

BYLAW 38-2019

A BYLAW OF STRATHCONA COUNTY IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF AMENDING BYLAW NO. 6-2015, AS AMENDED, BEING THE LAND USE BYLAW.

AS:

A. it is deemed advisable to amend the Land Use Bylaw;

THEREFORE, Council enacts as follows:

1. THAT Bylaw 6-2015, as amended, is hereby further amended by:
 - a. Within Part 1, Section 1.17.4 after the definition of "Pipeline" adding the following:
 "PODIUM means the base of a building which supports a tower of a smaller width and/or length."
 - b. Within Part 1, Section 1.17.4 after the definition of "Top of Bank" adding the following:
 "TOWER means the portion of a building located above the podium."
 - c. Within Part 7, after 7.10 RM Manufactured Home, adding 7.10A MU1-Centennial Mixed Use 1 Zoning District as outlined on Schedule "A" attached hereto.
 - d. Within Part 1, Section 1.16.1, under the heading Urban Service Area Zoning Districts, adding Centennial Mixed Use 1 Zoning District after "Major Institutional" and under the heading symbol adding MU1, after "MI."
 - e. That approximately 4.00 hectares (9.88 acres) of land in Lot A, Plan 6676KS in the NE 10-53-23-W4 be rezoned from AD – Agriculture: Future Development Zoning District to MU1-Centennial Mixed Use 1 Zoning District as outlined on Schedule "B" attached hereto.
 - f. That Land Use District Map: Urban Service Area U20 be amended to reflect the change set out in Section 1.e of this bylaw.

Read a first time this _____ day of _____, 2019.

Read a second time this _____ day of _____, 2019.

Read a third this _____ day of _____, 2019.

Signed this _____ day of _____, 2019

Mayor

Director, Legislative and Legal Services

Date Signed: _____

7.10A MU1 – CENTENNIAL MIXED USE 1

7.10A.1. Purpose

The purpose of this district is to provide a thematically designed compact pedestrian-orientated development. Mixed-use could include compatible apartment style residential, such as, assisted living, community housing and live-work units, along with commercial and local community service in mixed or standalone buildings. This district is specific to Lot A, Plan 6676KS within the Centennial Area Structure Plan boundary.

7.10A.2. Permitted and Discretionary Uses

Subject to any fundamental use criteria for certain *uses* set out below. The permitted uses and the discretionary uses for this zoning district are:

Permitted Uses

Assisted Living Facility^
 Care centre, intermediate^
 Care centre, major^
 Care centre, minor^
 Congregate housing^
 Dwelling, apartment^
 Financial service^
 Food service, restaurant^
 Food service, specialty^
 Government service^
 Health service, minor^
 Home business, minor*
 Home office^
 Household repair service
 Neighbourhood pub^
 Office^
 Personal service establishment^

Recreation, indoor^
 Retail, alcohol*^
 Retail, cannabis*^
 Retail, convenience^
 Retail, general^
 Retail, second-hand^
 Senior citizen housing^
 Veterinary service, minor

Discretionary Uses

Animal grooming and care
 Business support service^
 Commercial school^
 Gas bar
 Hotel^
 Service station, minor
 WECS, small*

Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (*)

Uses containing a carat (^) may be prohibited or subject to limitations or additional regulations within Section 7.19, Heavy Industrial Transition Overlay

7.10A.3. Fundamental Use Criteria

The fundamental use criteria for certain *uses* before such uses become permitted uses or discretionary uses within this zoning district are:

- a) Animal grooming and care, Business support service, Commercial school, Household repair service, Neighbourhood pub, Retail, alcohol; Retail, cannabis; Recreation, indoor; Food service, restaurant, Retail, general and Retail, second-hand will have a maximum gross floor area of 150 m² within a mixed-use building and maximum gross floor area of 254 m² within a stand-alone commercial building.
- b) Retail, convenience will have a maximum gross floor area of 150 m² within a mixed-use building and a maximum gross floor area 235 m² within a stand-alone commercial building.
- c) Gas bar and Service station, minor shall front onto Sherwood Drive and shall be located within 60.0 m from the east lot line.
- d) Vehicle-oriented commercial uses shall be located a minimum of 30.0 m from the principle entrance of a building where a residential use is located.
- e) Outdoor storage areas shall not be permitted.

7.10A.4. Development Regulations**Setbacks**

- a) The minimum setback from a lot line abutting Sherwood Drive shall be 6.0 m.
- b) The minimum setback from a rear lot line shall be 3.0 m.
- c) The minimum setback from a side lot line shall be 2.0 m and an additional 1.0 m for each storey or partial storey after the third storey.

Height

- d) The maximum height shall be 46.0 m.
- e) Any development with a building height greater than 23.0 m shall address massing and building articulation in accordance with the following regulations:
 - i) a step back shall be required between a minimum height of 3.5 m and a maximum height of 13.0 m; and
 - ii) the building shall include design elements that create a pedestrian-oriented built form, such as, but not limited to, articulation around entranceways, roof treatment, building articulation, and the architectural treatment of the façades; and
 - iii) the base of the building shall incorporate weather protection in the form of a wide canopy or any other architectural element on façades wherever active commercial frontages exists.
- f) Where a tower and podium are utilized:
 - i) the podium shall be a minimum height of 3.5 m and shall not exceed 13.0 m;
 - ii) the tower shall be differentiated from the podium, but should reinforce some of the design details, materials and architectural details from the podium;
 - iii) the tower shall step back from the podium wall a minimum of 3.0 m; and
 - iv) the minimum distance between a tower and another tower shall be 20.0 m.

Site Density

- g) The minimum residential density shall be 100 dwelling units per net residential hectare.

Parking, Loading and Circulation

- h) Resident parking shall be provided in underground or stacked parking facilities.
- i) 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.
- j) Loading and garbage collection areas shall be located at the rear or sides of the principal building and shall be screened from view from any adjacent properties and from any road.

7.10A.5. **Design Standards**

Area Design

- a) Development shall incorporate an internal grid street pattern which contains sidewalks that are:
 - i) a minimum 1.2 m in width on both sides of the internal private street; and
 - ii) a minimum 2.44 m in width along the entire length of the building façade which contains a principal entry.
- b) Internal private streets may contain on street parking along both sides of the internal private street.
- c) The layout of parking areas shall 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, light or bollards shall be provided where a pedestrian is expected to cross a driveway or drive aisle.
- d) Surface parking areas shall be located at the rear of buildings or interior of sites and be designed in smaller clusters, with landscaped areas separating sidewalks, adjacent parking areas and buildings.
- e) Parking, loading and passenger drop-off areas are required to be easily accessible and designed to minimize pedestrian-vehicle conflicts.
- f) Complimentary and consistent signage and wayfinding materials shall be incorporated into site design to ensure clear and identifiable connections throughout the site and connecting sites.

Buildings

- g) Design of the buildings and site features shall have a common architectural theme, principal design elements, finishing materials, colors and roof styles. These elements shall be applied to each building, with minor variations, regardless of the staging sequence of development.
- h) Non vehicle-oriented buildings shall be designed to front directly onto internal private streets with principle entrances oriented towards the sidewalk of the internal private street, to create street-oriented products with areas for outdoor seating and patios incorporated into the streetscape.
- i) Projections from apartment 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, provided there is no encroachment onto an easement, utility right-of-way or over a property line.
- j) Mechanical equipment on the roof of any building shall be concealed by incorporating it within the building roof, or by screening it in a way that

is consistent with the character and finishing of the building.

- k) All building façades shall include design elements, materials, and articulation that reduces the perceived mass of the building façade and adds architectural interest. Blank walls are not permitted on any façade of a building.
- l) Horizontal stretches of uninterrupted façade shall not exceed 12.0 m in length.

7.10A.6. **Other Regulations**

- a) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.



AD

DC 72
"Area II"

PEMBINA RD

C2

DC 69
"Area I"

AD TO MU1

SHERWOOD DR

AD


R1C

PS

AMENDMENT MAP

**LOT A, PLAN 6676KS
(NE 10-53-23-W4)**

FROM : AD - Agriculture: Future Development
TO: MU1 - Centennial Mixed Use 1

 AREA OF PROPOSED REZONING
APPROX. 4.00 ha (9.88 ac)

FILE NUMBER: 4070-2019A006