

PART 4A

ML – MIXED LOW-RISE ZONE

4A.1 INTENT

Lands zoned Mixed Low-Rise are intended to:

- (a) accommodate a variety of low intensity commercial uses that serve the local community and do not draw customers from beyond their neighbourhood boundaries or generate substantial vehicle traffic;
- (b) promote pedestrian-oriented storefronts as a means to enhance the vitality of street and businesses, and reduce automobile dependence;
or
- (c) promote the development of neighbourhood hubs as described in the Official Community Plan.

4A.2 APPLICATION

- (1) The regulations, standards, and requirements prescribed in part 4A apply to all land uses and developments in the Mixed Low-Rise zone.
- (2) The requirements of Chapter 1 apply to all land uses, proposed land uses, developments and proposed developments in the Mixed Low-Rise zone.
- (3) The Mixed Low-Rise zone shall apply to lands intended to:
 - (a) allow for pedestrian oriented low-intensity commercial and mixed use developments; or
 - (b) serve as a neighbourhood hub within walking distance of surrounding residential areas.

4A.3 BUILDING AND LAND USE REQUIREMENTS

3.1 PERMITTED OR DISCRETIONARY BUILDING TYPES

Table 4A.T1 lists building types that are permitted or discretionary in the Mixed Low-Rise zone.

TABLE 4A.T1: MIXED LOW-RISE ZONE				
Sec.	Building Type	Permitted	Discretionary	Building Specific Regulations
T1.1	Building, Accessory	Permitted	---	---
T1.2	Building, Detached ¹	Permitted	---	---
T1.3	Building, House-Form	Permitted at lots 41-45, block 377 (3100 block of 13th Avenue) where no additions are proposed to the existing building.	Discretionary at lots 41-45, block 377 (3100 block of 13th Avenue) where: additions are proposed to the existing building; and no additions will be in the front yard.	---
T1.4	Building, Row ¹	Permitted	---	---
T1.5	Building, Stacked ¹	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.42, 2020, 2024-4, s. 12, 2024, #2024-57, s. 19, 2024)				

3.2 LAND USE REQUIREMENTS

- (1) Table 4A.T2 lists land uses and land use intensities that are permitted or discretionary in the Mixed Low-Rise zone, subject to compliance with:
 - (a) the specific development permit requirements and procedures in Part 1G;
 - (b) the land use specific regulations in Table 4A.2;
 - (c) the development standards in subpart 4A.4;
 - (d) the parking and loading requirements in subpart 4A.6;
 - (e) the landscaping and aesthetic screening requirements of subpart 4A.7; and
 - (f) the other regulations of this Bylaw.
- (2) When considering approval of a land use or a land use intensity listed as discretionary in Table 4A.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.
- (3) The following land uses are prohibited in the Mixed Low-Rise zone:
 - (a) any land use that is not listed in Table 4A.T2;
 - (b) any land use that is above the maximum intensity listed as permitted or discretionary in Table 4A.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. 13, 2021)

TABLE 4A.T2: PERMITTED AND DISCRETIONARY LAND USES IN THE MIXED LOW-RISE ZONE				
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) 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) 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	<ul style="list-style-type: none"> • Agriculture, Indoor • Agriculture, Animal Support • Food & Beverage, Catering • Industry, Artistic • Industry, Food & Beverage • Industry, Laboratory • Institution, Education • Institution, Humanitarian Service • Institution, Training • Institution, Day Care • Retail Trade, Cannabis • Retail Trade, Shop • Service Trade, Clinic • Service Trade, Light • Service Trade, Personal 	Permitted if the gross floor area is 300 square metres or lower, per unit.	Discretionary if the gross floor area is above 300 square metres per unit.	<ol style="list-style-type: none"> (1) An “Institution, Education” 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 (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) “Agriculture, Animal Support” shall exclude accommodation of livestock. (4) The “Retail Trade, Cannabis” land use is subject to the Specific Development Permit Requirements for “Retail Trade, Cannabis” as prescribed in

TABLE 4A.T2: PERMITTED AND DISCRETIONARY LAND USES IN THE MIXED LOW-RISE ZONE				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
				Chapter 1.
T2.3	<ul style="list-style-type: none"> • Assembly, Community • Assembly, Recreation • Assembly, Religious 	Permitted if the sum of the gross floor area is 3,000 square metres or less, per lot.	Discretionary if the sum of the gross floor area is greater than 3,000 square metres per lot.	<p>(1) The “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> <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>
T2.4	<ul style="list-style-type: none"> • Food & Beverage, Lounge • Food & Beverage, Restaurant 	Permitted if: <ul style="list-style-type: none"> (a) the gross floor area is 300 square metres or lower, per unit; and (b) the lot does not adjoin a lot zoned residential. 	Discretionary if: <ul style="list-style-type: none"> (a) the gross floor area is above 300 square metres per unit; or (b) the lot adjoin a lot zoned residential. 	---
T2.5	<ul style="list-style-type: none"> • Office 	Permitted if the gross floor area is 300 square metres or less, per unit.	Discretionary if the gross floor area is above 300 square metres, but less than 1,000 square metres, per unit.	The combined gross floor area of the “Office” land use shall not exceed 1,000 square metres per building.
T2.6	<ul style="list-style-type: none"> • Open Space, Active • Public Use, General • Service Trade, Residential Short Term Accommodation • 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 (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</p>

TABLE 4A.T2: PERMITTED AND DISCRETIONARY LAND USES IN THE MIXED LOW-RISE ZONE				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
				determined by the Development Officer.
T2.7	<ul style="list-style-type: none"> • Transportation, Parking Lot • Transportation, Parking Structure • Transportation, Parking Stand • Service Trade, Accommodation 	---	Discretionary	The “Transportation, Parking Lot” land use will only be considered as a principal use when it permits long- term shared parking or off-street caveated parking to meet minimum parking requirements of the use for which it is provided.
T2.8	<ul style="list-style-type: none"> • Dwelling, Assisted-Living • Dwelling, Group Care • Dwelling, Unit 	Permitted within: <ol style="list-style-type: none"> (a) a Building, Stacked on a lot that contains non-Dwelling uses that are permitted or discretionary in the Mixed Low- Rise zone; and (b) within any building type that contain non-Dwelling uses that are permitted or discretionary in the Mixed Low-Rise zone. 	---	<ol style="list-style-type: none"> (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 4A.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.
(#2024-9, s. 83, 2024)				
T2.9	<ul style="list-style-type: none"> • Residential Business 	Permitted if the Residential Business: <ol style="list-style-type: none"> (a) 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, 	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 4A.T2: PERMITTED AND DISCRETIONARY LAND USES IN THE MIXED LOW-RISE ZONE				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
		Residential Short Term Accommodation meeting the requirements of <i>The Residential Short Term Accommodation Licensing Bylaw</i> .		
T2.10	• Agriculture, Outdoor	Permitted	---	
(#2024-9, s. 84, 2024)				
(#2020-11, s.7, ss.12-14, 2020, #2020-33, s.43, 2020, #2020-64, s.44, s. 93, 2020, #2021-2, s.40, 2021, #2021-31, s.8, 2021, #2021-55, ss.16-18, 2021, #2021-62, s. 14, 2021, #2022-30, s. 70, 2022, #2024-77, s. 5, 2024)				

4A.4 DEVELOPMENT STANDARDS IN THE MIXED LOW-RISE ZONE

4.1 DEVELOPMENTS STANDARDS

The standards prescribed in Table 4A.T3 shall apply to all principal buildings and land uses in the Mixed Low-Rise zone.

TABLE 4A.T3 MIXED LOW-RISE ZONE DEVELOPMENT STANDARDS ¹		
Sec.	Development Criteria	Standards (Per Lot)
T3.1	Minimum Lot Area	100 square metres
T3.2	Minimum Lot Frontage	5 metres
T3.3	Minimum Front Yard Setback	
	(1) To an Active Wall ² (see Figure 4A.F1)	Nil
	(2) Otherwise (see Figure 4A.F2)	4.5 metres
T3.4	(3) Notwithstanding subsections (1) and (2), the front yard setback of lands identified as “Area a” in Part B.11 - Lakeview/Albert Park Secondary Plan of the Design Regina, <i>Official Community Plan Bylaw No. 2013-48</i>	6.0 metres
	Minimum Rear Yard Setback	
	(1) Where the rear yard adjoins a lot zoned Residential	
	(a) portions of any building or structure equal to or under 8.5 metres in height	1.2 metres
	(b) portions of any building or structure over 8.5 metres in height	3.25 metres
	(2) Otherwise	Nil
T3.5	(3) Notwithstanding subsections (1) and (2), the rear yard setback of lands identified as “Area a” in Part B.11 - Lakeview/Albert Park Secondary Plan of the Design Regina, <i>Official Community Plan Bylaw No. 2013-48</i>	
	(a) lots with lane access	3.0 metres
	(b) lots without lane access	7.5 metres
	Minimum Side Yard Setback	
	(1) Where a side yard adjoins a lot zoned Residential	
	(a) portions of any building or structure equal to or under 8.5 metres in height	1.2 metres
(b) portions of any building or structure over 8.5 metres in height	3.25 metres	
(2) Otherwise	0.0	
(3) Notwithstanding subsections (1) and (2), the side yard setback of lands identified as “Area a” in Part B.11 - Lakeview/Albert Park Secondary Plan of the Design Regina, <i>Official Community Plan Bylaw No. 2013-48</i>		
(a) where a side yard adjoins a lot zoned Residential	7.5 metres	
(b) where a side yard does not abut a lot zoned Residential	2.0 metres	
T3.6	Maximum Lot Coverage	65%
T3.7	Maximum Floor Area Ratio	1.75

T3.8	Maximum Building Height	15 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. The requirements of an active wall are in Subsection 4.2(1).		

(#2021-2, ss.42-43, 2021, #2024-57, s. 21, 2024)

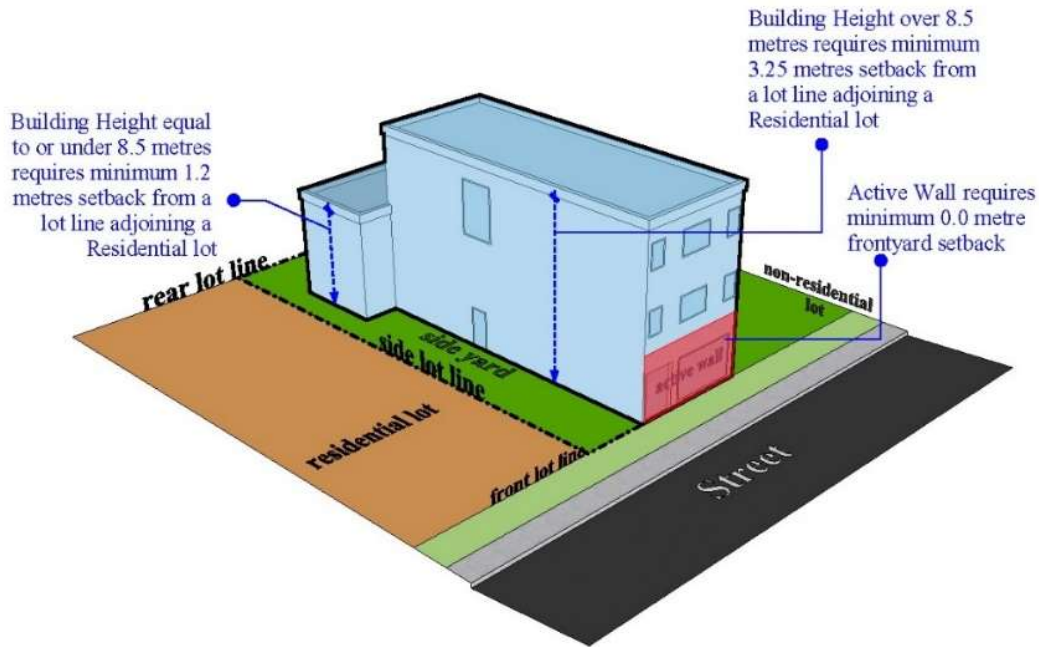


Figure 4A.F1: Mixed Low-Rise Zone Active Wall

(#2021-2, s.43, 2021)

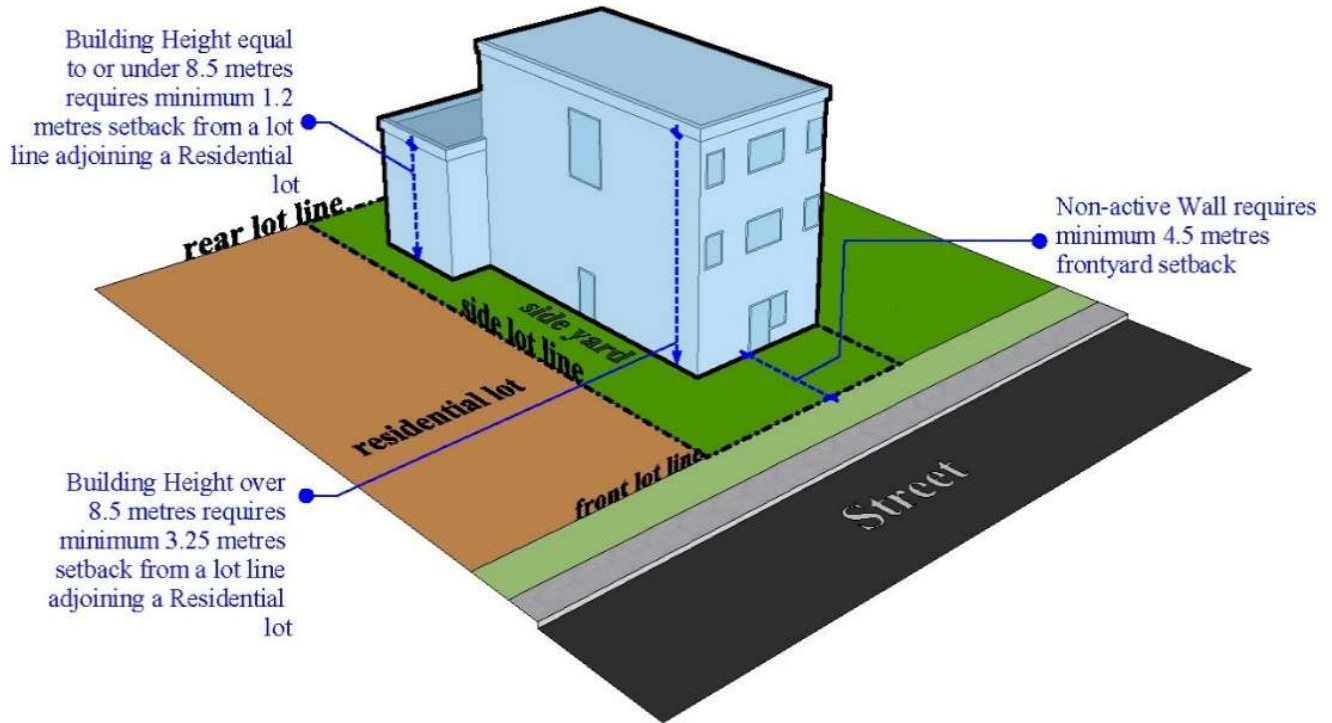


Figure 4A.F2: Mixed Low-Rise Zone Non-Active Wall

(#2021-2, s.44, 2021)

4.2 LOT FRONTAGE

- (1) In the Mixed Low-Rise zone, an active wall is considered a street wall that meets the following requirements:
 - (a) includes at least one entrance for customers 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 in (a) and (b) shall be oriented to allow a customer or resident passage to or from a public sidewalk, public plaza, public walkway or public park;
 - (d) access required in (c) may be via a private “Open 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 at-grade area directly behind an active wall shall contain active uses;

- (f) none of the following shall be 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.
- (g) includes a minimum glazed area of the lesser of:
 - (i) 50 per cent of the active wall's area; or
 - (ii) the maximum allowed for a non-sprinklered unprotected opening under the National Building Code.
- (2) Where a lot's front lot line is curved, the lot frontage shall be measured as follows, as shown in Figure 4A.F3:
 - (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 4A.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 4A.4.2(2)(b).
- (3) On a corner lot, the lot frontage shall be measured as follows, as shown in Figure 4A.F4:
 - (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 4A.4.2(3)(a).

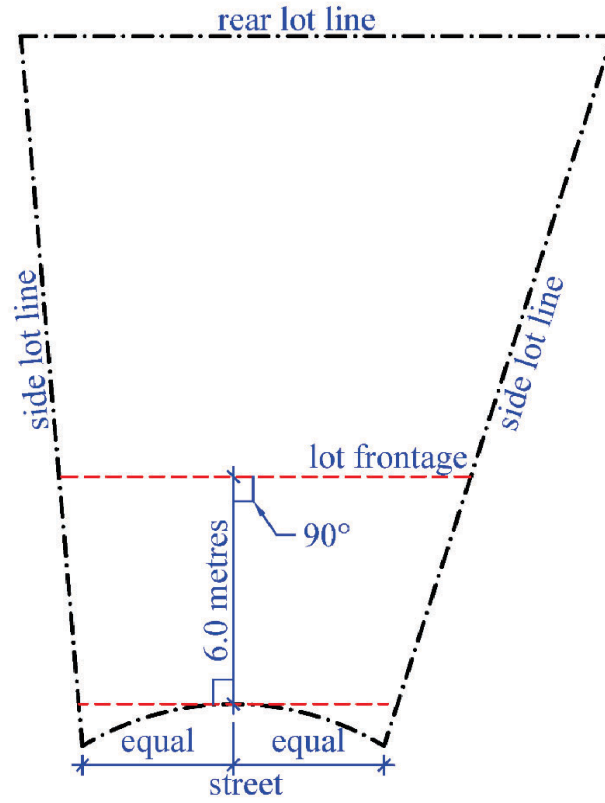


Figure 4A.F3: Minimum Lot Frontage on Curved Front Lots

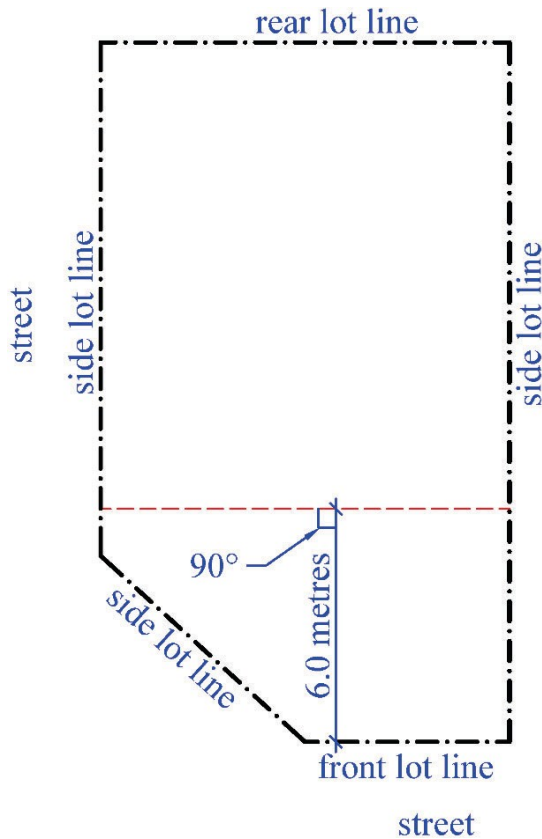


Figure 4A.F4: Minimum Lot Frontage on Corner Lots

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 4A.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 4A.T3 and 4A.T4.

TABLE 4A.T4: MIXED LOW-RISE ZONE 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

(#2024-9, s. 85, 2024)

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.	• Front Yard	2.5 metres from legally established or approved front yard setback	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.
		• 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. 86, 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. 87, 2024)				

4.4 HEIGHT EXCEPTIONS

(1) Subject to subsection 4A.4.4(2), the maximum building height prescribed in Table 4A.T3 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 4A.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. 24, 2023)

4A.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 4A.T.3.
- (2) Notwithstanding subsection 4A.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 4A.T4.7.
- (4) Detached accessory buildings or structures shall not be located in the front yard, except those listed in Table 4A.T4.7.

4A.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 Mixed Low-Rise 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. 25, 2025)
- (2) No motor vehicle parking stall, manoeuvring area, garage door, loading stall or loading bay shall be located within:
 - (a) an area provided to meet the total site landscaping area; or
 - (b) a front yard.

6.4 MINIMUM MOTOR VEHICLE PARKING REQUIREMENTS

- (1) The minimum motor vehicle parking requirements prescribed in Table 4A.T5 apply to development in the Mixed Low-Rise zone.
- (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.

- (5) All compact parking stalls shall be clearly designated with signs indicating their purpose.

TABLE 4A.T5: MIXED LOW-RISE ZONE 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.
T5.4	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.
T5.5	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 T5.4 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.
T5.7	All other land uses	On a lot where: at least 25% of the total gross floor area of all buildings on the lot is dedicated to Dwelling land uses; the lot contains at least 20 Dwelling Units; 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 Table 4A.T2; and at least 25% of the on-site parking is contained within a Parking Structure that is above or below grade. (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 150 square metres of gross floor area.

TABLE 4A.T5: MIXED LOW-RISE ZONE PARKING REQUIREMENTS			
Sec.	Land Use	Motor Vehicle	
		Otherwise	<p>(1) For the first 150 square metres in total floor area, no parking stall is required.</p> <p>(2) For that portion in excess of the first 150 square metres in total floor area, one parking stall is required per 75 square metres of total floor area.</p>

(#2020-33, s.44, 2020, #2020-64, s.45, ss.93, 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 4A.6.5(1).
- (3) Dwelling units shall not be calculated toward the combined gross floor area mentioned in subsection 4A.6.5(1) or (2).
- (4) All loading stalls shall be clearly marked to indicate their purpose.
- (5) Notwithstanding subsections 4A.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 4A.6.6(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 4A.6.6(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) If the motor vehicle parking stalls are covered or within a structure, then the bicycle parking stalls must also be covered or located within a structure.

(#2023-23, s. 25, 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 4A.6.4 and 4A.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 4A.6.7(1).

4A.7 LANDSCAPING AND AESTHETIC SCREENING

7.1 MINIMUM TOTAL SITE LANDSCAPING REQUIREMENTS

- (1) Any lot in the Mixed Low-Rise zone requires a minimum total site landscaping area of 10 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 4A.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. 88, 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 REQUIREMENTS

The following planting ratios shall apply to all developments in the Mixed Low-Rise zone to meet the total site landscaping area, as required by section 4A.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;
- (c) a minimum of one shrub per 20 square metres of required site landscaping is required per lot; and
- (d) the planting requirements listed in (b) do not apply when the front yard setback is 3.0 metres or less

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 subsection 4A.7.1, may include, but is not restricted to:
 - (a) parking area landscaping;
 - (b) major roadways landscape design areas (see Figure 4A.F5);
 - (c) boulevard areas;

- (d) curbing;
 - (e) perimeter screening (see Figure 4A.F6); and (#2024-9, s. 89)
 - (f) any portion of required aesthetic screening.
- (3) Developments within the major roadways landscape design areas in Figure 4A.F5 may be subject to additional landscaping requirements.
 - (4) Boulevard areas may only be used to fulfil the total site landscaping requirement, upon the approval of the Development Officer.

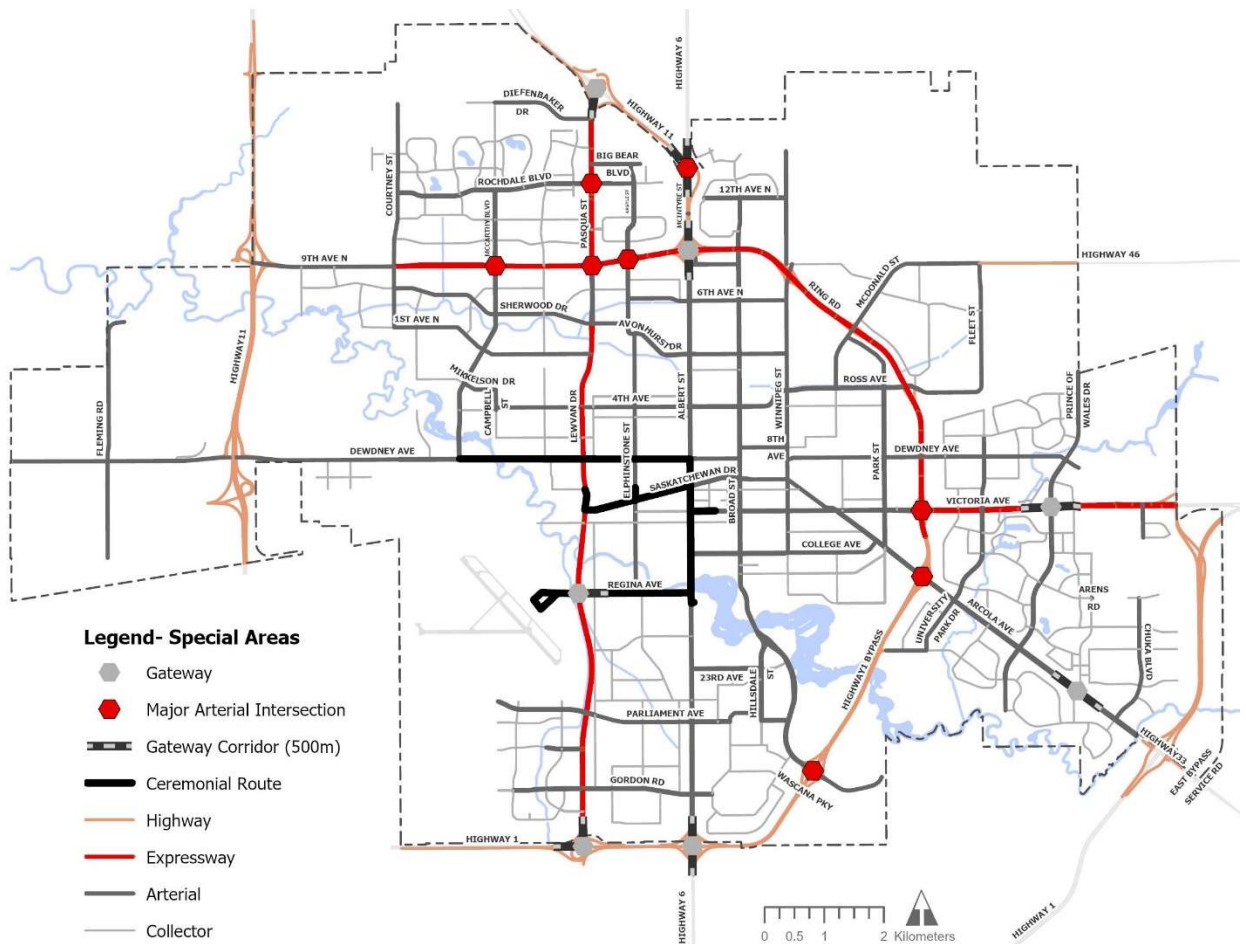


Figure 4A.F5: Major Roadways Landscape Design Map

(#2024-9, s. 90, 2024)

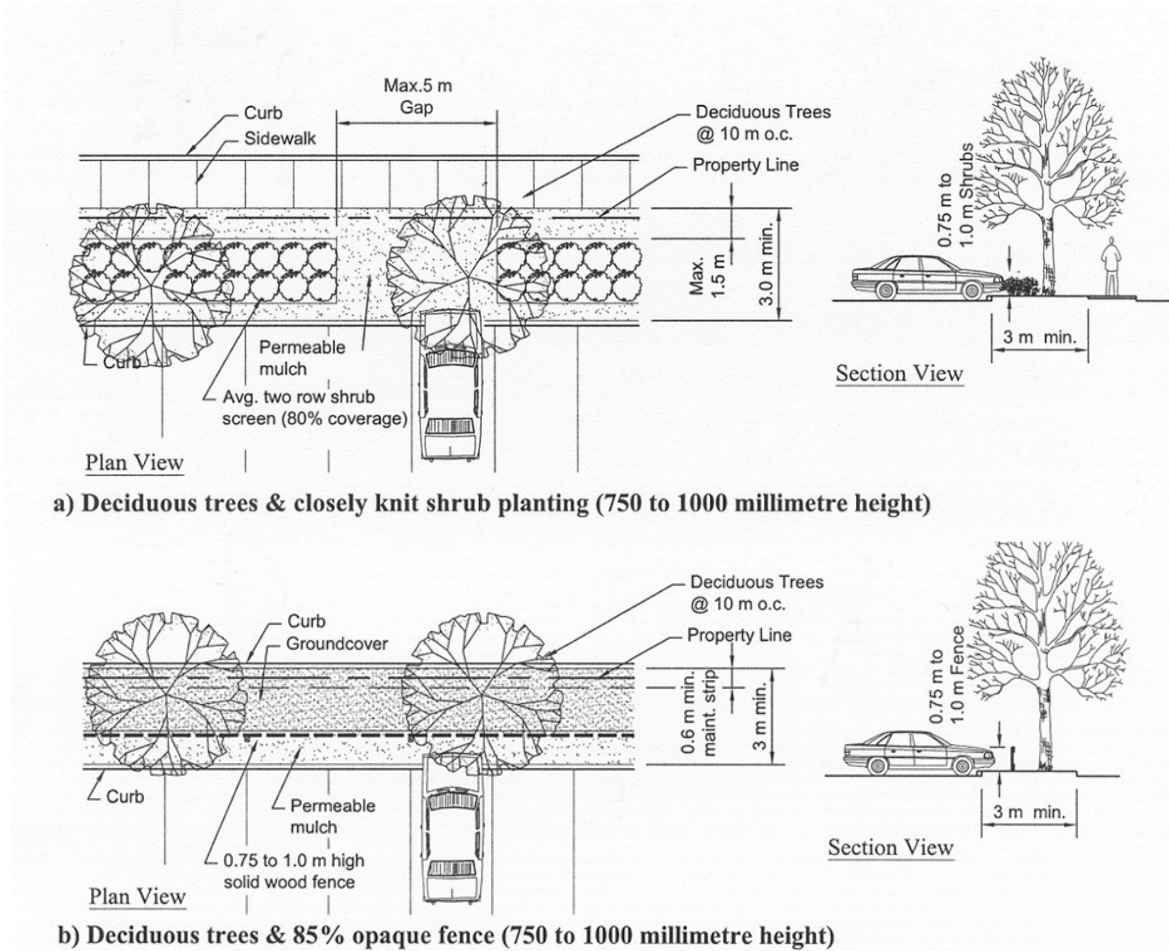


Figure 4A.F6: Perimeter Screening Requirements

(#2024-9, s. 91, 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 USES

- (1) A proposed new development or substantial addition to an existing development on a lot in the Mixed Low-Rise zone shall include 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 Mixed-use Low-rise zone 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 areas for garbage, refuse or recycling; and
- (b) any storage areas that are outdoors or partially outdoors.

(2023-47, s. 13, 2023)

PART 4B

MH – MIXED HIGH-RISE ZONE

4B.1 INTENT

Lands zoned Mixed High-Rise are intended to:

- (a) provide for mixed use development within a building or on a single lot;
- (b) contemplate a variety of medium intensity commercial uses oriented towards both high-traffic volume and positive pedestrian experience; and
- (c) promote medium intensity development along non-local streets, key transportation corridors, near transit stops or area suitable for intensification.

4B.2 APPLICATION

- (1) The regulations, standards, and requirements prescribed in part 4B apply to all land uses and developments in the Mixed High-Rise zone.
- (2) The requirements of Chapter 1 apply to all land uses, proposed land uses, developments and proposed developments in the Mixed High-Rise zone.
- (3) The Mixed High-Rise zone shall apply to lands intended to:
 - (a) provide for intensification while ensuring compatibility with the surrounding uses; or
 - (b) have good visibility and accessibility along non-local streets.

4B.3 BUILDING AND LAND USE REQUIREMENTS

3.1 PERMITTED OR DISCRETIONARY BUILDING TYPES

Table 4B.T1 lists building types that are permitted or discretionary in the Mixed High-Rise zone.

TABLE 4B.T1: MIXED HIGH-RISE ZONE 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	---	---
T1.4	Building, Stacked	Permitted	---	---

(#2020-33, s. 45, 2020, 2024-4, s. 13, 2024)

3.2 LAND USE REQUIREMENTS

- (1) Table 4B.T2 lists land uses and land use intensities that are permitted or discretionary in the Mixed High-Rise zone, subject to compliance with:
 - (a) the specific development permit requirements and procedures in Part 1G;
 - (b) the land use specific regulations in Table 4B.2;
 - (c) the development standards in subpart 4B.4;
 - (d) the parking and loading requirements in subpart 4B.6;
 - (e) the landscaping and aesthetic screening requirements of subpart 4B.7; and
 - (f) the other regulations of this Bylaw.
- (2) When considering approval of a land use or a land use intensity listed as discretionary in Table 4B.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.
- (3) The following land uses are prohibited in the Mixed High-Rise zone:
 - (a) any land use that is not listed in Table 4B.T2;
 - (b) any land use that is above the maximum intensity listed as permitted or discretionary in Table 4B.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. 15, 2021)

TABLE 4B.T2: PERMITTED AND DISCRETIONARY LAND USES IN THE MIXED HIGH-RISE ZONE				
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) 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	<ul style="list-style-type: none"> • Retail Trade, Motor Vehicle - Light 	Permitted if: <ul style="list-style-type: none"> (a) 1000 square metres or less, including dedicated outdoor area 	Discretionary if: <ul style="list-style-type: none"> (a) 1000 square metres or greater including dedicated outdoor area 	---
T2.3	<ul style="list-style-type: none"> • Agriculture, Indoor • Industry, Artistic • Industry, Food & Beverage • Industry, Salvaging – Light • Service Trade, Heavy • Agriculture, Indoor • Industry, Artistic • Industry, Food & Beverage • Industry, Salvaging – Light • Service Trade, Heavy 	Permitted if the gross floor area is 300 square metres or less, per unit. Permitted if the gross floor area is 300 square metres or less, per unit.	Discretionary if the gross floor area is 300 square metres or more, per unit. Discretionary if the gross floor area is 300 square metres or more, per unit.	---
T2.4	<ul style="list-style-type: none"> • Retail Trade, Shop 	Permitted if: <ul style="list-style-type: none"> (a) proposed outside of an Urban Centre or Urban Corridor, as identified on Figure 1.F1 in Chapter 1, with the gross floor area 1,000 square metres or less, per unit; or (b) proposed inside of an Urban Centre or Urban Corridor, as identified on Figure 1.F1 in Chapter 1, with the gross floor 	Discretionary if: <ul style="list-style-type: none"> (a) proposed outside of an Urban Centre or Urban Corridor, as identified on Figure 4B.F1, with the gross floor area more than 1,000 square metres, per unit; or (b) proposed inside of an Urban Centre or Urban Corridor, as identified on Figure 4B.F1, with gross floor area more than 3,000 square metres, per lot. 	

TABLE 4B.T2: PERMITTED AND DISCRETIONARY LAND USES IN THE MIXED HIGH-RISE ZONE				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
		area 3,000 square metres or less, per lot.		
T2.5	<ul style="list-style-type: none"> • Agriculture, Animal Support • Service Trade, Motor Vehicle -Light 	Permitted if: the gross floor area is 500 square metres or less.	Discretionary in all other cases.	“Agriculture, Animal Support” shall exclude accommodation of livestock.
T2.6	<ul style="list-style-type: none"> • Service Trade, Wash - Light 	---	Discretionary	<ol style="list-style-type: none"> (1) All washing equipment shall be contained in a fully enclosed building, except for any entrance or exit. (2) In addition to other applicable requirements, where a wash is proposed on a lot that abuts a Sensitive Lot or Major Roadway, all entrances and exits (i.e. garage doors) shall be oriented to avoid negatively impacting the Sensitive Lot or Major Roadway.
T2.7	<ul style="list-style-type: none"> • Retail Trade, Fuel Station 	Permitted if: (a) where all above-ground fuel pumps, fuel tanks and liquefied petroleum storage tanks, including associated dispensing equipment, are located at least 75 metres from the nearest Dwelling land use.	Discretionary if: (a) where any above-ground fuel pumps, fuel tanks and liquefied petroleum storage tanks, including associated dispensing equipment, are located less than 75 metres from the nearest Dwelling land use.	<ol style="list-style-type: none"> (1) All fuel pumps, fuel tanks and liquefied petroleum storage tanks, including associated dispensing equipment, shall be located at least: 610 metres from a public water supply well and 100 metres away from a public water supply reservoir. Underground storage tanks shall meet the Saskatchewan Ministry of Environment’s design and operational requirements; and (2) The minimum distance shall be measured from the equipment to the nearest contour of the well or reservoir or the nearest wall of a building, whichever is less.
T2.8	<ul style="list-style-type: none"> • Drive-Through, Accessory • Food & Beverage, Catering • Food & Beverage, Restaurant • Institution, Day Care • Institution, Education • Institution, Humanitarian Service • Institution, Training • Open Space, Active • Public Use, General • Service Trade, Accommodation • Service Trade, Clinic 	Permitted	---	<ol style="list-style-type: none"> (1) An “Institution, Day Care”, “Institution, Education” or “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: <ol 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.

TABLE 4B.T2: PERMITTED AND DISCRETIONARY LAND USES IN THE MIXED HIGH-RISE ZONE				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
	<ul style="list-style-type: none"> • Service Trade, Light • Service Trade, Personal • Service Trade, Residential Short Term Accommodation • Transportation, Parking Structure • Utility, General 			(b) assessed as of the date of receipt of a complete application as determined by the Development Officer.
T2.9	<ul style="list-style-type: none"> • Food & Beverage, Lounge 	Permitted if: (a) the gross floor area is 500 square metres or lower, per unit; and (b) the lot does not adjoin a lot zoned residential.	Discretionary if: (a) the gross floor area is above 500 square metres per unit; or (b) the lot adjoins a lot zoned residential.	---
(#2024-9, s. 92, 2024)				
T2.10	<ul style="list-style-type: none"> • Industry, Laboratory 	Permitted if the gross floor area is 500 square metres or less, per unit.	Discretionary if the gross floor area is above 500 square metres	---
T2.11	<ul style="list-style-type: none"> • Office 	Permitted if: (a) the gross floor area is 1,000 square metres, or less, per unit; or (b) the proposal aligns with <i>Official Community Plan</i> policy contained in Part A – Citywide Plan, Section D5, Goal 5 that permits office development exceeding 1,000 square metres.	Discretionary if: (a) the gross floor area is above 1,000 square metres per unit; and (b) the proposal aligns with <i>Official Community Plan</i> policy contained in Part A – Citywide Plan, Section D5, Goal 5 that allows consideration of office development exceeding 1,000 square metres as a discretionary use.	(1) “Office” land use within the Downtown/Central City Office Area and Urban Centres as identified in Map 6 of the <i>Official Community Plan</i> shall only be permitted in accordance with the <i>Official Community Plan</i> policies contained in Part A – Citywide Plan, Section D5, Goal 5. (2) In areas other than those mentioned in subsections (1), the combined gross floor area for the “Office” land use shall not exceed 1,000 square metres per building, unless excepted by the <i>Official Community Plan</i> policy contained in Part A – Citywide Plan, Section D5, Goal 5. (3) 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> .

TABLE 4B.T2: PERMITTED AND DISCRETIONARY LAND USES IN THE MIXED HIGH-RISE ZONE				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
				<p>(4) The Development Officer may consider a relaxation to subsection (2) and permit Office land use exceeding 1,000 square metres without discretionary use approval for properties:</p> <ul style="list-style-type: none"> a) That were legally existing or approved under a former Zoning Bylaw that permitted “Office” or an equivalency of general office space; b) Where the “Office” floor area proposed has already been constructed to accommodate “Office” use; and c) Where any proposed changes to the building are contained within the existing building footprint. <p>(5) Office buildings up to 4,000 square metres at Transit Hubs identified in Map 6 of the <i>Official Community Plan</i> and Figure 10F.1 shall be permitted uses.</p>
T2.12	<ul style="list-style-type: none"> • Transportation, Parking Lot • Transportation, Parking Stand 	---	Discretionary	---
T2.13	<ul style="list-style-type: none"> • Dwelling, Assisted-Living • Dwelling, Group Care • Dwelling, Unit 	<p>Permitted within:</p> <ul style="list-style-type: none"> (a) Building, Stacked on a lot that contains non-Dwelling uses that are permitted or discretionary in the Mixed High-Rise zone; or (b) any building type that contain non-Dwelling uses that are permitted or discretionary in the Mixed High-Rise zone. 	<p>Discretionary within:</p> <ul style="list-style-type: none"> (a) Building, Stacked on a lot that does not contain non-Dwelling uses that are permitted or discretionary in the Mixed High-Rise Zone; or (b) any building type that does not contain non-Dwelling uses that are permitted or discretionary in the Mixed High-Rise Zone. 	<ul style="list-style-type: none"> (1) Developments containing 20 or more dwelling units shall allocate a minimum of five percent 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 4B.6; (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. (4) In addition to other requirements in

TABLE 4B.T2: PERMITTED AND DISCRETIONARY LAND USES IN THE MIXED HIGH-RISE ZONE				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
				this Bylaw, a discretionary use shall consider that proposed dwelling uses are integrated with a planned or existing mixed-use environment.
(#2024-9, s. 93, 2024)				
T2.14	<ul style="list-style-type: none"> • Assembly, Community • Assembly, Recreation • Assembly, Religious • Assembly, Ceremonial 	Permitted if the sum of the gross floor area is 3,000 square metres or less, per lot.	Discretionary if the sum of the gross floor area is greater than 3,000 square metres per lot.	<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 (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>
T2.15	<ul style="list-style-type: none"> • Retail Trade, Cannabis 	Permitted	---	The “Retail Trade, Cannabis” land use is subject to the Specific Development Permit Requirements for “Retail Trade, Cannabis” as prescribed in Chapter 1.
T2.16	<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</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 4B.T2: PERMITTED AND DISCRETIONARY LAND USES IN THE MIXED HIGH-RISE ZONE				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
		Accommodation meeting the requirements of <i>The Residential Short Term Accommodation Licensing Bylaw</i> .		
T2.17	• Agriculture, Outdoor	Permitted	---	

(#2024-9, s. 94, 2024)

(#2020-11, s.7, ss15-17, 2020) (#2020-33, s. 46-47, 2020) (#2020-45, s.6, 2020)(#2020-64, s.46, ss.93, 2020, #2021-2, s.45, 2021, #2021-31, s.9, 2021, #2021-55, ss.19-20, 2021, #2021-62, s. 16, 2021, #2022-30, s. 71, 2022, #2024-77, s. 6, 2024, #2025-15, s. 26-27, 2025)

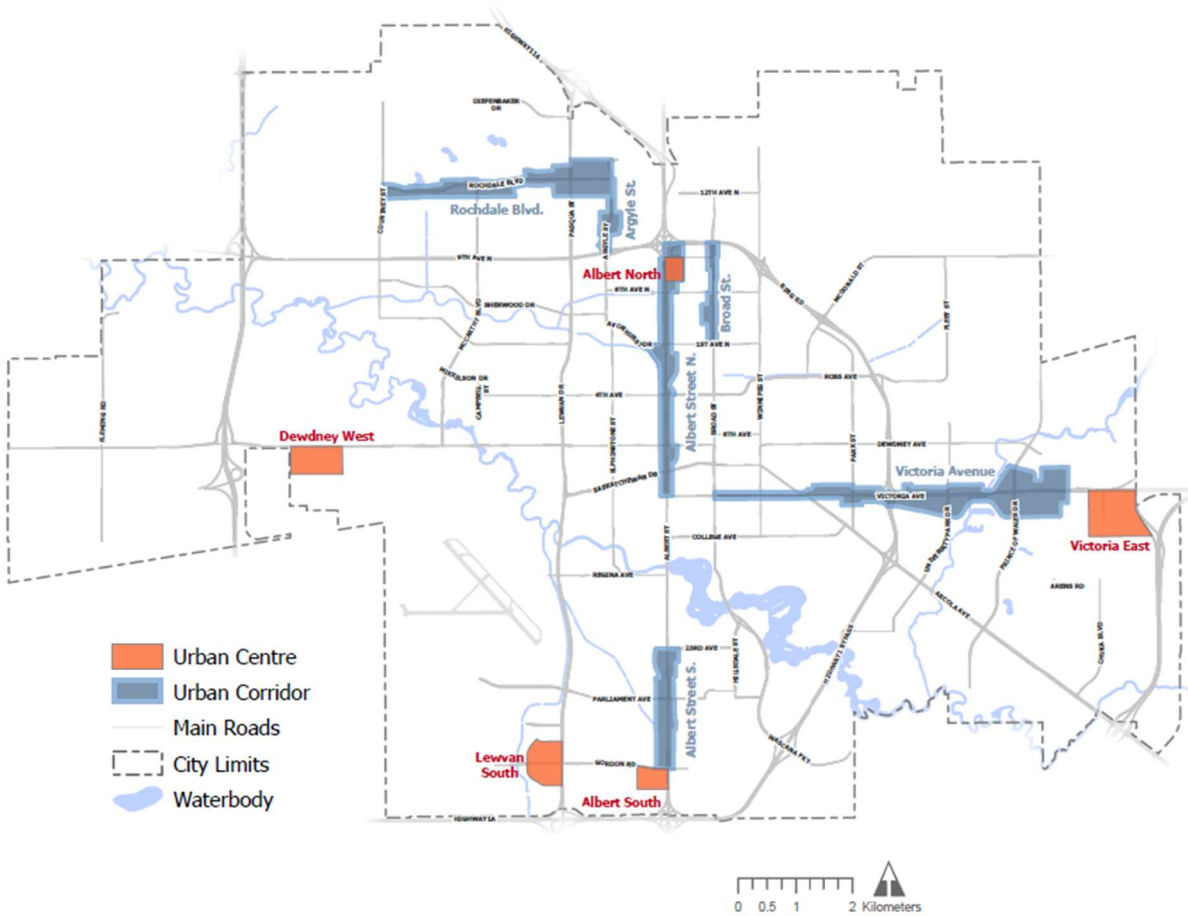


Figure 4B.F1: Urban Centres and Urban Corridors

(#2023-23, s. 26, 2023, #2024-77, s. 7, 2024)

4B.4 DEVELOPMENT STANDARDS IN THE MIXED HIGH-RISE ZONE

4.1 DEVELOPMENTS STANDARDS

The standards prescribed in Table 4B.T3 shall apply to all principal buildings and land uses in the Mixed High-Rise zone.

TABLE 4B.T3 MIXED HIGH-RISE ZONE DEVELOPMENT STANDARDS		
Sec.	Development Criteria	Standards (Per Lot)
T3.1	Minimum Lot Area	250 square metres
T3.2	Minimum Lot Frontage	6 metres
T3.3	Minimum Front Yard Setback	
	(1) To portions of any building or structure that includes:	
	(a) an Active Wall ¹ 13 metres or higher in height (see Figure 4B.F2)	2.5 metres
	(b) an Active Wall ¹ below 13 metres in height (see Figure 4B.F2)	Nil
	(2) Otherwise	
	(a) portions of any building or structure higher than 13 metres (see Figure 4B.F3)	6.0 metres
	(b) portions of any building or structure 8.5 metres or higher but less than 13 metres in height (see Figure 4B.F3)	4.5 metres
	(c) portions of any building or structure under 8.5 metres in height (see Figure 4B.F3)	3.0 metres
(#2024-9, s. 95, 2024)		
T3.4	Minimum Rear Yard Setback	
	(1) Where a rear yard adjoins a lot zoned Residential	
	(a) portions of any building or structure equal to or under 8.5 metres	1.2 metres
	(b) portions of any building or structure over 8.5 metres in height	3.25 metres
	(2) Otherwise	Nil
T3.4A	Minimum Side Yard Setback	
	(1) Where a side yard adjoins a lot zoned Residential	
	(a) Portions of any building or structure equal to or under 8.5 metres	1.2 metres
	(b) Portions of any building or structure over 8.5 metres in height	3.25 metres
	(2) Otherwise	Nil
T3.5	Maximum Lot Coverage	
	(1) A lot where:	
	(a) at least 25% of the gross floor area of all buildings on the lot are dedicated to Dwelling land uses; and (b) the lot contains more than 4 Dwelling Units.	90%
	(2) Otherwise	65%
T3.6	Maximum Floor Area Ratio	
	(1) A lot where:	
	(a) at least 25% of the gross floor area of all buildings on the lot is dedicated to Dwelling land uses; and (b) the lot contains more than 4 Dwelling Units.	4.0
	(2) Otherwise	3.0
T3.7	Maximum Building Height	
	(1) A lot where:	
	(a) at least 25% of the gross floor area of all buildings on the lot is dedicated to Dwelling land uses; and (b) the lot contains more than 4 Dwelling Units.	20 metres
	(2) Otherwise	15 metres
Notes		
¹ The requirements of an “Active Wall” are defined in subsection 4.2(1).		

(#2021-2, ss.46-47, 2021, #2023-23, s, 27, 2023, #2024-57, s. 21, 2024)

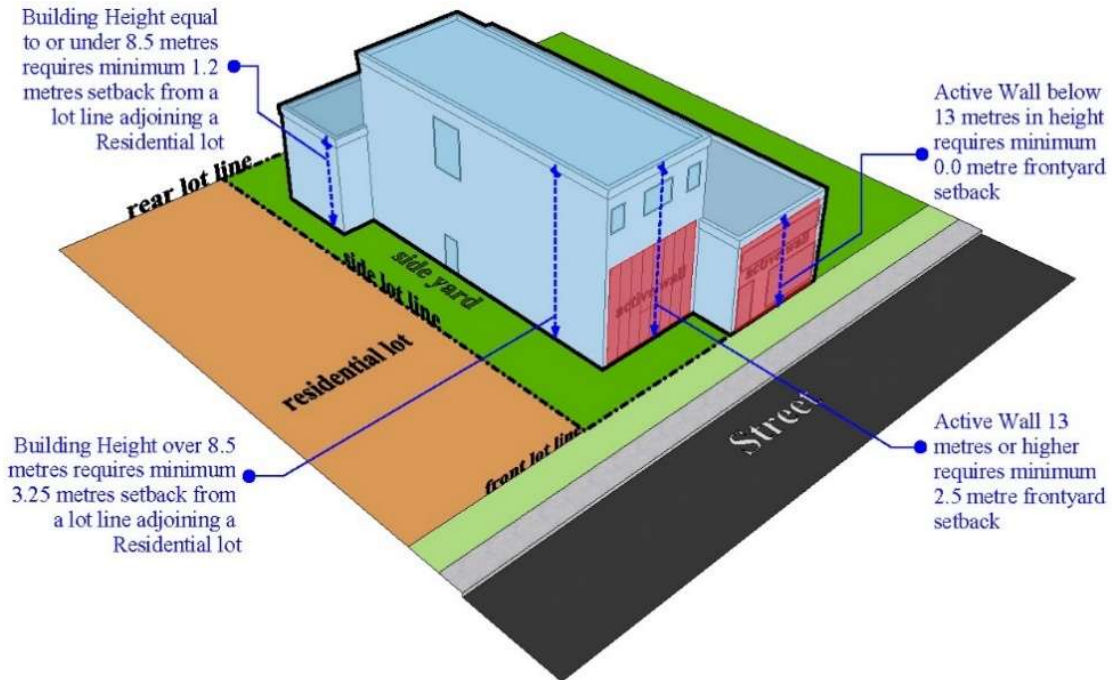


Figure 4B.F2: Mixed High-Rise Zone Active Wall

(#2021-2, s.48, 2021)

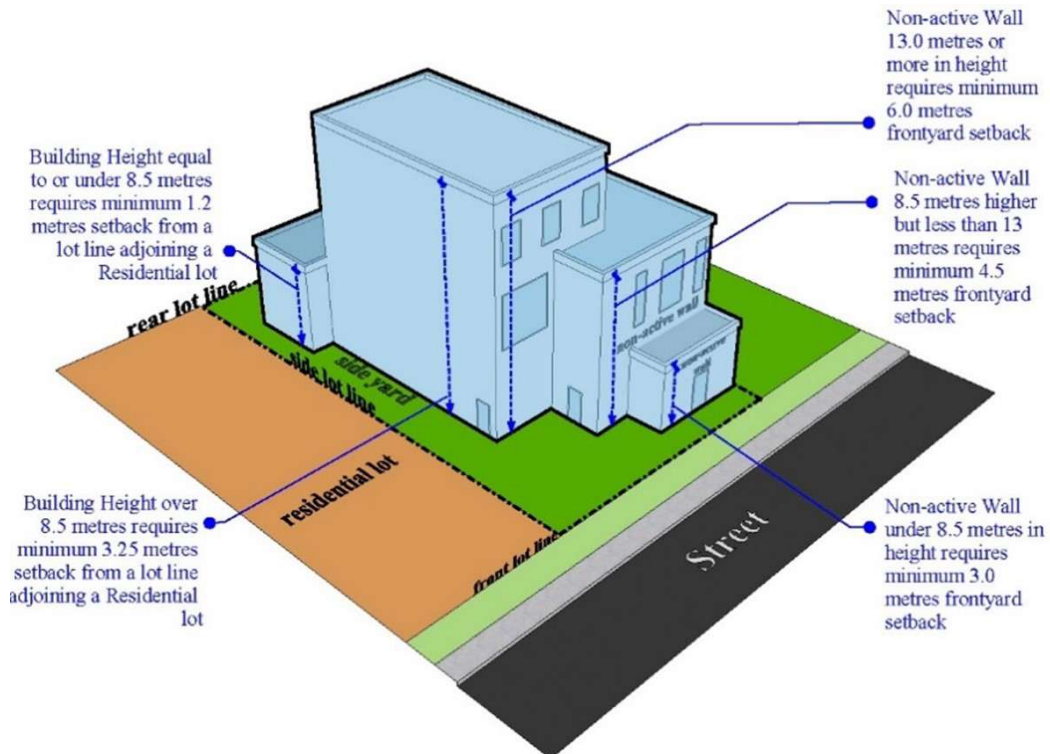


Figure 4B.F3: Mixed High-Rise Zone Non-Active Wall

(#2021-2, s.49, 2021)

4.2 LOT FRONTAGE

- (1) In the Mixed High-Rise zone, an active wall is considered a street wall that meets the following requirements:
 - (a) includes at least one entrance for 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 in (a) and (b) shall be oriented to allow a customer or resident passage to or from a public sidewalk, public plaza, public walkway or public park;
 - (d) access required in (c) may be via a private “Open 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 at-grade area directly behind an active wall shall contain active uses;
 - (f) none of the following shall be 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.
 - (g) includes a minimum glazed area of the lesser of:
 - (i) 60 per cent of the active wall’s area; or
 - (ii) the maximum allowed for a non-sprinklered unprotected opening under the National Building Code.
- (2) Where a lot’s front lot line is curved, the lot frontage shall be measured as follows, as shown in Figure 4B.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 subclause 4B.4.2(2)(a); and
 - (c) the lot frontage shall be measured as a line perpendicular to the six metre distance line prescribed in 4B.4.2(2)(b).
- (3) On a corner lot, the lot frontage shall be measured as follows, as shown in Figure 4B.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 4B.4.2(3)(a).

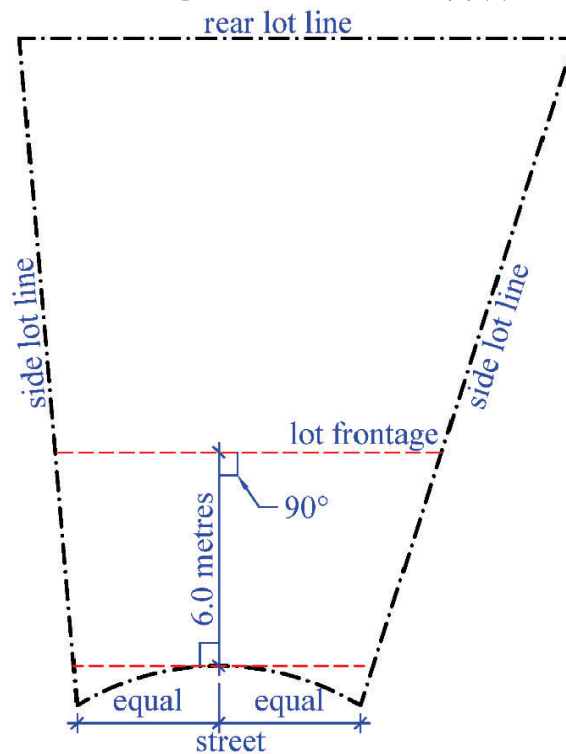


Figure 4B.F4: Minimum Lot Frontage on a Curved Front Lot

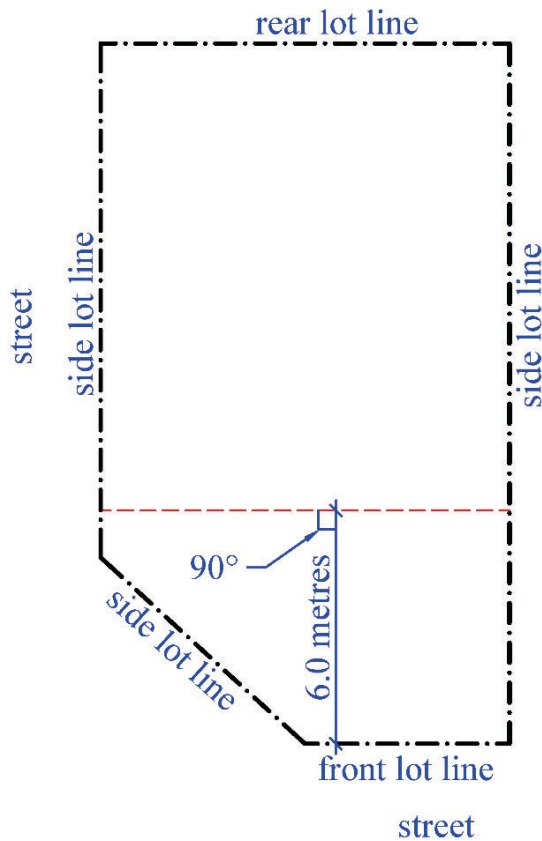


Figure 4B.F5: Minimum Lot Frontage on a Corner Lot

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 4B.T4.
- (2) Encroachments identified in Table 4B.T4 are subject to 1E.1.9 of Chapter 1.
- (3) Minimum setback from lot line to a permitted encroachment may be the lesser of the setback standards prescribed in Tables 4B.T3 and 4B.T4.

TABLE 4B.T4: MIXED HIGH-RISE ZONE 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
(#2024-9, s. 96, 2024)				
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 Only • 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.	• Front Yard	2.5 metres from legally established or approved front yard setback	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.
		• 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. 97, 2024)				
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 Yards • Flankage Yard • Rear Yard 	Unrestricted	Unrestricted
(#2024-9, s. 98, 2024)				

4.4 HEIGHT EXCEPTIONS

- (1) Subject to section 4B.4.4(2), the maximum building height prescribed in Table 4B.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 section 4B.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. 28, 2023)

4B.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 4B.T.3.

- (2) Notwithstanding subsection 4B.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 4B.T4.7.
- (4) Detached accessory buildings or structures shall not be located in the front yard, except those listed in Table 4B.T4.7.

4B.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 Mixed High-Rise 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. 28, 2025)
- (2) No motor vehicle parking stall, manoeuvring area, garage door, loading stall or loading bay shall be located in an area provided to meet the total site landscaping area.

6.4 MINIMUM MOTOR VEHICLE PARKING REQUIREMENTS

- (1) The minimum motor vehicle parking requirements prescribed in Table 4B.T5 apply to development in the Mixed High-Rise zone.
- (2) If in determining the number of required motor vehicle parking and loading stalls, a fractional stall is calculated:
 - (a) any fraction up to and including one-half shall be disregarded; and
 - (b) any fractions over one-half shall be deemed to be equivalent to one stall.
- (3) Unless otherwise specified in this Bylaw, tandem parking 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 4B.T5: MIXED HIGH-RISE ZONE 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 is required per 6 beds; or (b) two stalls are required.	
T5.4	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.	
T5.5	Business, Residential	(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 T5.4 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	

		<p>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;</p> <p>(4) Parking stalls required pursuant to subsection (1) shall not be used to satisfy the passenger drop-off stall requirements.</p> <p>(5) All on-site passenger drop-off stalls shall be reserved and clearly marked for passenger drop-off purposes.</p>	
T5.7	All other land uses	<p>On a lot where at least 25% of the total gross floor area of all buildings on the lot is dedicated to Dwelling land uses; the lot contains at least 20 Dwelling Units; 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 Table 4B.T2; and at least 25% of the on-site parking is contained within a Parking Structure that is above or below grade.</p>	<p>(1) For the first 150 square metres in gross floor area, no parking stall is required.</p> <p>(2) For that portion in excess of the first 150 square metres in gross floor area, one parking stall is required per 150 square metres of gross floor area.</p>
		Otherwise	<p>(1) For the first 150 square metres in gross floor area, no parking stall is required.</p> <p>(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.</p>

(#2020-33, s.48, 2020, #2020-64, s.47, ss.93 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 (1).
- (3) Dwelling units shall not be calculated toward the combined gross floor area mentioned in subsection 4B.6.5(1) or (2).
- (4) All loading stalls shall be clearly marked to indicate their purpose.
- (5) Notwithstanding subsections 4B.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 4B.6.6(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 4B.6.6(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) If the motor vehicle parking stalls are covered or within a structure, then the bicycle parking stalls must also be covered or located within a structure.

(#2023-23, s. 29, 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 for any development approved after such date.
- (2) Notwithstanding the motor vehicle parking requirements in sections 4B.6.4 and 4B6.5, 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 4B.6.7(1).

4B.7 LANDSCAPING AND AESTHETIC SCREENING

7.1 MINIMUM TOTAL SITE LANDSCAPING REQUIREMENTS

- (1) Any lot in the Mixed High-Rise zone requires a minimum total site landscaping area of 10 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 4B.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 4B.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. 99, 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 REQUIREMENTS

The following planting ratios shall apply to all developments in the Mixed High-Rise zone to meet the total site landscaping area, as required in section 4B.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;
- (c) a minimum of one shrub per 20 square metres of required site landscaping is required per lot; and
- (d) the planting requirements listed in (b) do not apply when the front yard setback is 3.0 metres or less.

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 landscape area, as required in subsection 4B.7.1, may include, but is not restricted to:
 - (a) parking area landscaping;
 - (b) major roadways landscape design areas (see Figure 4B.F6);
 - (c) boulevard areas;
 - (d) curbing;
 - (e) perimeter screening (see Figure 4B.F7); and (#2024-9, s. 100, 2024)
 - (f) any portion of required aesthetic screening.
- (3) Developments within the major roadways landscape design areas in Figure 4B.F6 may be subject to additional landscaping requirements.
- (4) Boulevard areas may only be used to fulfil the total site landscaping requirement, upon the approval of the Development Officer.

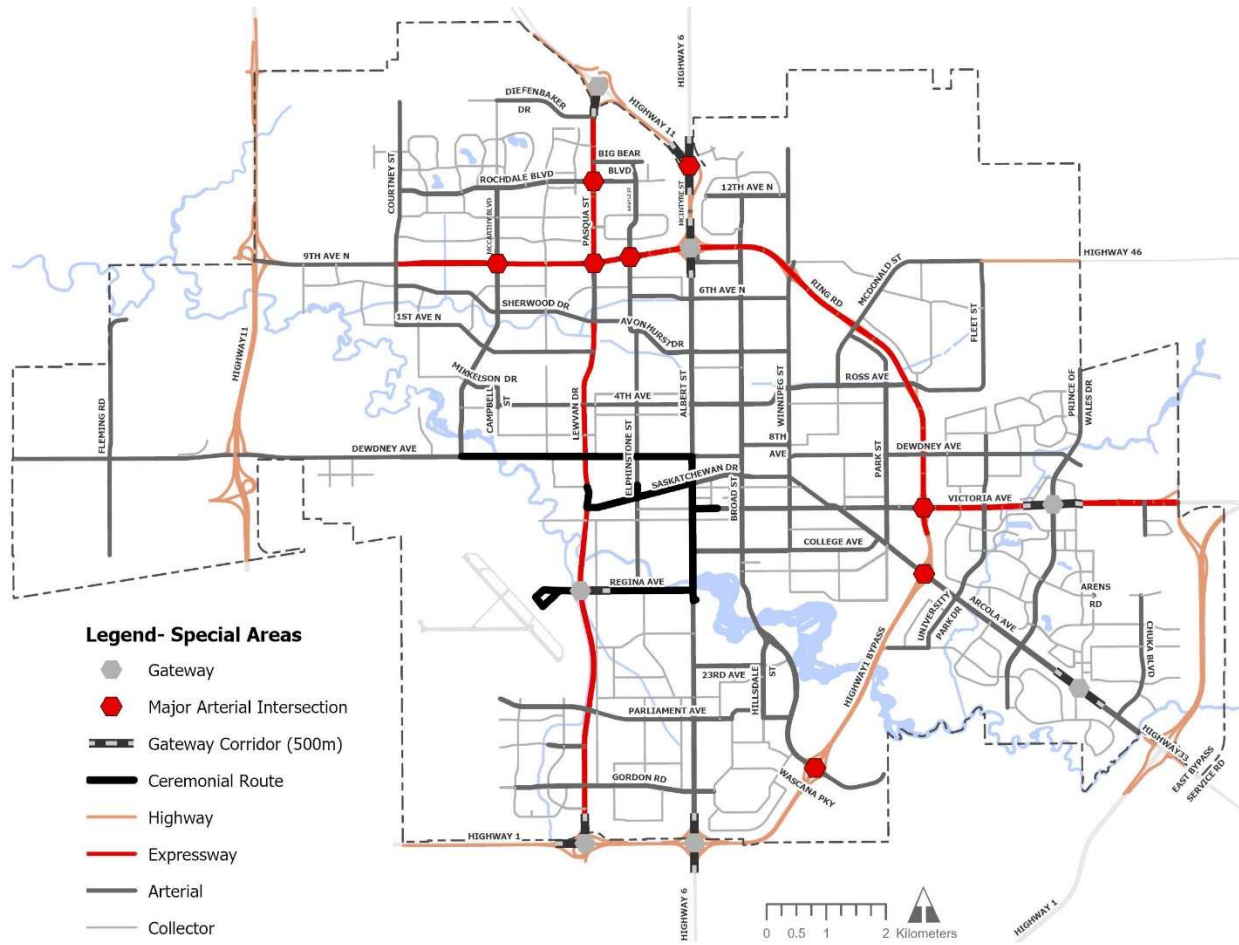


Figure 4B.F6: Major Roadways Landscape Design Map

(#2024-9, s. 101, 2024)

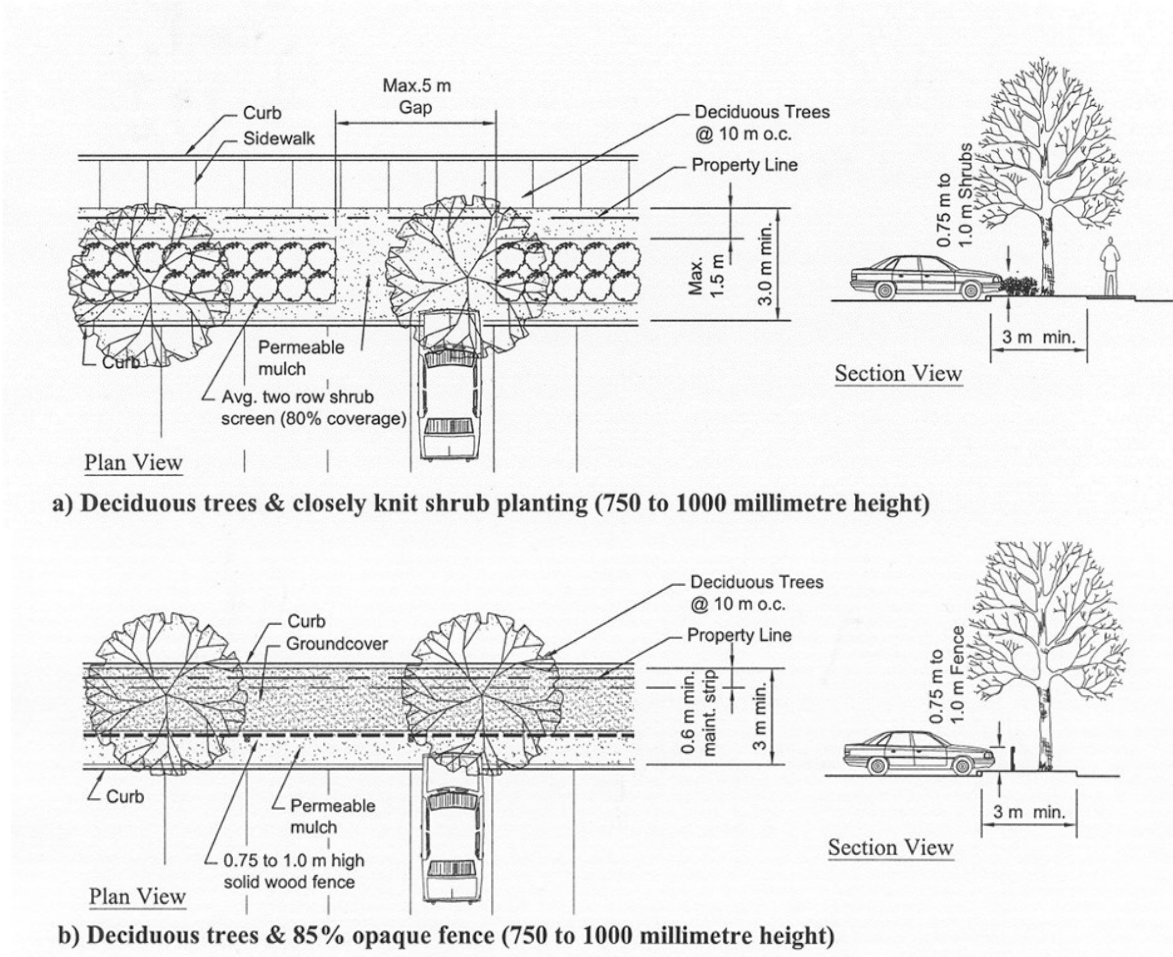


Figure 4B.F7: Perimeter Screening Requirements

(#2024-9, s. 102, 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 USES

- (1) A proposed new development or substantial addition to an existing development on a lot in the Mixed High-Rise zone shall include 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 Mixed-use High-rise zone 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 areas for garbage, refuse or recycling; and
 - (b) any storage areas that are outdoors or partially outdoors.
- (3) Notwithstanding the requirements of subsections 4B.7.5(1) and (2):
- (a) perimeter shrubs and aesthetic screening are not required for the front lot of Retail Trade, Motor Vehicle – Light land use;
 - (b) requirements not explicitly excluded in clause 4B.7.3(3)(a), such as minimum tree requirements, are still required for Retail Trade, Motor Vehicle – Light; and
 - (c) no aesthetic screening or setback shall be required between a “Food & Beverage, Outdoor” or “Retail Trade, Outdoor Display” land use and a public street, public sidewalk or public park.

(#2021-31, s.10, 2021, #2023-47, s. 14, 2023)

PART 4C

MLM – MIXED LARGE MARKET ZONE

4C.1 INTENT

Lands zoned Mixed Large Market are intended to:

- (a) provide for mixed use development within a building or single lot.
- (b) accommodate the development of planned shopping centres and major business groupings comprised of retail, services and offices serving a region wide population extending beyond the immediate neighbourhood; and
- (c) promote high intensity development along arterial streets, key transportation corridors, near transit stops or area suitable for intensification.

4C.2 APPLICATION

- (1) The regulations, standards, and requirements prescribed in part 4C apply to all land uses and developments in the Mixed Large Market zone.
- (2) The requirements of Chapter 1 apply to all land uses, proposed land uses, developments and proposed developments in the Mixed Large Market zone.
- (3) The Mixed Large Market zone shall apply to large scale developments on lands that that are:
 - (a) are intended to serve as an Urban Centre;
 - (b) are at the intersection of two arterial streets; or
 - (c) comprise an entire block.

4C.3 BUILDING AND LAND USE REQUIREMENTS

3.1 PERMITTED BUILDING TYPES

Table 4C.T1 lists building types that are permitted or discretionary in the Mixed Large Market zone.

TABLE 4C.T1: MIXED LARGE MARKET ZONE BUILDING TYPES				
Sec.	Building Type	Permitted	Discretionary	Building Specific Regulations
T1.1	Building, Accessory	Permitted	---	---
T1.2	Building, Detached	Permitted	---	---
T1.2 A	Building, Planned Group	---	Discretionary	---
T1.4	Building, Row	Permitted	---	---
T1.5	Building, Stacked	Permitted	---	---

(#2020-33, s.49, 2020, #2023-23, s. 30, 2023, 2024-3, s. 14, 2024)

3.2 LAND USE REQUIREMENTS

- (1) Table 4C.T2 lists land uses and land use intensities that are permitted or discretionary in the Mixed Large Market zone, subject to compliance with:
 - (a) the specific development permit requirements and procedures in Part 1G;
 - (b) the land use specific regulations in Table 4C.2;
 - (c) the development standards in subpart 4C.4;
 - (d) the parking and loading requirements in subpart 4C.6;
 - (e) the landscaping and aesthetic screening requirements of subpart 4C.7; and
 - (f) the other regulations of this Bylaw.
- (2) When considering approval of a land use or a land use intensity listed as discretionary in Table 4C.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.
- (3) The following land uses are prohibited in the Mixed Large Market zone:
 - (a) any land use that is not listed in Table 4C.T2;
 - (b) any land use that is above the maximum intensity listed as permitted or discretionary in Table 4C.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. 17, 2021)

TABLE 4C.T2: PERMITTED AND DISCRETIONARY LAND USES IN THE MIXED LARGE MARKET ZONE				
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		
T2.2	<ul style="list-style-type: none"> • Drive-Through, Accessory • Food & Beverage, Catering • Food & Beverage, Lounge • Food & Beverage, Restaurant • Industry, Artistic • Institution, Day Care • Institution, Education • Institution, Health Care • Institution, Humanitarian Service • Institution, Training • Open Space, Active • Public Use, General • Service Trade, Accommodation • Service Trade, Clinic • Service Trade, Light • Service Trade, Personal • Service Trade, Residential Short Term Accommodation • Transportation, Parking Stand • Transportation, Parking Structure • Utility, General 	Permitted	---	<p>(1) An “Institution, Day Care”, “Institution, Education” 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 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"> • Agriculture, Indoor • Industry, Food & Beverage • Industry, Laboratory • Industry, Salvaging – Light • Service Trade, Heavy 	Permitted if the gross floor area is 600 square metres or less, per unit.	Discretionary if the gross floor area is greater than 600 square metres, per unit.	
T2.4	<ul style="list-style-type: none"> • Retail Trade, Shop 	<p>Permitted if:</p> <p>(a) proposed outside of an Urban Centre or Urban Corridor, as identified on Figure 4C.F1, with gross floor area 3,000 square metres or less, per unit; or</p> <p>(b) inside of an Urban Centre or Urban Corridor, as</p>	<p>Discretionary if:</p> <p>(a) proposed outside of an Urban Centre or Urban Corridor, as identified on Figure 4C.F1, with gross floor area greater than 3,000 square metres; or</p> <p>(b) proposed inside of an Urban Centre or Urban Corridor, as identified on</p>	---

TABLE 4C.T2: PERMITTED AND DISCRETIONARY LAND USES IN THE MIXED LARGE MARKET ZONE				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
		identified on Figure 4C.F1, with gross floor area 6,000 square metres or less, per unit.	Figure 4C.F1, with gross floor area greater than 6,000 square metres, per unit.	
T2.5	• Office	<p>Permitted if:</p> <p>(a) the gross floor area is 1,000 square metres, or less, per unit; or</p> <p>(b) the proposal aligns with <i>Official Community Plan</i> policy contained in Part A – Citywide Plan, Section D5, Goal 5 that permits office development exceeding 1,000 square metres.</p>	<p>Discretionary if:</p> <p>(a) the gross floor area is above 1,000 square metres per unit; and</p> <p>(b) the proposal aligns with <i>Official Community Plan</i> policy contained in Part A – Citywide Plan, Section D5, Goal 5 that allows consideration of office developments exceeding 1,000 square metres as a discretionary use.</p>	<p>(1) “Office” land use within the Downtown/Central City Office Area and Urban Centres as identified in Map 6 of the <i>Official Community Plan</i> shall only be permitted in accordance with the <i>Official Community Plan</i> policies contained in Part A – Citywide Plan, Section D5, Goal 5.</p> <p>(2) In areas other than those mentioned in subsections (1), the combined gross floor area for the “Office” land use shall not exceed 1,000 square metres per building, unless excepted by the <i>Official Community Plan</i> policy contained in Part A – Citywide Plan, Section D5, Goal 5.</p> <p>(3) 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>.</p> <p>(4) The Development Officer may consider a relaxation to subsection (2) and permit Office exceeding 1,000 square metres without discretionary use approval for properties:</p> <p>a) That were legally existing or approved under a former Zoning Bylaw that permitted “Office” or an equivalency of general office space; and</p> <p>b) Where the “Office” floor area proposed has already been constructed to accommodate “Office” use; and</p>

TABLE 4C.T2: PERMITTED AND DISCRETIONARY LAND USES IN THE MIXED LARGE MARKET ZONE				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
				<p>c) Where any proposed changes to the building are contained within the existing building footprint.</p> <p>(5) Office buildings up to 4,000 square metres at Transit Hubs identified in Map 6 of the <i>Official Community Plan</i> and Figure 10F.1 of this Bylaw shall be permitted uses.</p>
T2.6	<ul style="list-style-type: none"> • Retail Trade, Cannabis 	Permitted		The “Retail Trade, Cannabis” land use is subject to the Specific Development Permit Requirements for “Retail Trade, Cannabis” as prescribed in Chapter 1.
T2.7	<ul style="list-style-type: none"> • Agriculture, Animal Support 	Permitted if the gross floor area is 500 square metres or less	Discretionary in all other cases.	Agriculture, Animal Support” shall exclude accommodation of livestock.
T2.8	<ul style="list-style-type: none"> • Transportation, Parking Lot 	Permitted if location is identified as an interim use in the Official Community Plan.	Discretionary in all other cases	The addition of “Transportation, Parking” as a Permitted Use is in response to the recently approved Yards Neighbourhood Plan, which specifically identifies parking as an option to allow for use of the site until potential of the site is realized.
T2.9	<ul style="list-style-type: none"> • Retail Trade, Motor Vehicle – Light • Industry, Light 	Permitted if: <ul style="list-style-type: none"> (a) the gross floor area plus dedicated outdoor area is less than 1000 square metres 	Discretionary if: <ul style="list-style-type: none"> (a) the gross floor area plus dedicated outdoor area is greater than 1000 square metres 	
T2.10	<ul style="list-style-type: none"> • Storage, Personal • Service Trade, Motor Vehicle, Light 	Permitted if: <ul style="list-style-type: none"> (a) the gross floor area is 1,000 square metres or less, per lot; and 	Discretionary if: <ul style="list-style-type: none"> (a) the gross floor area is greater than 1,000 square metres, per lot; or 	
T2.11	<ul style="list-style-type: none"> • Retail Trade, Fuel Station 	Permitted if <ul style="list-style-type: none"> (a) all above- ground fuel pumps, fuel tanks and liquefied petroleum storage tanks, including associated dispensing equipment, are located at least 75 metres from the nearest Dwelling land use. 	Discretionary if: <ul style="list-style-type: none"> (a) any above-ground fuel pumps, fuel tanks and liquefied petroleum storage tanks, including associated dispensing equipment, are located less than 75 metres from the nearest Dwelling land use. 	<ol style="list-style-type: none"> (1) All fuel pumps, fuel tanks and liquefied petroleum storage tanks, including associated dispensing equipment, shall be located at least: 610 millimetres from a public water supply well; and 100 metres away from a public water supply reservoir. (2) Underground storage tanks shall meet the Saskatchewan Ministry of Environment’s design and operational requirements. (3) The minimum distance prescribed in T2.11 shall be measured from the equipment to the nearest contour of

TABLE 4C.T2: PERMITTED AND DISCRETIONARY LAND USES IN THE MIXED LARGE MARKET ZONE				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
				the well or reservoir or the nearest wall of a building.
T2.12	<ul style="list-style-type: none"> • Service Trade, Wash - Light 	Permitted if entrance and/or exit is located at least 75 metres from the nearest Dwelling land use.	Discretionary if entrance and/or exit is located less than 75 metres from the nearest Dwelling land use.	<ol style="list-style-type: none"> (1) All washing equipment shall be contained in a fully enclosed building, except for any entrance or exit. (2) In addition to other applicable requirements, where a Wash is proposed on a lot that adjoins a Sensitive Lot or Major Roadway, all entrances and exits (i.e. garage doors) shall be oriented to avoid negatively impacting the Sensitive Lot or Major Roadway.
T2.13	<ul style="list-style-type: none"> • Assembly, Community • Assembly, Recreation • Assembly, Religious • Assembly Ceremonial 	Permitted if the sum of the gross floor area is 3,000 square metres or less, per unit.	Discretionary if the sum of the gross floor area is greater than 3,000 square metres per unit.	<ol style="list-style-type: none"> (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. (2) The measurement required in (1) shall be: <ol 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.
T2.14	<ul style="list-style-type: none"> • Dwelling, Assisted-Living • Dwelling, Group Care • Dwelling, Unit 	<p>Permitted within:</p> <ol style="list-style-type: none"> (a) a Building, Stacked on a lot that contains non-Dwelling uses that are permitted or discretionary in the Mixed Large Market zone; and (b) any building type that contain non-Dwelling uses that are permitted or discretionary in the Mixed Large Market zone. 	<p>Discretionary within:</p> <ol style="list-style-type: none"> (a) Building, Stacked on a lot that does not contain non-Dwelling uses that are permitted or discretionary in the Mixed Large Market zone; and (b) any building type that does not contain non-Dwelling uses that are permitted or discretionary in the Mixed Large Market zone; and (c) any building type within the area identified as Tower 	<ol style="list-style-type: none"> (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 4C.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

TABLE 4C.T2: PERMITTED AND DISCRETIONARY LAND USES IN THE MIXED LARGE MARKET ZONE				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
			Crossing Commercial Area, as shown on Figure 4C.F1a.	minimum required yard setback area. (4) In addition to other requirements in this bylaw, a discretionary use shall consider that proposed dwelling uses are integrated with a planned or existing mixed use environment.
(#2024-9, s. 103, 2024)				
T2.15	<ul style="list-style-type: none"> Residential Business 	Permitted if the Residential Business: <ul style="list-style-type: none"> (a) 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 percent 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.
T2.16	<ul style="list-style-type: none"> Industry, Heavy Retail Trade, Motor Vehicle – Heavy Service Trade, Motor Vehicle - Heavy Storage, Outdoor 	Permitted if: <ul style="list-style-type: none"> (a) additions to, or expansion within, existing buildings 	Discretionary if: <ul style="list-style-type: none"> (a) proposed new principal buildings; or (b) proposed new land use. 	These land uses shall be limited to the area identified as Tower Crossing Commercial Area, as shown on Figure 4C.F1a
(#2024-24, s. 5, 2024)				
T2.17	<ul style="list-style-type: none"> Planned Group 	---	Discretionary	(1) A “Planned Group” shall allow all uses and building types that are permitted or discretionary in the Mixed Large Market zone. (2) All buildings within the “Planned Group” shall comply with the applicable Development Standards

TABLE 4C.T2: PERMITTED AND DISCRETIONARY LAND USES IN THE MIXED LARGE MARKET ZONE				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
				<p>specified in Table 4C.T3.</p> <p>(3) Buildings that are connected by underground parking structures or above ground enclosed or non-enclosed structures shall be considered part of the “Planned Group” and shall comply with the regulations of this subsection.</p> <p>(4) “Planned Group” containing 20 or more dwelling units shall allocate a minimum of five per cent of the total lot area to the 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 4C.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. 104, 2024)				
T2.18	• Agriculture, Outdoor	Permitted	---	
(#2024-9, s. 105, 2024)				

(#2020-11, s.7,ss.17-18, 2020, #2020-33, s.50-52, 2020, #2020-45, s.7, 2020, #2020-64, s.48,ss.93, 2020, #2021-2, s.50, 2021, #2021-31, s.11, 2021, #2021-55, ss.21-22, 2021, #2021-62, S. 18, 2021, 2022-11, s. 5, 2022, #2022-30, s. 72, 2022, #2023-23, ss. 31-34, 2023)

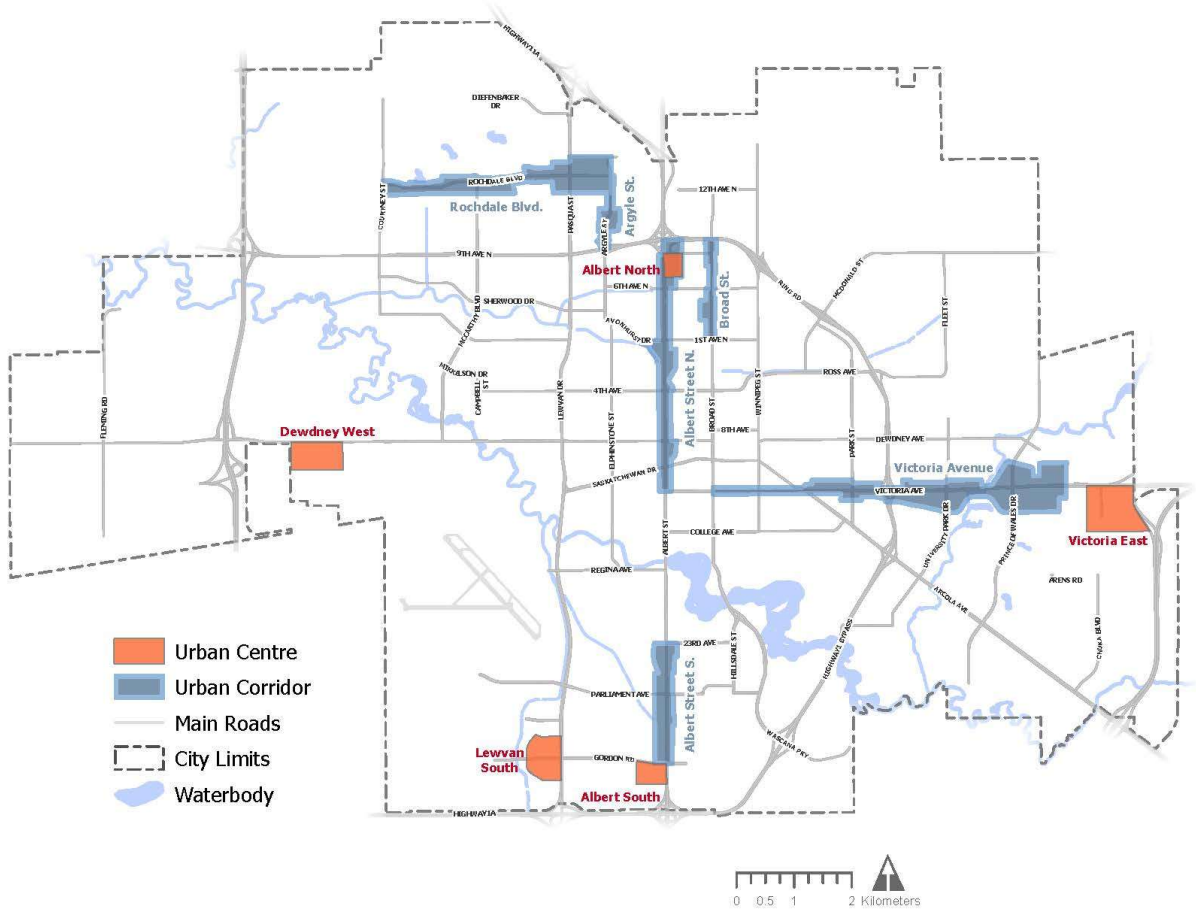


Figure 4C.F1: Urban Centres and Urban Corridors

(#2023-23, s. 35, 2023, #2024-77, s. 9, 2024)

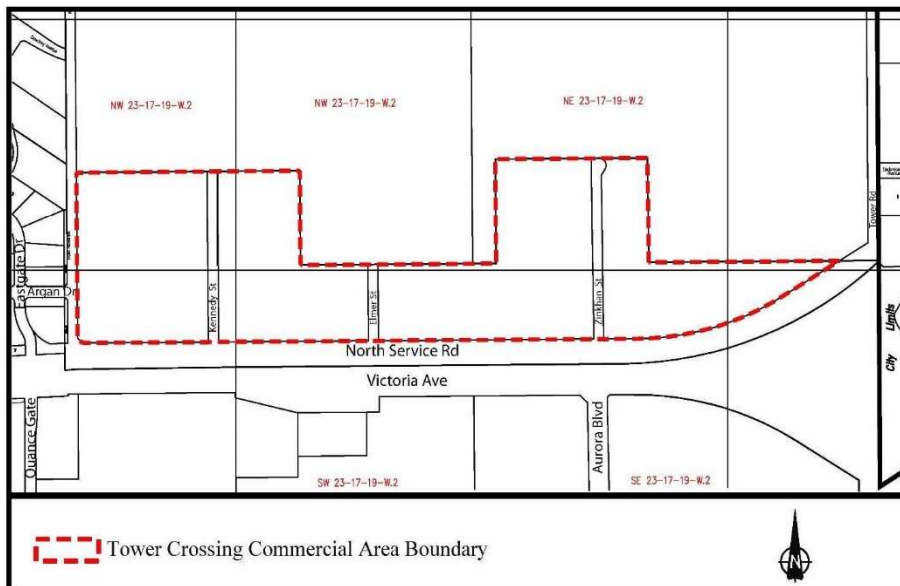


Figure 4C.F1a: Tower Crossing Commercial Area Boundary

(#2022-11, s. 6, 2022)

4C.4 DEVELOPMENT STANDARDS IN THE MIXED LARGE MARKET ZONE

4.1 DEVELOPMENT STANDARDS

The standards prescribed in Table 4C.T3 apply to all principal buildings and land uses in the Mixed Large Market zone.

TABLE 4C.T3: MIXED LARGE MARKET ZONE DEVELOPMENT STANDARDS		
Sec.	Development Criteria	Standards (Per Lot)
T3.1	Minimum Lot Area	1,500 square metres
T3.2	Minimum Lot Frontage)	22.5 metres
T3.3	Minimum Property Line Setbacks	
	(1) From an Active Wall ¹ to the nearest adjoining public sidewalk, public plaza or public park and the property line (see Figure 4C.F2)	
	(a) portions of the building bound by the active wall ¹ 13 metres or higher in height	2.5 metres
	(b) portions of the building bound by the active wall ¹ and below 13 metres in height	Nil
	(2) Otherwise, yard bordering a public street (see Figure 4C.F3)	
	(a) portions of any building or structure higher than 13 metres	9.0 metres
	(b) Portions of any building or structure 8.5 m or higher but less than 13 metres in height	7.5 metres
	(c) Portions of any building or structure under 8.5 metres in height	6.0 metres
	(3) Yard not bordering a street	
	(a) portions of any building or structure higher than 13 metres	6.0 metres
	(b) Portions of any building or structure 8.5 m or higher but less than 13 metres in height	3.25 metres
	(c) Portions of any building or structure under 8.5 metres in height	1.2 metres
(4) Notwithstanding subsection (2), where property line is shared with another Mixed-Use zone		NIL
T3.4	Maximum Lot Coverage	
	(1) A lot where: (a) at least 25% of the gross floor area of all buildings on the lot is dedicated to Dwelling land uses; (b) the lot contains at least 20 Dwelling Units; and (c) at least 25% of the on-site parking is contained within a Parking Structure that is above or below grade.	90%
	(2) Otherwise	65%
T3.5	Maximum Floor Area Ratio	
	(1) A lot where: (a) at least 25% of the gross floor area of all buildings on the lot is dedicated to Dwelling land uses; (b) the lot contains at least 20 Dwelling Units; and (c) at least 25% of the on-site parking is contained within a Parking Structure that is above or below grade.	4.0
	(2) Otherwise	1.5
T3.6	Maximum Building Height	
	(1) A building where: (a) at least 25% of the building's gross floor area is dedicated to Dwelling land uses; and (b) the building contains at least 20 Dwelling Units.	30 metres
	(2) A building: (a) that does not meet all requirements prescribed in subsection (1). (b) at least 50% of the building's gross floor area is dedicated to	

	Office land uses; and (c) the building is within the mid-rise office area identified on Figure 4C.F1.	30 metres
	(3) Otherwise	15 metres
NOTES		
¹ The requirements of an “Active Wall” are indicated in subsection 4.2(1) (#2021-2, s.51, 2021, #2023-23, s. 37, 2023)		

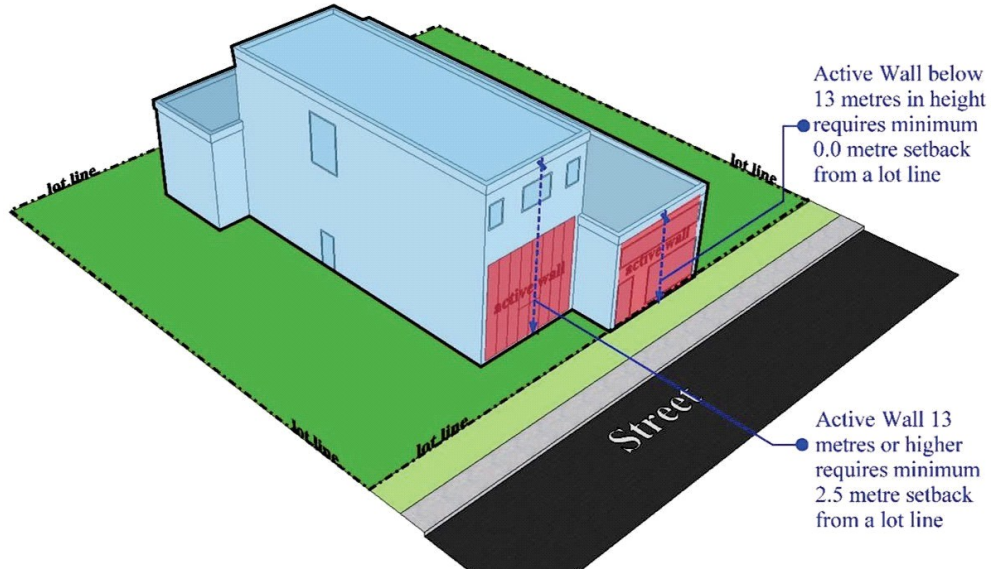


Figure 4C.F2: Mixed Large Market Zone Active Wall

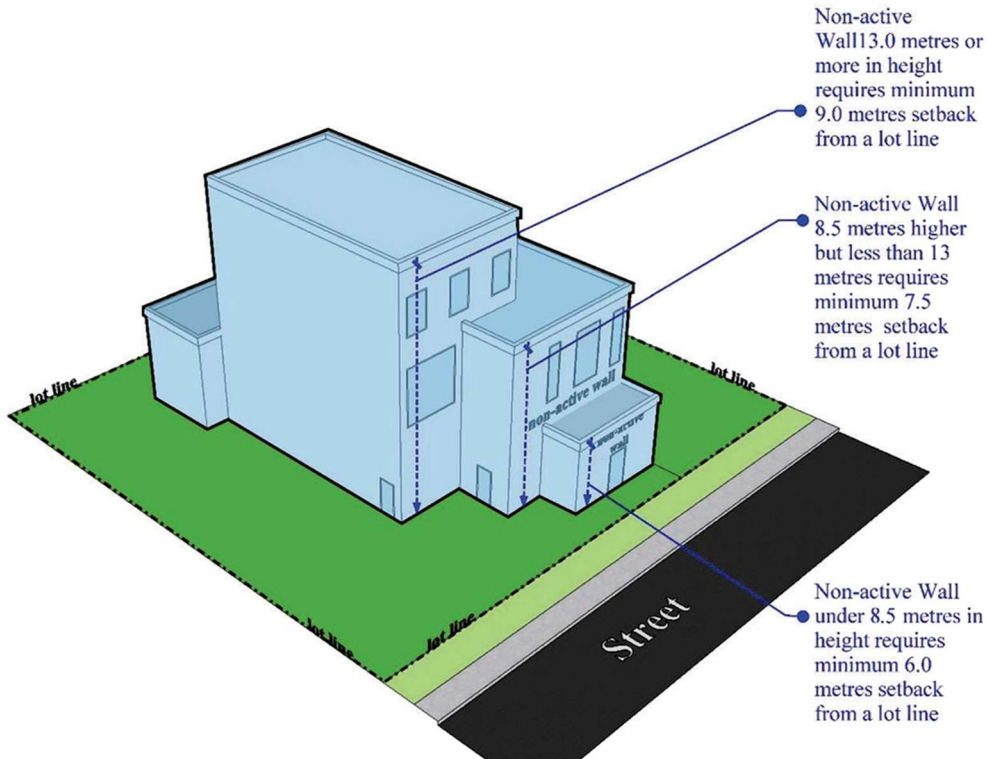


Figure 4C.F3: Mixed Large Market Zone Non-Active Wall

(#2023-23, s. 36, 2023)

4.2 LOT FRONTAGE

- (1) In the Mixed Large Market zone, an active wall is considered a street wall that meets the following requirements:
 - (a) includes at least one entrance for customers 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 in (a) and (b) shall be oriented to allow a customer or resident passage to or from a public sidewalk, public plaza, public walkway or public park;
 - (d) access required in (c) may be via a private “Open 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 at-grade area directly behind an active wall shall contain active uses ;
 - (f) none of the following shall be 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.
 - (g) includes a minimum glazed area of the lesser of:
 - (i) 60 per cent of the active wall’s area; or
 - (ii) the maximum allowed for a non-sprinklered unprotected opening under the National Building Code.
- (2) Where a lot’s front lot line is curved the lot frontage shall be measured as follows, as shown in Figure 4C.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 subclause 4C.4.2(2)(a); and
 - (c) the lot frontage shall be measured as a line perpendicular to the six metre distance line prescribed in subclause 4C.4.2(2)(b).
- (3) On a corner lot, the lot frontage shall be measured as follows, as shown in Figure 4C.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 subclause 4C.4.2(3)(a).

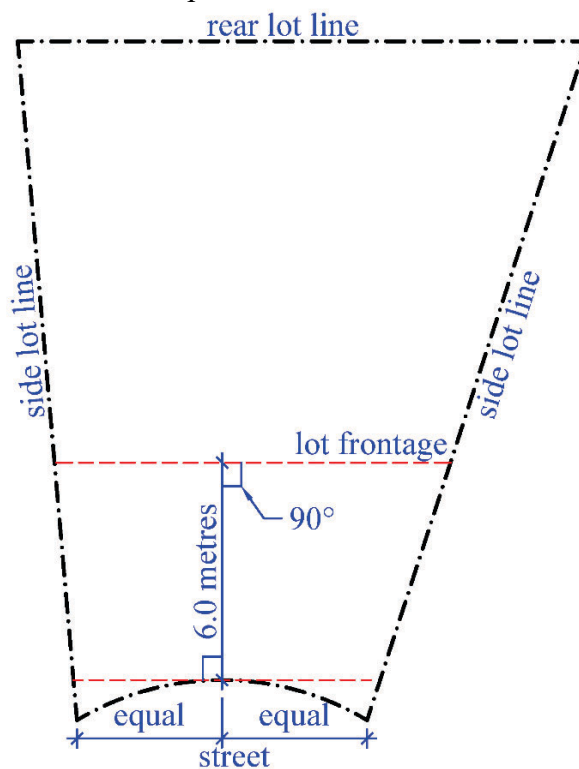


Figure 4C.F4: Minimum Lot Frontage on a Curved Lot

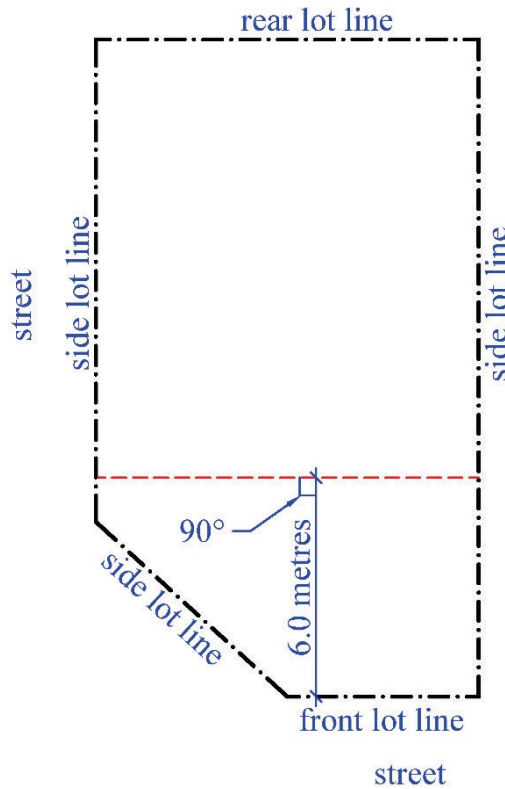


Figure 4C.F5: Minimum Lot Frontage on a Corner Lot

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 4C.T4.
- (2) Encroachments identified in Table 4C.T6 are subject to section 1E.1.9 of Chapter 1.
- (3) Minimum setback from lot line to a permitted encroachment may be the lesser of the setback standards prescribed in Tables 4C.T3 and 4C.T4.

TABLE 4C.T4: MIXED LARGE MARKET ZONE 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.)	All yards	750 millimetres	450 millimetres
(#2024-9, s. 106, 2024)				
T4.2	Fire escape	All yards	1.5 metres	150 millimetres
	Uncovered Balcony, Deck or Platform			
	(1) Portion that is 600 millimetres or more in height above grade.	All yards	3.0 metres	5.0 metres from any adjoining lot zoned Residential, otherwise 3.0 metres.

T4.3	(2) Portion that is less than 600 millimetres in height above grade.	All yards	Unrestricted	Unrestricted
T4.4	Porch	All yards	3.0 metres	5.0 metres from any adjoining lot zoned Residential, otherwise 3.0 metres.
T4.5	Steps above or below grade, landings and wheelchair ramps	All yards	Unrestricted	Unrestricted
T4.6	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.	All yards	Unrestricted	Unrestricted
(#2024-9, s. 107, 2024)				

4.4 HEIGHT EXCEPTIONS

- (1) Subject to subsection 4C.4.4(2), the maximum building height prescribed in Table 4C.T3 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 4C.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. 38, 2023)

4C.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 4C.T3.
- (2) Notwithstanding subsection 4C.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 4C.T4.6.

4C.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 Mixed Large Market 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. 29, 2025)
- (2) No 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 an arterial street, expressway, or freeway shall have motor vehicle parking between a building and the street.

6.4 MINIMUM MOTOR VEHICLE PARKING REQUIREMENTS

- (1) The minimum motor vehicle parking requirements prescribed in Table 4C.T5 apply to development in the Mixed Large Market Zone.
- (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 4C.T5: MIXED LARGE MARKET ZONE 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 is required per six beds; or (b) two stalls are required.
T5.4	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.

T5.5	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	Business, Residential	(1) Minimum 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. 5 shall apply. (4) Where the Residential Business is a Service Trade, Residential Short Term Accommodation, parking requirements listed under T5.4 shall apply.	
T5.7	All other land uses	On a lot where at least 25% of the gross floor area of all buildings on the lot is dedicated to Dwelling land uses; the lot contains at least 20 Dwelling Units; 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 Table 4C.T2; and at least 25% of the on-site parking is contained within a Parking Structure that is above or below grade.	(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 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 75 square metres of gross floor area.

(#2020-33, s.53, 2020, #2020-64, ss.49 and 93, 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 4C.6.5(1).

- (3) Dwelling units shall not be calculated toward the combined gross floor area mentioned in subsection 4C.6.5(1) or (2).
- (4) All loading stalls shall be clearly marked to indicate their purpose.
- (5) Notwithstanding subsections 4C.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 4C.6.6(2).
- (2) For every 10 required motor vehicle parking stalls there shall be either:
 - (a) one short-term bicycle parking stall;
 - (b) 0.5 long-term bicycle parking stalls; or
 - (c) an equivalent combination of clauses 4C.6.6(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 grade 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 and/or within a structure, then the bicycle parking stalls must also be covered and/or within a structure.

(#2023-23, s. 39, 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 for any development

approved after such date.

- (2) Notwithstanding the motor vehicle parking requirements in sections 4C.6.4 and 4C.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 4C.6.7(1).

4C.7 LANDSCAPING AND AESTHETIC SCREENING

7.1 MINIMUM TOTAL SITE LANDSCAPING REQUIREMENTS

- (1) Any lot in the Mixed Large Market zone requires a minimum total site landscaping area of 10 per cent.
- (2) Developments within the Mixed Large Market zone shall provide a minimum 9.0 metre landscaped strip where the parking area abuts an arterial street and a 3.0 metre landscape strip where the parking area abuts a residential development, institutional development or non-arterial street. A maximum of 3.0 metres of such landscaped strip may be applied to the total site landscaping requirement prescribed in subsection 4C.7.1(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 4C.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. 108, 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.

(#2021-2, s.52, 2021)

7.2 PLANTING REQUIREMENTS

The following planting ratios shall apply to all development in the Mixed Large Market Zone to meet the total site landscaping area, as required in subsection 4C.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 LANDSCAPE 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 clause 4C.7.1, may include, but is not restricted to:
 - (a) parking area landscaping;
 - (b) major roadways landscape design areas (see Figure 4C.F6);
 - (c) boulevard areas;
 - (d) curbing;
 - (e) perimeter screening (see Figure 4C.F7); and (#2024-9, s. 109, 2024)
 - (f) any portion of required aesthetic screening.
- (3) Developments within the major roadways landscape design areas in Figure 4C.F6 may be subject to additional landscaping requirements.
- (4) Boulevard areas may only be used to fulfil the total site landscaping requirement, upon the approval of the Development Officer.

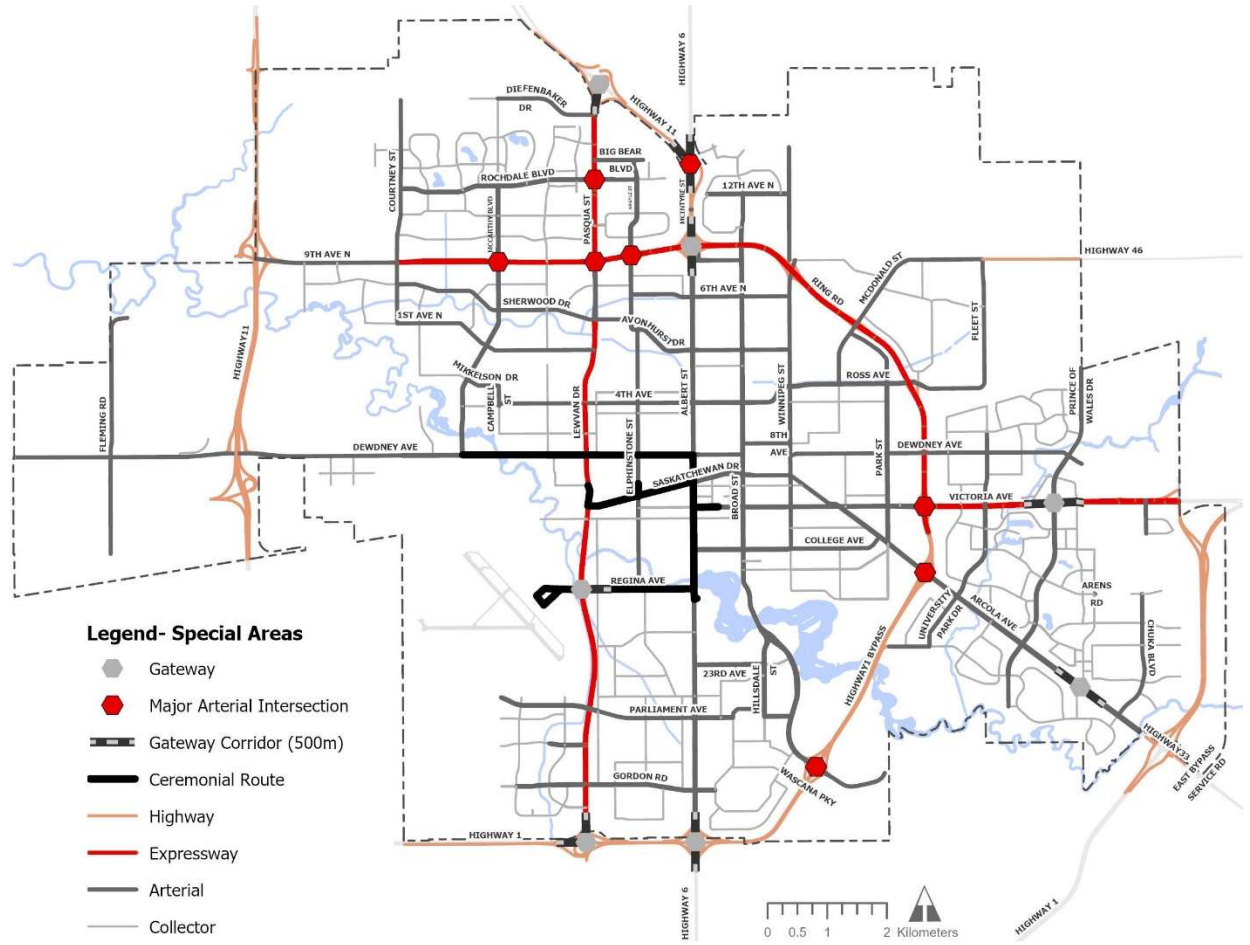


Figure 4C.F6: Major Roadways Landscape Design Map

(#2024-9, s. 110, 2024)

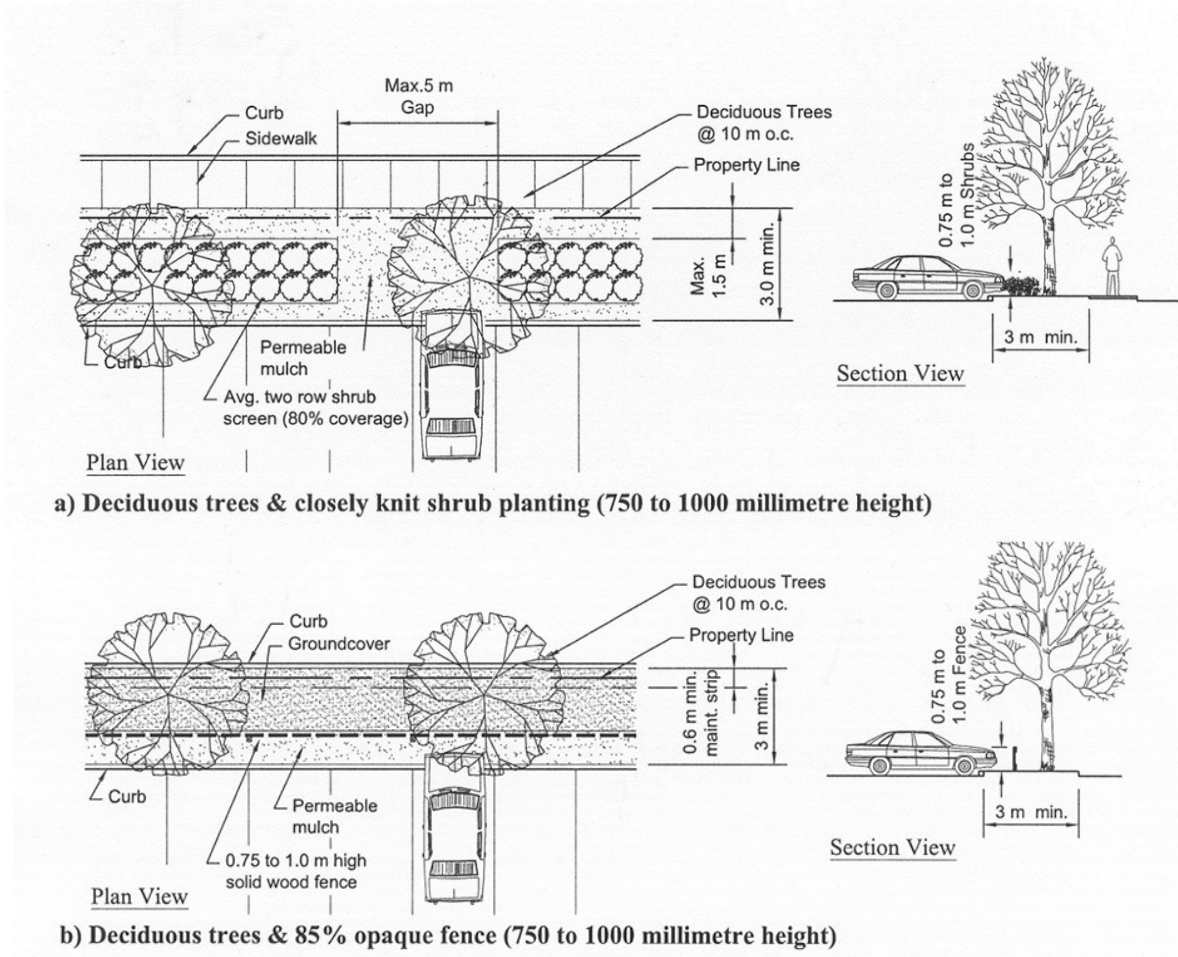


Figure 4C.F7: Perimeter Screening Requirements

(#2024-9, s. 111, 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 USES

- (1) A proposed new development or substantial addition to an existing development on a lot in the Mixed Large Market zone shall include 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 Mixed Large Market zone 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;
 - (c) any industrial activity that is outdoors or partially outdoors.
- (3) Notwithstanding the requirements of subsections 4C.7.5(1) and (2):
- (a) perimeter shrubs and aesthetic screening are not required for the front lot of Retail Trade, Motor Vehicle – Light land use;
 - (b) requirements not explicitly excluded in clause 4C.7.3(3)(a), such as minimum tree requirements, are still required for Retail Trade, Motor Vehicle – Light; and
 - (c) no aesthetic screening or setback shall be required between a “Food & Beverage, Outdoor” or “Retail Trade, Outdoor Display” land use and a public street, public sidewalk or public park.
(#2021-31, s.12, 2021, #2023-47, s. 15, 2023)

PART 4D

OA – OFFICE AREA ZONE

4D.1 INTENT

Land zoned Office Area is intended to:

- (a) allow for limited medium office development outside of Downtown that is consistent with the Office Development Policy of the *Official Community Plan*; and
- (b) to discourage the relocation of medium Office uses from the Downtown by limiting the type, scale and size of Office uses in the Office Area zone.

4D.2 APPLICATION

- (1) The regulations, standards, and requirements prescribed in part 4D apply to all land uses and developments in the Office Area zone.
- (2) The requirements of Chapter 1 apply to all land uses, proposed land uses, developments and proposed developments in the Office Area zone.
- (3) The Office Area zone shall only be applied to a site:
 - (a) within an area identified in Map 6 of *The Official Community Plan* as an Office Area or as an Urban Centre.

4D.3 BUILDING AND LAND USE REQUIREMENTS

3.1 PERMITTED BUILDING TYPES

Table 4D.T1 lists building types that are permitted or discretionary in the Office Area zone.

TABLE 4D.T1: OFFICE AREA ZONE 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: <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 24 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. 	Discretionary where the: <ul style="list-style-type: none"> (1) maximum building height is greater than 11 metres but less than or equal to 24 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 24 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. 	---
T1.4	Building, Stacked	Permitted where the: <ul style="list-style-type: none"> (1) containing a use in the dwelling land use class; or (2) maximum building height is greater than 11 metres but less than or equal to 24 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. 	Discretionary where the: <ul style="list-style-type: none"> (1) maximum building height is greater than 11 metres but less than or equal to 24 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 24 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 	---

(#2020-33, s.54, 2020)

3.2 LAND USE REQUIREMENTS

- (1) Table 4D.T2 lists land uses and land use intensities that are permitted or discretionary in the Office Area zone, subject to compliance with:
 - (a) the specific development permit requirements and procedures in Part 1G;
 - (b) the land use specific regulations in Table 4D.2;
 - (c) the development standards in subpart 4D.4;
 - (d) the parking and loading requirements in subpart 4D.6;
 - (e) the landscaping and aesthetic screening requirements of subpart 4D.7; and
 - (f) the other regulations of this Bylaw.
 - (2) When considering approval of a land use or a land use intensity listed as discretionary in Table 4D.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.
 - (3) The following land uses are prohibited in the Office Area zone:
 - (a) any land use that is not listed in Table 4D.T2;
 - (b) any land use that is above the maximum intensity listed as permitted or discretionary in Table 4D.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 19, 2021)

TABLE 4D.T2: PERMITTED AND DISCRETIONARY LAND USES IN THE OFFICE AREA ZONE				
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) 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. 	Discretionary if the dedicated outdoor area is: <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	<ul style="list-style-type: none"> Industry, Laboratory Office 	Permitted if the gross floor area is less than 1,000 square metres, per building.	Discretionary if the gross floor area is above 1,000 square metres, but less than 4,000 square metres, per building.	“Office” developments exceeding 1,000 square metres must comply with <i>Official Community Plan</i> policies contained in Part A – Citywide Plan, Section D5, Goal 5 and Map 6 or any other applicable <i>Official Community Plan</i> policies.
T2.3	<ul style="list-style-type: none"> Assembly, Recreation Food & Beverage, Catering Food & Beverage, Lounge Food & Beverage, Restaurant Industry, Artistic Institution, Day Care Institution, Education Institution, Health Care Institution, Humanitarian Service Institution, Training Retail Trade, Cannabis Retail Trade, Shop Service Trade, Clinic Service Trade, Light Service Trade, Personal 	Permitted if: <ul style="list-style-type: none"> (a) the gross floor area is less than 500 square metres per unit; or (b) the gross floor area is less than 2,000 square metres, per building, and the Dedicated Outdoor Area does not exceed 2,000 square metres per lot. 	---	(1) An “Assembly, Recreation”, “Institution, Education” 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 Development Permit Requirements for “Retail Trade, Cannabis” as prescribed in Chapter 1.
				(1) The “Open Space, Active” land use may not be established where it will be closer than 182.88

TABLE 4D.T2: PERMITTED AND DISCRETIONARY LAND USES IN THE OFFICE AREA ZONE				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2.4	<ul style="list-style-type: none"> • Drive-Through, Accessory • Open Space, Active • Public Use, General • Transportation, Parking Structure 	Permitted	---	<p>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>
T2.5	<ul style="list-style-type: none"> • Dwelling, Assisted Living • Dwelling, Group Care • Dwelling, Unit 	Permitted	---	<p>(1) The use is only permitted in a Building, Stacked containing a non-Dwelling land use.</p> <p>(2) No building may dedicate more than 50% of its gross floor area to Dwelling land uses.</p> <p>(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.</p> <p>(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 4D.7.</p> <p>(5) 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. 112, 2024)				
		Permitted if the Residential Business:	Discretionary if the Residential Business	Refer to Section 2C.1 in Chapter 2 of the Zoning Bylaw for land use specific regulations.
		(a) does not occupy more than 25 per cent of the gross	occupies more than 25 per cent but not more than 40 per cent of the gross floor area of the Dwelling Unit.	

TABLE 4D.T2: PERMITTED AND DISCRETIONARY LAND USES IN THE OFFICE AREA ZONE				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2.6	• Residential Business	floor area of 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> .		
T2.7	• Agriculture, Outdoor	Permitted	---	

(#2024-9, s. 113, 2024)

(#2020-11, s.7,ss.19-20, 2020, #2020-64, s.50,s.s93, 2020, #2021-2, ss. 53-54, 2021, #2021-31, s.13, 2021, #2021-55, ss.23-24, 2021, #2021-62, s. 20, 2021, #2022-30,s. 73,2022)

Figure 4D.F1: Office Area, Urban Centres and Urban Corridors

(#2023-23, s. 40, 2023, REPEALED #2024-77, s. 11, 2024)

4D.4 DEVELOPMENT STANDARDS IN THE OFFICE AREA ZONE

4.1 DEVELOPMENT STANDARDS

The standards laid out in Table 4D.T3 apply to all buildings and land uses in the Office Area zone.

Table 4D.T3: OFFICE AREA ZONE DEVELOPMENT STANDARDS		
Sec.	Development Criteria	Standards (Per Lot)
T3.1	Minimum Lot Area	2,000 square metres
	Maximum Building Gross Floor Area	
	(1) Maximum non-dwelling gross floor area per any given building.	4,000 square metres

T3.2	(2) Maximum gross floor area of dwelling land uses per any given building.	2,000 square metres
	(3) Maximum total gross floor area per any given building.	6,000 square metres
T3.3	Minimum Lot Frontage	30 metres
T3.4	Minimum Front Yard Setback	3 metres
T3.5	Minimum Rear Yard Setback	
	(1) Where the rear yard adjoins a lot zoned Residential.	10 metres
	(2) Where (1) is not the case and the rear yard adjoins a public road.	3 metres from the public road right-of-way.
	(3) Where neither (1) nor (2) are the case.	5 metres
T3.6	Minimum Side Yard Setback	
	(1) Where the rear yard adjoins a lot zoned Residential or a lot containing three or more dwellings.	10 metres
	(2) Where (1) is not the case and the side yard adjoins a public road.	3 metres from the public road right-of-way.
	(3) Where neither (1) nor (2) are the case.	nil
T3.7	Maximum Coverage	65 %
T3.8	Maximum Floor Area Ratio	
	(1) Where gross floor area is 4,000 square metres or less	2.5
	(2) Where gross floor area is greater than 4,000 square metres	3.0
T3.9	Minimum Building Height	8 metres
T3.10	Maximum Building Height	
	(1) Where gross floor area is 4,000 square metres or less	16 metres
	(2) Where gross floor area is great than 4,000 square metres ¹	24 metres

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 4D.F2:
 - (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 subclause 4D.4.2(1)(a); and
 - (c) the lot frontage shall be measured as a line perpendicular to the six metre distance line prescribed in subclause 4D.4.2(1)(b).
- (2) On a corner lot, the lot frontage shall be measured as follows, as shown in Figure 4D.F3:
 - (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 subclause 4D.4.2(2)(a).

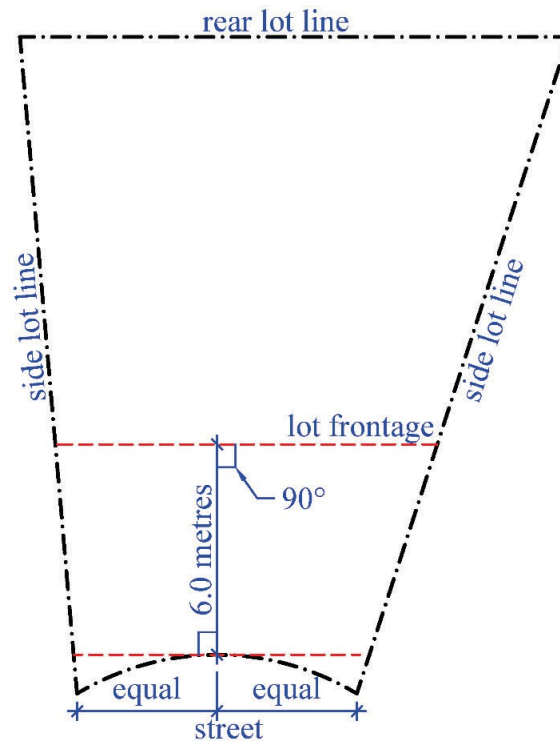


Figure 4D.F2: Minimum Lot Frontage on a Curved Front Lot

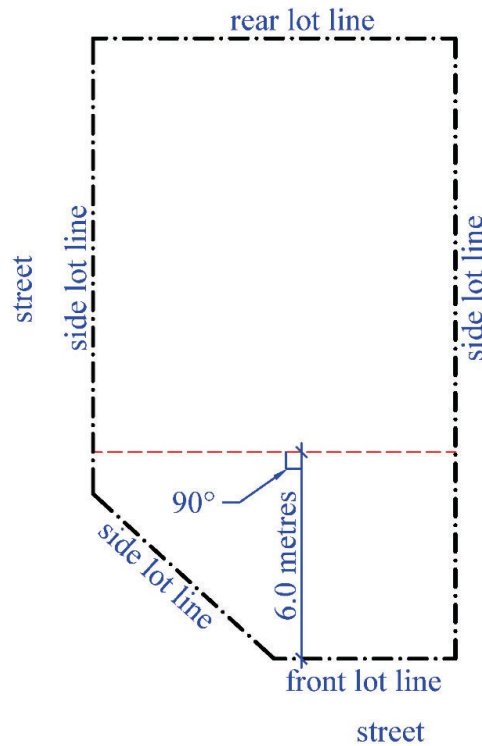


Figure 4D.F3: Minimum Lot Frontage on a Corner Lot

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 whatsoever, except as permitted by Table 4D.T4.
- (2) Encroachments are subject to section 1E.1.9 of Chapter 1.
- (3) Minimum setback from lot line to a permitted encroachment may be the lesser of the setback standards prescribed in Tables 4D.T3 and 4D.T4.

TABLE 4D.T4: OFFICE AREA ZONE 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
(#2024-9, s. 114, 2024)				
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 Only • 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 from legally established or approved front yard setback	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. 115, 2024)				
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	<ul style="list-style-type: none"> • Front Yard • Interior Side Yards • Flankage Yard • Rear Yard 	Unrestricted	Unrestricted

	or other landscape features and decorative structures.			
(#2024-9, s. 116, 2024)				

4.4 HEIGHT EXCEPTIONS

- (1) Subject to section 4D.3.4(2), the maximum building height listed in Table 4D.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 4D.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. 41, 2023)

4D.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 4D.T2.
- (2) Notwithstanding subsection 4D.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 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 4D.T4.7.
- (4) Detached accessory buildings or structures shall not be located in the front yard, except those listed in Table 4D.T4.7.

4D.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 Office Area 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. 30, 2025)
- (2) No motor vehicle parking stall, manoeuvring area, garage door, loading stall or loading bay shall be located within areas provided to meet the total site landscaping area.

6.4 MINIMUM MOTOR VEHICLE PARKING REQUIREMENTS

- (1) The minimum motor vehicle parking requirements prescribed in Table 4D.T5 apply to development in the Office Area zone.
- (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 stalls.
- (5) All compact parking stalls shall be clearly designated with signs indicating their purpose.
- (6) The City shall allow parking stalls in addition to the maximum motor vehicle parking stalls prescribed in Table 4D.T5 in the following situations:
 - (a) if the parking is located in an above-grade or below-grade parking structure; or
 - (b) where payment is made by the applicant or owner, calculated on the basis of \$7,000 per additional parking stall, to be expended by the City for the purpose of acquiring or supporting public parking or transit, or other public amenities or services.

TABLE 4D.T5: OFFICE AREA ZONE PARKING REQUIREMENTS

Sec.	Land Use	Motor Vehicle
		(1) One stall is required per land use; and (2) Passenger drop-off stalls are required in accordance with the following:

TABLE 4D.T5: OFFICE AREA ZONE PARKING REQUIREMENTS			
Sec.	Land Use	Motor Vehicle	
		Individuals Under Care	Minimum Number of Passenger Drop-off Stalls
T5.1	Institution, Day Care	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 can demonstrate that, to the satisfaction of the Development Officer, 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) 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. (6) A maximum of two parking stalls are required per land use.*	
T5.2	Dwelling, Unit	(1) A minimum of one stall is required per Dwelling Unit. (2) A maximum of 1.5 parking stalls are required per Dwelling Unit.*	
T5.2.1	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.	
T5.3	All land uses other than those listed in other sections.	(1) A minimum of one parking stall is required per 75 square metres of gross floor area. (2) A maximum of one parking stall per 35 square metres of gross floor area.*	

Note: *See section 4D.6.4(6).

(#2020-33, s.55, 2020, #2020-64, s.51, ss.93, 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 4D.6.5(1).
- (3) Dwelling units shall not be calculated toward the combined gross floor area mentioned in subsection 4A.6.5(1) or (2).
- (4) All loading stalls shall be clearly marked to indicate their purpose.
- (5) Notwithstanding subsections 4D.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 4D.6.6(2).

- (2) For every 10 required motor vehicle parking 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 4D.6.6(2)(a) and (b) to the satisfaction of the Development Officer.
- (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.
- (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 grade floor of the principal building(s) on the lot; or
 - (b) within a secure area closer to the entrance than the motor vehicle parking stalls.
- (6) If the motor vehicle parking stalls are covered and/or within a structure, then the bicycle parking stalls must also be covered and/or within a structure.

(#2023-23, s. 42, 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 4D.6.4 and 4D6.5, 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 subsections 4D.6.7(1).

4D.7 LANDSCAPING AND AESTHETIC SCREENING

7.1 MINIMUM TOTAL SITE LANDSCAPING REQUIREMENTS

- (1) Any lot in the Office Area zone requires a minimum total site landscaping area of 10 per cent.
- (2) A pedestrian walkway at least 1.5 metres in width, shall, to the satisfaction of the Development Officer, connect the front entrance of every principal building on-site to:
 - (a) the adjacent sidewalk;
 - (b) the appropriate parking area(s); and
 - (c) in the case where multiple principal buildings are built on the same lot, other principal buildings.
- (3) 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 4D.7(1).
- (3.1) The following perimeter screening requirements shall apply where a surface parking area, loading area or outdoor storage area abuts a public street (see Figure 4D.F5):
 - (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. 117, 2024)
- (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 REQUIREMENTS

The following planting ratios shall apply to all developments in the Office Area zone to meet the total site landscaping area, as required by section 4D.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 LANDSCAPE 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 4D.7.1 (1), may include, but is not restricted to:
 - (a) parking area landscaping;
 - (b) major roadways landscape design areas (see Figure 4D.F4); (#2024-9, s. 118, 2024)
 - (c) boulevard areas;
 - (d) curbing;
 - (e) perimeter screening (see Figure 4D.F5); and (#2024-9, s. 119, 2024)
 - (f) any portion of required aesthetic screening.
- (3) Developments within the major roadways landscape design areas in Figure 4D.F4 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.

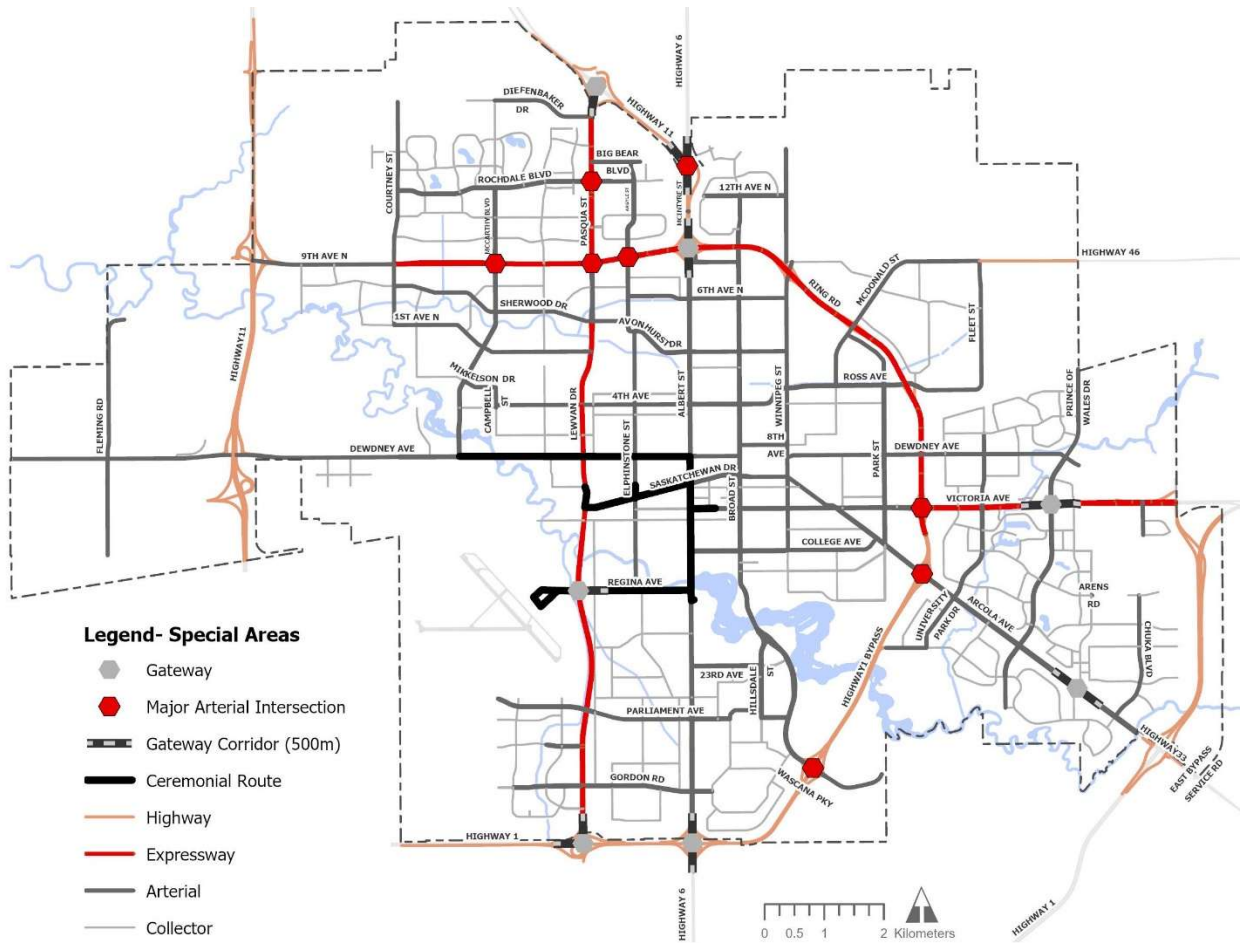


Figure 4D.F4: Major Roadways Landscape Design Map

(#2024-9, s. 120, 2024)

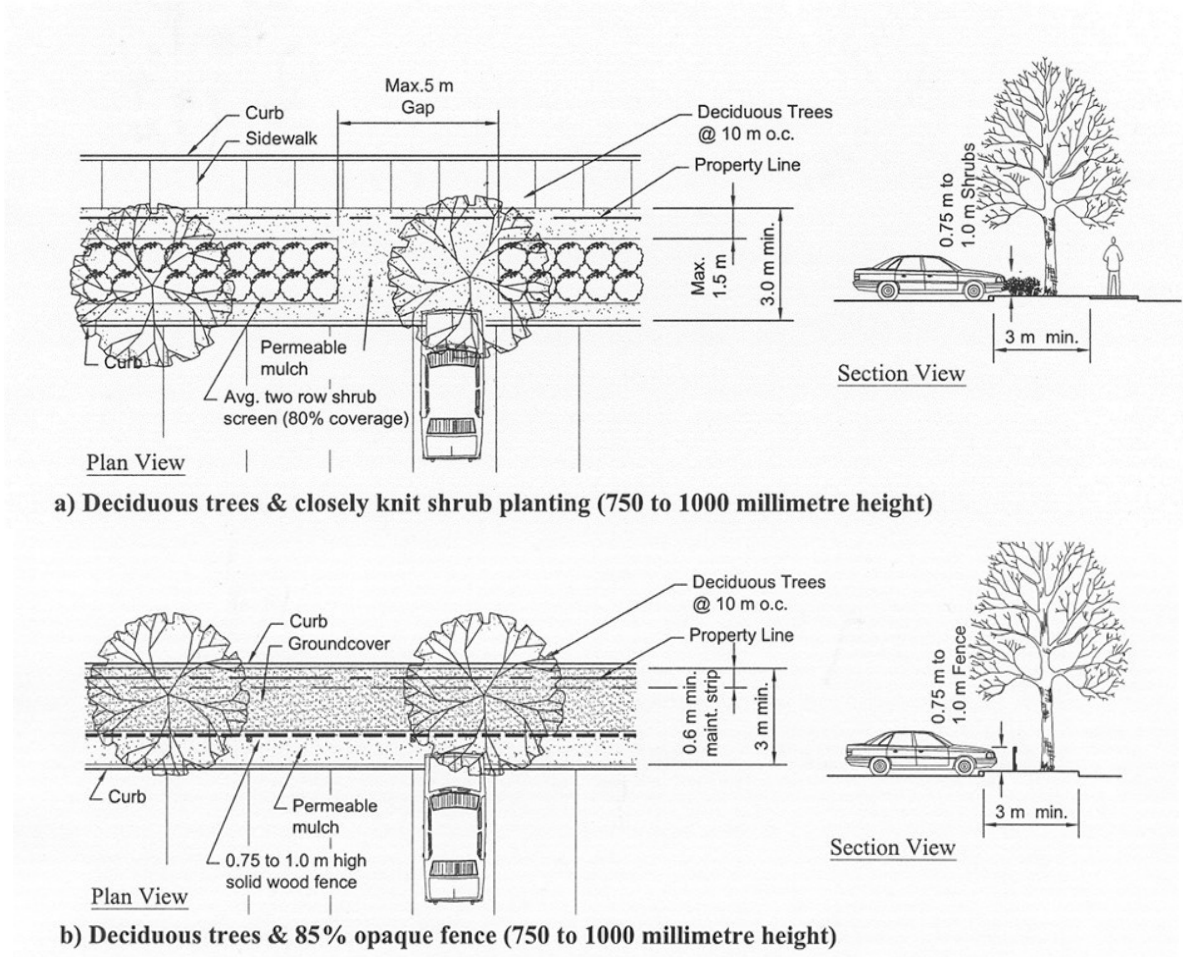


Figure 4D.F5: Perimeter Screening Requirements

(#2024-9, s. 121, 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 USES

- (1) A proposed new development or substantial addition to an existing development on a lot in the Office Area zone shall include 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 Office Area zone 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;
 - (c) any industrial activity that is outdoors or partially outdoors.
- (3) Notwithstanding the requirements of subsections 4D.7.5(1) and (2), no aesthetic screening or setback shall be required between a “Food & Beverage, Outdoor” or “Retail Trade, Outdoor Display land use and a public street, public sidewalk or public park.
(2023-47, s. 16, 2023)