely be located within the minimum required yard setback area.

TABLE 6G.T2: PERMITTED AND DISCRETIONARY LAND USES IN THE CHUKA BOULEVARD MIXED DIRECT CONTROL DISTRICT				
T2.8	Planned Group	Permitted under specific regulations	Discretionary otherwise	<p>(1) A “Planned Group” shall allow all land uses and building types that are permitted or discretionary in the Residential Low-Rise zone.</p> <p>(2) All buildings within the Planned Group shall comply with the applicable Development Standards specified in Table 6G.T3.</p> <p>(3) Buildings that are connected by underground parking structures or above-ground enclosed or non-enclosed structures shall be considered a “Planned Group” and shall comply with the regulations of this subsection.</p> <p>(4) A “Planned Group” containing 20 or more Dwelling Units shall allocate a minimum of five per cent of the total lot area to a communal amenity area.</p> <p>(5) Where the required communal amenity area is outdoors, the soft landscaping portion of such communal amenity area may be included as part of the minimum landscaping requirements listed in subpart 6G.7.</p> <p>(6) The outdoor communal amenity area shall:</p> <ul style="list-style-type: none"> (a) have a minimum contiguous area of 50 square metres, with no dimension across less than 6 metres; and (b) not entirely be located within the minimum required yard setback area. <p>Refer to Section 6G.4.1A for additional requirements and particular situations in which a Building, Planning Group may be either permitted or discretionary.</p>
	<ul style="list-style-type: none"> • Assembly, Community • Assembly, Recreation 			<p>(1) An “Assembly, Community”, “Assembly, Recreation” or “Assembly, Religious” land use may not be established where it will be closer than 182.88 metres to a “Service Trade, Body Rub Establishment” land use.</p> <p>(2) The measurement required in section (1) shall be:</p>

TABLE 6G.T2: PERMITTED AND DISCRETIONARY LAND USES IN THE CHUKA BOULEVARD MIXED DIRECT CONTROL DISTRICT				
T2.9	<ul style="list-style-type: none"> • Assembly, Religious 	Permitted	---	<p>(a) a straight line measured from the nearest point of the portion of the building used for “Service Trade, Body Rub Establishment” land use to the nearest portion of the lot requiring separation.</p> <p>(b) assessed as of the date of receipt of a complete application as determined by the Development Officer.</p>
T2.10	<ul style="list-style-type: none"> • Residential Business 	<p>Permitted if the Residential Business:</p> <p>(a) does not occupy more than 25 per cent of the gross floor area of the Dwelling; or</p> <p>(b) is an Institution, Day Care meeting the requirements of a family child care home or group family child care home, as defined by <i>The Child Care Act, 2014</i>; or</p> <p>(c) is a Service Trade, Residential Short Term Accommodation meeting the requirements of <i>The Residential Short Term Accommodation Licensing Bylaw</i>.</p>	<p>Discretionary if the Residential Business occupies more than 25 per cent but not more than 40 per cent of the gross floor area of the Dwelling Unit.</p>	<p>Refer to Section 2C.1 in Chapter 2 of the Zoning Bylaw for land use specific regulations.</p>

(#2020-11, s.7,ss.56-57, 2020) (#2020-33, s.87, 2020)(#2020-64, s.89, ss.93, 2020, #2021-55, ss.54-55, 2021, #2021-62, s. 45, 2021, #2021-72, ss. 4, 5 and 7, 2021, #2022-30, s. 105, 2022, #2024-9, s. 178, 2024, #2024-9, s. 180, 2024, #2024-9, s. 179, 2024, #2025-15, s. 58, 2025)

3.3 DEVELOPMENT AGREEMENTS

Pursuant to section 65(2) of *The Planning and Development Act, 2007*, the development officer may require a development agreement to ensure compliance with the overall intent of this zone or to protect a specific public interest.

6G.4 DEVELOPMENT STANDARDS IN THE CHUKA BOULEVARD MIXED DIRECT CONTROL DISTRICT

4.1 GENERAL APPLICATION

- (1) The standards prescribed in Table 6G.T3 shall apply to all principal buildings and land uses in the Chuka Boulevard Mixed Direct Control District.

TABLE 6G.T3 CHUKA BOULEVARD MIXED DIRECT CONTROL DISTRICT DEVELOPMENT STANDARDS¹		
Sec.	Development Criteria	Standards (Per Lot)
T3.1	Minimum Lot Area	250 square metres
T3.2	Minimum Lot Frontage	6.0 metres
T3.3	Minimum Front Yard Setback	5.0 metres
T3.4	Minimum Rear Yard Setback	
	(a) portions of any building or structure equal to or under 11 metres in height	3.0 metres
	(b) portions of any building or structure over 11 metres in height	4.5 metres
T3.5	Minimum Side Yard Setback	
	(a) portions of any building or structure equal to or under 11 metres in height	3.0 metres
	(b) portions of any building or structure over 11 metres in height	4.5 metres
T3.6	Maximum Lot Coverage	65%
T3.7	Maximum Floor Area Ratio	1.75
T3.8	Maximum Building Height	
	(a) portions of any building or structure within 15 metres of an adjacent property zoned residential	Maximum Height of the adjacent residential zone
	(b) portions of any building or structure more than 15 metres of an adjacent property zoned residential	20 metres
	(c) Notwithstanding clauses 6G.T3.8(a) and (b), the maximum height in the Residential Interface Policy Area shown in Figure 6G.F1	13 metres
Notes:		
1. Refer to Subpart 1F.5 in Chapter 1 – Authority and Administration of the Zoning Bylaw for development standards within Primary or Secondary Intensification Areas.		

(2025-15, s. 59, 2025)

- (2) Subject to standards within policy areas, the following site standards shall also apply to all areas within the Chuka Boulevard Mixed Direct Control District:
- (a) generally, more active or animated uses such as retail or restaurants should front Chuka Boulevard and less active uses such as offices requiring less visibility or street presence should be accommodated internal to the site or adjacent to local streets;
 - (b) abutting sites within the Chuka Boulevard Mixed Direct Control District shall require shared access agreements to be registered through the subdivision process;
 - (c) development within 15 metres of an adjacent property zoned residential shall demonstrate privacy of the residential property is

maintained through balcony and window orientation, landscaping or other means; and

- (c) safe and convenient pedestrian access to planned bus stops shall be demonstrated.

“4.1A ADDITIONAL STANDARDS FOR BUILDING, PLANNED GROUP

- (1) A Building, Planning Group may be permitted if a transitional buffer is established in the following areas:
 - (a) within 7.5 metres along any property line abutting a property zoned as:
 - (66) RN – Residential Neighborhood;
 - (ii) RU – Residential Urban; or
 - (iii) R1 – Residential Detached; and
 - (b) if the lot adjoins land not intended for development, such as a utility parcel, walkway parcel, etc., the width of the adjoining portion of the parcel may be credited toward the fulfillment of the transitional buffer width requirements prescribed in clause (a).
- (2) Development within the transitional buffer, per subsection (1), shall be subject to the following requirements:
 - (a) no buildings with height exceeding 8.5 metres;
 - (b) landscape and aesthetic screening including a minimum of 3.0 metre landscaped strip, with mixed deciduous or coniferous trees spaced at one tree for every 10 metres along the lot line, or as required by the Development Officer, where adjacent to a building or structure with height exceeding 8.5 metres; and
 - (c) the soft landscaping portion of such transitional area may be included in the minimum landscaping requirements listed under the Landscaping and Aesthetic Screening applicable subpart of Chapter 6;
- (3) Development meeting the requirements of subsections 1 and 2 shall be subject to connecting internal sidewalks to public sidewalks or pathways as required by the Development Officer.
- (4) Development not meeting the requirements of subsections (1) through (3) shall be discretionary.

(#2025-15, s. 60, 2025)

4.2 CHUKA BOULEVARD INTERFACE AREA

- (1) The Policy Area applies to the area as shown in Figure 6G.F1, and establishes the regulatory framework to coordinate and facilitate a pedestrian oriented mixed use area along parts of Chuka Drive while balancing the need for convenient parking for commercial uses.
- (2) Subject to standards within policy areas, the following site standards shall also apply to development within the Chuka Boulevard Interface Area:
 - (a) buildings intended for mixed use development with commercial on the main level and residential uses above shall front Chuka Boulevard;
 - (b) buildings fronting Chuka Boulevard shall be built as close to the street as possible while generally allowing for one row of parking, a driveway, and a 3m private sidewalk as shown on the cross section diagram on Figure 6G.F2, below;

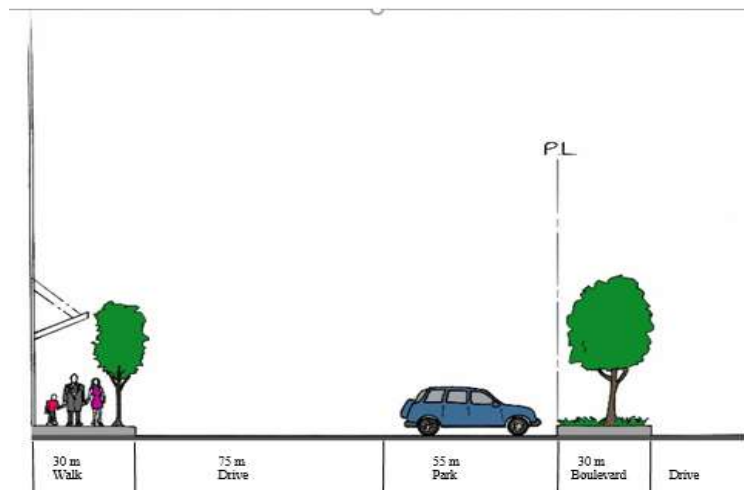


Figure 6G.F2: Chuka Boulevard Interface Cross Section

- (c) the private sidewalk required pursuant to clause (b) shall provide public access parallel to Chuka Boulevard as shown on Figure 6G.F3 directly in front of commercial fronts and shall be formalized in a development agreement as per section 6G.3.3.



Figure 6G.F3: Chuka Boulevard Interface Cross Section

- (d) the private sidewalk required pursuant to clause (c) above shall also include appropriate lighting, one tree planted at approximately every 10 meters on centre, and be weather protected with awnings where appropriate;
- (e) linkages between building fronts should be minimized in width and should generally be spaced appropriately;
- (f) safe pedestrian access shall be demonstrated and provided to intersections and planned cross walks along Chuka Boulevard;
- (g) commercial frontages shall generally be continuous with few breaks to create a consistently active streetscape that can support retail activity;
- (h) commercial frontages shall demonstrate a fine-grain character and regular rhythm as defined in Chapter 2 of this Bylaw;
- (i) subject to provisions of this section residential uses may be accommodated on the main level of buildings within this policy area if demonstrated that space can be easily converted to commercial space should market demand change;
- (j) storefronts should be located at-grade rather than raised or sunken to encourage a high degree of interaction between the pedestrian and storefront; and

- (k) as an alternative, notwithstanding clause (a) and other requirements of this zone, uses without dwellings in the same building may be permitted subject to the following requirements:
 - i. Buildings shall front Chuka Boulevard and meet applicable built form requirements of the Chuka Boulevard Interface.
 - ii. Land uses in the “Dwelling” class or land uses in sections T2.2 or T2.9 of Table 6G.T2 permitted within Table 6G.T2 shall be developed behind the commercial buildings.
 - iii. At the discretion of the Development Officer a development agreement may be required to be registered on title to ensure restrictions are apparent to future owners of the property.

(#2021-72, s. 6, 2021)

4.3 RESIDENTIAL INTERFACE POLICY AREA

- (1) The Policy Area applies to the area as shown in Figure 6G.F1, and shall provide for sensitive transition to adjacent residential uses.
- (2) Subject to standards within policy areas, the following site standards shall also apply to development within the Residential Interface Policy Area:
 - (a) residential uses shall demonstrate strong street orientation with direct access provided to promote interaction with the surrounding neighbourhood;
 - (b) the main level of a residential building adjacent to the street shall be habitable; and
 - (c) fronting commercial uses are prohibited along the street within the policy area.

4.4 LANDMARK CORNER DEVELOPMENT STANDARDS

- (1) The Policy Area applies to the area as shown in Figure 6G.F1, and is intended to ensure that these corners of sites be designed as landmarks, to encourage a unique sense of place for the area and to be used as places of activity and interaction.
- (2) Subject to standards within policy areas, the following site standards shall also apply to development within the Landmark Corner Development Standards:
 - (a) buildings within these areas shall demonstrate strong orientation toward the corners or intersections through building massing, grand

entrance ways, plaza spaces, creative landscape features, or other means; and

- (b) direct pedestrian access shall be provided to adjacent intersections or cross walks.

4.5 LOT FRONTAGE

- (1) Where a lot's front lot line is curved, the lot frontage shall be measured as follows, as shown in Figure 6G.F4:
 - (a) the midpoint of the front lot line, relative to the side lot lines, shall be determined;
 - (b) a distance line perpendicular to the tangent and six metres in length shall be measured from the midpoint determined in clause 6G.4.2(2)(a); and
 - (c) the lot frontage shall be measured as a line perpendicular to the six metre distance line prescribed in clause 6G.4.2(2)(b).
- (2) On a corner lot, the lot frontage shall be measured as follows, as shown in Figure 6G.F5:
 - (a) a distance line perpendicular to the front lot line and six metres in length shall be measured from the front lot line; and
 - (b) the lot frontage shall be measured as a line perpendicular to the six metre distance line prescribed in clause 6G.4.2(3)(a).

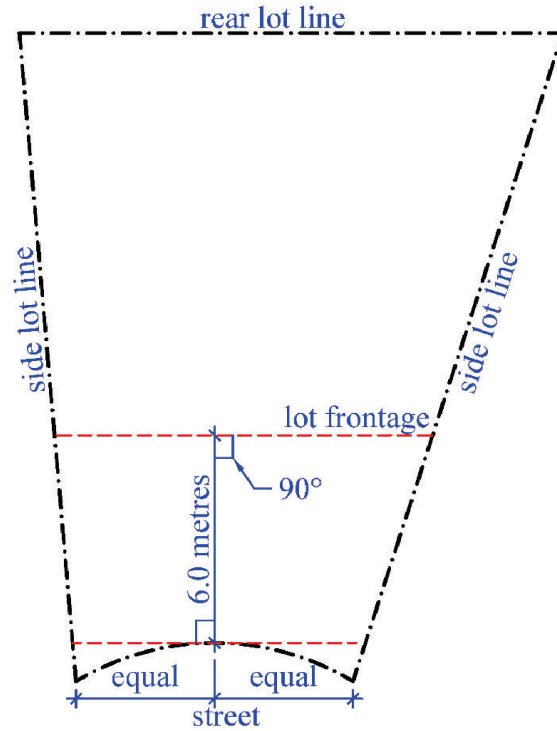


Figure 6G.F4: Minimum Lot Frontage on Curved Front Lots

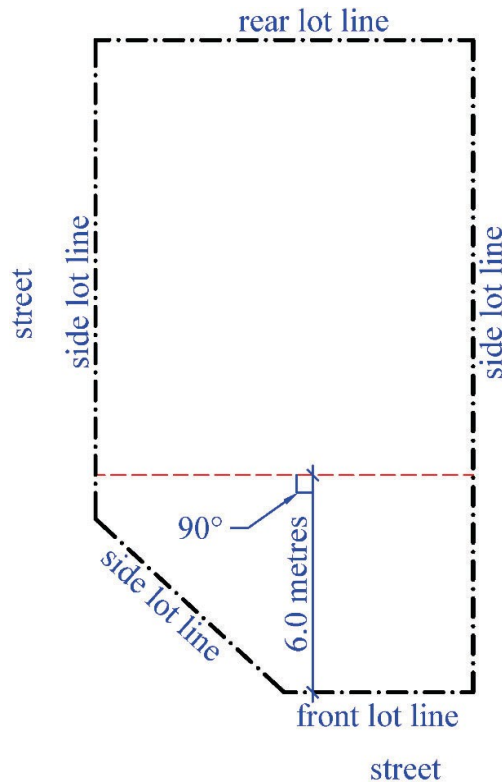


Figure 6G.F5: Minimum Lot Frontage on Corner Lots

4.3 PERMITTED YARD ENCROACHMENTS

- (1) The minimum front yard, flankage side yard, interior side yard and rear yard specified by this Bylaw shall remain free from any encroachment, except as permitted by Table 6G.T4.
- (2) Permitted yard encroachments are subject to section 1E.1.9 of Chapter 1.
- (3) Minimum setback from lot line to a permitted encroachment shall be the lesser of the setback standards prescribed in Tables 6G.T3 and 6G.T4.

TABLE 6G.T4: CHUKA BOULEVARD MIXED DIRECT CONTROL DISTRICT PERMITTED ENCROACHMENT STANDARDS				
Sec.	Structure	Permitted Yard	Maximum Projection into Permitted Yard	Minimum Setback from Lot Line
T4.1	Non-structural architectural features (e.g. window sill, eaves, etc.)	<ul style="list-style-type: none"> • Front Yard • Interior Side Yards • Flankage Yard • Rear Yard 	750 millimetres	450 millimetres
T4.2	Cantilever – no more than 2.4 square metres in combined area of all cantilevers when measured horizontally	<ul style="list-style-type: none"> • One Interior Side Yard • Flankage Yard 	610 millimetres	450 millimetres
T4.3	Fire escape	<ul style="list-style-type: none"> • Front Yard • Interior Side Yards • Flankage Yard • Rear Yard 	1.5 metres	150 millimetres
T4.4	Uncovered Balcony, Deck or Platform			
	(1) Portion that is 600 millimetres or more in height above grade.	<ul style="list-style-type: none"> • Front Yard 	2.5 metres	The lesser of the minimum side yard setback requirements for the principal building on site; or the existing side yard setback of the building on site.
		<ul style="list-style-type: none"> • Rear Yard 	1.5 metres	
(2) Portion that is less than 600 millimetres in height above grade.	<ul style="list-style-type: none"> • Front Yard • Interior Side Yards • Flankage Yard • Rear Yard 	Unrestricted	Unrestricted	
(#2024-9, s. 182, 2024)				
T4.6	Porch	<ul style="list-style-type: none"> • Front Yard • Rear Yard 	1.5 metres	3.0 metres
T4.5	Steps above or below grade, landings and wheelchair ramps	<ul style="list-style-type: none"> • Front Yard • Interior Side Yards • Flankage Yard • Rear Yard 	Unrestricted	Unrestricted
T4.7	Children’s play equipment, fences, gutters, exterior insulation as a part of energy retrofits on the existing building envelope or structure, retaining walls or other landscape features and decorative structures.	<ul style="list-style-type: none"> • Front Yard • Interior Side Yards • Flankage Yard • Rear Yard 	Unrestricted	Unrestricted
(#2024-9, s. 183, 2024)				

4.4 HEIGHT EXCEPTIONS

- (1) Subject to subsection 6G.4.4(2), the maximum building height listed in Table 6G.T2 shall not apply to the following:
 - (a) a spire;
 - (b) a belfry;
 - (c) a cupola;
 - (d) a dome;
 - (e) a chimney;
 - (f) a ventilator;
 - (g) a skylight;
 - (h) a water tank;
 - (i) a bulkhead;
 - (j) a communication antenna;
 - (k) a solar panel; or
 - (l) a feature or mechanical appurtenance, usually situated above the roof level, that is, in the opinion of the Development Officer, similar to the above list.
- (2) The features mentioned in subsection 6G.4.4(1):
 - (a) may not be used for human habitation; and
 - (b) shall be erected only to such minimum height or area necessary to accomplish the purpose they are to serve.

(#2023-23, s. 70, 2023)

6G.5 ACCESSORY USE, BUILDING AND STRUCTURE

- (1) Unless specified otherwise, the minimum setback requirements and the maximum height of an accessory structure or building shall be the same as those of the principle building, as prescribed in Table 6G.T.3.
- (2) Notwithstanding subsection 6G.5(1), an accessory structure or building may

be located within a rear or side yard setback where it is:

- (a) 10 square metres or less in area; and
 - (b) 4 metres or less in height.
- (3) All accessory structures or buildings shall be included in the calculation of the total site coverage calculation, except those listed in Table 6G.T4.7.
 - (4) Detached accessory buildings or structures shall not be located in the front yard, except those listed in Table 6G.T4.7.

6G.6 PARKING AND LOADING

6.1 APPLICATION

All development must meet the applicable requirements of the *Design Standards* to count toward a requirement of this subpart.

6.2 NO OBSTRUCTION

Parking stalls required by this Bylaw shall not be obstructed in any way by garbage receptacles, structures, equipment or materials which interfere with the ability of the parking stall to serve its function.

6.3 ACCESSIBLE PARKING STALLS

- (1) Notwithstanding any other provision in this Bylaw, a minimum of two per cent of the required number of parking stalls shall be provided in the form of accessible parking stalls in the Chuka Boulevard Mixed Direct Control District.
- (2) Accessible parking stalls shall be designed using stall, driveway location and signage specification as prescribed in the *Design Standards*.
- (3) Accessible parking stalls shall be clearly designated with signs above ground indicating their purpose.
- (4) Relative to the placement of non-accessible parking stalls, accessible parking stalls shall be located closest to the:
 - (a) the accessible building entrance, if it exists; or
 - (b) the building entrance with shortest path of travel from the accessible parking stalls.

6.4 MOTOR VEHICLE REGULATIONS

- (1) All required parking or loading spaces as per section 1F.2.9 of this Bylaw, shall be located entirely on the same lot as the principal land use they serve.
(#2025-15, s. 61, 2025)
- (2) No motor vehicle parking stall, manoeuvring area, garage door, loading stall or loading bay shall be located:
 - (a) within an area provided to meet the total site landscaping area; or
 - (b) between building fronts and fronting streets in the Residential Interface Policy Area and any other area outside of the Chuka Boulevard Interface Area, as shown Figure 6G.F1.

6.5 MINIMUM MOTOR VEHICLE PARKING REQUIREMENTS

- (1) The minimum motor vehicle parking requirements prescribed in Table 6G.T5 apply to development in the Chuka Boulevard Mixed Direct Control District.
- (2) If, in determining the number of required parking stalls, a fractional parking stall is calculated:
 - (a) any fraction up to and including one-half shall be disregarded; and
 - (b) any fraction over one-half shall be deemed to be equivalent to one full stall.
- (3) Unless otherwise specified in this Bylaw, tandem parking stalls shall not be used to meet minimum parking requirements.
- (4) Up to 30 per cent of the required parking stalls in any parking area may be designed as compact stall in accordance with stall and driveway dimensions as prescribed in the *Design Standards*.
- (5) All compact parking stalls shall be clearly designated with signs indicating their purpose.

TABLE 6G.T5: CHUKA BOULEVARD MIXED DIRECT CONTROL DISTRICT PARKING REQUIREMENTS			
Sec.	Land Use	Motor Vehicle	
T5.1	Dwelling, Unit	One stall is required per Dwelling Unit.	
T5.2	Dwelling, Assisted Living	0.4 stalls are required per Dwelling Unit.	
T5.3	Dwelling, Group Care	The greater of: (a) one stall per six beds is required; or (b) two stalls are required.	
T5.5	Residential Business	(1) A minimum of one parking stall shall be provided for the Residential Business in addition to the parking required for the Dwelling Unit on the same lot. (2) No required parking stalls for the Dwelling Unit shall be utilized for the Residential Business. (3) Where the Residential Business is an Institution, Day Care, parking requirements listed under T5.6 shall apply. (4) Where the Residential Business is a Service Trade, Residential Short Term Accommodation, parking requirements listed under T5.6.1 shall apply.”	
T5.6	Institution, Day Care	(1) One stall is required per land use; and (2) Passenger drop-off stalls are required in accordance with the following:	
		Individuals Under Care	Minimum Number of Passenger Drop-off Stalls
		1-10	1 stall
		10-15	2 stalls
		16-30	3 stalls
		31-45	4 stalls
		46-60	5 stalls
More than 60	Two additional stalls for each increment of 15 individuals in excess of 60		
		(3) Notwithstanding subsection (2), where the applicant demonstrates to the satisfaction of the Development Officer, that on-street parking capacity can adequately serve as a passenger drop-off stall without impeding traffic flow, the Development Officer may reduce the minimum off-site passenger drop-off stall requirements accordingly. (4) Parking stalls required pursuant to subsection (1) shall not be used to satisfy the passenger drop-off stall requirements of subsection (2). (5) All on-site passenger drop-off stalls shall be reserved and clearly marked for passenger drop-off purposes.	
T5.6.1	Service Trade, Residential Short Term Accommodation	0.5 stall per Service Trade, Residential Short Term Accommodation is required in addition to the parking requirement for the Dwelling Unit.	
T5.7	All other land uses	(1) For the first 150 square metres in gross floor area, no parking stall is required. (2) For that portion in excess of the first 150 square metres in gross floor area, one parking stall is required per 75 square metres of gross floor area.	

(#2020-33, s.88, 2020)(#2020-64, s.90-91, ss.93, 2020)

6.6 MINIMUM LOADING REQUIREMENTS

- (1) On any lot containing buildings with a combined gross floor area of 1,401 to 10,000 square metres, one loading stall shall be required.
- (2) On any lot containing buildings with a combined gross floor area of 10,001 square metres or more, one loading stall shall be required in addition to the requirement mentioned in subsection 6G.6.6(1).
- (3) Dwelling units shall not be calculated toward the combined gross floor area mentioned in subsection 6G.6.6(1) or (2).
- (4) All loading stalls shall be clearly marked to indicate their purpose.
- (5) Notwithstanding subsections 6G.6.6(1) and (2), the Development Officer may decrease the number of required loading stalls.

6.7 BICYCLE PARKING REQUIREMENTS

- (1) For every 20 Dwelling units that are developed on a lot, the developer shall provide a minimum of one long-term bicycle parking stall within the same building(s) as the Dwellings. This may be counted toward the total lot minimum bicycle parking requirement prescribed in subsection 6G.6.7(2).
- (2) For every 10 required motor vehicle parking stalls there shall be either:
 - (a) two short-term bicycle parking stalls;
 - (b) 0.5 long-term bicycle parking stalls; or
 - (c) an equivalent combination of clauses 6G.6.4(2)(a) and (b).
- (3) If, in determining the number of required parking stalls, a fractional bicycle parking stall is calculated, any fraction will be rounded up to the next whole number.
- (4) Required short-term bicycle stalls shall be located closer to the building entrance than the motor vehicle parking stalls.
- (5) Required long-term bicycle stalls shall be located either:
 - (a) on the ground floor of the principal building(s) on the lot; or
 - (b) within a secure area close to the building entrance.
- (6) Repealed (#2020-33, s.90, 2020)
(#2023-23, s. 71, 2023)

6G.7 LANDSCAPING AND AESTHETIC SCREENING

7.1 MINIMUM TOTAL SITE LANDSCAPING REQUIREMENTS

- (1) The minimum landscaping requirements prescribed in Table 6G.T6 apply to principal land uses and developments in the Chuka Boulevard Mixed Direct Control District.

TABLE 6G.T6: CHUKA BOULEVARD MIXED DIRECT CONTROL DISTRICT LANDSCAPING REQUIREMENTS		
Sec.	Land Use	Minimum Landscaping Requirements
T6.1	<ul style="list-style-type: none"> • Dwelling, Assisted Living • Dwelling, Group Care • Dwelling, Unit • Planned Group 	15% total site landscaping area
T6.2	<ul style="list-style-type: none"> • Assembly, Community • Assembly, Recreation • Assembly, Religious • Food & Beverage, Restaurant • Food & Beverage, Lounge • Institution, Day Care • Institution, Education • Institution, Humanitarian Service • Office • Retail Trade, Cannabis • Retail Trade, Shop • Service Trade, Clinic • Service Trade, Personal • Service Trade, Light 	10% total site landscaping area
T6.3	<ul style="list-style-type: none"> • Open Space, Active • Public Use, General • Utility, General • Residential Business • Service Trade, Residential Short Term Accommodation 	No Requirement

(#2020-64, s.92, 2020, #2021-62, s.45, 2021)

- (2) For all uses listed in sections T6.1 and T6.2 of Table 6G.T6, where a parking or loading area abuts a public street, a minimum 3.0 metre landscaped strip measured from the inside of the curb or the sidewalk shall be provided. The requirement of this subsection can be credited toward the fulfillment of the total site landscaping requirement prescribed in Table 6G.T6.
- (2.1) The following perimeter screening requirements shall apply where a surface parking area, loading area or outdoor storage area abuts a public street (see Figure 6G.F7):
- (a) Shrubs or fencing shall be provided to form a screen between 0.75 metres and 1.0 metres in height and shall cover 80 per cent of the length of the area to be screened. Fencing shall be at least 85 per cent opaque;

- (b) In the case of shrub plantings, shrubs shall be spaced to form a closely-knit mass and an average of 2 rows is required; and
 - (c) The maximum width for a continuous, uninterrupted strip of permeable mulch shall be 1.5 metres, except that isolated areas of up to 5 metres in length may exceed the maximum 1.5-metre width.
(#2024-9, s. 184, 2024)
- (3) If there is a conflict between the requirements in Table 6G.T6, the most stringent requirement shall apply.
 - (4) All landscaping requirements shall be completed in accordance with the approved landscape plan by the end of the growing season in which the use of the building or site has taken place. When the use of a building has occurred after the end of the growing season, all required and approved landscaping features shall be completed by June 1 of the following growing season.

(#2020-33, s.89, 2020)

7.2 PLANTING REQUIREMENTS

The following planting ratios shall apply to all developments in the Chuka Boulevard Mixed Direct Control District to meet the total site landscaping area, as required by section 6G.7.1.

- (a) a minimum of one tree per 40 square metres of required site landscaping is required per lot;
- (b) for every 10 metres abutting a public street, a minimum of one deciduous tree is required; and
- (c) a minimum of one shrub per 20 square metres of required site landscaping is required per lot.

7.3 INCLUDED LANDSCAPED AREAS

- (1) Exposed soil will only be considered toward the total site landscaping area in Open Space, Active used to grow plants or shrub beds.
- (2) The total site landscaping area, as required Table 6G.T6, may include, but is not restricted to:
 - (a) parking area landscaping;
 - (b) major roadways landscape design areas (see Figure 6G.F6);

- (c) boulevard areas;
 - (d) curbing;
 - (e) perimeter screening (see Figure 6G.F7); and
 - (f) any portion of required aesthetic screening. (#2024-9, s. 185, 2024)
- (3) Developments within the major roadways landscape design areas in Figure 6G.F6 may be subject to additional requirements in the *Design Standards*.
 - (4) Boulevard areas may only be used to fulfil the total site landscaping requirement, upon the approval of the Development Officer.

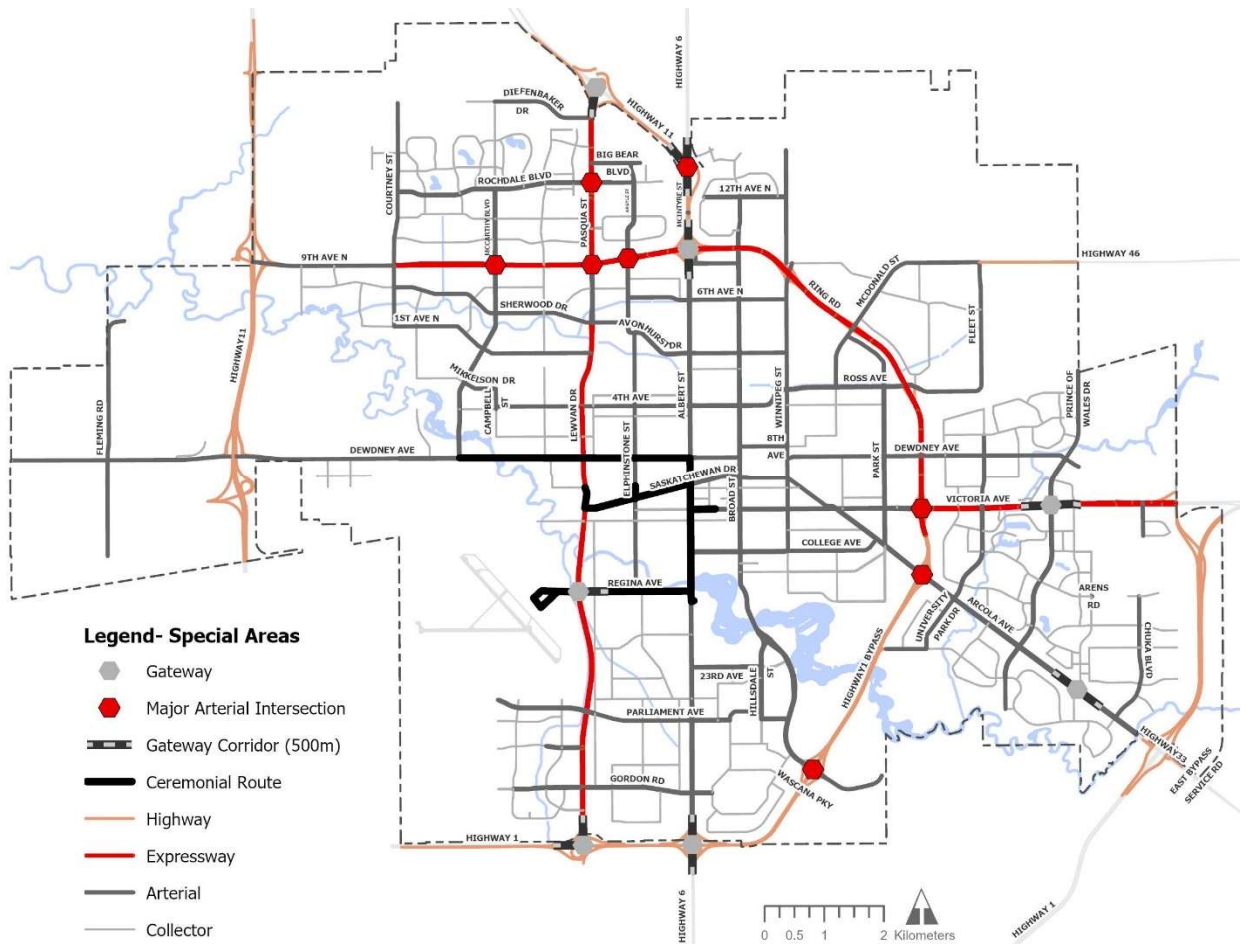


Figure 6G.F6: Major Roadways Landscape Design Map

(#2024-9, s. 186, 2024)

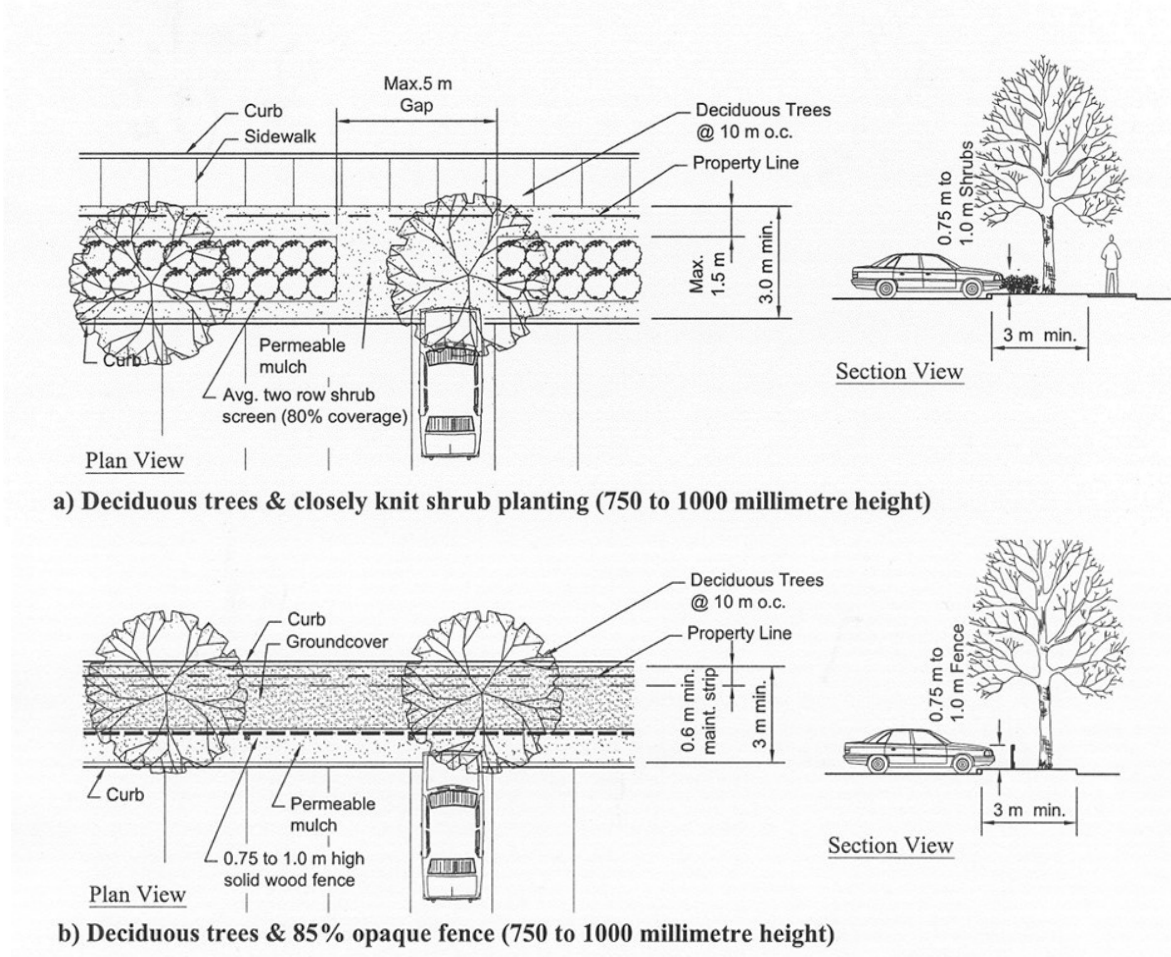


Figure 6G.F7: Perimeter Screening Requirements

(#2024-9, s. 187, 2024)

PART 6H

DCD-REXG – REGINA EXHIBITION GROUNDS DIRECT CONTROL DISTRICT

6H.1 INTENT

The Regina Exhibition Grounds Direct Control District is intended to:

- (1) provide for the long-term development of the publicly owned property historically referred to as the Regina Exhibition Grounds, and establish the lands and facilities thereon as a primary venue for hosting large indoor and outdoor recreational, cultural, sporting, entertainment, business, agri-business and other special events and festivals;
- (2) implement the goals and policies prescribed by Section D5, Goal 2 – City Centre of *The Official Community Plan*;
- (3) implement the vision and guidelines contained in the City Centre Core Framework to provide a collective vision between the City of Regina, Regina Downtown Business Improvement District, Regina Warehouse Business Improvement District and REAL for coordinated processes, complementary land uses, and the infrastructure required to support and connect development in the land areas making up the City Centre Core;
- (4) integrate a variety of compatible land uses as consistent with the City Centre Core Framework; and
- (5) ensure that these regulations, standards, and requirements evolve in accordance with the Master Site Plan developed by REAL and approved by City Council for the property to allow for development that accommodates public uses, large-scale events, commercial and other complementary uses that support sport, entertainment, recreation, culture and tourism.

6H.2 DEFINITIONS

The following words, terms and phrases, for the purposes of this Part shall have the meanings assigned to them by this section:

- (1) “**City Centre Core Framework**” means the City Centre Core Framework adopted by City Council on April 14, 2021, as may be amended from time to time;
(#2024-9, s. 188, 2024)
- (2) “**Master Site Plan**” means the Master Site Plan approved by City Council in relation to the lands within the Entertainment District and Confederation

Park Policy Areas described in this Part;

- (3) “**REAL**” means the Regina Exhibition Association Limited.

6H.3 APPLICATION

- (1) The regulations, standards, and requirements prescribed in Part 6H apply to all land use areas and developments indicated by Figure 6H.F1 as they relate to the Regina Exhibition Grounds Direct Control District.
- (2) The requirements of Chapter 1 apply to all land uses, proposed land uses, development and proposed developments in the Regina Exhibition Grounds Direct Control District.
- (3) All development within the Regina Exhibition Grounds Direct Control District shall be consistent with the strategic and land use principles of the City Centre Core Framework.

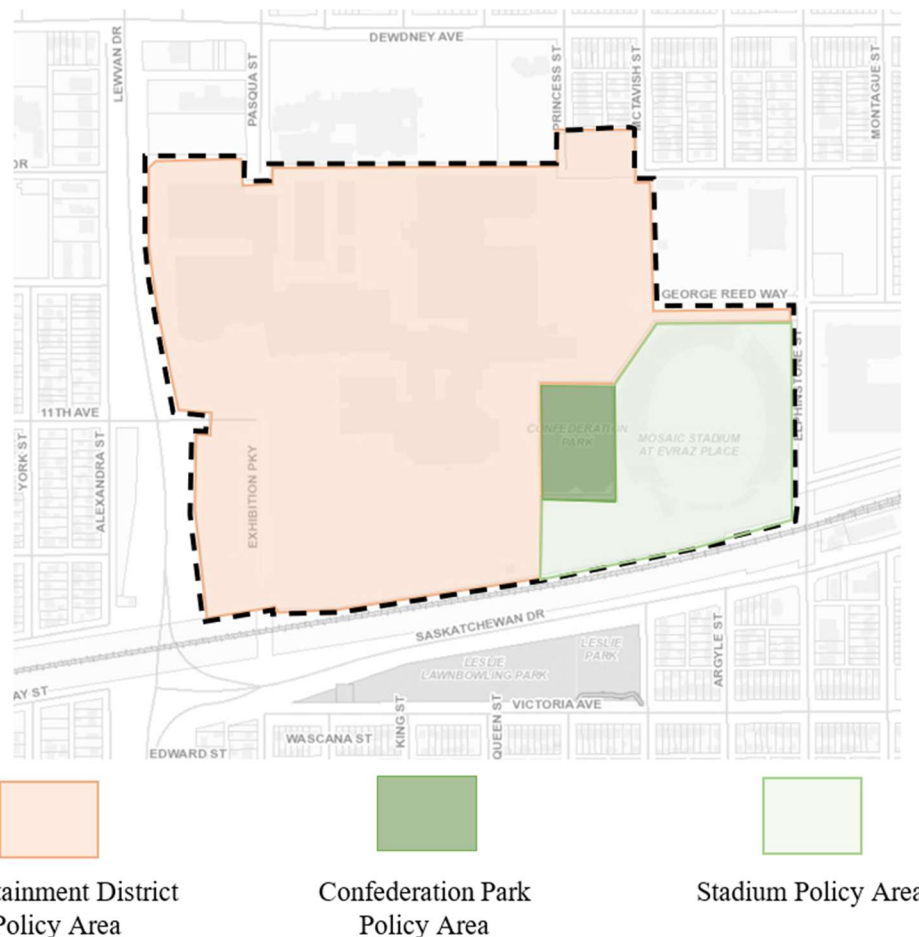


Figure 6H.F1: Regina Exhibition Grounds Direct Control District Land Use Area Map
 (#2024-9, s. 189, 2024)

6H.4 BUILDING AND LAND USE REQUIREMENTS

4.1 PERMITTED AND DISCRETIONARY BUILDING TYPES

- (1) Table 6H.T1 lists building types that are permitted or discretionary in the Regina Exhibition Grounds Direct Control District.
- (2) Any building types other than those listed in Table 6H.T1 are prohibited in the Regina Exhibition Grounds Direct Control District.
- (3) A lot can contain multiple buildings that are permitted or discretionary in the Regina Exhibition Grounds Direct Control District.
- (4) In addition to the requirements of Chapter 1, every application for a development permit in the Regina Exhibition Grounds Direct Control District, the Development Officer may require that an applicant provide servicing reports demonstrating serviceability of the proposed development to the satisfaction of the Development Officer.

TABLE 6H.T1: REGINA EXHIBITION GROUNDS DIRECT CONTROL DISTRICT BUILDING TYPES				
Sec.	Building Type	Permitted	Discretionary	Building Specific Regulations
T1.1	Building, Accessory	Permitted in all Policy Areas	---	---
T1.2	Building, Detached	Permitted when located within: (a) Entertainment District or Stadium Policy Area; and (b) more than 30 meters from the east-west mainline railway corridor	Discretionary when: (a) located within Entertainment District or Stadium Policy Area; (b) includes residential, institutional, office, or commercial land uses; and (c) located less than 30 meters from the east-west mainline railway corridor	Approval of discretionary buildings shall be contingent on demonstrating through a study prepared by a professional engineer to the City's satisfaction that noise and vibration associated with railway activity: (a) is sufficiently low as not to warrant mitigation, or (b) will be sufficiently mitigated through the incorporation of appropriate building or site features (e.g., landscaped buffer/ berm, parkade, etc.).
T1.3	Building, Row			
T1.4	Building, Stacked			

4.2 LAND USE REQUIREMENTS

- (1) Table 6H.T2 lists land uses and land use intensities that are permitted or discretionary in the Regina Exhibition Grounds Direct Control District, subject to compliance with:
 - (a) the specific development permit requirements and procedures in Part 1G;
 - (b) the land-use specific regulations in Tables 6H.T2a, 6H.T2b and 6H.T2c;

- (c) the development standards in subpart 6H.4;
 - (d) the parking and loading requirements in subpart 6H.7;
 - (e) the landscaping and aesthetic screening requirements of subpart 6H.8;
and
 - (f) the other regulations of this Bylaw.
- (2) When considering approval of a discretionary use application for lands in the Regina Exhibition Grounds Direct Control District, the application shall be evaluated for suitability based on the applicable review criteria for discretionary uses prescribed in Chapter 1 of this Bylaw.
- (3) The following land uses are prohibited in the Regina Exhibition Grounds Direct Control District:
- (a) any land use that is not listed in Tables 6H.T2a, 6H.T2b and 6H.T2c;
 - (b) any land use that is above the maximum intensity listed as permitted or discretionary in Tables 6H.T2a, 6H.T2b and 6H.T2c;
 - (c) any land use that fails to meet any of the applicable requirements prescribed by this Bylaw; and
 - (d) any land use where hazardous waste or materials are warehoused or otherwise processed, handled or stored unless supported by a quantitative risk assessment prepared by a professional engineer to the City's satisfaction.

TABLE 6H.T2a: REGINA EXHIBITION GROUNDS DIRECT CONTROL DISTRICT LAND USE CLASSIFICATION - ENTERTAINMENT DISTRICT POLICY AREA				
Sec.	Land Uses	Permitted	Discretionary	Land Use Specific Regulations
T2.1a	<ul style="list-style-type: none"> • Drive Through, Accessory • Food & Beverage, Lounge • Food & Beverage, Restaurant • Institution, Healthcare • Open Space, Active • Public Use, General • Retail Trade, Outdoor Display • Transportation, Parking Lot • Transportation, Parking Stand • Transportation, Parking Structure • Utility, General 	Permitted	---	---
T2.2a	<ul style="list-style-type: none"> • Assembly, Community • Dwelling, Unit • Industry, Food & Beverage • Institution, Education • Institution, Training • Retail Trade, Shop • Service Trade, Accommodation • Service Trade, Clinic 	---	Discretionary	<p>Any development containing dwelling land uses may only be considered where:</p> <p>(a) the use is identified on the Master Site Plan; and</p> <p>(b) the application demonstrates that public safety, noise, and vibration considerations of developing dwellings in proximity to railway operations have been satisfactorily addressed in accordance with the requirements prescribed in Table 6H.T1.</p>
T2.3a	<ul style="list-style-type: none"> • Assembly, Recreation 	Permitted when involving activities that are not listed in the Discretionary column	<p>Discretionary when involving the following activities:</p> <ul style="list-style-type: none"> • Cinema & Movie Theatre • Theatre and Performing Arts 	For this section, a Cinema & Movie theatre or Theatre and Performing Arts mean space primarily used to watch movies or provide live performance, such as opera, concert, ballet, etc.

TABLE 6H.T2b: REGINA EXHIBITION GROUNDS DIRECT CONTROL DISTRICT LAND USE CLASSIFICATION – CONFEDERATION PARK POLICY AREA				
Sec.	Land Uses	Permitted	Discretionary	Land Use Specific Regulations
T2.1b	<ul style="list-style-type: none"> • Open Space, Active 	Permitted	---	This land use recognizes the cultural heritage and existing use of Confederation Park for community gatherings and intends to preserve it. Any change in land use activity from its current state shall require the City's approval

TABLE 6H.T2c: REGINA EXHIBITION GROUNDS DIRECT CONTROL DISTRICT LAND USE CLASSIFICATION – STADIUM POLICY AREA				
Sec.	Land Uses	Permitted	Discretionary	Land Use Specific Regulations
T2c.1	<ul style="list-style-type: none"> • Assembly, Recreation • Retail Trade, Shop • Food and Beverage, Restaurant • Food and Beverage, Lounge • Service Trade, Personal 	Permitted	---	These land uses will be permitted within the stadium building envelope only.
T2.2c	<ul style="list-style-type: none"> • Office 	Permitted if the gross floor area is less than 1,000 square metres.	---	This land use will be permitted within the stadium building envelope only.

(#2023-23, s. 72, 2023, #2024-77, s. 26, 2024)

6H.5 DEVELOPMENT STANDARDS & DESIGN GUIDELINES IN THE REGINA EXHIBITION GROUNDS DIRECT CONTROL DISTRICT

5.1 DEVELOPMENT STANDARDS FOR ENTERTAINMENT DISTRICT POLICY AREA

- (1) The standards prescribed in Table 6H.T3a shall apply to all permitted buildings in the Entertainment District Policy Area of the Regina Exhibition Grounds Direct Control District.

TABLE 6H.T3a: REGINA EXHIBITION GROUNDS DIRECT CONTROL DISTRICT DEVELOPMENT STANDARDS – ENTERTAINMENT DISTRICT POLICY AREA		
Sec.	Development Criteria	Standards (Per Lot)
T3.1a	Minimum Setback from Lewvan Drive	7.5 metres
T3.2a	Minimum Setback from Elphinstone Street	10.0 metres
T3.3a	Minimum Setback from Property Line Abutting the Pasqua Hospital	5.0 metres
T3.4a	Minimum Setback from Property Line Abutting East-West Mainline Railway Corridor	10.0 metres (Refer to Table 6H.T1 - Regina Exhibition Grounds Direct Control District Building Types for additional requirements)
T3.5a	Maximum Coverage*	50%
T3.6a	Maximum Building Height	18 metres

* Use combined lot area of parcels - Block FF Plan 84R29489, Block: H Plan 14513, Block K Plan DV4404 and Block T Plan 102121311 for the purpose of calculating this standard.

5.2 DEVELOPMENT STANDARDS FOR STADIUM POLICY AREA

- (1) This section is intended to guide the existing stadium development and future changes to the Stadium Policy Area
- (2) The standards prescribed in Table 6H.T3b shall apply to all permitted buildings in the Stadium Policy Area of the Regina Exhibition Grounds Direct Control District.

TABLE 6H.T3b: REGINA EXHIBITION GROUNDS DIRECT CONTROL DISTRICT DEVELOPMENT STANDARDS –STADIUM POLICY AREA		
Sec.	Development Criteria	Standards (Per Lot)
T3.1a	Minimum Setback from Elphinstone Street	10.0 metres
T3.3a	Minimum Setback from West Property Line	0.0 metres
T3.4a	Maximum Coverage*	100%
T3.5a	Maximum Floor Area Ratio*	Unlimited
T3.6a	Maximum Building Height	Unlimited
* Use lot area of Parcel W, Plan No. 102254622 for the purpose of calculating these standards.		

5.3 DESIGN GUIDELINES FOR STADIUM AND CONFEDERATION PARK POLICY AREAS

- (1) The intent of this section is to encourage design attributes that celebrate the locale of the Stadium and stand as a proud landmark in the city, province and community.
 - (a) The building should reference local character, culture, history or natural features through its external elements, and/or architectural detail, and landscape design of surroundings.
 - (b) Consider incorporating historical architectural references to the former World's Grain Exhibition and Confederation Building, which prominently occupied the site from 1931 and 1927, respectively.
 - (c) Where possible, the Stadium should seize opportunities for viewing of prominent landscapes that define the city and surrounding area such as the downtown skyline, legislature dome, surrounding agriculture fields, dramatic skies, tree canopy, and industry to the north of the city.
 - (d) The shape and massing of the Stadium should consider the contribution to the city's skyline from important gateways including the airport, highway approaches, and prominent corridors and places.
- (2) The intent of this section is to encourage the Stadium to engage Elphinstone Street, allowing for high usage during event days, creating amenity for the community for non-event days, and which is adaptable over time. This section will apply generally to the area between the east face of the building and Elphinstone Street.

- (a) The area should be primarily hard-surfaced to accommodate heavy pedestrian numbers during events, but can also function as a passive amenity space for the community on non-event days.
 - (b) The location of intended gathering areas should consider environmental conditions such as wind and sunlight penetration, and include weather protection to encourage use throughout the year.
 - (c) A strong sense of place should be created through choice of furnishings, trees and other plantings, public seating, pedestrian scale lighting and opportunity for development of public art and other tributes to Saskatchewan sports culture.
 - (d) Plaza space design should follow guidelines as established in the City's Open Space Management Strategy.
 - (e) While the building massing will naturally be larger in comparison to other buildings in the vicinity, it should reference a human scale rather than dominate the public space.
 - (f) The main level of the building should provide opportunity for development of commercial uses, should demand exist.
 - (g) Any commercial spaces should have a direct relationship to the public realm with ample transparent window glazing, and direct access to the street.
 - (h) Parking should only be accommodated within the interface area for the purpose of supporting street-oriented commercial activity. However, its placement should not impede the function of this area primarily as a quality public amenity space. Parking should be integrated with landscape surfacing treatment, should not dominate the space, and should be easily converted to plaza space during events.
 - (i) Main building gateways should be directly accessed from the street.
 - (j) The southeast corner and northwest corners of the development area are gateways to an emerging sports precinct for the city, and should signify a sense of arrival through design of plaza spaces, art, and landscaping. Parking should not be accommodated in gateway areas.
- (3) The intent of this section is to encourage a complimentary relationship between the Stadium and Confederation Park. This section applies to areas including Confederation Park, the building face and all area in between.

- (a) The building should conserve and enhance the historical and visual integrity of Confederation Park.
 - (b) The character of the built form along the perimeter of the park should safeguard its visual integrity and sense of place, particularly with respect to the scale of development.
 - (c) The terminal vista along axial view corridors should be reinforced by focal points and/or key access points to the surrounding built form.
 - (d) Use of the park should be encouraged by locating main entrances to the Stadium and complementary commercial uses adjacent to the park, while maintaining its ecological health.
- (4) This section is generally applied to the entire development site associated with the Stadium.
- (a) Design and implement Crime Prevention Through Environmental Design (CPTED) in the design of all surrounding spaces.
 - (b) Continuous tree canopy should be extended throughout the site, and should concentrate on demarking gateways, the access way to Evraz Place, pedestrian routes, and complimenting plaza areas.

5.4 PERMITTED YARD ENCROACHMENTS

- (1) The minimum yards specified by this Bylaw shall remain free from any encroachment, except as permitted by Table 6H.T4.
- (2) Permitted yard encroachments are subject to section 1E.1.9 of Chapter 1.
- (3) Minimum setback from the lot line to a permitted encroachment shall be the lesser of the setback standards prescribed in Tables 6H.T3a, 6H.T3b and 6H.T4.

TABLE 6H.T4: REGINA EXHIBITION GROUNDS DIRECT CONTROL DISTRICT PERMITTED ENCROACHMENTS				
Sec.	Structure	Permitted Yard	Maximum Projection into Permitted Yard	Minimum Setback from Lot Line
T4.1	Fire escape	All yards	1.5 metres into any yard abutting lot zoned Residential or Mixed-Use, otherwise unrestricted.	150 millimetres from any abutting lot zoned Residential or Mixed-Use, otherwise unrestricted.
T4.2	Uncovered Balcony, Deck or Platform			
	(1) Portion that is 600 millimetres or more in height above grade.	All yards	1.5 metres into any yard abutting lot zoned Residential or Mixed-Use, otherwise unrestricted.	150 millimetres from any abutting lot zoned Residential or Mixed-Use, otherwise unrestricted.
	(2) Portion that is less than 600 millimetres in height above grade.	All yards	Unrestricted	Unrestricted
T4.3	Any balcony, porch, deck, or platform that is covered. Includes “Food & Beverage, Outdoor” land use subject to the land use requirements.	All yards	6.0 metres	1.5 metres from any lot line.
T4.4	Steps above or below grade, Landings and Wheelchair ramps, exterior insulation as a part of energy retrofits on the existing building envelope or structure	All yards	Unrestricted	Unrestricted
(#2024-9, s. 190, 2024)				

5.5 HEIGHT EXCEPTIONS

- (1) Subject to subsection 6H.5.5(2), the maximum building height listed in Table 6H.T3 shall not apply to any of the following:
- (a) a spire;
 - (b) a belfry;
 - (c) a cupola;
 - (d) a dome;
 - (e) a chimney;
 - (f) a ventilator;
 - (g) a skylight;
 - (h) a water tank;

- (i) a bulkhead;
 - (j) a communication antenna;
 - (k) a solar panel; or
 - (l) a feature or mechanical appurtenance, usually situated above the roof level, that is, in the opinion of the Development Officer, similar to the above list.
- (2) The features mentioned in subsection 6H.5.5(1):
- (a) may not include an elevator or staircase enclosure, or a mechanical penthouse;
 - (b) may not be used for human habitation; and
 - (c) shall be erected only to such minimum height or area necessary to accomplish the purpose they are to serve.

(#2023-23, s. 73, 2023)

6H.6 ACCESSORY USES, BUILDING AND STRUCTURE

- (1) Unless specified otherwise, the minimum setback requirements and the maximum height of an accessory structure or building shall be the same as those of the principal building, as prescribed in Tables 6H.T3a and 6H.T3b.
- (2) Notwithstanding subsection 6H.6(1), an accessory structure or building may be located within any yard setback, except the yard fronting Lewvan Drive, where it is:
 - (a) 10 square metres or less in area; and
 - (b) 4 metres or less in height.
- (3) All accessory structures or buildings shall be included in the calculation of the total site coverage calculation.

6H.7 PARKING, LOADING AND ACCESS

7.1 NO OBSTRUCTION

All provided parking stalls shall not be obstructed in any way by garbage receptacles, structures, equipment or materials which interfere with the ability of the parking stall to serve its function.

7.2 ACCESSIBLE PARKING STALLS

- (1) No minimum accessible parking stalls are required for development in the Confederation Park and Stadium Policy Areas of the Regina Exhibition Grounds Direct Control District.
- (2) For any proposed development in the Entertainment District Policy Area of the Regina Exhibition Grounds Direct Control District, a minimum of two per cent of the total parking stalls developed shall be provided in the form of accessible parking stalls.
- (3) Accessible parking stalls mentioned in subsection 6H.7(2) shall be clearly designated with signs above ground indicating their purpose.
- (4) Relative to the placement of non-accessible parking stalls, accessible parking stalls shall be located closest to the:
 - (a) the accessible building entrance, if it exists; or
 - (b) the building entrance with the shortest path of travel from the accessible parking stalls.

7.3 MOTOR VEHICLE REGULATIONS

- (1) All required parking or loading spaces as per section 1F.2.9 of this Bylaw, shall be located entirely on the same lot as the principal land use they serv.
(#2025-15, s. 62, 2025)
- (2) No provided motor vehicle parking stall, manoeuvring area, garage door, loading stall or loading bay shall be located within an area provided to meet the total site landscaping area.
- (3) No more than 50% of the property line abutting Lewvan Drive shall have motor vehicle parking between a building and the street.

7.4 MINIMUM MOTOR VEHICLE PARKING REQUIREMENTS

- (1) Table 6H.T5 lists the minimum motor vehicle parking requirements for development in the Regina Exhibition Grounds Direct Control District.

TABLE 6H.T5: REGINA EXHIBITION GROUNDS DIRECT CONTROL DISTRICT PARKING REQUIREMENTS		
Sec.	Land Use	Motor Vehicle
T5.1	All land uses in the Entertainment District Policy Area	Subject to the other requirements prescribed in subpart 6H.7, motor vehicle parking in the Entertainment District Policy Area shall generally be in accordance with the Master Site Plan.

TABLE 6H.T5: REGINA EXHIBITION GROUNDS DIRECT CONTROL DISTRICT PARKING REQUIREMENTS

Sec.	Land Use	Motor Vehicle
T5.2	All land uses in the Stadium and Confederation Park Policy Areas	Nil

7.5 MINIMUM LOADING REQUIREMENTS

- (1) All provided loading stalls shall be clearly marked to indicate their purpose.
- (2) Loading areas provided within the Stadium Policy Area shall be prohibited within 20 metres of Elphinstone Street.

7.6 BICYCLE PARKING REQUIREMENTS

- (1) Table 6H.T6 lists the minimum motor vehicle parking requirements for development in the Regina Exhibition Grounds Direct Control District.

TABLE 6H.T6: REGINA EXHIBITION GROUNDS DIRECT CONTROL DISTRICT BICYCLE PARKING REQUIREMENTS

Sec.	Land Use	Motor Vehicle
T6.1	All land uses in the Entertainment District Policy Area	For every 10 motor vehicle parking stalls provided, there shall be either: (a) one short-term bicycle parking stalls; (b) 0.5 long-term bicycle parking stalls; or (c) an equivalent combination of clauses 6H.T6.1(a) and (b).
T6.2	All land uses in the Stadium Policy Area	Nil
T6.3	All land uses in the Confederation Park Policy Area	Nil

- (3) Provided short-term bicycle stalls shall be located closer to the building entrance than the motor vehicle parking stalls.
- (4) Provided long-term bicycle stalls shall be located either:
 - (a) on the ground floor of the principal building(s) on the lot; or
 - (b) within a secure area close to the building entrance.
- (5) If the motor vehicle parking stalls are covered or located within a structure, then the bicycle parking stalls must also be covered or located within a structure.

6H.8 LANDSCAPING AND AESTHETIC SCREENING**8.1 MINIMUM TOTAL SITE LANDSCAPING REQUIREMENTS**

- (1) Subject to the minimum requirements prescribed in this section, site landscaping in the Regina Exhibition Grounds Direct Control District shall generally be in accordance with the Master Site Plan.
- (2) Where parking or loading area abuts a public street, a minimum 3.0 metre landscaped strip measured from the inside of the curb or the sidewalk shall be provided.
 - (2.1) The following perimeter screening requirements shall apply where a surface parking area, loading area or outdoor storage area abuts a public street (see Figure 6H.F2):
 - (a) Shrubs or fencing shall be provided to form a screen between 0.75 metres and 1.0 metres in height and shall cover 80 per cent of the length of the area to be screened. Fencing shall be at least 85 per cent opaque;
 - (b) In the case of shrub plantings, shrubs shall be spaced to form a closely-knit mass and an average of 2 rows is required; and
 - (c) The maximum width for a continuous, uninterrupted strip of permeable mulch shall be 1.5 metres, except that isolated areas of up to 5 metres in length may exceed the maximum 1.5-metre width.
(#2024-9, s. 191, 2024)
- (3) Subject to Section 1F.2.8 - Exceptions to Landscape and Aesthetic Screening Standards in Chapter 1 of this Bylaw, all new landscaping shall be completed by the end of the growing season in which the use of the building or site has taken place. When the use of a building has occurred after the end of the growing season, all required and approved landscaping features shall be completed by June 1 of the following growing season.

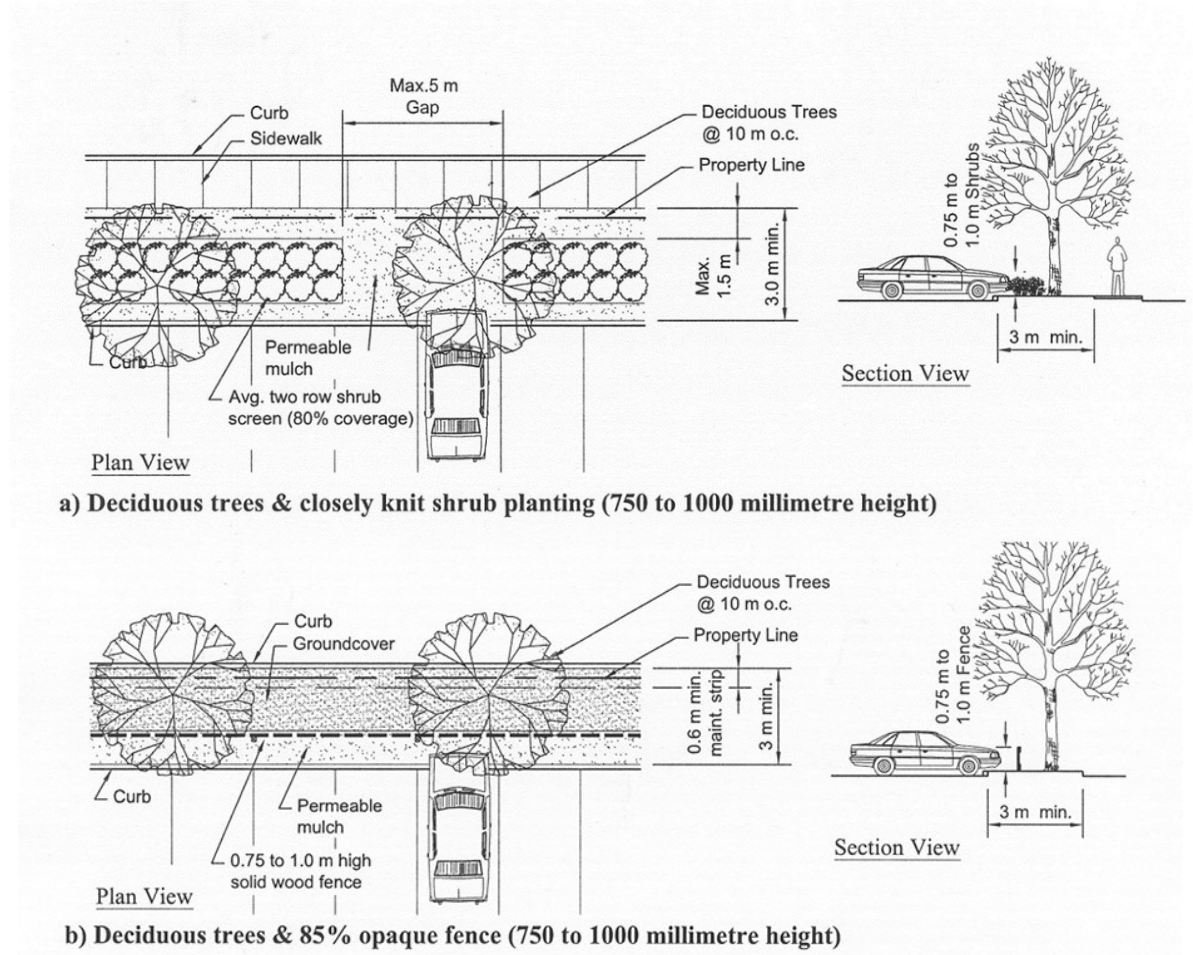


Figure 6H.F2: Perimeter Screening Requirements

(#2024-9, s. 192, 2024)

8.2 PLANTING RATIOS

Subject to the requirement in Chapter 1 of this Bylaw, the following planting ratios shall apply to all developments in the Regina Exhibition Grounds Direct Control District:

- (a) a minimum of one tree per 40 square metres of site landscaping provided is required;
- (b) for every ten metres along a registered road right of way, a minimum of one deciduous tree is required; and
- (c) a minimum of one shrub per 20 square metres of provided site

landscaping is required.

8.3 AESTHETIC SCREENING OF INCOMPATIBLE LAND USES

- (1) Subject to the requirement in Chapter 1 of this Bylaw, a proposed new development or substantial addition to an existing development in the Regina Exhibition Grounds Direct Control District shall provide aesthetic screening at a minimum height of 1.83 metres up to a maximum of the allowable fence height as prescribed in section 2D.2.1 along its abutting lot lines where the proposed development abuts a lot in a Residential zone.
- (2) In addition to other requirements of this Bylaw, the following activities or areas in the Regina Exhibition Grounds Direct Control District containing four or more dwelling units or a non-dwelling land use shall be aesthetically screened to a height of 1.83 metres or to the satisfaction of the Development Officer:
 - (a) any collection area for garbage, refuse or recycling; and
 - (b) any maneuvering area or loading/unloading bay.

(#2022-3, s. 4, 2022, #2023-47, s. 25, 2023)