BYLAW 2016-28

A BYLAW OF THE TOWN OF CANMORE, IN THE PROVINCE OF ALBERTA, TO AMEND LAND USE BYLAW 22-2010

The Council of the Town of Canmore, in the Province of Alberta, duly assembled, enacts as follows:

1: TITLE

1.1. This bylaw shall be known as the "7th Street & 7th Avenue Direct Control District Bylaw"

2: PROVISIONS

2.1. Section 15 of Land Use Bylaw 22-2010 be amended to res-designate the lands identified in Schedule A from R4 Residential Medium Density District to 7th Street & 7th Avenue Direct Control District as shown in Schedule A of this bylaw.
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2.2. Section 3 of Land Use Bylaw 22-2010 be amended such that subsection 3.37 is added as shown in Schedule B of this bylaw.

3: ENACTMENT/TRANSITION

3.1. If any clause in this bylaw is found to be invalid, it shall be severed from the remainder of the bylaw and shall not invalidate the whole bylaw.

3.2. Schedules A and B form part of this bylaw.

3.3. This bylaw comes into force on the date it is passed.

FIRST READING: April 4, 2017

PUBLIC HEARING:

SECOND READING:

THIRD READING:

Approved on behalf of the Town of Canmore:

_____   _____
John Borrowman   Date
Mayor

_____   _____
Cheryl Hyde   Date
Municipal Clerk

SCHEDULE A

SCHEDULE B

3.37   7th Street & 7th Avenue Direct Control District 2016-28

3.37.1   Purpose and Intent
The purpose and intent of this District is to provide for medium density multi-unit residential housing and affordable housing that is complementary to the surrounding neighbourhood and downtown core.

3.37.2   Permitted Uses
- Apartment Buildings
- Employee Housing
- Home Occupations – Class 1
- Parks and Playgrounds
- Public Utilities
- Stacked Townhouses
- Townhouses

3.37.3   Discretionary Uses
- Cultural Establishment
- Home Occupation – Class 2
- Parking Areas and Structures
- Public and Quasi Public Buildings
- Signs

3.37.4   Regulations

3.37.4.1   The minimum front yard depth along 7th Ave shall be 1m

3.37.4.2   The minimum front yard depth along 7th Street shall be 3m

3.37.4.3   The minimum side yard depth shall be 3m

3.37.4.4   The minimum rear yard depth shall be 2.5m

3.37.4.5   The maximum building height shall be 14.5m. Maximum building height shall be measured from grade to the roof ridge line.

3.37.4.6   The maximum eaveline height shall be 7m for building frontages along 7th Street and 7th Avenue (2.5 storeys) and 11m for the remainder of the building.

3.37.4.7   Habitable loft space shall be permitted above the second storey when designed into the attic space under pitched roofs.

3.37.4.8   Where the Development Authority is satisfied that the architectural integrity of a building would be enhanced, variances to the maximum height may be granted to allow for additional roof articulation on limited portions of the building, at the discretion of the approving authority.

3.37.4.9   The minimum number of dwelling units within this district is 12.

3.37.4.10   The maximum number of dwelling units in this district is 40. This number includes PAH units.

3.37.4.11   Parking:

The following parking standards shall be applied to residential development within this district:

Unit Type	Market Units	PAH Units
Studio	0.75 stalls/unit	0.5 stalls/unit
1 Bedroom	1 stalls/unit	0.75 stalls/unit
2 Bedroom	1.25 stalls/unit	1.25 stalls/unit
3 Bedroom	1.75 stalls/unit	1.5 stalls/unit
4 Bedroom	1.75 stalls/unit	1.75 stalls/unit
Visitor Stalls	0.15 stalls/unit	0.15 stalls/unit
Bicycle Parking	1 stalls/unit	1 stalls/unit
Loading Stalls	1 stall total	

3.37.4.12   Where parking for townhouse or apartment buildings are provided in a common parking area, a maximum of 35% of the parking stalls for such dwelling units may be tandem.

3.37.5   Design Requirements

3.37.5.1   Development shall be consistent with Section 9, Community Architectural and Urban Design Standards, unless otherwise stated in this DC District.

3.37.5.2   Building form shall step down towards 7th street and 7th Avenue to match the contextual building scale of the neighbourhood.

3.37.5.3   Building design should incorporate a central courtyard or similar feature to break up the building massing, encourage pedestrian movement through the site and provide additional amenity space for residents.

3.37.5.4   A minimum of 30% of the site area shall be landscaped.

3.37.5.5   A minimum of 60% of the landscaping shall be at grade. The balance of the landscaping may be integrated into the development as part of an extensive or intensive green roof.

3.37.5.6   A pedestrian oriented streetscape shall be established incorporating such design elements as: wide sidewalks, sidewalk bulbs, arcades, pedestrian scale street lighting, bicycle parking, canopies, vestibules, façade treatments that are sensitive to sidewalk location, and subject to Section 9, Community Architectural and Urban Design Standards.

3.37.5.7   Development abutting residential districts shall be designed to minimize the impacts of parking, loading, garbage storage, sun shadow, lighting, noise and privacy on the residential environment to the satisfaction of the Development Authority. Such developments shall be designed and constructed as follows:

    a.   Where a proposed development is adjacent to or across a lane from residential or Town Centre, the façade facing the residential and Town Centre district shall be considered an additional frontage for the purposes of architectural design and materials.

    b.   No mechanical equipment shall be mounted on walls adjacent to or across a lane from residential or the Town Centre district.

3.37.5.8   Development permit applications shall include professionally produced streetscape drawings or three-dimensional simulations of the overall development as viewed from public sidewalks and other key public areas as identified by the Development Authority.

3.37.5.9   Residential units along 7th Street, 7th Avenue, and within the rear lane shall provide distinct at grade unit entrances.

3.37.5.10   The building design at the rear lane shall respect the pedestrian realm through attractive architecture, lighting, building mass, and front door access to units from the laneway.

3.37.5.11   Terraces and rooftop amenity spaces shall be strategically placed and designed to reduce the impact on existing adjacent residential.

3.37.6   Perpetually Affordable Housing (PAH) Requirements

3.37.6.1   The developer shall make available a minimum of 10% of the total residential units within the development as PAH units. The provision of these units shall be in accordance with the Town of Canmore PAH Policy.

3.37.6.2   The approving authority shall consider input from the Canmore Community Housing Corporation (CCHC) regarding the preferred PAH unit types prior to making decisions on development permits, to ensure they're in accordance with community needs and demands .

3.37.7   Additional Requirements

3.37.7.1   All developments shall conform to Section 4, General Regulations unless otherwise stated in this DC District.

3.37.7.2   A Sustainability Screening Report (SSR) is required by the Town as part of the Development Permit application process for developments with a GFA of $500m^2$ or more in accordance with Section 1, Administration, and the Town of Canmore Sustainability Screening Process.

3.37.7.3   A shadow study is to be provided at the time of the Development Permit to ensure that adjacent residential properties are not unduly impacted by the proposed development.

3.37.8 Development Authority

3.37.8.1   Council herby authorizes the Canmore Planning Commission (CPC) to be the Development Authority for the principal development permit application within this district.

3.37.8.2   The Development Authority for all minor revisions to the principal development, signs, accessory uses, change of uses, and buildings shall be the Development Officer.

3.37.9 Schedules

Schedule "A" shows the location of the District