

CITY OF KELOWNA

BYLAW NO. 10462

Text Amendment No. TA10-0011 - Adding New CD22 Central Green Comprehensive Development Zone

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 8000".

WHEREAS certain lands within the City referred to as Central Green in the Official Community Plan may be developed at urban densities for mixed uses;

WHEREAS Council desires to promote and facilitate the development of Central Green and to provide for a zoning and land-use regulatory regime that encourages integrated site development and design as well as the provision of public amenity.

NOW THEREFORE the Municipal Council of the City of Kelowna, in open meeting assembled, enacts that the City of Kelowna Zoning Bylaw No. 8000 be amended as follows:

THAT **Section 1 - General Administration, 1.3 Zoning Map, Section 1.3.1** be amended by adding two new lines to the end of the Table **Section 17 - Comprehensive Development Zones** as follows:

CD21	
CD22	Central Green Comprehensive Development

AND THAT **Section 7 - Landscaping and Screening, Table 7.1 - Minimum Landscape Buffer Treatment Levels Schedule** be amended by:

a) Deleting the following from **Urban Residential Zones** "RM5, RM6, RM7" and replacing it with "RM5, RM6, RM7, CD22 Sub Areas C,D,E,F,G,H";

b) Deleting the following from **Commercial Zones**:

"C1, C2, C3, C4, C5, C6, C7, C8, C9, C2rls, C3lp, C3rls, C3lp/rls, C4lp, C4rls, C4lp/rls, C6lp, C6rls, C6lp/rls, C7lp, C7rls, C7lp/rls, C8lp, C9lp, C9rls, C9lp/rls, C10, C10lp, C10rls, C10lp/rls"

And replacing it with:

"C1, C2, C3, C4, C5, C6, C7, C8, C9, C2rls, C3lp, C3rls, C3lp/rls, C4lp, C4rls, C4lp/rls, C6lp, C6rls, C6lp/rls, C7lp, C7rls, C7lp/rls, C8lp, C9lp, C9rls, C9lp/rls, C10, C10lp, C10rls, C10lp/rls, CD22 Sub-Areas A&B"; and

- c) Deleting the following from **Public and Institutional Zones** "P1, P2, P5, P1lp, P5lp" and replacing it with "P1, P2, P5, P1lp, P5lp, CD22 Sub-Area I"
3. **AND THAT Section 17 - Comprehensive Zones, 17.1 CD - Comprehensive Development**, sub-section 17.1.7 that reads:
- "17.1.7 The zone shall prescribe the landscaping requirements that apply."
- be deleted and replaced with the following:
- "17.1.7 The zone shall prescribe the landscaping requirements that apply where Council considers it necessary."
4. **AND FURTHER THAT Schedule "B" of Section 17 - Comprehensive Development Zones** be amended by adding a new **CD22 - Central Green Comprehensive Development zone** as per Schedule "A" attached to and forming part of this bylaw;

This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Approved under the Transportation Act

(Approving Officer-Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

Schedule 'B' – Comprehensive Development Zones

CD22 – Central Green Comprehensive Development Zone

1.1 Purpose

The purpose of this Central Green Comprehensive Development Zone is to provide for the integrated design of a comprehensive development of the Central Green Lands as a low environmental impact mixed use development.

1.2 Central Green Lands

The Central Green Lands consist of nine Sub-Areas A through I inclusive ("CD22 Sub-Areas") as shown on Plan CG-1.

1.3 Regulations

In the CD22 Central Green Comprehensive Development Zone, regulations may be different for different CD22 Sub-Areas as set out in the CD22 Sub-Area Zoning as show on Schedules 7 through 12.

1.4 Central Green General Regulations

- (a) **Section 6 – General Development Regulations** of this bylaw applies;
- (b) **Section 7 – Landscaping and Screening** of this applies;
- (c) **Section 9 – Specific Use Regulations** of this bylaw does not apply with the exceptions for:
 - Sub-Section **9.2 – Home Based Businesses, Minor**;
 - Sub-Section **9.3 – Home Based Businesses, Major**; and
 - Sub-Section **9.10 – Agriculture, Urban**

1.5 Parking and Loading

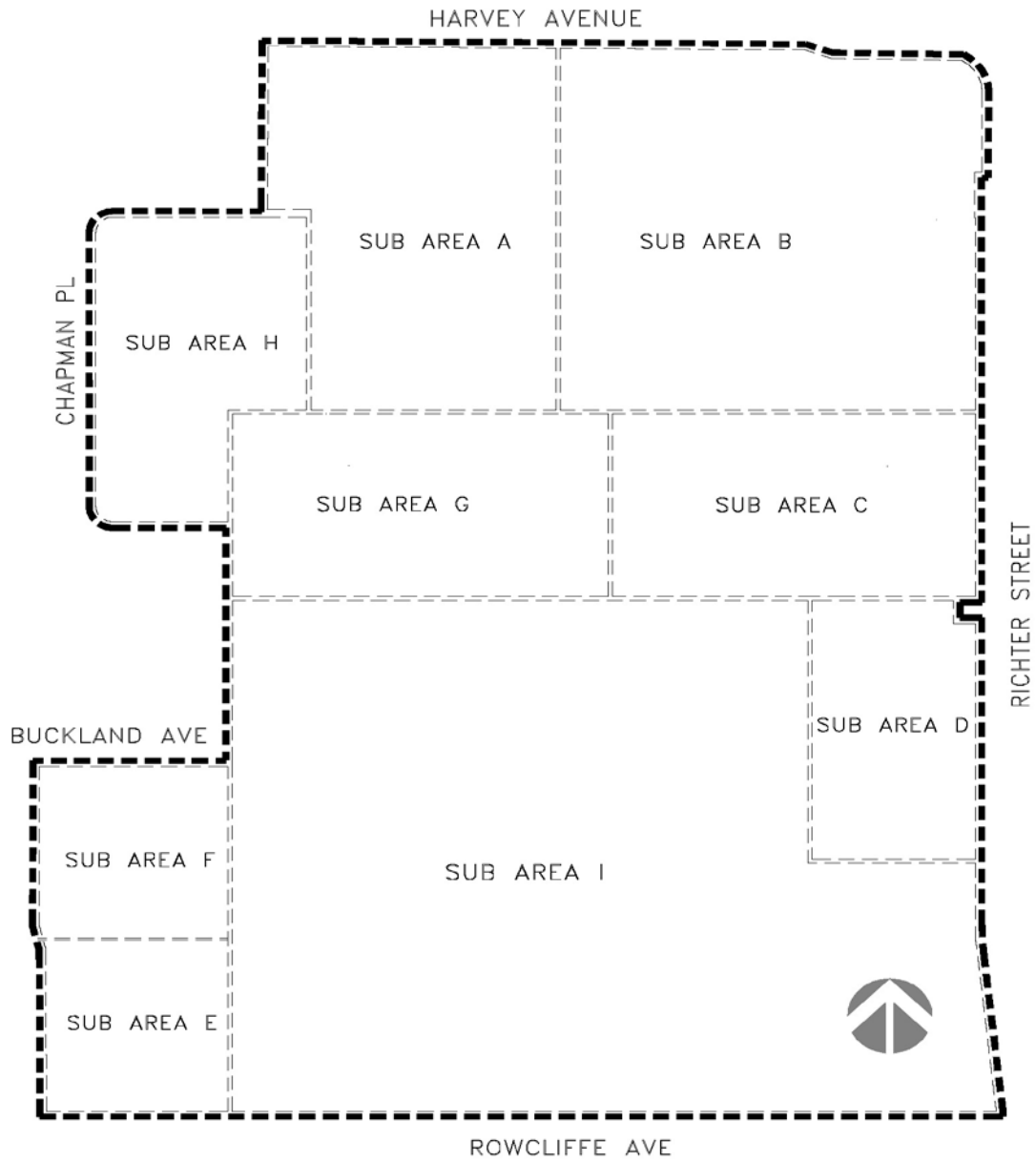
- 1.5.1 Loading facilities shall be designed in accordance with the loading regulations of **Section 8 – Parking and Loading** of this bylaw.
- 1.5.2 Bicycle parking shall be provided in accordance with the bicycle parking regulations of **Section 8 – Parking and Loading** of this bylaw.
- 1.5.3 Parking spaces shall be designed in accordance with the parking regulations of **Section 8 – Parking and Loading** of this bylaw, with the exception that the minimum number of parking spaces required must be in accordance with **Table 1** of this CD22 Central Green Zone:

Table 1 - Parking

Use	Minimum Parking Space Requirement
Commercial	1.0 spaces per 100 m ² Net Floor Area
Residential, except Supportive Housing	1.0 spaces per dwelling unit / 2 bedroom apartment 0.9 spaces per dwelling unit / 1 bedroom apartment 0.75 spaces per dwelling unit / Studio apartment
Supportive Housing	1.0 space per every three beds

- 1.5.3 With the exception of Sub-area H & I, all off street parking spaces must be screened from view and wholly contained under building and amenity areas.
- 1.5.4 The maximum number of parking spaces for each use class in Table 1 must not exceed 125% of the minimum parking space requirement.

PLAN CG-1



SCHEDULE 7 - CD22 Sub-Areas A & B Zoning**7.1 Permitted Uses**

The following uses of land, buildings and structures are permitted in Sub-areas A & B and all others are prohibited:

7.2 Principal Uses

The **principal uses** in this **zone** are:

- (a) **apartment housing**
- (b) **multiple dwelling housing**
- (c) **congregate housing**
- (d) **supportive housing**
- (e) **apartment hotels**

7.3 Secondary Uses

The **secondary uses** in this **zone** are:

- (a) **animal clinics, minor**
- (b) **business support services**
- (c) **care centres, major**
- (d) **commercial schools**
- (e) **custom indoor manufacturing**
- (f) **food primary establishment**
- (g) **liquor primary establishment, minor**
- (h) **group homes, major**
- (i) **health services**
- (j) **offices**
- (k) **participant recreation services, indoor**
- (l) **personal service establishments**
- (m) **private clubs**
- (n) **public libraries and cultural exhibits**
- (o) **religious assemblies**
- (p) **retail stores, convenience**
- (q) **retail stores, general**
- (r) **spectator entertainment establishments**
- (s) **used goods stores**
- (t) **utility services, minor impact**

7.5 Parcel Size

The maximum number of **lots** to be created from these Sub-Areas A and B is two and if created, such parcels shall have the area, size and shape of CD22 Central Green Sub-Areas A and B, all as shown on Plan CG-1.

7.6 Density

If the lands in Sub-Areas A and B are subdivided into two parcels, then the maximum permitted **density** in Sub-Area A shall be the lesser of **Gross Floor Area** 20,000m² or FAR 3.3, and the maximum permitted **density** on Sub-Area B shall be the lesser of **Gross Floor Area** 40,000m² or FAR 4.5; however if the lands on Sub-Area A and B are not subdivided to create two separate parcels and constitute a single parcel then the maximum permitted density permitted shall be 60,000m² of **Gross Floor Area** or FAR 4.0.

7.7 Height

The maximum **height** of buildings located within Sub-Area A and B shall not exceed 72m.

7.8 Site Coverage

A maximum of 50%. Parking structures above finished grade and surfaced with landscaping or useable open space shall not be included in the calculation of site coverage.

7.9 Setbacks

- (a) The minimum **front yard** setback along Harvey Avenue is 4.5m.
- (b) The minimum **rear** and **side yard** setbacks, excluding the parking structure, shall be 3.0m.
- (c) The parking structures must have a 0.0m **rear yard** setback and must be coordinated with the parking structure of Sub-Areas C and G to ensure a contiguous public open space is created above the parking structures.

7.10 Private Open Space

A minimum area of 7.0m² of **private open space** shall be provided per **bachelor dwelling, congregate housing bedroom or group home bedroom**, 12.0m² of **private open space** shall be provided per 1 **bedroom dwelling**, and 18.0m² of **private open space** shall be provided per **dwelling** with more than 1 **bedroom**.

- 7.11 The CD22 Central Green Comprehensive Development Zone has been designated as a Development Permit Area by "Kelowna 2020 – Official Community Plan Bylaw No. 7600" for the purpose of guiding the form and character of development. The guidelines applicable to the CD22 Central Green Comprehensive Development Zone are annexed to this Bylaw as Annexure "1" and entitled "CD22 Central Green Development Permit Area Guidelines".

SCHEDULE 8 - CD22 Sub-Areas C & G Zoning**8.1 Permitted Uses**

The following uses of land, buildings and structures are permitted in Sub-areas C and G and all others are prohibited:

Principal Uses

The **principal uses** in this zone are:

- (a) **multiple dwelling housing**
- (b) **congregate housing**
- (c) **group home, major**
- (d) **boarding and lodging houses**
- (e) **supportive housing**

Secondary Uses

The **secondary uses** in this zone are:

- (a) **care centres, major**
- (b) **home based businesses, minor**
- (c) **community recreation services**

The uses set out above are permitted, provided that:

- (a) off-street vehicular parking and off-street loading must only be sited and located below grade at street level.

8.2 Parcel Size

The maximum number of lots to be created from the combined Sub-Areas C and G is two and if created, such parcels shall have the area, size and shape of CD22 Central Green Sub-Areas C and G, all as shown on Plan CG-1.

8.3 Density

If the lands Sub-Areas C and G are subdivided into two parcels, then the maximum permitted density in each of Sub-Areas C and G shall be the lesser of **Gross Floor Area** of 6500m² or FAR of 1.6; however, if the lands Sub-Areas C and G are not subdivided to create two parcels and constitute a single parcel, then the maximum density permitted density shall be the lesser of **Gross Floor Area** 13,000m² or 1.6 FAR.

8.4 Height

The maximum permitted height for any building in Sub-Areas C and G shall be the lesser of 16.5 m or 4 **storeys**.

8.5 Site Coverage

A maximum of 50%. Parking structures above finished grade and surfaced with landscaping or useable open space shall not be included in the calculation of site coverage.

8.6 Setbacks

- (a) The minimum **front** and **yard** setbacks, excluding the parking structure, shall be 3.0m.
- (b) The minimum **rear yard** setback, excluding the parking structure, shall be 12.0m.
- (c) The parking structure must have a 0.0m **rear yard** setback and must be coordinated with the parking structure of Sub-Areas A and B to ensure a contiguous public open space is created above the parking structures.

8.7 Private Open Space

A minimum area of 7.0m² of **private open space** shall be provided per **bachelor dwelling, congregate housing bedroom or group home bedroom**, 12.0m² of **private open space** shall be provided per 1 **bedroom dwelling**, and 18.0m² of **private open space** shall be provided per **dwelling** with more than 1 **bedroom**.

- 8.8 The CD22 Central Green Comprehensive Development Zone has been designated as a Development Permit Area by "Kelowna 2020 – Official Community Plan Bylaw No. 7600" for the purpose of guiding the form and character of development. The guidelines applicable to the CD22 Central Green Comprehensive Development Zone are annexed to this Bylaw as Annexure "1" and entitled "CD22 Central Green Development Permit Area Guidelines".

SCHEDULE 9 - CD22 Sub-Area D Zoning**9.1 Permitted Uses**

The following uses of land, buildings and structures are permitted in Sub-area D and all others are prohibited:

Principal Uses

The **principal uses** in this **zone** are:

- (a) **multiple dwelling housing**
- (b) **congregate housing**
- (c) **group home, major**
- (d) **boarding and lodging houses**
- (e) **supportive housing**

Secondary Uses

The secondary uses in this zone are:

- (a) **care centres, major**
- (b) **home based businesses, minor**
- (c) **community recreation services**

The uses set out above are permitted, provided that:

- (a) off-street vehicular parking and off-street loading must only be sited and located below grade at street level.

9.2 Parcel Size

The area, size, and shape of a parcel created in this Sub-Area D must be the area, the size, and shape of Sub-Area D as shown on Plan CG-1.

9.3 Density

The permitted density in this CD22 Central Green Sub-Area D must not exceed a **Gross Floor Area** of the lesser of 3,900 m² or an **FAR** of 1.50

9.4 Height

The maximum permitted **height** for any building in CD22 Central Green Sub-Area D shall be the lesser of 16.5m or 4 **storeys**.

9.5 Site Coverage

A maximum of 50%

9.6 Setbacks

The minimum **front**, **rear** and **side yard** setbacks shall be 3.0m.

9.7 Private Open Space

A minimum area of 7.0m² of **private open space** shall be provided per **bachelor dwelling, congregate housing bedroom or group home bedroom**, 12.0m² of **private open space** shall be provided per 1 **bedroom dwelling**, and 18.0m² of **private open space** shall be provided per **dwelling** with more than 1 **bedroom**.

9.8 The CD22 Central Green Comprehensive Development Zone has been designated as a Development Permit Area by "Kelowna 2020 – Official Community Plan Bylaw No. 7600" for the purpose of guiding the form and character of development. The guidelines applicable to the CD22 Central Green Comprehensive Development Zone are annexed to this Bylaw as Annexure "1" and entitled "CD22 Central Green Development Permit Area Guidelines".

SCHEDULE 10 - CD22 Sub-Areas E & F Zoning**10.1 Permitted Uses**

The following uses of land, buildings and structures are permitted in Sub-areas E & F and all others are prohibited:

Principal Uses

The **principal uses** in this zone are:

- (a) **multiple dwelling housing**
- (b) **congregate housing**
- (c) **group home, major**
- (d) **boarding and lodging houses**
- (e) **supportive housing**

Secondary Uses

The **secondary uses** in this zone are:

- (a) **care centres, major**
- (b) **home based businesses, minor**
- (c) **community recreation services**

The uses set out above are permitted, provided that:

- (a) off-street vehicular parking and off-street loading must only be sited and located below grade at street level.

10.2 Parcel Size

The maximum number of lots to be created from the combined Sub-Areas E and F is two and if created, such parcels shall have the area, size and shape of the CD22 Central Green Sub-Areas E and F, as shown on Plan CG-1.

10.3 Density

If the lands in Sub-Areas E and F are subdivided into two parcels, then the maximum permitted density on each parcel be the lesser of **Gross Floor Area** 2250m² or FAR 1.0; however, if the lands in Sub-Areas E and F are not subdivided to create two parcels and constitute a single parcel, then the maximum permitted density shall be the lesser of **Gross Floor Area** 4500m² or a FAR of 1.0.

10.4 Height

The maximum permitted height for any building in CD22 Central Green Sub-Areas E and F shall be the lesser of 12.0 m or 3 storeys.

10.5 Site Coverage

A maximum of 40%

10.6 Setbacks

The minimum **front**, **rear** and **side yard** setbacks shall be 3.0m.

10.7 Private Open Space

A minimum area of 7.0m² of **private open space** shall be provided per **bachelor dwelling, congregate housing bedroom or group home bedroom**, 12.0m² of **private open space** shall be provided per 1 **bedroom dwelling**, and 18. m² of **private open space** shall be provided per **dwelling** with more than 1 **bedroom**.

10.8 The CD22 Central Green Comprehensive Development Zone has been designated as a Development Permit Area by "Kelowna 2020 – Official Community Plan Bylaw No. 7600" for the purposes of guiding the form and character of development.. The guidelines applicable to the CD22 Central Green Comprehensive Development Zone are annexed to this Bylaw as Annexure "1" and entitled "CD22 Central Green Development Permit Area Guidelines".

SCHEDULE 11 - CD22 Sub-Area H Zoning**11.1 Permitted Uses**

The following uses of land, buildings and structures are permitted in Sub-area H and all others are prohibited:

Principal Uses

The **principal uses** in this zone are:

- (a) **multiple dwelling housing**
- (b) **congregate housing**
- (c) **group home, major**
- (d) **boarding and lodging houses**
- (e) **supportive housing**

Secondary Uses

The **secondary uses** in this zone are:

- (a) **care centres, major**
- (b) **home based businesses, minor**
- (c) **community recreation services**

11.2 Parcel Size

The area, size, shape and dimensions of any parcel created from Sub-Area H must be the area, size shape and dimensions of Sub-Area H as shown on Plan CG-1.

11.3 Density

The permitted density in this Sub-Area H must not exceed the lesser of **Gross Floor Area** of 6,000 m² or FAR of 1.7.

11.4 Height

The maximum permitted **height** for any building in Sub-Area H shall be the lesser of 16.5m or 4 **storeys**.

11.5 Site Coverage

A maximum of 50%

11.6 Setbacks

The minimum **front, rear** and side **yard** setbacks shall be 3.0m.

11.7 Private Open Space

A minimum area of 7.0m² of **private open space** shall be provided per **bachelor dwelling, congregate housing bedroom or group home bedroom**, 12.0m² of **private open space** shall be provided per 1 **bedroom dwelling**, and 18.0m² of **private open space** shall be provided per **dwelling** with more than 1 **bedroom**.

- 11.8 The CD22 Central Green Comprehensive Development Zone has been designated as a Development Permit Area by "Kelowna 2020 – Official Community Plan Bylaw No. 7600" for the purpose of guiding the form and character of development. The guidelines applicable to the CD22 Central Green Comprehensive Development Zone are annexed to this Bylaw as Annexure "1" and entitled "CD22 Central Green Development Permit Area Guidelines".

SCHEDULE 12 - CD22 Sub-Area I Zoning**12.1 Permitted Uses**

The following uses of land, buildings and structures are permitted in Sub-area I and all others are prohibited:

12.2 Principal Uses

The **principal uses** in this **zone** are:

- (a) **agriculture, urban**
- (b) **participant recreation services, outdoor**
- (c) **public parks**

Secondary Uses

The **secondary uses** in this **zone** are:

- (a) **care centre, major**
- (b) **community recreation services**
- (c) **food primary establishment**
- (d) **liquor primary establishment, minor**
- (e) **participant recreation services, indoor**
- (f) **residential security/operator units**
- (g) **retail stores, convenience**
- (h) **utility services, minor impact**

12.3 Parcel Size

The area, size, shape and dimensions of any parcel created from Sub-Area I, must be the area, size, shape and dimensions of Sub-Area I as shown on Plan CG-1.

12.4 Development Regulations

- (a) The maximum **floor area ratio** is 0.1.
- (b) The maximum **height** is 10.0 m.
- (c) The minimum **front yard** is 6.0 m.
- (d) The minimum **side yard** is 3.0 m, except it is 4.5 m from a **flanking street** or a residential or agricultural **zone**.
- (e) The minimum **rear yard** is 3.0 m, except it is 4.5 m from a **flanking street** or a residential or **zone**.

- 12.5 The Central Green Lands as identified and delineated on Plan CG-1 are hereby rezoned from P-2 - Education and Housing Institution or C-4 Town Centre Commercial, as the case may be, to CD22 Central Green Comprehensive Development Zone.
- 12.6 The Zoning Map is hereby amended to show the Central Green Lands zoned CD22 Central Green Comprehensive Development Zone, to identify each of the Sub-Areas as shown and delineated on Plan CG-1, and to make all consequential amendments to the legal notations, markings and colouring on the Zoning Map necessary to effect the purposes of this CD22 Central Green Comprehensive Zone.

ANNEXURE 1 – CD22 – Central Green Development Permit Area Guidelines

CENTRAL GREEN DEVELOPMENT PERMIT AREA GUIDELINES

Central Green Comprehensive Development Zone



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1.0 VISION STATEMENT

Central Green will be an inviting and sustainable neighbourhood extending over a five-hectare site located adjacent to Kelowna's Downtown. Two hectares of park space will be surrounded by three hectares of residential housing (including affordable units), neighbourhood-focused retail and public amenities. The site's residential building forms will help define the southern edge of Downtown while complementing the adjoining low-density neighbourhood. Through traffic calming and the integration of inter-connecting pathways, the area will be highly pedestrian-oriented. Central Green will be a model development that demonstrates reduced vehicle dependency by creating an inviting pedestrian development, adjacent to rapid transit, promoting vehicle sharing programs, designing the site so as to minimize travel requirements, and creating a compact community through densification. The resulting site surface will be contiguous and free of bisecting public roadways, with limited vehicular impediments allowing for and promoting a pedestrian oriented lifestyle. The design concept inherently discourages vehicle use.

Although various developers may participate, development controls and incentives will ensure harmonious realization of the development concept, which has a strong focus on environmental, economic and social sustainability. Central Green will be a place where a sense of community thrives and pride in the neighbourhood is evident.

1.1 USING THE DESIGN GUIDELINES

These Design Guidelines are part of a series of over-arching regulations that when combined, will shape future development of Central Green. The Design Guidelines specifically, are intended to influence the form and character of buildings and open spaces within the boundary of the Comprehensive Development 22 Area as outlined in Plan CG-1. As well as, assisting each development permit applicant, they will be used by staff in the evaluation of development proposals.

The Design Guidelines are additionally intended to help give direction to detailed design to ensure that each sub-area is compatible with the overall urban design concept. The particular set of building and open space outlines that are illustrated in these guidelines are therefore not necessarily intended to be the final form of development, but rather represent a 'conforming outline' as a tangible starting point for detailed design to build upon.

1.2 GUIDING PRINCIPLES

The guiding principles are themes that were emphasized by the City of Kelowna Council, stakeholders, the public, and the consultant team throughout the visioning process. They will continue to guide the realization of the project.

1.2.1 URBAN DESIGN

The design of the neighbourhood should focus on creating a pedestrian-oriented neighbourhood with a strong sense of place that fosters social interaction and a cohesive community. Building and open space design should convey human scale, address physical comfort and safety, and complement the surrounding community and existing building stock.

1.2.2 ROWCLIFFE COMMUNITY PARK

Two hectares (five acres) of public open space will be retained in the Central Green design concept for community park purposes.

The defining feature of the design is a common area enclosed by a pedestrian pathway. The park plan also includes several focal points. One focal point is located at the corner of Richter and Rowcliffe Avenues where an entry plaza incorporates the site's two heritage trees and one of two multi-use courts. The entry plaza terminates a visual axis running across the common to a playground in the north-west corner of the park.



Rowcliffe Community Park Concept Plan

The park may also include community gardens and an open air stage for outdoor events. The green common area is designed primarily for passive use, but will be able to accommodate programmable sport fields. In addition to the path encircling the commons, other pedestrian pathways will be located strategically within the park to facilitate movement through the site and to help give definition to a hierarchy of public and private outdoor spaces.

The park's design will be undertaken by the City of Kelowna. Key considerations for the park design will include references to the historical use of the site and the adjoining neighbourhood character, as well as safety considerations through the incorporation of Crime Prevention Through Environmental Design (CPTED) principles.

1.2.3 REGIONAL EXPRESSION

It is intended that the subject area convey a strong sense of authenticity, meaning that the form and character of buildings and spaces convey a sense of that which is distinctive to Kelowna and the Central Okanagan. The character of buildings and public spaces within the subject area should celebrate that which is unique and distinctive about the Okanagan Valley by drawing inspiration from the region's natural and cultural landscapes.



Consideration should therefore be given to the following:

a) Buildings that appear to 'grow' out of the earth or landscape and that express a sense of weight without appearing excessively bulky. To this end, building facades should be designed as 'walls with windows' not 'window-walls', and exterior elevations should have a solid/opening ratio of not less than 50%, calculated over the sum of all exterior building faces;



b) Buildings that emphasize shade from summer sun. Overhangs and recesses of sufficient depth are appropriate. Responses to solar exposure that result in elevations that are distinct from one another, particularly on the tower portions of buildings, are essential;

c) Provision of generous private outdoor spaces, including rooftops and balconies, to allow residents to capitalize on the favourable Okanagan weather;



d) Techniques and treatments that emphasize the transition between inside and outside through the differing seasons. These might include retractable windows and overhead rolling doors, as well as canopies,

trellises, and extended building planes;

e) Use of drought tolerant plants that evoke the arid landscape of the Central Okanagan;

f) Inclusion of public art, in a wide range of formats, even within the confines of private spaces that are not readily accessed by the public, as a prime means of regional expression.



1.2.4 CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

Beyond the provision of sufficient density to help insure enough "eyes and ears" on the street, established CPTED techniques should be implemented to achieve the goal of safe urban spaces. All development should be consistent with the *City of Kelowna "Crime Prevention Through Environmental Design Guidelines"* which is available on the city website-kelowna.ca

2.0 GENERAL GUIDELINES

2.1 BUILDING SITING

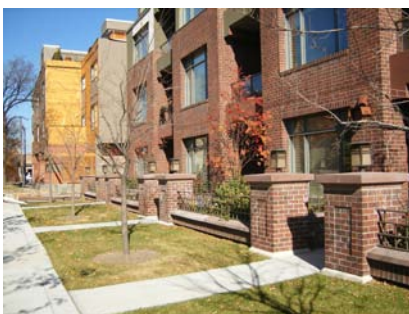
a) Generally, buildings should be sited as indicated in Plan CG-1 and Plan Central Green Design Guidelines.



b) Buildings should be designed with sensitivity to future development on adjacent properties and to adjoining outdoor spaces.

2.2 HUMAN SCALE

a) All elevations should demonstrate a high degree of human scale. This can be achieved principally by giving emphasis to doors and windows and other signs of human habitation relative to walls and building structure. It can also be achieved through appropriate choice of materials and detailing of surfaces that provide rich visual interest, as well as through appropriate massing of building form and provision of hard and soft landscaping;



Extended areas void of visual interest and references by which to gauge human scale, i.e. blank walls, are strongly discouraged, including party walls exposed to public view as a result of the phased build out of a sub-area;

b) Portions of building facades enclosing stairwells should incorporate windows that provide human scale and that reduce the visual bulk of such stairwells. Building facades enclosing elevator shafts should be architecturally treated to reduce their visual mass;

c) Treatments that result in flat walls are discouraged. Facades should be articulated with the aim of creating shadows through indentations and projections of elements within a façade composition, e.g., windows and doors, cornice lines, pilasters, balconies, and/or bas-relief detailing.

2.3 PROPORTIONS



a) Building facades should have a balance of vertical and horizontal proportions. Particularly in the podium portion of the buildings, vertical accents should occur on a regular basis to reinforce a pedestrian-scaled rhythm. Vertical proportions are preferred for windows. Any horizontally-extended glazed areas should be subdivided into vertically proportioned windows separated by mullions or building structure;

b) Portions of buildings at corner locations or at inflections or terminations of vistas should be designed to induce pedestrians to explore the continuum of urban and park walkways.



2.4 ENTRANCES

a) Entrances should be easy to identify from the street or any adjoining public open space. Entrances should also present an inviting face to those views, as well as make the act of entering any premises a comfortable and welcoming experience through attention to details, proportions, materials, and lighting;



b) Transition spaces at entrances, between inside and outside, and between the public and private realms are encouraged. These spaces can be created by recessing entrances within the wall plane, through provision of canopies and other techniques to create enclosure, and through changes in grade;

c) Entrances should provide visual interest and visual cues that communicate a sense of friendliness including opportunities for seasonal landscaping, such as trellises, arbours, and other elements that personalize, define, or lend identity to an entrance as well as promote social interaction.



2.5 EXTERIOR BUILDING MATERIALS



a) A variety of exterior materials is appropriate. Materials should be natural, relate to the character of the region (see Regional Expression 1.2.6), be durable and be appropriate to the character of Central Green Preferred materials include:

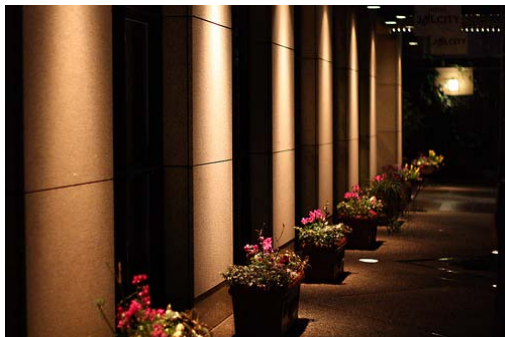
- Concrete (appropriately detailed)
- Wood including timber
- Stone
- Brick
- Metal
- Glass

b) Materials that should not be used:

- Vinyl
- Highly-reflective or non-vision glass

2.6 LIGHTING

a) All exterior lighting should follow the International Dark Sky Model code in order to limit light pollution and to conserve energy. Lighting should not contribute to glare. This objective should be accomplished through use of full cut-off or low-wattage luminaires. Designs should also incorporate shielded fixtures and/or appropriate mounting heights, as well as be aimed appropriately;



b) Lighting should be designed for high-quality environmental performance, and promote public safety. (see 1.2.6). In particular, lighting should help to clearly identify principal building entrances. Illumination levels should instill high levels of "psychological comfort" for persons using each entrance;

c) Light fixtures, if exposed to views from streets, should add daytime visual interest and human scale to a building, as well as help accentuate the rhythm of the building facade. Illumination should be planned as a key element in a facade's design with consideration for the effect on the facade, and on adjoining buildings and open spaces.

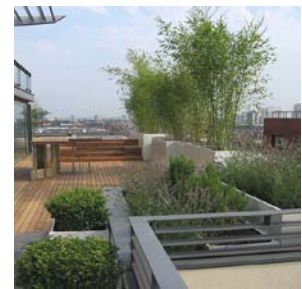
2.7 ROOFTOPS AND BALCONIES

a) Upper levels of buildings should incorporate decks, balconies, or other building features as outdoor amenity space for occupants;

b) Elements such as gazebos, trellises, and pergolas and other forms of hard and soft landscaping, including opportunities for vegetable gardening, should be provided to enhance the visual interest and the usability of rooftop spaces, and should be attractive when viewed from above;

c) Vents, mechanical rooms, mechanical equipment, and elevator penthouses should be integrated with the architectural treatment of the roof, or be screened with materials and finishes compatible with the building's design;

d) Rooftops designed as active outdoor open spaces are encouraged, and should be designed to withstand the weight of mature trees and plantings. They should be designed to reduce energy use and are encouraged to incorporate green technologies. Large, flat expanses of roof, whether actively used or not, should be enhanced with texture, colour, and/or landscaping especially where visible from habitable spaces above.



2.8 SCREENING

a) All passive occupancies, i.e., parking, mechanical/utility rooms, storage areas, and stairwells at or above grade, should be screened behind active occupancies. Parking areas in particular that are visible from any street, or from any interior or exterior residential or commercial space are not recommended.

b) Garbage and recycling facilities should be located away from public streets and screened from view. The materials used for such purposes should be common to the building's exterior finishes. Service areas, the vehicular paths of access to these areas, and all parking associated with or connected to these areas should be hard-surfaced.

c) All mechanical equipment and utility services open to view from a public street should be screened in a manner consistent with the visual characteristics of the building.

2.9 PUBLIC AND PRIVATE OPEN SPACE



a) The design of open space should:

- promote social interaction;
- be oriented to take advantage of sunlight;
- provide shade and protection from wind and other climatic elements.



b) The public pathways, plazas and private courtyards provide the framework for the landscaped areas. These areas should be a combination of soft and hard landscaping. Plant material should be predominantly indigenous and adaptive species and should provide seasonal interest. Trees should be large enough at maturity to help create a park-like setting, especially along roadside boulevards;



c) Public art should be located in strategic locations to create a better visual environment and provide interactive and interpretive experiences for both children and adults;

d) Pathways, open spaces and enclosed or sheltered public spaces should be flexible and accommodate a number of activities, whether programmed or spontaneous;

e) In private development, where courtyards, plazas, and/or patios occur, they should provide spatial continuity between the inside and outside of the building and where applicable, between the public and private realms;





f) The amount of storm water run-off entering storm sewers should be minimized through appropriate site design. Permeable pavers and bio-swales should be considered;

g) Fences should provide visual interest and pedestrian scale. Fences through which views are not possible, should not be greater than 1.2m high and should be accentuated by a vertical element, e.g., piers, at not less than every 4.5m.;



h) Any retaining walls or exposed parking structures should provide visual interest and pedestrian scale. Retaining walls should not be greater than 1.2m in height and should be accentuated by a vertical element, e.g., piers, at not less than every 4.5m. Retaining walls made from local stone or rocks are preferred. Modular concrete products are acceptable. Poured-in-place concrete is discouraged. Where such concrete is used, it should be complemented with appropriate landscaping and/or architecturally treated with a decorative pattern; retaining wall materials should discourage graffiti eg: treated with an anti-graffiti finish;



i) The use of shrubs or coniferous columnar trees that grow to mature heights of greater than 1.2 m, and prevent views from the street or between properties, is discouraged. The use of a variety of planting materials varying in heights and shapes is encouraged, and should be chosen for their ability to be pruned regularly to maintain sightlines;

j) Opportunity for crime and nuisance activities should be reduced by adhering to CPTED principles. (see 1.2.6)

2.10 CONNECTIONS

a) Design of open space should ensure continuity of pedestrian and cycling movement through the site as well as a complementary visual and spatial continuum of outdoor spaces;



b) Visual linkages to defining elements such as public art installations, water features, and other natural and man-made landmarks that help orient the pedestrian should be incorporated into the design of the site;

c) Provision of a safe, inviting series of interconnected spaces is encouraged; linkages to adjacent neighbourhoods for pedestrians, bicycles and vehicular traffic are encouraged;



d) Pathway systems should be accessible to all users (see 1.2.4 Universal Design);



e) Pedestrian connections across Harvey Avenue should provide a safe, physically-comfortable, and aesthetically-pleasing access across the roadway. It is anticipated that one of these connections may be a pedestrian bridge over Harvey Avenue, landing on a development site on the north side of the road.

2.11 VEHICULAR-RELATED CONSIDERATIONS

a) Parking access points should be restricted to those locations identified in Plan CG-1.



b) Parking may be located up to the third storey within Building A & B subject to being appropriately screened (see Section 2.8 Screening and Section 3.1.2). Parking uses should not be located at or above grade within any other building;

c) Taxi drop off locations should be provided for each Sub-Area, they should be treated so that pedestrians and vehicles have equal status.

Rather than a utilitarian asphalt treatment, the surface should offer visual interest, i.e. stamped concrete, concrete pavers, etc., such that the space takes on more of an entry plaza quality. Curbs can be eliminated and bollards can separate vehicle and pedestrian movement as necessary;

d) Exits from parking structures should allow for a high level of visibility of approaching pedestrians;

e) Garage doors and vehicle access points should not terminate axial views, i.e., views down streets within the vicinity of the site. Where such axial views are terminated, design consideration should be given to mitigating the visual impact of such views and to otherwise provide a high degree of human scale and visual interest. Doors and entrances to parking garages should not be visually obtrusive and should not be more visually prominent than any principal entrance to the building;



f) Garage entrances should be architecturally integrated into the overall building design with street-level exterior building finishes wrapping into the garage opening for a minimum of 3m in depth. Doors to parking garages should have an architectural treatment that is primarily expressed as an opaque or semi-opaque door rather than an open screen. Open screens are acceptable if highly detailed and rich in visual interest.

g) Under building parking structures for Sub-areas A, B, C, and G must be built to internal property lines to ensure a contiguous public open space is created on top of the parking structures.

h) Parking garage interconnectivity should be provided between Sub-Areas A & B;

i) Transit Oriented Development (or TOD) and Transportation Demand Management (TDM) are foundational principles upon which the Central Green Design Guidelines were developed. Several specific features are incorporated into the design to promote and ensure these goals are achieved.

- Transit - A BRT station at the Central Green site is being planned for and accommodated in the design. Additionally, a local transit facility along Richter Street is being planned for and accommodated in the design.
- Active Transportation – Central Green is immediately adjacent to and incorporated into the City's existing cycling and pedestrian networks. Developments should include provisions for safe and reliable bicycle storage within every phase of the development.
- Managed Parking Supply – Parking requirements have been reduced for Central Green and should not exceed the minimum standard where possible, a maximum of 125% of the required parking is permitted.
- Travel Options – As a means of promoting alternatives to single occupant vehicle travel, centralized and convenient amenities to facilitate, car-sharing, car and vanpool accessibility, as well as taxi services should be incorporated.

2.12 SOFFITS AND BUILDING OVERHANGS



- a) Any soffits, or the underside of any portion of a building, including the undersides of balconies, within 16m of grade and exposed to public view, should be treated to provide visual interest and show attention to detail.

2.13 SIGNAGE

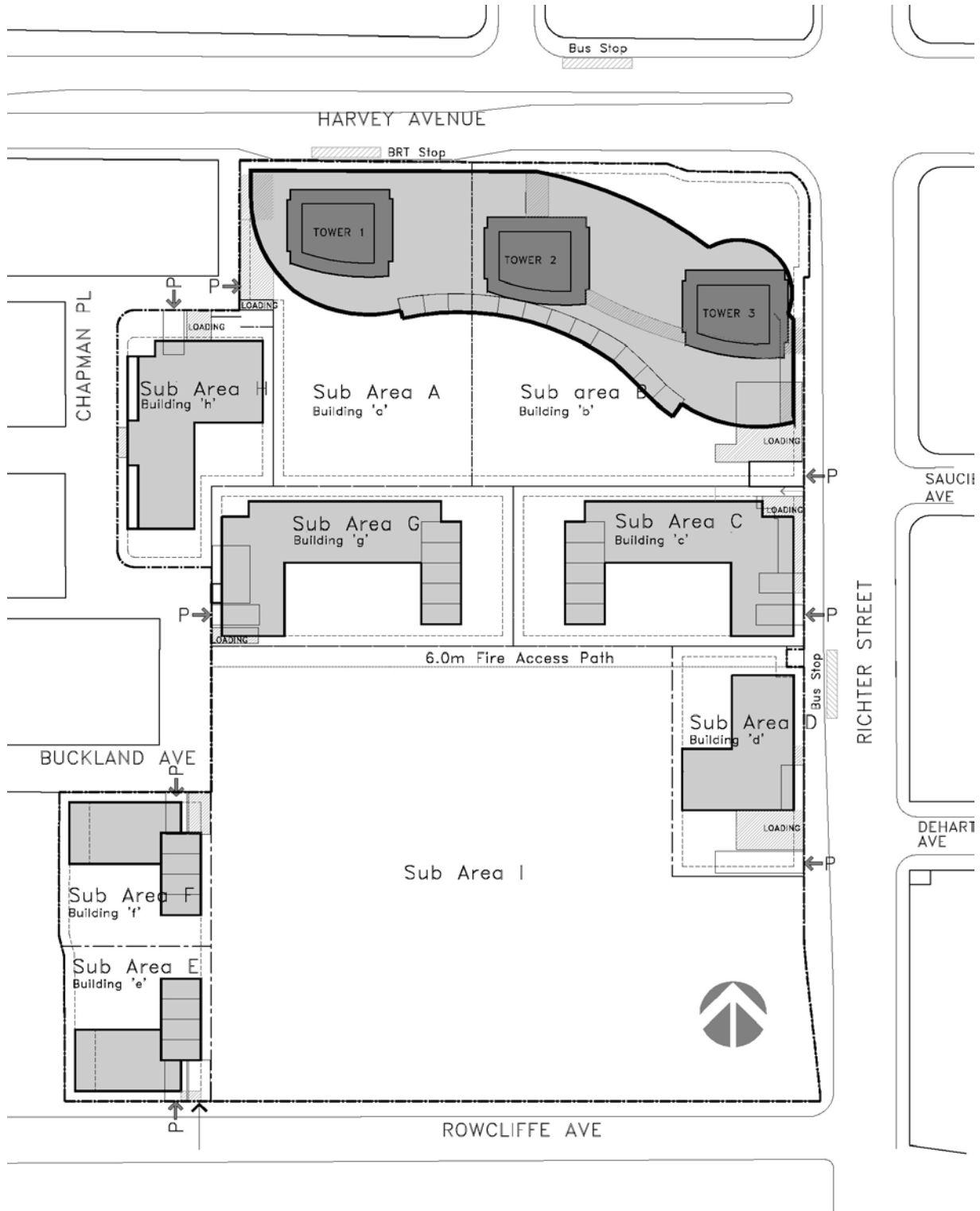
- a) The size of any individual sign should take into consideration the overall scheme of building signage and the appearance of the building's facades. Ultimately, the scale and visual qualities of a building should not be compromised by the size and number of signs.



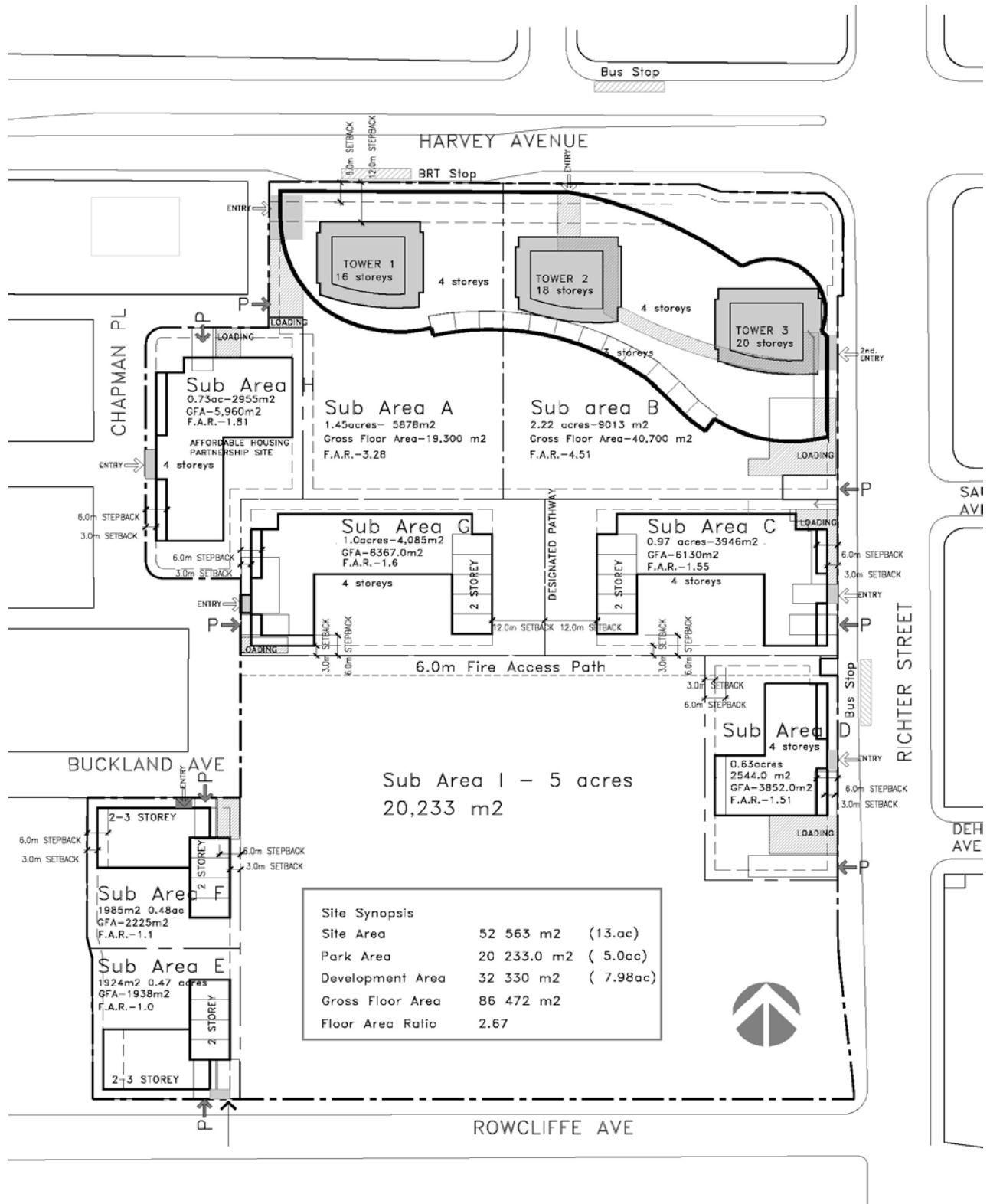
2.14 VENTS AND ROOF FLASHING

- a) All roof flashings and vents exposed to public view should be painted to match adjacent surfaces or disguised in a manner consistent with the visual characteristics of the building.

2.15 PLAN CG-1



2.16 PLAN CENTRAL GREEN DESIGN GUIDELINES



3.0 SUB – AREA GUIDELINES

Plan CG-1 illustrates nine Sub-Areas within Central Green. Each Sub-Area has its own character as described in the following pages. While responding to site-specific character and features, each Sub-Area should contribute to a cohesive concept as set out in the General Design Guidelines.

3.1 SUB-AREA A & B

3.1.1 GENERAL DESIGN OBJECTIVES

- ✓ To create a neighbourhood focus for a principally residential precinct that is anchored by community commercial and office space;
- ✓ To create active commercial frontages that link with the Central Green public space network;
- ✓ To provide a visual/architectural backdrop to Rowcliffe Community Park.

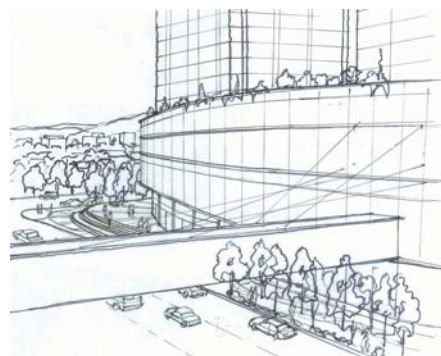
3.1.2 SITE-SPECIFIC DESIGN GUIDELINES – SUB-AREA A & B

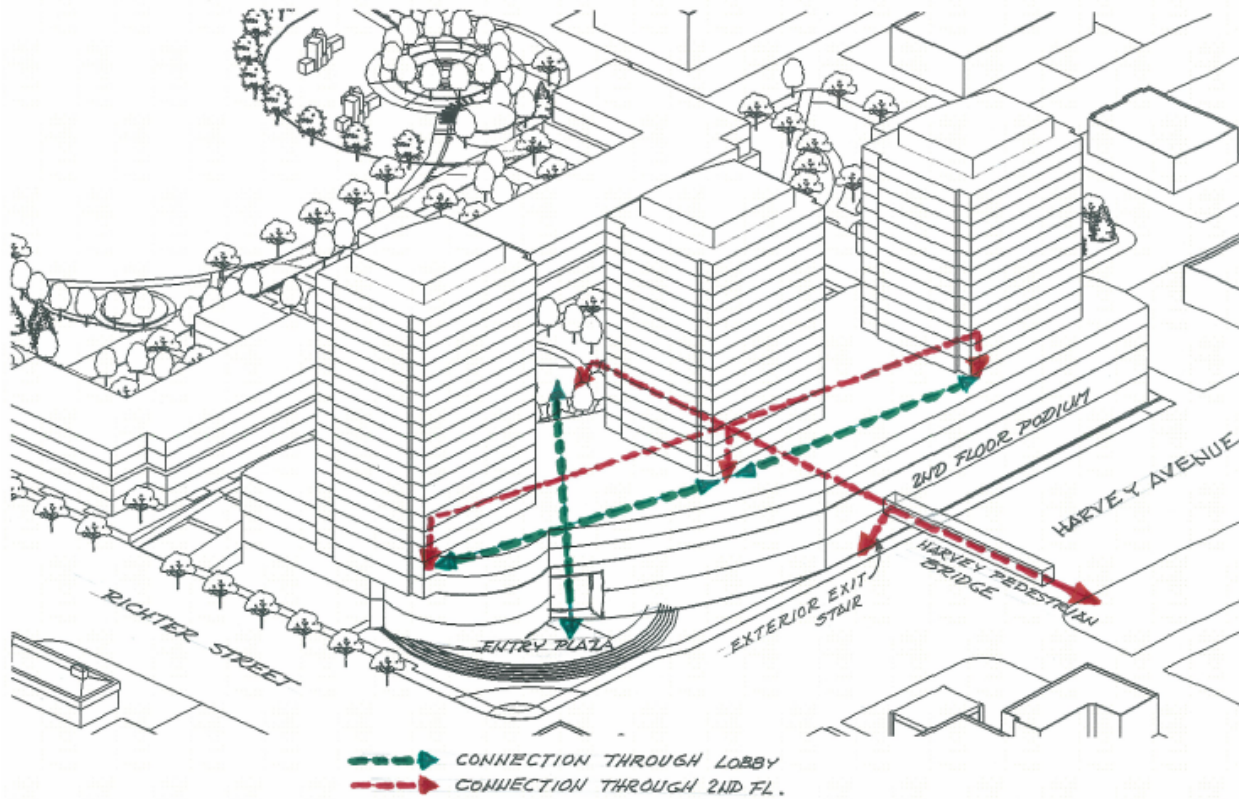
3.1.2.1 PODIUM



a) Building siting and massing should generally conform to CG-1 with the podium presenting a defined edge to Highway 97 and Richter Street. The east-facing facade of the podium should generally align with the east face of Building C with a modest setting back from the plane inscribed by the east face of Building C encouraged (see Plan CG-1).

b) Public access to the site is expected to connect through the podium from the Richter Street/Harvey Avenue intersection to the open space on the south side of the podium of Building A & B (Plan CG-1). To facilitate this connection, an entry plaza to Building B should be provided on the south-west corner of the Richter Street/Harvey Avenue intersection. Public access to the site is also expected to connect through the podium from a pedestrian bridge anticipated to be constructed on axis with the west side of Highway 97.





c) Pedestrian Bridge over Harvey Avenue/Public Walkway: Consideration should be given to the building design to provide pedestrian access through the development to the south side or the western edge of buildings A & B. It is recommended that in addition to a required external stair to the street level from the pedestrian bridge that a "permanent" internal public walkway linking the pedestrian overpass over Harvey Avenue and the proposed development open space on the south side of Buildings A & B be established to facilitate safe and convenient public access.

d) The podium should incorporate curvilinear or non-rectilinear forms or segmented forms to help reduce perceptions of bulk. The south face of the podium in particular should incorporate such forms as a means of responding to and helping to shape the adjoining public space. (see 3.1.2.5 South Edge)

3.1.2.2 NORTH EDGE

a) Harvey Avenue carries large volumes of vehicles. Nevertheless, the face that Central Green presents to Harvey Avenue should appear welcoming and friendly and should otherwise soften the edges of the highway corridor and provide the best-quality pedestrian environment possible under the prevailing conditions. To this end, the north elevation should be consistent with 2.0 General Guidelines, set out herein. Along Harvey Avenue a permeable or active street frontage is desired. The corner of Harvey Avenue and Richter Street should provide an active street frontage.

3.1.2.3 EAST EDGE



a) The building form along the eastern edge of Sub-Area B should principally be articulated as a medium-density residential structure regardless of occupancy. The building should be set back a sufficient distance from the sidewalk edge to create a transition space that clearly demarcates the public realm from the private. (see 3.1.2.1a) Private outdoor amenity space associated with any ground-level units can be provided within this space.

b) Tower 3 on the north-east corner of the site can be expressed as a form that wholly or partially sits on the ground plane. Alternatively, it can be expressed as a form that sits on the podium, i.e., is set back from the podium edges. Regardless of approach, the form should not compromise the human scale of the adjoining entry plaza.



3.1.2.4 WEST EDGE

a) This edge should present a visually-interesting face to motorists heading east along Harvey Avenue.



b) A pedestrian-connection around the west side of the podium is desired. A view from within the Central Green site, between the podium and the building on the north side of Sub Area H should be maintained. The minimum distance between these buildings should be 17m, not only for the sake of maintaining a view corridor, but also to protect the privacy and views of residents within each of these buildings.

3.1.2.5 SOUTH EDGE

a) The podium form should help define the adjoining public outdoor space. To this end, a curvilinear form that creates a complementary sense of enclosure and also provides an appropriate backdrop to the axis between Sub Areas C and G is preferred (Plan CG-1 & 3.1.2.1c). Within this south-facing podium wall, the access leading through the building to any pedestrian



overpass at Bertram Street, as well as the access leading to the plaza on the north-east corner of the site should be clearly identifiable.



b) This face of the podium is proposed to be both open and active to create an inviting pedestrian environment and character to the open space. It is anticipated that the sole retail occupancies on the site will be located at grade level along this building edge. These occupancies should have a minimum depth of 5m. They should provide goods and services that serve the day-to-day needs of Central Green residents as well of those of the neighbouring residential community, and should help animate the adjoining public space with opportunities for outdoor café seating and merchandising.

c) As this is a south-facing building edge, and outdoor seating is encouraged in conjunction with the retail occupancies envisioned to occupy the adjoining ground-floor spaces, consideration should be given to the comfort of pedestrians/customers using the public space in front of the building. Keen attention should be given to the creation of micro-climates that facilitate use of the space and that address the physical needs of its occupants over the course of the four seasons. Shade from the summer sun should be available, with exposure to sun and protection from wind a prime design consideration during the other months of the year. Canopies, overhangs, and arcades for protection from rain should also be considered.





d) Retail spaces should be easy to see into from the adjoining outdoor space(s). However, achieving a high degree of transparency should not preclude use of mullion patterns that add visual interest and human scale to the building

e) The design of any signage associated with the retail occupancies should be logical and simple. Signage should not attract attention to the extent that a sign becomes the dominant feature of the facade. Signs that extend over large areas are discouraged. All signage should principally be pedestrian-oriented.



f) Prominent and colourful signage creating a rich visual character is encouraged to enhance an overall festive ambience. Signs should be made of durable, weather-resistant materials, and be professionally fabricated and installed. Box signs are strongly discouraged.

g) Awning signs should be limited to the awning valance. Letters should be of appropriate scale and size to complement the character of the awning design.



3.1.2.6 TOWERS

a) The towers should be designed to help reduce perceptions of bulk as well as to develop and contribute to a distinct identity for the architectural expression of development (also see Regional Expression).

b) Noting their prominent identity in the regional landscape, and the importance of slenderness in improving solar access, building tops should be integral



elements of the overall building form and expression. Tower tops are encouraged to include trellising and roof projections that are integral extensions of the building structure and contain substantial landscaping.



c) A substantive distinction is encouraged between the podium and tower portions of the building. Additionally, elements that create an overlap of the podium with the tower portions are encouraged. These elements should have their origins at ground level but should rise above the podium to interconnect with the tower portion of the building (see d) below). This effect can be achieved through articulation of planes and sub-forms expressed in contrasting materials and colours.



d) Tower facades are intended to be perceived as assemblages of vertical forms. Facade planes should be restricted to 15m in width. Abutting planes should be distinguished by; 1) changes in materials and/or 2) changes in depth, i.e. setbacks from the property line, and/or 3) detailing, e.g. a reveal, a structural element, or an intervening/transition material. Where frontage plane's longer than 25m occur, they should be articulated with a change in depth of at least 1.5m in depth.



e) Towers should generally have a minimum 25m separation from any other tower, with the distance between buildings measured from the nearest vertical plane, not including balconies, on each building.

f) The intent is for the architecture to express a slender verticality, particularly in its upper elements.

g) In order to foster a sense of neighbourliness it is important that the individual identity of floors and units be expressed. Continuous, homogenous building treatments that tend towards the perception of a monolithic building massing are strongly discouraged.



h) Maximum Gross Floor Area for all floor levels above podium is 750 m².

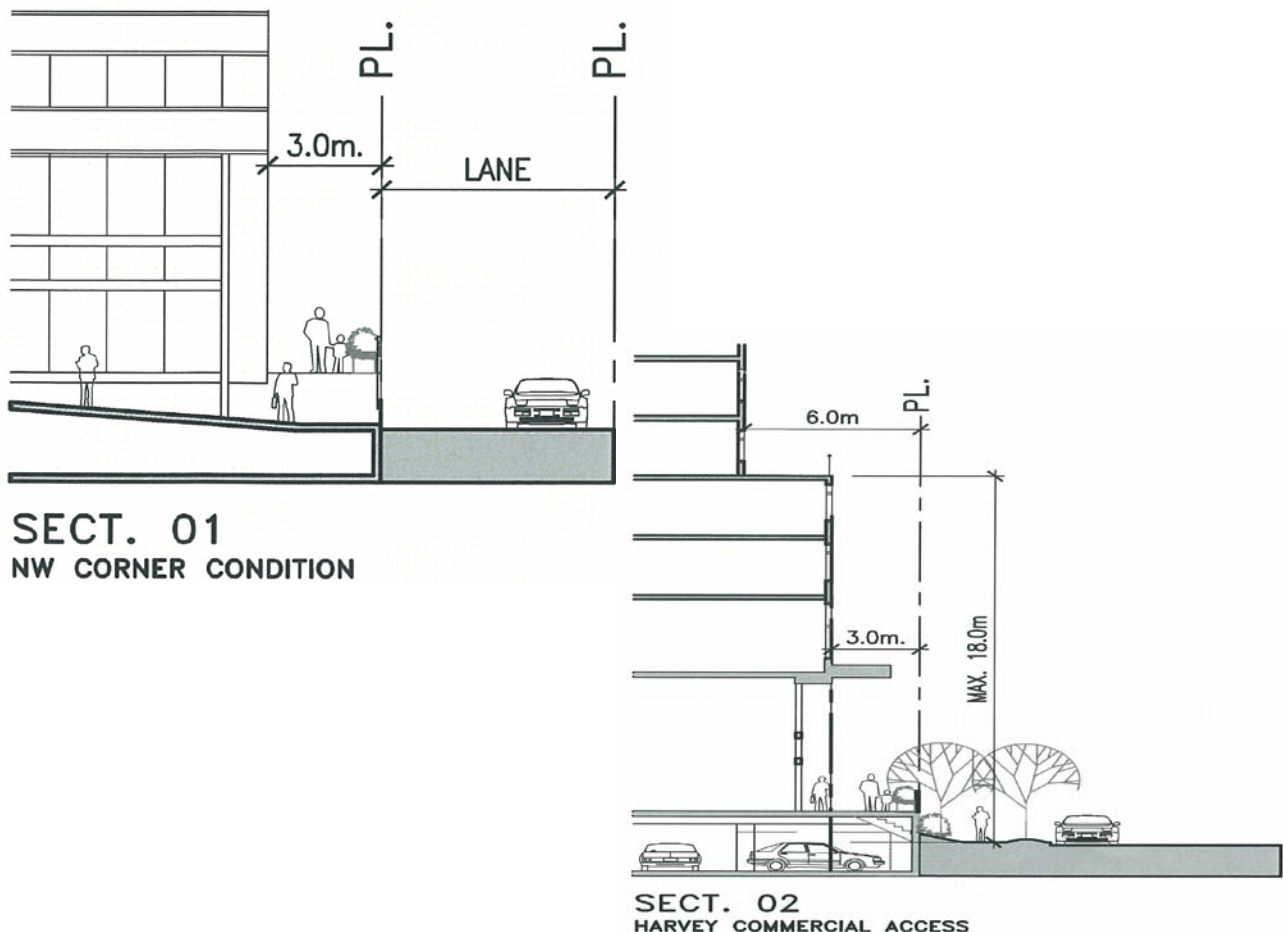
i) The maximum height of the buildings located within CD22 Sub-Area A & B shall be as follows:

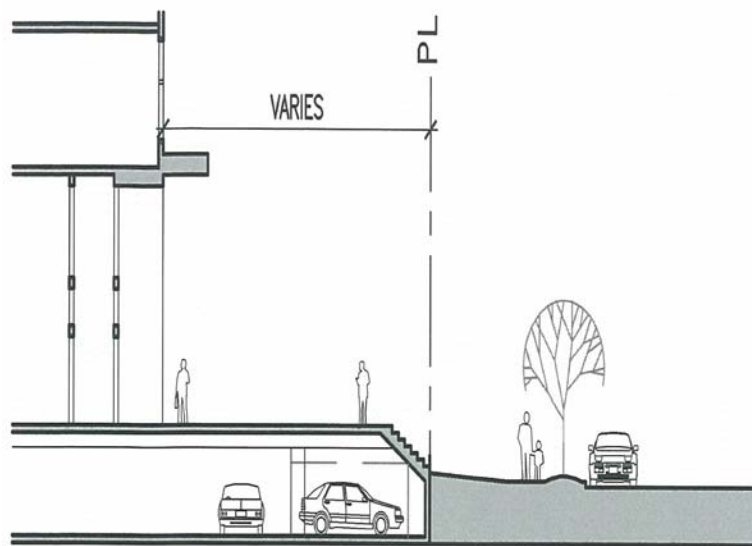
- A. the maximum height for the podium is the lesser of 18.0 m or 4 storeys, minimum height of podium shall be 10m above grade or 2 storeys;
- B. the maximum height for tower #1 is 60m;
- C. the maximum height for tower #2 is 66m; and,
- D. the maximum height for tower #3 is 72m.

3.1.3 DIMENSIONAL PARAMETERS

3.1.3.1 SETBACKS AND STEP BACKS

- a) A minimum depth of 6 metres from the property line to act as a build-to-line for 50% of development located along the Northern property lines adjacent to street frontage (along Harvey Avenue). A minimum setback of 4.5m should be provided from the property line adjacent to the proposed Bus Rapid Transit Stop along Harvey Avenue.
- b) A minimum depth of 3 metres from the property line to act as a build-to-line for 50% of development located along property lines adjacent to Richter Street.
- c) An additional step back of 12 metres from property lines shall be provided above the podium adjacent to Harvey Avenue and all property lines adjacent to other Central Green parcels.
- d) The parking structures must be built to the South property line and must be coordinated, in respect to the height, finishing and siting, with the parking structures of Sub-areas C and G to ensure a contiguous public open space is created on top of the parking structures.





SECT. 03
HARVEY & RICHTER PODIUM

3.1.3.2 PRIVATE OPEN SPACE

- a) A minimum area of 7.0 m² of private open space shall be provided per bachelor dwelling, congregate housing bedroom or group home bedroom, 12.0 m² of private open space shall be provided per 1 bedroom dwelling, and 18.0 m² of private open space shall be provided per dwelling with more than 1 bedroom.

3.1.3.3 LANDSCAPED AREA

- b) A minimum of 40 % of the site area plus all adjoining City Boulevards are required to be landscaped. This includes both hard and soft landscaping.

3.2 SUB-AREAS C, D, E, F, G AND H

3.2.1 GENERAL DESIGN OBJECTIVES

- ✓ To create a safe, human-scaled neighbourhood with a strong sense of identity that promotes social interaction and community cohesiveness.

3.2.2 GENERAL DESIGN GUIDELINES

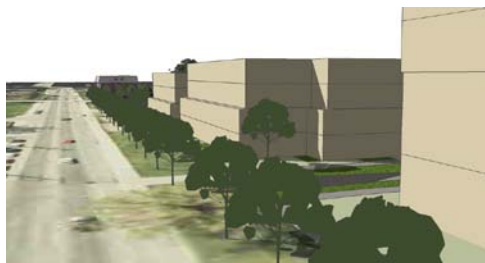
The following guidelines apply to sites C, D, E, F, G and H:

- All buildings are encouraged to have ground-oriented units on all frontages;
- Definition of front yards of ground-oriented units through the use of hard- and/or soft-landscaping elements is encouraged. Changes in grade may also be acceptable;
- All buildings should have at least one principal building entrance facing, and clearly-identifiable from a public street;
- A continuous, clearly-demarcated, all-weather walkway should be provided from the nearest public street to the main building entrance;



3.3 SITE-SPECIFIC DESIGN GUIDELINES – SUB-AREA C

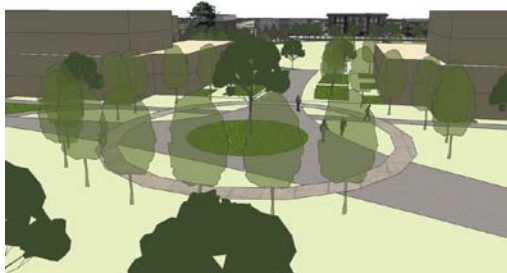
a) Building siting and massing should generally conform to Plan CG-1 with Building B presenting a strong edge to Richter Street and should generally align with the east face of the podium (Sub Area B) and the east face of Building D.



b) As with Building B, Building C should be set back a sufficient distance from the sidewalk edge to create a transition space that clearly demarcates the public realm from the private.

c) The principal entry to the building should be readily identifiable from Richter Street.

d) The form of Building C in conjunction with that of Building D, should enclose an outdoor space that faces the principal public space within the community park (Plan CG-1).



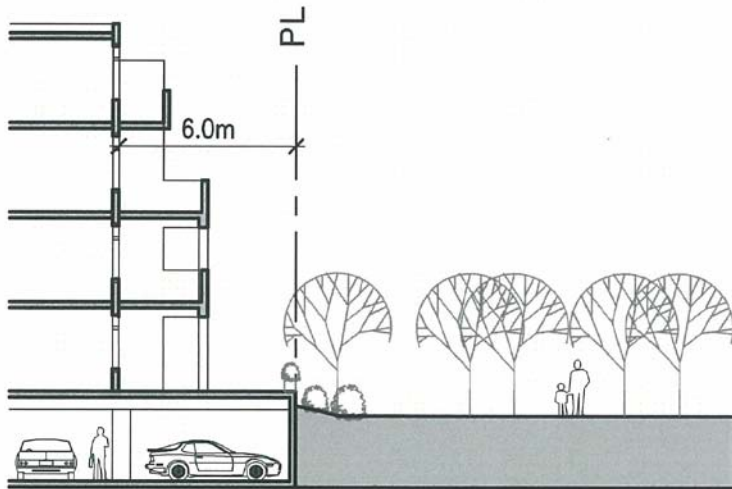
e) The form of Building C should present an edge to the path that leads from the principal public space to the courtyard on the south side of the podium of Sub Areas A & B. The form should complement a similar form associated with Building G such that the path between the two public spaces is compressed and has a degree of formality that contrasts with the more casual character of the spaces it connects.

3.3.1 DIMENSIONAL PARAMETERS

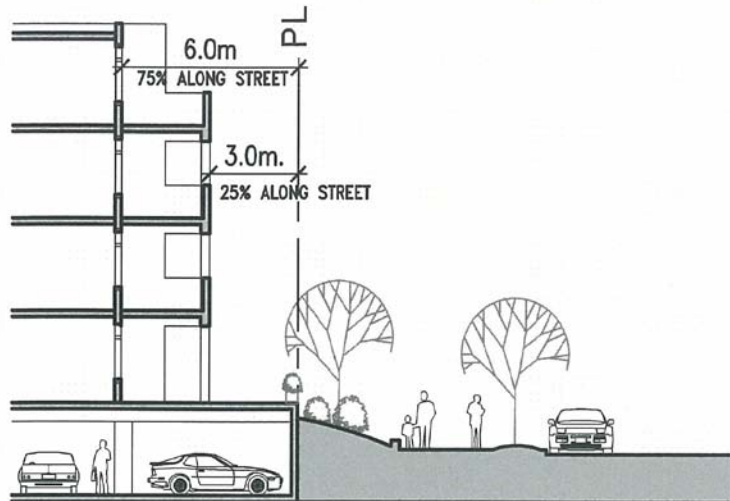
3.3.1.2 SETBACKS AND STEP BACKS

- a) A minimum depth of 3 metres from the property line to be further defined as a build-to-line for 75% of the property line adjacent to the street frontage along Richter Street and a step back above the second storey of a minimum of 6 metres from the property line to the approval of the development authority.
- b) Any portion of a development adjacent to a designated pathway connecting to park space shall be setback a minimum of 12 metres from the property line. This does not include the under-building parking structure, as the designated pathway is intended to be on top of the parkade.

- c) Any portion of a development adjacent to Sub-area I shall provide a minimum setback of 3 metres from the property line and a step back above the second storey of a minimum of 6 metres from the property line to the approval of the development authority.
- d) The parking structure must be built to the North and West property lines and must be coordinated, in respect to the height, finishing and siting, with the parking structures of Sub-areas A, B, and G to ensure a contiguous public open space is created above the parking structure.



SECT. 05
PARK STEPBACK CONDITION



SECT. 04
STREET CONDITION

3.4 SITE-SPECIFIC DESIGN GUIDELINES - SUB-AREA D

a) Building siting and massing should generally conform to Plan CG-1 with Building D presenting a strong edge to Richter Street. Alignment of the east-facing facades of Buildings C and D is encouraged.



b) As with Building C, Building D should be set back a sufficient distance from the sidewalk edge to create a transition space that clearly demarcates the public realm from the private. Private outdoor amenity space associated with ground-level units can be provided within this space.



c) The north-east corner of Building D along Richter Street should be articulated to draw visual attention and to otherwise highlight this location within the overall building form. A strong building feature or perhaps the principal entry to the building should be located at this corner.

d) Additionally, the form of Building D, in conjunction with that of Building C, should enclose an outdoor space that faces the principal public space within the community park (Plan CG-1).



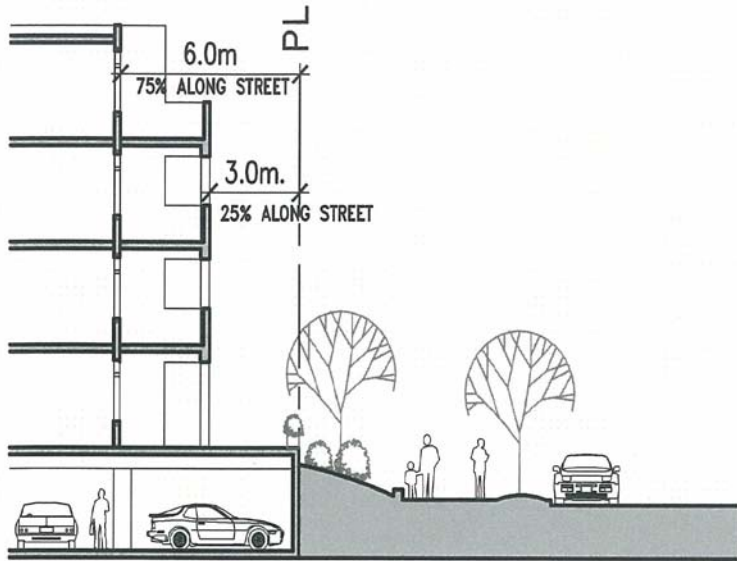
e) The south elevation of Building D should present a welcoming and visually-interesting face to motorists and pedestrians heading north along Richter Street.

3.4.1 DIMENSIONAL PARAMETERS

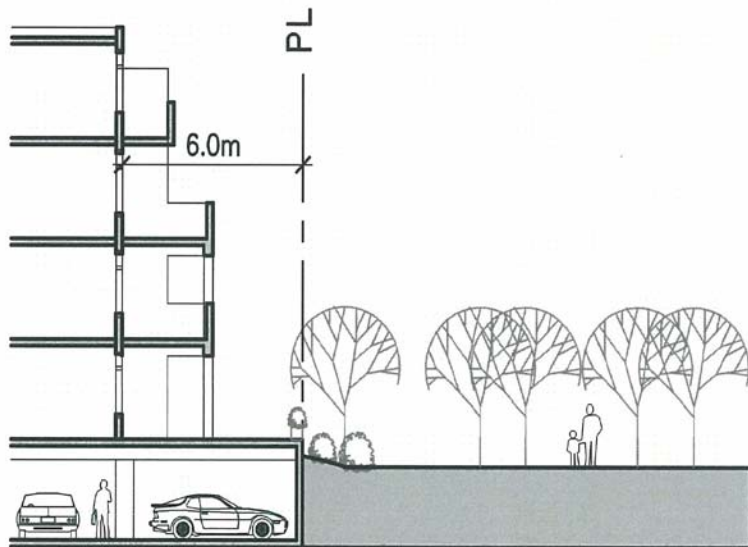
3.4.1.2 SETBACKS AND STEP BACKS

- a) A minimum depth of 3 metres from the property line to be further defined as a build-to-line for 75% of the property line adjacent to the street frontage along Richter Street and a step back above the second storey of a minimum of 6 metres from the property line to the approval of the development authority.

- b) Any portion of a development adjacent to Sub-area I shall provide a minimum setback of 3 metres from the property line and a step back above the second storey of a minimum of 6 metres from the property line to the approval of the development authority.



SECT. 04
STREET CONDITION



SECT. 05
PARK STEPBACK CONDITION

3.5 SITE- SPECIFIC DESIGN GUIDELINES - SUB-AREAS E AND F



a) Building siting and massing of Buildings E and F should generally conform to Plan CG-1.

b) Building E should be set back a sufficient distance from the sidewalk edge along Rowcliffe to create a transition space that clearly demarcates the public realm from the private. Private outdoor amenity space associated with ground-level units can be provided within this space.

c) Buildings E and F should be set back a sufficient distance from the sidewalk edge located along the east side of the site, to create a transition space that clearly demarcates the public realm from the private. Private outdoor amenity space associated with ground-level units can be provided within this space.

d) Buildings E and F should respect the adjacent single-unit residences. It is recommended that the massing of Buildings E and F step down to a height that approximates the height of the buildings on the adjoining properties. Additionally, the setbacks of Buildings E and F from Rowcliffe Avenue and Buckland Avenue respectfully, should not be less than the setbacks of the adjacent buildings from these streets.

e) The principal entrance to Building E should be clearly identifiable from Rowcliffe Avenue.

f) The principal entrance to Building F should be clearly identifiable from Buckland Avenue.

g) Use of historic references, e.g., details, building forms, etc. that complement the character of the adjacent Marshall Street Heritage Conservation Area is encouraged.

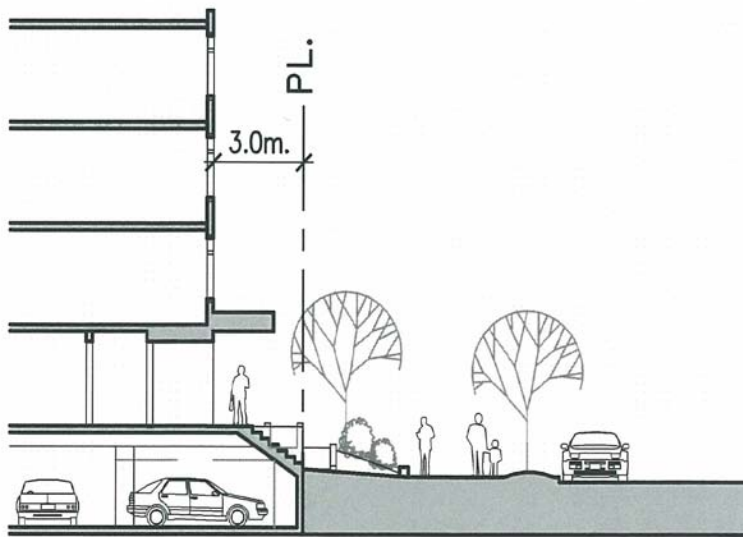
3.5.1 DIMENSIONAL PARAMETERS

3.5.1.2 SETBACKS AND STEP BACKS

a) A minimum depth of 3 metres from the property line to be further defined as a build-to-line for 75% of the property line adjacent to the street frontage along Rowcliffe Avenue and Buckland Avenue.

b) Any portion of a development adjacent to Sub-area I shall provide a minimum setback of 3 metres from the property line and a step back above the second storey of a minimum of 6 metres from the property line to the approval of the development authority.

c) Any portion of the proposed development adjacent to single family residential shall provide a minimum setback of 3 metres from the property line and a step back above the second storey of a minimum of 6 metres from the property line to the approval of the development authority.



SECT. 06
BLDG ENTRANCE CONDITION

3.6 SITE- SPECIFIC DESIGN GUIDELINES - SUB-AREA G



a) Building siting and massing should generally conform to Plan CG-1. Alignment of the north-facing facades of Buildings G and C is encouraged.

b) Building G should be set back a sufficient distance from any sidewalk edges to allow a transition space that clearly demarcates the public realm from the private. Private outdoor amenity space associated with ground-level units can be provided within this space.

c) The form of Building G should present an edge to the path that leads from the principal public space to the courtyard on the south side of the podium (Sub Areas A & B). The form should complement a similar form associated with Building C such that the path between the two public spaces is compressed and has a degree of formality that contrasts with the more casual character of the spaces it connects.



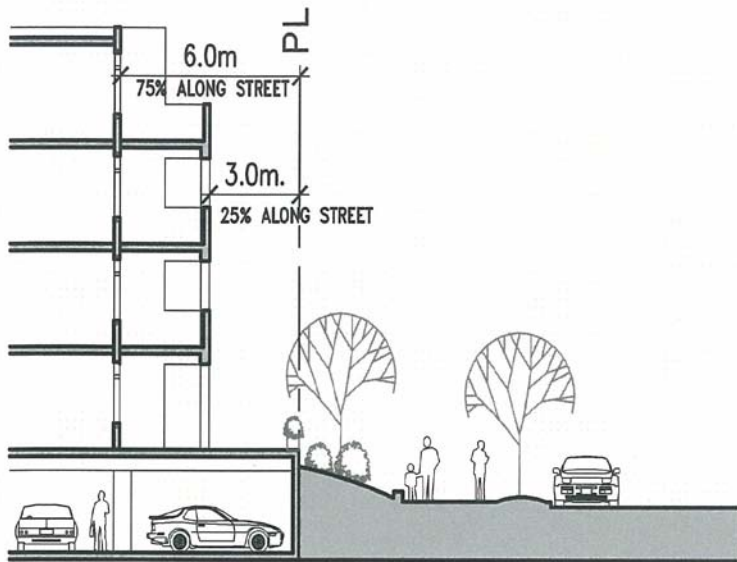
d) The principal entrance to Building G should be clearly identifiable from Rosemead Avenue. Use of historic references that complement the character of the adjacent Marshall Street Heritage Conservation Area are encouraged.

3.6.1 DIMENSIONAL PARAMETERS

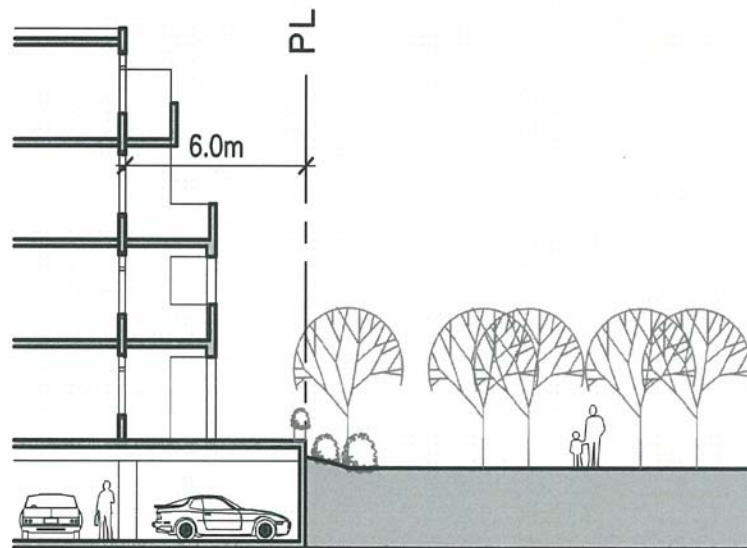
3.6.1.1 SETBACKS AND STEP BACKS

- a) A minimum depth of 3 metres from the property line to be further defined as a build-to-line for 75% of the property line adjacent to the street frontage along Chapman Place and a step back above the second storey of a minimum of 6 metres from the property line to the approval of the development authority.
- b) Any portion of a development adjacent to a designated pathway connecting to park space shall be setback a minimum of 12 metres from the property line. This does not include the underbuilding parkade as the designated pathway is intended to be on top of the parkade.

- c) Any portion of a development adjacent to Sub-area I shall provide a minimum setback of 3 metres from the property line and a step back above the second storey of a minimum of 6 metres from the property line to the approval of the development authority.
- d) The parking structure must be built to the North and East property lines and must be coordinated with the parking structures of Sub-areas A, B, and C to ensure a contiguous public open space is created above the parking structure.



SECT. 04
STREET CONDITION



SECT. 05
PARK STEPBACK CONDITION

3.7 SITE-SPECIFIC DESIGN GUIDELINES - SUB-AREA H



a) Building siting and massing should generally conform to Plan CG-1.

b) Building H should be set back a sufficient distance from any sidewalk edges to allow a transition space that clearly demarcates the public realm from the private. Private outdoor amenity space associated with ground-level units can be provided within this space.

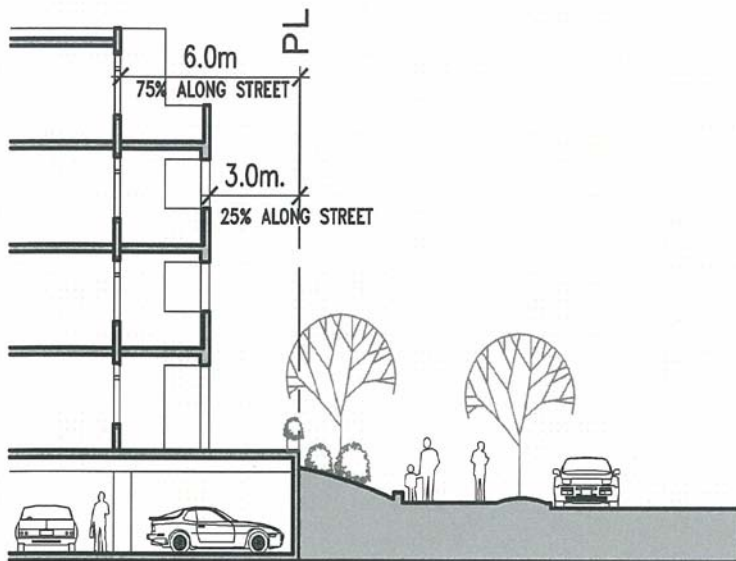
c) The principal entrance to Building H should be clearly identifiable from Rosemead Avenue.

d) Use of historic references that complement the character of the adjacent Marshall Street Heritage Conservation Area is encouraged.

3.7.1 DIMENSIONAL PARAMETERS

3.7.1.2 SETBACKS AND STEP BACKS

a) A minimum depth of 3 metres from the property line to be further defined as a build-to-line for 75% of the property line adjacent to the street frontage along Chapman Place and a step back above the second storey of a minimum of 6 metres from the property line to the approval of the development authority.



SECT. 04
STREET CONDITION