



Rural Development Committee

Council Chamber
9909 Franklin Avenue, Fort McMurray

Tuesday, May 26, 2015
3:30 p.m.

Agenda

Call to Order

1. Adoption of Agenda
2. Minutes of Rural Development Committee meeting - April 28, 2015

New and Unfinished Business

3. RCMP/Bylaw Services Annual Performance Plan 2015/16 – Rural Service Area Update
4. Changes to Rural Districts in the Proposed New Land Use Bylaw

Adjournment

Unapproved Minutes of a Meeting of the Rural Development Committee held in the Council Chamber at the Municipal Offices in Fort McMurray, Alberta, on Tuesday, April 28, 2015, commencing at 4:00 p.m.

Present: J. Stroud, Chair
M. Blake, Mayor
T. Ault, Councillor
J. Cardinal, Councillor
A. Vinni, Councillor

Administration: M. Ulliac, Chief Administrative Officer
A. Rogers, Senior Legislative Officer
A. Hawkins, Legislative Officer

Call to Order

Chair J. Stroud called the meeting to order at 4:04

1. Adoption of Agenda

Moved by Mayor M. Blake that the Agenda be adopted as presented.

CARRIED UNANIMOUSLY

2. Minutes of Rural Development Committee meeting - March 24, 2015

Moved by Councillor T. Ault that the Minutes of the Rural Development Committee meeting held on March 24, 2015 be approved as presented.

CARRIED UNANIMOUSLY

3. Rural Area Structure Plans (ASPs)

(4:05 p.m. – 4:50 p.m.)

Latosia Campbell-Walters, Manager, Comprehensive Planning and Richard Giele, Supervisor, Statutory Planning, presented information on Rural Area Structure Plans for Fort Chipewyan, Draper, Fort McKay and Janvier which the Department is currently working on.

Arrival

Councillor A. Vinni joined the meeting at 4:07 p.m.

Information provided on each plans included key components of the plan; planning issues to be addressed, next steps and timelines.

Planning and Development Staff committed to provide the following to the Committee:

- clearer map depicting the Draper area structure plan boundaries in relation to the Urban Service Area boundary and the Waterways community;
- Municipal Government Act requirements to establish a hamlet designation and re-visit the possibility of pursuing such designation with local residents.

With respect to the Janvier community, Chair J. Stroud referenced local discussion where residents raised concerns about having land made available for their families. Land Administration committed to researching what provincial or federal opportunities may be available, and clarifying who those opportunities might be available to (Reserve vs. municipal lands).

Moved by Councillor A. Vinni that the status updates on the Area Structure Plans for Draper, Fort Chipewyan, Fort McKay and Janvier be received as information.

CARRIED UNANIMOUSLY

Adjournment

Moved by Mayor M. Blake that the meeting be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 4:51 p.m.

Chair

Chief Legislative Officer

**Subject: RCMP/Bylaw Services Annual Performance Plan 2015/16 –
Rural Service Area Update****APPROVALS:**

Rob McCloy, Director
Bob Couture, Executive Director
Marcel Ulliac, Chief Administrative Officer

Administrative Recommendation(s):

THAT the Rural Development Committee accepts the RCMP/Bylaw Services Annual Performance Plan 2015/16 – Rural Service Area Update, dated May 26, 2015 as information.

Summary:

The attached presentation is before the Rural Development Committee to provide information and outline the consultation process undertaken by RCMP/Bylaw Services administration in the establishment of the RCMP Annual Performance Plan (Policing Priorities) as it pertains to the rural areas of the Regional Municipality of Wood Buffalo (RMWB), and the outcome of the 2014 Citizens Survey.

Background:

The RCMP is a progressive, transparent and proactive organization which believes in working in partnership with the communities it serves. One way the RCMP and Bylaw Services accomplish this is by completing an Annual Performance Plan (APP) establishing policing priorities.

Annually, by April 1st, each Detachment Commander must solicit input from their local residents, stakeholders, community leaders and organizations to capture the needs, concerns and issues of their communities. This was completed this year through consultation with the various communities, including both urban and rural areas, in the RMWB and with staff. While priorities such as Traffic and Youth are common, it is recognized that each community has unique needs. As priorities can change rapidly, this information is used to ensure that policing services are meeting the demands of the citizens.

Attachments:

1. Annual Performance Plan 2015/16 Rural Service Area Update

Annual Performance Plan 2015/16

Rural Service Area Update

RCMP & RMWB Bylaw Services

Inspector Rob McCloy

A/OIC

Wood Buffalo Detachment



Dale Bendfeld

Director

RCMP Support/Bylaw Services



WORKING TOGETHER

Annual Performance Plan

The RCMP is a progressive, transparent and proactive organization which believes in working in partnership with the communities it serves. One way the RCMP accomplishes this is by completing an Annual Performance Plan (APP), along with Bylaw Services. In addition, a Citizen Survey on policing and enforcement services is performed.



Annual Performance Plan

Annually, by April 1st, the Wood Buffalo Detachment and Bylaw Services must solicit input from:

- local residents,
- stakeholders,
- community leaders,
- organizations,

to capture the needs, concerns and issues of their communities.

While priorities such as Traffic and Youth are common, we recognize that each community has unique needs. As priorities can change rapidly, this information is used to ensure that our policing and bylaw services are meeting the demands of the citizens we serve in the RMWB.



Annual Performance Plan

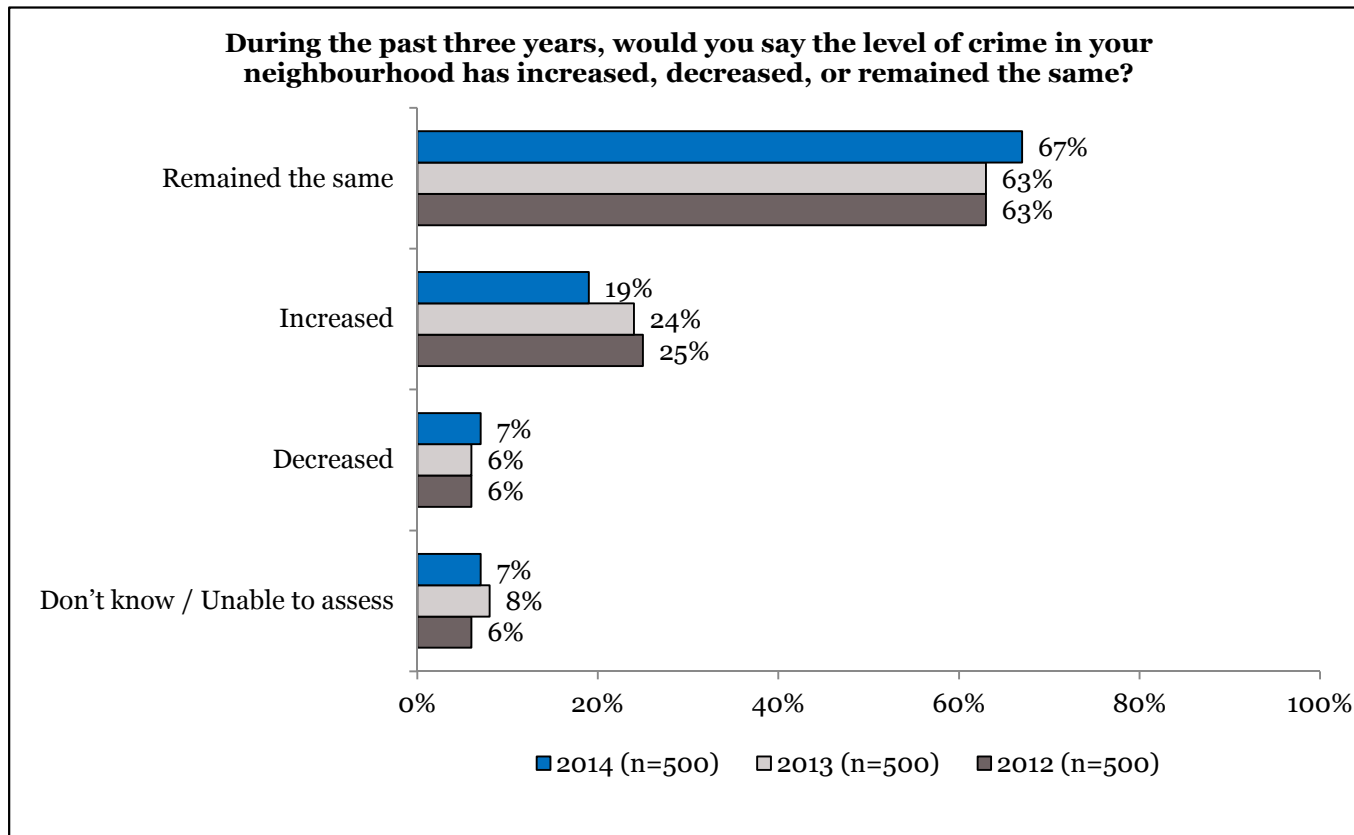
Citizen Survey - Perception of Safety

- Every year the Regional Municipality of Wood Buffalo conducts the RCMP and Bylaw Services Citizen Survey.
- A total of 500 telephone and 224 online surveys were completed this year.
- The survey is designed by the RCMP/Bylaw Services Strategic Support Service. The purpose of this survey is to assess public perceptions of community, police and bylaw services. This also assists in the development of policing services and enforcement in the region, and, as noted previously, the concerns of the region's residents.



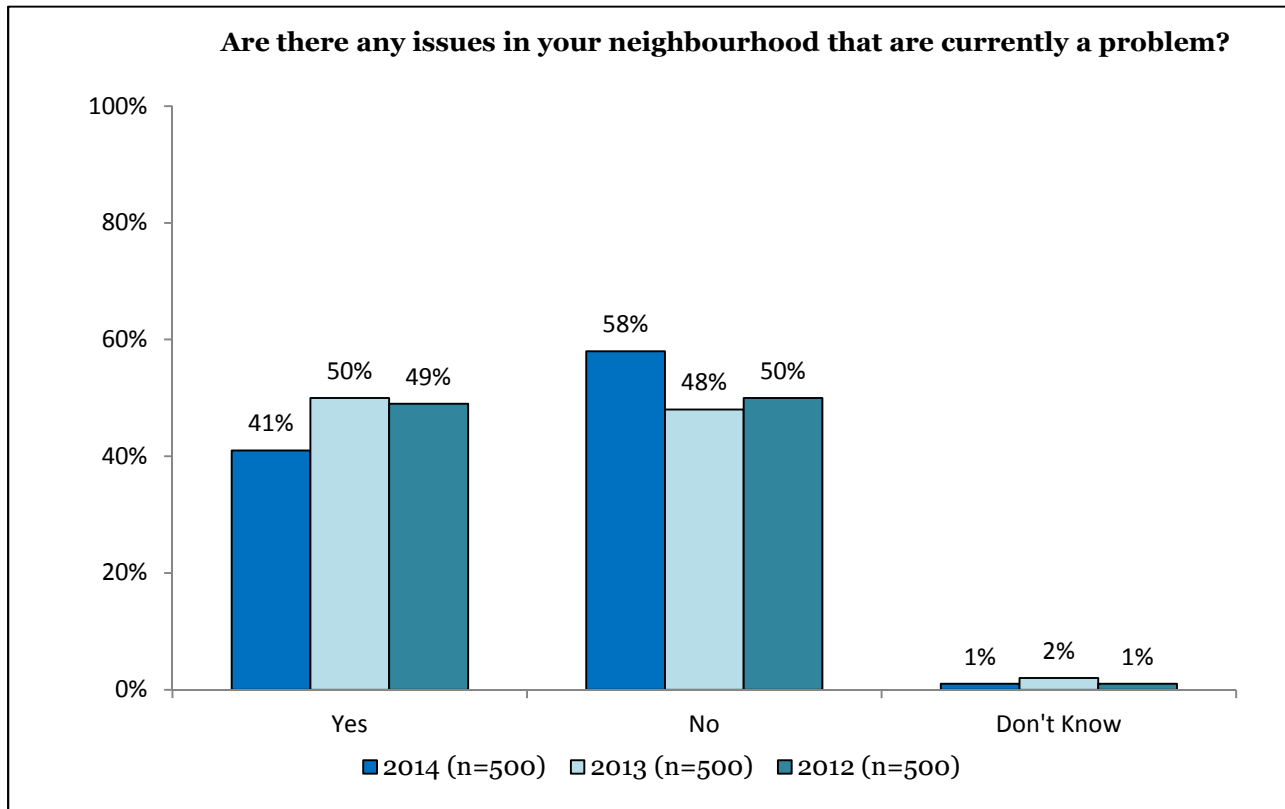
Annual Performance Plan

Citizen Survey - Perception of Safety



Annual Performance Plan

Citizen Survey - Neighbourhood Issues



Annual Performance Plan

Citizen Survey – Community Concerns

Neighbourhood Concerns

- Motor Vehicle Theft
- Property Damage/Graffiti
- Drugs

Policing Issues

- Speeding
- Drugs
- Crime in general

Other concerns with significant increase this year include: property damage/graffiti, drinking and driving, domestic violence.



Bylaw Issues

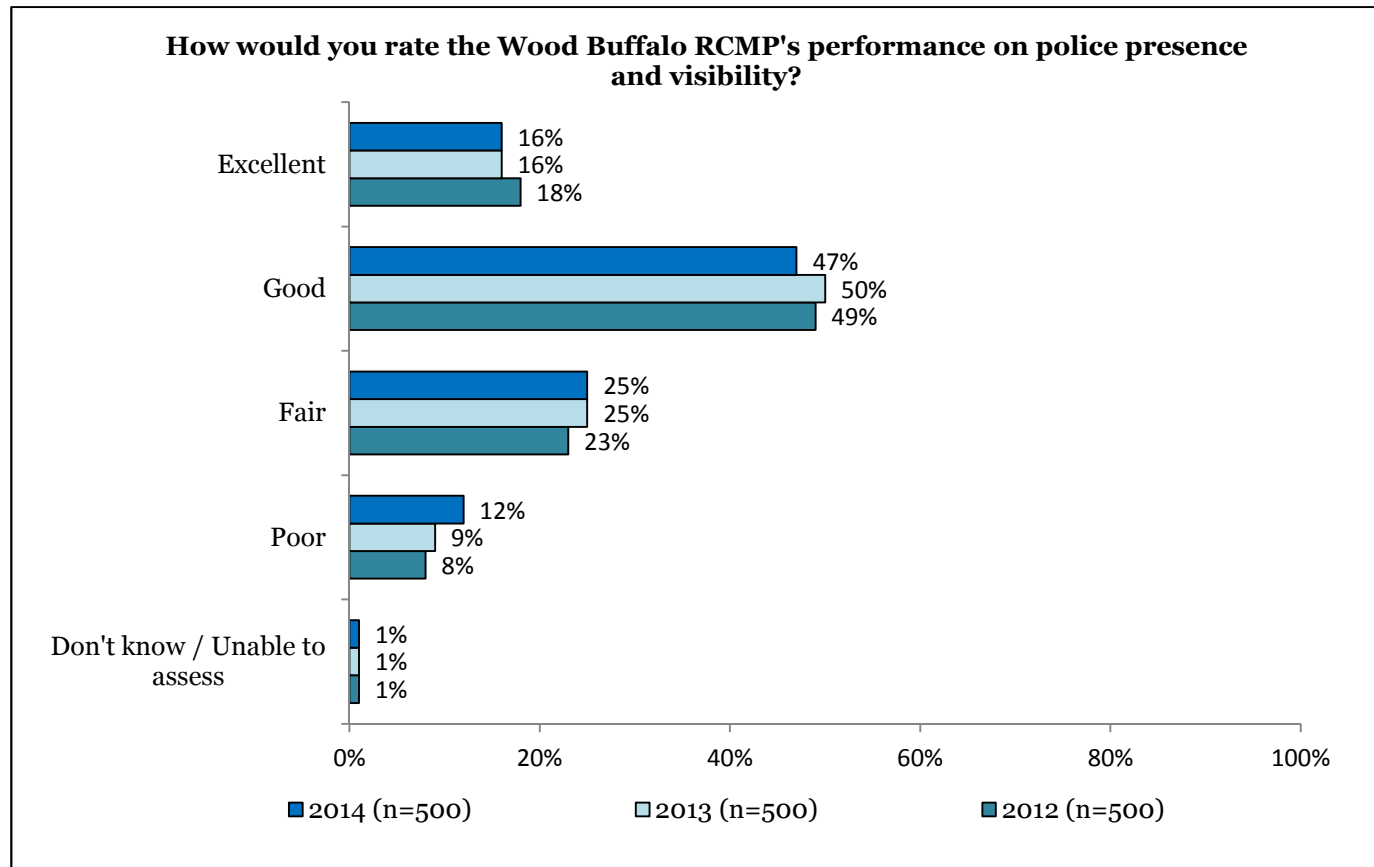
- On-street parking
- Keep property clean & safe
- Dog defecation

Other concerns with significant increase this year include: sidewalk snow removal, graffiti removal.



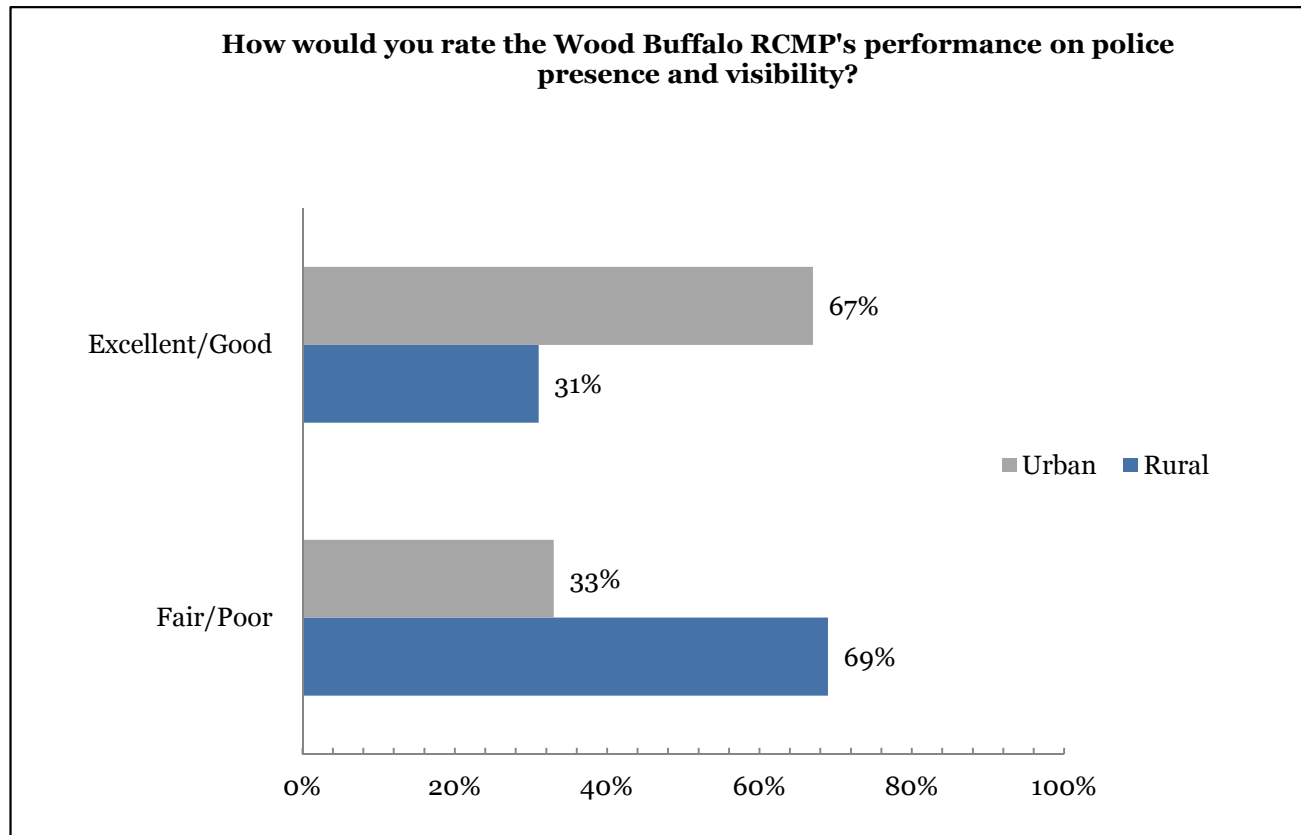
Annual Performance Plan

Citizen Survey – RCMP's Presence and Visibility



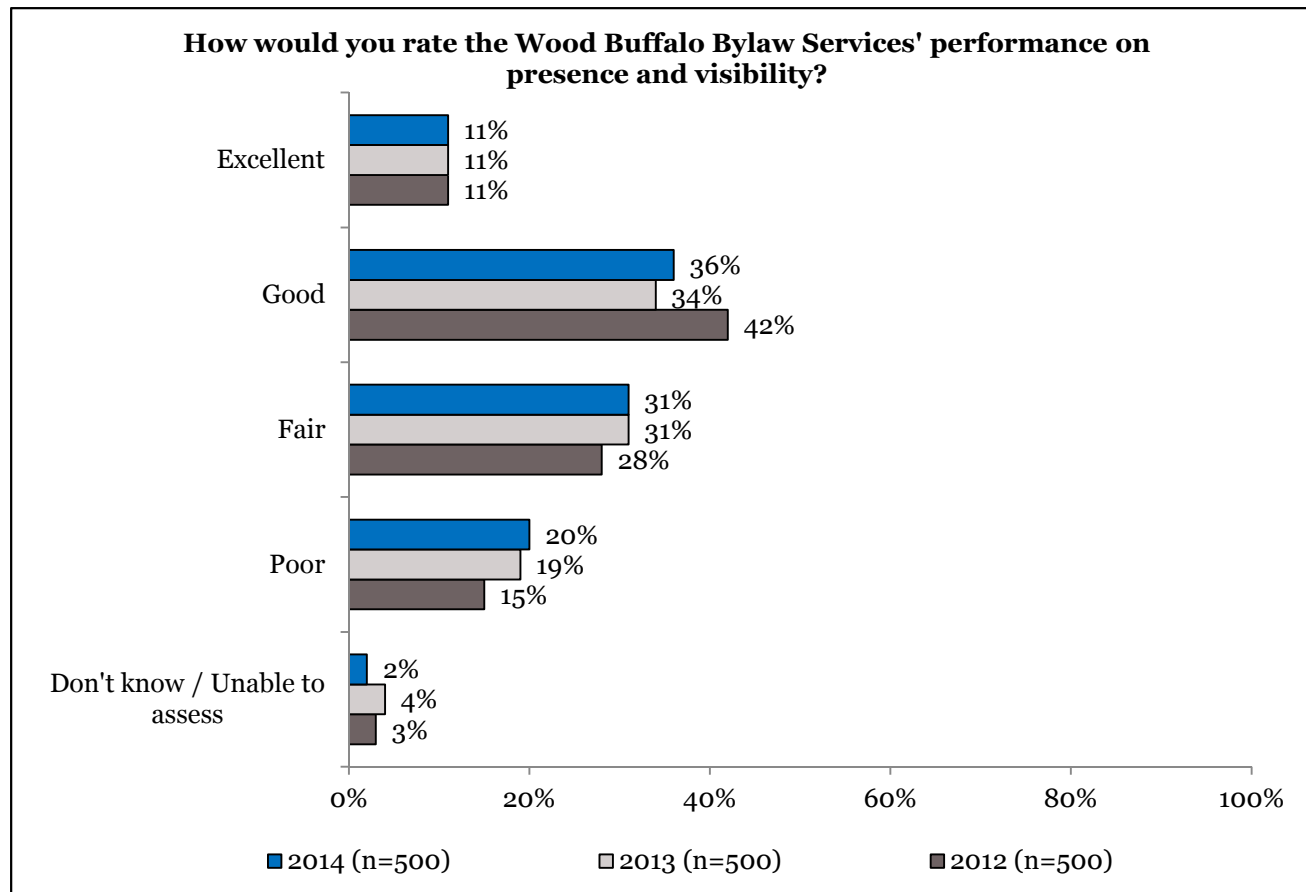
Annual Performance Plan

Citizen Survey – RCMP's Presence and Visibility (Rural/Urban)



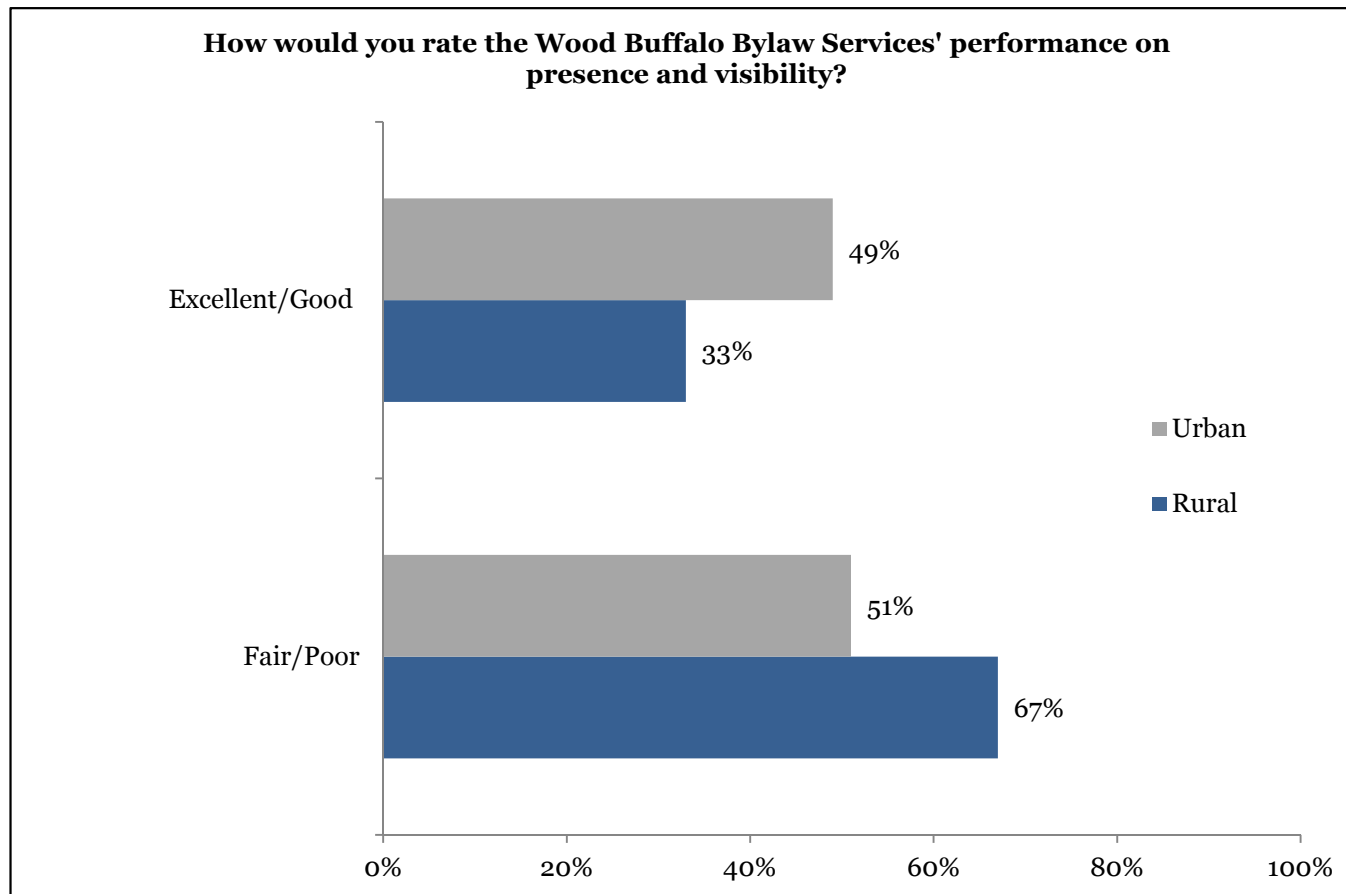
Annual Performance Plan

Citizen Survey – Bylaw Services Presence and Visibility



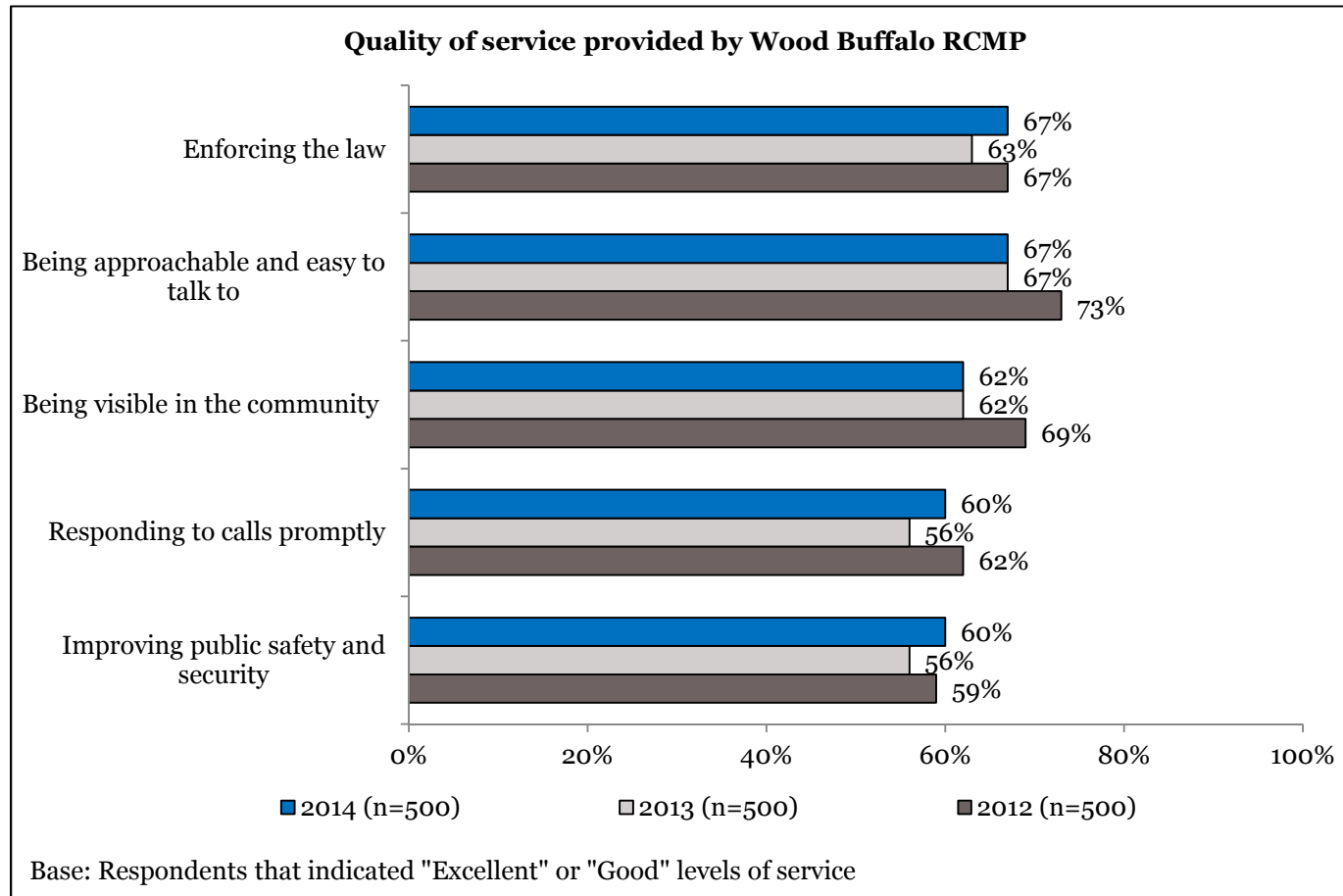
Annual Performance Plan

Citizen Survey – Bylaw Services Presence and Visibility



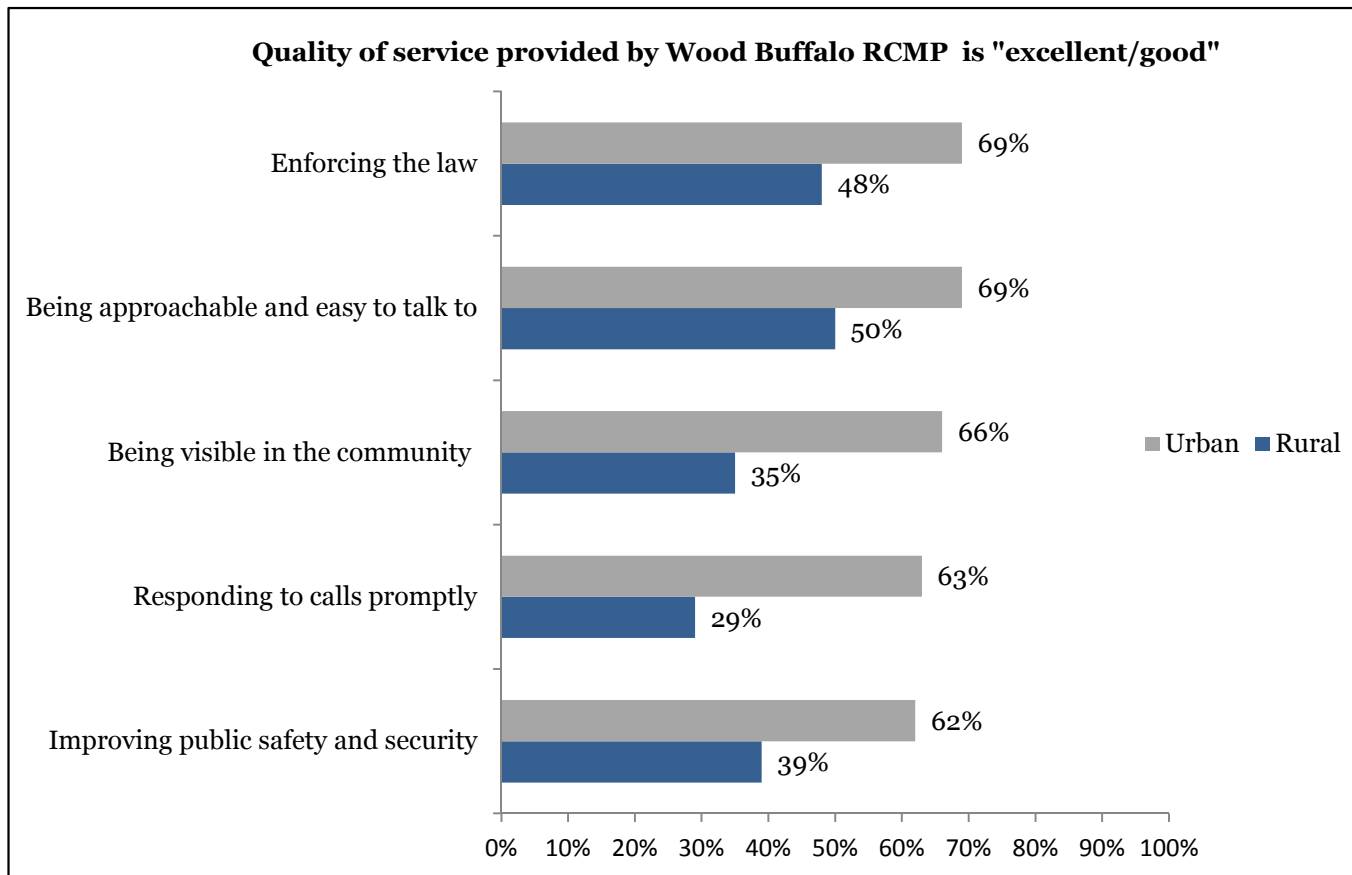
Annual Performance Plan

Citizen Survey – RCMP Quality of Service (part 1)



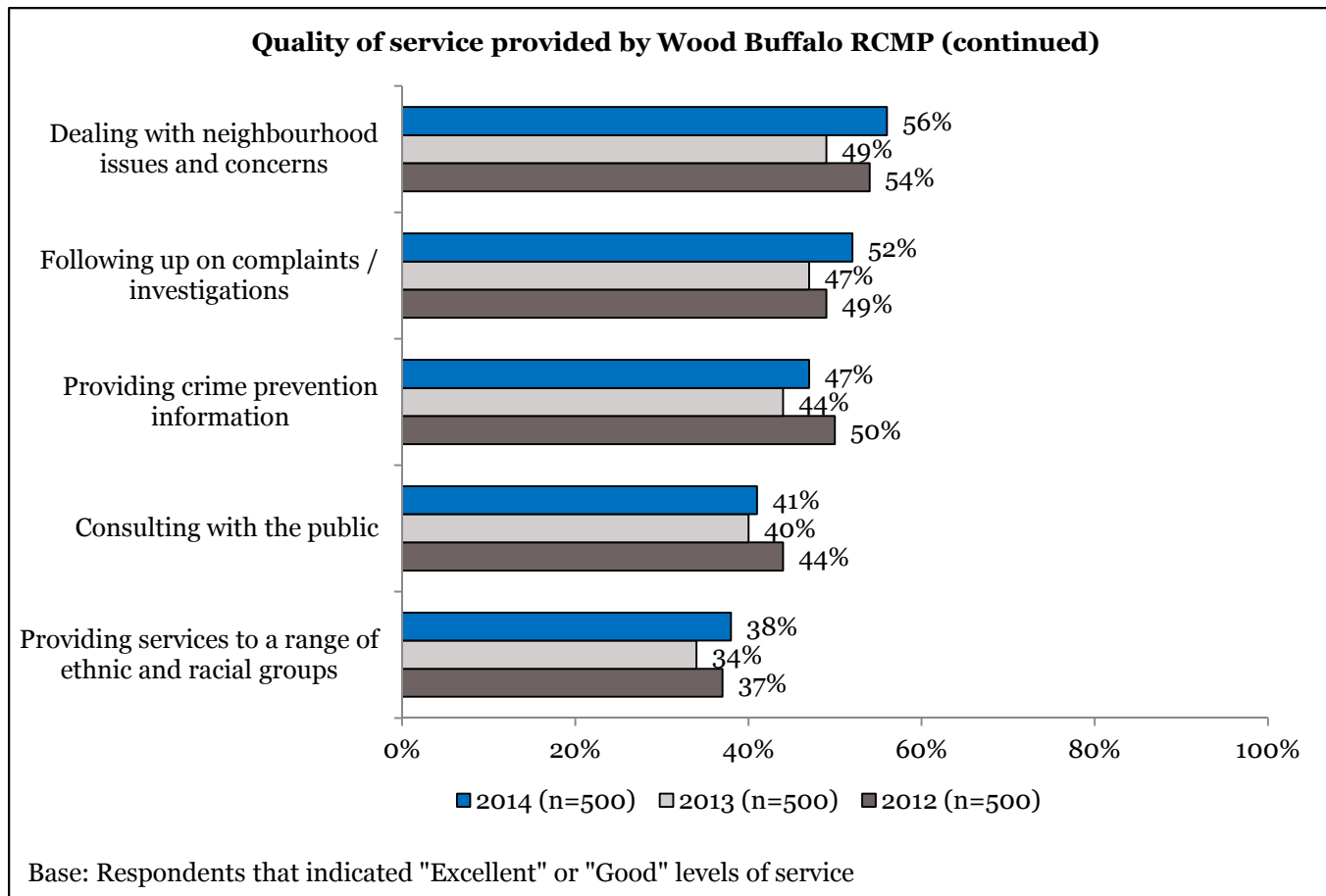
Annual Performance Plan

Citizen Survey – RCMP Quality of Service (part 1) Rural/Urban



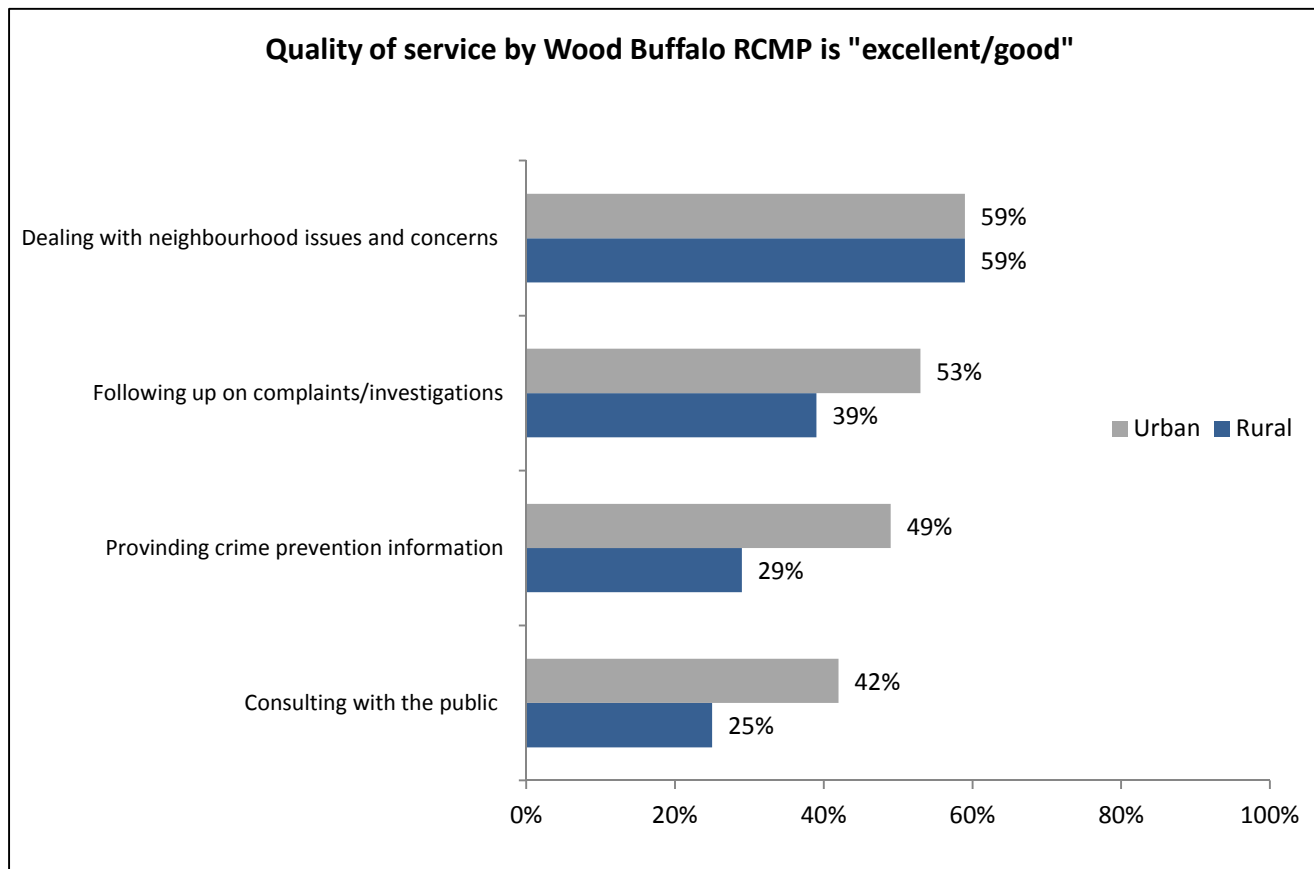
Annual Performance Plan

Citizen Survey - RCMP Quality of Service (part 2)



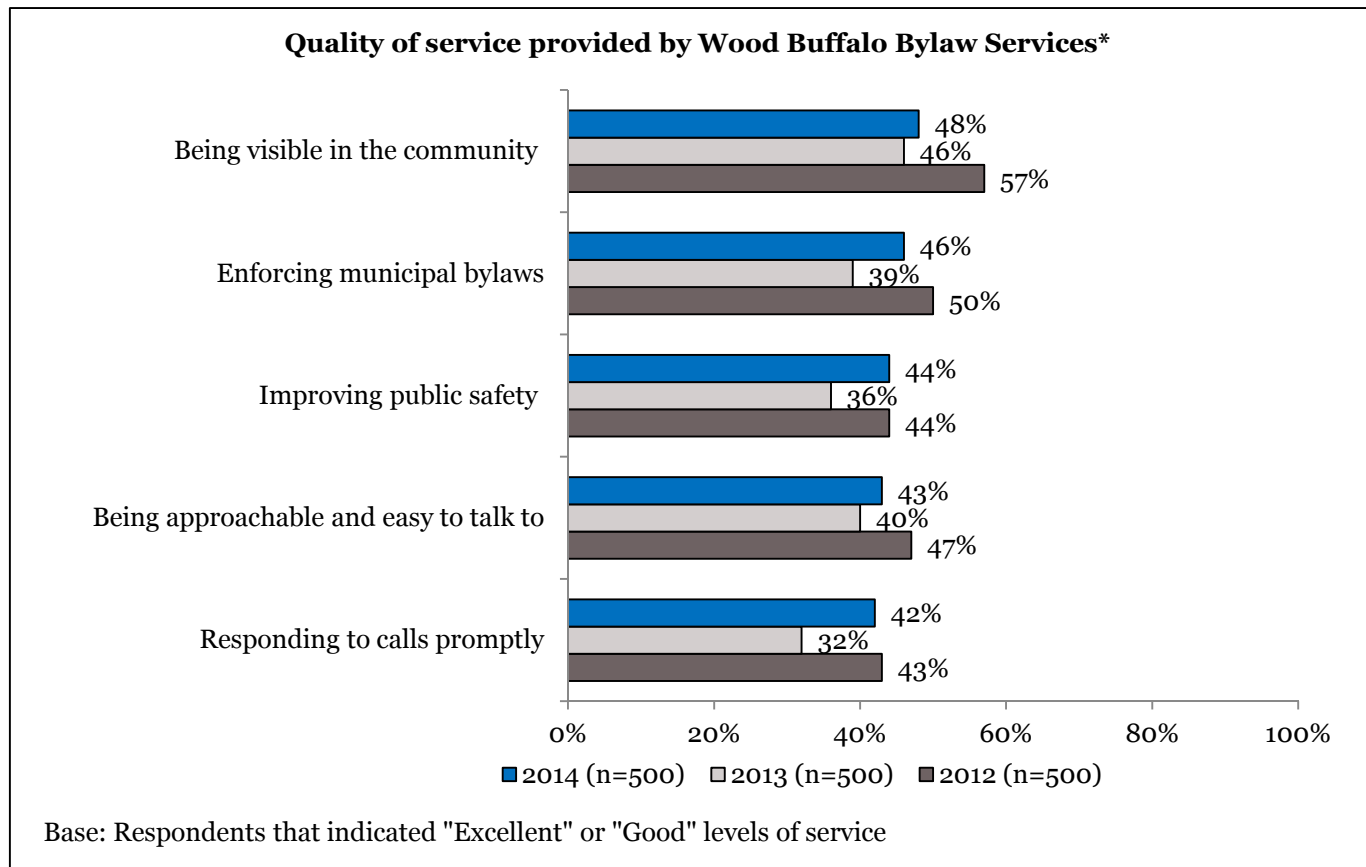
Annual Performance Plan

Citizen Survey - RCMP Quality of Service (part 2) Rural/Urban



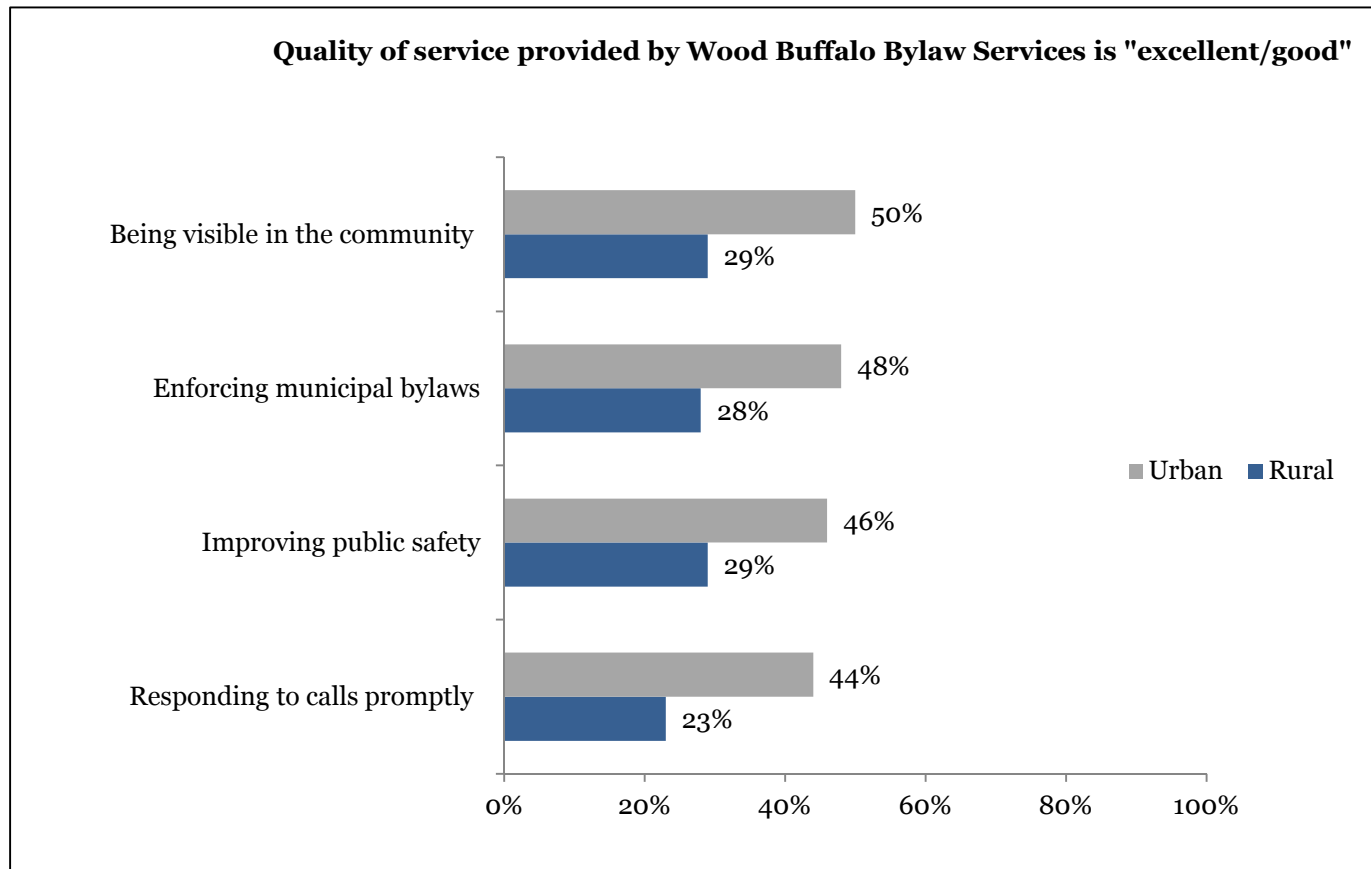
Annual Performance Plan

Citizen Survey - Bylaw Services Quality of Service (part 1)



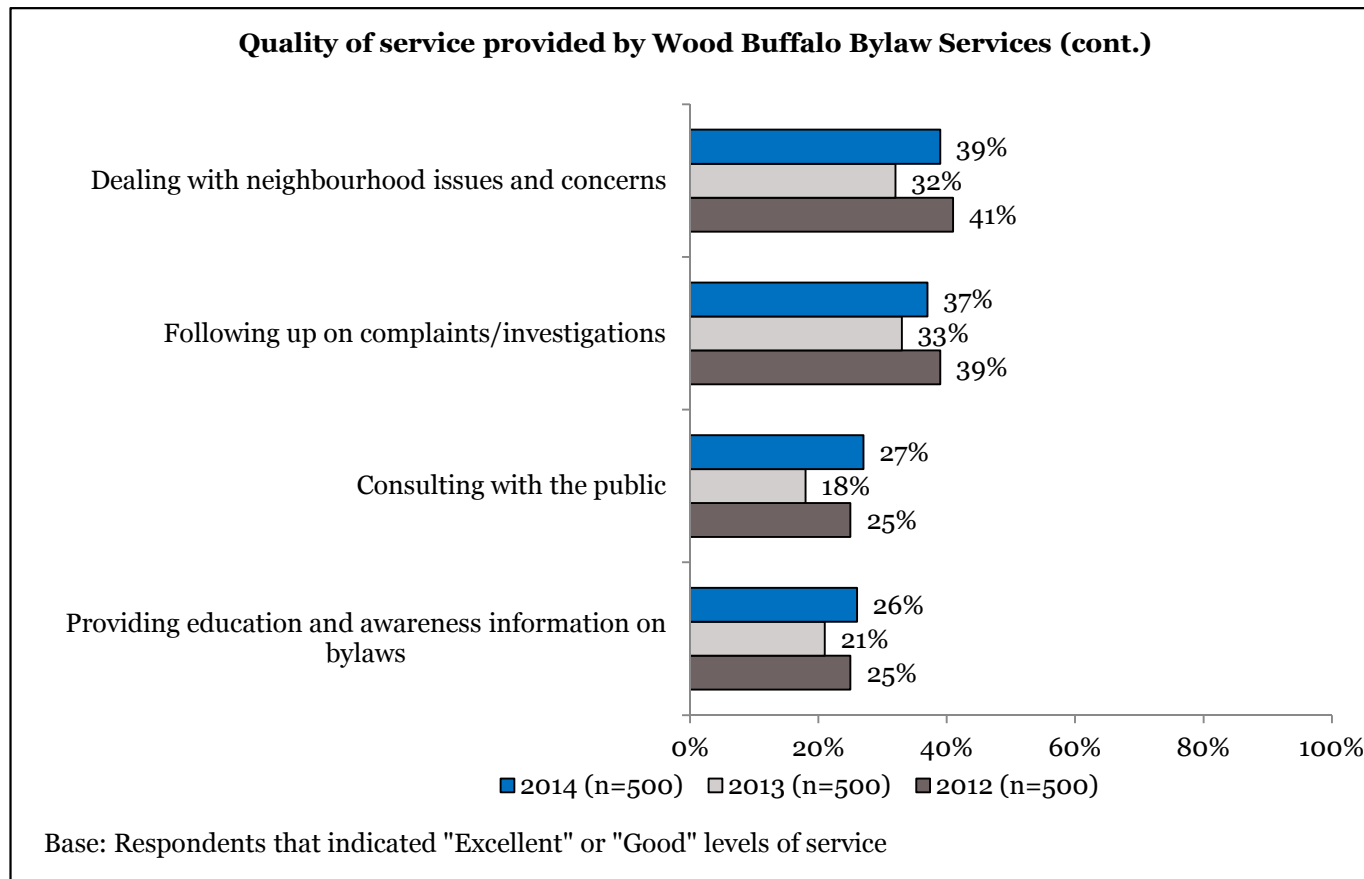
Annual Performance Plan

Citizen Survey - Bylaw Services Quality of Service (part 1) Rural/Urban



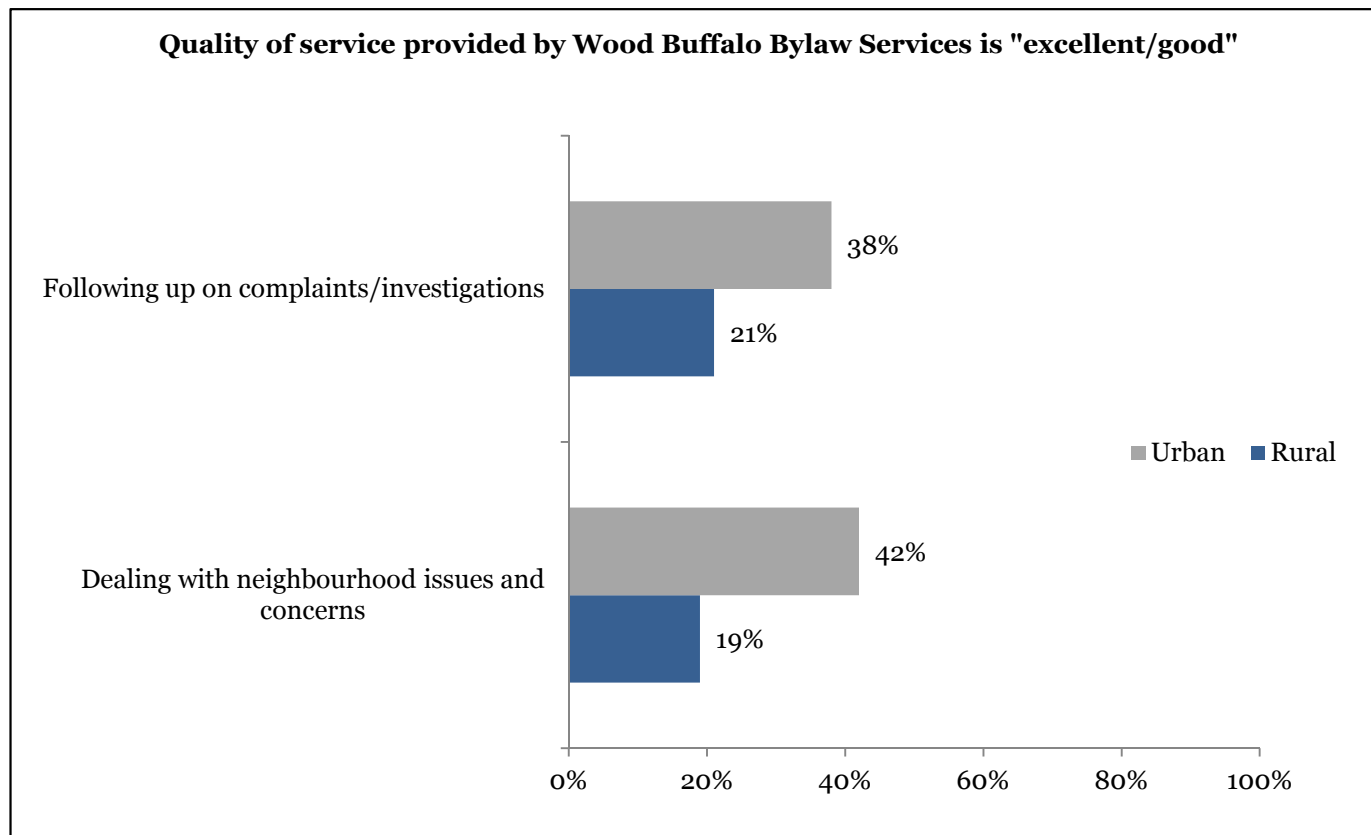
Annual Performance Plan

Citizen Survey - Bylaw Services Quality of Service (part 2)



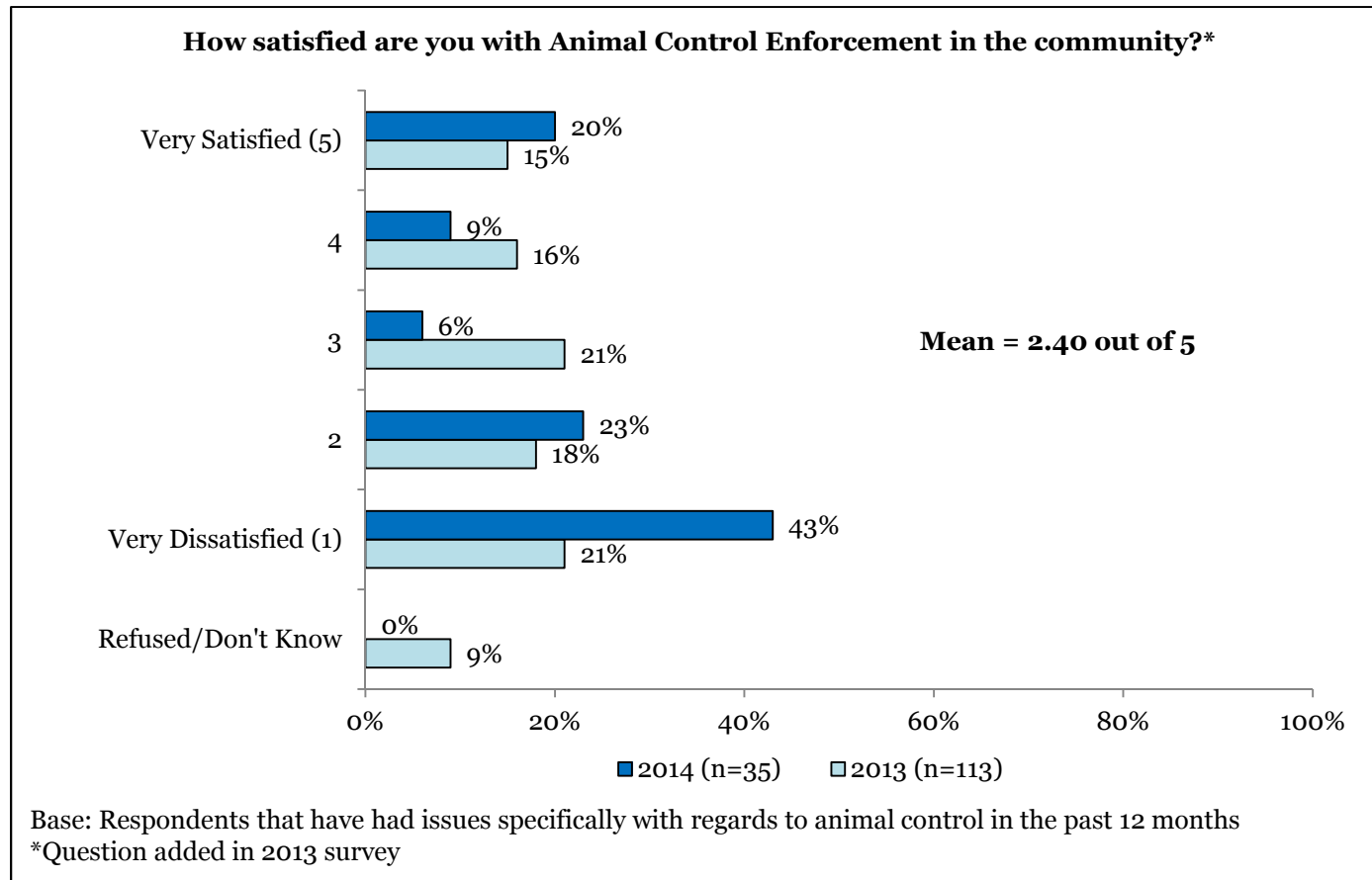
Annual Performance Plan

Citizen Survey - Bylaw Services Quality of Service (part 2) Rural/Urban



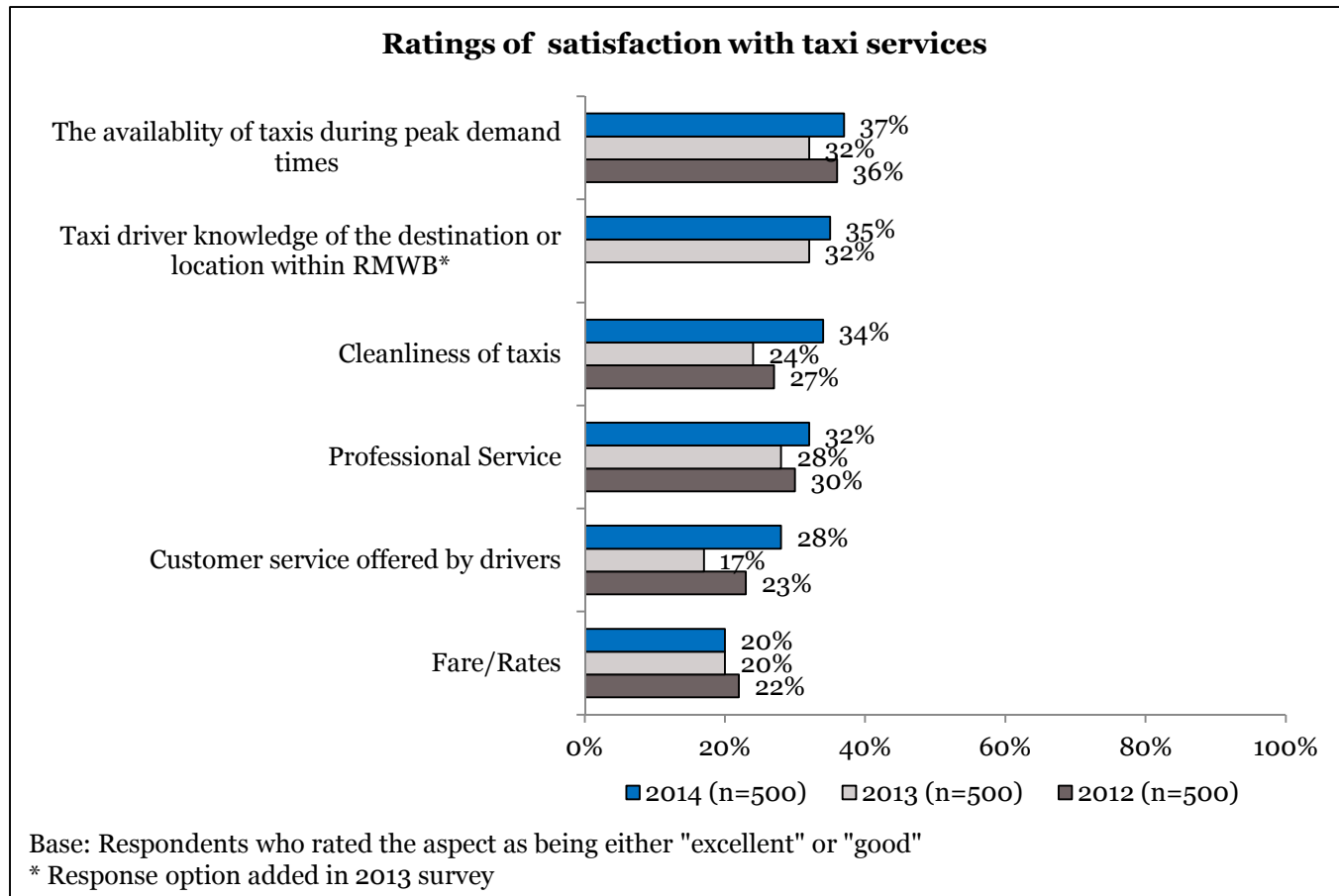
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Citizen Survey - Animal Control



Annual Performance Plan

Citizen Survey - Taxi Services



Annual Performance Plan

Internal Consultation Session

All members of the Wood Buffalo Detachment:

- RCMP,
- Bylaw Services Officers and,
- Support Staff,

engaged in the Annual Performance Plan process through Internal Consultation Sessions.



Annual Performance Plan

Community Consultation Sessions

The Wood Buffalo Detachment also conducted Community Consultation Sessions throughout the Regional Municipality of Wood Buffalo:

- Conklin (February 19th)
- Janvier (February 26th)
- Anzac (March 4th)
- Fort McMurray (March 10th)
- Fort Chipewyan (March 10th)
- Fort McKay (March 11th)



Annual Performance Plan

Community Consultation Session

Concerns:

- Traffic Enforcement: Impaired driving, speeding, etc...
- Commercial Vehicle Enforcement
- Theft: vehicle, from vehicle, mailbox, OHV, license plate, etc...
- Property Crime
- Animal Control
- School/Youth Interaction
- Prolific Offenders
- Home Invasion, Break & Enter
- Drugs and Alcohol: prescription, trafficking, etc...
- Target shooting within the community
- Police & Bylaw presence and visibility. Provide update and follow up.



Annual Performance Plan

Stakeholder Consultation Session

Additionally, our last external consultation session was with representatives and stakeholders from:

- Council,
- Industry,
- The non-profit sector,
- School districts and,
- The multicultural community.

In these sessions, members of the public were given the opportunity to express issues and concerns they see in their neighbourhood and throughout the region.

This session was held March 19th, 2015.



Annual Performance Plan

Finally, once all the feedback is gathered from the:

- Citizen Survey,
- Internal Sessions,
- Community Consultation Sessions and,
- Stakeholder Consultation Sessions.

The Senior Management Team then sets the annual priorities for the coming year during a day long session.

This allows for a comprehensive and integrative process that ensure everyone's input is taken into account.



Annual Performance Plan

Review of 2014-2015 Priorities

Objective # 1 – Contribute to Safe Roads

Initiatives: *Increase Provincial offences (achieved)*

Impaired Driving, Speeding, Intersections, Seatbelts, Distracted Driving, Education

Objective # 2 – Drug/Alcohol Enforcement

Initiatives: *Increase in actions taken from intelligence (achieved)*

Licensed Premises Checks, Education, Drug Enforcement

Objective # 3 – Crime Reduction

Initiatives: *Establish baseline for property crime intelligence (achieved)*

Property Crime, Off-highway Enforcement, Theft from Automobile

Objective # 4 – Community Safety

Initiatives: *Establish and expand number of partner shared initiatives (achieved)*

Community Partnership, Crime-Free Housing, Community Standards



Annual Performance Plan

2015-2016 Priorities

Objective # 1 – Contribute to Safe Roads

Initiatives: *Impaired Driving, School Zones, Intersections/Pedestrian Safety, Seatbelts, Education, Speeding, Parking, Taxis*

Objective # 2 – Community Safety

Initiatives: *Partnerships, Visibility, Youth involvement, Prolific Offender Checks, OHV Education/Usage, Sidewalk Snow Removal, Animal Control*

Objective # 3 – Drugs

Initiatives: *Intelligence Gathering, Source Development Reports, Trafficking Charges, Education*

Objective # 4 – Reduce Property Crime

Initiatives: *Graffiti/Education, Theft of OHV & Snowmobile/Education.*



Annual Performance Plan

Questions???



Subject: Changes to Rural Districts in the Proposed New Land Use Bylaw**APPROVALS:**

Bradley Evanson, Director
Brian Moore, Executive Director
Marcel Ulliac, Chief Administrative Officer

Administrative Recommendation:

THAT the Rural Development Committee receive this report as information.

Summary:

The purpose of this report is to provide an update on the key changes proposed for the Rural Service Area within the Regional Municipality of Wood Buffalo (RMWB).

Key changes to the proposed to the districts in the Rural Service area are as follows:

- Introduction of a new Hamlet Community Core District (HCC) within the hamlet core areas. The intent of this district is to guide and regulate the development of a variety of institutional, commercial and residential uses in the main streets of hamlets.
- Introduction of a new Hamlet Residential 1 District (HR1) with the intent of maintaining the existing character of residential area and to guide and regulate the development of low density residential development that is sensitive to the character of the neighborhood.
- Introduction of a new Hamlet Residential 2 District (HR2) with the intent of providing opportunities a wide range of new residential uses including medium density residential in new development areas and opportunities for medium density infill development where possible.
- Introduction of a Hamlet Node Overlay in Anzac to provide detailed urban design direction for the creating of a vibrant, mixed use community core in hamlets. This overlay shall provide direction on siting and placement of building, pedestrian corridors within the node, provisions for parking, and streetscape and public realm design guidelines.

Background:

Planning and Development is undertaking a comprehensive review and update of the current RMWB Land Use Bylaw (LUB) No 99/059. The current LUB was adopted by Council in October 1999 and is currently fifteen years old. The LUB has been amended numerous times with the latest consolidation having occurred in June 2010.

The chief purpose of the LUB review and update is to assemble a comprehensive update to replace the outdated LUB and to ensure a regulatory framework that will assist in the implementation of policies contained within statutory documents such as the Municipal Development Plan and area structure plans.

The comprehensive review and update of the LUB is aimed primarily at fixing issues with the current LUB, such as inconsistencies and redundant regulations. Secondly, we will introduce regulations that are effective in mitigating issues such as minimum lot sizes for appropriate development, parking requirements, aligning with the growth targets for the rural communities, and introducing a higher design standard for buildings and streetscapes. Improving the overall design standard of neighborhoods and community design is directly supported by policy 5.4.2 of the MDP.

Key Considerations for Rural Areas

RMWB adopted the Anzac Area Structure Plan on August 28, 2012 and the Conklin Area Structure Plan on July 9, 2013. In addition to the above, the Comprehensive Planning Branch is also currently in the process of revising area structure plans for the other hamlets within the RMWB.

Both of the above area structure plans contemplate the concept of community core located at the center of the community and be developed to shape and strengthen the community's identity. Based on this concept, the new Hamlet Community Core district will provide for one district that allows for the development of residential, commercial and institutional uses within the hamlet core areas.

The existing Hamlet Residential District which allows for low density residential uses will translate into the new Hamlet Residential 1 District, allowing the continued development of older areas with lower density residential development keeping with the character of the existing neighborhoods.

The new Hamlet Residential 2 District is contemplated for newer areas where the potential for higher servicing standards exists. In addition to allowing smaller size urban style lots with a minimum lot size of 400 m², the district will allow for a variety of residential uses and medium density residential developments such as town homes and four story walkup apartments. The Hamlet Residential 2 District will address the need for affordable medium density residential developments in areas marked as growth areas for the future.

Specifically for the hamlet of Anzac, the proposed Land Use Bylaw contemplates a Hamlet Node Overlay, which is intended to encompass the Hamlet Community Core areas and is intended to provide specific urban design guidelines pertaining to siting of landmark building, building location within a site, massing, building height and transparency requirements in the case of commercial developments. The intent of the overlay is to provide consistent built form regulations that will result in consistent development patterns along a street with a focus on creating main street style environment with a focus on pedestrian activity in the community cores.

Alternatives:

Alternatives to the proposed changes will be developed based on the community feedback from the consultation process.

Rationale for Recommendation:

The proposed changes to the Land Use Bylaw are consistent with the policies and vision for the hamlets within the Rural Service Area. The Land Use Bylaw will serve as an effective implementation tool to implement the policies within the statutory plans for the hamlets. The introduction of mixed use and medium density developments offer the opportunity to develop a variety of complementary uses in a sustainable and compact form without physically increasing the footprint of the community. The districts are planned to offer vibrancy to the pedestrian environment and the ability to meet the community needs locally.

Administration recommends that this report be accepted as information.

Attachments:

1. Excerpt from the draft Land Use Bylaw including the HR1, HR2 and HCC Districts and the Hamlet Node Overlay

L8 HR1 Hamlet Residential 1

L8.1 Purpose

The purpose of this District is to maintain the existing character of established residential areas and provide for low density residential development sensitive to the character of the neighborhood.

L8.2

Permitted Uses	Discretionary Uses (DO)	Discretionary Uses (MPC)
<ul style="list-style-type: none">• Accessory Building• Essential Public Service• Home Based Business, Minor• Manufactured Home• Park• Public Use• Public Utility• Semi-Detached Dwelling• Single Detached Dwelling	<ul style="list-style-type: none">• Bed and Breakfast• Child Care Facility• Duplex• Home Based Business, Major• Residential Sales Centre• Secondary Suite (only for serviced sites)	<ul style="list-style-type: none">• Boarding House (only for serviced sites)• Group Home

L8.3 Site Provisions

In addition to the General Regulations contained in Part H, the following standards shall apply to every development in this district.

	Site Standard
a) Front Yard (minimum):	<ul style="list-style-type: none">• 7.5 m
b) Side Yard (minimum):	<ul style="list-style-type: none">• 3.0 m
c) Rear Yard (minimum):	<ul style="list-style-type: none">• 7.5 m
d) Lot Width (minimum):	<ul style="list-style-type: none">• 30.0 m for unserviced lot, or municipal water or sewer only• 15.0 m in all other cases
e) Lot Area (minimum):	<ul style="list-style-type: none">• 0.4 ha for unserviced Lots• 930 m² if municipal water only• 1,400 m² if municipal sewer only• 500 m² (fully serviced)•
f) Density	<ul style="list-style-type: none">• 12 units per hectare (maximum)
g) Lot Coverage (minimum):	<ul style="list-style-type: none">• 45% including accessory buildings
h) Building Height (maximum):	<ul style="list-style-type: none">• 12.0 m
i) Landscaping (minimum):	30%

L9 HR2 Hamlet Residential 2

L9.1 Purpose

The purpose of this District is to provide a wide range of new residential uses including medium density residential and integrate new development while preserving the residential character of established neighborhoods where possible.

L9.2

Permitted Uses	Discretionary Uses (DO)	Discretionary Uses (MPC)
<ul style="list-style-type: none"> Accessory Building Essential Public Service Park Public Utility Semi-Detached Dwelling Single Detached Dwelling (Not permitted in Fort McKay) 	<ul style="list-style-type: none"> Apartments Bed and Breakfast Child Care Facility Duplex Group Home Home Based Business Manufactured Home Multi-Unit Dwelling Public Use Residential Sales Centre Secondary Suite (only for serviced sites) Townhouse 	<ul style="list-style-type: none"> Boarding House (only on serviced lots)

L9.3 Site Provisions

In addition to the General Regulations contained in **Part H**, the following standards shall apply to every development in this district.

	Site Standard
a) Front Yard (minimum):	<ul style="list-style-type: none"> 6.0 m
b) Side Yard Exterior (minimum):	<ul style="list-style-type: none"> 3.0 m
c) Side Yard Interior (minimum)	<ul style="list-style-type: none"> 1.2 m
d) Rear Yard (minimum):	<ul style="list-style-type: none"> 4.6 m
e) Lot Width (minimum):	<ul style="list-style-type: none"> 30.0 m for unserviced lot, or municipal water or sewer only 12.2 m for Single Detached Lots 9.0 m for Semi-Detached Lots 30.0 m for Multi-Unit Dwelling/Townhouse/Apartments Lots 9.0 m for corner units – Townhouse/ Multi-Unit Dwelling 6.0 m for internal units – Town house/ Multi-Unit Dwelling
f) Lot Area (minimum):	<ul style="list-style-type: none"> 0.4 ha for an unserviced lot 930 m² if municipal water only 1,400 m² if municipal sewer only Single Detached - 400 m² for fully serviced lots Semi- Detached – 300 m² for fully serviced lots Lot Area for Townhome Development – 0.1 ha Townhome - 270 m² per unit on Corner units Townhome - 180 m² per unit for internal units only

	<ul style="list-style-type: none"> • Multi-unit Dwellings – 0.2 ha • Apartments -0.5 ha
g) Density	<ul style="list-style-type: none"> • 24 Units per Hectare (Maximum) • On unserviced or partially serviced lots there shall be a maximum of one dwelling unit per lot
h) Lot Coverage (maximum):	<ul style="list-style-type: none"> • 45% including accessory buildings
i) Building Height (maximum):	<ul style="list-style-type: none"> • 12.0 m or 3 Storeys • 16.0 m for apartments or 4 Storeys
j) Landscaping (minimum):	A minimum of 30% of lot area shall be covered with landscaping Landscaping for multi-family sites can be reduced

L10 HCC Hamlet Community Core

L10.1 Purpose

The purpose of this District is to provide a variety of institutional, commercial and residential uses in a dense main street environment of a Hamlet.

L10.2

Permitted Uses	Discretionary Uses (DO)
<ul style="list-style-type: none">• Accessory Building• Essential Public Service• Home Based Business, Minor• Multi-Unit Dwelling (Maximum 4 units) *Discretionary in Fort McKay• Park• Public Utility• Recreation Facility, Indoor• Recreation Facility, Outdoor• Retail Development• Semi-Detached Dwelling *Permitted only in Fort McKay• Single Detached Dwelling *Permitted only in Fort McKay• Townhouse *Discretionary in Fort McKay	<ul style="list-style-type: none">• Apartment• Bed and Breakfast• Child Care Facility• Commercial Guest Accommodation• Educational Service Facility• Live Work Unit• Multi-Unit Dwelling in excess of 4 units• Public Use• Religious Assembly• Residential Sales Centre• Semi-Detached Dwelling• Single Detached Dwelling• Manufactured Home *Only in Fort McKay

L10.3 Site Provisions

In addition to the General Regulations contained in **Part H**, the following standards shall apply to every development in this district.

	Site Standards
a) Front Yard (minimum):	<ul style="list-style-type: none">• Build-to line
b) Side Yard, Interior (minimum):	<ul style="list-style-type: none">• 1.2 m for Multi-Unit Dwelling• 3.0 m or V2(?) the height of principal building in all other cases
c) Side Yard, Exterior (minimum):	<ul style="list-style-type: none">• 0 m
d) Rear Yard (minimum):	<ul style="list-style-type: none">• 7.5 m
e) Building Separation (minimum):	<ul style="list-style-type: none">• Not Applicable
f) Lot Width (minimum):	<ul style="list-style-type: none">• 7.6 m per unit• 30.0 m for Multi-Unit Dwelling/Townhouse/Apartments Lots• 9.0 m for corner units – Townhouse/ Multi-Unit Dwelling• 6.0 m for internal units – Town house/ Multi-Unit Dwelling
g) Lot Area (minimum):	<ul style="list-style-type: none">• Single Detached - 400 m² for fully serviced lots• Semi- Detached – 300 m² for fully serviced lots• Multi-unit Dwellings - 0.2 ha minimum combined per unit lot area

	<ul style="list-style-type: none"> • Townhouse, end unit: 270.0 m² per unit • Townhouse, interior unit: 180.0 m² per unit • 0.4 ha in Conklin
h) Density:	<ul style="list-style-type: none"> • For Anzac 12 Units Per Hectare minimum 24 Units Per Hectare maximum For Conklin???? For Fort Chipewyan???? For Fort MacKay???? • 90 units/ha for apartment
i) Private Amenity Area (minimum):	<ul style="list-style-type: none"> • 6.0 m² per unit for at-grade units • 4.0 m² per unit for above-grade units
j) Building Height (maximum):	<ul style="list-style-type: none"> • 12.2 m
k) Landscaping (minimum):	<ul style="list-style-type: none"> • Look at tying to streetscape improvements

M3 Hamlet Nodes

M3.1 Purpose Statement

The purpose of this type of Node is to provide more detailed urban design direction for the creation of a vibrant, mixed-use community core in hamlets.

M3.2 General Regulations

M3.3 Streets and Blocks

- a) City blocks shall be a maximum of 180.0 m in length.
- b) A Through Block Connection for pedestrians, bikes and parking access shall be provided for blocks exceeding 150.0 m in length. A minimum width of 5.0 m shall be provided for a pedestrian and bike path connection which may be increased to 6.0 / 7.5 m for access to car parking. (review against ESS)

M3.4 Sensitive Transition

- a) For areas where the District differs on sides of the public road, the width of sidewalk and provision of landscaping and pedestrian amenities shall be treated consistently on both sides of the road, reflecting the more generous landscape or streetscape of the two District provisions.

M3.5 Transit-oriented Development

- a) Minimum 3.0 m wide sidewalks shall be provided on both sides of all streets within or at the boundary of a Hamlet Node.
- b) Transit Waiting Areas for transit stops located in a Hamlet Node may be contained within the public ROW or integrated within the ground floor of building and shall:
 - i) Connect directly and be accessible to the sidewalk
 - ii) Provide seating
 - iii) Be well-lit and highly visible from the street
 - iv) Be sheltered from wind, precipitation and winter conditions
 - v) Provide heating, where possible
 - vi) Provide for bicycle parking

M3.6 Parking and Vehicular Access

- a) Parking shall generally be located to the rear of the building.
- b) Where rear parking is not possible, a maximum of 25% of the width of the lot frontage may be used for surface parking (up to 20.0 m is this setback ?) and screened using the Low Wall and Trellis Landscape Frontage, Urban Fence or Wall Landscape Frontage or Landscape Setback Frontage

- c) For non-residential uses, on-street parking may be counted in the parking calculation for each development where such parking is directly abutting the development site.
- d) Curb cuts shall be minimized through shared driveway access to a site.
- e) A driveway may be situated equally or in part between two abutting commercial or mixed-use lots.

M3.7 Priority Pedestrian Corridors (PPCs)

Along all identified Priority Pedestrian Corridors on **Schedule XX** in a Hamlet Node, the following regulations shall apply:

M3.8 Built Form

- a) The minimum building height shall be two functional storeys or 7.5 metres.
- b) While development shall generally be built to the lot line facing a public road or public space, a maximum of 50% the façade of buildings within a building block may be set back up to 3.0 m to provide for a Spill Out Zone for merchandising or seating space.
- c) All commercial, retail uses or community uses located on the ground floor of a building are limited to a maximum gross floor area of 600.0 m² with the exception of Religious Assemblies and Grocery Stores.

M3.9 Active-At-Grade frontage

- a) The building facade shall occupy a minimum of 70% of the width of the lot frontage on which the building sits, excluding any frontage that is utilized for public parks, or publicly accessible open space.
- b) A minimum of 50% of the ground floor frontage of buildings facing the public road shall have *Active Uses* such as commercial, retail or community uses.
- c) A minimum of 50% of the ground floor facade facing a public road shall contain transparent glazing comprised of windows and entrances.
- d) In the case of a corner lot, the entrance may be in an angle at corner walls facing a street intersection.
- e) The Primary Entry Door for each unit or use shall face the Priority Pedestrian Corridor and be accessible by sidewalk.
- f) Where the building frontage exceeds 10.0 m, the front façade of the building shall be articulated by recession and/or architectural elements at a minimum of 10.0 m intervals.

M3.10 Streetscape and Public Realm

- a) Notwithstanding the setback requirements in **Part X**, the Pedestrian Zone along the Priority Pedestrian Corridor shall accommodate a minimum 3 metre unobstructed sidewalk in addition to street trees/planting, pedestrian scale lighting and potential for Spill Out Zones. Where this is not achievable within the public road right-of-way, buildings may be set back accordingly up to a maximum of 3.0 m.

M3.11 Site Access and Parking

- a) No parking is permitted between the building façade and the front lot line.
- b) Drive aisles to rear surface parking, garage doors to structured or underground parking or service areas should not be provided from a Priority Pedestrian Corridor where possible. Vehicular access to properties shall be provided from abutting lane or, where there is no abutting lane, from a flanking public roadway.
- c) A parking structure is permitted to front a Priority Pedestrian Corridor provided that 100% of the ground floor fronting on the Priority Pedestrian Corridor, excluding any related mechanical room or pedestrian or vehicular access, is occupied by other uses.

M3.12 PLACE-SPECIFIC REGULATIONS

M3.12.1 ANZAC HAMLET NODE

M3.12.2 Permitted and Discretionary Uses

- a) Notwithstanding the permitted and discretionary uses of the Hamlet Residential District 2, within the Anzac Hamlet Node the following provisions shall apply:

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none">• Accessory Building• Apartments (above Main floor)• Bed and Breakfast• Child Care Facility• Drinking Establishment• • Essential Public Service• Park• Public Utility• Retail and Commercial uses• Financial Institution• Restaurant Minor• Personal and Professional Services• Health Facility Minor• 	<ul style="list-style-type: none">• Apartments• Bed and Breakfast• Child Care Facility• Duplex• Home Based Business• Live Work• Liquor store• Office• Residential Sales Centre• Secondary Suite (only for serviced sites)• Boarding House (only for serviced sites) (MPC)• Group Home• Manufactured homes• Multi-Unit Dwelling• Public Use• Smoke Shop• Semi-Detached Dwelling• Single Detached Dwelling• Townhouse

M3.12.3 Site Standards

- a) Notwithstanding the provisions of the Hamlet Community Core District, within the Anzac Hamlet Node the maximum front yard setback shall be 5.0 m.
- b) Residential uses within the Hamlet Commercial Area shall be limited to floors above the main floor.

M3.12.4 Architectural Elements

- a) Weather protection building elements, such as awnings and canopies with a minimum depth of 1.5 m, shall be provided along building facades in development fronting public roads, public spaces and pedestrian connections at the discretion of the Development Authority.

M3.12.5 Transit-oriented Development

- a) Stony Mountain Road shall be designed to accommodate local bus service and higher order transit.

M3.12.6 Site Access and Parking

- a) Vehicle access may be provided from a *Priority Pedestrian Corridor* where there is no laneway or flanking public road.

M3.12.7 Landmark Buildings

These regulations apply to only those parcels identified on **Figure X** where the *Landmark Buildings* are proposed.

- a) Notwithstanding the requirements of the base district and this overlay, for development on these sites, the following regulations shall apply:
 - i) The maximum height shall be 16.0 m or four storeys;
 - ii) *Architectural treatment* of all sides of the building shall create visual interest through the use of architectural features, materials, windows and Articulation;
 - iii) Development on **sites D and E** shall include vertical design elements such as clock towers, parapets or steeples that are not included in the calculation of height to create a strong vertical presence at the end of the Node;
 - iv) Development on site C may be set back from the front lot line to a maximum of 10.0 m to provide high quality publicly-accessible open space such as a courtyard or square;
 - v) Parking is not permitted between the building façade and the front lot line; and
 - vi) If development is set back more than 3.0 m, amenities such as benches, gardens or public art shall be provided along the public road or public space.

M3.12.8 Heritage Asset

- a) The existing heritage church must be retained and restored as part of any redevelopment of the property on which it sits.

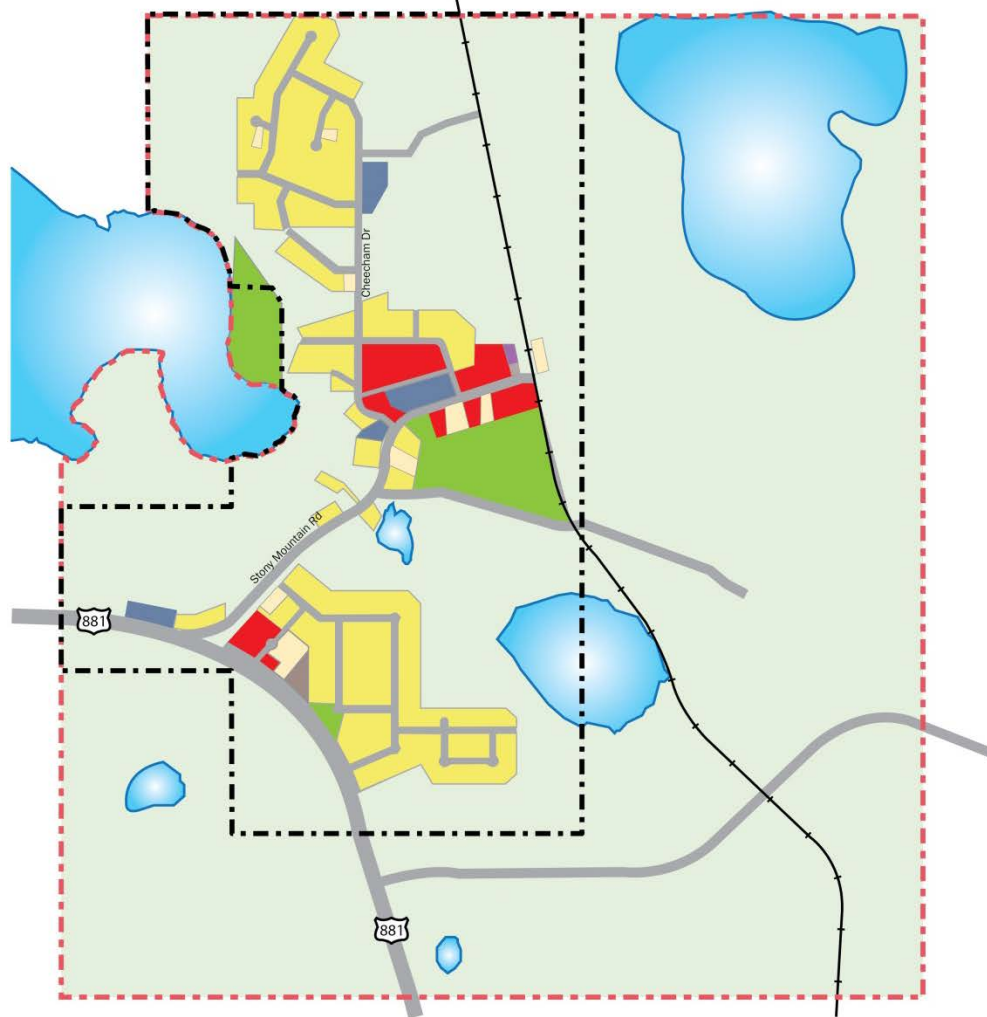
M3.12.9 Public Open Space

- a) A minimum 3.0 m wide pedestrian pathway paved with high quality paving shall be provided from the *Priority Pedestrian Corridor* to the Anzac Recreation Centre.
- b) The conceptual location of a Through Block Connection that will provide additional pedestrian access to the Anzac Recreation Centre has been shown on **Figure X**. A minimum 3.0 m wide pedestrian pathway paved with high quality paving shall be provided as part of the Through Block Connection.
- c) Pedestrian crossings shall be provided at the locations indicated on **Figure X** to facilitate pedestrian access to the public open space.

- d) Architectural treatment of any rear or side wall adjacent to the public open space shall promote CPTED by the inclusion of windows and transparent entrances and create visual interest through the use of materials, architectural features and Articulation.
- e) Surface parking areas adjacent to a pedestrian pathway shall be screened using the Low Wall and Trellis Landscape Frontage or Landscape Setback Frontage.

DRAFT #1 - For Discussion Purposes Only

Figure 78: Anzac, General Existing Land Use



LEGEND













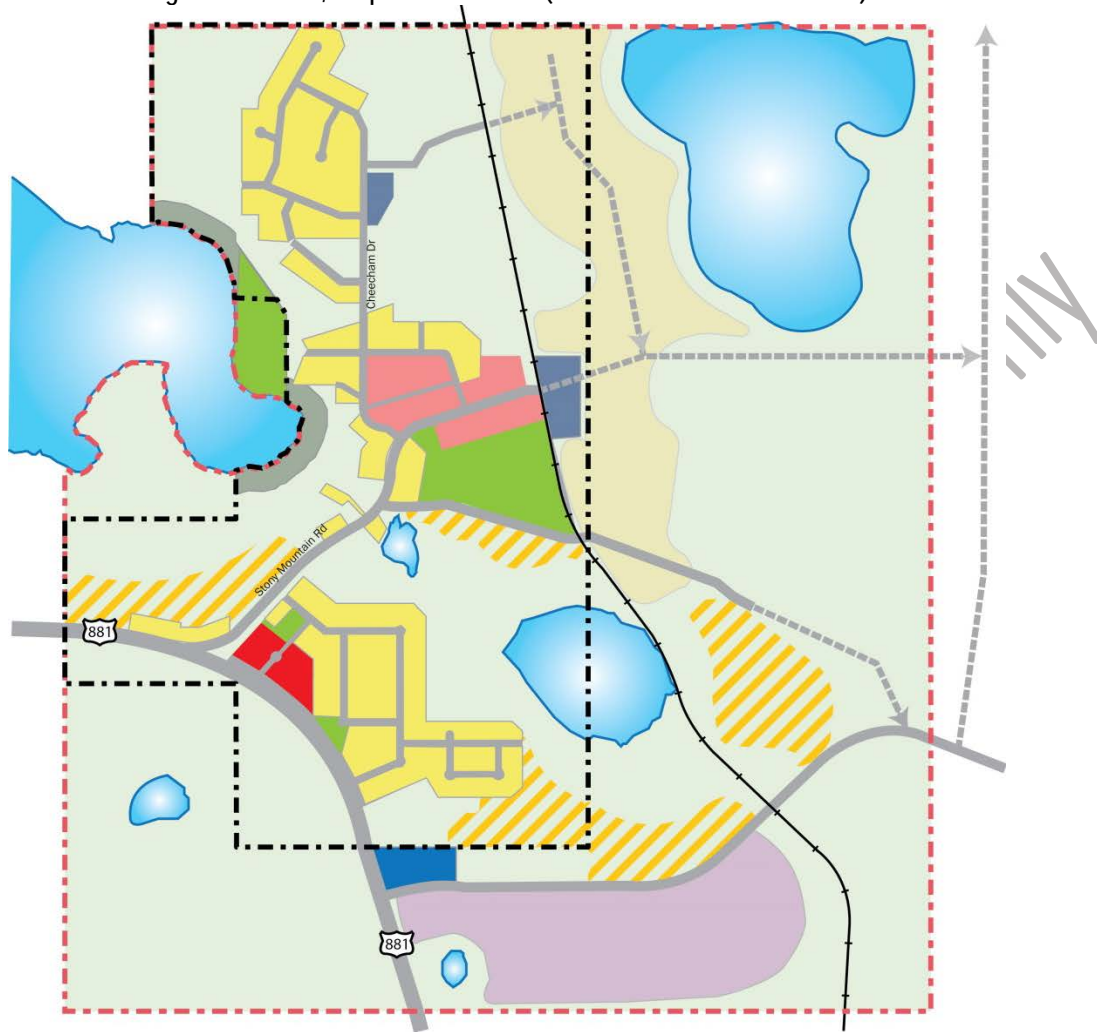
	Residential		Business Industrial
	Commercial		Open Space
	Vacant/Underutilized Lots		ASP Area
	Institutional		Hamlet Boundary
	Undeveloped Lots		Body of Water
	Parks and Recreation		Local Road

Figure 79: Anzac, Proposed Land Use (Based on Area Structure Plan)



LEGEND

 Community Core	 Highway Commercial
 Established Neighbourhoods	 Provincial Park
 New Neighbourhood	 Open Space
 Employment Lands	 ASP Area
 New Employment Lands	 Hamlet Boundary
 Possible Future Expansion	 Body of Water
 Public Service	 Local Road
 Parks and Recreation District	 Potential Road

Figure 80: Anzac Hamlet Node Overlay Boundary



LEGEND









- | | |
|---|--|
|  Community Core |  Hamlet Boundary |
|  Hamlet Residential District 2 |  ASP Area |
|  Parks and Recreation District |  Local Road |
|  Anzac Hamlet Node Boundary |  Priority Pedestrian Corridor |

Figure 81: Anzac Hamlet Node Overlay, Policy Areas



LEGEND

- | | |
|---|---|
| Community Core | Hamlet Boundary |
| Hamlet Residential District 2 | ASP Area |
| Parks and Recreation District | Local Road |
| Anzac Hamlet Node Boundary | Pedestrian Crossing |
| Potential Location for Landmark Building | |

Figure 82: Anzac Hamlet Node, Conceptual Illustration

