

# THE CITY OF CALGARY

## LAND USE BYLAW 1P2007

### OFFICE CONSOLIDATION

#### BYLAWS AMENDING THE TEXT OF BYLAW 1P2007

|         |                    |         |                   |
|---------|--------------------|---------|-------------------|
| 11P2008 | June 1, 2008       | 32P2009 | December 14, 2009 |
| 13P2008 | June 1, 2008       | 46P2009 | December 14, 2009 |
| 15P2008 | June 1, 2008       | 38P2009 | December 15, 2009 |
| 47P2008 | June 1, 2008       | 3P2010  | March 1, 2010     |
| 48P2008 | June 1, 2008       | 11P2010 | April 19, 2010    |
| 49P2008 | June 1, 2008       | 14P2010 | May 17, 2010      |
| 50P2008 | June 1, 2008       | 26P2010 | May 17, 2010      |
| 53P2008 | June 1, 2008       | 12P2010 | June 7, 2010      |
| 54P2008 | May 12, 2008       | 19P2010 | June 7, 2010      |
| 57P2008 | June 9, 2008       | 23P2010 | June 7, 2010      |
| 67P2008 | October 1, 2008    | 32P2010 | July 26, 2010     |
| 68P2008 | October 6, 2008    | 34P2010 | August 19, 2010   |
| 71P2008 | December 22, 2008  | 39P2010 | November 22, 2010 |
| 51P2008 | January 4, 2009    | 7P2011  | January 10, 2011  |
| 75P2008 | January 4, 2009    |         |                   |
| 1P2009  | January 26, 2009   |         |                   |
| 10P2009 | April 21, 2009     |         |                   |
| 17P2009 | June 1, 2009       |         |                   |
| 28P2009 | July 13, 2009      |         |                   |
| 31P2009 | September 14, 2009 |         |                   |
| 41P2009 | October 13, 2009   |         |                   |

#### NOTE:

Amending Bylaw numbers are located in the text of this document to identify that a change has occurred in a Section, Subsection or Clause. Amending Bylaws should be consulted for detailed information. Where the amendment corrected spelling, punctuation or type face, the amending bylaw number has not been noted in the document.

This document is consolidated for convenience only. The official Bylaw and all amendments thereto are available from the City Clerk and should be consulted in interpreting and applying this Bylaw.

Printed by the City Clerk by authority of City Council.

**Land Use Planning in the Province of Alberta is regulated by the Municipal Government Act, Part 17, which contains the following purpose statement:**

*The purpose of this Part and the regulations and bylaws under this Part is to provide means whereby plans and related matters may be prepared and adopted*

*(a) to achieve the orderly, economical and beneficial development, use of land and patterns of human settlement, and*

*(b) to maintain and improve the quality of the physical environment within which patterns of human settlement are situated in Alberta,*

*without infringing on the rights of individuals for any public interest except to the extent that is necessary for the overall greater public interest.*

## **PUBLISHING INFORMATION**

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- (26) “**building reference points**” means the geodetic elevation of four points:
- (a) located at the intersection of the **front property line** and each **side property line**;
  - (b) located at the intersection of the **rear property line** and each **side property line**; and
  - (c) where each pair of points must be considered as corresponding.
- (27) “**building setback**” means the distance from a **property line** to the point on a **parcel** where a **building** is located measured at a right angle from the **property line** to which it relates.
- (28) “**calliper**” means the diameter of the trunk of a tree measured at 0.3 metres above the ground.
- (29) “**City Manager**” means the Chief Administrative Officer of the City of Calgary.
- (30) “**City**” means The City of Calgary, a municipal corporation in the Province of Alberta, or the area within the corporate limits of The City of Calgary, as the context requires.
- (31) “**commercial district**” means any one or more of the land use districts described in Part 7 and the CC-X and CC-COR districts contained in Part 11. 51P2008
- (32) “**commercial multi-residential uses**” means any one or more of the following **uses**, when referenced in a **multi-residential district**: 39P2010,  
7P2011
- (a) **Convenience Food Store**;
  - (b) **Counselling Service**;
  - (c) **Drinking Establishment – Small**;
  - (d) **Information and Service Provider**;
  - (e) **Office**;
  - (f) **Outdoor Café**;
  - (g) **Print Centre**;
  - (h) **Restaurant: Food Service Only – Small**;
  - (i) **Restaurant: Licensed – Small**;
  - (j) **Retail and Consumer Service**;
  - (k) **Service Organization**;
  - (l) **Specialty Food Store**; and
  - (m) **Take Out Food Service**.

- (33) “**common amenity space**” means a space designed for active or passive recreational use that is provided for the use of all of the occupants of a **development**.
- (34) “**common amenity space – indoors**” means **common amenity space** that is located in a **building**.
- (35) “**common amenity space – outdoors**” means **common amenity space** that is not located in a **building**.
- (36) “**contextual adjacent buildings**” means the two closest **buildings** to a **parcel**:
- (a) located on the same block face not separated by a **street**; and
  - (b) where the **building** is not an **Accessory Residential Building**.
- (37) “**contextual building depth average**” means:
- (a) where there are at least two other **buildings** on the same block face, the average **building depth** of the **contextual adjacent buildings** plus 4.6 metres;
  - (b) where there is only one other **building** on the same block face, the **building depth** of such **building** plus 4.6 metres; and
  - (c) where there is no other **building** on the same block face, 65.0 per cent of **parcel depth**.
- (38) *deleted*

3P2010

3P2010

- (125) “**side property line**” means a **property line** other than the **front** and **rear property lines**.
- (126) “**side setback area**” means an area of a **parcel** defined by any **side property line** and a line parallel to that **side property line** measured at the minimum depth of the **setback area** required by the District and terminating where that line meets the **front setback area** and the **rear setback area**.
- (127) “**sign**” means a **Sign – Class A, Sign – Class B, Sign – Class C, Sign – Class D, Sign – Class E or Sign – Class F**.
- (128) “**sign area**” means the entire area of a **sign** on which **copy** is placed, and, in the case of a **sign** which has **copy** on more than one side of the **sign**, the average of the total area of all sides of the **sign** will be used in the calculation of **sign area**.
- (129) “**sign owner**” means any person who is described on a **sign**; whose name, address or telephone number appears on a **sign**; who is in control of a **sign**; or who is the subject of or intended to benefit from a **sign**; and there may be more than one **sign owner** of a **sign**.
- (130) “**skateboard ramp**” means a structure that is used to provide a surface upon which an individual may use or operate a skateboard, bicycle, roller skates or other similar devices.
- (131) “**soft surfaced landscaped area**” means an area with a surface consisting of materials that:
- (a) are living, or derived from living organisms;
  - (b) are not formed into a structure; and
  - (c) may include, but are not limited to, mulch, native grasses, plants, shrubs, sod and trees.
- (131.1) “**solar collector**” means any device used to collect sunlight that is part of a system used to convert radiant energy from the sun into thermal or electrical energy.
- (132) “**special purpose district**” means any one or more of the land use districts described in Part 9.
- (133) “**storey**” means the space between the top of any floor and the top of the next floor above it, and if there is no floor above it, the portion between the top of the floor and the ceiling above it but does not include a **basement**.
- (134) “**street**” means:
- (a) any public road, including the boulevards, sidewalks and improvements, but excluding a **lane**, bridge or walkway; or
  - (b) a **private condominium roadway**.

68P2008

7P2011

(135) “**street oriented multi-residential building**” means a **building** with all of the following characteristics, without exception:

- (a) the facade of the **main residential building** on the floor closest to **grade** facing a **street**:
  - (i) contains either **units** or **commercial multi-residential uses**;
  - (ii) may contain a **public entrance** used solely for accessing **units** on floors above **grade**;
  - (iii) does not contain a motor vehicle access point used for the purposes of accessing **motor vehicle parking stalls**, when the **development** is on a **laned parcel**; and
  - (iv) contains a maximum of one access point used for the purposes of accessing **motor vehicle parking stalls**, when the **development** is on a **laneless parcel**;
- (b) each **unit** at **grade** must provide:
  - (i) an exterior access;
  - (ii) a connection from the exterior access to the public sidewalk by an individual walkway; and
  - (iii) an exterior access within 4.5 metres from a **property line**;
- (c) a public sidewalk is located along the entire length of each **property line** shared with a **street**; and
- (d) where **commercial multi-residential uses** are provided for on a **parcel** designated M-H1, M-H2, M-H3, M-X1 or M-X2 District, the **building** must meet all of the following requirements:
  - (i) an exterior access facing the **street** must be provided for each **commercial multi-residential use** located on the floor closest to **grade** facing a **street**, which must be connected to the public sidewalk by a direct individual walkway; and
  - (ii) **commercial multi-residential uses** located on the floor closest to **grade** facing a **street** must have windows with clear glass that:
    - (A) allow views of the indoor space or product display areas; and
    - (B) have a minimum clear glass area equivalent to 75.0 per cent of the area of the commercial façade facing the **street** between 0.6 metres and 2.4 metres in height.

## Division 6: General Provisions Relating to Development Permits

### Applications the Development Authority Must Refuse

- 40** The **Development Authority** must refuse a **development permit** application when the proposed **development**:
- (a) is for a **use** that is not listed as either a **permitted** or **discretionary use** in the governing land use district;
  - (b) is for a **use** containing a restriction in its definition that is not met by the proposed **use**;
  - (c) exceeds any of the following requirements where they are specified on a Land Use District Map: 39P2010
    - (i) maximum **floor area ratio**; and
    - (ii) maximum **units** per hectare;
  - (c.1) exceeds the maximum **building height** when specified on a Land Use District Map except where portions of the **building** exceed the maximum **building height** due to: 39P2010
    - (i) **grade** variations within the **parcel**;
    - (ii) design elements of the **building** that extend above the **eaveline** where there is no usable floor area associated with the element;
  - (d) does not meet the minimum area requirement to accommodate **commercial multi-residential uses** in the M-X1 and M-X2 Districts unless the **parcel** is located in the **Developing Area** and was designated M-X1 or M-X2 prior to 2010 November 25; and 7P2011
  - (e) is for either a **Contextual Single Detached Dwelling** or a **Multi-Residential Development – Minor**, and does not comply with all of the requirements and rules of this Bylaw.

### Applications That May Only Be Considered in a Direct Control District

- 41** Where this Bylaw provides that a **use** may only be a listed **use** in a Direct Control District, the **Development Authority** must refuse a **development permit** if it proposes the **use** in a District other than a Direct Control District which lists the **use**.

### Administrative Cancellation of an Application

31P2009

- 41.1** (1) In the case of an inactive or non-responsive application the **General Manager** may, in his or her sole and unfettered discretion, cancel a **development permit** application subsequent to acceptance, where he determines that the information provided is not adequate for the **Development Authority** to properly evaluate the application.
- (2) The **General Manager** must provide written notice of the cancellation of the **development permit** application including reasons for the decision to the applicant.

- (3) The fees associated with a **development permit** application cancelled by the **General Manager** may be refunded.

#### Term of a Development Permit

**42** A **development permit** remains in effect until:

- (a) the date of its expiry if the **development permit** was issued for a limited time;
- (b) it is suspended or cancelled; or
- (c) it lapses upon the failure of the applicant to commence **development** as required under this Division.

#### Suspension or Cancellation of a Development Permit

71P2008

**43** (1) The **Development Authority** may suspend or cancel a **development permit** following its approval or issuance if:

- (a) the application contains a misrepresentation;
  - (b) facts have not been disclosed which should have been at the time of consideration of the application for the **development permit**;
  - (c) the **development permit** was issued in error;
  - (d) the requirements or conditions of the **development permit** have not been complied with; or
  - (e) the applicant requests, by way of written notice to the **Development Authority**, the cancellation of the **development permit**, provided that commencement of the **use, development** or construction has not occurred.
- (2) If the **Development Authority** suspends or cancels a **development permit**, the **Development Authority** must provide written notice of the suspension or cancellation to the applicant.
- (3) Upon receipt of the written notice of suspension or cancellation, the applicant must cease all **development** and activities to which the **development permit** relates.

#### Commencement of Development

31P2009

**44** (1) Where a **development permit** is for a change of **use**, a change of intensity of **use** or both, **development** must commence within one year of the date of approval of the **development permit**.

(2) For the purpose of subsection (1), **development** commences when the applicant begins occupying the **parcel** and operating the **use** which was approved by the **development permit**.

31P2009

(3) Where a **development permit** is for construction, or for construction combined with a change of **use**, a change in intensity of **use** or both, **development** must commence within:



**245 “Night Club”**

- (a) means a *use*:
  - (i) where liquor is sold and consumed on the premises;
  - (ii) where a licence for the sale of liquor, that prohibits minors on the premises at any time, is issued by the Alberta Gaming and Liquor Commission;
  - (iii) where entertainment is provided to patrons, in the forms of a dance floor, live music stage, live performances, or recorded music, in areas greater than 10.0 square metres; and
  - (iv) where food may be prepared and sold for consumption on the premises;
- (b) is a *use* within the Eating and Drinking Group in Schedule A to this Bylaw;
- (c) must provide sufficient area *adjacent* to entry doors for patrons to queue prior to entering;
- (d) must be located more than 45.0 metres from a *residential district*, which must be measured from the *building* containing the *use* to the nearest *property line* of a *parcel* designated as a *residential district*;
- (e) must not have any openings, except emergency exits, loading bay doors or non-opening windows, on a façade that faces a *residential district* or abuts a *lane* separating the *parcel* from a *residential district*;
- (f) must not have an exterior entrance located on a façade that faces a *residential district*, unless that façade is separated from the *residential district* by a *street*;
- (g) requires a minimum of 2.85 *motor vehicle parking stalls* per 10.0 square metres of *public area*;
- (h) does not require *bicycle parking stalls – class 1*; and
- (i) requires a minimum of 1.0 *bicycle parking stalls – class 2* per 250.0 square metres of *public area*.

**246 “Office”**

- (a) means a *use*:
  - (i) where business people, professional, clerical and administrative staff work in fields other than medical or counselling fields;
  - (ii) that provides services to either a select clientele or no clients, and therefore has limited contact with the public at large;

67P2008

- (iii) that may have a reception area;
- (iv) that may contain work stations, boardrooms, and meeting rooms; and
- (v) that does not have facilities for the production or sale of goods directly to the public inside the **use**;
- (b) is a **use** within the Office Group in Schedule A to this Bylaw;
- (c) *deleted*
- (d) requires a minimum of 2.0 motor vehicle parking stalls per 100.0 square metres of **gross usable floor area**;
- (e) requires a minimum of 1.0 **bicycle parking stalls – class 1** per 1000.0 square metres of **gross usable floor area**; and
- (f) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 1000.0 square metres **gross usable floor area** for **Offices** greater than 1000.0 square metres.

14P2010, 51P2008,  
26P2010, 7P2011**247 “Outdoor Café”**

- (a) means a **use**:
  - (i) where food or beverages are served or offered for sale for consumption on a portion of the premises which are not contained within a fully enclosed **building**; and
  - (ii) that must be approved with another **use** listed within the Eating and Drinking Group in Schedule A, or with a **Convenience Food Store, Specialty Food Store or Supermarket**;
- (b) is a **use** within the Subordinate Use Group in Schedule A to this Bylaw;
- (c) must not have a floor higher than 0.6 metres above the height of the first **storey** floor level when the **use** is located within 100.0 metres of a **residential district**;
- (d) must not have outdoor speakers;
- (e) must not be combined with a **Drinking Establishment – Small** when located in the M-H2 or M-H3 districts;
- (f) has a maximum area of 25.0 square metres in the C-N1, C-N2, C-C1, C-C2, C-COR1, C-COR2, C-O, C-R1, I-B, CC-MHX, CC-X, CC-COR, CC-ER, CC-ERR, CC-EMU, CC-EIR, CC-EPR, CC-ET, M-H1, M-H2, M-H3, M-X1 and M-X2 districts;
- (g) must be located more than 25.0 metres from a **parcel** designated M-CG, M-C1, M-C2, M-G, M-1, M-2, or any **low density residential district**; unless the **use** is completely separated from these districts by a **building** or by an intervening **street**;

- (h) requires a minimum of 2.85 **motor vehicle parking stalls** per 10.0 square metres of outdoor area if the area is greater than 25.0 square metres; and
- (i) does not require **bicycle parking stalls – class 1 or class 2**.

**248 “Outdoor Recreation Area”**

- (a) means a **use**:
  - (i) where people participate in sports and athletic activities outdoors;
  - (ii) where the sport or athletic activity is not **Motorized Recreation or Firing Range**;
  - (iii) that may include a **building** containing change rooms, washrooms or showers and rooms for the administrative functions required to operate the **use**; and
  - (iv) that may provide a temporary seating area for the viewing of the sport or athletic activity associated with the **use**;
- (b) is a **use** within the Culture and Leisure Group in Schedule A to this Bylaw;
- (c) requires a minimum number of **motor vehicle parking stalls** based on a parking study required at the time of **development permit** application when it is listed as a **discretionary use** in a District; and
- (d) does not require **bicycle parking stalls – class 1 or class 2**.



- (vi) that may have a food preparation area, kitchen and seating area available for the users of the **use**; and
- (vii) that may have a maximum of three **Dwelling Units**;
- (b) is a **use** within the Culture and Leisure Group in Schedule A to this Bylaw.
- (c) when it contains a **Child Care Service** must also ensure that the **Child Care Service** complies with the rules for that **use**;
- (d) requires a minimum of 1.0 **motor vehicle parking stalls** per four (4) person capacity of the area of the largest **assembly area** for the **use**, which is calculated by one of the following methods:
  - (i) one (1) person per 0.75 square metres for areas of non-fixed seating;
  - (ii) one (1) person per individual fixed seat for areas where individual fixed seats are the primary method of accommodating people;
  - (iii) one (1) person per 0.5 linear metres of bench seating; or
  - (iv) the maximum capacity of the **assembly area** as stated in the **development permit**;
- (e) does not require **bicycle parking stalls – class 1**; and
- (f) requires a minimum number of **bicycle parking stalls – class 2** equal to 10.0 per cent of the minimum required **motor vehicle parking stalls**.

## 262 “Place of Worship – Small”

- (a) means a **use**:
  - (i) where people assemble for religious or spiritual purposes;
  - (ii) where the largest **assembly area** of the **use** is equal to or less than 300.0 square metres;
  - (iii) that may provide occasional refuge for people;
  - (iv) that may have rooms for the administrative functions of the **use**;
  - (v) that may have a **Child Care Service** within the **building**;

41P2009

- (vi) that may have a food preparation area, kitchen and seating area available for the users of the **use**; and
- (vii) that may have a maximum of three **Dwelling Units**;
- (b) is a **use** within the Culture and Leisure Group in Schedule A to this Bylaw.
- (c) when it contains a **Child Care Service** must also ensure that the **Child Care Service** complies with the rules for that **use**;
- (d) requires a minimum of 1.0 **motor vehicle parking stalls** per four (4) person capacity of the area of the largest **assembly area** for the **use**, which is calculated by one of the following methods:
  - (i) one (1) person per 0.75 square metres for areas of non-fixed seating;
  - (ii) one (1) person per individual fixed seat for areas where individual fixed seats are the primary method of accommodating people;
  - (iii) one (1) person per 0.5 linear metres of bench seating; or
  - (iv) the maximum capacity of the **assembly area** as stated in the **development permit**;
- (e) does not require **bicycle parking stalls – class 1**; and
- (f) requires a minimum number of **bicycle parking stalls – class 2** equal to 10.0 per cent of the minimum required **motor vehicle parking stalls**.

### 263 “Post-secondary Learning Institution”

- (a) means a **use**:
  - (i) where post-secondary educational programs of study are offered to enrolled students by an authorized agent, pursuant to the *Post-secondary Learning Act*;
  - (ii) where dormitories, food and other services may be offered to enrolled students, faculty members and staff;
  - (iii) that may have facilities for the advancement or support of educational and research needs of the students, faculty and staff; and
  - (iv) that may provide education programs for the general public;
- (b) is a **use** within the Teaching and Learning Group in Schedule A to this Bylaw;

- (2) The minimum area of a **parcel** containing a **Secondary Suite – Detached Garage** or a **Secondary Suite – Detached Garden** is 400.0 square metres.

### Parcel Coverage

- 467 (1) Unless otherwise referenced in subsections (2), (3) and (4), the maximum **parcel coverage** is 50.0 per cent of the area of a **parcel**. 57P2008
- (2) Unless otherwise referenced in subsections (3) and (4), the maximum **parcel coverage** is 60.0 per cent of the area of a **parcel** where:
- (a) the area of a **parcel** is less than 300.0 square metres; and 7P2011
- (b) the **parcel width** is less than 8.7 metres.
- (3) Unless otherwise referenced in subsection (4), the maximum **parcel coverage** is 45.0 per cent of the area of a **parcel** where the **parcel width** is greater than 11.0 metres.
- (4) The maximum **parcel coverage** referenced in subsections (1), (2) and (3) must be reduced by 21.0 square metres for each required **motor vehicle parking stall** that is not located in a **private garage**.

### Building Setback Areas

- 468 The minimum depth of all **setback areas** must be equal to the minimum **building setback** required in sections 469, 470 and 471.

### Building Setback from Front Property Line

- 469 The minimum **building setback** from a **front property line** is:
- (a) 2.0 metres for a **laned parcel**; and
- (b) 3.0 metres for a **laneless parcel**.

### Building Setback from Side Property Line

- 470 (1) For a **laned parcel**, the minimum **building setback** from any **side property line** is 1.2 metres.
- (2) For a **laneless parcel**, the minimum **building setback** from any **side property line** is:
- (a) 1.2 metres; or
- (b) 3.0 metres on one side of the **parcel**, when no provision has been made for a **private garage** on the front or side of a **building**.
- (3) For a **corner parcel**, the minimum **building setback** from a **side property line** shared with a **street** is 1.2 metres, provided there is no portion of a **building**, except for a projection allowed in 337(3), located within 3.0 metres of:
- (a) the back of the public sidewalk; or
- (b) the curb where there is no public sidewalk.

(4) The **building setback** required in subsection 2(b) may be reduced where the owner of the **parcel** proposed for **development** and the owner of the **adjacent parcel** register, against both titles, an exclusive private access easement:

- (a) where the width of the easement, in combination with the reduced **building setback**, must be at least 3.0 metres; and
- (b) that provides unrestricted vehicle access to the rear of the **parcel**.

3P2010

(5) One **building setback** from a **side property line** may be reduced to zero metres where:

- (a) the owner of the **parcel** proposed for **development** and the owner of the **adjacent parcel** register, against both titles, a minimum 1.5 metre private maintenance easement that provides for:
  - (i) a 0.30 metre eave encroachment easement with the requirement that the eaves must not be closer than 0.90 metres to the eaves on a **building** on an **adjacent parcel**; and
  - (ii) a 0.60 metre footing encroachment easement; and
- (b) all roof drainage from the **building** is discharged through eavestroughs and downspouts onto the **parcel** on which the **building** is located.

3P2010

(6) *deleted*

#### **Building Setback from Rear Property Line**

**471** The minimum **building setback** from a **rear property line** is 7.5 metres.

#### **Building Height**

13P2008

**472 (1)** Unless otherwise referenced in subsection (2), the maximum **building height** is 10.0 metres.

(2) The maximum **building height** is 11.0 metres where:

- (a) the area of the **parcel** is equal to or greater than 400.0 square metres; and
- (b) the **parcel width** is equal to or greater than 10.0 metres.

#### **Motor Vehicle Parking Stalls**

10P2009

**473** The minimum number of **motor vehicle parking stalls** is 2.0 stalls for a **Single Detached Dwelling** located on a **parcel** with a **parcel width** less than 9.0 metres.



## Division 9: Residential – Low Density Multiple Dwelling (R-2M) District

### Purpose

**489** The Residential – Low Density Multiple Dwelling District (R-2M) is intended to primarily accommodate comprehensively designed low density residential *development* in the form of **Duplex Dwellings, Rowhouses, Semi-detached Dwellings, and Townhouses** in the *Developing Area*.

### Permitted Uses

**490** The following *uses* are *permitted uses* in the Residential – Low Density Multiple Dwelling District: 13P2008

- (a) **Accessory Residential Building;**
- (a.1) **Home Based Child Care – Class 1;** 17P2009
- (b) **Home Occupation – Class 1;**
- (c) *deleted* 46P2009
- (d) **Park;**
- (e) **Protective and Emergency Service;**
- (f) **Rowhouse;**
- (g) **Sign – Class A;**
- (h) **Special Function Tent – Recreational; and**
- (i) **Utilities.**

**490.1** The following *uses* are *permitted uses* in the Residential – Low Density Multiple Dwelling District where there is only one *main residential building* located on a *parcel*: 13P2008, 12P2010

- (a) **Duplex Dwelling;**
- (b) **Secondary Suite; and**
- (c) **Semi-detached Dwelling.**

### Discretionary Uses 13P2008

- 491** (1) *Uses* listed in Section 490.1 are *discretionary uses* in the Residential – Low Density Multiple Dwelling District where there is more than one *main residential building* on a *parcel*.
- (2) The following *uses* are *discretionary uses* in the Residential – Low Density Multiple Dwelling District:
- (a) **Addiction Treatment;**
  - (b) **Bed and Breakfast;**
  - (c) **Community Entrance Feature;**
  - (d) **Custodial Care;**

- 17P2009 (d.1) **Home Based Child Care – Class 2;**  
 (e) **Home Occupation – Class 2;**  
 (f) **Place of Worship – Small;**  
 (g) **Power Generation Facility – Small;**  
 (h) **Residential Care;**
- 12P2010 (i) *deleted*
- 12P2010 (i.1) **Secondary Suite – Detached Garage;**
- 12P2010 (i.2) **Secondary Suite – Detached Garden;**
- (j) **Sign – Class B;**  
 (k) **Sign – Class C;**
- 71P2008 (k.1) **Sign – Class D;**  
 (l) **Sign – Class E;**  
 (m) **Single Detached Dwelling;**  
 (n) **Temporary Residential Sales Centre;**  
 (o) **Townhouse; and**  
 (p) **Utility Building.**

### Rules

**492** In addition to the rules in this District, all **uses** in this District must comply with:

- (a) the General Rules for Low Density Residential Land Use Districts referenced in Part 5, Division 1;  
 (b) the Rules Governing All Districts referenced in Part 3; and  
 (c) the applicable Uses And Use Rules referenced in Part 4.

13P2008, 7P2011

### Density

**493** The maximum **density** for a **parcel** designated Residential – Low Density Multiple Dwelling District is:

- (a) 50 **units** per hectare for **Rowhouses**;  
 (b) 50 **units** per hectare for **Townhouses** when:  
 (i) all of the **buildings** containing **units** face a **street**; and  
 (ii) each **unit** has a separate, direct exterior access facing a public road that is not a **private condominium roadway**;  
 (c) 38 **units** per hectare for **Townhouses** in all other cases.

- (3) The **landscaped areas** shown on the landscape plan approved by the **Development Authority** must be maintained on the **parcel** for so long as the **development** exists.
- (4) All **landscaped areas**, other than **private amenity space**, must be accessible to all residents of the **development**.
- (5) All **soft surfaced landscaped areas** must be irrigated by an underground irrigation system, unless otherwise provided by a **low water irrigation system**.
- (6) Unless otherwise referenced in subsections (7) and (8), all areas of a **parcel**, except for those portions specifically required for motor vehicle access, **motor vehicle parking stalls, loading stalls**, garbage facilities, or any purpose allowed by the **Development Authority**, must be a **landscaped area**.
- (7) All **setback areas adjacent** to a **street** or another **parcel**, except for those portions specifically required for motor vehicle access, must be a **landscaped area**.
- (8) All **setback areas adjacent** to a **lane**, except for those portions specifically required for motor vehicle access, **motor vehicle parking stalls, loading stalls** or garbage facilities must be a **landscaped area**.
- (9) **Amenity space** must be included in the calculation of a **landscaped area** where such **amenity space**:
  - (a) is provided outdoors at **grade**; and
  - (b) is a **hard surfaced landscaped area** or **soft surfaced landscaped area**.

### Specific Rules for Landscaped Areas

- |     |     |  |                    |
|-----|-----|--|--------------------|
| 551 | (1) | Any part of the <b>parcel</b> used for motor vehicle access, <b>motor vehicle parking stalls, loading stalls</b> and garbage or recycling facilities must not be included in the calculation of a <b>landscaped area</b> .   | 13P2008,<br>7P2011 |
|     | (2) | Unless otherwise referenced in section 553, a minimum of 40.0 per cent of the area of a <b>parcel</b> must be a <b>landscaped area</b> .   | 13P2008, 10P2009   |
|     | (3) | The maximum <b>hard surfaced landscaped area</b> is: <ol style="list-style-type: none"> <li>(a) 50.0 per cent of the required <b>landscaped area</b> for a <b>parcel</b> containing a <b>street-oriented multi-residential building</b>; and</li> <li>(b) 40.0 per cent of the required <b>landscaped area</b>, in all other cases.</li> </ol> |                    |

- (4) For a **Multi-Residential Development – Minor**, 30.0 per cent of the maximum allowable **hard surfaced landscaped area** may be concrete.
- (5) For **landscaped areas** above **grade**, a minimum of 30.0 per cent of the area must be covered with **soft surfaced landscaping**.
- (6) Where a **landscaped area** above grade is fragmented into isolated spaces, a minimum of 30.0 per cent of each space must be covered with **soft surfaced landscaping**.

### **Planting Requirements**

- 552**
- (1) All plant materials must be of a species capable of healthy growth in Calgary and must conform to the standards of the Canadian Nursery Landscape Association.
  - (2) A minimum of 1.0 trees and 2.0 shrubs must be planted for every 45.0 square metres of **landscaped area** provided.
  - (3) A minimum of 25.0 per cent of all trees provided must be coniferous.
  - (4) Unless otherwise referenced in section 555, deciduous trees must have a minimum **calliper** of 50 millimetres and at least 50.0 per cent of the provided deciduous trees must have a minimum **calliper** of 75 millimetres at the time of planting.
  - (5) Unless otherwise referenced in section 555, coniferous trees must have a minimum height of 2.0 metres and at least 50.0 per cent of the provided coniferous trees must be a minimum of 3.0 metres in height at the time of planting.
  - (6) Shrubs must be a minimum height or spread of 0.6 metres at the time of planting.
  - (7) For **landscaped areas** with a **building** below, planting areas must have the following minimum soil depths:
    - (a) 1.2 metres for trees;
    - (b) 0.6 metres for shrubs; and
    - (c) 0.3 metres for all other planting areas.
  - (8) The soil depths referenced in (7) must cover an area equal to the mature spread of the planting material.

**Division 4: Multi-Residential – Contextual Medium Profile (M-C2)  
(M-C2f#d#) District**

7P2011

**Purpose**

**595** The Multi-Residential – Contextual Medium Profile District:

- (a) is intended to apply to the **Developed Area**;
- (b) has **Multi-Residential Development** that will typically have higher numbers of **Dwelling Units** and traffic generation than low density residential dwellings and the M-CG and M-C1 Districts;
- (c) provides for **Multi-Residential Development** in a variety of forms;
- (d) has **Multi-Residential Development** of medium height and medium **density**;
- (e) has **Multi-Residential Development** where intensity is measured by **floor area ratio** to provide flexibility in **building** form and **Dwelling Unit** size and number;
- (f) allows for varied **building height** and **front setback areas** in a manner that reflects the immediate context;
- (g) is in close proximity to, or **adjacent** to, low density residential development;
- (h) is typically located at community nodes or transit and transportation corridors and nodes;
- (i) provides outdoor space for social interaction; and
- (j) provides landscaping to complement the design of the **development** and to help screen and buffer elements of the **development** that may have impacts on residents or nearby **parcels**.

**Permitted Uses**

**596 (1)** The following **uses** are **permitted uses** in the Multi-Residential – Contextual Medium Profile District:

- (a) **Accessory Residential Building**;
- (a.1) **Home Based Child Care – Class 1**;
- (b) **Home Occupation – Class 1**;
- (c) **Park**;

17P2009

- (d) **Protective and Emergency Service;**
- (e) **Sign – Class A;**
- (f) **Special Function Tent – Recreational; and**
- (g) **Utilities.**

53P2008

(2) The following *uses* are **permitted uses** on a *parcel* that has a **building** used or previously used as a **Community Recreation Facility** or **School Authority – School**:

- (a) **Community Recreation Facility;**
- (b) **School Authority – School; and**
- (c) **School Authority Purpose – Minor.**

### Discretionary Uses

597 (1) The following *uses* are **discretionary uses** in the Multi-Residential – Contextual Medium Profile District:

- (a) **Addiction Treatment;**
- (b) **Assisted Living;**
- (c) **Bed and Breakfast;**
- (d) **Child Care Service;**
- (e) **Community Entrance Feature;**
- (f) **Custodial Care;**
- (g) **Duplex Dwelling;**
- (g.1) **Home Based Child Care – Class 2;**
- (h) **Home Occupation – Class 2;**
- (i) **Live Work Unit;**
- (j) **Multi-Residential Development;**
- (k) **Place of Worship – Medium;**
- (l) **Place of Worship – Small;**
- (m) **Power Generation Facility – Small;**
- (n) **Residential Care;**
- (n.1) **Secondary Suite;**
- (n.2) **Secondary Suite – Detached Garage;**
- (n.3) **Secondary Suite – Detached Garden;**

17P2009

34P2010

34P2010

34P2010

- (o) **Semi-detached Dwelling;**
  - (p) **Sign – Class B;**
  - (q) **Sign – Class C;**
  - (r) **Sign – Class D;**
  - (s) **Sign – Class E;**
  - (t) **Single Detached Dwelling;**
  - (u) **Temporary Residential Sales Centre; and**
  - (v) **Utility Building.**
- (2) The following **uses** are additional **discretionary uses** if they are located in **buildings** used or previously used as **Community Recreation Facility** or **School Authority – School** in the Multi-Residential – Contextual Medium Profile District: 53P2008
- (a) **Library;**
  - (b) **Museum;**
  - (c) **School – Private;**
  - (d) **School Authority Purpose – Major; and**
  - (e) **Service Organization.**
- (3) The following **uses** are additional **discretionary uses** on a **parcel** in the Multi-Residential – Contextual Medium Profile District that has a **building** used or previously used as **School Authority – School**:
- (a) **Community Recreation Facility;**
  - (b) **Food Kiosk;**
  - (c) **Indoor Recreation Facility;**
  - (d) **Outdoor Recreation Area;**
  - (e) **Park Maintenance Facility – Large; and**
  - (f) **Park Maintenance Facility – Small.**

## Rules

- 598** In addition to the rules in this District, all **uses** in this District must comply with:

- (a) the General Rules for Multi-Residential Land Use Districts referenced in Part 6, Division 1;
- (b) the Rules Governing All Districts referenced in Part 3;
- (c) the applicable Uses And Use Rules referenced in Part 4; and
- (d) the applicable rules for the Special Purpose – Community Service District for those **uses** referenced in sections 588 (2) and (3) and 596(2).

7P2011

**Floor Area Ratio**

- 599** (1) The maximum **floor area ratio** is 2.5.
- (2) The maximum **floor area ratio** for all **buildings** on **parcels** designated M-C2 District is the number following the letter “f” when indicated on the Land Use District Maps, which must be less than 2.5.

13P2008

**Density**

- 600** (1) There is no maximum **density** for **parcels** designated M-C2 District, unless established as referenced in subsection (2).
- (2) The maximum **density** for **parcels** designated M-C2 District followed by the letter “d” and a number indicated on the Land Use District Maps is the number expressed in **units** per hectare.

**Setback Area**

- 601** The depth of all **setback areas** must be equal to the minimum **contextual multi-residential building setback** and **building setback** required in section 602.

**Building Setbacks**

- 602** (1) Unless otherwise referenced in subsection (2), the minimum **building setback** from a **property line** shared with a **street** is the greater of:
- (a) the **contextual multi-residential building setback**; or
  - (b) 3.0 metres.
- (2) The minimum **building setback** from a **property line** shared with a **street** for a **street oriented multi-residential building** is a minimum of the **contextual multi-residential building setback** less 1.5 metres.
- (3) The minimum **building setback** from a **property line** shared with a **lane** is 1.2 metres.



- (4) Unless otherwise referenced in subsection (5), the minimum **building setback** from a **property line** shared with another **parcel** is 1.2 metres.
- (5) The minimum **building** setback from a **property line** shared with another **parcel** for a **street oriented multi-residential building** is zero metres when the adjoining **parcel** is designated:
- (a) C-N1, C-COR1, CC-X or CC-COR District; or 51P2008
- (b) M-CG, M-C1, M-C2, M-H1, M-H2, M-H3, M-X1, M-X2, CC-MH or CC-MHX District and contains four or more **Dwelling Units**. 51P2008

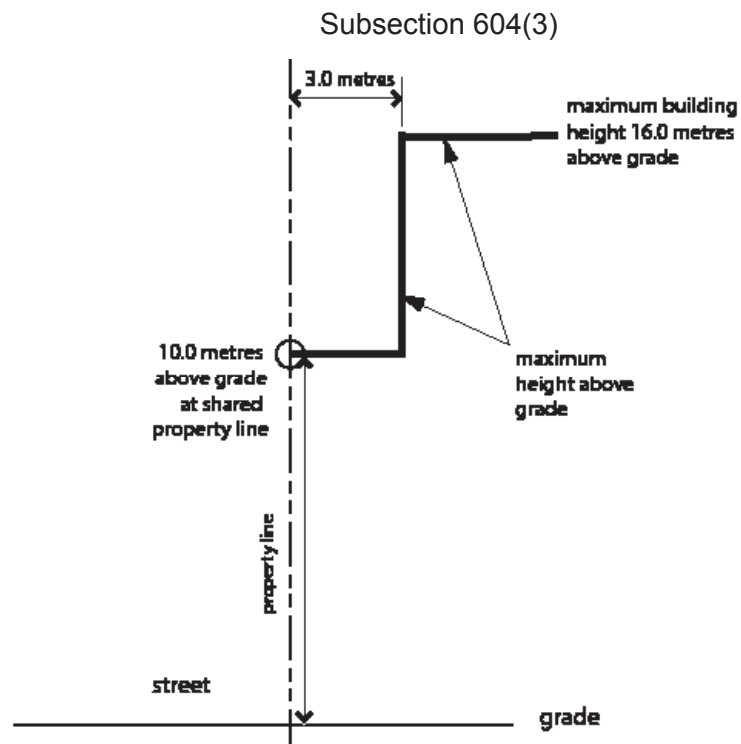
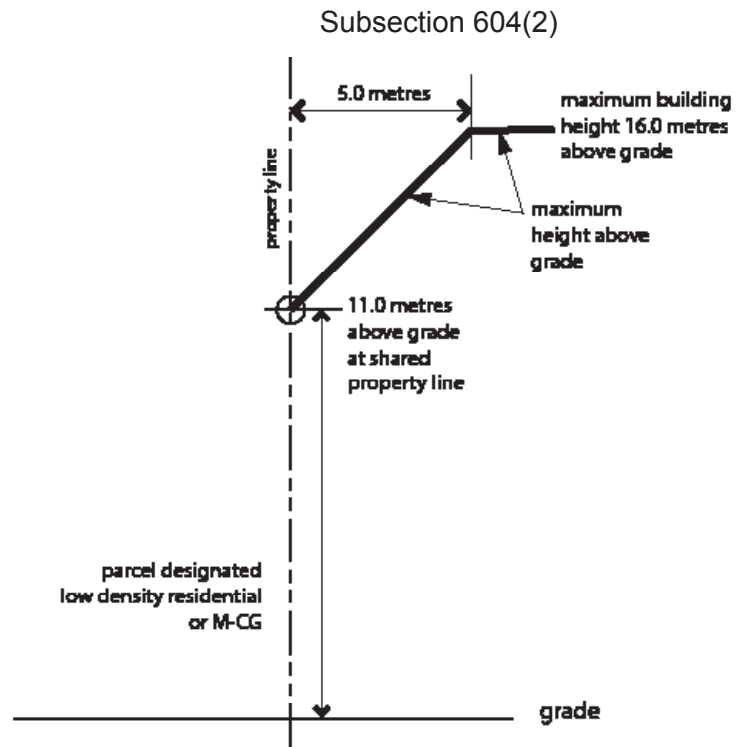
### Landscaping

- 603** At least 90.0 per cent of the required **landscaped area** must be provided at **grade**.

### Building Height and Cross Section

- 604** (1) Unless otherwise referenced in subsections (2) and (3), the maximum **building height** is 16.0 metres.
- (2) Where a **parcel** shares a **property line** with a **parcel** designated with a **low density residential district** or M-CG District, the maximum **building height**:
- (a) is 11.0 metres measured from **grade** at the shared **property line**; and
- (b) increases proportionately to a maximum of 16.0 metres measured from **grade** at a distance of 5.0 metres from the shared **property line**.
- (3) Where a **parcel** shares a **property line** with a **street**, the maximum **building height** is:
- (a) 10.0 metres measured from **grade** within 3.0 metres of that shared **property line**; and
- (b) 16.0 metres measured from **grade** at a distance greater than 3.0 metres from that shared **property line**.
- (4) The maximum area of a horizontal cross section through a **building** at 14.0 metres above **average grade** must not be greater than 40.0 per cent of the maximum area of a horizontal cross section through the **building** between average **grade** and 12.0 metres.
- (5) The following diagrams illustrate the rules of subsections (2), (3) and (4):

Illustration 5:  
Building Height and Cross Section in the Multi-Residential  
Contextual Medium Profile (M-C2) District



- (c) the applicable Uses And Use Rules referenced in Part 4.

### Density

- 609** (1) The minimum **density** for **parcels** designated M-G District is 35 **units** per hectare.
- (2) The maximum **density** for **parcels** designated M-G District is 80 **units** per hectare.
- (3) The maximum **density** for parcels designated M-G District followed by the letter “d” and a number indicated on the Land Use District Maps:
- (a) is the number expressed in **units** per hectare; and
- (b) the number after the letter “d” must not be less than the minimum **density** referenced in subsection (1) or exceed the maximum **density** referenced in subsection (2).

### Building Form

- 610** (1) **Buildings** that contain a **unit** must contain at least three or more **units**.
- (2) Each **unit** must have a separate and direct pedestrian access to **grade**.
- (3) *deleted*

7P2011

### Setback Area

- 611** The depth of all **setback areas** must be equal to the minimum **building setback** required in section 612.

### Building Setbacks

- 612** (1) Unless otherwise referenced in subsection (2), the minimum **building setback** from a **property line** shared with a **street** is 3.0 metres.
- (2) The minimum **building setback** from a **property line** shared with a **street** for a **street oriented multi-residential building** is zero metres.
- (3) The minimum **building setback** from a **property line** shared with a **lane** is 1.2 metres.
- (4) Unless otherwise referenced in subsection (5), the minimum **building setback** from a **property line** shared with another **parcel** is 1.2 metres.

- (5) The minimum **building setback** from a **property line** shared with another **parcel** for a **street oriented multi-residential building** is zero metres, when the adjoining **parcel** is designated as:
- (a) C-N1 or C-COR1 District; or
  - (b) M-G, M-1, M-2, M-H1, M-H2, M-H3, M-X1, or M-X2 District.

### Landscaping

**613** All of the minimum required **landscaped area** must be provided at **grade**.

### Building Height

**614** The maximum **building height** is 13.0 metres.

7P2011

### Amenity Space

- 615** (1) Unless otherwise referenced in subsection (4), a **balcony**, **deck**, or **patio** must not be located in any **setback area**.
- (2) Each **unit** in a **Multi-Residential Development** and a **Multi-Residential Development – Minor** must have an **amenity space**:
- (a) provided for the private use of the occupants of the **unit**;
  - (b) that has a minimum area of 7.5 square metres with no dimension less than 2.0 metres; and
  - (c) in the form of a **balcony**, **deck**, or **patio**.
- (3) Where a **patio** is located within 4.0 metres of a **lane** or another **parcel**, it must be **screened**.
- (4) A **patio** may be located between a **street-oriented multi-residential building** and a **property line** shared with a **street**.

## Division 7: Multi-Residential – Medium Profile (M-2) (M-2f#d#) District

7P2011

### Purpose

**625** The Multi-Residential – Medium Profile District:

- (a) is intended to apply to the ***Developing Area***;
- (b) has **Multi-Residential Development** that will have higher numbers of **Dwelling Units** and traffic generation than ***low density residential districts*** and the M-G and M-1 Districts;
- (c) provides for **Multi-Residential Development** in a variety of forms;
- (d) has **Multi-Residential Development** of medium height and medium ***density***;
- (e) has **Multi-Residential Development** where intensity is measured by ***floor area ratio*** to provide flexibility in ***building*** form and **Dwelling Unit** size and number;
- (f) is intended to be in close proximity or ***adjacent*** to, low density residential development;
- (g) is intended to be typically located at community nodes or transit and transportation corridors and nodes;
- (h) requires that **Multi-Residential Development** achieves a minimum ***density***;
- (i) provides for ***permitted use*** **Multi-Residential Development** on small ***parcels***;
- (j) provides outdoor space for social interaction; and
- (k) provides landscaping to complement the design of the ***development*** and to help screen and buffer elements of the ***development*** that may have impacts on residents or nearby ***parcels***.

### Permitted Uses

**626** The following ***uses*** are ***permitted uses*** in the Multi-Residential – Medium Profile District:

- (a) **Accessory Residential Building**;
- (a.1) **Home Based Child Care – Class 1**;
- (b) **Home Occupation – Class 1**;
- (c) **Multi-Residential Development – Minor**;

17P2009

- (d) **Park;**
- (e) **Protective and Emergency Service;**
- (f) **Sign – Class A;**
- (g) **Special Function Tent - Recreational; and**
- (h) **Utilities.**

**Discretionary Uses**

**627** The following *uses* are *discretionary uses* in the Multi-Residential – Medium Profile District:

- (a) **Addiction Treatment;**
- (b) **Assisted Living;**
- (c) **Child Care Service;**
- (d) **Community Entrance Feature;**
- (e) **Custodial Care;**
- (f) **Home Occupation – Class 2;**
- (g) **Live Work Unit;**
- (h) **Multi-Residential Development;**
- (i) **Place of Worship – Medium;**
- (j) **Place of Worship – Small;**
- (k) **Power Generation Facility – Small;**
- (l) **Residential Care;**
- (m) **Sign – Class B;**
- (n) **Sign – Class C;**
- (o) **Sign – Class D;**
- (p) **Sign – Class E;**
- (q) **Temporary Residential Sales Centre; and**
- (r) **Utility Building.**

## Rules

**628** In addition to the rules in this District, all **uses** in this District must comply with:

- (a) the General Rules for Multi-Residential Land Use Districts referenced in Part 6, Division 1;
- (b) the Rules Governing All Districts referenced in Part 3; and
- (c) the applicable Uses And Use Rules referenced in Part 4.

## Floor Area Ratio

7P2011

- 629** (1) The maximum **floor area ratio** is 3.0.
- (2) The maximum **floor area ratio** for all **buildings on parcels** designated M-2 District is the number following the letter “F” when indicated on the Land Use District Maps, which must be less than 3.0.

## Density

13P2008

- 630** (1) The minimum **density** for **parcels** designated M-2 District is 60 **units** per hectare.
- (2) There is no maximum **density** for **parcels** designated M-2 District, unless established as referenced in subsection (3).
- (3) The maximum **density** for **parcels** designated M-2 District followed by the letter “d” and a number indicated on the Land Use District Maps:
- (a) is the number expressed in **units** per hectare; and
  - (b) the number after the letter “d” must not be less than the minimum **density** referenced in subsection (1).

## Setback Area

**631** The depth of all **setback areas** must be equal to the minimum **building setback** required in section 632.

## Building Setbacks

- 632** (1) Unless otherwise referenced in subsection (2), the minimum **building setback** from a **property line** shared with a **street** is 3.0 metres.
- (2) The minimum **building setback** from a **property line** shared with a **street** for a **street oriented multi-residential building** is zero metres.
- (3) The minimum **building setback** from a **property line** shared with a **lane** is 1.2 metres.
- (4) Unless otherwise referenced in subsection (5), the minimum **building setback** from a **property line** shared with another **parcel** is 1.2 metres.

- (5) The minimum **building setback** from a **property line** shared with another **parcel** for a **street oriented multi-residential building** is zero metres when the adjoining **parcel** is designated:
- (a) C-N1 or C-COR1 District; or
  - (b) M-G, M-1, M-2, M-H1, M-H2, M-H3, M-X1, or M-X2 District.

### Landscaping

- 633** At least 90.0 per cent of the required **landscaped area** must be provided at **grade**.

### Building Height

- 634** (1) Unless otherwise referenced in subsections (2) and (3), the maximum **building height** is 16.0 metres.
- (2) Where a **parcel** shares a **property line** with a **parcel** designated with a **low density residential district** or M-G District, the maximum **building height**:
- (a) is 11.0 metres measured from **grade** at the shared **property line**; and
  - (b) increases proportionately to a maximum of 16.0 metres measured from **grade** at a distance of 5.0 metres from the shared **property line**.
- (3) Where a **parcel** shares a **property line** with a **street**, the maximum **building height** is:
- (a) 10.0 metres measured from **grade** within 3.0 metres of that shared **property line**; and
  - (b) 16.0 metres measured from **grade** at a distance greater than 3.0 metres from that shared **property line**.
- (4) The following diagrams illustrate the rules of subsection (2) and (3):



**Division 8: Multi-Residential – High Density Low Rise (M-H1)  
(M-H1f#h#d#) District**

7P2011

**Purpose**

**635** The Multi-Residential – High Density Low Rise District:

- (a) is intended to provide for **Multi-Residential Development** in the **Developed Area** and the **Developing Area**;
- (b) has **Multi-Residential Development** that will provide **development** with higher numbers of **Dwelling Units** and traffic generation;
- (c) provides for **Multi-Residential Development** in a variety of forms;
- (d) has tall **Multi-Residential Development** with high **density**;
- (e) has **Multi-Residential Development** where intensity is measured by **floor area ratio** to provide flexibility in **building** form and **Dwelling Unit** size and number;
- (f) is intended to be typically located at community nodes and transit and transportation corridors and nodes;
- (g) requires that **Multi-Residential Development** achieves a minimum **density**;
- (h) includes a limited range of support **commercial multi-residential uses**, restricted in size and location within the **building**;
- (i) provides outdoor space for social interaction; and
- (j) provides landscaping to complement the design of the **development** and to help screen and buffer elements of the **development** that may have impacts on residents or nearby **parcels**.

**Permitted Uses**

**636** The following **uses** are **permitted uses** in the Multi-Residential High Density Low Rise District:

- (a) **Accessory Residential Building**;
- (a.1) **Home Based Child Care – Class 1**;
- (b) **Home Occupation – Class 1**;

17P2009

- (c) **Park;**
- (d) **Protective and Emergency Service;**
- (e) **Sign – Class A**
- (f) **Special Function Tent - Recreational; and**
- (g) **Utilities.**

34P2010

39P2010, 7P2011

**Discretionary Uses**

**637 (1)** The following *uses* are **discretionary uses** in the Multi-Residential – High Density Low Rise District:

- (a) **Addiction Treatment;**
- (b) **Assisted Living;**
- (c) **Child Care Service;**
- (d) **Community Entrance Feature;**
- (e) **Convenience Food Store;**
- (f) **Counselling Service;**
- (g) **Custodial Care;**
- (h) **Home Occupation – Class 2;**
- (i) **Information and Service Provider;**
- (j) **Live Work Unit;**
- (k) **Multi-Residential Development;**
- (l) **Office;**
- (m) **Outdoor Café;**
- (n) **Place of Worship – Medium;**
- (o) **Place of Worship – Small;**
- (p) **Power Generation Facility – Small;**
- (q) **Print Centre;**
- (r) **Residential Care;**
- (s) **Restaurant: Food Service Only – Small;**
- (t) **Retail and Consumer Service;**
- (u) **Service Organization;**
- (v) **Sign – Class B;**
- (w) **Sign – Class C;**
- (x) **Sign – Class D;**
- (y) **Sign – Class E;**

- (z) **Specialty Food Store;**
  - (aa) **Take Out Food Service;**
  - (bb) **Temporary Residential Sales Centre;** and
  - (cc) **Utility Building.**
- (2) The following *uses* are additional *discretionary uses* in the Multi Residential – High Density Low Rise District if they are located on a *parcel* in the *developed area* that is used or was previously used as **Duplex Dwelling**, **Semi-detached Dwelling** or **Single Detached Dwelling**:
- (a) **Duplex Dwelling;**
  - (b) **Secondary Suite;**
  - (c) **Secondary Suite – Detached Garage;**
  - (d) **Secondary Suite – Detached Garden;**
  - (e) **Semi-detached Dwelling;** and
  - (f) **Single Detached Dwelling.**

## Rules

**638** In addition to the rules in this District, all *uses* in this District must comply with:

- (a) the General Rules for Multi-Residential Land Use Districts referenced in Part 6, Division 1;
- (b) the Rules Governing all Districts referenced in Part 3; and
- (c) the applicable Uses And Use Rules referenced in Part 4.

## Floor Area Ratio

7P2011

- 639** (1) The maximum *floor area ratio* is 4.0.
- (2) The maximum *floor area ratio* for all *buildings* on *parcels* designated M-H1 District is the number following the letter “f” when indicated on the Land Use District Maps, which must be less than 4.0.

## Density

13P2008

- 640** (1) The minimum *density* for *parcels* designated M-H1 District is 150 *units* per hectare.
- (2) There is no maximum *density* for *parcels* designated M-H1 District, unless established as referenced in subsection (3).

- (3) The maximum **density** for **parcels** designated M-H1 District followed by the letter “d” and a number indicated on the Land Use District Maps:
- (a) is the number expressed in **units** per hectare; and
  - (b) the number after the letter “d” must not be less than the minimum **density** referenced in subsection (1).

### Setback Area

- 641** The depth of all **setback areas** must be equal to the minimum **building setback** required in section 642.

### Building Setbacks

- 642** (1) Unless otherwise referenced in subsection (2), the minimum **building setback** from a **property line** shared with a street is 6.0 metres.
- (2) The minimum **building setback** from a **property line** shared with a **street** for a **street oriented multi-residential building** is zero metres.
- (3) The minimum **building setback** from a **property line** shared with a **lane** is zero metres.
- (4) Unless otherwise referenced in subsection (5), the minimum **building setback** from a **property line** shared with another **parcel** is 3.0 metres.
- (5) The minimum **building setback** from a **property line** shared with another **parcel** is zero metres when the adjoining **parcel** is designated as a:
- (a) **commercial district**;
  - (b) **industrial district**;
  - (c) **special district**; or
  - (d) M-C2, M-2, M-H1, M-H2, M-H3, M-X2, CC-MH or CC-MHX District.

51P2008

### Landscaping

- 643** At least 50.0 per cent of the required **landscaped area** must be provided at **grade**.

7P2011

### Building Height

- 644** (1) Unless otherwise referenced in subsections (2), (3), (4) and (5), the maximum **building height** is 26.0 metres.
- (2) The maximum **building height** for **parcels** designated M-H1 is the number following the letter “h” indicated on the Land Use District Maps, expressed in metres, which must be less than 26.0 metres.

- (3) Where a **parcel** shares a **property line** with a **street** or a **parcel** designated as a M-C2, M-2, M-H1, M-H2, M-H3, or M-X2 District, the maximum **building height** referenced in subsection (1) or (2) is reduced to 10.0 metres measured from **grade** within 4.0 metres of that shared **property line**.
- (4) Where a **parcel** shares a **property line** with a **lane** or a **parcel** designated as a **low density residential district**, M-CG, M-C1, M-G, M-1, or M-X1 District, the maximum **building height** referenced in subsection (1) or (2) is reduced to 10.0 metres measured from **grade** within 6.0 metres of that shared **property line**.
- (5) Where a **parcel** shares a **property line** with a **parcel** designated as a **commercial, industrial** or **special purpose district**, the maximum **building height** referenced in subsection (1) or (2) is reduced to 10.0 metres measured from **grade** within 1.2 metres of that shared **property line**.

### Rules for Commercial Multi-Residential Uses

645 (1) **Commercial multi-residential uses** must:

- (a) be located on the floor closest to **grade** of a **main residential building**;
- (b) be contained completely within the **building**;
- (c) not be located above any **Dwelling Unit**;
- (d) not share an internal hallway with **Dwelling Units**; and
- (e) have a separate exterior entrance from that of the **Dwelling Units**.

7P2011

(2) *deleted*

7P2011

(3) The maximum **use area** for each **commercial multi-residential use** is 300.0 square metres.

(4) Parking areas for **commercial multi-residential uses** must:

- (a) be separated from residential parking areas;
- (b) provide pedestrian access to the **commercial multi-residential uses**; and
- (c) be located a minimum distance of 5.0 metres from a **parcel** designated as a **low density residential district**, in the case of a surface parking area.

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**Division 9: Multi-Residential – High Density Medium Rise (M-H2)  
(M-H2f#h#d#) District**

7P2011

**Purpose**

**646** The Multi-Residential – High Density Medium Rise District:

- (a) is intended to provide for **Multi-Residential Development** on selected *parcels* in the **Developed Area** and the **Developing Area**;
- (b) has **Multi-Residential Development** that will provide intense development, with higher numbers of **Dwelling Units** and traffic generation;
- (c) provides for **Multi-Residential Development** in a variety of forms;
- (d) has taller **Multi-Residential Development** with higher **density**;
- (e) has **Multi-Residential Development** where intensity is measured by **floor area ratio** to provide flexibility in **building** form and **Dwelling Unit** size and number;
- (f) is located on strategic *parcels*, including landmark locations, transit and transportation corridors and nodes and employment concentrations;
- (g) requires that **Multi-Residential Development** achieves a minimum density;
- (h) includes a limited range of support **commercial multi-residential uses**, restricted in size and location within the **building**;
- (i) provides outdoor space for social interaction; and
- (j) provides landscaping to complement the design of the **development** and to help screen and buffer elements of the **development** that may have impacts on residents or nearby *parcels*.

**Permitted Uses**

**647** The following **uses** are **permitted uses** in the Multi-Residential – High Density Medium Rise District:

- (a) **Accessory Residential Building**;
- (a.1) **Home Based Child Care – Class 1**;
- (b) **Home Occupation – Class 1**;

17P2009

- (c) **Park;**
- (d) **Protective and Emergency Service;**
- (e) **Sign – Class A**
- (f) **Special Function Tent - Recreational; and**
- (g) **Utilities.**

34P2010

39P2010, 7P2011

### **Discretionary Uses**

**648 (1)** The following *uses* are **discretionary uses** in the Multi-Residential – High Density Medium Rise District:

- (a) **Addiction Treatment;**
- (b) **Assisted Living;**
- (c) **Child Care Service;**
- (d) **Community Entrance Feature;**
- (e) **Convenience Food Store;**
- (f) **Counselling Service;**
- (g) **Custodial Care;**
- (h) **Drinking Establishment – Small;**
- (i) **Home Occupation – Class 2;**
- (j) **Information and Service Provider;**
- (k) **Live Work Unit;**
- (l) **Multi-Residential Development;**
- (m) **Office;**
- (n) **Outdoor Café;**
- (o) **Place of Worship – Medium;**
- (p) **Place of Worship – Small;**
- (q) **Power Generation Facility – Small;**
- (r) **Print Centre;**
- (s) **Residential Care;**
- (t) **Restaurant: Food Service Only – Small;**
- (u) **Restaurant: Licensed – Small;**
- (v) **Retail and Consumer Service;**
- (w) **Service Organization;**
- (x) **Sign – Class B;**
- (y) **Sign – Class C;**



- (z) **Sign – Class D;**
  - (aa) **Sign – Class E;**
  - (bb) **Specialty Food Store;**
  - (cc) **Take Out Food Service;**
  - (dd) **Temporary Residential Sales Centre;** and
  - (ee) **Utility Building.**
- (2) The following **uses** are additional **discretionary uses** in the Multi Residential – High Density Medium Rise District if they are located on a **parcel** in the **developed area** that is used or was previously used as **Duplex Dwelling, Semi-detached Dwelling** or **Single Detached Dwelling**:
- (a) **Duplex Dwelling;**
  - (b) **Secondary Suite;**
  - (c) **Secondary Suite – Detached Garage;**
  - (d) **Secondary Suite – Detached Garden;**
  - (e) **Semi-detached Dwelling;** and
  - (f) **Single Detached Dwelling.**

### Rules

- 649** In addition to the rules in this District, all **uses** in this District must comply with:
- (a) the General Rules for Multi-Residential Land Use Districts referenced in Part 6, Division 1;
  - (b) the Rules Governing All Districts referenced in Part 3; and
  - (c) the applicable Uses And Use Rules referenced in Part 4.

### Maximum Floor Area Ratio

7P2011

- 650** (1) The maximum **floor area ratio** is 5.0.
- (2) The maximum **floor area ratio** for all **buildings** on **parcels** designated M-H2 District is the number following the letter “f” when indicated on the Land Use District Maps, which must be less than 5.0.

### Density

13P2008

- 651** (1) The minimum **density** for **parcels** designated M-H2 District is 150 **units** per hectare.
- (2) There is no maximum **density** for **parcels** designated M-H2 District, unless established as referenced in subsection (3).

- (3) The maximum **density** for **parcels** designated M-H2 District followed by the letter “d” and a number indicated on the Land Use District Maps:
- (a) is the number expressed in **units** per hectare; and
  - (b) the number after the letter “d” must not be less than the minimum **density** referenced in subsection (1).

### Setback Area

- 652** The depth of all **setback areas** must be equal to the minimum **building setback** required in section 653.

### Building Setbacks

- 653** (1) Unless otherwise referenced in subsection (2), the minimum **building setback** from a **property line** shared with a street is 6.0 metres.
- (2) The minimum **building setback** from a **property line** shared with a **street** for a **street oriented multi-residential building** is zero metres.
- (3) The minimum **building setback** from a **property line** shared with a **lane** is zero metres.
- (4) Unless otherwise referenced in subsection (5), the minimum **building setback** from a **property line** shared with another **parcel** is 6.0 metres when that **parcel** is designated as a:
- (a) **low density residential district**; or
  - (b) M-CG, M-C1, M-G, M-1 or M-X1 District.
- (5) Where a **parcel** shares a **property line** with another **parcel**, the minimum **building setback** is zero metres when the adjoining **parcel** is designated as a:
- (a) **commercial district**;
  - (b) **industrial district**;
  - (c) **special purpose district**; or
  - (d) M-C2, M-2, M-H1, M-H2, M-H3, M-X2, CC-MH or CC-MHX District.

51P2008

### Landscaping

- 654** At least 25.0 per cent of the required **landscaped area** must be provided at **grade**.

**Building Height**

7P2011

- 655** (1) Unless otherwise referenced in subsections (2), (3), (4) and (5), the maximum **building height** is 50.0 metres.
- (2) The maximum **building height** for **parcels** designated M-H2 is the number following the letter “h” indicated on the Land Use District Maps, expressed in metres, which must be less than 50.0 metres.
- (3) Where a **parcel** shares a **property line** with a **street** or a **parcel** designated as a M-C2, M-2, M-H1, M-H2, M-H3, or M-X2 District, the maximum **building height** referenced in subsection (1) or (2) is reduced to 10.0 metres measured from **grade** within 4.0 metres of that shared **property line**.
- (4) Where a **parcel** shares a **property line** with a **lane**, the maximum **building height** referenced in subsection (1) or (2) is reduced to 10.0 metres measured from **grade** within 6.0 metres of that shared **property line**.
- (5) Where a **parcel** shares a **property line** with a **parcel** designated as a **commercial, industrial** or **special purpose district**, the maximum **building height** referenced in subsection (1) or (2) is reduced to 10.0 metres measured from **grade** within 1.2 metres of that shared **property line**.

**Rules for Commercial Multi-Residential Uses**

- 656** (1) Unless otherwise referenced in subsection (2), **commercial multi-residential uses** must:
- (a) be contained completely within the **building**;
- (b) be located on the floor closest to **grade** of a **main residential building**; and
- (c) not share a hallway with **Dwelling Units**.
- (2) A **Counselling Service, Information and Service Provider, Office** or **Service Organization** may be located on the second **storey** of the **main residential building** provided they:
- (a) are contained completely within the **building**; and
- (b) do not share a hallway with **Dwelling Units**.
- (3) The maximum **use area** for each **commercial multi-residential use** is 300.0 square metres.
- (4) Parking areas for **commercial multi-residential uses** must:
- (a) be separated from residential parking areas; and
- (b) be located a minimum distance of 5.0 metres from a **parcel** designated as a **low density residential district** in the case of a surface parking area.

7P2011

7P2011

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## Division 10: Multi-Residential – High Density High Rise (M-H3) (M-H3f#h#d#) District

### Purpose

**657** The Multi-Residential – High Density High Rise District:

- (a) is intended to provide for **Multi-Residential Development** on selected strategic *parcels* in the *Developed Area* and the *Developing Area*;
- (b) has **Multi-Residential Development** that will provide for the highest intensity *development* of all the *multi-residential districts*, with higher numbers of **Dwelling Units** and traffic generation;
- (c) provides for **Multi-Residential Development** in a variety of forms;
- (d) has the tallest **Multi-Residential Development** with the highest *density*;
- (e) has **Multi-Residential Development** where intensity is measured by *floor area ratio* to provide flexibility in *building* form and **Dwelling Unit** size and number;
- (f) is located on strategic *parcels*, including landmark locations, transit and transportation corridors and nodes and employment concentrations;
- (g) requires that **Multi-Residential Development** achieves a minimum *density*;
- (h) provides the opportunity for a range of support *commercial multi-residential uses*, restricted in size with few restrictions on location within the *building*;
- (i) provides outdoor space for social interaction; and
- (j) provides landscaping to complement the design of the *development* and to help screen and buffer elements of the *development* that may have impacts on residents or nearby *parcels*.

### Permitted Uses

**658** The following *uses* are *permitted uses* in the Multi-Residential High Density High Rise District:

- (a) **Accessory Residential Building;**
- (a.1) **Home Based Child Care – Class 1;**

17P2009

- (b) **Home Occupation – Class 1;**
- (c) **Park;**
- (d) **Protective and Emergency Service;**
- (e) **Sign – Class A**
- (f) **Special Function Tent - Recreational; and**
- (g) **Utilities.**

34P2010

**Discretionary Uses**

39P2010, 7P2011

**659 (1)** The following *uses* are *discretionary uses* in the Multi-Residential – High Density High Rise District:

- (a) **Addiction Treatment;**
- (b) **Assisted Living;**
- (c) **Child Care Service;**
- (d) **Community Entrance Feature;**
- (e) **Convenience Food Store;**
- (f) **Counselling Service;**
- (g) **Custodial Care;**
- (h) **Drinking Establishment – Small;**
- (i) **Home Occupation – Class 2;**
- (j) **Information and Service Provider;**
- (k) **Live Work Unit;**
- (l) **Multi-Residential Development;**
- (m) **Office;**
- (n) **Outdoor Café;**
- (o) **Place of Worship – Medium;**
- (p) **Place of Worship – Small;**
- (q) **Power Generation Facility – Small;**
- (r) **Print Centre;**
- (s) **Residential Care;**
- (t) **Restaurant: Food Service Only – Small;**
- (u) **Restaurant: Licensed – Small;**
- (v) **Retail and Consumer Service;**
- (w) **Service Organization;**
- (x) **Sign – Class B;**

- (y) **Sign – Class C;**
  - (z) **Sign – Class D;**
  - (aa) **Sign – Class E;**
  - (bb) **Specialty Food Store;**
  - (cc) **Take Out Food Service;**
  - (dd) **Temporary Residential Sales Centre;** and
  - (ee) **Utility Building.**
- (2) The following **uses** are additional **discretionary uses** in the Multi Residential – High Density High Rise District if they are located on a **parcel** in the **developed area** that is used or was previously used as **Duplex Dwelling, Semi-detached Dwelling or Single Detached Dwelling**:
- (a) **Duplex Dwelling;**
  - (b) **Secondary Suite;**
  - (c) **Secondary Suite – Detached Garage;**
  - (d) **Secondary Suite – Detached Garden;**
  - (e) **Semi-detached Dwelling;** and
  - (f) **Single Detached Dwelling.**

## Rules

- 660** In addition to the rules in this District, all **uses** in this District must comply with:
- (a) the General Rules for Multi-Residential Land Use Districts referenced in Part 6, Division 1;
  - (b) the Rules Governing All Districts referenced in Part 3; and
  - (c) the applicable Uses And Use Rules referenced in Part 4.

## Floor Area Ratio

- 661** (1) The maximum **floor area ratio** is 11.0.
- (2) The maximum **floor area ratio** for all **buildings on parcels** designated M-H3 District is the number following the letter “f” when indicated on the Land Use District Maps, which must be greater than 5.0 and less than 11.0.

## Density

- 662** (1) The minimum **density** for **parcels** designated M-H3 District is 300 **units** per hectare.
- (2) There is no maximum **density** for **parcels** designated M-H3 District, unless established as referenced in subsection (3).

13P2008

- (3) The maximum **density** for **parcels** designated M-H3 District followed by the letter “d” and a number indicated on the Land Use District Maps:
- (a) is the number expressed in **units** per hectare; and
  - (b) the number after the letter “d” must not be less than the minimum **density** referenced in subsection (1).

### Setback Area

- 663** The depth of all **setback areas** must be equal to the minimum **building setback** required in section 664.

### Building Setbacks

- 664** (1) Unless otherwise referenced in subsection (2), the minimum **building setback** from a **property line** shared with a **street** is 6.0 metres.
- (2) The minimum **building setback** from a **property line** shared with a **street** for a **street oriented multi-residential building** is zero metres.
- (3) The minimum **building setback** from a **property line** shared with a **lane** is zero metres.
- (4) Unless otherwise referenced in subsection (5), the minimum **building setback** from a **property line** shared with another **parcel** is 6.0 metres.
- (5) Where a **parcel** shares a **property line** with another **parcel**, the minimum **building setback** is zero metres when the adjoining **parcel** is designated as a:
- (a) **commercial district**;
  - (b) **industrial district**;
  - (c) **special district**; or
  - (d) M-C2, M-2, M-H1, M-H2, M-H3, M-X2, CC-MH or CC-MHX District.

51P2008

### Landscaping

- 665** At least 25.0 per cent of the required **landscaped area** must be provided at **grade**.

### Building Height

- 666** (1) Unless otherwise referenced in subsection (2), the maximum **building height** for **parcels** designated M-H3 is the number following the letter “h” indicated on the Land Use District Maps, expressed in metres.



- (2) The maximum **building height** is 10.0 metres from **grade**:
- (a) within 4.0 metres of a **property line** shared with a **street** or with a **parcel** designated as a M-C2, M-2, M-H1, M-H2, M-H3, or M-X2 District;
  - (b) within 6.0 metres of a **property line** shared with a **lane**; and
  - (c) within 1.2 metres of a **property line** shared with a **parcel** designated as a **commercial, industrial** or **special purpose district**.

### Rules for Commercial Multi-Residential Uses

- 667** (1) Unless otherwise referenced in subsection (2), **commercial multi-residential uses** must: 7P2011
- (a) be contained completely within the **building**;
  - (b) be located on the floor closest to **grade** of a **main residential building**; and
  - (c) not share a hallway with **Dwelling Units**.
- (2) A **Counselling Service, Information and Service Provider, Office** or **Service Organization** may be located on the second **storey** of the **main residential building** provided they: 7P2011
- (a) are contained completely within the **building**; and
  - (b) do not share a hallway with **Dwelling Units**.
- (3) The maximum **use area** for each **commercial multi-residential use** is 300.0 square metres.
- (4) Parking areas for **commercial multi-residential uses** must:
- (a) be separated from residential parking areas; and
  - (b) be located a minimum distance of 5.0 metres from a **parcel** designated as a **low density residential district** in the case of a surface parking area.

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## Division 11: Multi-Residential – Low Profile Support Commercial (M-X1) (M-X1d#) District

### Purpose

**668** The Multi-Residential – Low Profile Support Commercial District:

- (a) is intended to provide for **Multi-Residential Development** with support commercial *uses* in the **Developed Area** and the **Developing Area**;
- (b) has **Multi-Residential Developments** that will typically provide higher numbers of **Dwelling Units** and traffic generation than low density residential dwellings, and the M-G and M-CG Districts;
- (c) provides for **Multi-Residential Development** in a variety of forms;
- (d) includes a limited range of support **commercial multi-residential uses**, restricted in size and location within the **building**;
- (e) has **Multi-Residential Development** of low height and medium **density**;
- (f) is in close proximity to **low density residential development**;
- (g) requires that **Multi-Residential Development** achieves a minimum **density**;
- (h) provides outdoor space for social interaction; and
- (i) provides landscaping to complement the design of the **development** and to help screen and buffer elements of the **development** that may have impacts on residents or nearby **parcels**.

### Permitted Uses

**669** The following *uses* are **permitted uses** in the Multi-Residential – Low Profile Support Commercial District:

- (a) **Accessory Residential Building**;
- (a.1) **Home Based Child Care – Class 1**;
- (b) **Home Occupation – Class 1**;
- (c) **Park**;
- (d) **Protective and Emergency Service**;

17P2009

- (e) **Sign – Class A;**
- (f) **Special Function Tent - Recreational;** and
- (g) **Utilities.**

34P2010

39P2010, 7P2011

**Discretionary Uses**

**670 (1)** The following *uses* are *discretionary uses* in the Multi-Residential – Low Profile Support Commercial District:

- (a) **Addiction Treatment;**
- (b) **Assisted Living;**
- (c) **Child Care Service;**
- (d) **Community Entrance Feature;**
- (e) **Convenience Food Store;**
- (f) **Counselling Service;**
- (g) **Custodial Care;**
- (h) **Home Occupation – Class 2;**
- (i) **Information and Service Provider;**
- (j) **Live Work Unit;**
- (k) **Multi-Residential Development;**
- (l) **Office;**
- (m) **Outdoor Café;**
- (n) **Place of Worship – Medium;**
- (o) **Place of Worship – Small;**
- (p) **Power Generation Facility – Small;**
- (q) **Print Centre;**
- (r) **Residential Care;**
- (s) **Restaurant: Food Service Only – Small;**
- (t) **Retail and Consumer Service;**
- (u) **Service Organization;**
- (v) **Sign – Class B;**
- (w) **Sign – Class C;**
- (x) **Sign – Class D;**
- (y) **Sign – Class E;**
- (z) **Specialty Food Store;**
- (aa) **Take Out Food Service;**

- (bb) **Temporary Residential Sales Centre**; and
  - (cc) **Utility Building**.
- (2) The following **uses** are additional **discretionary uses** in the Multi Residential – Low Profile Support Commercial District if they are located on a **parcel** in the **developed area** that is used or was previously used as **Duplex Dwelling**, **Semi-detached Dwelling** or **Single Detached Dwelling**:
- (a) **Duplex Dwelling**;
  - (b) **Secondary Suite**;
  - (c) **Secondary Suite – Detached Garage**;
  - (d) **Secondary Suite – Detached Garden**;
  - (e) **Semi-detached Dwelling**; and
  - (f) **Single Detached Dwelling**.

### Rules

- 671** In addition to the rules in this District, all **uses** in this District must comply with:
- (a) the General Rules for Multi-Residential Land Use Districts referenced in Part 6, Division 1;
  - (b) the Rules Governing All Districts referenced in Part 3; and
  - (c) the applicable Uses And Use Rules referenced in Part 4.

### Density

- 672** (1) The minimum **density** for **parcels** designated M-X1 District is 50 **units** per hectare. 13P2008
- (2) The maximum **density** for **parcels** designated M-X1 District is 148 **units** per hectare. 13P2008
- (3) The maximum **density** for **parcels** designated M-X1 District followed by the letter “d” and a number indicated on the Land Use District Maps:
- (a) is the number expressed in **units** per hectare; and
  - (b) the number after the letter “d” must not be less than the minimum **density** referenced in subsection (1) or exceed the maximum **density** referenced in subsection (2).

### Setback Area

- 673** The depth of all **setback areas** must be equal to the minimum **building setback** required in section 674.

**Building Setbacks**

- 674 (1) Unless otherwise referenced in subsection (2), the minimum **building setback** from a **property line** shared with a **street** is 3.0 metres.
- (2) The minimum **building setback** from a **property line** shared with a **street** for a **street oriented multi-residential building** is zero metres.
- (3) The minimum **building setback** from a **property line** shared with a **lane** is 1.2 metres.
- (4) Unless otherwise referenced in subsection (5), the minimum **building setback** from a **property line** shared with another **parcel** is 1.2 metres.
- (5) The minimum **building setback** from a **property line** shared with another **parcel** for a **street oriented multi-residential building** is zero metres when the adjoining **parcel** is designated as a C-N1, C-COR1, CC-X or CC-COR District or a **multi-residential district**.

51P2008

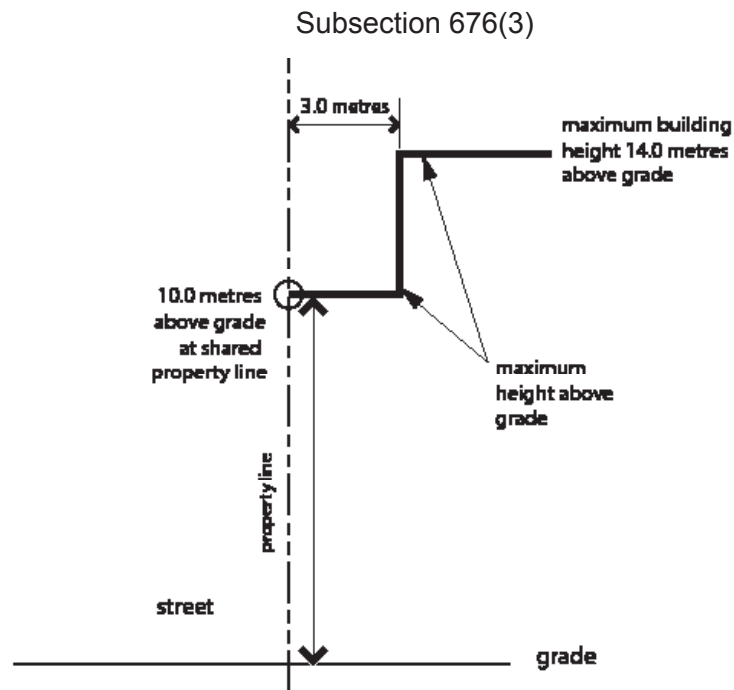
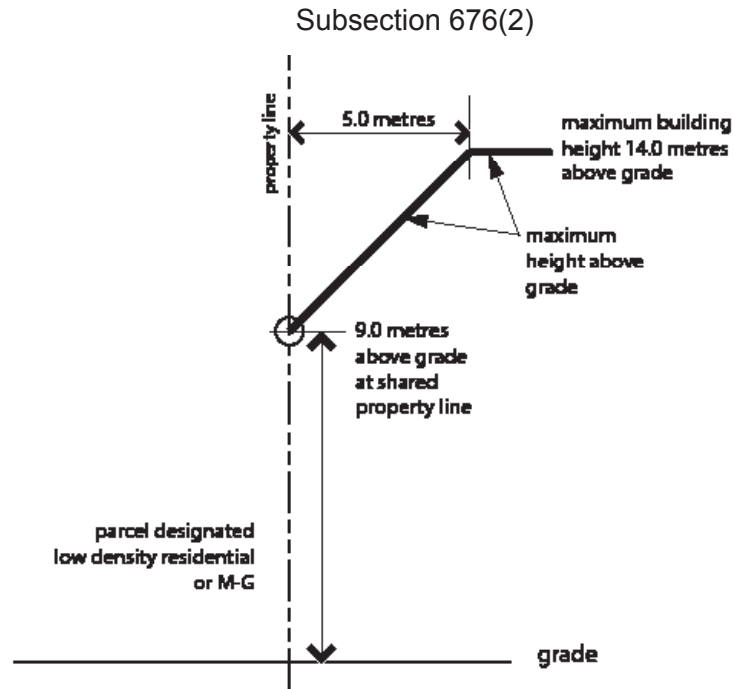
**Landscaping**

- 675 At least 80.0 per cent of the required **landscaped area** must be provided at **grade**.

**Building Height**

- 676 (1) Unless otherwise referenced in subsections (2) and (3), the maximum **building height** is 14.0 metres.
- (2) Where a **parcel** shares a **property line** with a **parcel** designated as a **low density residential district** or M-G District, the maximum **building height**:
- (a) is 9.0 metres measured from **grade** at the shared **property line**; and
- (b) increases proportionately to a maximum of 14.0 metres measured from **grade** at a distance of 5.0 metres from the shared **property line**.
- (3) Where a **parcel** shares a **property line** with a **street** the maximum **building height** is:
- (a) 10.0 metres measured from **grade** within 3.0 metres of that shared **property line**; and
- (b) 14.0 metres measured from **grade** at a distance greater than 3.0 metres from that shared **property line**.
- (4) The following diagrams illustrate the rules of subsections (2) and (3):

Illustration 8:  
Building Height in the Multi-Residential – Low Profile Support  
Commercial (M-X1) District



### Rules for Commercial Multi-Residential Uses

7P2011

**677 (1)** All **Multi-Residential Development** must have a minimum of 300.0 square metres to accommodate **commercial multi-residential uses**.

**(2)** **Commercial multi-residential uses** must:

7P2011

- (a) be located on the floor closest to **grade** of a **main residential building**;
- (b) be contained completely within the **building**;
- (c) not be located above any **Dwelling Unit**;
- (d) not share an internal hallway with **Dwelling Units**; and
- (e) have a separate exterior entrance from that of the **Dwelling Units**.

7P2011

**(3)** *deleted*

**(4)** The maximum **use area** for each **commercial multi-residential use** is 300.0 square metres.

**(5)** Parking areas for **commercial multi-residential uses** must:

- (a) be separated from residential parking areas;
- (b) provide pedestrian access to the **commercial multi-residential uses**; and
- (c) be located a minimum distance of 5.0 metres from a **parcel** designated as a **low density residential district** in the case of a surface parking area.



## Division 12: Multi-Residential – Medium Profile Support Commercial (M-X2) (M-X2f#d#) District

7P2011

### Purpose

678 The Multi-Residential – Medium Profile Support Commercial District:

- (a) is intended to provide for **Multi-Residential Development** with support commercial uses on *parcels* in the **Developed Area** and the **Developing Area**;
- (b) has **Multi-Residential Development** that will have higher numbers of **Dwelling Units** and traffic generation than low density residential dwellings and low profile **multi-residential districts**;
- (c) provides for **Multi-Residential Development** in a variety of forms;
- (d) includes a limited range of support **commercial multi-residential uses**, restricted in size and location within the **building**;
- (e) has **Multi-Residential Development** of medium height and medium **density**;
- (f) has **Multi-Residential Development** where intensity is measured by **floor area ratio** to provide flexibility in **building** form and **Dwelling Unit** size and number;
- (g) is typically located at community nodes or transit and transportation corridors and nodes;
- (h) is in close proximity or **adjacent** to, low density residential development;
- (i) requires that **Multi-Residential Development** achieves a minimum **density**;
- (j) provides outdoor space for social interaction; and
- (k) provides landscaping to complement the design of the **development** and to help screen and buffer elements of the **development** that may have impacts on residents or nearby **parcels**.

### Permitted Uses

**679** The following *uses* are *permitted uses* in the Multi-Residential – Medium Profile Support Commercial District:

17P2009

- (a) **Accessory Residential Building;**
- (a.1) **Home Based Child Care – Class 1;**
- (b) **Home Occupation – Class 1;**
- (c) **Park;**
- (d) **Protective and Emergency Service;**
- (e) **Sign – Class A;**
- (f) **Special Function Tent - Recreational; and**
- (g) **Utilities.**

34P2010

39P2010,7P2011

### Discretionary Uses

**680 (1)** The following *uses* are *discretionary uses* in the Multi-Residential – Medium Profile Support Commercial District:

- (a) **Addiction Treatment;**
- (b) **Assisted Living;**
- (c) **Child Care Service;**
- (d) **Community Entrance Feature;**
- (e) **Convenience Food Store;**
- (f) **Counselling Service;**
- (g) **Custodial Care;**
- (h) **Home Occupation – Class 2;**
- (i) **Information and Service Provider;**
- (j) **Live Work Unit;**
- (k) **Multi – Residential Development;**
- (l) **Office;**
- (m) **Outdoor Café;**
- (n) **Place of Worship – Medium;**
- (o) **Place of Worship – Small;**
- (p) **Power Generation Facility – Small;**
- (q) **Print Centre;**
- (r) **Residential Care;**
- (s) **Restaurant: Food Service Only – Small;**
- (t) **Retail and Consumer Service;**

- (u) **Service Organization;**
  - (v) **Sign – Class B;**
  - (w) **Sign – Class C;**
  - (x) **Sign – Class D;**
  - (y) **Sign – Class E;**
  - (z) **Specialty Food Store;**
  - (aa) **Take Out Food Service;**
  - (bb) **Temporary Residential Sales Centre; and**
  - (cc) **Utility Building.**
- (2) The following *uses* are additional *discretionary uses* in the Multi Residential – Medium Profile Support Commercial District if they are located on a *parcel* in the *developed area* that is used or was previously used as **Duplex Dwelling, Semi-detached Dwelling or Single Detached Dwelling:**
- (a) **Duplex Dwelling;**
  - (b) **Secondary Suite;**
  - (c) **Secondary Suite – Detached Garage;**
  - (d) **Secondary Suite – Detached Garden;**
  - (e) **Semi-detached Dwelling; and**
  - (f) **Single Detached Dwelling.**

## Rules

- 681** In addition to the rules in this District, all *uses* in this District must comply with:
- (a) the General Rules for Multi-Residential Land Use Districts referenced in Part 6, Division 1;
  - (b) the Rules Governing All Districts referenced in Part 3; and
  - (c) the applicable Uses And Use Rules referenced in Part 4.

## Floor Area Ratio

7P2011

- 682** (1) The maximum *floor area ratio* is 3.0.
- (2) The maximum *floor area ratio* for all *buildings on parcels* designated M-X2 District is the number following the letter “f” when indicated on the Land Use District Maps, which must be less than 3.0,

## Density

13P2008

- 683** (1) The minimum *density* for *parcels* designated M-X2 District is 60 *units* per hectare.

- (2) There is no maximum **density** for **parcels** designated M-X2 District, unless established as referenced in subsection (3).
- (3) The maximum **density** for **parcels** designated M-X2 District followed by the letter “d” and a number indicated on the Land Use District Maps:
  - (a) is the number expressed in **units** per hectare; and
  - (b) the number after the letter “d” must not be less than the minimum **density** referenced in subsection (1).

### Setback Areas

- 684** The depth of all **setback areas** must be equal to the minimum **building setback** required in section 685.

### Building Setbacks

- 685** (1) Unless otherwise referenced in subsection (2), the minimum **building setback** from a **property line** shared with a **street** is 3.0 metres.
- (2) The minimum **building setback** from a **property line** shared with a **street** for a **street oriented multi-residential building** is zero metres.
- (3) The minimum **building setback** from a **property line** shared with a **lane** is 1.2 metres.
- (4) Unless otherwise referenced in subsection (5), the minimum **building setback** from a **property line** shared with another **parcel** is 1.2 metres.
- (5) The minimum **building setback** from a **property line** shared with another **parcel** for a **street oriented multi-residential building** is zero metres when the adjoining **parcel** is designated as a C-N1, C-COR1, CC-X or CC-COR District or any **multi-residential district**.

51P2008

### Landscaping

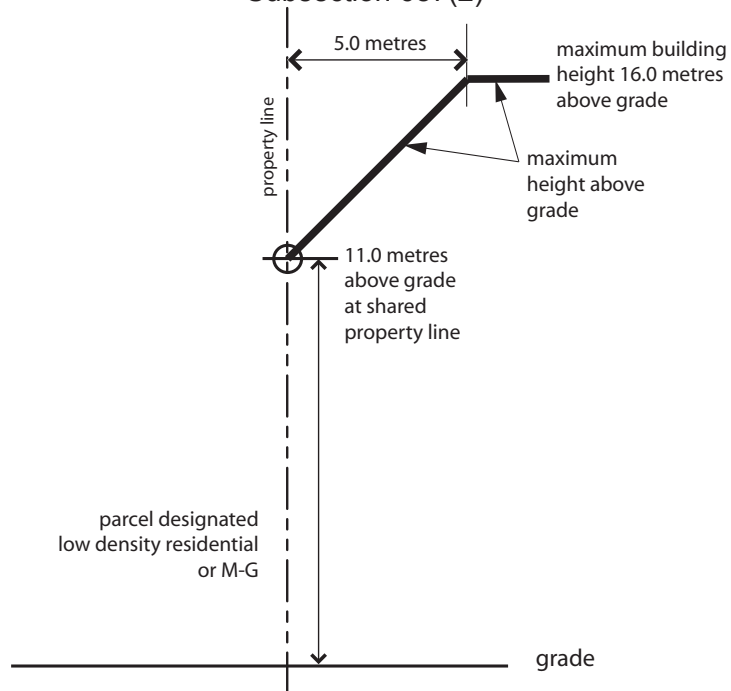
- 686** At least 80.0 per cent of the required **landscaped area** must be provided at **grade**.

### Building Height

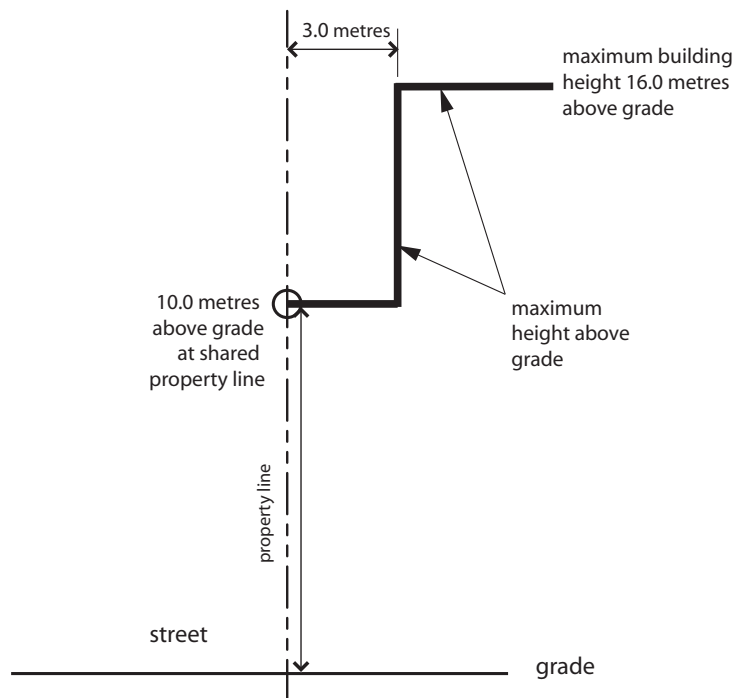
- 687** (1) Unless otherwise referenced in subsections (2) and (3), the maximum **building height** is 16.0 metres.
- (2) Where a **parcel** shares a **property line** with a **parcel** designated as a **low density residential district** or M-G District, the maximum **building height**:

- 
- (a) is 11.0 metres measured from **grade** at the shared **property line**; and
  - (b) increases proportionately to a maximum of 16.0 metres measured from **grade** at a distance of 5.0 metres from the shared **property line**.
- (3) Where a **parcel** shares a **property line** with a **street**, the maximum **building height** is:
- (a) 10.0 metres measured from **grade** within 3.0 metres of that shared **property line**; and
  - (b) 16.0 metres measured from **grade** at a distance greater than 3.0 metres from that shared **property line**.
- (4) The following diagrams illustrate the rules of subsections (2) and (3):

Illustration 9:  
Building Height in Multi-Residential – Medium Profile Support Commercial  
(M-X2) District  
Subsection 687(2)



Subsection 687(3)



**Rules for Commercial Multi-Residential Uses**

- 688 (1)** All **Multi-Residential Development** must have a minimum of 300.0 square metres to accommodate **commercial multi-residential uses**. 7P2011
- (2)** **Commercial multi-residential uses** must:
- (a) be located on the floor closest to **grade** of a **main residential building**; 7P2011
  - (b) be contained completely within the **building**;
  - (c) not be located above any **Dwelling Unit**;
  - (d) not share an internal hallway with **Dwelling Units**; and
  - (e) have a separate exterior entrance from that of the **Dwelling Units**.
- (3)** *deleted* 7P2011
- (4)** The maximum **use area** for each **commercial multi-residential use** is 300.0 square metres.
- (5)** Parking areas for **commercial multi-residential uses** must:
- (a) be separated from residential parking areas;
  - (b) provide pedestrian access to the **commercial multi-residential uses**; and
  - (c) be located a minimum distance of 5.0 metres from a **parcel** designated as a **low density residential district** in the case of a surface parking area.

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## Division 2: Commercial – Neighbourhood 1 (C-N1) District

### Purpose

- 701 (1)** The Commercial – Neighbourhood 1 District is intended to be characterized by:
- (a) small scale commercial developments;
  - (b) **buildings** that are close to each other, the **street** and the public sidewalk;
  - (c) storefront commercial **buildings** oriented towards the **street**;
  - (d) **lanes** for motor vehicle access to parking areas and **buildings**;
  - (e) **buildings** that are in keeping with the scale of nearby residential areas;
  - (f) **development** that has limited **use** sizes and types; and
  - (g) opportunities for residential **uses** to occur on the upper floors of **buildings** that contain commercial **uses**.
- (2)** Areas of land greater than 1.2 hectares should not be designated Commercial – Neighbourhood 1 District.

### Permitted Uses

- 702 (1)** The following **uses** are **permitted uses** in the Commercial – Neighbourhood 1 District:
- (a) **Park**;
  - (b) **Sign – Class A**;
  - (c) **Sign – Class B**;
  - (d) **Sign – Class D**; and
  - (e) **Utilities**.
- (2)** The following **uses** are **permitted uses** in the Commercial – Neighbourhood 1 District if they are located within existing approved **buildings**:
- (a) **Accessory Food Service**;
  - (b) **Convenience Food Store**;

39P2010,  
17P2009,  
32P2009

- (c) **Counselling Service;**
- (d) **Financial Institution;**
- (e) **Fitness Centre;**
- (f) **Health Services Laboratory – With Clients;**
- (g) **Home Based Child Care – Class 1;**
- (h) **Home Occupation – Class 1;**
- (i) **Instructional Facility;**
- (j) **Library;**
- (k) **Medical Clinic;**
- (l) **Office;**
- (m) **Pet Care Service;**
- (n) **Print Centre;**
- (o) **Protective and Emergency Service;**
- (p) **Restaurant: Food Service Only – Small;**
- (q) **Retail and Consumer Service;**
- (r) **Specialty Food Store;** and
- (s) **Take Out Food Service.**

#### **Discretionary Uses**

- 703 (1)** **Uses** listed in subsection 702(2) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to existing **buildings** in the Commercial – Neighbourhood 1 District.
- (2)** **Uses** listed in subsection 702(2) are **discretionary uses** if they are proposed in an existing **building** that does not have at least one commercial **use** that has been approved after the **parcel** was designated as a commercial land use district.
- (3)** The following **uses** are **discretionary uses** in the Commercial – Neighbourhood 1 District:
- (a) **Addiction Treatment;**
  - (b) **Artist’s Studio;**
  - (c) **Child Care Service;**

- (3) Where a **setback area** shares a **property line** with a **parcel** designated as a **residential district** or a **lane** that separates the **parcel** from a **parcel** designated as a **residential district**, the **setback area** must:
- (a) be a **soft surfaced landscaped area**;
  - (b) provide a minimum of 1.0 trees:
    - (i) for every 30.0 square metres; or
    - (ii) for every 45.0 square metres where irrigation is provided by a **low water irrigation system**; and
  - (c) provide trees planted in a linear arrangement along the length of the **setback area**.
- (4) Where a **setback area** shares a **property line** with an **LRT corridor** or **parcel** designated with a **commercial**, **industrial** or **special purpose district**, the **setback area**:
- (a) must be a **soft surfaced landscaped area**;
  - (b) may have a sidewalk along the length of the **building**; and
  - (c) must provide a minimum of 1.0 trees and 2.0 shrubs:
    - (i) for every 35.0 square metres; or
    - (ii) for every 50.0 square metres where irrigation is provided by a **low water irrigation system**.

### Minimum Required Motor Vehicle Parking Stalls

- 717 (1) For **development** on **parcels** 0.1 hectares or less, the minimum number of **motor vehicle parking stalls**:
- (a) *deleted*
  - (b) for each **Dwelling Unit** is:
    - (i) 0.5 stalls per **unit** for resident parking; and
    - (ii) zero **visitor parking stalls**;
  - (c) for each **Live Work Unit** is:
    - (i) 0.5 stalls per **unit** for resident parking; and
    - (ii) 0.5 **visitor parking stalls** per **unit**;
  - (d) for an **Office** is:
    - (i) 2.0 stalls per 100.0 square metres of **gross usable floor area**; and

15P2008,  
39P2010

39P2010

- (ii) where **Office** uses are located on the ground floor, the cumulative number of stalls referenced in subsection (i) must be reduced by 1.0 stall per 50.0 square metres of total **gross usable floor area**, to a maximum reduction of 2.0 stalls;
  - (e) for an **Information and Service Provider, Pet Care Service, Print Centre** and **Retail and Consumer Service** is:
    - (i) 2.0 stalls per 100.0 square metres of total **gross usable floor area**; and
    - (ii) where **Retail and Consumer Service uses** are located on the ground floor, the cumulative number of stalls referenced in subsection (i) must be reduced by 1.0 stall per 50.0 square metres of total **gross usable floor area**, to a maximum reduction of 3.0 stalls; and
  - (f) for all other **uses** is the minimum requirement referenced in Part 4.
- (2) For development on **parcels** greater than 0.1 hectares, but less than 0.4 hectares, the minimum number of **motor vehicle parking stalls**:
- (a) for each **Dwelling Unit** is:
    - (i) 0.75 stalls per **unit** for resident parking; and
    - (ii) 0.1 **visitor parking stalls** per **unit**;
  - (b) for each **Live Work Unit** is:
    - (i) 1.0 stalls per **unit** for resident parking; and
    - (ii) 0.5 **visitor parking stalls** per **unit**;
  - (c) for a **Medical Clinic** or **Health Services Laboratory – with Clients** is the minimum requirement referenced in Part 4;
  - (d) for **Drinking Establishment – Small, Restaurant Food Service Only – Small** and **Restaurant Licensed – Small** is 1.70 stalls per 10.0 square metres of **public area**; and
  - (e) for all other **uses** is 3.0 stalls per 100.0 square metres of **gross usable floor area**.
- (3) For **development** on **parcels** 0.4 hectares or greater, the minimum number of **motor vehicle parking stalls**:
- (a) for each **Dwelling Unit** is:
    - (i) 0.75 stalls per **unit** for resident parking; and

- (3) Where a **setback area** shares a **property line** with a **lane** or a **parcel** designated as a **commercial, industrial** or **special purpose district**, the **setback area**:
- (a) must be a **soft surfaced landscaped area**;
  - (b) may have a sidewalk along the length of the **building**; and
  - (c) must provide a minimum of 1.0 trees and 2.0 shrubs:
    - (i) for every 35.0 square metres; or
    - (ii) for every 50.0 square metres, where irrigation is provided by a **low water irrigation system**.

### Minimum Required Motor Vehicle Parking Stalls

**734** The minimum number of **motor vehicle parking stalls**:

- (a) for an **Information and Service Provider, Pet Care Service, Print Centre and Retail and Consumer Service** on a **parcel** 0.4 hectares or less is: 39P2010
  - (i) 2.0 per 100.0 square metres of **gross usable floor area** when those **uses** are located in a **building** that was legally existing or approved prior to the effective date of this Bylaw; or 15P2008
  - (ii) the minimum requirement for the **uses** as referenced in Part 4 when those **uses** are located in a building approved after the effective date of this Bylaw;
- (b) for each **Dwelling Unit** is:
  - (i) 0.75 stalls per **unit** for resident parking; and
  - (ii) 0.1 **visitor parking stalls** per **unit**;
- (c) for each **Live Work Unit** is:
  - (i) 1.0 stall per **unit** for resident parking; and
  - (ii) 0.5 **visitor parking stalls** per **unit**;
- (d) is the minimum requirement referenced in Part 4 for the following uses:
  - (i) **Drinking Establishment – Small**;
  - (ii) **Fitness Centre**;
  - (iii) **Health Services Laboratory – With Clients**;

- (iv) **Library;**
  - (v) **Medical Clinic;**
  - (vi) **Restaurant: Food Service Only – Small;** and
  - (vii) **Restaurant: Licensed – Small;** and
- (e) for all other uses is 3.5 stalls per 100.0 square metres of **gross usable floor area.**

#### **Exclusive Use of Motor Vehicle Parking Stalls**

- 735** (1) **Visitor parking stalls** required for the visitors of **Dwelling Units** or **Live Work Units** must be identified through permanent signage as being for the exclusive use of visitors.
- (2) **Motor vehicle parking stalls** required for the residents of **Dwelling Units** and **Live Work Units** may be identified through permanent signage as being for the exclusive use of the residents.
- (3) **Motor vehicle parking stalls** required for **uses** in accordance with the District requirement referenced in section 734(e) must not be signed or in any way identified as being other than for the use of all users on the **parcel.**

#### **Required Bicycle Parking Stalls**

- 736** (1) The minimum number of **bicycle parking stalls – class 1** for each **Dwelling Unit** and **Live Work Unit** is:
- (a) no requirement where the number of **units** is less than 20; and
  - (b) 0.5 stalls per **unit** where the total number of **units** equals or exceeds 20.
- (2) The minimum number of **bicycle parking stalls – class 2** for each **Dwelling Unit** and **Live Work Unit** is:
- (a) 2.0 stalls for **developments** of 20 **units** or less; or
  - (b) 0.1 stalls per **unit** for **developments** of more than 20 **units.**
- (3) The minimum required number of **bicycle parking stalls** for all other **uses** is the minimum requirement referenced in Part 4.

#### **Exclusive Use of Bicycle Parking Stalls**

- 737** **Bicycle parking stalls - class 1** provided for **Dwelling Units** and **Live Work Units** are for the exclusive use of residents.

## Division 4: Commercial – Community 1 (C-C1) District

### Purpose

- 738 (1)** The Commercial – Community 1 District is intended to be characterized by:
- (a) small to mid-scale commercial developments;
  - (b) developments located within a community or along a commercial **street**;
  - (c) one or more commercial **uses** within a **building**;
  - (d) motor vehicle access to sites;
  - (e) pedestrian connections from the public sidewalk to and between the **buildings**;
  - (f) **building** location, **setback areas** and **landscaping** that limit the effect of commercial **uses** on nearby **residential districts**; and
  - (g) opportunities for residential and office **uses** to be in the same **building** as commercial **uses**.
- (2)** Areas of land greater than 3.2 hectares should not be designated Commercial – Community 1 District.

### Permitted Uses

- 739 (1)** The following **uses** are **permitted uses** in the Commercial – Community 1 District:
- (a) **Park**;
  - (b) **Sign – Class A**;
  - (c) **Sign – Class B**;
  - (d) **Sign – Class D**; and
  - (e) **Utilities**.
- (2)** The following **uses** are **permitted uses** in the Commercial – Community 1 District if they are located within existing approved **buildings**:
- (a) **Accessory Food Service**;
  - (b) **Catering Service – Minor**;

39P2010,  
17P2009,  
32P2009

- (c) **Convenience Food Store;**
- (d) **Counselling Service;**
- (e) **Financial Institution;**
- (f) **Fitness Centre;**
- (g) **Health Services Laboratory – With Clients;**
- (h) **Home Based Child Care – Class 1;**
- (i) **Home Occupation – Class 1;**
- (j) **Information and Service Provider;**
- (k) **Instructional Facility;**
- (l) **Library;**
- (m) **Medical Clinic;**
- (n) **Museum;**
- (o) **Office;**
- (p) **Pet Care Service;**
- (q) **Print Centre;**
- (r) **Protective and Emergency Service;**
- (s) **Radio and Television Studio;**
- (t) **Restaurant: Food Service Only – Small;**
- (u) **Restaurant: Food Service Only – Medium;**
- (v) **Retail and Consumer Service;**
- (w) **Specialty Food Store;**
- (x) **Supermarket;**
- (y) **Take Out Food Service;**
- (z) **Vehicle Rental – Minor; and**
- (aa) **Veterinary Clinic.**



**Division 5: Commercial – Community 2 f##h#  
(C-C2f##h#) District**

**Purpose**

- 757 (1)** The Commercial – Community 2 District is intended to be characterized by:
- (a) large commercial developments;
  - (b) developments that are on the boundary of several communities;
  - (c) developments that are comprehensively designed with several **buildings**;
  - (d) **development** that has a wide range of **use** sizes and types;
  - (e) **buildings** that are slightly higher than nearby low density residential areas;
  - (f) opportunities for commercial **uses** to be combined with office and residential **uses** in the same development;
  - (g) **building** locations, **setback areas** and landscaping that buffer **residential districts** from commercial developments;
  - (h) motor vehicle access to sites;
  - (i) pedestrian connections from public sidewalks, to and between **buildings**;
  - (j) varying **building** density established through maximum **floor area ratios** for individual **parcels**; and
  - (k) varying **building height** established through maximum **building height** for individual **parcels**.
- (2)** Areas of land greater than 12 hectares and less than 3.2 hectares should not be designated Commercial – Community 2 District.

**Permitted Uses**

- 758 (1)** The following **uses** are **permitted uses** in the Commercial – Community 2 District:
- (a) **Park**;
  - (b) **Sign – Class A**;
  - (c) **Sign – Class B**;

71P2008, 17P2009,  
32P2009, 39P2010

- (d) **Sign – Class D;** and
  - (e) **Utilities.**
- (2) The following **uses** are **permitted uses** in the Commercial – Community 2 District if they are located within existing approved **buildings**:
- (a) **Accessory Food Service;**
  - (b) **Amusement Arcade;**
  - (c) **Catering Service – Minor;**
  - (d) **Computer Games Facility;**
  - (e) **Convenience Food Store;**
  - (f) **Counselling Service;**
  - (g) **Financial Institution;**
  - (h) **Fitness Centre;**
  - (i) **Health Services Laboratory – With Clients;**
  - (j) **Home Based Child Care – Class 1;**
  - (k) **Home Occupation – Class 1;**
  - (l) **Information and Service Provider;**
  - (m) **Instructional Facility;**
  - (n) **Library;**
  - (o) **Medical Clinic;**
  - (p) **Museum;**
  - (q) **Office;**
  - (r) **Pawn Shop;**
  - (s) **Pet Care Service;**
  - (t) **Power Generation Facility – Small;**
  - (u) **Print Centre;**
  - (v) **Protective and Emergency Service;**

**Division 6: Commercial – Corridor 1 f#h#  
(C-COR1f#h#) District**

**Purpose**

**776** The Commercial – Corridor 1 District is intended to be characterized by:

- (a) storefronts along a continuous block face;
- (b) commercial developments on both sides of a **street**;
- (c) **buildings** that are close to each other, the **street** and the public sidewalk;
- (d) **lanes** for motor vehicle access to parking and **buildings**;
- (e) **building** location, **setback areas**, and **landscaping** that limit the effect of commercial **uses** on adjoining **residential districts**;
- (f) opportunities for commercial **uses** on the ground floor of **buildings** and residential and office **uses** on upper floors;
- (g) varying **building** density established through maximum **floor area ratios** for individual **parcels**; and
- (h) varying **building height** established through maximum **building height** for individual **parcels**.

**Permitted Uses**

**777 (1)** The following **uses** are **permitted uses** in the Commercial – Corridor 1 District:

- (a) **Park**;
- (b) **Sign – Class A**;
- (c) **Sign – Class B**;
- (d) **Sign – Class D**; and
- (e) **Utilities**.

39P2010, 17P2009

- (2) The following **uses** are **permitted uses** in the Commercial – Corridor 1 District if they are located within existing approved **buildings**:
- (a) **Accessory Food Service;**
  - (b) **Catering Service – Minor;**
  - (c) **Convenience Food Store;**
  - (d) **Counselling Service;**
  - (e) **Financial Institution;**
  - (f) **Fitness Centre;**
  - (g) **Health Services Laboratory – With Clients;**
  - (h) **Home Based Child Care – Class 1;**
  - (i) **Home Occupation – Class 1;**
  - (j) **Information and Service Provider;**
  - (k) **Library;**
  - (l) **Medical Clinic;**
  - (m) **Museum;**
  - (n) **Office;**
  - (o) **Pet Care Service;**
  - (p) **Power Generation Facility – Small;**
  - (q) **Print Centre;**
  - (r) **Protective and Emergency Service;**
  - (s) **Radio and Television Studio;**
  - (t) **Restaurant: Food Service Only – Small;**
  - (u) **Retail and Consumer Service;**
  - (v) **Service Organization;**
  - (w) **Specialty Food Store;**
  - (x) **Take Out Food Service; and**
  - (y) **Veterinary Clinic.**

- (b) provide a minimum of 1.0 trees and 2.0 shrubs:
    - (i) for every 30.0 square metres; or
    - (ii) for every 45.0 square metres, where irrigation is provided by a **low water irrigation system**; and
  - (c) provide trees planted in a linear arrangement along the length of the **setback area**.
- (4) Where a **setback area** shares a **property line** with a **parcel** designated as a **commercial, industrial** or **special purpose district**, the **setback area**:
- (a) must be a **soft surfaced landscaped area**;
  - (b) may have a sidewalk along the length of the **building**; and
  - (c) must provide a minimum of 1.0 trees and 2.0 shrubs:
    - (i) for every 35.0 square metres; or
    - (ii) for every 50.0 square metres, where irrigation is provided by a **low water irrigation system**.
- (5) Where a **setback area** shares a **property line** with a **lane** that separates the **parcel** from a **parcel** designated as a **residential district** and there is no access from the **lane**, the **setback area**:
- (a) must be a **soft surfaced landscaped area**;
  - (b) may have a sidewalk along the length of the **building**; and
  - (c) must provide a minimum of 1.0 trees and 2.0 shrubs:
    - (i) for every 35.0 square metres; or
    - (ii) for every 50.0 square metres, where irrigation is provided by a **low water irrigation system**.

#### Minimum Required Motor Vehicle Parking Stalls

**791 (1)** Unless otherwise referenced in subsection (3), for **development** on **parcels** 0.4 hectares or less, the minimum number of **motor vehicle parking stalls**:

38P2009,  
23P2010

- (a) *deleted*
- (b) for each **Dwelling Unit** is:
  - (i) 0.75 **stalls** per **unit** for resident parking; and
  - (ii) 0.1 **visitor parking stalls**;
- (c) for each **Live Work Unit** is:

15P2008,  
39P2010

- (i) 0.5 **stalls** per **unit** for resident parking; and
- (ii) 0.5 **visitor parking stalls**;
- (d) for an **Office**, when located on floors above the ground floor is:
  - (i) 1.0 stalls per 100.0 square metres of **gross usable floor area**; and
  - (ii) the cumulative number of stalls referenced in subsection (i) must be reduced by 0.75 stalls per 50.0 square metres of total **gross usable floor area** to a maximum reduction of 1.5 stalls;
- (e) for a **Drinking Establishment – Small, Restaurant: Food Service Only – Small** and **Restaurant: Licensed – Small** is 1.70 stalls per 10.0 square metres of **public area**;
- (f) for an **Information and Service Provider, Pet Care Service, Print Centre** and **Retail and Consumer Service** is:
  - (i) 4.0 stalls per 100.0 square metres of total **gross usable floor area** when located on floors above the ground floor;
  - (ii) 2.0 stalls per 100.0 square metres of total **gross usable floor area** when located on or below the ground floor; and
  - (iii) where **Retail and Consumer Service uses** are located on or below the ground floor, the cumulative number of stalls referenced in subsection (ii) are reduced by 1.0 stall per 50.0 square metres of total **gross usable floor area** to a maximum of 3.0 stalls; and
- (g) for all other **uses** is the minimum requirement referenced in Part 4.

39P2010

38P2009

- (2) Unless otherwise referenced in sub-section (3), for **development** on **parcels** greater than 0.4 hectares, the minimum number of **motor vehicle parking stalls**:
  - (a) for each **Dwelling Unit** is:
    - (i) 0.75 **stalls** per **unit** for resident parking; and
    - (ii) 0.1 **visitor parking stalls**;

- (b) for each **Live Work Unit** is:
- (i) 1.0 **stalls** per **unit** for resident parking; and
  - (ii) 0.5 **visitor parking stalls**;
- (c) for an **Office**, when located on floors above the ground floor is:
- (i) 1.0 stalls per 100.0 square metres of **gross usable floor area**; and
  - (ii) the cumulative number of stalls referenced in subsection (i) are reduced by 0.75 stalls per 50.0 square metres of total **gross usable floor area** to a maximum reduction of 1.5 stalls;
- (d) for a **Retail and Consumer Service** is: 39P2010
- (i) 4.0 stalls per 100.0 square metres of total **gross usable floor area** when located on floors above the ground floor;
  - (ii) 2.0 stalls per 100.0 square metres of total **gross usable floor area** when located on or below the ground floor; and
  - (iii) where **Retail and Consumer Service uses** are located on or below the ground floor, the cumulative number of stalls referenced in subsection (ii) are reduced by 1.0 stall per 50.0 square metres of total **gross usable floor area** to a maximum of 3.0 stalls; and
- (e) for a **Child Care Service, Cinema, Conference and Event Facility, Drinking Establishment – Medium, Home Occupation – Class 1, Home Occupation Class – 2, Hotel, Library, Museum, Restaurant: Food Service Only – Medium, Restaurant: Licensed – Medium, Seasonal Sales Area, Special Function Tent – Commercial and Special Function Tent – Recreational** is the minimum requirement referenced in Part 4; 13P2008,  
10P2009
- (f) for a **Drinking Establishment – Small, Restaurant: Food Service Only – Small, and Restaurant: Licensed – Small** is 1.70 stalls per 10.0 square metres of **public area**; and
- (g) for all other **uses** is 3.5 stalls per 100.0 square metres of **gross usable floor area**.

38P2009, 23P2010,  
39P2010

- (3) For a **Computer Games Facility, Convenience Food Store, Drinking Establishment – Medium, Drinking Establishment – Small, Liquor Store, Outdoor Café, Restaurant: Food Service Only – Medium, Restaurant: Food Service Only – Small, Restaurant: Licensed – Medium, Restaurant: Licensed – Small** or **Retail and Consumer Service**, located on the ground floor of a **building**, the minimum number of **motor vehicle parking stalls**:
- (a) In Area A, as illustrated on Map 7.1, is:
- (i) 0.0 stalls where:
- (A) the **building** contains a **Dwelling Unit, Hotel** or **Office** above the ground floor; or
- (B) the **use area** is less than or equal to 465.0 square metres; and
- (ii) 1.0 stalls per 100.0 square metres of **gross usable floor area** in all other cases; and
- (b) In Area B, as illustrated on Map 7.1, is:
- (i) 0.0 stalls where a **building** contains a **Dwelling Unit** above the ground floor;
- (ii) 0.0 stalls where the **use area** is less than or equal to 465.0 square metres, provided:
- (A) the **building** is only one **storey**; or
- (B) the **building** was legally existing or approved as of November 1, 2009; and
- (ii) 1.0 stalls per 100.0 square metres of **gross usable floor area** where the **use area** is greater than 465.0 square metres and where:
- (A) the **building** is only one **storey**; or
- (B) the **building** was legally existing or approved as of November 1, 2009; and
- (iv) in all other cases the minimum requirement referenced in subsections (1) and (2).

### Excess Motor Vehicle Parking Stalls

- 792** Where the number of **motor vehicle parking stalls** provided for **uses**, not including **Dwelling Units** or **Live Work Units**, is in excess of 6.0 stalls per 100.0 square metres of **gross usable floor area**, those excess stalls must be located in either underground or structured parking.



**Division 7: Commercial – Corridor 2 f#h#  
(C-COR2 f#h#) District**

**Purpose**

**796** The Commercial – Corridor 2 District is intended to be characterized by:

- (a) commercial development on both sides of **streets**;
- (b) **buildings** located varying distances from **streets**;
- (c) limited automotive **uses**;
- (d) primary access for motor vehicles to **parcels** from **streets** and **lanes**;
- (e) parking located on any of the front, side or rear of **buildings**;
- (f) pedestrian connections from public sidewalks, to and between **buildings**;
- (g) opportunities for residential and office **uses** to be in the same **building**;
- (h) varying **building** density established through maximum **floor area ratios** for individual **parcels**; and
- (i) varying **building height** established through maximum **building height** for individual **parcels**.

**Permitted Uses**

**797 (1)** The following **uses** are **permitted uses** in the Commercial – Corridor 2 District:

- (a) **Park**;
- (b) **Sign – Class A**;
- (c) **Sign – Class B**;
- (d) **Sign – Class D**; and
- (e) **Utilities**.

**(2)** The following **uses** are **permitted uses** in the Commercial – Corridor 2 District if they are located within existing approved **buildings**:

- (a) **Accessory Food Service**;
- (b) **Accessory Liquor Service**;

39P2010,  
71P2008,  
17P2009

- (c) **Catering Service – Minor;**
- (d) **Convenience Food Store;**
- (e) **Counselling Service;**
- (f) **Financial Institution;**
- (g) **Fitness Centre;**
- (h) **Health Services Laboratory – With Clients;**
- (i) **Home Based Child Care – Class 1;**
- (j) **Home Occupation – Class 1;**
- (k) **Information and Service Provider;**
- (l) **Library;**
- (m) **Medical Clinic;**
- (n) **Museum;**
- (o) **Office;**
- (p) **Pet Care Service;**
- (q) **Power Generation Facility – Small;**
- (r) **Print Centre;**
- (s) **Protective and Emergency Service;**
- (t) **Radio and Television Studio;**
- (u) **Restaurant: Food Service Only – Medium;**
- (v) **Restaurant: Food Service Only – Small;**
- (w) **Restaurant: Licensed – Small;**
- (x) **Retail and Consumer Service;**
- (y) **Service Organization;**
- (z) **Specialty Food Store;**
- (aa) **Take Out Food Service; and**
- (bb) **Veterinary Clinic.**

## Division 11: Commercial – Regional 2 f# (C-R2 f#) District

### Purpose

- 861 (1)** The Commercial – Regional 2 District is intended to be characterized by:
- (a) enclosed malls;
  - (b) multiple **buildings** comprehensively designed on a **parcel**;
  - (c) **parcels** that are located along major roads and transit facilities;
  - (d) access by motor vehicles and public transit;
  - (e) pedestrian connections from public transit to and between **buildings** and from parking areas to **buildings**;
  - (f) **building** location, **setback areas** and **landscaping** that buffer the effect of commercial **uses** on nearby residential districts; and
  - (g) varying **building density** established through maximum **floor area ratios** for individual **parcels**.
- (2)** Areas of land less than 4.0 hectares should not be designated Commercial – Regional 2 District.

### Permitted Uses

- 862 (1)** The following **uses** are **permitted uses** in the Commercial – Regional 2 District:
- (a) **Park**;
  - (b) **Sign – Class A**;
  - (c) **Sign – Class B**;
  - (d) **Sign – Class D**; and
  - (e) **Utilities**.
- (2)** The following **uses** are **permitted uses** in the Commercial – Regional 2 District if they are located within existing approved **buildings**:
- (a) **Accessory Food Service**;
  - (b) **Accessory Liquor Service**;

71P2008,  
17P2009,  
32P2009,  
39P2010

- (c) **Amusement Arcade;**
- (d) **Billiard Parlour;**
- (e) **Catering Service – Minor;**
- (f) **Cinema;**
- (g) **Computer Games Facility;**
- (h) **Convenience Food Store;**
- (i) **Counselling Service;**
- (j) **Dinner Theatre;**
- (k) **Financial Institution;**
- (l) **Fitness Centre;**
- (m) **Funeral Home;**
- (n) **Health Services Laboratory – With Clients;**
- (o) **Home Based Child Care – Class 1;**
- (p) **Home Occupation – Class 1;**
- (q) **Indoor Recreation Facility;**
- (r) **Information and Service Provider;**
- (s) **Instructional Facility;**
- (t) **Library;**
- (u) **Medical Clinic;**
- (v) **Museum;**
- (w) **Office;**
- (x) **Pawn Shop;**
- (y) **Performing Arts Centre;**
- (z) **Pet Care Service;**
- (aa) **Power Generation Facility – Small;**
- (bb) **Print Centre;**
- (cc) **Protective and Emergency Service;**

## Division 12: Commercial – Regional 3 f##h# (C-R3 f##h#) District

### Purpose

- 880 (1)** The Commercial – Regional 3 District is intended to be characterized by:
- (a) comprehensively planned and designed subdivision and **development** with multiple **buildings** on multiple **parcels**;
  - (b) orderly phased subdivision and **development** of large tracts of land over time;
  - (c) opportunities for a variety of **building** sizes and **use areas**;
  - (d) **parcels** that are created and designed to support efficient access to the **uses** intended for those and nearby **parcels**;
  - (e) **buildings, uses**, vehicle access and pedestrian features on a site that link with each other and **adjacent parcels**;
  - (f) pedestrian access from public transit, to and between **buildings** and pedestrian amenities;
  - (g) flexibility regarding a **building's** density, established through individual **floor area ratios** for individual **parcels**; and
  - (h) varying **building height** established through maximum **building heights** for individual **parcels**.
- (2)** Areas of land less than 6.0 hectares should not be designated Commercial – Regional 3 District.

### Permitted Uses

- 881 (1)** The following **uses** are **permitted uses** in the Commercial – Regional 3 District:
- (a) **Park**;
  - (b) **Sign – Class A**;
  - (c) **Sign – Class B**;
  - (d) **Sign – Class D**; and
  - (e) **Utilities**.

71P2008, 32P2009,  
39P2010

- (2) The following **uses** are **permitted uses** in the Commercial Regional – 3 District if they are located within existing approved **buildings**:
- (a) **Accessory Food Service;**
  - (b) **Accessory Liquor Service;**
  - (c) **Amusement Arcade;**
  - (d) **Catering Service – Minor;**
  - (e) **Computer Games Facility;**
  - (f) **Convenience Food Store;**
  - (g) **Counselling Service;**
  - (h) **Dinner Theatre;**
  - (i) **Financial Institution;**
  - (j) **Fitness Centre;**
  - (k) **Funeral Home;**
  - (l) **Health Services Laboratory – With Clients;**
  - (m) **Indoor Recreation Facility;**
  - (n) **Information and Service Provider;**
  - (o) **Instructional Facility;**
  - (p) **Library;**
  - (q) **Medical Clinic;**
  - (r) **Museum;**
  - (s) **Office;**
  - (t) **Pawn Shop;**
  - (u) **Performing Arts Centre;**
  - (v) **Pet Care Service;**
  - (w) **Power Generation Facility – Small;**
  - (x) **Print Centre;**
  - (y) **Protective and Emergency Service;**
  - (z) **Radio and Television Studio;**

## Division 5: Special Purpose – Recreation (S-R) District

### Purpose

- 1041 (1)** The Special Purpose – Recreation District is intended to:
- (a) accommodate a range of indoor and outdoor recreation uses;
  - (b) provide for complementary **uses** located within **buildings** occupied by indoor and outdoor recreation **uses**; and
  - (c) be applied to **parcels** of various sizes with a greater range of **use** intensities.
- (2)** The Special Purpose – Recreation District should not be applied to land dedicated as reserve pursuant to the *Municipal Government Act* or its predecessors.

### Permitted Uses

- 1042** The following **uses** are **permitted uses** in the Special Purpose – Recreation District:
- (a) **Natural Area**;
  - (b) **Park**;
  - (c) **Park Maintenance Facility – Small**;
  - (d) **Power Generation Facility – Small**;
  - (e) **Sign – Class A**;
  - (f) **Special Function Tent – Recreational**; and
  - (g) **Utilities**.

### Discretionary Uses

- 1043 (1)** The following **uses** are **discretionary uses** in the Special Purpose – Recreation District:
- (a) **Community Entrance Feature**;
  - (b) **Community Recreation Facility**;
  - (c) **Food Kiosk**;
  - (d) **Indoor Recreation Facility**;
  - (e) **Library**;
  - (f) **Museum**;

- (g) **Outdoor Café;**
- (h) **Outdoor Recreation Area;**
- (i) **Park Maintenance Facility – Large;**
- (j) **Performing Arts Centre;**
- (k) **Power Generation Facility – Medium;**
- (l) **Protective and Emergency Service;**
- (m) **Service Organization;**
- (n) **Sign – Class B;**
- (o) **Sign – Class C;**
- (p) **Sign – Class D;**
- (q) **Sign – Class E;**
- (q.1) **Sign – Class F;**
- (r) **Spectator Sports Facility; and**
- (s) **Utility Building.**

71P2008

14P2010

67P2008, 39P2010

**(2)** The following *uses* are **discretionary uses** in the Special Purpose – Recreation District when they occur within a **building** used for an **Indoor Recreation Facility, Library, Museum, Performing Arts Centre or Spectator Sports Facility**:

- (a) **Accessory Liquor Service;**
- (b) **Child Care Service;**
- (c) **Conference and Event Facility;**
- (d) **Medical Clinic;**
- (e) **Restaurant: Food Service Only – Medium;**
- (f) **Restaurant: Food Service Only – Small;**
- (g) **Restaurant: Licensed – Medium;**
- (h) **Restaurant: Licensed – Small; and**
- (i) **Retail and Consumer Service.**

67P2008, 39P2010

**(3)** The following *uses* are **discretionary uses** in the Special Purpose – Recreation District when they occur on a **parcel** used for a **Park**:

- (a) **Restaurant: Food Service Only – Small;**
- (b) **Restaurant: Licensed – Small; and**
- (c) **Retail and Consumer Service.**



- (4) All **soft surfaced landscaped areas** must be irrigated by an underground irrigation system, unless otherwise provided by a **low water irrigation system**.
- (5) Unless otherwise referenced in subsections (6) and (7), all areas of a **parcel**, except for those portions specifically required for motor vehicle access, **motor vehicle parking stalls, loading stalls**, garbage facilities, or any purpose allowed by the **Development Authority**, must be a **landscaped area**.
- (6) All **setback areas adjacent** to a **street** or another **parcel**, except for those portions specifically required for motor vehicle access, must be a **landscaped area**.
- (7) All **setback areas adjacent** to a **lane**, except for those portions specifically required for motor vehicle access, **motor vehicle parking stalls, loading stalls** or garbage facilities must be a **landscaped area**.
- (8) **Amenity space** must be included in the calculation of a **landscaped area** where such **amenity space**:
  - (a) is provided outdoors at **grade**; and
  - (b) is a **hard surfaced landscaped area** or soft **surfaced landscaped area**.

### Specific Rules for Landscaped Areas

- 1101 (1) Any part of the **parcel** used for motor vehicle access, **motor vehicle parking stalls, loading stalls** and garbage or recycling facilities must not be included in the calculation of a **landscaped area**. 7P2011
- (2) The maximum **hard surfaced landscaped area** is 50.0 per cent of the required **landscaped area**.
  - (3) For **landscaped areas** above **grade**, a minimum of 30.0 per cent of the area must be covered with **soft surfaced landscaping**.
  - (4) Where a **landscaped area** above **grade** is fragmented into isolated spaces, a minimum of 30.0 per cent of each space must be covered with **soft surfaced landscaping**.
  - (5) Only landscaping provided at **grade** or between **grade** and 25 metres above **grade** may be counted towards the required **landscaped area**.
  - (6) At least 25 per cent of the required **landscaped area** must be provided at **grade**.

### Planting Requirements

- 1102 (1) All plant materials must be of a species capable of healthy growth in Calgary and must conform to the standards of the Canadian Nursery Landscape Association.

- (2) A minimum of 1.0 trees and 2.0 shrubs must be planted for every 45.0 square metres of **landscaped area** provided.
- (3) A minimum of 25.0 per cent of all trees provided must be coniferous.
- (4) Unless otherwise referenced in section 1104, deciduous trees must have a minimum **calliper** of 50 millimetres and at least 50.0 per cent of the provided deciduous trees must have a minimum **calliper** of 75 millimetres at the time of planting.
- (5) Unless otherwise referenced in section 1104, coniferous trees must have a minimum height of 2.0 metres and at least 50.0 per cent of the provided coniferous trees must be a minimum of 3.0 metres in height at the time of planting.
- (6) Shrubs must be a minimum height or spread of 0.6 metres at the time of planting.
- (7) For **landscaped areas** with a **building** below, planting areas must have the following minimum soil depths:
  - (a) 1.2 metres for trees;
  - (b) 0.6 metres for shrubs; and
  - (c) 0.3 metres for all other planting areas.
- (8) The soil depths referenced in subsection (7) must cover an area equal to the mature spread of the planting material.

### **Landscaped Area Reductions – Multi-Residential Development**

**1103** The minimum **landscaped area** for **Multi-Residential Development** may be reduced by the two options as referenced in sections 1104 and 1105 individually or in combination, to a total available reduction of 6.0 per cent of the area of a **parcel**.

### **Enhanced Landscaping Option**

**1104** For the Enhanced Landscaping Option, the required **landscaped area** may be reduced by 3.0 per cent of the area of the **parcel** where:

- (1) 1.0 trees and 2.0 shrubs are planted for every 25.0 square metres of **landscaped area** provided;
- (2) deciduous trees have a minimum **calliper** of 65 millimetres and at least 50.0 per cent of the provided deciduous trees must have a minimum **calliper** of 85 millimetres at the time of planting; and
- (3) coniferous trees have a minimum height of 3.0 metres and at least 50.0 per cent of the provided coniferous trees must have a minimum height of 4.0 metres at the time of planting.

## PART 12: CENTRE CITY EAST VILLAGE DISTRICTS

26P2010

### Division 1: General Rules for Centre City East Village Districts

#### General Landscaped Area Rules

- 1217 (1) **Landscaped areas** must be provided in accordance with a landscape plan approved by the **Development Authority**.
- (2) A landscape plan for the entire **development** must be submitted as part of each **development permit** application, where changes are proposed to the **building** or **parcel**, and must show at least the following:
- (a) the existing and proposed topography;
  - (b) the existing vegetation and indicate whether it is to be retained or removed;
  - (c) the layout of berms, open space systems, pedestrian circulation, **retaining walls**, **screening**, slope of the land, **soft surfaced landscaped areas** and **hard surfaced landscaped areas**;
  - (d) the types, species, sizes and numbers of plant material and the types of **landscaped areas**; and
  - (e) details of the irrigation system.
- (3) The **landscaped areas** shown on the landscape plan, approved by the **Development Authority** must be maintained on the **parcel** for so long as the **development** exists.
- (4) All **soft surfaced landscaped areas** must be irrigated by an underground irrigation system, unless a **low water irrigation system** is provided.

#### Specific Rules for Landscaped Areas

- 1218 (1) A minimum of 30.0 per cent of the area of the **parcel** must be a **landscaped area**.
- (2) Any part of the **parcel** used for motor vehicle access, **motor vehicle parking stalls**, **loading stalls** and garbage or recycling facilities must not be included in the calculation of a **landscaped area**.
- (3) **Landscaped areas** provided at **grade** or below 36.0 metres above **grade** may be credited towards the **landscaped area** requirement.
- (4) Every **building** on a **parcel** must have at least one sidewalk connecting the **public entrance** to a public sidewalk, or in the case where there is no public sidewalk, to the nearest **street**.
- (5) Where a **building** contains more than one **use**, every **use** that has an exterior **public entrance** must either:

7P2011

- (a) have a sidewalk connecting the **public entrance** to the sidewalk required by subsection (4); or
  - (b) have a sidewalk connecting that **public entrance** to a public sidewalk.
- (6) Every **building** on a **parcel** must have at least one sidewalk connecting the parking area to the **public entrances** of the **building**.
- (7) Where a sidewalk provided in satisfaction of this section is next to a portion of a **building**, the sidewalk must extend along the entire length of that side of the **building**.
- (8) Every sidewalk provided must:
- (a) be a **hard surfaced landscaped area**;
  - (b) be a minimum width of 2.0 metres;
  - (c) have different surfacing than the surfacing of the parking areas on the **parcel**; and
  - (d) be raised above the surface of the parking area when located in a parking area.

### Planting Requirements

- 1219 (1) Any trees or shrubs provided in satisfaction of the **landscaped area** requirement must be of a species capable of healthy growth in Calgary and must conform to the standards of the Canadian Nursery Landscape Association.
- (2) A minimum of 25.0 per cent of all trees planted must be coniferous.
- (3) Deciduous trees must have a minimum **calliper** of 50.0 millimetres and at least 50.0 per cent of the provided deciduous trees must have a minimum **calliper** of 75 millimetres at the time of planting.
- (4) Coniferous trees must have a minimum height of 2.0 metres and at least 50.0 per cent of the provided coniferous trees must have a minimum of 3.0 metres in height at the time of planting.
- (5) Shrubs must be a minimum height or spread of 0.6 metres at the time of planting.

### Low Water Irrigation System

- 1220 (1) When a **low water irrigation system** is provided, only trees and shrubs must be irrigated and the extent of water delivery must be confined to the tree and shrub area.
- (2) When a **low water irrigation system** is provided, trees and shrubs that have similar water consumption requirements must be grouped together.