

PART 6C

DCD-QP – FORMER DIOCESE OF QU’APPELLE LANDS DIRECT CONTROL DISTRICT

6C.1 INTENT

The Former Diocese of Qu’Appelle Lands Direct Control District is intended to provide for a broad range of residential uses, forms and densities, as well as mixed-use development, while complementing and demonstrating sensitivity to adjacent neighbourhoods, and to the scale, architecture and existing landscaping of the designated heritage buildings and associated precinct(s), which shall be established on the subject lands.

6C.2 APPLICATION

- (1) The regulations, standards, and requirements prescribed in part 6C apply to all land uses and developments in the Former Diocese of Qu’Appelle Lands Direct Control District.
- (2) Every land use and development in the Former Diocese of Qu’Appelle Lands Direct Control District shall comply with the regulations, standards and requirements prescribed in the Former Diocese of Qu’Appelle Neighbourhood Plan. The neighbourhood plan shall supersede where a regulation in part 6C is inconsistent with any portion of the neighbourhood plan.
- (3) The Former Diocese of Qu’Appelle Lands Direct Control District consists of a number of sub-districts – hereafter referred to as “Policy Areas” – that provide for different building forms, densities, uses, and design standards.
- (4) The Former Diocese of Qu’Appelle Lands Direct Control District is comprised of some lots that are designated provincial heritage property and therefore subject to the regulatory provisions of *The Heritage Property Act*. The applicant should contact the Provincial Heritage Branch to determine if the property is designated. The provincial heritage designation is separate and apart from zoning and remains in effect for the entire property. Accordingly, any alteration or addition to the provincial heritage Property shall be subject to approval by the Minister responsible for *The Heritage Property Act*.
- (5) The exterior design of buildings, including elements of style, building form, scale and proportion, fenestration, materials and colours, shall be subject to compliance with architectural standards adopted in conjunction with the application of an Architectural Control Overlay Zone (AC) designation in accordance with Chapter 8 Part 8A of this Bylaw.

- (6) Lands may be zoned Former Diocese of Qu'Appelle Lands Direct Control District where the OCP or an applicable secondary plan identifies the lands as being within the Former Diocese of Qu'Appelle Neighbourhood.

6C.3 BUILDING AND LAND USE REQUIREMENTS

3.1 PERMITTED AND DISCRETIONARY BUILDING TYPES

- (1) Table 6C.T1(a) lists building types that are permitted or discretionary in the Heritage Policy Area of the Former Diocese of Qu'Appelle Lands Direct Control District.
- (2) Any building types other than those listed in Table 6C.T1(a) are prohibited in the Heritage Policy Area of the Former Diocese of Qu'Appelle Lands Direct Control District.

TABLE 6C.T1(a): FORMER DIOCESE OF QU'APPELLE LANDS DIRECT CONTROL DISTRICT HERITAGE POLICY AREA BUILDING TYPES				
Sec.	Building Type	Permitted	Discretionary	Building Specific Regulations
T1(a).1	Building, Accessory	Permitted	---	---
T1(a).2	Building, Detached	Permitted	---	---
T1(a).3	Building, Row	Permitted	---	---
T1(a).4	Building, Stacked	Permitted	---	---

- (3) Table 6C.T1(b) lists building types that are permitted or discretionary in the Mixed-Use Policy Area of the Former Diocese of Qu'Appelle Lands Direct Control District.
- (4) Any building types other than those listed in Table 6C.T1(b) are prohibited in the Mixed-use Policy Area of the Former Diocese of Qu'Appelle Lands Direct Control District.

TABLE 6C.T1(b): FORMER DIOCESE OF QU'APPELLE LANDS DIRECT CONTROL DISTRICT MIXED-USE POLICY AREA BUILDING TYPES				
Sec.	Building Type	Permitted	Discretionary	Building Specific Regulations
T1(b).4	Building, Accessory	Permitted	---	---
T1(b).1	Building, Detached	Permitted	---	---
T1(b).2	Building, Row	Permitted where the: <ul style="list-style-type: none"> (1) building does not contain a use in the dwelling land use class and meets the following conditions: <ul style="list-style-type: none"> (a) maximum building height is 13 metres or less; (b) the building does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and (c) the building is not on the same lot as a building containing a use in the dwelling land use class; or (2) building contains a use in the dwelling land use class and the maximum building height is 11 metres or less. 	Discretionary where the: <ul style="list-style-type: none"> (1) building is between 11 metres and 13 metres in height does not contain a use in the dwelling land use class and; <ul style="list-style-type: none"> (a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or (b) is on the same lot as a building containing a use in the dwelling land use class; or (2) building contains a use in the dwelling land use class and the maximum building height is between 11 metres and 13 metres. 	---
T1(b).3	Building, Stacked	Permitted where the: <ul style="list-style-type: none"> (1) building does not contain a use in the dwelling land use class and meets the following conditions: <ul style="list-style-type: none"> (a) maximum building height is 13 metres or less; (b) the building does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and (c) the building is not on the same lot as a building containing a use in the dwelling land use class; or (2) building contains a use in the dwelling land use class and the maximum building height is 11 metres or less. 	Discretionary where the: <ul style="list-style-type: none"> (1) building is between 11 metres and 13 metres in height does not contain a use in the dwelling land use class and; <ul style="list-style-type: none"> (a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or (b) is on the same lot as a building containing a use in the dwelling land use class; or (2) building contains a use in the dwelling land use class and the maximum building height is between 11 metres and 13 metres. 	---

- (5) Table 6C.T1(c) lists building types that are permitted or discretionary in the Low Density Residential Policy Area of the Former Diocese of Qu'Appelle Lands Direct Control District.
- (6) Any building types other than those listed in Table 6C.T1(c) are prohibited in the Low Density Residential Policy Area of the Former Diocese of Qu'Appelle Lands Direct Control District.

TABLE 6C.T1(c): FORMER DIOCESE OF QU'APPELLE LANDS DIRECT CONTROL DISTRICT LOW DENSITY RESIDENTIAL POLICY AREA BUILDING TYPES				
Sec.	Building Type	Permitted	Discretionary	Building Specific Regulations
T1(c).1	Building, Accessory	Permitted	---	---
T1(c).2	Building, Detached	Permitted	---	The maximum number of units in a Building, Detached shall be two.
T1(c).3	Building, Planned Group	---	Discretionary	---
T1(c).4	Building, Row	Permitted	---	The maximum number of units in a Building, Row shall not exceed two.
T1(c).5	Building, Stacked	Permitted	---	The maximum number of units in a Building, Stacked shall not exceed two.

- (7) Table 6C.T1(d) lists building types that are permitted or discretionary in the Medium Density Residential Policy Area of the Former Diocese of Qu'Appelle Lands Direct Control District.
- (8) Any building types other than those listed in Table 6C.T1(d) are prohibited in the Medium Density Residential Policy Area of the Former Diocese of Qu'Appelle Lands Direct Control District.

TABLE 6C.T1(d): FORMER DIOCESE OF QU'APPELLE LANDS DIRECT CONTROL DISTRICT MEDIUM DENSITY RESIDENTIAL POLICY AREA BUILDING TYPES				
Sec.	Building Type	Permitted	Discretionary	Building Specific Regulations
T1(d).1	Building, Accessory	Permitted	---	---
T1(d).2	Building, Detached	When used for the following: (a) Dwelling, Planned Group in combination with buildings containing three or more Dwelling Units; or (c) Institution, Daycare.	---	---
T1(d).3	Building, Planned Group	---	Discretionary	---
T1(d).4	Building, Row	Permitted	---	The minimum number of units in a Building, Row shall be three.
T1(d).5	Building, Stacked	Permitted where the: (1) building does not contain a use in the dwelling land use class and meets the following conditions: (a) maximum building height is 15 metres or less; (b) the building does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and (c) the building is not on the same lot as a building containing a use in the dwelling land use class; or (2) building contains a use in the dwelling land use class and the maximum building height is 11 metres or less	Discretionary where the: (1) building is between 11 metres and 15 metres in height does not contain a use in the dwelling land use class and; (a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or (b) is on the same lot as a building containing a use in the dwelling land use class; or (2) building contains a use in the dwelling land use class and the maximum building height is between 11 metres and 15 metres.	The minimum number of units in a Building, Stacked shall be three.

- (9) Table 6C.T1(e) lists building types that are permitted or discretionary in the High-rise Residential Policy Area of Former Diocese of Qu'Appelle Lands Direct Control District.
- (10) Table 6C.T1(d) lists building types that are permitted or discretionary in the High-Rise residential Policy Area of the Former Diocese of Qu'Appelle Lands Direct Control District.

TABLE 6C.T1(e): FORMER DIOCESE OF QU'APPELLE LANDS DIRECT CONTROL DISTRICT HIGH-RISE RESIDENTIAL POLICY AREA BUILDING TYPES				
Sec.	Building Type	Permitted	Discretionary	Building Specific Regulations
T1(e).1	Building, Accessory	Permitted	---	---
T1(e).2	Building, Detached	When used for Institution, Daycare land use.	---	---
T1(e).3	Building, Planned Group	---	Discretionary	---
T1(e).4	Building, Row	Permitted	---	The minimum number of units in a Building, Row shall be three.
T1(e).5	Building, Stacked	Permitted where the: (1) building does not contain a use in the dwelling land use class and meets the following conditions: (a) maximum building height is 45 metres or less; (b) the building does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and (c) the building is not on the same lot as a building containing a use in the dwelling land use class; or (2) building contains a use in the dwelling land use class and the maximum building height is 11 metres or less	Discretionary where the: (1) building is between 11 metres and 45 metres in height does not contain a use in the dwelling land use class and; (a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or (b) is on the same lot as a building containing a use in the dwelling land use class; or (2) building contains a use in the dwelling land use class and the maximum building height is between 11 metres and 45 metres..	The minimum number of units in a Building, Stacked shall be three.

3.2 LAND USE REQUIREMENTS

- (1) Figure 6C.F1 indicates the land use areas as they relate to the Former Diocese of Qu'Appelle Lands Direct Control District.
- (2) Tables 6C.T2(a) through (e) list land uses that are permitted or discretionary in the Former Diocese of Qu'Appelle Lands Direct Control District, subject to compliance with:

- (a) the land-use specific regulations in Tables 6C.T2(a) through (e);
 - (b) the development standards in Tables 6C.T3(a) through (e);
 - (c) the parking and loading requirements in subpart 6C.6;
 - (d) the landscaping and aesthetic screening requirements of subpart 6C.7;
 - (e) the exterior design of new buildings, including elements of style, building form, scale and proportion, fenestration, materials, colours and architectural standards of an Architectural Control Overlay Zone (AC) designation in accordance with Chapter 8 Part 8A of this Bylaw;
 - (f) notwithstanding the listed uses in the Mixed Use Policy Area, the initial development of any building on the northwest corner of the site shall be subject to discretionary use approval; and
 - (g) the other regulations of this Bylaw.
- (3) In addition to the requirements listed in Tables 6C.T2(a) through (e), every discretionary use application for lands zoned Former Diocese of Qu'Appelle Lands Direct Control District shall be evaluated for suitability based on the review criteria for discretionary uses prescribed in subpart 1E.3 of Chapter 1.
- (4) Proposals within the Heritage Policy Area shall be subject to the following site and development standards:
- (a) any exterior alterations or additions shall be subject to approval by the Minister responsible for The Heritage Property Act; and
 - (b) in the event that a property loses its status as a provincial heritage property, and is not subsequently designated as a municipal heritage property, then the property will be converted to the Low Density Residential Area and follow the development standards of that Policy Area.
- (5) The following land uses are prohibited in the Former Diocese of Qu'Appelle Lands Direct Control District:
- (a) any land use that is not listed in Tables 6C.T2(a) through (e);
 - (b) any land use that is above the maximum intensity listed as permitted or discretionary in Tables 6C.T2(a) through (e); and
 - (c) any land use that fails to meet any of the applicable requirements prescribed in this Bylaw.



Figure 6C.F1: Former Diocese of Qu'Appelle Lands Direct Control District Land Use Area Map

TABLE 6C.T2(a): FORMER DIOCESE OF QU'APPELLE LANDS DIRECT CONTROL DISTRICT LAND USE GROUPS – HERITAGE POLICY AREA				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2(a).1	<ul style="list-style-type: none"> Food & Beverage, Restaurant Institution, Education Institution, Humanitarian Service Open Space, Active Public Use, General Service Trade, Accommodation Service Trade, Light Service Trade, Personal Utility, General 	Permitted	---	<p>(1) Uses must be in existing buildings.</p> <p>(2) The “Open Space, Active” and “Institution, Education” land uses may not be established where they will be closer than 182.88 metres to a “Retail Trade, Cannabis” land use.</p> <p>(3) The measurement required in (a) shall be:</p> <p>(a) a straight line, measured from the nearest point of the portion of the building used for the “Retail Trade, Cannabis” land use to the nearest portion of the lot with any of the land uses mentioned in (2); and</p> <p>(b) assessed as of the date of receipt of a complete application as determined by the Development Officer.</p>
T2(a).2	<ul style="list-style-type: none"> Dwelling, Assisted Living Dwelling, Group Care Dwelling, Unit 	Permitted	---	<p>(1) The uses must be in an existing building.</p> <p>(2) Developments containing 20 or more Dwelling Units shall allocate a minimum of five per cent of the total area dedicated to Dwelling use to the communal amenity area.</p> <p>(3) Where the required communal amenity area is provided outdoors, the soft landscaping portion of such communal amenity area may be included as part of the minimum landscaping requirements listed in Subpart 6C.7.</p>
T2(a).3	<ul style="list-style-type: none"> Industry, Laboratory Office, Professional Service Trade, Clinic 	Permitted if gross floor area is less than 200 square metres per lot.	---	Use must be in an existing building.
T2(a).4	<ul style="list-style-type: none"> Service Trade, Homestay 	Permitted	---	Use must be in an existing building.
T2(a).5	<ul style="list-style-type: none"> Retail Trade, Shop 	---	Discretionary if gross floor area is 250 square metres or less per lot.	Use must be in an existing building.

TABLE 6C.T2(a): FORMER DIOCESE OF QU'APPELLE LANDS DIRECT CONTROL DISTRICT LAND USE GROUPS – HERITAGE POLICY AREA				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2(a).6	<ul style="list-style-type: none"> Institution, Day Care 	Permitted	---	<p>(1) Use must be in an existing building.</p> <p>(2) The “Institution, Day Care” land use may not be established where they will be closer than 182.88 metres to a “Retail Trade, Cannabis” land use.</p> <p>(3) The measurement required in (2) shall be:</p> <p>(a) a straight line, measured from the nearest point of the portion of the building used for the “Retail Trade, Cannabis” land use to the nearest portion of the lot with the “Institution, Day Care” land use; and</p> <p>(b) assessed as of the date of receipt of a complete application as determined by the Development Officer.</p>
T2(a).7	<ul style="list-style-type: none"> Assembly, Community Assembly, Recreation 	Permitted when in an existing building.	Discretionary when it is an outdoor use.	<p>(1) The “Assembly, Community” land use may not be established where they will be closer than 182.88 metres to a “Retail Trade, Cannabis” land use.</p> <p>(2) The measurement required in (1) shall be:</p> <p>(a) a straight line, measured from the nearest point of the portion of the building used for the “Retail Trade, Cannabis” land use to the nearest portion of the lot with the “Assembly, Community” land use; and</p> <p>(b) assessed as of the date of receipt of a complete application as determined by the Development Officer.</p>

TABLE 6C.T2(a): FORMER DIOCESE OF QU'APPELLE LANDS DIRECT CONTROL DISTRICT LAND USE GROUPS – HERITAGE POLICY AREA

Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2(a).8	<ul style="list-style-type: none"> Dwelling, Secondary Suite 	Permitted	---	<p>(1) “Dwelling, Secondary Suite” land uses are restricted as follows:</p> <p>(a) a “Dwelling, Secondary Suite” shall be located only within the exterior walls of a Building, Detached or Building, Row.</p> <p>(b) a “Dwelling, Secondary Suite” shall not occupy more than the lesser of:</p> <p>(i) 40 per cent of the gross floor area of the Dwelling; or,</p> <p>(ii) 80 square metres</p> <p>where the calculation of such area shall include the area of the basement.</p> <p>(c) no more than one “Dwelling, Secondary Suite” per principal Dwelling Unit shall be located in a building.</p> <p>(d) the floor area occupied by a “Dwelling, Secondary Suite” shall be considered as part of the principal building.</p>

TABLE 6C.T2(b): FORMER DIOCESE OF QU'APPELLE LANDS DIRECT CONTROL DISTRICT LAND USE GROUPS – MIXED-USE POLICY AREA

Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2(b).1	<ul style="list-style-type: none"> Industry, Food & Beverage Institution, Humanitarian Service Open Space, Active Service Trade, Light Service Trade, Personal 	Permitted	---	<p>(1) The “Open Space, Active” land use may not be established where they will be closer than 182.88 metres to a “Retail Trade, Cannabis” land use.</p> <p>(2) The measurement required in (1) shall be:</p> <p>(a) a straight line, measured from the nearest point of the portion of the building used for the “Retail Trade, Cannabis” land use to the nearest portion of the lot with the “Open Space, Active” land use; and</p> <p>(b) assessed as of the date of receipt of a complete application as determined by the Development Officer.</p>
T2(b).2	<ul style="list-style-type: none"> Assembly, Community Assembly, Recreational Food & Beverage Lounge Food & Beverage, Restaurant 	Permitted if gross floor area up to 300 square metres.	---	<p>(1) The “Assembly, Community” land use may not be established where they will be closer than 182.88 metres to a “Retail Trade, Cannabis” land use.</p> <p>(2) The measurement required in (1) shall be:</p> <p>(a) a straight line, measured from the nearest point of the portion of the building used for the “Retail Trade, Cannabis” land use to the nearest portion of the lot with the “Assembly, Community” land use; and</p> <p>(b) assessed as of the date of receipt of a complete application as determined by the Development Officer.</p>
T2(b).3	<ul style="list-style-type: none"> Dwelling, Group Care Dwelling, Unit 	Permitted	---	<p>(1) Dwelling Units shall be:</p> <p>(a) in the same building as another permitted or discretionary use in the zone.</p> <p>(b) on second or higher floor(s).</p> <p>(2) Developments containing 20 or more Dwelling Units shall allocate a minimum of five per cent of the total area dedicated to Dwelling use to the communal amenity area.</p> <p>(3) Where the required communal amenity area is outdoors, the soft landscaping portion of such communal amenity area may be included as part of the minimum landscaping listed in subpart 6C.7.</p>

TABLE 6C.T2(b): FORMER DIOCESE OF QU'APPELLE LANDS DIRECT CONTROL DISTRICT LAND USE GROUPS – MIXED-USE POLICY AREA				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2(b).4	<ul style="list-style-type: none"> Retail Trade, Shop 	Permitted if gross floor area up to 300 square metres.	---	---
T2(b).5	<ul style="list-style-type: none"> Office, Professional Service Trade, Clinic 	Permitted if gross floor area up to 200 square metres.	---	---
T2(b).6	<ul style="list-style-type: none"> Institution, Day Care Public Use, General Utility, General 	Permitted	---	<p>(1) The “Institution, Day Care” land use may not be established where they will be closer than 182.88 metres to a “Retail Trade, Cannabis” land use.</p> <p>(2) The measurement required in (1) shall be:</p> <p>(a) a straight line, measured from the nearest point of the portion of the building used for the “Retail Trade, Cannabis” land use to the nearest portion of the lot with the “Institution, Day Care” land use; and</p> <p>(b) assessed as of the date of receipt of a complete application as determined by the Development Officer.</p>

TABLE 6C.T2(b): FORMER DIOCESE OF QU'APPELLE LANDS DIRECT CONTROL DISTRICT LAND USE GROUPS – MIXED-USE POLICY AREA

Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2(b).7	<ul style="list-style-type: none"> Residential Business 	<p>Permitted if:</p> <p>(a) the Residential Business does not occupy more than 25 per cent of the gross floor area of the Dwelling; or</p> <p>(b) the Residential Business is an Institution, Day Care meeting the requirements of a family child care home or group family child care home, as defined by <i>The Child Care Act, 2014</i>.</p>	<p>Discretionary if the Residential Business occupies more than 25 per cent but not more than 40 per cent of the gross floor area of the Dwelling.</p>	<p>(1) For the purpose of this section, the gross floor area of the building used for the principal Dwelling Unit shall include any garage or accessory building.</p> <p>(2) Where more than one “Residential Business” is approved on a property, all Residential Businesses together shall not exceed the area requirement in sections T2(b).7.</p> <p>(3) A “Residential Business” shall be a land use listed in Chapter 2, except those listed in subsection (5).</p> <p>(4) Notwithstanding the thresholds in subsections (1)(a) and (2)(a), a “Residential Business” shall not be approved if, in the opinion of the Development Officer, the use would be more appropriately located in another zone having regard for the overall compatibility of the use with the residential character of the area.</p> <p>(5) The following land uses or land use classes shall be prohibited as a “Residential Business” in Former Diocese of Qu’Appelle Lands Direct Control District (Mixed-Use Policy Area):</p> <p>(a) Any land use in the “Agriculture” land use class, except “Agriculture, Light”;</p> <p>(b) any land use in “Assembly” land use class.</p> <p>(c) any land use in the “Drive-Through” land use class;</p> <p>(d) any land use in the “Dwelling” land use class;</p> <p>(e) any land use in the “Food & Beverage” land use class, except “Food and Beverage, Catering”;</p> <p>(f) any land use in the “Industry” land use class, except “Industry, Artistic”;</p> <p>(g) any land use in the “Institution” land use class, except “Institution, Training” and “Institution, Day Care”;</p> <p>(h) any land use in the “Open Space” land use class;</p> <p>(i) any land use in the “Retail Trade” land use class;</p> <p>(j) any land use in the “Service Trade” land use class except “Service Trade, Personal” and “Service Trade, Light”;</p> <p>(k) any land use in the “Transportation” land use class;</p>

TABLE 6C.T2(b): FORMER DIOCESE OF QU'APPELLE LANDS DIRECT CONTROL DISTRICT LAND USE GROUPS – MIXED-USE POLICY AREA

Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2(b).7	<ul style="list-style-type: none"> Residential Business 			<p>(l) any land use in the “Wholesale Trade” land use class;</p> <p>(m) any land use in the “Public Use” land use class; and,</p> <p>(n) any land use in the “Utility” land use class.</p> <p>(6) No exterior storage or exterior operation of the “Residential Business” shall be permitted.</p> <p>(7) No window display of merchandise shall be permitted.</p> <p>(8) Notwithstanding clause T2(b).7(5)(i), merchandise created, assembled or designed on-site may be stored, displayed and sold from the business.</p> <p>(9) A “Residential Business” falling under the discretionary area requirements of section T2(b).7 shall only be considered in:</p> <p>(a) a location designated as “live/work” areas through a secondary or concept plan; or</p> <p>(b) a location designated as Urban Corridor or Urban Centre in Figure 1.F1 in Chapter 1.</p>

TABLE 6C.T2(c): FORMER DIOCESE OF QU'APPELLE LANDS DIRECT CONTROL DISTRICT LAND USE GROUPS – LOW DENSITY RESIDENTIAL POLICY AREA				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2(c).1	<ul style="list-style-type: none"> • Dwelling, Group Care • Dwelling, Unit 	Permitted	---	---
T2(c).2	<ul style="list-style-type: none"> • Dwelling, Secondary Suite 	Permitted	---	<p>(1) “Dwelling, Secondary Suite” land use is restricted as follows:</p> <p>(a) a “Dwelling, Secondary Suite” shall be located only within the exterior walls of a Building, Detached with one principal Dwelling Unit.</p> <p>(b) a “Dwelling, Secondary Suite” shall not occupy more than the lesser of:</p> <p>(i) 40 per cent of the gross floor area of the building; or,</p> <p>(ii) 80 square metres.</p> <p>where the calculation of such area shall include the area of the basement.</p> <p>(c) a “Dwelling, Secondary Suite” is not permitted in an accessory building or structure, unless otherwise specified.</p> <p>(d) no more than one “Dwelling, Secondary Suite” per principal Dwelling Unit shall be located in a building.</p> <p>(e) the floor area occupied by a “Dwelling, Secondary Suite” shall be considered as part of the principal building.</p>

TABLE 6C.T2(c): FORMER DIOCESE OF QU'APPELLE LANDS DIRECT CONTROL DISTRICT LAND USE GROUPS – LOW DENSITY RESIDENTIAL POLICY AREA				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2(c).3	<ul style="list-style-type: none"> Planned Group 	---	Discretionary	<p>(1) A Planned Group shall consist of permitted or discretionary uses and building types in Low Density Policy Area.</p> <p>(2) All land uses within the “Planned Group” shall comply with the applicable Development Standards specified in 6C.T3(c).</p> <p>(3) Buildings that are connected by underground parking structures or above ground enclosed or non-enclosed structures shall be considered “Planned Group” and shall comply with the regulations of this Section.</p> <p>(4) Developments containing 20 or more Dwelling Units shall allocate a minimum of five per cent of the total area dedicated to Dwelling use to the communal amenity area.</p> <p>(5) Where the required communal amenity area is provided outdoors, the soft landscaping portion of such communal amenity area may be included as part of the minimum landscaping requirements listed in subpart 6C.7.</p>
T2(c).4	<ul style="list-style-type: none"> Open Space, Active 	Permitted	---	<p>(1) The “Open Space, Active” land use may not be established where it will be closer than 182.88 metres to a “Retail Trade, Cannabis” land use.</p> <p>(2) The measurement required in subsection (1) shall be:</p> <p>(a) a straight line, measured from the nearest point of the portion of the building used for the “Retail Trade, Cannabis” land use to the nearest portion of the lot with an “Open Space, Active” land use.</p> <p>(b) assessed as of the date of receipt of a complete application as determined by the Development Officer.</p>
T2(c).5	<ul style="list-style-type: none"> Public Use, General Utility, General 	Permitted	---	There shall be no exterior storage of goods, materials or equipment.

TABLE 6C.T2(c): FORMER DIOCESE OF QU'APPELLE LANDS DIRECT CONTROL DISTRICT LAND USE GROUPS – LOW DENSITY RESIDENTIAL POLICY AREA				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2(c).6	<ul style="list-style-type: none"> • Institution, Day Care • Service Trade, Homestay 	---	Discretionary	<p>(1) The “Institution, Day Care” land use may not be established where it will be closer than 182.88 metres to a “Retail Trade, Cannabis” land use.</p> <p>(2) The measurement required in subsection (1) shall be:</p> <p>(a) a straight line, measured from the nearest point of the portion of the building used for the “Retail Trade, Cannabis” land use to the nearest portion of the lot with an “Open Space, Active” land use; and</p> <p>(b) assessed as of the date of receipt of a complete application as determined by the Development Officer.</p>
T2(c).7	<ul style="list-style-type: none"> • Residential Business 	<p>Permitted if:</p> <p>(a) the Residential Business does not occupy more than 25 per cent of the gross floor area of the Dwelling; or</p> <p>(b) the Residential Business is an Institution, Day Care meeting the requirements of a family child care home or group family child care home, as defined by <i>The Child Care Act</i>.</p>	Discretionary if the Residential Business occupies more than 25 per cent but not more than 40 per cent of the gross floor area of the Dwelling Unit.	<p>(1) For the purpose of this section, the gross floor area of the building used for the principal Dwelling Unit shall include any garage or accessory building.</p> <p>(2) Where more than one “Residential Business” is approved on a property, all Residential Businesses together shall not exceed the applicable permitted or discretionary area requirements of section T2.7.</p> <p>(3) A “Residential Business” shall be a land use defined in Chapter 2, except those listed in section (5).</p> <p>(4) Notwithstanding the permitted or discretionary area requirements of section T2.7, a “Residential Business” shall not be approved if, in the opinion of the Development Officer, the use would be more appropriately located in a mixed-use or industrial zone having regard for the overall compatibility of the use with the residential character of the area.</p> <p>(5) The following land uses or land use classes are prohibited as a “Residential Business” in the Residential Neighbourhood zone:</p> <p>(a) any land use in the “Agriculture” land use class, except “Agriculture, Indoor”;</p> <p>(b) any land use in the “Assembly” land use class;</p> <p>(c) any land use in the “Drive-Through” land use class;</p>

TABLE 6C.T2(c): FORMER DIOCESE OF QU'APPELLE LANDS DIRECT CONTROL DISTRICT LAND USE GROUPS – LOW DENSITY RESIDENTIAL POLICY AREA				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2(c).7	<ul style="list-style-type: none"> Residential Business 			<p>(d) any land use in the “Dwelling” land use class;</p> <p>(e) any land use in the “Food & Beverage” land use class, except “Food and Beverage, Catering”;</p> <p>(f) any land use in the “Industry” land use class, except “Industry, Artistic”;</p> <p>(g) any land use in the “Institution” land use class, except “Institution, Training” and “Institution, Day Care”;</p> <p>(h) any land use in the “Open Space” land use class;</p> <p>(i) any land use in the “Retail Trade” land use class;</p> <p>(j) any land use in the “Service Trade” land use class except “Service Trade, Personal,” “Service Trade, Light” and “Service Trade, Homestay”</p> <p>(k) any land use in the “Transportation” land use class;</p> <p>(l) any land use in the “Wholesale Trade” land use class;</p> <p>(m) any land use in the “Public Use” land use class; and,</p> <p>(n) any land use in the “Utility” land use class.</p> <p>(6) No exterior storage or exterior operation of the “Residential Business” shall be permitted.</p> <p>(7) No window display of merchandise shall be permitted.</p> <p>(8) Notwithstanding clause T2(c).7(5)(i), merchandise created, assembled or designed on-site may be stored, displayed and sold from the business.</p> <p>(9) A “Residential Business” falling under the discretionary area requirements of section T2(c).7 shall only be considered in:</p> <p>(a) a location designated as “live/work” areas through a secondary or concept plan; or</p> <p>(b) a location designated as Urban Corridor or Urban Centre in Figure 1.F1 in Chapter 1.</p>

TABLE 6C.T2(d): FORMER DIOCESE OF QU'APPELLE LANDS DIRECT CONTROL DISTRICT LAND USE GROUPS – MEDIUM DENSITY RESIDENTIAL POLICY AREA				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2(d).1	<ul style="list-style-type: none"> Dwelling, Assisted Living Dwelling, Group Care Dwelling, Unit 	Permitted	---	<p>(1) Developments containing 20 or more Dwelling Units shall allocate a minimum of five per cent of the total area dedicated to Dwelling use to the communal amenity area.</p> <p>(2) Where the required communal amenity area is provided outdoors, the soft landscaping portion of such communal amenity area may be included as part of the minimum landscaping requirements listed in subpart 6C.7.</p>
T2(d).2	<ul style="list-style-type: none"> Planned Group 	---	Discretionary	<p>(1) A “Planned Group” shall consist of permitted or discretionary uses and building types in Medium Density Policy Area.</p> <p>(2) All land uses within the “Planned Group” shall comply with the applicable Development Standards specified in 6C.T3(d).</p> <p>(3) Buildings that are connected by underground parking structures or above ground enclosed or non-enclosed structures shall be considered “Planned Group” and shall comply with the regulations of this Section.</p> <p>(4) Developments containing 20 or more Dwelling Units shall allocate a minimum of five per cent of the total area dedicated to dwelling use to the communal amenity area.</p> <p>(5) Where the required communal amenity area is provided outdoors, the soft landscaping portion of such communal amenity area may be included as part of the minimum landscaping requirements listed in subpart 6C.7.</p>

TABLE 6C.T2(d): FORMER DIOCESE OF QU'APPELLE LANDS DIRECT CONTROL DISTRICT LAND USE GROUPS – MEDIUM DENSITY RESIDENTIAL POLICY AREA				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2(d).3	<ul style="list-style-type: none"> Dwelling, Secondary Suite 	Permitted	---	<p>(1) “Dwelling, Secondary Suite” land uses are restricted as follows:</p> <p>(a) a “Dwelling, Secondary Suite” shall be located only within the exterior walls of a Building, Detached with one principal Dwelling Unit.</p> <p>(b) a “Dwelling, Secondary Suite” shall not occupy more than the lesser of:</p> <p>(i) 40 per cent of the gross floor area of the building; or,</p> <p>(ii) 80 square metres.</p> <p>where the calculation of such area shall include the area of the basement.</p> <p>(c) a “Dwelling, Secondary Suite” is not permitted in an accessory building or structure, unless otherwise specified.</p> <p>(d) no more than one “Dwelling, Secondary Suite” per principal Dwelling Unit shall be located in a building.</p> <p>(e) the floor area occupied by a “Dwelling, Secondary Suite” shall be considered as part of the principal building.</p>
T2(d).4	<ul style="list-style-type: none"> Open Space, Active Service Trade, Homestay 	Permitted	---	<p>(1) The “Open Space, Active” land use may not be established where it will be closer than 182.88 metres to a “Retail Trade, Cannabis” land use.</p> <p>(2) The measurement required in subsection (1) shall be:</p> <p>(a) a straight line, measured from the nearest point of the portion of the building used for the “Retail Trade, Cannabis” land use to the nearest portion of the lot with an “Open Space, Active” land use.</p> <p>(b) assessed as of the date of receipt of a complete application as determined by the Development Officer.</p>

TABLE 6C.T2(d): FORMER DIOCESE OF QU'APPELLE LANDS DIRECT CONTROL DISTRICT LAND USE GROUPS – MEDIUM DENSITY RESIDENTIAL POLICY AREA				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2(d).5	<ul style="list-style-type: none"> Public Use, General Utility, General 	Permitted	---	There shall be no exterior storage of goods, materials or equipment.
T2(d).6	<ul style="list-style-type: none"> Institution, Day Care 	---	Discretionary	<p>(1) The “Institution, Day Care” land use may not be established where it will be closer than 182.88 metres to a “Retail Trade, Cannabis” land use.</p> <p>(2) The measurement required in subsection (1) shall be:</p> <p>(a) a straight line, measured from the nearest point of the portion of the building used for the “Retail Trade, Cannabis” land use to the nearest portion of the lot with an “Open Space, Active” land use.</p> <p>(b) assessed as of the date of receipt of a complete application as determined by the Development Officer.</p>

TABLE 6C.T2(d): FORMER DIOCESE OF QU'APPELLE LANDS DIRECT CONTROL DISTRICT LAND USE GROUPS – MEDIUM DENSITY RESIDENTIAL POLICY AREA				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2(d).7	<ul style="list-style-type: none"> Residential Business 	<p>Permitted if:</p> <p>(a) the Residential Business does not occupy more than 25 per cent of the gross floor area of the Dwelling; or</p> <p>(b) the Residential Business is an Institution, Day Care meeting the requirements of a family child care home or group family child care home, as defined by <i>The Child Care Act</i>.</p>	<p>Discretionary if the Residential Business occupies more than 25 per cent but not more than 40 per cent of the gross floor area of the Dwelling.</p>	<p>(1) For the purpose of this section, the gross floor area of the building used for the principal Dwelling Unit shall include any garage or accessory building.</p> <p>(2) Where more than one “Residential Business” is approved on a property, all Residential Businesses together shall not exceed the applicable permitted or discretionary area requirements of section T2.7.</p> <p>(3) A “Residential Business” shall be a land use defined in Chapter 2, except those listed in section (5).</p> <p>(4) Notwithstanding the permitted or discretionary area requirements of section T2.7, a “Residential Business” shall not be approved if, in the opinion of the Development Officer, the use would be more appropriately located in a mixed-use or industrial zone having regard for the overall compatibility of the use with the residential character of the area.</p> <p>(5) The following land uses or land use classes are prohibited as a “Residential Business” in the Medium Density Residential Policy Area:</p> <p>(a) any land use in the “Agriculture” land use class, except “Agriculture, Indoor”;</p> <p>(b) any land use in the “Assembly” land use class;</p> <p>(c) any land use in the “Drive-Through” land use class;</p> <p>(d) any land use in the “Dwelling” land use class;</p> <p>(e) any land use in the “Food & Beverage” land use class, except “Food and Beverage, Catering”;</p> <p>(f) any land use in the “Industry” land use class, except “Industry, Artistic”;</p> <p>(g) any land use in the “Institution” land use class, except “Institution, Training” and “Institution, Day Care”;</p> <p>(h) any land use in the “Open Space” land use class;</p>

TABLE 6C.T2(d): FORMER DIOCESE OF QU'APPELLE LANDS DIRECT CONTROL DISTRICT LAND USE GROUPS – MEDIUM DENSITY RESIDENTIAL POLICY AREA				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2(d).7	<ul style="list-style-type: none"> Residential Business 			<p>(i) any land use in the “Retail Trade” land use class;</p> <p>(j) any land use in the “Service Trade” land use class except “Service Trade, Personal,” “Service Trade, Light” and “Service Trade, Homestay”;</p> <p>(k) any land use in the “Transportation” land use class;</p> <p>(l) any land use in the “Wholesale Trade” land use class;</p> <p>(m) any land use in the “Public Use” land use class; and,</p> <p>(n) any land use in the “Utility” land use class.</p> <p>(6) No exterior storage or exterior operation of the “Residential Business” shall be permitted.</p> <p>(7) No window display of merchandise shall be permitted.</p> <p>(8) Notwithstanding clause T2(d).7(5)(i), merchandise created, assembled or designed on-site may be stored, displayed and sold from the business.</p> <p>(9) A “Residential Business” falling under the discretionary area requirements of section T2(d).7 shall only be considered in:</p> <p>(a) a location designated as “live/work” areas through a secondary or concept plan; or</p> <p>(b) a location designated as Urban Corridor or Urban Centre in Figure 1.F1 in Chapter 1.</p>

TABLE 6C.T2(e): FORMER DIOCESE OF QU'APPELLE LANDS DIRECT CONTROL DISTRICT LAND USE GROUPS – HIGH-RISE RESIDENTIAL POLICY AREA				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2(e).1	<ul style="list-style-type: none"> Dwelling, Assisted Living Dwelling, Group Care Dwelling, Unit 	Permitted	---	<p>(1) Developments containing 20 or more Dwelling Units shall allocate a minimum of five per cent of the total area dedicated to Dwelling use to the communal amenity area.</p> <p>(2) Where the required communal amenity area is provided outdoors, the soft landscaping portion of such communal amenity area may be included as part of the minimum landscaping requirements listed in subpart 6C.7.</p>
T2(e).2	<ul style="list-style-type: none"> Dwelling, Secondary Suite 	Permitted	---	<p>(1) “Dwelling, Secondary Suite” land uses are restricted as follows:</p> <p>(a) a “Dwelling, Secondary Suite” shall be located only within the exterior walls of a Building, Detached with one principal Dwelling Unit.</p> <p>(b) a “Dwelling, Secondary Suite” shall not occupy more than the lesser of:</p> <p>(i) 40 per cent of the gross floor area of the building; or,</p> <p>(ii) 80 square metres.</p> <p>where the calculation of such area shall include the area of the basement.</p> <p>(c) a “Dwelling, Secondary Suite” is not permitted in an accessory building or structure, unless otherwise specified.</p> <p>(d) no more than one “Dwelling, Secondary Suite” per principal Dwelling Unit shall be located in a building.</p> <p>(e) the floor area occupied by a “Dwelling, Secondary Suite” shall be considered as part of the principal building.</p>

TABLE 6C.T2(e): FORMER DIOCESE OF QU'APPELLE LANDS DIRECT CONTROL DISTRICT LAND USE GROUPS – HIGH-RISE RESIDENTIAL POLICY AREA				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2(e).3	<ul style="list-style-type: none"> Dwelling, Planned Group 	---	Discretionary	<p>(1) A “Planned Group” shall consist of permitted or discretionary uses and building types in Medium Density Policy Area.</p> <p>(2) All land uses within the “Planned Group” shall comply with the applicable Development Standards specified in 6C.T3(e).</p> <p>(3) Buildings that are connected by underground parking structures or above ground enclosed or non-enclosed structures shall be considered “Planned Group” and shall comply with the regulations of this Section.</p> <p>(4) Developments” containing 20 or more Dwelling Units shall allocate a minimum of five per cent of the total area dedicated to Dwelling use to the communal amenity area.</p> <p>(5) Where the required communal amenity area is provided outdoors, the soft landscaping portion of such communal amenity area may be included as part of the minimum landscaping requirements listed in subpart 6C.7.</p>
T2(e).4	<ul style="list-style-type: none"> Open Space, Active Service Trade, Homestay 	Permitted	---	<p>(1) The “Open Space, Active” land use may not be established where it will be closer than 182.88 metres to a “Retail Trade, Cannabis” land use.</p> <p>(2) The measurement required in subsection (1) shall be:</p> <p>(a) a straight line, measured from the nearest point of the portion of the building used for the “Retail Trade, Cannabis” land use to the nearest portion of the lot with an “Open Space, Active” land use.</p> <p>(b) assessed as of the date of receipt of a complete application as determined by the Development Officer.</p>
T2(e).5	<ul style="list-style-type: none"> Public Use, General Utility, General 	Permitted	---	There shall be no exterior storage of goods, materials or equipment

TABLE 6C.T2(e): FORMER DIOCESE OF QU'APPELLE LANDS DIRECT CONTROL DISTRICT LAND USE GROUPS – HIGH-RISE RESIDENTIAL POLICY AREA				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2(e).6	<ul style="list-style-type: none"> Institution, Day Care 	---	Discretionary	<p>(1) The “Institution, Day Care” land use may not be established where it will be closer than 182.88 metres to a “Retail Trade, Cannabis” land use.</p> <p>(2) The measurement required in subsection (1) shall be:</p> <p>(a) a straight line, measured from the nearest point of the portion of the building used for the “Retail Trade, Cannabis” land use to the nearest portion of the lot with an “Open Space, Active” land use.</p> <p>(b) assessed as of the date of receipt of a complete application as determined by the Development Officer.</p>

TABLE 6C.T2(e): FORMER DIOCESE OF QU'APPELLE LANDS DIRECT CONTROL DISTRICT LAND USE GROUPS – HIGH-RISE RESIDENTIAL POLICY AREA				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2(e).7	<ul style="list-style-type: none"> Residential Business 	<p>Permitted if:</p> <p>(a) the Residential Business does not occupy more than 25 per cent of the gross floor area of the Dwelling; or</p> <p>(b) the Residential Business is an Institution, Day Care meeting the requirements of a family child care home or group family child care home, as defined by <i>The Child Care Act</i>.</p>	<p>Discretionary if the Residential Business occupies more than 25 per cent but not more than 40 per cent of the gross floor area of the Dwelling.</p>	<p>(1) For the purpose of this section, the gross floor area of the building used for the principal Dwelling Unit shall include any garage or accessory building.</p> <p>(2) Where more than one “Residential Business” is approved on a property, all Residential Businesses together shall not exceed the applicable permitted or discretionary area requirements of section T2.7.</p> <p>(3) A “Residential Business” shall be a land use defined in Chapter 2, except those listed in section (5).</p> <p>(4) Notwithstanding the permitted or discretionary area requirements of section T2.7, a “Residential Business” shall not be approved if, in the opinion of the Development Officer, the use would be more appropriately located in a mixed-use or industrial zone having regard for the overall compatibility of the use with the residential character of the area.</p> <p>(5) The following land uses or land use classes are prohibited as a “Residential Business” in the Residential Neighbourhood zone:</p> <p>(a) any land use in the “Agriculture” land use class, except “Agriculture, Indoor”;</p> <p>(b) any land use in the “Assembly” land use class;</p> <p>(c) any land use in the “Drive-Through” land use class;</p> <p>(d) any land use in the “Dwelling” land use class;</p> <p>(e) any land use in the “Food & Beverage” land use class, except “Food and Beverage, Catering”;</p> <p>(f) any land use in the “Industry” land use class, except “Industry, Artistic”;</p> <p>(g) any land use in the “Institution” land use class, except “Institution, Training” and “Institution, Day Care”;</p> <p>(h) any land use in the “Open Space” land use class;</p>

TABLE 6C.T2(e): FORMER DIOCESE OF QU'APPELLE LANDS DIRECT CONTROL DISTRICT LAND USE GROUPS – HIGH-RISE RESIDENTIAL POLICY AREA				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2(e).7	<ul style="list-style-type: none"> Residential Business, 			<p>(i) any land use in the “Retail Trade” land use class;</p> <p>(j) any land use in the “Service Trade” land use class except “Service Trade, Personal,” “Service Trade, Light” and “Service Trade, Homestay”;</p> <p>(k) any land use in the “Transportation” land use class;</p> <p>(l) any land use in the “Wholesale Trade” land use class;</p> <p>(m) any land use in the “Public Use” land use class; and,</p> <p>(n) any land use in the “Utility” land use class.</p> <p>(6) No exterior storage or exterior operation of the “Residential Business” shall be permitted.</p> <p>(7) No window display of merchandise shall be permitted.</p> <p>(8) Notwithstanding clause T2(e).7(5)(i), merchandise created, assembled or designed on-site may be stored, displayed and sold from the business.</p> <p>(9) A “Residential Business” falling under the discretionary area requirements of section T2(e).7 shall only be considered in:</p> <p>(a) a location designated as “live/work” areas through a secondary or concept plan; or</p> <p>(b) a location designated as Urban Corridor or Urban Centre in Figure 1.F1 in Chapter 1.</p>

6C.4 DEVELOPMENT STANDARDS

4.1 ALL DEVELOPMENT

The standards prescribed in Tables 6C.T3 (a) and (b) apply to all applicable buildings and land uses in the policy areas in Former Diocese of Qu'Appelle Lands Direct Control District.

TABLE 6C.T3(a) FORMER DIOCESE OF QU'APPELLE LANDS DIRECT CONTROL DISTRICT DEVELOPMENT STANDARDS - MIXED-USE POLICY AREA		
Sec.	Development Criteria	Standards (Per Lot)
T3.1(a)	Minimum Lot Area	250 square metres
T3.2(a)	Minimum Lot Frontage	6.0 metres
T3.3(a)	Maximum Front Yard Setback	
	(1) all development in the Mixed-use Policy Area	5.0 metres
	(2) Notwithstanding subsection 6C.T3.3(a)(1), setback from lot line along College Avenue	8.0 metres
T3.4(a)	Minimum Rear Yard Setback	Nil
T3.5(a)	Minimum Side Yard Setback	3.0 metres
T3.6(a)	Maximum Coverage	65%
T3.7(a)	Maximum Floor Area Ratio	3.0
T3.8(a)	Maximum Building Height	13 metres

TABLE 6C.T3(b) FORMER DIOCESE OF QU’APPELLE LANDS DIRECT CONTROL DISTRICT DEVELOPMENT STANDARDS - LOW-DENSITY RESIDENTIAL POLICY AREA				
Sec.	Development Criteria	Standards (Per lot except for Building, Row where standards are per unit)		
		• Building, Detached • Building, Stacked	• Building, Row	• Building, Planned Group
T3.1(b)	Minimum Lot Area			
	(1) For lots with rear lane access	200 square metres	137 square metres	Sum of minimum lot area as identified in T3.1 (b) for each building type on the lot.
	(2) For lots without rear lane access	233 square metres	233 square metres	
T3.2(b)	Minimum Lot Frontage ¹			
	(1) For lots with rear lane access	7.3 metres	5 metres	Where buildings on the lot front a public road: the sum of minimum lot frontage as identified in T3.2(b) for each building fronting a public street; otherwise: 7.5 metres.
	(2) For lots without rear lane access	8.5 metres	8.5 metres	
T3.3(b)	Minimum Front Yard Setback ¹	1.5 metres	1.5 metres	1.5 metres
	(1) From lot line along College Ave	8.0 metres	8.0 metres	8.0 metres
	(2) Otherwise	1.5 metres	1.5 metres	1.5 metres
T3.4(b)	Minimum Rear Yard Setback			
	(1) From lot line along College Ave	8.0 metres	8.0 metres	8.0 metres
	(2) Otherwise	5.0 metres	5.0 metres	5.0 metres
T3.5(b)	Minimum Side Yard Setback			
	(1) For corner lots:			
	(a) where the lot frontage is less than 10 metres			
	(i) Flankage side yard	450 millimetres	450 millimetres	Same as minimum side yard otherwise required for each of the building types in the Low-Density Policy Area
	(ii) Total side yard	1.2 metres	450 millimetres	
	(b) where the lot frontage is more than 10 metres			
	(i) Flankage side yard	450 millimetres	450 millimetres	Same as minimum side yard otherwise required for each of the building types in the Low-Density Policy Area.
	(ii) Total side yard	1.65 metres	450 millimetres	
	(2) For interior lots:			
	(a) where lot frontage is less than 10 metres			
	(i) Single side yard	450 millimetres	450 millimetres	Same as minimum side yard otherwise required for each of the building types in the Low-Density Policy Area.
	(ii) Total side yard	1.2 metres	450 millimetres	
	(b) where lot frontage is 10 metres or more			
	(i) Single side yard	1.2 metres	1.2 metres	Same as minimum side yard otherwise required for each of the building types in the Low-Density Policy Area.
	(ii) Total side yard	2.4 metres	1.2 metres	
T3.6(b)	Maximum Coverage	50%	60%	50%
T3.7(b)	Maximum Floor Area Ratio	0.75	0.85	0.75
T3.8(b)	Maximum Building Height	Portions of a building 10 metres or less from the front lot line – 8.25 metres Portions of a building more than 10 metres from the front lot line – 11 metres		
Notes: 1. Frontage for parcels in the Low Density policy area bordering College Avenue, Halifax Street, and Anson Road shall be along Anson Road.				

4.2 SITE AND DEVELOPMENT STANDARDS – MEDIUM-DENSITY RESIDENTIAL POLICY AREA

- (1) The standards prescribed in Table 6C.T3(c) shall apply to all lots in the Medium-Density Residential Policy Area.
- (2) Front building elevations shall include a stoop, and may include a porch and patio, and/or a light court, as depicted in Figure 6C.F2.
- (3) Façades shall be parallel to the property line directly abutting a sidewalk or open space.
- (4) Except for Building, Stacked, all buildings shall have their principal entry onto the street.
- (5) Entry frequencies shall be a maximum of 12.0 metres apart at their centres.
- (6) Ground storey elevations shall be a minimum of 900 millimetres above grade.
- (7) Porches and patios shall adhere to the following standards:
 - (a) setback from the property line shall be a minimum of 800 millimetres and defined by a planter which is subject to garden wall standards; and
 - (b) the minimum floor elevation shall be 600 millimetres.



Figure 6C.F2: Front Building Elevation Options, Medium-Density Residential Policy Area

4.3 SITE AND DEVELOPMENT STANDARDS – HIGH-DENSITY RESIDENTIAL POLICY AREA

- (1) The standards prescribed in Table 6C.T3(c) shall apply to all lots in the High-Density Residential Policy Area.
- (2) Active uses shall occupy all building storeys directly fronting a street or public place.

- (3) All mechanical units on roofs must be screen.
- (4) Tower and podium for apartments shall adhere to the following standards as illustrated in Figure 6C.F3:
 - (a) a minimum 2-storey podium with a minimum height of 9.0 metres must be provided.
 - (b) the podium may be a maximum of 3 storeys, with a maximum height of 11.0 metres.
 - (c) the front tower and rear tower must be stepped-back from the podium by a minimum of 2.5 metres.
 - (d) the tower floorplate (the area of the building slab) may be a maximum of 815.0 square metres.
 - (e) the tower depth may be a maximum of 28.5 metres.
 - (f) standards related to setbacks and frontages are listed in Table 6C.T3(c).

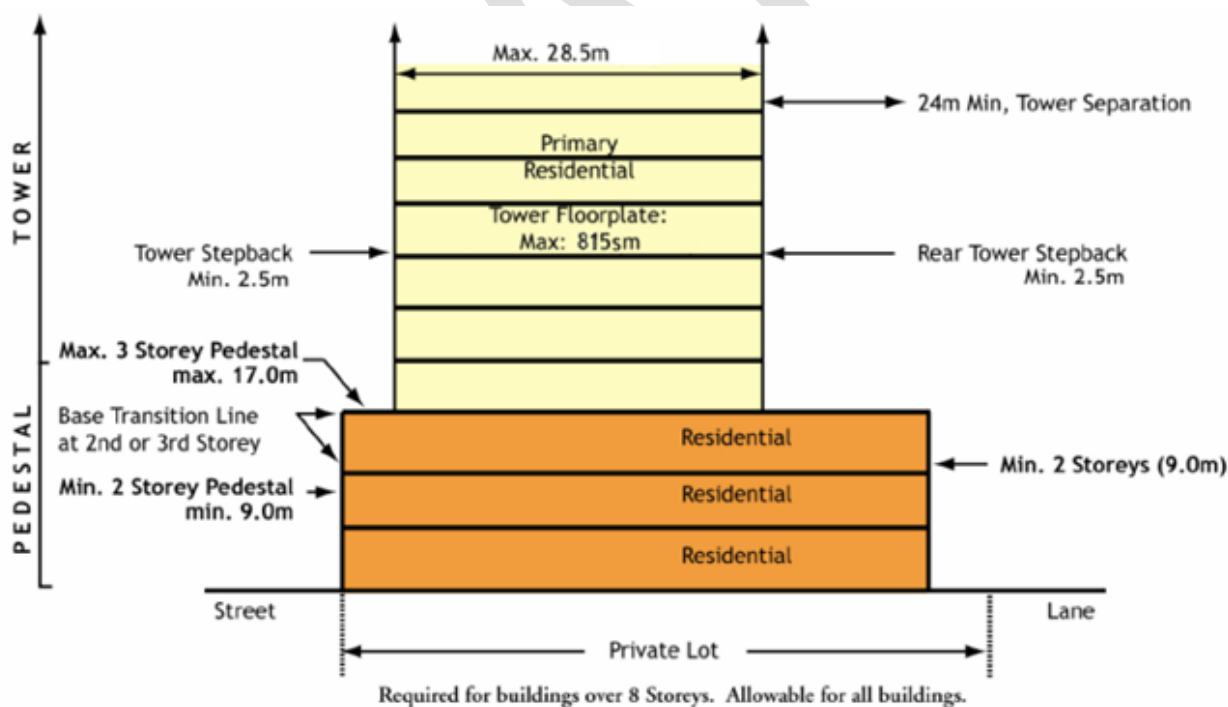


Figure 6C.F3: Tower and Podium, High-Rise Residential Policy Area

TABLE 6C.T3(c) FORMER DIOCESE OF QU'APPELLE LANDS DIRECT CONTROL DISTRICT DEVELOPMENT STANDARDS - MEDIUM-DENSITY AND HIGH-DENSITY RESIDENTIAL POLICY AREAS

Sec.	Development Criteria	Standards (Per lot except for Building, Row where standards are per unit)			
		• Building, Detached	• Building, Row	• Building, Stacked	• Building, Planned Group
T3(c).1	Minimum Lot Area	200 metres	End units: 137 square metres Interior units: 103 square metres	For buildings with up to three units:200 metres For buildings with more than three units:400 metres	Sum of minimum lot area as identified in T3(c).1for each building type on the lot.
T3(c).2	Minimum Lot Frontage	7.3 metres	End units: 5 metres Interior units: 3.75 metres	For buildings with up to three units:7.3 metres For buildings with more than three units:14.6 metres	Where buildings on the lot front a public road: the sum of minimum lot frontage as identified in T3.2(b) for each building fronting a public street; otherwise: 7.5 metres.
T3(c).3	Minimum Front Yard Setback	1.5 metres	1.5 metres	1.5 metres	1.5 metres
T3(c).4	Maximum Front Yard Setback	3.0 metres	3.0 metres	3.0 metres	3.0 metres
T3(c).5	Minimum Rear Yard Setback	5.0 metres	5.0 metres	5.0 metres	5.0 metres
T3(c).6	Minimum Side Yard Setback on Corner Lots				
	(1) Where the lot frontage is less than 10 metres:				
	(a) flankage side yard	450 millimetres	End units: 450 millimetres Interior units: N/A	450 millimetres	Same as minimum side otherwise required for each building type identified in T3(c).6
	(b) interior side yard	750 millimetres	End units: 0 Interior units: N/A	1.2 metres	
	(2) Where the lot frontage is more than 10 metres:				
	(a) flankage side yard	450 millimetres	End units: 450 millimetres Interior units: N/A	450 millimetres	Same as minimum side otherwise required for each building type identified in T3(c).6.
	(b) interior side yard for:				
	(i) Portions of any building or structure up to 11 m in height	1.2 metres	End units: 0 Interior units: N/A	1.2 metres	
	(ii) Portions of any building or structure over 11 metres but up to 13 metres in height	N/A	N/A	3.25 metres	
	(iii) Portions of any building or structure over 13 metres but up to 45 metres in height	N/A	N/A	5.0 metres	

TABLE 6C.T3(c) FORMER DIOCESE OF QU’APPELLE LANDS DIRECT CONTROL DISTRICT DEVELOPMENT STANDARDS - MEDIUM-DENSITY AND HIGH-DENSITY RESIDENTIAL POLICY AREAS						
Sec.	Development Criteria	Standards (Per lot except for Building, Row where standards are per unit)				
		• Building, Detached	• Building, Row	• Building, Stacked	• Building, Planned Group	
T3(c).7	Minimum Side Yard Setback on Interior Lots					
	(1) Where lot frontage is less than 10 metres					
	(a) single side yard	450 millimetres	End units:1.2 metres Interior units: 0 metres	1.2 metres	Same as minimum side otherwise required for each building type identified in T3(c).6.	
	(b) total side yard	1.2 metres	End units:1.2 metres Interior units: 0 metres	2.4 metres		
	(2) Where lot frontage is 10 metres or more					
	(a) portions of any building or structure up to 11 metres in height	1.2 metres	End units:1.2 metres Interior units: 0 metres	1.2 metres	Same as minimum side otherwise required for each building type identified in T(c).3.6.	
	(b) portions of any building or structure over 11 metres but up to 13 metres in height	N/A	N/A	3.25 metres		
	(c) portions of any building or structure over 13 metres but up to 45 metres in height	N/A	N/A	5.0 metres		
	T3(c).8	Maximum Coverage	60%	60%	60%	60%
	T3(c).9	Maximum Building Height				
(1) For Medium-Density Policy Area				Maximum building height otherwise required for each building type fronting the public street in Former Diocese of Qu’Appelle Lands Direct Control District.		
(a) portions of a building within 10 metres of the front lot line.		8.25 metres	8.25 metres		8.25 metres	
(b) portions of a building more than 10 metres but less than 15 metres of the front lot line.		11 metres	11 metres		11 metres	
(c) portions of a building more than 15 metres from the front lot line.		11 metres	11 metres		15 metres	
(2) For High-Density Policy Area				Maximum building height otherwise required for each building type fronting the public street in Former Diocese of Qu’Appelle Lands Direct Control District.		
(a) portions of a building within 10 metres of the front lot line.		8.25 metres	8.25 metres		8.25 metres	
(b) portions of a building more than 10 metres but less than 15 metres of front lot line.		11 metres	11 metres		11 metres	
(c) portions of a building more than 15 metres from the front lot line.		11 metres	11 metres		45 metres	
Note:						
1. Notwithstanding any other setback requirements prescribed within Table 6C.T3(c), the minimum setback from lot line along College Avenue shall be 8.0m.						

4.4 LOT FRONTAGE

- (1) Where a lot's front lot line is curved, the lot frontage shall be measured as follows, as shown in Figure 6C.F4 below:
 - (a) the midpoint of the front lot line, relative to the side lot lines, shall be determined;
 - (b) a distance line perpendicular to the tangent and six meters in length shall be measured from the midpoint determined in clause 6C.4.4(1)(a);
 - (c) the lot frontage shall be measured as a line perpendicular to the six metre distance line prescribed in clause 6C.4.4(1)(b).
- (2) On a corner lot, the lot frontage shall be measured as follows, as shown in Figure 6C.F5 below:
 - (a) a distance line perpendicular to the front lot line and six metres in length shall be measured from the front lot line;
 - (b) the lot frontage shall be measured as a line perpendicular to the six metre distance line prescribed in clause 6C.4.4(2)(a).

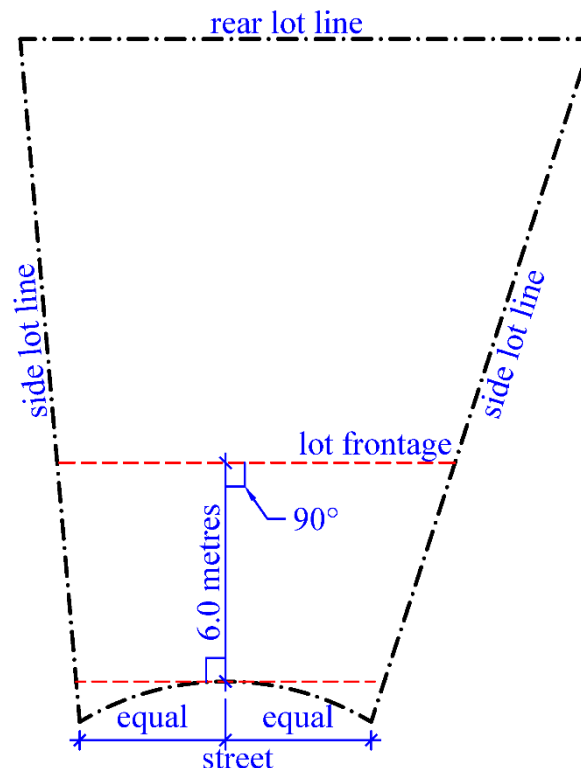


Figure 6C.F4: Minimum Lot Frontage on a Curved Lot Front

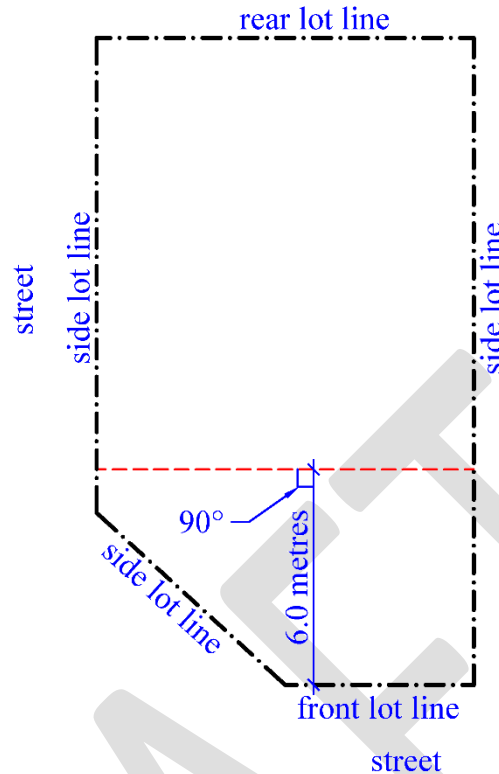


Figure 6C.F5: Minimum Lot Frontage on a Corner Lot

4.5 LOT FRONTAGE STANDARDS FOR MIXED USE POLICY AREA

- (1) At grade uses shall be commercial along all street frontages.
- (2) The following frontage standards shall apply to all street frontages:
 - (a) permitted frontage types are shopfronts with awnings; or arcades, whereby a colonnade and primary building façade are built to the hard landscaping, with the ground storey set back behind a row of columns or piers;
 - (b) primary building frontage shall be built to the hard surface landscaping on all streets;
 - (c) recessed entryways shall not exceed 2.0 metres;
 - (d) in setback areas, the surface treatment shall be hardscaped;
 - (e) facades shall be parallel to the property line directly abutting a sidewalk or open space, except at the intersection of College Avenue and Broad Street, where the building may be at a diagonal;
 - (f) storefront glass height shall be a minimum of 3.0 metres;

- (g) a minimum of 65 per cent coverage of facades at the ground level storey, as indicated in Figure 6C.F6, shall be clear or lightly tinted glass to a minimum viewing depth of 1.0 metres;
- (h) entries shall be a maximum of 15.0 metres apart at their centre;
- (i) storefront module widths shall be a maximum of 11.0 metres;
- (j) the ground level storey shall be at the sidewalk level; and
- (k) colonnades shall be vertically proportioned, and shall be a minimum height of 1.65 metres.

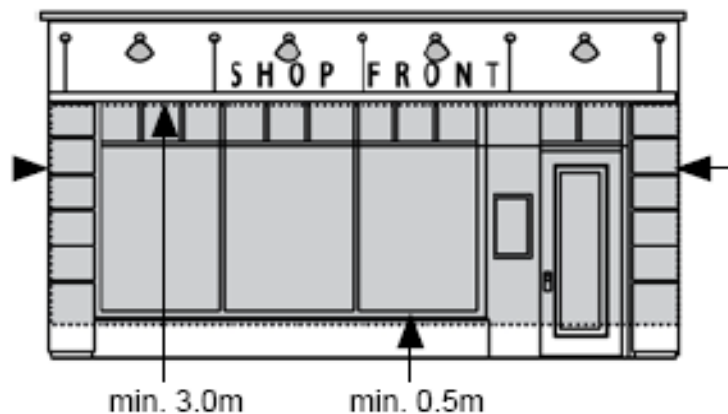


Figure 6C.F6: Glazing Requirements

4.6 PERMITTED YARD ENCROACHMENTS

- (1) The minimum front yard, flankage side yard, interior side yard and rear yard specified by this Bylaw shall remain free from any encroachment, except as permitted by Table 6C.T4.
- (2) Permitted yard encroachments are subject to section 1E.1.9 of Chapter 1.
- (3) The minimum setback from lot line to a permitted encroachment shall be the lesser of the setback standards prescribed in Tables 6C.T3 (a) through (c) and 6C.T4.

TABLE 6C.T4: FORMER DIOCESE OF QU'APPELLE LANDS DIRECT CONTROL DISTRICT PERMITTED ENCROACHMENT STANDARDS				
Sec.	Structure	Permitted Yard	Max. Projection into Permitted Yard	Min. Setback from Lot Line
T4.1	Non-structural architectural features (e.g. window sill, eaves, etc.)	<ul style="list-style-type: none"> • Front Yard • Interior Side Yard • Flankage Yard • Rear Yard 	610 millimetres	450 millimetres
T4.2	Cantilevered portion of a building, no greater than 2.4 square metres in combined area of all cantilevers when measured horizontally	<ul style="list-style-type: none"> • One Interior Side Yard Only • Flankage Yard 	610 millimetres	450 millimetres
T4.3	Fire escape	<ul style="list-style-type: none"> • Front Yard • Interior Side Yard • Flankage Yard • Rear Yard 	1.5 metres	150 millimetres
T4.4	Uncovered Balcony, Deck or Platform			
	(1) Portion that is 600 millimetres or more in height above grade.	<ul style="list-style-type: none"> • Front Yard • Rear Yard 	500 millimetres	The lesser of the side yard setback requirements for the principal building on site; or the existing side yard setback of the building on site.
	(2) Portion that is less than 600 millimetres in height above grade.	<ul style="list-style-type: none"> • Front Yard • Interior Side Yard • Flankage Yard • Rear Yard 	Unrestricted	Unrestricted
T4.5	Porch	<ul style="list-style-type: none"> • Front Yard • Rear Yard 	1.5 metres	3.0 metres
T4.6	Steps above or below grade, Landings and Wheelchair ramps	<ul style="list-style-type: none"> • Front Yard • Interior Side Yards • Flankage Yard • Rear Yard 	Unrestricted	Unrestricted
T4.7	Children's play equipment, fences, gutters, retaining walls or other landscape features and decorative structures	<ul style="list-style-type: none"> • Front Yard • Interior Side Yard • Flankage Yard • Rear Yard 	Unrestricted	Unrestricted

4.7 HEIGHT EXCEPTIONS

- (1) Subject to subsection 6C.4.7(2), any height limitation Tables 6C.T3(a) through (c) shall not apply to any of the following:
- (a) a spire;
 - (b) a belfry;
 - (c) a cupola;
 - (d) a dome;
 - (e) a chimney;

- (f) a ventilator;
 - (g) a skylight;
 - (h) a water tank;
 - (i) a bulkhead;
 - (j) a communication antenna; or
 - (k) a feature or mechanical appurtenance, usually situated above the roof level, that is, in the opinion of the Development Officer, similar to the above list.
- (2) The features mentioned in subsection 6C.4.7(1):
- (a) may not include an elevator or staircase enclosure, or a mechanical penthouse;
 - (b) may not be used for human habitation; and
 - (c) shall be erected only to such minimum height or area necessary to accomplish the purpose they are to serve.

6C.5 ACCESSORY USES, BUILDINGS AND STRUCTURES

5.1 ACCESSORY BUILDING OR STRUCTURE LOCATION

Detached accessory buildings or structures shall not be located in the front yard.

5.2 ACCESSORY BUILDING OR STRUCTURE DEVELOPMENT STANDARDS

The standards prescribed in Table 6C.T5 apply to all accessory buildings or structures in the Former Diocese of Qu'Appelle Lands Direct Control District zone.

TABLE 6C.T5 FORMER DIOCESE OF QU'APPELLE LANDS DIRECT CONTROL DISTRICT DEVELOPMENT STANDARDS FOR ACCESSORY BUILDINGS OR STRUCTURES		
Sec.	Development Criteria	Standard (Per Lot)
T5.1	Maximum Area	
	(1) Accessory to: (a) Building, Detached; (b) Building, Row with two units; or (c) Building, Stacked with two units	75 square metres
	(2) Accessory to: (a) any type of building within a Dwellings, Planned Group (b) Building, Row with more than two units (c) Building, Stacked with more than two units (d) Public Use, General (e) Utility, General	Greater of 75 square metres or 15 per cent of the lot area.
T5.2	Minimum Setback for an Accessory Building or Structure on an interior lot	
	(1) Where the accessory building or structure is located entirely within the rear yard:	
	(a) setback from rear lot line	
	(i) where the vehicular access door of a garage faces the rear lot line adjoining a public lane;	1.50 metres
	(ii) otherwise	600 millimetres
	(b) setback from side lot lines	600 millimetres
	(2) Where the accessory building or structure is located entirely within the side yard:	
	(a) setback from side lot line	Same as otherwise required for the principal building on site.
T5.3	Minimum Setback for an Accessory Building or Structure located on a corner lot	
	(1) Where the accessory building or structure is located entirely within the rear yard:	
	(a) setback from rear lot line:	
	(i) where a vehicular access door of a garage faces rear lot line adjoining a public lane;	1.50 metres
	(ii) otherwise	600 millimetres
	(b) setback from side lot line:	
	(i) where a vehicular access door of a garage faces flankage lot line	6.0 metres from flankage lot line
	(ii) otherwise	600 millimetres
	(2) Where the accessory building or structure is located entirely within the side yard:	
	(a) setback from side lot line	
	(i) where a vehicular access door of a garage faces flankage lot line	6.0 metres from flankage lot line
	(ii) otherwise	Same as otherwise required for the principal building on site.
T5.4	Minimum Setback from a principal building on the site	1.0 metre
T5.5	Maximum Height	
	(1) An accessory building used as a communal amenity area in a Dwelling, Planned Group	11.0 metres
	(2) Otherwise	4.0 metres

5.3 ACCESSORY BUILDING OR STRUCTURE EXCEPTIONS

- (1) Notwithstanding the minimum setback requirements for an accessory building or structure specified under Table 6C.T5:
 - (a) where an accessory structure is structurally attached to the principal structure as an enclosed, all-season, heated living space, it shall be considered as a part of the principal structure, and shall maintain the yard setback requirements of the principal building (see Figure 6C.F7);

- (b) notwithstanding clause 6C.5.3(a), where access to an attached or detached garage or carport is provided directly from a flankage side, setback to the attached garage or carport shall be minimum 6.0 metres from the flankage lot line; and
 - (c) where the principal building on a site has no side yard requirement, an accessory building on that site may be built without a side yard setback from the same property line from which the principal building has no required side yard setback.
- (2) The minimum setback requirements of Table 6C.T5 shall not apply to a detached accessory building with a floor area of 10 square metres or less and which is located in the rear or side yard, provided that no part of the accessory structure overhangs the property line.
 - (3) Where a detached accessory structure mentioned in subsection 6C.5.3(2) is located on a corner lot, the same side yard setback shall be maintained from the corner side as required for the principal building.
 - (4) All accessory structures or buildings shall be included in the calculation of the total site coverage calculation, except those listed in Table 6C.T4.7.

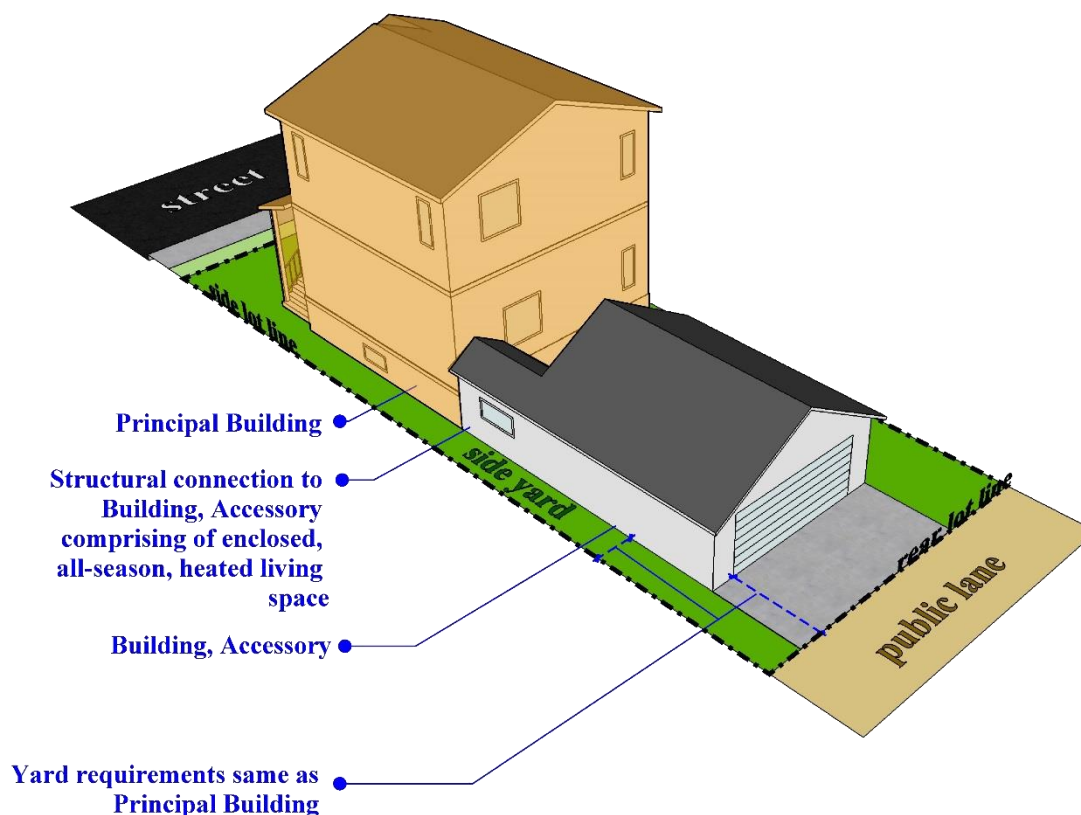


Figure 6C.F7: Accessory Connection

6C.6 PARKING AND LOADING

6.1 NO OBSTRUCTION

Parking stalls required by this Bylaw shall not be obstructed in any way by garbage receptacles, structures, equipment or materials which interfere with the ability of the parking stall to serve its function.

6.2 ACCESSIBLE PARKING STALLS

- (1) Notwithstanding any other provision in this Bylaw, a minimum of two per cent of the required number of parking stalls shall be provided in the form of accessible parking stalls in the Former Diocese of Qu'Appelle Lands Direct Control District zone.
- (2) Accessible parking stalls shall be clearly designated with signs above ground indicating their purpose.
- (3) Relative to the placement of non-accessible parking stalls, accessible parking stalls shall be located closest to the:
 - (a) the accessible building entrance if it exists; or
 - (b) the building entrance with shortest path of travel from the accessible parking stalls.

6.3 MOTOR VEHICLE REGULATIONS

- (1) All motor vehicle parking stalls, loading stalls and manoeuvring areas shall be located entirely on the same lot as the principal land use they serve except as provided by caveated parking, shared parking or shared maneuvering area in subpart 1F.3 of Chapter 1.
- (2) No motor vehicle parking stall, manoeuvring area, garage door, loading stall or loading bay shall be located in:
 - (a) an area provided to meet the total site landscaping area; or
 - (b) the required front yard unless otherwise specified in this Bylaw.
- (3) Subject to the discretion of the Development Officer, parking areas shall be accessed only from private or public rear lanes.
- (4) Pedestrian access to public parking areas shall be located along the primary building frontage.
- (5) Loading docks and services shall be accessed from a private or public lane.

6.4 MINIMUM MOTOR VEHICLE PARKING REQUIREMENTS

- (1) Table 6C.T6 lists the minimum motor vehicle parking requirements for development in the Former Diocese of Qu'Appelle Lands Direct Control District.
- (2) If, in determining the number of required parking stalls, a fractional space is calculated:
 - (a) any fraction up to and including one-half shall be disregarded; and
 - (b) any fraction over one-half shall be deemed to be equivalent to one full stall.
- (3) Unless otherwise specified in this Bylaw, tandem parking stalls shall not be used to meet minimum parking requirements.
- (4) Up to 30 per cent of the required parking stalls in any parking area may be designed as compact stalls.
- (5) All compact parking stalls shall be clearly designated with signs indicating their purpose.

TABLE 6C.T6: FORMER DIOCESE OF QU'APPELLE LANDS DIRECT CONTROL DISTRICT PARKING REQUIREMENTS

Sec.	Land Use	Motor Vehicle	
T6.1	Dwelling, Unit	(1) In the Mixed-use, Medium Density Residential and High Rise Residential policy areas: (a) a minimum of one enclosed stall is required per Dwelling Unit; and (b) a maximum of 0.5 unenclosed stalls is required per Dwelling Unit. (2) Otherwise: (a) one stall is required per Dwelling Unit.	
T6.2	Dwelling, Assisted Living	0.4 stalls are required per Dwelling Unit	
T6.3	Dwelling, Group Care	The greater of: (a) one stall is required per six beds; or (b) two stalls are required.	
T6.4	Service Trade, Homestay	0.5 stall per Service Trade, Homestay is required in addition to the parking requirement for the Dwelling Unit	
T6.5	Institution, Day Care	(1) One stall is required per land use; and (2) The following table indicates the minimum number of passenger drop-off stalls:	
		Individual Under Care	Minimum Number of Passenger Drop-off Stalls
		1-10	1 stall
		10-15	2 stalls
		16-30	3 stalls
		31-45	4 stalls
		46-60	5 stalls
		More than 60	Two additional stalls are required for each increment of 15 individuals in excess of 60
		(3) Notwithstanding subsection (2), where the applicant demonstrates to the satisfaction of the Development Officer, that on-street parking capacity can adequately serve as a passenger drop-off stall without impeding traffic flow, the Development Officer may reduce the minimum passenger drop-off stall requirements accordingly.	
		(4) Parking stalls required pursuant to subsection (1) or a condition of a discretionary use permit shall not be used to satisfy the passenger drop-off stall requirements of subsection (2).	
(5) All on-site passenger drop-off stalls shall be reserved and clearly marked for passenger drop-off purposes.			
T6.6	Residential Business	(1) A minimum of one parking stall shall be provided for the Residential Business in addition to the parking required for the Dwelling Unit on the same lot. (2) Customers of the Residential Business cannot utilize any parking stalls that are required for the Dwelling Unit. (3) Where the Residential Business is an Institution, Day Care, parking requirements listed under T6.6 shall apply.	
T6.7	All other land uses	(1) For the first 150 square metres in total floor area, no parking stall is required. (2) For that portion in excess of the first 150 square metres in total floor area, one parking stall is required per 75 square metres of total floor area.	

6.5 MINIMUM LOADING REQUIREMENTS

- (1) On any lot containing buildings with a combined gross floor area of 1,401 to 10,000 square metres, one loading stall shall be required.

- (2) On any lot containing buildings with a combined gross floor area of 10,001 square metres or more, loading stall shall be required in addition to the requirement mentioned in subsection 6C.6.5(1).
- (3) Dwelling Units shall not be calculated toward the combined gross floor area mentioned in subsections 6C.6.5(1) or (2).
- (4) All loading stalls shall be clearly marked to indicate their purpose.
- (5) Notwithstanding subsections 6C.6.5(1) and (2), the Development Officer may decrease the number of required loading stalls.

6.6 ADDITIONAL PARKING REGULATIONS – LOW-DENSITY RESIDENTIAL POLICY AREA

- (1) Garages may accommodate a maximum of two vehicles.
- (2) Garages and driveways are prohibited on College Avenue.
- (3) Garage doors shall not face public streets.
- (4) Where rear yard access is not possible on internal streets, garages shall be turned perpendicular to the street providing driveway access as illustrated in Figure 6C.F8.



Figure 6C.F8: Garage and Driveway Configuration in the Low-Density Residential Policy Area

6.7 ADDITIONAL PARKING REGULATIONS – MIXED-USE POLICY AREA

Driveways are prohibited on College Avenue.

6.8 BICYCLE PARKING REQUIREMENTS

- (1) For every 20 Dwelling Units that are developed on a lot, whether to meet the parking requirement in Table 6A.T4 or not, the developer shall provide a minimum of one long-term bicycle parking stall within the same building(s) as the Dwellings. This may be counted toward the minimum bicycle parking requirement prescribed in subsection 6A.6.8(2).
- (2) For every five required motor vehicle parking stalls, whether to meet a requirement or not, there shall be either:
 - (a) one short-term bicycle parking stall;
 - (b) 0.5 long-term bicycle parking stalls; or
 - (c) An equivalent combination of subsections 6C.6.8(2)(a) and (b).
- (3) If, in determining the number of required parking stalls, a fractional bicycle parking stall is calculated, any fraction will be rounded up to the next whole number.
- (4) Required short-term bicycle stalls shall be located closer to the building entrance than the motor vehicle parking stalls.
- (5) Required bicycle parking shall be located either :
 - (a) on the ground floor of the principal building(s) on the lot; or
 - (b) within a secure area close to the building entrance.
- (6) If the motor vehicle parking stalls are covered or located within a structure, then the bicycle parking stalls must also be covered or located within a structure.

6.9 MUNICIPAL HERITAGE PROPERTY AND PROVINCIAL HERITAGE PROPERTY

- (1) Where required, the number of motor vehicle parking stalls existing upon municipal heritage property and provincial heritage property, at the time of such heritage designation, shall be maintained with any development approved after such date.

- (2) Notwithstanding the motor vehicle parking requirements in sections 6E.6.4 and 6E.6.5, development of designated municipal heritage property and provincial heritage property shall not be required to provide motor vehicle parking and loading facilities beyond that mentioned in subsection 6E.6.8(1).

6C.7 LANDSCAPING AND AESTHETIC SCREENING REQUIREMENTS

7.1 MINIMUM TOTAL SITE LANDSCAPING REQUIREMENTS

- (1) The minimum landscaping requirements prescribed in Table 6C.T7 apply to principal land uses and developments in the Former Diocese of Qu'Appelle Lands Direct Control District.
- (2) If there is a conflict between the requirements in Table 6C.T7, the most stringent requirement shall apply.
- (4) All landscaping requirements shall be completed in accordance with the approved landscape plan by the end of the growing season in which the use of the building or site has taken place. When the use of a building has occurred after the end of the growing season, all required and approved landscaping features shall be completed by June 1 of the following growing season.

TABLE 6C.T7: FORMER DIOCESE OF QU'APPELLE LANDS DIRECT CONTROL DISTRICT TOTAL SITE LANDSCAPING REQUIREMENTS		
Sec.	Land Use	Minimum Landscaping Requirements
T7.1	For a: <ul style="list-style-type: none"> • Dwelling, Unit; • Dwelling, Group Care; or • Dwelling Assisted Living in a building with two units or less. 	Within two years of the issuance of an occupancy permit, the entirety of the front yard and side yards abutting a public street or public pathway must be landscaped, excluding: (a) a walkway; and (b) a driveway leading to an approved parking stall.
T7.2	<ul style="list-style-type: none"> • Assembly, Community • Institution, Day Care • Service, Trade Homestay 	10% total site landscaped area
T7.3	<ul style="list-style-type: none"> • Any land use in a building with three or more units; or • Dwelling, Planned Group 	15% total site landscape area
T7.4	<ul style="list-style-type: none"> • Dwelling, Secondary Suite • Open Space, Active • Public Use, General • Utility, General • Residential Business 	No Requirement

7.2 PLANTING REQUIREMENTS

The following planting ratios shall apply to achieve the total site landscaping area, as required by Table 6C.T7:

- (a) a minimum of one tree per 40 square metres of required site landscaping is required per lot;
- (b) for every ten metres along a registered road right of way, a minimum of one deciduous tree is required. This includes portions separated from a right of way only by an easement or boulevard; and
- (c) a minimum of one shrub per 20 square metres of required site landscaping is required per lot.

7.3 INCLUDED LANDSCAPED AREAS

- (1) Exposed soil will only be considered toward the total site landscape area in an Open Space, Active used to grow plants or in shrub beds.
- (2) The total site landscaping area, as required Table 3A.T7, may include, but is not restricted to:
 - (a) parking area landscaping;
 - (b) major roadways landscaped design areas (see Figure 3A.F8);
 - (c) boulevard areas;
 - (d) curbing;
 - (e) perimeter screening; and
 - (f) any portion of required aesthetic screening.
- (3) Developments within the major roadways landscape design areas in Figure 3A.F9 may be subject to additional landscaping requirements.
- (4) Boulevard areas shall only be used to fulfil the total site landscaping requirement, subject to the approval of the Development Officer.

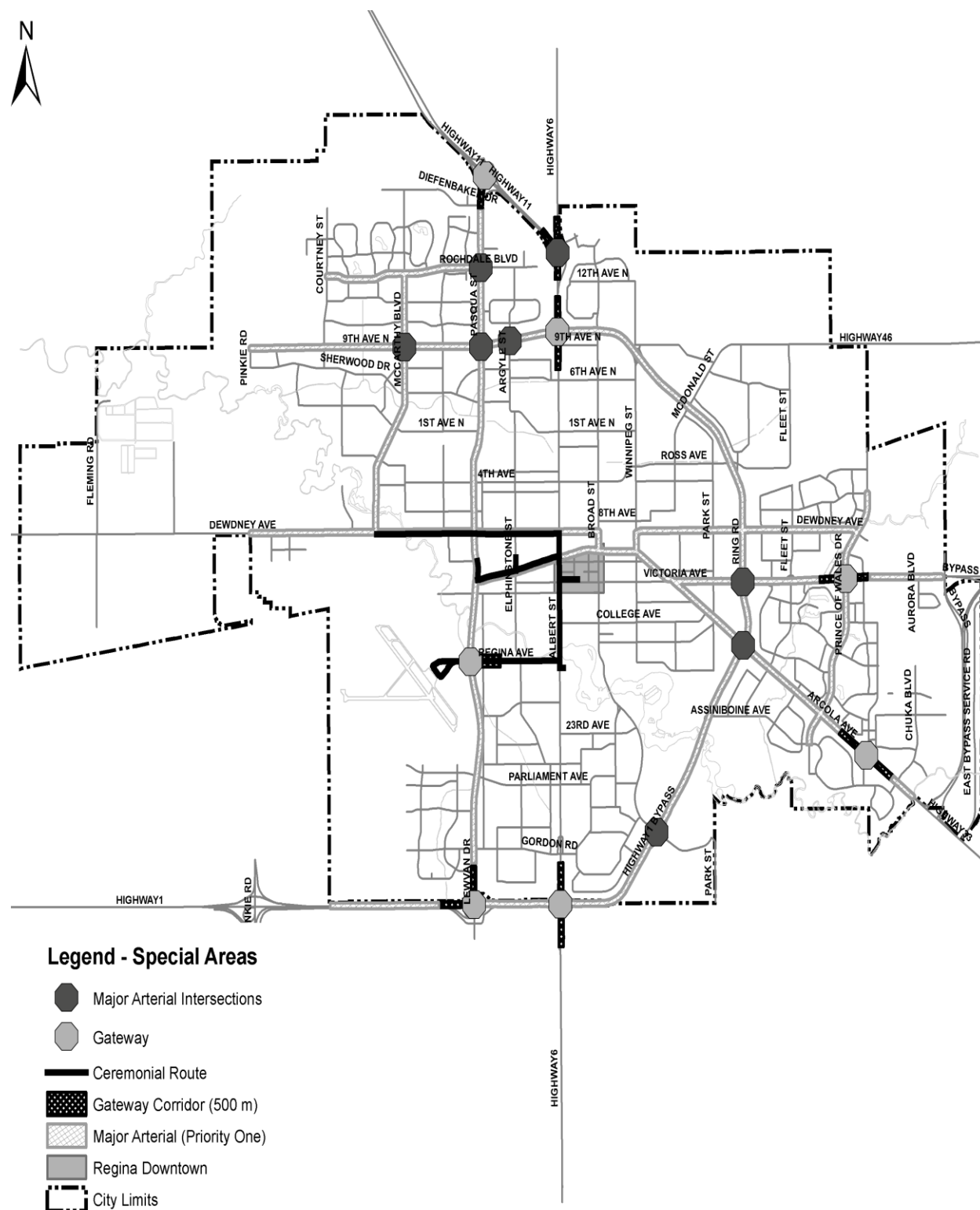


Figure 6C.F9: Major Roadways Landscape Design Map

7.4 PRESERVATION OF EXISTING PLANT MATERIAL

Existing plant material on site shall be retained when possible and may be credited toward the fulfillment of the total site landscaping requirement.

7.5 MIXED USE POLICY AREA

- (1) The total hard surface landscaping, including the sidewalk, shall be a minimum of 5.0 metres.
- (2) Buildings along Broad Street and internal streets require hard surface landscaping between the street and the building.
- (3) All existing trees shall remain in all side yard setbacks.
- (4) Grading and site design shall ensure the safety of tree and root systems per the Forestry Bylaw.

7.6 LOW-DENSITY RESIDENTIAL POLICY AREA

- (1) All existing trees shall remain in all side yard setbacks, as part of the major grove planting north-west of St. Chad's College.
- (2) Grading and site design shall ensure the safety of tree and root systems per the Forestry Bylaw.

7.7 AESTHETIC SCREENING OF INCOMPATIBLE USES

- (1) A proposed new development containing non-residential uses or substantial addition to an existing development on a lot containing non-residential uses in the Former Diocese of Qu'Appelle Lands Direct Control District shall provide aesthetic screening to a height of 1.83 metres along its abutting lot lines where the proposed development abuts a lot zoned Residential.
- (2) In addition to other requirements of this Bylaw, the following activities and/or areas on a lot in the Former Diocese of Qu'Appelle Lands Direct Control District containing four or more dwelling units or a non-dwelling land use shall be aesthetically screened from all sides to a height of 1.83 metres or to the satisfaction of the Development Officer:
 - (a) any collection area for garbage, refuse or recycling;
 - (b) any storage area that is outdoors or partially outdoors; and
 - (c) any maneuvering area or loading / unloading bay.

6C.8 EXCEPTIONS TO DEVELOPMENT STANDARDS

8.1 APPLICATION

- (1) Subject to the requirements of subpart 1F.2 of Chapter 1, Council may, by development agreement with a developer, approve a relaxation of the maximum floor area ratio and/or height requirements of sections 6C.4 in exchange for the provision of a public amenity prescribed in Table 6C.T8.
- (2) The bonus floor area granted pursuant to subsection 6E.8.1(1) shall not exceed the rate specified in Table 6E.T5.
- (3) Only the land uses in Table 6E.T2 (a) through (g) are eligible for floor area bonuses or maximum height relaxations.
- (4) The floor area of the bonusable public amenity shall not be included in the calculation of the gross floor area of the land use.
- (5) Where, in the opinion of Council, a deviation from development standards, other than floor area ratio and height, is desirable to accommodate the public amenity or the development where the bonus floor area is to be used, it may approve the deviation.
- (6) In approving the provision of a public amenity, Council may modify the performance standards in Table 6E.T5 where it is satisfied that it will result in a better amenity or public realm than would be possible without the modification.

TABLE 6C.T8: FORMER DIOCESE OF QU'APPELLE LANDS DIRECT CONTROL DISTRICT BONUSABLE AMENITIES

Sec.	Bonusable Amenity	Purpose	Incentive To Amenity Ratio	Amenity Performance Standards
T8.1	Transit Rider Shelter	To increase weather protection for Regina Transit riders.	10 square metres of additional gross floor area for every 1 square metres of Transit Rider Shelter	<p>(1) The passenger shelter shall:</p> <ul style="list-style-type: none"> (a) be approved by the Director of Transit Services as a passenger shelter along a City bus route; (b) be approved by the Director of Transit Services as a reasonable bus stop location for an existing route; (c) in the opinion of Council, increase weather protection for public transit passengers; (d) adjoin a public sidewalk, walkway, plaza or park which has direct transit access; (f) provide no fewer than one seat for every 2 square metres of area sheltered from the weather and accessible to the general public; (g) provide a line of sight from within the shelter to observe an approaching bus; (h) be illuminated to the satisfaction of the Director of Transit Services; and (i) be no greater than 25 square metres in area. <p>(2) The passenger shelter may be:</p> <ul style="list-style-type: none"> (a) a free-standing structure on a foundation, negotiated with the Director of Transit Services, that is: <ul style="list-style-type: none"> (i) built to the City's standards; (ii) purchased by the City of Regina; (iii) paid for by the applicant; and (iv) within 50 metres of the proposed development. (b) integrated into the proposed building. The terms such as

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Sec.	Bonusable Amenity	Purpose	Incentive To Amenity Ratio	Amenity Performance Standards
				hours and design specifications shall be negotiated with the Director of Transit Services.
T8.2	Institution, Day Care	To increase the number of child care spaces in the City.	8.0 square metres of additional gross floor area for every 1.0 square metres of Institutional Day Care.	The Institution, Day Care shall have an area of at least 93.0 square metres to be eligible for a development bonus.
T8.3	Public Restroom	To provide opportunities for cyclists to change and to increase pedestrian and cyclist convenience.	8.0 square metres of additional gross floor area for every 1 square metre of Public Restroom.	The restroom shall be: <ul style="list-style-type: none"> (a) located on the ground floor of the building; (b) located on a lot within 100 metres of a street bus stop served by Regina Transit; (c) accessible to persons with disabilities; and (d) open to members of the General Public while the land use is open for business.
T8.4	Public Art and Cultural Heritage	To increase support for the Culture community in the City, and enhance the aesthetic quality of the urban environment.	Maximum 3.0 metres relaxation of tower height restriction. Applicable to each building once.	<ul style="list-style-type: none"> (1) The work must be by an artist with qualifications. (2) The work must be approved by a Development Officer. (3) The work must be located or displayed permanently at one or more of the locations identified in Map 11.1 Secondary Plan for the Former Diocese of Qu'Appelle Property in Part B of the OCP and not inside the building.

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Sec.	Bonusable Amenity	Purpose	Incentive To Amenity Ratio	Amenity Performance Standards
T8.5	Water Feature	To serve as a focal point for pedestrian activity, and moderate ambient air temperature in the summer.	Fixed by Council at project consideration stage.	<ul style="list-style-type: none"> (1) A review of the services (sewer/water) must be completed to apply for the water feature. (2) The water feature must be located outside the building, and be publicly visible and accessible at the main pedestrian entrance to a building or along a pedestrian connection to the building. (3) Water must be maintained in a clean and non-polluted condition. (4) The water feature must incorporate publicly accessible seating or ledges that can be used as public seating at appropriate heights. (5) Water must be in motion during daytime hours, except between September 21 and April 21.
T8.6	Conservation of Open Space, Active and existing trees	To reflect previous use of the site and related community values, and to help meet environmental and social objectives.	3.0 metre relaxation of height restriction for the provision of an Open Space, Active and the conservation of existing trees.	<ul style="list-style-type: none"> (1) Must include provision of water access. (2) The trees must be available to residents of a lot for the growing of vegetables, flowers and plants for their personal use. (3) The "Open space, Active" must be a minimum of 250.0 square metres. (4) Relaxation for specific amenity may be applied once per building. (5) Must meet the <i>Standards and Guidelines for the Conservation of Historic Places in Canada</i>.

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Sec.	Bonusable Amenity	Purpose	Incentive To Amenity Ratio	Amenity Performance Standards
T8.7	LEED Certification	To reduce fossil fuel energy consumption and residents' ecological footprints.	9.0 metre relaxation of tower height restriction for buildings with LEED Certification.	<p>(1) The design team shall include a LEED Certified Architect.</p> <p>(2) Before issuance of a Development Permit, the applicant shall submit a plan that has been verified as being eligible for LEED Certification by a LEED Certified Architect. Within 90 days of receiving an Occupancy Permit, the applicant must submit documentation that demonstrates achievement of LEED Certification.</p> <p>(3) If LEED Certification is not achieved, the applicant shall provide other bonusable amenities, as determined by the Development Officer.</p> <p>(4) Relaxation for a specific amenity may be applied to each building only once.</p>
T8.8	Affordability Measures	To allow income-mix on the site through the incorporation of affordable housing.	6.0 metre relaxation of tower height restriction for each building with affordable units.	<p>(1) A minimum of 8 units must be affordable, as defined by the Province of Saskatchewan's Affordable Housing Programs.</p> <p>(2) The relaxation for a specific amenity may be applied to each building only once.</p>
T8.9	Green Roof	To conserve energy and beautify the building.	3.0 metre relaxation of tower height restriction for each building with green roof on podium.	<p>(1) The green roof must:</p> <ul style="list-style-type: none"> (a) cover the entirety of the podium. (b) be viewable in part from the street. (c) be accessible by residents. <p>(2) The relaxation for a specific amenity may be applied to each building only once.</p>