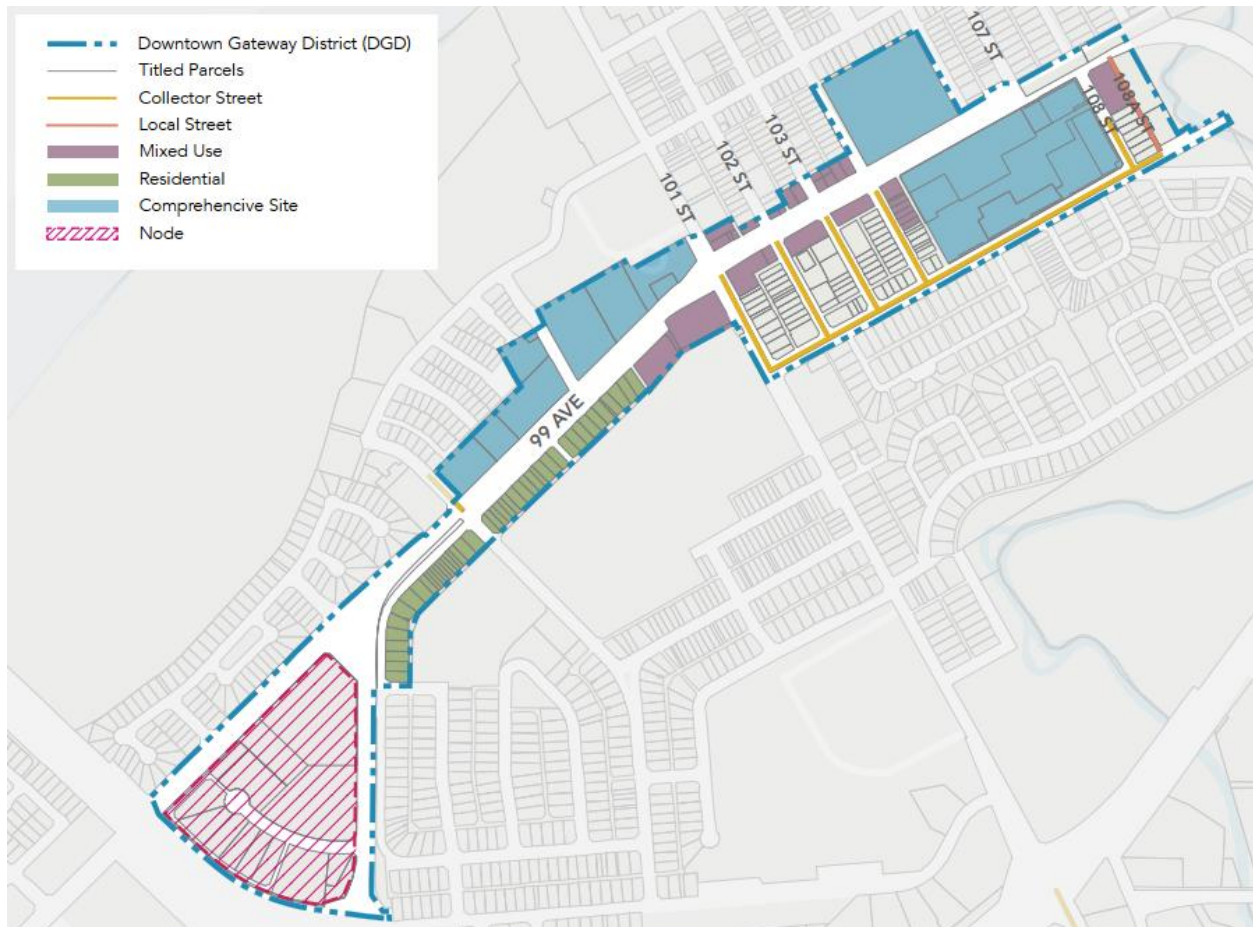


DRAFT DGD – Downtown Gateway District

(1) 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 the Historic Downtown, Mature Neighbourhoods, 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.

(3) INTENT

i. General Intent

The Downtown Gateway District aims to transform the 99 Avenue Corridor into a vibrant, pedestrian oriented, multi-modal corridor with medium and high-density residential and mixed-use developments along existing commercial development. Low Density residential along 99 Avenue are to provide different low density housing options through backyard dwellings, infill development, and apartments up to 10 meters in height.

Comprehensive Sites and Nodes will accommodate highest residential concentration within downtown which will act as population base that supports downtown businesses Comprehensive Sites with underutilized parking lots are intended to be redeveloped into high-density residential and mixed-use developments. Development within nodes are to accommodate residential, commercial, mixed-use, and community services allowing for residents to live, work, shop, and gather within a walkable and integrated environment, fostering a sense of community and reducing reliance on automobile travel. This increased population will in turn benefit from the area's existing and future services, as well as the street and trail network.

Commercial and residential development along adjacent downtown collector streets are to be street-oriented allowing for a vibrant and pedestrian-friendly environment, with active frontages that enhance the streetscape and contribute to a sense of place. 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. The aim is to foster a transform brownfield and low density development into a placetype that accommodates high density residential and mixed-use opportunities that residents can live and work in close proximity. Residential developments should offer a variety of development which range from low density detached and duplex development to high density apartments and townhouse development. Mixed-use development can accommodate small-scale commercial shops such as coffee shops, pubs, salons, or similar establishments on the ground floor. Residential units are permitted to be above the ground floor or mixed-use buildings or as a separate structure. Buildings are required to be street oriented with reduced setbacks along Arterial and Collector roads emphasizing a pedestrian connection between the private and public realm. A Node exists at the underutilized and underdeveloped Old Hospital Lands. These areas can accommodate high intensification which will be planned comprehensively and designed to integrate residential, commercial, and mixed-use developments. Careful attention will be given to ensure transition to adjacent residential land uses are appropriately completed.

iii. Form of Development and their Locations

Higher density buildings with larger massing, including high-rise apartments, will be concentrated in the nodes. 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, mid-rise apartments up to 21 meters, and high-rise apartments up to 40 meters, 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 any Building Typology which includes drive-through service shall be considered neither Permitted or Discretionary.

P – Permitted Use

D – Discretionary Use (means use of a land or a building that may be authorized at the discretion of the Development Authority).

Building Type	Requisite Qualifiers						
	DGD Locations						
	Nodes	Comprehensive Site	Mixed-Use	Residential	Collector Street	Local Street	Fundamental Use Provision (FUP)
Apartment	P	P	P	P	P	-	For Apartments in Residential Location, only one of the following FUPs must be met: a) That a Development Permit for an Apartment was approved prior to the coming of this Bylaw; b) The side yard or flanking yard of a parcel be adjacent to a road or lane; or c) That a parcel is adjacent to a parcel with a developed Apartment.
Backyard Dwelling	-	-	-	P	-	P	
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	

P – Permitted Use

D – Discretionary Use (means use of a land or a building that may be authorized at the discretion of the Development Authority).

Building Type	Requisite Qualifiers						
	DGD Locations						
	Nodes	Comprehensive Site	Mixed-Use	Residential	Collector Street	Local Street	Fundamental Use Provision (FUP)
Commercial Block	P	P	P	-	P	-	
Commercial Office Building	-	P	P	-	P	-	
Inn	D	D	P	-	D	-	
Mixed Use Building	P	P	P	-	P	-	
Single Structure Commercial Pad	-	P	P	-	P	-	
Store Front	-	-	-	-	D	-	
Strip Mall	-	D	-	-	-	-	
Indoor Assembly	D	D	D	-	D	-	
Public Service Building	D	D	D	-	D	D	
School	-	D	D	-	D	-	
Community Garden	D	D	D	-	D	-	
Urban Agriculture	D	D	D	-	D	D	
Parks and Natural Areas	P	P	P	-	P	P	
Sign	P	P	P	-	P	D	

(6) LOT AND SUBDIVISION STANDARDS

- Lot widths and / or building typologies along a block frontage should be varied to allow for a variety of lot widths.
- To ensure the implementation of the City's ASPs 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	Mixed-Use	Residential	Collector Street	Local Street
Site Width	Detached Dwelling, Stacked Duplex	Without Lane: Min. 9.1m Corner Lot: Min. 10.3m. With Lane: Min 8.5m Corner Lot: 9.7m					
	Duplex, Stacked Townhousing, Townhousing,	At the discretion of the Subdivision Authority		Internal Lot: Min. 4.2m End Lot: Min. 5.4m Corner Lot: Min. 6.0m	Internal Lot: Min. 5.4m End Lot: Min. 6.8m Corner Lot: Min. 7.3m	Internal Lot: Min. 5.4m End Lot: Min. 6.7m Corner Lot: Min. 7.9m	

	Typology	Node	Comprehensive Site	Mixed-Use	Residential	Collector Street	Local Street
	Apartment, Mixed-Use Building, Commercial Office Buildings, Inn, Strip Mall	At the discretion of the Subdivision Authority		Max. 100.0m	Max. 40.0m	At the discretion of the Subdivision Authority	
	Commercial Block, Store Front, Single Structure Commercial Pad,	At the discretion of the Subdivision Authority		Min. 9.1m Corner Lot: Min. 10.3m.			
	Public Service Building, Indoor Assembly, School, Park and Natural Area	At the discretion of the Subdivision Authority					
Site 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, Park and Natural Area	At the discretion of the Subdivision Authority		Min. 30.0m			

(7) BUILT FORM AND SITING

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

		Location					
		Nodes	Comprehensive Site	Mixed-Use	Residential	Collector Street	Local Street
Front Yard	Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, Townhousing, Apartments, Mixed-Use Building, Commercial Office Buildings, Inn, Single Structure Commercial Pad, Strip Mall,	Max. 4.5m when abutting a street Internal building setback at the discretion of the Development Authority.	Max. 4.5m when abutting a street Internal building setback at the discretion of the Development Authority.	Max. 4.5m	With Lane: Min. 3.0m – Max. 4.5m	With Lane: Min. Max. 4.5m Without Lane: Max. 7.0m	Without Lane: Min. 3.0m – Max. 7.0m
	Backyard Dwelling	Not permitted within a Front Yard Setback					
	Commercial Block, Store Front	Max. 3.0m					
	School, Community	At the discretion of the Development Authority					

		Location					
		Nodes	Comprehensive Site	Mixed-Use	Residential	Collector Street	Local Street
	Garden, Indoor Assembly, Public Service Building,						
Rear Yard	Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, Townhousing	Without Lane: Min. 8.0m With Lane: Min. 6.0m Setbacks for may be reduced to 0.0m to address internal streets, at the discretion of the Development Authority.					
	Backyard Dwelling	With Lane: Min. 1.2 m Without Lane: Min. 1.0m					
	Apartments, Mixed-Use Building, Commercial Office Buildings, Commercial Block, Inn, Single Structure Commercial Pad, Strip Mall, Store Front,	Min. 4.5m for buildings up to 15.0m in height. Min. 5.0m for buildings over 15.0m and up to 18.0m in height. Min. 5.0m plus 0.5m for every additional 3.0m increase of height for buildings over 18.0m height.			Abutting Lane: Min. 4.5m Without Lane: Min. 6.0m		
	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	Min. 1.2m Setbacks for may be reduced to 0.0m to address internal streets, at the discretion of the Development Authority.			Min. 1.5m	Min. 1.2m	
	Backyard Dwelling	-			Min. 1.5m	Min. 1.2m	
	Apartments, Mixed-Use Building, Commercial Block, Commercial Office Buildings, Inn, Single Structure Commercial Pad, Strip Mall,	Min. 1.5m for buildings up to 9.0m in height. Min. 2.0m for buildings over 9.0m up to 12.0m in height. Min. 2.0m for buildings over 12.0m plus 1.0m for every 3.0m increase in height Min. 6.0m for buildings over 20.0m					
	Store Front	Max. 1.5m					
	School, Community Garden, Indoor Assembly, Public Service Building,	At the discretion of the Development Authority.					

		Location					
		Nodes	Comprehensive Site	Mixed-Use	Residential	Collector Street	Local Street
Accessory Building	Front Yard	Not permitted within front yard setback.					
	Rear Yard	Min. 1.0m Min. 1.2m Detached Garage					
	Side Yard	Min. 1.0m					
	Building Height	Max. 5.0m Max. 7.5m Backyard Dwelling					
	Site Coverage	15%					
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	Max. 40.0m. Buildings over four storeys shall provide appropriate transitions in height, scale and massing to adjacent sites.	Max. 25.0m Buildings over four storeys shall provide appropriate transitions in height, scale and massing to adjacent sites.	Max. 21.0m	Max. 10.0m	Max. 13.5m	Max. 10.5m
Site Coverage	Detached Dwelling, Duplex, Stacked Duplex, Townhouses, Stacked Townhouses	Max 80% of all buildings and structures on site (including accessory)			Max 65% of all buildings and structures on site (including accessory)		
	Apartment, Commercial Block, Commercial Office Buildings, Inn, Mixed-Use, Single Structure Commercial Pad, Store Front, Strip Mall, Indoor Assembly, Public Service Building, School	Max 80%			Max 60%	Max 80%	
Density	Detached Dwelling, Duplex, Stacked Duplex, Townhouses, Stacked Townhouses	Max 1 Principal Dwelling unit plus up to a maximum of 2 Backyard Dwelling units					

		Location					
		Nodes	Comprehensive Site	Mixed-Use	Residential	Collector Street	Local Street
	Duplex, Stacked Duplex, Townhouses, Stacked Townhouses (Multi-Unit Site)	Min. 40 units/net residential hectare					
	Apartment, Mixed-Use Building	Min. 100 units/net residential hectare				Min. 40 units/net residential hectare	
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. New and redeveloping buildings should have the same materials, colours, and architectural details on all facades exposed to public streets (excluding lane), and parks and open spaces.
- ii. 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.
- iii. New and redeveloped building facades abutting public and quasi-public spaces and streets that exceed 12.0m 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.
- iv. New and redeveloped buildings taller than 15m in height shall incorporate a step-back from front property line to address massing, sun penetration, shadowing and wind funnel impacts at the pedestrian level to the satisfaction of the Development Authority.
- v. To ensure a visually stimulating and welcoming development that indicates arrival into the Downtown, building and urban design at the intersection of 101 Street and 99 Avenue shall incorporate enhanced lighting, landscaping, masonry facades, and public art that reflect symbology of community pride to the satisfaction of the Development Authority.
- vi. 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.

b) Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, Townhousing

- i. Principal buildings with similar or mirrored front elevations must be separated by a minimum of two lots along the same side of the street or internal street, unless the finishing materials,

architectural styles and treatments are substantially different in the opinion of the Development Authority.

- ii. To ensure architectural interest, all units of new and redeveloped principal buildings shall incorporate a minimum three of following design elements on the facades to the satisfaction of the Development Authority
 - a) Use of bold window trims, soffits, muntin bars
 - b) Use of building features such as clearly defined entryways, dormer window, bay windows, window shutters, balcony, porch, veranda, chimney shaft, promenades, to create articulation and interest.
 - c) Use of exterior materials of high quality and durable materials. Each unit must have a minimum of 20% high quality accent material, such as, but not limited to stone, brick or decorative shingles.
 - d) Use of accent colour and/or contrast in finishing materials
 - e) Use of premium soffits for roof overhang, vibrant colored front entry doorways, enhanced railing detailing on balconies and patios.

c) Accessory Building

- i. Minimum area for a Backyard Dwelling shall be 30.0 sq.m.
- ii. Facades of garden and garage suite abutting a public street, lane, park and/or open space shall incorporate building materials, architectural style and treatment complimentary to the principal dwelling unit to the satisfaction of the development authority.

d) Apartment

- i. To ensure architectural interest, all units of new and redeveloped principal buildings shall incorporate a minimum four of following design elements on the facades to the satisfaction of the Development Authority
 - a) Use of architectural treatments appropriate to the architecture style such as cornices, decorative columns and beams, canopies and lighting fixtures.
 - b) Use of bold window trims, soffits, muntin bars
 - c) Use of building features such as clearly defined entryways, dormer window, bay windows, window shutters, balcony, porch, veranda, chimney shaft, promenades, to create articulation and interest.
 - d) Use of exterior materials of high quality and durable materials. Each building must have in addition to vinyl siding as a primary treatment, each unit must have a minimum of 20% high quality accent material, such as, but not limited to stone, brick or decorative shingles.
 - e) Use of accent colour and/or contrast in finishing materials
 - f) Use of premium soffits for roof overhang, vibrant colored front entry doorways, enhanced railing detailing on balconies and patios.

e) Mixed-Use Buildings

- i. For new and redeveloped principal buildings, a minimum of 60% of the ground floor façade area adjacent public street, park and/ or open space between 1.0m and 2.0m above grade and shall be comprised of windows, doors, or transparent glazing.
- ii. To promote pedestrian interaction and safety, ground floor of new and redeveloped mixed-use facades in comprehensive sites 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.
- iii. To ensure architectural interest, new and redeveloped mixed-use buildings shall incorporate a minimum of three of the following design elements on the facades to the satisfaction of the Development Authority
 - a) Use of exterior materials of high quality and durable materials. 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 in finishing materials
 - c) Use of architectural treatments appropriate to the architecture style such as cornices, decorative columns and beams, canopies and lighting fixtures.
 - d) Use of building features such as clearly defined entryways, dormer window, bay windows, window shutters, balcony, porch, veranda, chimney shaft, promenades, to create articulation and interest.
 - e) Use of bold window trims, soffits, muntin bars.
- f) **Commercial Block, Commercial Office Building, Inn, Mixed Use Building, Single Structure Commercial Pad, Store Front, Strip Mall, Indoor Assembly, Public Service Building**
 - i. For new and redeveloped principal buildings, a minimum of 60% of the ground floor façade area adjacent public street, park and/ or open space between 1.0m and 2.0m above grade and shall be comprised of windows, doors, or transparent glazing.
 - ii. To promote pedestrian interaction and safety, ground floor of new and redeveloped non-residential facades in comprehensive sites 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. Architecture and building design shall compliment the surrounding area, be visually appealing, human scale appropriate, and contribute to the pedestrian's sense of safety and comfort to the satisfaction of the Development Authority.
 - iv. Entrances to the new and redeveloped multi-unit buildings shall incorporate weather protection features such as canopies, awnings, overhangs and recessed entrances.

(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 side yard, a minimum of 1.0m 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 _____ of this Bylaw.
- ii. For non-residential and mixed-use sites, a minimum of 20% of the total site area shall be landscaped, including all areas not occupied by buildings, parking areas or vehicular access areas. One tree for each 25.0m² and one shrub for each 10.0m² of landscape area shall be provided.
- iii. Front/Side Yards may be finished with xeriscape treatments that provide an outdoor maintenance free property.
- iv. Front/Side Yards may be finished with Low Impact Development treatments that may include Bioswales, Rain Gardens, Permeable Pavement, or other green infrastructure alternatives.

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) Nodes & 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, site accesses, 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.

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