

ii) Architectural Treatments – Commercial

In addition to the above, active commercial frontages shall be developed according to the following regulations:

1. There shall be outward facing building entrances, and windows in addition to any openings onto internal courtyards or parking areas;
2. Horizontal stretches of uninterrupted façade shall not exceed 12m in length;
3. A minimum of 50% of the ground floor portion of the building façade abutting a public road or walkway shall be comprised of non-reflective glazing; and
4. At least 50% of the ground floor commercial premises or work live units in Area I, II and VII facing the Mews shall consist of individual shops of not more than 12.0 m frontage.

iii) Architectural Treatment – Low Density Residential

Low density residential development, including a single dwelling, a semi-detached dwelling, a multiple dwelling, and a town house dwelling, shall be designed to be consistent with the Heritage Theme established for the Urban Village.

iv) Height

In order to reduce the perceived mass of buildings over 14 m in height, buildings shall incorporate into their architecture a step back of a minimum of 1.2 m at various heights on all sides of the buildings as illustrated on the Attachments (Attachments "C" through "I").

d. Parking Regulations

Despite the parking requirements within Part 4 of this Bylaw, the following table shall apply to this Urban Village:

Table 8.2

Land Use	Minimum Parking Space Requirement
Apartment dwelling	1 space per 1-bedroom dwelling unit; 1.5 spaces per 2-bedroom dwelling unit; 1 space per 10 dwelling units as designated visitor parking.
Congregate housing	0.25 space per 1 unit
Senior Citizen Housing	0.5 spaces per 1 unit
Retail, all forms	Patron Parking: 3.5 spaces per 100 m ² Employee Parking: 0.5 spaces per 100 m ²
Office, all forms	Patron Parking: 2 spaces per 100 m ² Employee Parking: 0.5 spaces per 100 m ²
Apartment Hotel	1 space per 1 unit

- i) Where a specific use is not listed within the above table, the Development Officer shall follow the requirements found within Part 4 of this Bylaw.
- ii) The Development Officer may, at their discretion, vary the residential parking regulations if the developer demonstrates, to the satisfaction of the Development Officer, a reduced demand for parking through the introduction of a travel demand management program which includes effective strategies such as a car share program, shared parking agreements and access to transit service within 30.0 m of this development.

- iii) The layout of parking areas shall specifically address the interrelation of pedestrian, vehicular and bicycle circulation in order to provide continuous, direct pedestrian access with a minimum of driveway and drive aisle crossings. Remedial treatments such as raised pedestrian crossings, forecourts and landings, special paving, lights and bollards shall be provided at significant points of conflict.
- iv) Parking, loading and passenger drop-off areas are required to be easily accessible and designed to minimize pedestrian-vehicle conflicts.
- v) Landscaped islands with raised curbs shall be used to define parking lot entrances, the ends of all parking aisles and the location and pattern of primary internal access drives, and to provide pedestrian refuge areas and walkways.
- vi) No surface parking shall be located within any Development Area Boundary setback.
- vii) Surface parking is required to be designed to feel "green" with substantial plantings.
- viii) For the uses, apartment housing, assisted living facility, and lodge living facility:
 - 1. Resident parking shall be provided in underground parking facilities.
 - 2. Buildings greater than four storeys in height shall provide underground visitor parking.
 - 3. Buildings four storeys or less in height are encouraged to provide visitor parking in underground facilities, however, ground level visitor parking may be provided.
 - 4. Employee parking shall be provided in underground parking facilities for buildings that exceed two storeys in height.
 - 5. Despite clauses 1 and 4, an increased portion of resident and employee surface parking may be considered within Development Area VI, subject to acceptance of a parking and landscaping plan to the satisfaction of the Development Officer.
- ix) For the uses, dwelling, townhouse, dwelling, multiple, and dwelling, semi-detached:
 - 1. Resident parking shall be internal to the residential unit whether in ground level garages or underground parking.
- x) For all Commercial or Institutional uses:
 - 1. Employee parking shall be provided in underground parking facilities for buildings that exceed two storeys in height.
 - 2. Patron parking for buildings that exceed four storeys in height shall be provided in underground parking facilities.
 - 3. Despite 8.10.6 d. vi) and 8.10.6 d. x) 2, surface parking may be considered for a Care Centre within Area II.
 - 4. Patron parking for buildings less than four storeys in height is encouraged to be provided in underground parking facilities; however, surface parking may be provided.
 - 5. When reviewing development permit applications for uses that may operate at different times of the day or week, a Development Officer may consider shared parking amongst uses that have staggered peak hours of demand.
 - 6. Off-site on street parking that is located immediately adjacent to the specific Development Area that is the subject of a development permit application may be considered in the calculation of patron on-site parking. However, the off-site on

street parking shall not represent more than 10% of the required patron parking for the proposed development.

xi) Bicycle Parking Requirements

Despite the parking requirements of Part 4 of this Bylaw, the following bicycle parking requirements shall continue to be in effect for this Urban Village:

1. Secure indoor bicycle parking for residents and outdoor visitor Bicycle Parking will be required for apartment and senior citizen housing. Indoor bicycle parking shall be provided at a ratio of one (1) stall per five (5) units. Outdoor visitor bicycle Parking spaces shall be provided at a ratio of one stall per ten units.
2. Outdoor visitor bicycle parking for commercial development, including office uses, shall be provided at a ratio of one stall per 250 m² of gross floor area.

e) Transportation and Circulation

- i) Private useable open spaces within this Zoning District shall be connected via pedestrian linkages to open spaces provided elsewhere in the Urban Village and to the Emerald Hills neighbourhood.
- ii) Public access easements shall be provided as a condition of subdivision for internal roadway areas and any pedestrian corridors to provide access to the central open space. Easements shall make the private property owner(s) responsible for maintenance and liability.
- iii) Clear and effective access to the buildings on the site is required for service and emergency response vehicles.

f) Landscaping

- i) A detailed landscape plan for each development shall be submitted to and approved by the Development Officer prior to the approval of any development permit. These plans shall include details of pavement materials, fencing, exterior lighting and street furniture elements, garbage and storage areas, pedestrian seating areas, sizes and species of new plantings for the site, including any adjacent boulevard areas, sidewalk improvements, parks and open spaces. The Development Officer shall have regard for the degree to which the design of these features is consistent within the development. These features, where practical, shall be finished in materials the same as or complementary to the Heritage theme established for Emerald Hills.
- ii) The first development permit application submitted within a Development Area shall include a landscape plan for the entire development area, regardless of the number of private properties contained within the Development Area. At such time that a subsequent development permit is submitted for a separately titled parcel within the Development Area, an updated landscape plan shall be submitted for those and any other lands not yet developed within the Development Area which shall be in accordance with the design provisions of the original landscape plan. Discretion shall be granted to the landscaping within subsequent permits to allow for modification based on final building design, uses, parking and loading requirements, or other details based on the final site design which were unforeseen. The materials, plant species and overall design concept and intent shall, however, be in keeping with the original landscape plan.

8.13 AREA II – MEDIUM TO HIGH DENSITY RESIDENTIAL AND COMMERCIAL

8.13.1. Purpose

To provide for residential apartment housing with compatible commercial uses on the ground floor fronting the mews or internal roadway and public plaza area.

8.13.2. Permitted Uses and Discretionary Uses

Permitted Uses

apartment housing
care centre, intermediate
care centre, major
congregate housing
home business, minor
office
park
personal service establishment
retail, convenience
senior citizen housing
utility service, minor

Discretionary Uses

business support service
financial service
food service, specialty
group home, minor
health service, minor
residential sales centre
retail, general

8.13.3. Fundamental Use Criteria:

- i) The maximum floor area ratio is 2.4. The minimum floor area ratio is 1.9.
- ii) The maximum site coverage is 40%.
- iii) The minimum height is 12.0 m and the maximum height is 46.0 m. Where a mixed-use building is proposed the Development Officer may allow up to an additional 10% of height. The height shall be transitioned within the area as shown on Attachment "D"
- iv) The maximum building floor plate per floor located above 20m in height is 800m².

8.13.4. Development Regulations

- a) Setbacks
 - i) The minimum building setback is 6.2 m and the maximum building setback is 11.0 m to the Development Area boundary line adjacent to Eton Boulevard.
 - ii) The minimum building setback is 1.2 m and the maximum building setback is 6.0 m to the north Development Area boundary line.
 - iii) The minimum building setback is 1.2 m and the maximum building setback is 6.0 m to the east Development Area boundary line.
 - iv) The minimum building setback is 1.2 m and the maximum building setback is 6.0 m to the south Development Area boundary line.
 - v) Projections from buildings such as awnings, porticos, eaves, unenclosed balconies, shade protection, and similar architectural features that are not considered part of the interior space of the building may project up to 1.2 m into the minimum building setback. Under no circumstances are buildings or building projections to encroach over a parcel boundary.
 - vi) Setbacks for all buildings are illustrated on Attachment "D".
- b) Commercial uses shall be located on the ground floor fronting onto the mews or internal roadway and the central public plaza area within a

mixed-use building. There shall be no stand-alone commercial buildings within this area.

- c) The use, apartment housing within a mixed-use building shall be located above commercial uses or separated from the commercial uses by way of separate entrances and lobby areas.
- d) Home businesses and child care facilities shall be considered only within ground floor units.
- e) A retail, general use in this area shall not exceed 150m².