

PART 80

ARN – AL RITCHIE NEIGHBOURHOOD OVERLAY ZONE

80.1 INTENT

The Al Ritchie Neighbourhood Overlay Zone (ARN Overlay Zone) is intended to establish specific requirements for buildings located within the policy area of the Al Ritchie Neighbourhood Plan (Part B.19 of the *Design Regina: The Official Community Plan Bylaw No. 2013-48*).

80.2 APPLICATION

- (1) The ARN Overlay Zone shall apply to all lots within the Al Ritchie Neighbourhood, as shown in the Al Ritchie Neighbourhood Plan and Figure 80.F1.
- (2) The ARN Overlay Zone shall be in addition to, and shall overlay, all other zones that apply so that any parcel of land lying in the ARN Overlay Zone shall also lie in one or more of the other zones provided for by this Bylaw. The effect is to create a new zone, which has the characteristics and limitations of the underlying zones, together with the characteristics and limitations of the ARN Overlay Zone.
- (3) Unless specifically exempted, the regulations, standards and criteria of the ARN Overlay Zone shall supplement, and be applied in addition to, but not in lieu of, any regulations, standards and criteria applicable to the underlying zone.
- (4) In the event of conflict between the requirements of the ARN Overlay Zone and those of the underlying zone, the ARN Overlay Zone requirements shall apply, unless specifically exempted.
- (5) In the event of conflict between the requirements of ARN Overlay Zone and another overlay zone, the overlay zone with the most stringent requirements shall apply, unless specifically exempted.

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80.3 LAND USE REQUIREMENTS

3.1 PERMITTED AND DISCRETIONARY LAND USES

All permitted and discretionary uses in the underlying zone also apply in this zone, with the following exceptions:

Retail Trade, Fuel Station (excepting 935 Victoria Avenue); Service Trade, Motor Vehicle; Service Trade, Wash; Drive-Through; Transportation, Parking Lot shall be prohibited from locating along Victoria Avenue, west of Arcola Avenue.

3.2 PROHIBITED LAND USES

All prohibited uses in the underlying zone are also prohibited in this zone.

80.4 DEVELOPMENT STANDARDS

4.1 HEIGHT STANDARDS

- (1) The maximum height of buildings shall be in accordance with Figure 8O.F2.
- (2) Notwithstanding clause 8O.4.1(1), for a proposed building within the Low-Density Area, as shown in Figure 8O.F1, the maximum building height shall be the greater of: the requirements of Figure 8O.F2, or the average of the actual building height of all existing principal buildings on the same block face as the proposed development.
- (3) Notwithstanding clauses 8O.4.1(1) and (2):
 - (a) For the areas shown on Figure 8O.F2 that have a height limit of 8.5 metres, and are located along Winnipeg Street and north of 14th Avenue, the maximum height limit shall be 7.5 metres for corner lots.
 - (b) Within the 6.5 metre height area (Arnhem Place subdivision), as shown in the Al Ritchie Neighbourhood Plan and Figure 8O.F1, existing buildings that are greater than 6.5 metres in height may be rebuilt/ replaced to a maximum of 7.5 metres in height.
 - (c) The height limits shown on Figure 8O.F2 shall not apply to the following land-uses: Assembly, Religion; Institution, Education.

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4.2 HEIGHT EXCEPTIONS

- (1) Subject to subsection 8O.4.2(2), the height limitation mentioned in subsection 8O.4.1 shall not apply to any of the following:
 - (a) spire; belfry; cupola; dome; chimney; ventilator; skylight; water tank; bulkhead; communication antenna;
 - (b) any features or mechanical appurtenances, 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 8O.4.2(1):
 - (a) may not include an elevator or staircase enclosure, or a mechanical penthouse;
 - (b) may not be used for human habitation; and
 - (a) shall be erected only to such minimum height or to accomplish the purpose they are to serve.

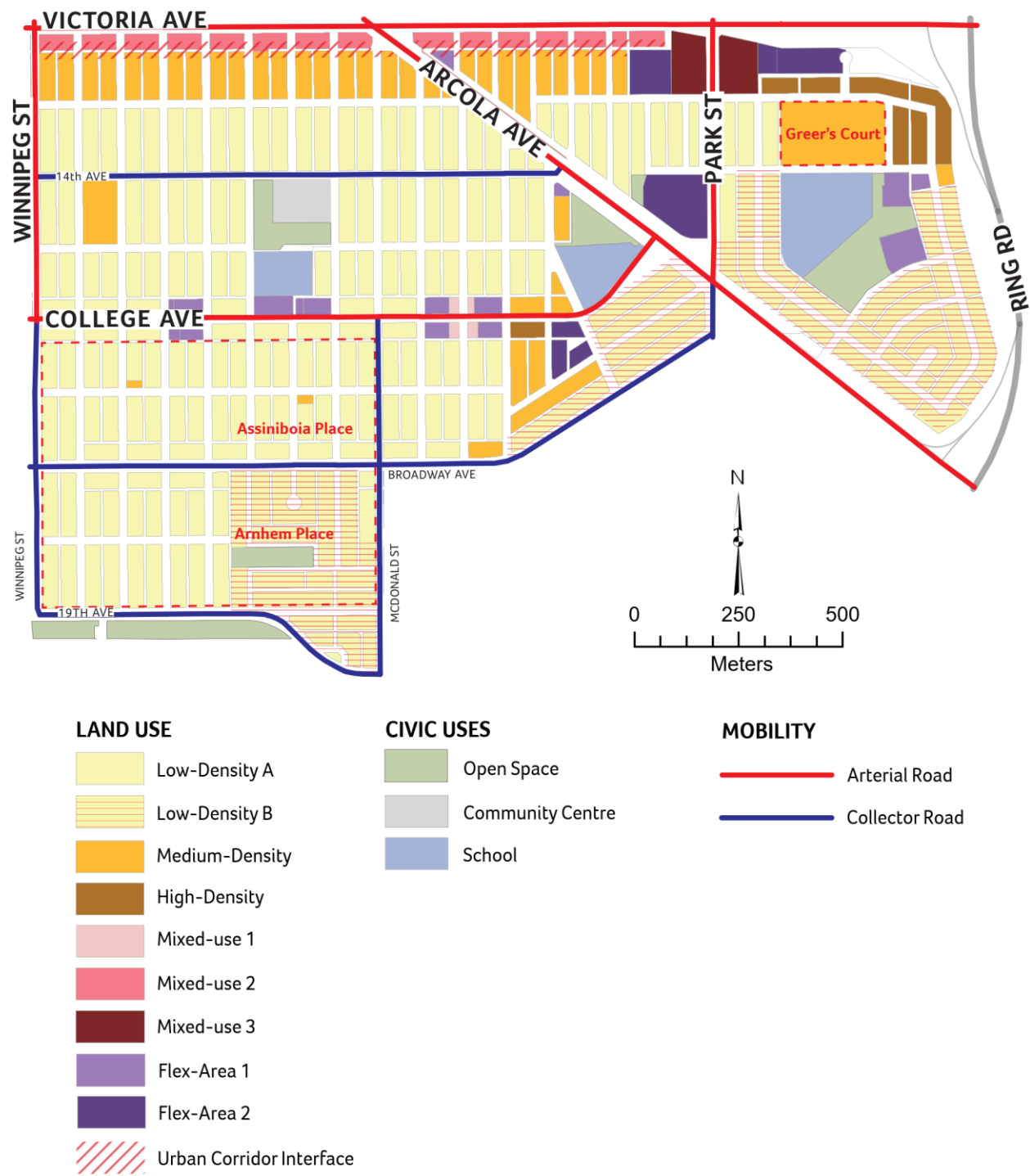
4.3 ARNHEM-ASSINIBOIA PLACE SUB-AREA

- (1) Within the area identified as Arnhem Place and Assiniboia Place, as shown in the Al Ritchie Neighbourhood Plan and Figure 8O.F1:
 - (a) The maximum finished floor height of the first/ ground floor shall be 1.2 metres above established grade.
 - (b) The depth (length) of buildings shall not exceed 15 metres.

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Figure 8O.F1: Land-Use Map

Note: This map is for reference purposes only – in relation to the applicable clauses of this Part.



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Figure 8O.F2: Height Limits Map

