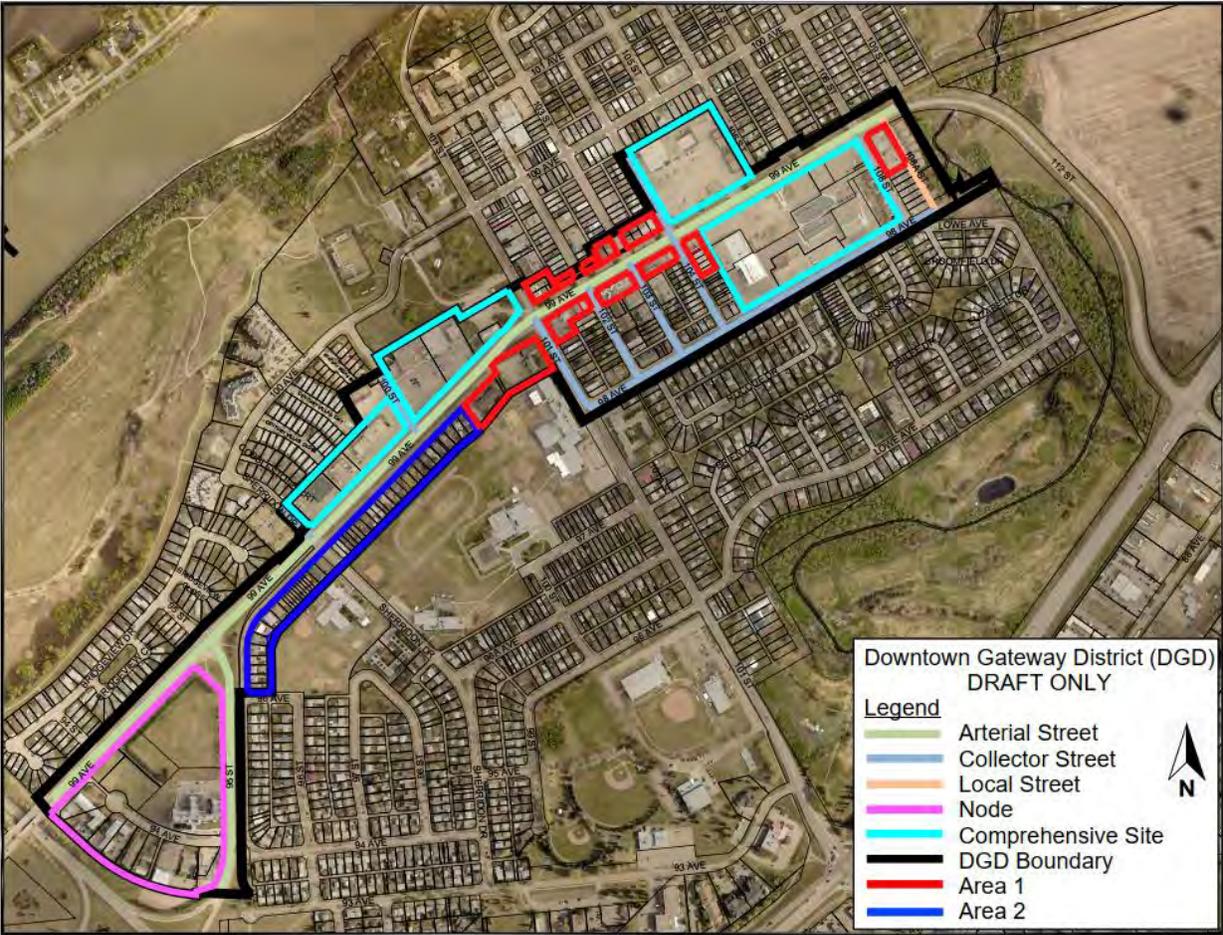


DGD – Downtown Gateway District

(1) [INSERT MAP]



(2) PLACETYPE

This placetype comprises residential and commercial areas along the 99 Avenue Corridor and adjacent downtown streets. The function of 99 Avenue is a major roadway and a future multi-modal route. It connects residents to the downtown and further to the city’s industrial lands and therefore, acting as a gateway to these destinations. Downtown Gateway Placetype is surrounded by Downtown Core, Downton Fringe, and city’s Historic Precinct. Currently, development within this placetype is predominantly vehicle oriented characterised by large parking lots or service road in the front of buildings that separates small scale commercial and residential from traffic on 99 Avenue. Residential development along the south side of the 99 Avenue is built-on traditional grid street network with small blocks and back alleys. This area is home to a wide range of housing forms, retail and office commercial developments, and community services. The placetype is well connected to surrounding schools, parks, downtown core, historic precinct, and the River Valley are well-connected via the multi-purpose trail network.

This Placetype encompasses residential and commercial areas along the 99 Avenue Corridor and adjacent downtown streets. The 99 Avenue corridor serves as an urban corridor and is envisioned as a future multi-

modal route, connecting residents to the downtown, surrounding neighbourhoods, and further to the city's industrial lands, positioning it as a gateway to these key destinations.

The Downtown Gateway Placetype is situated among the Downtown Core, Downtown Fringe, and the city's Historic Precinct. Currently, development within this area is predominantly vehicle-oriented, with parking lots and service roads in front of buildings, providing a buffer for small-scale commercial and residential uses along 99 Avenue. Residential development on the south side of 99 Avenue follows a traditional grid street network, with small blocks and back alleys that support a diverse range of housing types, retail, office spaces, and community services.

The area benefits from strong connectivity to nearby schools, parks, the downtown core, historic precinct, and the River Valley through an extensive multi-purpose trail network, supporting easy access and enhancing its role as an active, vibrant gateway for the community.

(3) INTENT

i. General Intent

The Downtown Gateway District aims to transform this placetype into a vibrant, pedestrian oriented, multi-modal corridor with medium- and high-density residential and mixed-use developments. This placetype will accommodate highest residential concentration within downtown which will act as population base that supports downtown businesses. This increased population will in turn benefit from the area's existing and future services, as well as the street and trail network. Higher density and mixed-use developments along 99 Ave will add to the vibrancy of the area. Adjacent Collector and Local roads will serve as a transition zone from the higher intensity areas to adjacent low-density residential neighbourhoods.

ii. Land Use Mix

99 Avenue being arterial road will accommodate higher density residential and mixed-use buildings. Existing low density residential and commercial developments will co-exist until redevelopment is warranted and/ or initiated. Collector roads will emphasize the redevelopment of low-density residential and small-scale commercial developments into medium and high-density residential, with opportunities for mixed-use developments. Nodes shall accommodate the highest for of intensification with high-density residential, mixed-use development, commercial, and community uses.

iii. Form of Development and their Locations

Higher density buildings with larger massing, including high-rise apartments, will be concentrated in the node. The node will feature high-density residential, commercial, and mixed-use buildings that bring urban vitality and diverse land use to the area. High-rise apartments will be strategically positioned along each road, with scaling and transitions provided by appropriate setbacks, creating a streetscape that balances building height with the pedestrian scale.

Along arterial streets, a mix of medium and high-density residential, commercial, and mixed-use developments, including mid-rise and high-rise apartments, will be emphasized. Building heights will be scaled appropriately to create a pedestrian experience, with mid-rise buildings serving as a transition between high-rise structures and lower-density areas. Rear lanes will separate loading and servicing areas from the main streetscape, further enhancing the pedestrian environment.

Collector streets will support low and medium-density residential, and compatible commercial uses, acting as transitional zones that bridge higher density areas with adjacent low-density neighborhoods. Smaller-scale, low-rise apartments and commercial developments are encouraged along each road to promote compatibility and cohesion with surrounding areas. Density, height, and massing will gradually decrease as development transitions from nodes and arterial streets to collector and local streets, with low-rise buildings providing appropriate scaling, creating a balanced, walkable urban landscape.

(4) BLOCK STANDARDS

(5) USES AND TYPOLOGY

- i. Abutting front attached garages and driveways for Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, and Townhousing must be paired together to limit number of accesses off a street.
- ii. Front attached garages and driveways for new and redeveloping Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, and Townhousing shall not be permitted off Collector and Arterial streets.
- iii. Fundamental Use Provision: The fundamental use provisions as requisite qualifiers for permitted and discretionary uses listed within section x_____ shall ensure:
 - a) That Home Business shall not be located within an Apartment or Mixed-Use.
 - b) That any Use which includes drive-through service shall be considered neither Permitted or Discretionary.
 - c) Development of the Node and Mall is allowed only when on comprehensive planned sites.

Requisite Qualifiers						
Use	Locations					
	Nodes	Comprehensive Site	Arterial Street		Collector Street	Local Street
			Area 1	Area 2		
Apartment	P	P	P	P	P	-
Backyard Dwelling	-	-	-	-	-	D
Detached Dwelling	-	-	-	P	-	D
Duplex	-	-	-	P	-	P
Internal Secondary Suite	-	-	-	P	-	P
Stacked Duplex	-	-	-	P	-	D
Stacked Townhousing	P	P	P	P	P	P
Townhousing	P	P	P	P	P	P
Commercial Block	P	P	P		P	-
Commercial Office Building	P	P	P		P	-
Inn	D	D	P		D	-
Mixed Use Building	P	P	P		P	-
Single Structure Commercial Pad	P	P	P		P	-
Store Front	-	-	D		D	-
Strip Mall	-	P	-	-	-	-
Indoor Assembly	D	D	D		D	-
Public Service Building	D	D	D		D	D
School	-	-	D		D	-
Community Garden	D	D	D		D	-
Urban Agriculture	D	D	D		D	D
Parks and Natural Areas	P	P	P		P	P

Requisite Qualifiers						
Use	Locations					
	Nodes	Comprehensive Site	Arterial Street		Collector Street	Local Street
			Area 1	Area 2		
Sign	P	P	P		P	D

(6) LOT AND SUBDIVISION STANDARDS

- i. Lot widths and / or building typologies along a block frontage should be varied to allow for a variety of lot widths.
- ii. To ensure the implementation of the City's ASPs, ARPs, and the MDP, each subdivision must adhere to the density thresholds defined in **Section X** of this Land Use Bylaw and in compliance with the land use designations identified in the respective statutory plans.

	Typology	Node	Comprehensive Site	Arterial Street		Collector Street	Local Street
				Area 1	Area 2		
Site Width	Detached Dwelling, Duplex, Stacked Duplex	Without Lane: Min. 9.1m Corner Lot: Min. 10.3 m. With Lane: Min 8.5m Corner Lot: 9.7m					
	Stacked Townhousing, Townhousing,	At the discretion of the Subdivision Authority	Internal Lot: Min. 4.2m End Lot: Min. 5.4 m Corner Lot: Min. 6.7 m		Internal Lot: Min. 5.4m End Lot: Min. 6.7m Corner Lot: Min. 7.9m		
	Apartment, Mixed-Use Building, Commercial Office Buildings, Inn, Strip Mall	At the discretion of the Subdivision Authority	Max. 70.0m	Max. 45.0 m	Max. 45.0 m	-	
	Commercial Block, Store Front, Single Structure Commercial Pad,	-	Min. 9.1 m Corner Lot: Min. 10.3 m.				
	Public Service Building, Indoor Assembly, School,	At the discretion of the Subdivision Authority					
Lot Depth	Apartment, Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, Townhousing, Commercial Block, Commercial Office Buildings, Inn, Mixed-Use, Single Structure Commercial Pad, Store Front, Strip Mall, Indoor Assembly, Public Service Building, School,	At the discretion of the Subdivision Authority		Min. 30.0 m			

(7) BUILT FORM AND SITING

Vehicular access to the building shall be from the lane where lane is available.

		Location					
		Node	Comprehensive Site	Arterial Street		Collector Street	Local Street
				Area 1	Area 2		
Front Yard	Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, Townhousing,	Max. 4.5m		Without Lane: Min. 3.0m – Max. 7.0m With Lane: Min. 3.0m – Max. 4.5m			
	Apartments, Mixed-Use Building, Commercial Office Buildings, Inn, Single Structure Commercial Pad, Strip Mall,	Max. 4.5m	Min. 3.0m	Max. 4.5m			
	Commercial Block, Store Front,	Max. 3.0m					
	School, Community Garden, Indoor Assembly, Public Service Building,	At the discretion of the Development Authority					
Flanking Yard	Apartment, Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, Townhousing, Commercial Block, Commercial Office Buildings, Inn, Mixed-Use, Single Structure Commercial Pad, Store Front, Strip Mall, Indoor Assembly, Public Service Building, School,	Min. 2.4m – Max. 4.5m					
Rear Yard	Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, Townhousing (Fee Simple)	Without Lane: Min. 8.0m With Lane: Min. 6.0m					
	Apartments, Mixed-Use Building, Commercial Office Buildings, Inn, Single Structure Commercial Pad, Strip Mall,	4.5m up to 15m in height plus 0.3m for every 3.0m above 15m height		Without Lane: Min. 6.0m Abutting Lane: Min. 4.5m			
	Commercial Block, Store Front,	Min. 4.5m					

		Location					
		Node	Comprehensive Site	Arterial Street		Collector Street	Local Street
				Area 1	Area 2		
	School, Community Garden, Indoor Assembly, Public Service Building,	At the discretion of the Development Authority					
Side Yard	Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, Townhousing (Fee Simple)	Min. 1.2m					
	Apartments, Mixed-Use Building, Commercial Office Buildings, Inn, Single Structure Commercial Pad, Strip Mall,	1.5m up to 15m in height plus 0.3m for every 3m above 15m height to a max of 6.0m.					
	Commercial Block, Store Front,	Max. 1.5m					
	School, Community Garden, Indoor Assembly, Public Service Building,	At the discretion of the Development Authority					
Accessory building setback	Front Yard	Not permitted within front yard setback.					
	Rear Yard	Min. 1.0m					
	Side Yard	Min. 1.0 m					
Principal Building Height	Apartment, Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, Townhousing, Commercial Block, Commercial Office Buildings, Inn, Mixed-Use, Single Structure Commercial Pad, Store Front, Strip Mall, Indoor Assembly, Public Service Building, School	12 Storeys not to exceed 40.0m maximum. Buildings over four storeys shall provide appropriate transitions in height, scale and massing to adjacent sites.	Max. 6 storeys (21.0m)	Max. 15.0m		Max. 10.5m	
Site Coverage	Detached Dwelling, Duplex, Stacked Duplex, Townhouses, Stacked Townhouses	Max 80%	Max 60%				
	Apartment, Commercial Block,	Max 80%					

		Location					
		Node	Comprehensive Site	Arterial Street		Collector Street	Local Street
				Area 1	Area 2		
	Commercial Office Buildings, Inn, Mixed-Use, Single Structure Commercial Pad, Store Front, Strip Mall, Indoor Assembly, Public Service Building, School						
Density	Detached Dwelling, Duplex, Stacked Duplex, Townhouses, Stacked Townhouses	-		Max. 3 du/ parcel Fee Simple			
	Townhouses, Stacked Townhouses		Min. 40 units/net residential hectare Bareland				
	Apartment, Mixed-Use Building		Min. 100 units/net residential hectare Bareland		Min. 40 units/net residential hectare Bareland		
Common Amenity	Apartment and Mixed-Use	Minimum 4.5m ² per dwelling unit					
Private Amenity	Apartment and Mixed-Use	Minimum 3.0m ² per dwelling unit to be provided for balconies					

(8) BUILDING CHARACTER AND DESIGN

a) General

- i. To improve the architectural interest of the streetscape, new and redeveloping principal buildings shall be individually defined through a combination of architectural features that may include , and are not limited to, variations in architectural styles and rooflines, articulation of the façade, building massing, provision of porches, verandas, and balconies, variation in building materials, colours and other façade enhancing treatments to the satisfaction of the Development Authority.
- ii. Front façade/s of a new and redeveloping principal buildings shall incorporate architectural treatments complementary to the architectural style including features such as open gables, dormer windows, clearly defined entryways, windows with bold trim, shutters or canopies, and accent colours and materials to the satisfaction of the Development Authority.
- iii. New and redeveloping buildings shall have the same materials, colours, and architectural details on all facades exposed to public streets (excluding lane), and parks and open spaces.
- iv. Principal buildings with similar or mirrored front elevations must be separated by a minimum of two lots along the same side of the street, unless the finishing materials, architectural styles and treatments are substantially different in the opinion of the Development Authority.
- v. Accessory buildings shall not exceed 5.0m in height. A total height shall not exceed 7.5 m when a garage suite is developed.

- vi. Minimum area for a Backyard Dwelling shall be 30.0 sq.m.
- vii. Residential Sales Centres may be approved for a maximum of 5 years. Subsequent Development Permits for Residential Sales Centres on the same Site may only be issued as a Discretionary Development.
- viii. Facades of garden and garage suite abutting a public street, lane and / or park and open space shall incorporate building materials, architectural style and treatment complimentary to the principal dwelling unit to the satisfaction of the development authority.
- ix. The size, location, design, character and appearance of any building or structure requiring a development permit shall be acceptable to the Development Authority having due regard to:
 - a) The policies and objectives contained within the municipality's statutory plans;
 - b) Other City plans, standards, and guidelines; and
 - c) Other factors, such as daylight, sunlight and privacy.
- x. New and redeveloping building facades abutting public spaces and streets that exceed 12.0 m in building length; shall incorporate use of vertical elements such as decorative columns, variation in roofline, use of balconies and porches, and façade articulation (recessed and raised surfaces) to create variation and articulation in the facade and eliminate continuous blank walls.
- xi. New and redeveloped buildings taller than 15 m in height shall incorporate a step-back to address massing, sun penetration, shadowing and wind funnel impacts at the pedestrian level to the satisfaction of the Development Authority.
- xii. Entrances to the new and redeveloped multi-unit buildings shall incorporate weather protection features such as canopies, awnings, overhangs and recessed entrances.
- xiii. To ensure a visually stimulating and interest that indicates arrival into the Downtown, architectural features with a distinctive urban design, lighting, enhanced landscaping, and public art that incorporate symbology of community pride shall be incorporated on the facades of buildings at the intersection of 101 Street and 99 Avenue to the satisfaction of the Development Authority.

b) Node and Mall Architectural Controls

- i. To ensure architectural variety and interest, new and redeveloped buildings shall incorporate the following design elements on the facades fronting public streets and parks and open spaces to the satisfaction of the Development Authority
 - a) Use of a minimum of 20% high quality accent material, such as, but not limited to stone, brick or decorative shingles.
 - b) Use of accent colour and/or contrast.
- ii. For new and redeveloped residential and mixed-use buildings, in addition to above may include:
 - a) Use of bold window trims, soffits, muntin bars.
 - b) Use of building features such as dormer window, bay windows, balcony, porch, veranda, chimney shaft, promenades, to create articulation and interest.
 - c) Use of architectural treatments appropriate to the architecture style such as cornices, decorative columns and beams, window shutters, canopies and lighting fixtures.

c) Non-Residential and Mixed-Use Buildings

- i. A minimum of 60% of the ground floor façade area between 1.0m and 2.0m above grade, of non-residential and mixed-use buildings shall be comprised of windows, doors, or transparent glazing.
- ii. To promote pedestrian interaction and safety, ground floor non-residential and mixed-use facades must comply with the following:
 - a) A minimum of 80% of all ground floor windows must be clear and transparent. The remainder may be covered by non-transparent material.
 - b) Façade articulation through architectural design and treatments such as cornices, decorative columns and beam.
 - c) Barrier free access for users with physical or mobility disabilities.
- iii. A minimum height of 4.0m shall be required on the ground floor of all mixed-use buildings.
- iv. Canopies or awnings shall be a minimum of 0.6 m from the curb face and will be located a minimum of 2.5m above grade.
- v. At the discretion of the Development Authority, an additional setback of maximum 3.0m may be permitted and shall not exceed 30% width of the front façade of a Mixed-use building to accommodate a patio.
- vi. Parking shall be concealed within buildings with at grade active frontages, located at the rear of the building or located at the side of the building with decorative screening and increased landscaping.
- vii. A minimum of 60% of a building length shall be within the permitted setback range along the abutting street.
- viii. No fences may be located in the front yard.
- ix. Every use that has an exterior public entrance shall have a pathway connecting the public entrance to the sidewalk.

(9) OTHER REGULATIONS

a) Site Connectivity

- i. Walkways for pedestrians shall be accommodated throughout the site and shall provide connections to the City's trail system.
- ii. A pedestrian circulation plan for each development shall be submitted prior to approval of a development permit. This plan shall provide for pedestrian connections between developments such that potential conflict between pedestrians and vehicles is minimized.

b) Access

- i. Where a Site abuts a Lane at the Reat Lot Line, access must be from the Lane except that:
- ii. Vehicle accesses may be from a street for a maximum of 50% of principal dwellings per Site, not including Lane Dwellings.

c) Parking Regulations

- i. Parking shall be concealed within buildings with at grade active frontages, located at the rear of the building or located at the side of the building with decorative screening and increased landscaping.

d) Urban Agriculture

- i. Urban Agriculture within single, semi-detached and row housing development shall not account to majority of the land use within a Principal Building.
- ii. Area of personal garden shall be limited to maximum 30% of a total permeable area in the front yard.
- iii. Where personal gardens are located within a sideyard, a minimum of 1.0 m clearance must be maintained from the principal building.
- iv. Community gardens are permitted within multi-unit, apartment, mixed use, and community use developments to the satisfaction of the Development Authority.
- v. Urban Agriculture shall not be the only use located within a principal building.

e) Landscaping

- i. Landscaping on the site shall be in accordance with **section x.x** of this Bylaw.

f) Fences, Walls and Hedges

- i. Fences, walls and hedges in this district shall be in accordance with the Section x.x of this bylaw.

g) Comprehensively Planned Sites

- i. In addition to the application requirements of Section X_____ of this Bylaw, an Applicant must submit, to the satisfaction of the Development Authority:
 - a) A Conceptual Site Development Plan or Overall Master Plan for the development area, or, if the Applicant is only developing a portion of the proposed development area, a Site Development Plan in relation to the portion to be developed in which the Applicant has also illustrated how the development will be integrated within the overall site design;
 - b) The Conceptual Site Development Plan or Overall Master Plan is considered to be nonbinding, must identify the proposed building types, uses, and locations, development phasing, vehicular and pedestrian routes, amenity areas, parking, and signage; and
 - c) Details regarding the architectural guidelines proposed for the development, including design drawings illustrating the colour scheme, building materials, and theme.

h) Applicability of the Regulations

- a) The regulations of this district are designed primarily for new developments and significant redevelopments of existing buildings. As such, existing buildings will not be considered non-conforming.
- b) For this District "significant redevelopment" refers to any development that includes an addition to the building's floor area or improvements to the facade facing a public street that exceed 50% of the facade's surface area.