

## PART 6F

### DCD-WH – DEWDNEY AVENUE

### WAREHOUSE DIRECT CONTROL DISTRICT

#### 6F.1 INTENT

Dewdney Avenue Warehouse Direct Control District is intended to encourage the:

- (a) adaptive re-use of existing buildings;
- (b) expansion of new and established businesses;
- (c) development of a unique identity for the area; and
- (d) a wide range of dwelling, office, service, retail, wholesale and low-intensity industrial land uses that:
  - (i) complement each other;
  - (ii) can operate safely in existing or remodeled warehouses and historic structures;
  - (iii) can operate with existing (limited) floor area; and
  - (iv) will complement rather than compete with the Downtown.

#### 6F.2 APPLICATION

- (1) The regulations, standards, and requirements prescribed in part 6F apply to all land uses and developments in the Dewdney Avenue Warehouse Direct Control District.
- (2) The regulations, standards, and requirements prescribed in the *Warehouse District Neighbourhood Plan* apply to all land uses and developments in the Dewdney Avenue Warehouse Direct Control District. The neighbourhood plan shall supersede where a regulation in Part 6F is inconsistent with any portion of the neighbourhood plan.
- (3) Lands may be rezoned Dewdney Avenue Warehouse Direct Control District only in cases where the OCP or an applicable secondary plan identifies the lands as being within the Warehouse District Neighbourhood.

## 6F.3 BUILDING AND LAND USE REQUIREMENTS

### 3.1 PERMITTED AND DISCRETIONARY BUILDING TYPES

- (1) Table 6F.T1 lists building types that are permitted or discretionary in the Dewdney Avenue Warehouse Direct Control District.
- (2) Any building types other than those listed in Table 6F.T1 are prohibited in the Dewdney Avenue Warehouse Direct Control District.
- (3) A lot can contain multiple buildings that are permitted or discretionary in the Dewdney Avenue Warehouse Direct Control District.

<b>TABLE 6F.T1: DEWDNEY AVENUE WAREHOUSE DIRECT CONTROL DISTRICT BUILDING TYPES</b>				
<b>No.</b>	<b>Building Type</b>	<b>Permitted</b>	<b>Discretionary</b>	<b>Building Specific Regulations</b>
<b>T1.1</b>	Building, Accessory	Permitted	---	---
<b>T1.2</b>	Building, Detached	Building that existed in 2018, including a reconstructed or remodelled building.	Building constructed after 2018.	---
<b>T1.3</b>	Building, Row	Building that existed in 2018, including a reconstructed or remodelled building.	Building constructed after 2018.	---
<b>T1.4</b>	Building, Stacked	Building that existed in 2018, including a reconstructed or remodelled building.	Building constructed after 2018.	---

### 3.2 LAND USE REQUIREMENTS

- (1) Table 6F.T2 lists land uses and land use intensities that are permitted or discretionary in the Dewdney Avenue Warehouse Direct Control District, subject to in compliance with:
  - (a) the land-use-specific regulations in Table 6F.T2;
  - (b) the development regulations and standards in section 6F.4;
  - (c) the parking and loading requirements in section 6F.5;
  - (d) the landscaping and aesthetic screening requirements of section 6F.6; and
  - (e) the other regulations of this Bylaw.
- (2) In addition to the review criteria for discretionary uses prescribed in subpart 1E.3 of Chapter 1, every discretionary use application for lands in the Dewdney Avenue Warehouse Direct Control District shall be reviewed to evaluate if the proposal:

- (a) encourages the adaptive reuse of existing buildings, particularly historic and heritage properties;
  - (b) encourages the development, retention and enhancement of the area's commercially-oriented industrial uses;
  - (c) supports methods of transportation other than personal motor vehicle; and
  - (d) relates to, builds upon, or enhances the existing context, with specific focus on historic and heritage properties.
- (3) The following land uses are prohibited in the Dewdney Avenue Warehouse Direct Control District:
- (a) any land use that is not listed in Table 6F.T2;
  - (b) any land use that is above the maximum intensity listed as permitted or discretionary in Table 6F.T2;
  - (c) any land use that fails to meet any of the applicable requirements laid out in this Bylaw;
  - (d) any land use that stores or processes hazardous materials and/or dangerous goods; and
  - (e) outdoor storage.

<b>Table 6F.T2: DEWDNEY AVENUE WAREHOUSE DIRECT CONTROL DISTRICT LAND USE GROUPS</b>				
<b>Sec.</b>	<b>Land Use</b>	<b>Permitted</b>	<b>Discretionary</b>	<b>Land Use Specific Regulations</b>
<b>T2.1</b>	<ul style="list-style-type: none"> <li>• Food &amp; Beverage, Outdoor</li> <li>• Retail Trade, Outdoor Display</li> </ul>	Permitted if the dedicated outdoor area is less than 100 square metres, per lot.	Discretionary if dedicated outdoor area is 100 square metres, per lot, or more.	No outdoor storage shall occur on the lot.
<b>T2.2</b>	<ul style="list-style-type: none"> <li>• Retail Trade, Shop</li> </ul>	Permitted if gross floor area is 4,000 square metres, or less, per lot.	Discretionary if gross floor area is greater than 4,000 square metres, per lot;	No outdoor storage shall occur on the lot.
<b>T2.3</b>	<ul style="list-style-type: none"> <li>• Dwelling, Assisted-Living</li> <li>• Dwelling, Group Care</li> <li>• Dwelling, Unit</li> </ul>	Permitted if in a building that contains at least one non-dwelling principal land use.	Discretionary if in a building that does not contain at least one non-dwelling principal land use.	<p>(1) “Developments” containing 20 dwelling units shall allocate a minimum of five per cent of the total lot 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 6F.7.</p>
<b>T2.4</b>	<ul style="list-style-type: none"> <li>• Agriculture, Indoor</li> <li>• Food &amp; Beverage, Catering</li> <li>• Food &amp; Beverage, Lounge</li> <li>• Food &amp; Beverage, Restaurant</li> <li>• Industry, Artistic</li> <li>• Industry, Food &amp; Beverage</li> <li>• Industry, Laboratory</li> <li>• Institution Health Care</li> <li>• Institution, Humanitarian Service</li> <li>• Institution, Training</li> <li>• Office, Industry</li> <li>• Office, Professional</li> <li>• Public Use, General</li> <li>• Service Trade, Clinic</li> <li>• Service Trade, Heavy</li> <li>• Service Trade, Light</li> <li>• Service Trade, Personal</li> <li>• Storage, Personal</li> <li>• Transportation, Parking Structure</li> <li>• Wholesale Trade, Indoor</li> <li>• Utility, General</li> </ul>	Permitted	---	No outdoor storage shall occur on the lot.

<b>Table 6F.T2: DEWDNEY AVENUE WAREHOUSE DIRECT CONTROL DISTRICT LAND USE GROUPS</b>				
<b>Sec.</b>	<b>Land Use</b>	<b>Permitted</b>	<b>Discretionary</b>	<b>Land Use Specific Regulations</b>
T2.5	<ul style="list-style-type: none"> <li>• Agriculture, Animal Support</li> <li>• Industry, Salvaging – Light</li> <li>• Retail Trade, Cannabis Storage, Warehousing•</li> </ul>	Permitted if gross floor area is 500 square metres, or less, per lot.	Discretionary if gross floor area is greater than 500 square metres, per lot.	<p>(1) Restriction for all uses</p> <ul style="list-style-type: none"> <li>(a) All land uses must be entirely indoors; and</li> <li>(b) No outdoor storage shall occur on the lot.</li> </ul> <p>(2) A “Retail Trade, Cannabis” land use is permitted use only where located within the boundaries of Regina’s Old Warehouse Business Improvement District (as defined by Bylaw No. 2013-15 Regina’s Old Warehouse Business Improvement District Bylaw</p> <p>(3) A “Retail Trade, Cannabis” land use may not be established or enlarged where it is closer than 182.88 metres from any of the following land uses:</p> <ul style="list-style-type: none"> <li>(a) another “Retail Trade, Cannabis”;</li> <li>(b) “Assembly, Community”;</li> <li>(c) “Institution, Education”;</li> <li>(d) “Institution, Day Care”; or</li> <li>(e) “Open Space, Active”.</li> </ul> <p>(4) The measurement required in subsection (3) shall be:</p> <ul style="list-style-type: none"> <li>(a) a straight line, measured from the nearest point of the portion of the building used or proposed to be used as a “Retail Trade, Cannabis” to the nearest portion of the lot currently developed with any of the land uses mentioned in (a); and</li> <li>(b) assessed as of the date of receipt of a complete application as determined by the Development Officer.</li> </ul>

<b>Table 6F.T2: DEWDNEY AVENUE WAREHOUSE DIRECT CONTROL DISTRICT LAND USE GROUPS</b>				
<b>Sec.</b>	<b>Land Use</b>	<b>Permitted</b>	<b>Discretionary</b>	<b>Land Use Specific Regulations</b>
<b>T2.6</b>	<ul style="list-style-type: none"> <li>• Assembly, Community</li> <li>• Assembly, Recreation</li> <li>• Institution, Day Care</li> <li>• Institution, Education</li> <li>• Open Space, Active</li> </ul>	Permitted if indoors; or outdoors and the dedicated outdoor area is 1,000 square metres, or less, per lot.	Discretionary if outdoors and the dedicated outdoor area is greater than 1,000 square metres per lot.	<p>(1) No outdoor storage shall occur on the lot.</p> <p>(2) All land uses under T2.6 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 any of the land uses mentioned in T2.6; and</p> <p>(b) assessed as of the date of receipt of a complete application as determined by the Development Officer.</p>
<b>T2.7</b>	<ul style="list-style-type: none"> <li>• Residential Business</li> </ul>	<p>Permitted if the Residential Business:</p> <p>(a) does not occupy more than 25 per cent of the gross floor area of the building used for the Dwelling Unit; or</p> <p>(b) is an Institution, Day Care meeting the requirements of a family child care home or group family child care home, as defined by The Child Care Act.</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 building used for the Dwelling Unit.	<p>(1) 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 T2.8, 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</p>

<b>Table 6F.T2: DEWDNEY AVENUE WAREHOUSE DIRECT CONTROL DISTRICT LAND USE GROUPS</b>				
<b>Sec.</b>	<b>Land Use</b>	<b>Permitted</b>	<b>Discretionary</b>	<b>Land Use Specific Regulations</b>
T2.7	<ul style="list-style-type: none"> <li>• Residential Business</li> </ul>			<p>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 the Dewdney Avenue Warehouse Direct Control District:</p> <ul style="list-style-type: none"> <li>(a) any land use in the “Agriculture” land use class, except “Agriculture, Indoor”;</li> <li>(b) any land use in the “Assembly” land use class;</li> <li>(c) any land use in the “Drive-Through” land use class;</li> <li>(d) any land use in the “Dwelling” land use class;</li> <li>(e) any land use in the “Food &amp; Beverage” land use class, except “Food and Beverage, Catering”;</li> <li>(f) any land use in the “Industry” land use class, except “Industry, Artistic”;</li> <li>(g) any land use in the “Institution” land use class, except “Institution, Training” and “Institution, Day Care”;</li> <li>(h) any land use in the “Open Space” land use class;</li> <li>(i) any land use in the “Retail Trade” land use class;</li> <li>(j) any land use in the “Service Trade” land use class except “Service Trade, Personal,” “Service Trade, Light” and “Service Trade, Homestay</li> <li>(k) any land use in the “Transportation” land use class;</li> <li>(l) any land use in the “Wholesale Trade” land use class;</li> <li>(m) any land use in the “Public Use” land use class; and,</li> <li>(n) any land use in the “Utility” land use class.</li> </ul> <p>(6) No exterior storage or exterior operation of the</p>

<b>Table 6F.T2: DEWDNEY AVENUE WAREHOUSE DIRECT CONTROL DISTRICT LAND USE GROUPS</b>				
<b>Sec.</b>	<b>Land Use</b>	<b>Permitted</b>	<b>Discretionary</b>	<b>Land Use Specific Regulations</b>
<b>T2.7</b>	<ul style="list-style-type: none"> <li>Residential Business</li> </ul>			<p>“Residential Business” shall be permitted.</p> <p>(7) No window display of merchandise shall be permitted.</p> <p>(8) Notwithstanding clause T2.7(5)(i), merchandise created, assembled or designed on-site may be stored, displayed and sold from the business.</p>

## 6F.4 DEVELOPMENT STANDARDS

### 4.1 DEVELOPMENT STANDARDS

The standards prescribed in Table 6F.T3 apply to all buildings and land uses in the Dewdney Avenue Warehouse Direct Control District.

<b>TABLE 6F.T3: DEWDNEY AVENUE WAREHOUSE DIRECT CONTROL DISTRICT DEVELOPMENT STANDARDS</b>		
<b>Sec.</b>	<b>Development Criteria</b>	<b>Standards (Per Lot)</b>
<b>T3.1</b>	<b>Minimum Lot Area</b>	500 square metres
<b>T3.2</b>	<b>Minimum Lot Frontage</b>	15 metres
<b>T3.3</b>	<b>Minimum Front Yard Setback</b>	0.0 metres
<b>T3.4</b>	<b>(1) Minimum Rear Yard Setback</b> (adjoining a public lane or utility easement)	
	(a) Portions of any building or structure under 4 metres in height	450 millimetres
	(b) Portions of any building or structure 4 metres to 8 metres in height	1.0 metres
	(c) Portions of any building or structure higher than 8 metres	2.0 metres
	<b>(2) Minimum Rear Yard Setback</b> (not adjoining a public lane or utility easement)	
	(a) Portions of any building or structure under 4 metres in height	1.5 metres
	(b) Portions of any building or structure 4 metres to 8 metres in height	2.5 metres
<b>T3.5</b>	<b>(1) Minimum Single Side Yard Setback</b>	
	(a) Adjoining a Sensitive Lot, public road, public lane or utility easement	450 millimetres
	(b) Otherwise	0.0 metres
	<b>(2) Minimum Total Side Yard Setback</b>	
<b>T3.6</b>	<b>Maximum Coverage</b>	90%
<b>T3.7</b>	<b>Maximum Floor Area Ratio (FAR)</b>	4.0
<b>T3.8</b>	<b>Maximum Building Height</b>	15 metres



## 4.2 LOT FRONTAGE

- (1) Where a lot's front lot line is curved, the lot frontage shall be measured as follows, as shown in Figure 6F.F1:
  - (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 metres in length shall be measured from the midpoint determined in clause 6F.4.2(1)(a); and
  - (c) the lot frontage shall be measured as a line perpendicular to the six metre distance line prescribed in clause 6F.4.2(1)(b).
- (2) On a corner lot, the lot frontage shall be measured as follows, as shown in Figure 6F.F2:
  - (a) a distance line perpendicular to the front lot line and six metres in length shall be measured from the front lot line; and
  - (b) the lot frontage shall be measured as a line perpendicular to the six metre distance line prescribed in clause 6F.4.2(2)(a).

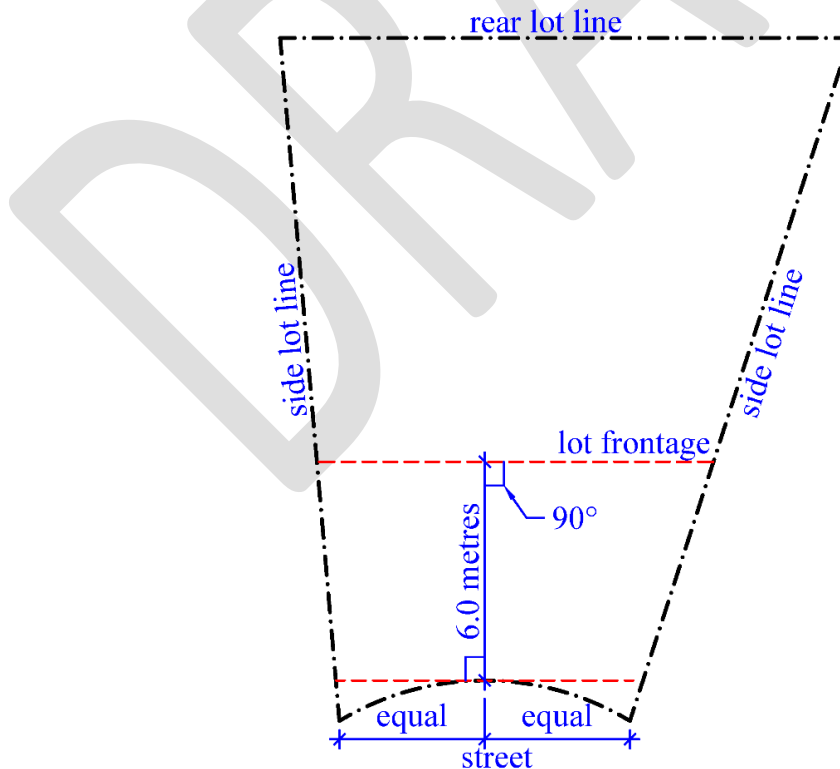
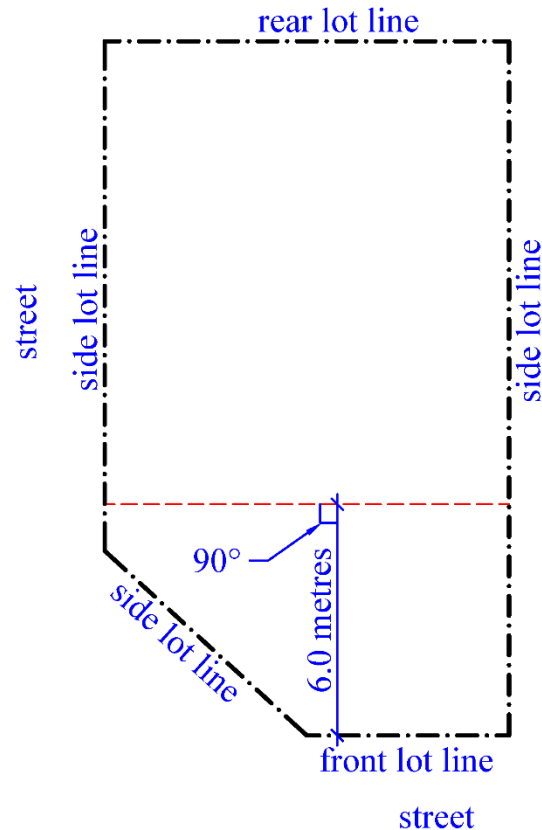


Figure 6F.F1: Minimum Lot Frontage on a Curved Front Lot



**Figure 6F.F2: Minimum Lot Frontage on a Corner Lot**

#### **4.3 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 whatsoever, except in accordance with Table 6F.T4.
- (2) Permitted yard encroachments are subject to section 1E.1.9 of Chapter 1.
- (3) Minimum setback from lot line to a permitted encroachment shall be the lesser of the setback standards prescribed in Tables 6F.T3 and 6F.T4.

<b>TABLE 6F.T4: DEWDNEY AVENUE WAREHOUSE DIRECT CONTROL DISTRICT PERMITTED ENCROACHMENT STANDARDS</b>				
<b>Sec.</b>	<b>Structure</b>	<b>Permitted Yard</b>	<b>Maximum Projection into Permitted Yard</b>	<b>Minimum Setback from Lot Line</b>
<b>T4.1</b>	Fire escape	<ul style="list-style-type: none"> <li>• Front Yard</li> <li>• Interior Side Yards</li> <li>• Flankage Yard</li> <li>• Rear Yard</li> </ul>	1.5 metres into any yard abutting lot zoned Residential or Mixed-Use, otherwise unrestricted.	150 millimetres from any abutting lot zoned Residential or Mixed-Use, otherwise unrestricted.
<b>T4.2</b>	Uncovered Balcony, Deck or Platform			
	(1) Portion that is 600 millimetres or more in height above grade.	Nil	---	---
	(2) Portion that is less than 600 millimetres in height above grade.	<ul style="list-style-type: none"> <li>• Front Yard</li> <li>• Interior Side Yards</li> <li>• Flankage Yard</li> <li>• Rear Yard</li> </ul>	Unrestricted	Unrestricted
<b>T4.3</b>	Any balcony, porch, deck, or platform that is covered. Includes "Food & Beverage, Outdoor" land use subject to the land use requirements.	Nil	---	---
<b>T4.4</b>	Steps above or below grade, landings and wheelchair ramps	<ul style="list-style-type: none"> <li>• Front Yard</li> <li>• Interior Side Yards</li> <li>• Flankage Yard</li> <li>• Rear Yard</li> </ul>	Unrestricted	Unrestricted

#### **4.4 HEIGHT EXCEPTIONS**

(1) Subject to subsection 6F.4.4(2), the maximum building height listed in Table 6F.T3 shall not apply to the following:

- (a) a spire;
- (b) a belfry;
- (c) a cupola;
- (d) a domes;
- (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 6F.4.4(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.

## **6F.5 ACCESSORY USES, BUILDINGS AND STRUCTURES**

- (1) Unless specified otherwise, the minimum setback requirements and the maximum height of an accessory structure or building shall be the same as those of the principal building, as prescribed in Table 6F.T3.
- (2) Notwithstanding subsection 6F.5(1), an accessory structure or building may be located within a rear or side yard setback where it is:
  - (a) 10 square metres or less in area; and
  - (b) 4 metres or less in height.
- (3) All accessory structures or buildings shall be included in the calculation of the total site coverage calculation.

## **6F.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 Dewdney Avenue Warehouse Direct Control District.
- (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) areas provided to meet the total site landscaping area; or
  - (b) the front yard.

### **6.4 MINIMUM MOTOR VEHICLE PARKING REQUIREMENTS**

- (1) The minimum motor vehicle parking requirements prescribed in Table 6F.T5 apply to development in the Dewdney Avenue Warehouse Direct Control District.

- (2) If, in determining the number of required parking stalls, a fractional stall 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 stalls shall be clearly designated with signs indicating their purpose.

**TABLE 6F.T5: DEWDNEY AVENUE WAREHOUSE DIRECT CONTROL DISTRICT PARKING REQUIREMENTS**

Sec.	Land Use	Motor Vehicle
<b>T5.1</b>	<b>For units in a building that existed in 2018</b>	
<b>T5.1.1</b>	All land uses that are permitted or discretionary in the Dewdney Avenue Warehouse Direct Control District	(1) For units in a building that existed in 2018, including a rehabilitated building, subject to subsection 6F.6.5, the lesser of: (a) one stall is required per Dwelling Unit; (b) existing parking stalls on the lot; or (c) nil for the first 150 square metres in total floor area and one parking stall per 75 square metres of total floor area for that portion in excess of the first 150 square metres in total floor area.
<b>T5.2</b>	<b>For units in a building built after 2018</b>	
<b>T5.2.1</b>	Dwelling, Unit	One stall is required per Dwelling Unit.
<b>T5.2.2</b>	Dwelling, Assisted Living	0.4 stalls are required per Dwelling Unit.
<b>T5.2.3</b>	Dwelling, Group Care	The greater of: (a) one stall is required per six beds; or (b) two stalls are required.
<b>T5.2.4</b>	Service Trade, Homestay	0.5 stall per Service Trade, Homestay is required in addition to the parking requirement for the Dwelling Unit.

<b>TABLE 6F.T5: DEWDNEY AVENUE WAREHOUSE DIRECT CONTROL DISTRICT PARKING REQUIREMENTS</b>																
<b>Sec.</b>	<b>Land Use</b>	<b>Motor Vehicle</b>														
<b>T5.2.5</b>	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:														
		<table border="1"> <thead> <tr> <th><b>Individual Under Care</b></th> <th><b>Minimum Number of Passenger Drop-off Stalls</b></th> </tr> </thead> <tbody> <tr> <td>1-10</td> <td>1 stall</td> </tr> <tr> <td>10-15</td> <td>2 stalls</td> </tr> <tr> <td>16-30</td> <td>3 stalls</td> </tr> <tr> <td>31-45</td> <td>4 stalls</td> </tr> <tr> <td>46-60</td> <td>5 stalls</td> </tr> <tr> <td>More than 60</td> <td>Two additional stalls for each increment of 15 individuals in excess of 60</td> </tr> </tbody> </table>	<b>Individual Under Care</b>	<b>Minimum Number of Passenger Drop-off Stalls</b>	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 for each increment of 15 individuals in excess of 60
		<b>Individual Under Care</b>	<b>Minimum Number of Passenger Drop-off Stalls</b>													
		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 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 off-site 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.																
<b>T5.2.6</b>	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 T6.15 shall apply.														
<b>T5.2.7</b>	All land uses not mentioned in T5.2.1 thru T5.2.6	(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, one loading stall shall be required in addition to the requirement mentioned in subsection (1).
- (3) Dwelling units shall not be calculated toward the combined gross floor area mentioned in subsections 6F.6.5(1) and (2).
- (4) All loading stalls shall be clearly marked to indicate their purpose.
- (5) Notwithstanding subsections 6F.6.5(1) and (2), the Development Officer may decrease the number of required loading stalls.

## **6.6 BICYCLE PARKING REQUIREMENTS**

- (1) For every 20 dwelling units that are developed on a lot, 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 total lot minimum bicycle parking requirement prescribed in subsection 6F.6.6(2).
- (2) For every 250 square metres of gross floor area of the building on a lot, the developer shall develop either:
  - (a) one short-term bicycle parking stall;
  - (b) 0.5 long-term bicycle parking stalls; or
  - (c) an equivalent combination of subsections 6F.6.6(2)(a) & (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 long-term bicycle stalls 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.

## **6.8 MUNICIPAL HERITAGE PROPERTY AND PROVINCIAL HERITAGE PROPERTY**

Notwithstanding the motor vehicle parking requirements in sections 6F.6.4 and 6.5, development of designated municipal heritage property and provincial heritage property shall not be required to provide motor vehicle parking and loading facilities.

## **6F.7 LANDSCAPING AND AESTHETIC SCREENING**

### **7.1 MINIMUM TOTAL SITE LANDSCAPING REQUIREMENTS**

- (1) Any lot in the Dewdney Avenue Warehouse Direct Control District requires a minimum total site landscaping area of five per cent.



- (2) Where a parking or loading area abuts a public street, a minimum 3.0 metre landscaped strip measured from the inside of the curb or the sidewalk shall be provided. The requirement of this subsection can be credited toward the fulfillment of the total site landscaping requirement prescribed in subsection 4A.7(1).
- (3) The landscaping requirements are for a principle use only.
- (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.

## **7.2 PLANTING RATIOS**

The following planting ratios shall apply to all developments in the Dewdney Avenue Warehouse Direct Control District to meet the total site landscaping area as required by subsection 6F.7.1:

- (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; and
- (c) a minimum of one shrub per 20 square metres of required site landscaping is required per lot.

## **7.3 HERITAGE BUILDINGS**

Where a change of land use or building expansion is proposed to a principal building that is designated or listed as a heritage building:

- (a) The Development Officer may consider a request to reduce the percentage of total site landscaped area prescribed in subsection 6F.7.1 where the nature of the existing principal building prevents the standard from being met.
- (b) The building is exempt from those elements of landscaping in subsection 6F.7.2 that cannot be met due to the nature of the existing building.

#### 7.4 INCLUDED LANDSCAPED AREAS

- (1) Exposed soil will only be considered toward the total site landscaping area in an Open Space, Active used to grow plants or in shrub beds.
- (2) The total site landscaping area, as required by subsection 6F.7.1, may include, but is not restricted to:
  - (a) parking area landscaping;
  - (b) major roadways landscape design areas (see Figure 6F.F3);
  - (c) boulevard areas;
  - (d) curbing;
  - (e) perimeter screening; and
  - (f) any portion of required aesthetic screening.
- (3) The entire portion of Dewdney Avenue is considered an historic corridor. Developments within the major roadways landscape design areas in Figure 6F.F3 may be subject to additional requirements in the *Design Standards*.
- (4) Boulevard areas shall only be used to fulfil the total site landscaping requirement, subject to the approval of the Development Officer.

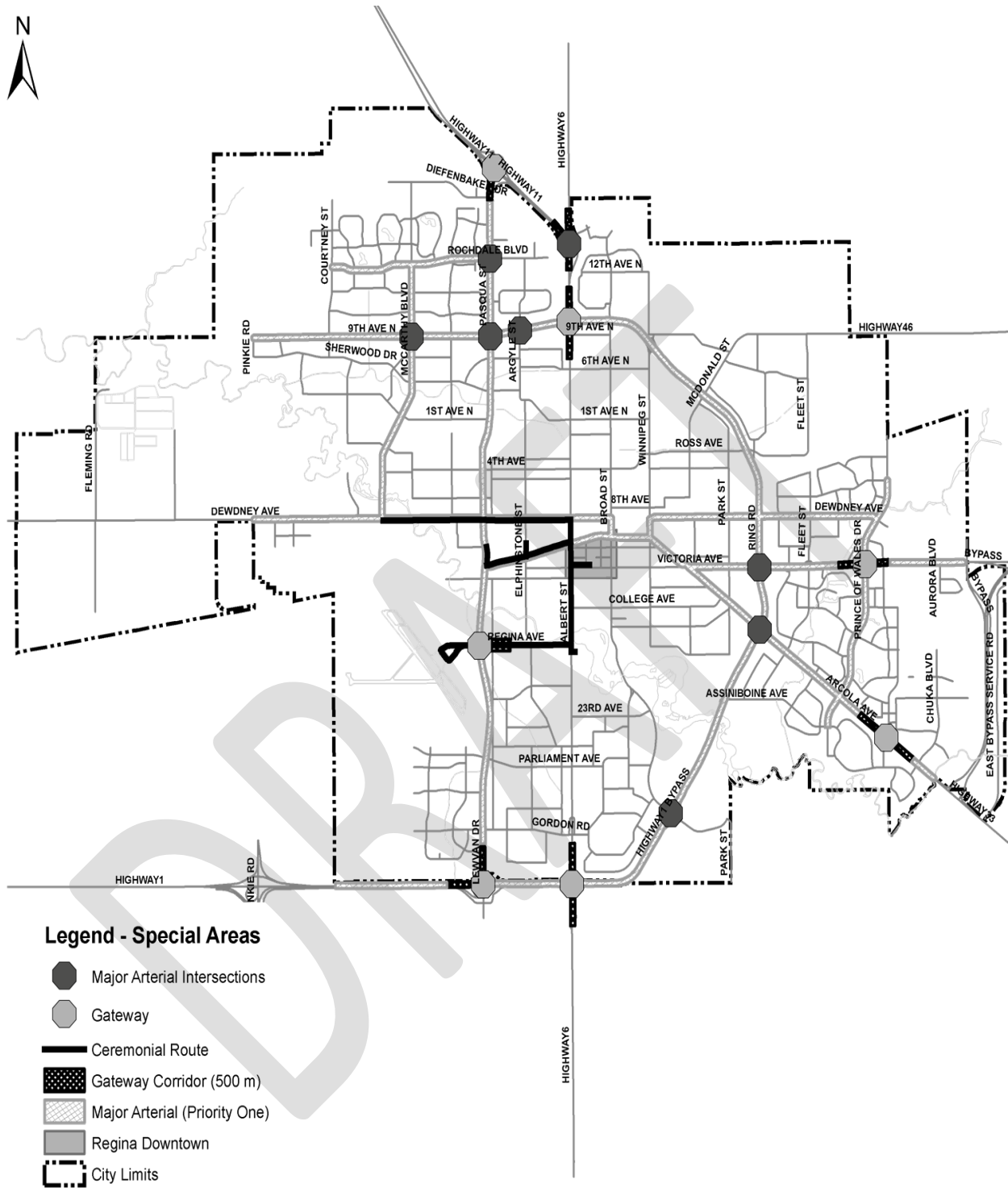


Figure 6F.F3: Major Roadways Landscape Design Map

**7.5 PRESERVATION OF EXISTING PLANT MATERIAL**

Where existing plant material on site is retained it may be credited toward the fulfillment of the total site landscaping requirement.

**7.6 AESTHETIC SCREENING OF INCOMPATIBLE USES**

- (1) A proposed new development or substantial addition to an existing development on a lot in the Dewdney Avenue Warehouse Direct Control District shall provide aesthetic screening to a height of 1.83 metres along its abutting lot lines where the proposed development is any non-dwelling land use except Open Space, Active abutting a lot zoned Residential.
- (2) In addition to other requirements of this Bylaw, the following activities and/or areas shall be aesthetically screened 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 industrial activity that is outdoors or partially outdoors; and
  - (c) any maneuvering area or loading / unloading bay.