

Open Market Sale Purchaser Application Form

Please complete this form if you are interested in purchasing land from Saskatoon Land, City of Saskatoon. This information you provide is not an offer or a contract and does not constitute an interest in land. The purpose of this form is to provide information to Saskatoon Land regarding a desire to purchase property. The completion of the form in no way obligates the applicant to purchase the property in question and is not in any way binding upon The City of Saskatoon. It is for information purposes only. Saskatoon Land will review the form and contact you to confirm whether or not Saskatoon Land will consider your application for negotiation. Saskatoon Land reserves the right to negotiate with only those parties it determines, in its sole discretion. Saskatoon Land reserves the right to amend or abandon any property listing without accepting any Purchaser Application Form. Saskatoon Land has the ability to reject any offer for any reason prior acceptance or approval.

Application Deadline: 2:00 p.m. C.S.T., on Tuesday, November 21, 2017

PROPERTY REQUESTED

Legal	
Civic Address	
ISC Parcel #	
Purchase Price Offered	

Contact Information

Name to appear on title	
Contact Person	
Phone #	
Fax #	
Email Address	
Street Address	
City, Province	
Postal Code	
GST Registration #	

Lawyer Information

Name & Firm	
Phone #	
Fx #	
Email Address	
Street Address	
City, Province	
Postal Code	

The property is sold "as is". No warranties or guarantees apply. All sales are subject to administrative approval. The City reserves the right not to enter into a sale agreement.





Architectural Controls for Multi-Unit
Dwelling Districts 2013

City of Saskatoon Land Branch
306-975-3278 | 201 3rd Ave N | Saskatoon, SK

PREPARED BY
The City of Saskatoon
Land Branch



September 2013



1.0 Introduction

This document outlines the general architectural design requirements for the Multiple-Unit Dwelling Districts being developed by the City of Saskatoon.

Architectural Controls concern the position of buildings on sites, the proportion, scale and massing of buildings, the application of materials and colours to exterior walls and roofs, and the choice and location of windows and doors.

An architectural style is not prescribed. Instead, projects should satisfy the overall human scale architectural vocabulary as outlined in these architectural controls. Varying architectural interpretations are encouraged.

These Architectural Controls are intended to supplement the City of Saskatoon Zoning Bylaw No. 8770. Developments are expected to be governed by Bylaw No. 8770 in combination with the Architectural Controls. In the event that there are contradictions between these two documents, Zoning Bylaw No. 8770 will govern.

The intent of this document is:

1. To promote architectural detailing; not to prescribe style;
2. To influence the application of more than one colour palette; not to prescribe colour; and
3. To influence the application of more than one material; not to prescribe material.

2.0 Proportion, Scale, and Massing

INTENT: New developments should be well proportioned, integrate with neighbouring buildings, and incorporate design elements that break down perceived proportion, scale and massing of building elements to create human-scaled pedestrian-environments and enjoyable streetscaping.

- Developments should utilize existing or “natural” grade, to assist them in blending with adjacent developments. Grade alterations can create negative impacts on adjacent properties.
- All multi-family buildings should be positioned to enhance the streetscape by creating what may be described as a street wall.
- All building volumes must incorporate intermittent variances in plan and elevation to encourage shadow lines on the building and to assist in breaking down the apparent mass and scale into well proportioned volumes. This includes building elevations that are adjacent to or visible from public streets, public parks, and adjacent developments.
- Construct buildings to define the edges of, and to face onto, any public park and/or accessible open spaces.



Above: The above image demonstrates a building facade that interfaces well with the street, creating a pedestrian friendly space.

STREET WALL

A Street Wall refers to the alignment of building facades that face the street. A well designed street wall creates a welcoming pedestrian environment through defining a walkable, pedestrian friendly space.

IN GENERAL...

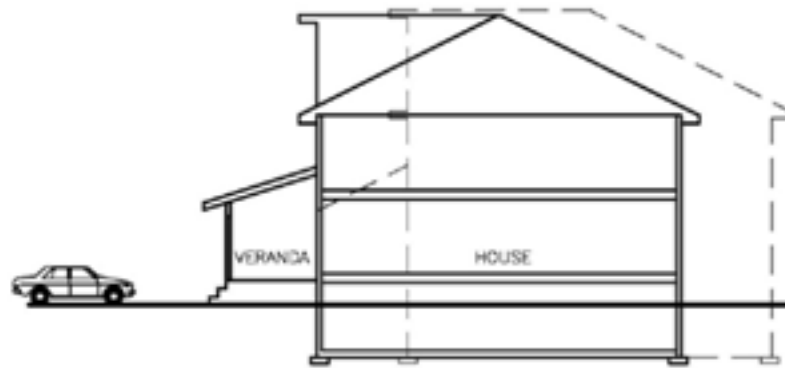
- The majority of the principal building(s) main façade should be located so it is parallel to a straight public street or tangent to a curved public street.
- Open space is permitted between the principal building(s) fronting a public street provided that the total linear amount of building façade exceeds the total linear amount of open space as measured along the same property line.
- The sides of groupings of principal and accessory buildings are permitted to front onto public streets, providing the total linear amount of side elevations are less than the total linear amount of principal building facades fronting the same street. Where side elevations front onto a public street, the side elevations must receive the same architectural treatment as the principal facade.



Left: This building demonstrates an unacceptable building facade facing a public street. Additional design treatments are required.



Above: Buildings that are aligned with adjacent streets ensure a site configuration that creates streets with pleasing streetscapes and enhances the image and feel of the neighbourhood.

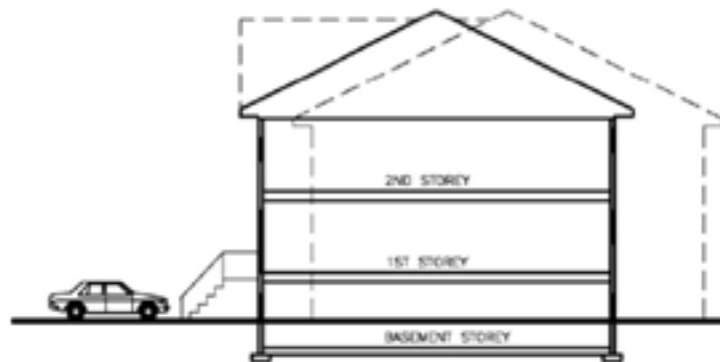


SAMPLE SECTION



SAMPLE FRONT ELEVATION

Proportion, Scale and Massing: Projects must incorporate sensitive design elements that break the overall scale and mass of buildings into human scale components through the use of a variance in plan and wall planes.



SAMPLE SECTION



SAMPLE FRONT ELEVATION

3.0 Walls & Materials

INTENT: To create a visually pleasing streetscape and reduce visual monotony, a variety of materials are to be used as well as materials that compliment those used in adjacent developments.

- A minimum of two major exterior cladding materials, excluding fenestration, are required for any elevation of a principal or accessory building adjacent to or visible from a public street, a public park, or adjacent development, the proportions of which must be sensitively designed.
- In the case of most materials, except for vinyl siding or cement board siding, the use of two discernible colours, two discernible textures, or combinations thereof of the same material are acceptable as meeting the requirements. In the case of vinyl siding or cement board siding, consideration will be given to two significantly different material patterns in a case where a relatively smaller proportion of a third material (greater than 30% of a third material) is used. For example, a material application may be accepted if visible building elevations were proposed to contain 3 materials - 30% stone and 70% vinyl siding whereby straight horizontal overlapping vinyl panels were heavily accented with vinyl “fish scale” panels.
- Required architectural detailing applies equally to all building elevations including where the side and rear of a principal building or an accessory building is adjacent to or visible from, any public street, public park, or adjacent development.
- Walls clad in a single material are not permitted.
- Durable high quality materials should be utilized for cladding on all building faces.
- Wall cladding materials are required to extend to a minimum of 1.2 metres (4 feet) along side building elevations that do not face public streets, public parks, or adjacent developments.
- Where properties share a common property line, each property must have different materials or combinations of materials.



Above: Each of the above images demonstrates a minimum of two exterior cladding materials with sensitively designed proportions.

4.0 Color

INTENT: Variety of colour is necessary for multi-family projects to create lively streetscapes and to prevent the creation of visual monotony.

Dwelling Group or Street Townhouse Style Buildings:

Colour should vary from building to building within developments. A minimum of two exterior colour schemes for each multi-family parcel must be implemented. A minimum of two major colours are required to be utilized in the colour scheme of each building facade adjacent to or visible from any public street, public park, or adjacent development (excluding roof colours and colours utilized for minor architectural components such as soffit and fascia, window and door trim etc). A minimum of four colours should be utilized on any one building colour scheme. This includes the roof colour and the colours of minor architectural components. In order to qualify, colours must be visible from any street.

Apartment Style Buildings: One exterior color scheme is permitted per site that has more than one building. A minimum of two major colours should be utilized on each building facade adjacent to or visible from any public street, public park, or adjacent development (excluding roof colours and colours utilized for minor architectural components such as soffit and fascia, window and door trim etc). A minimum of four colours should be utilized on any one building. This four colour minimum includes the roof colour and the colours of minor architectural components. In order to qualify, colours must be visible from any street.

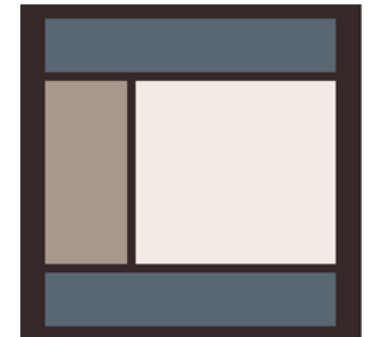
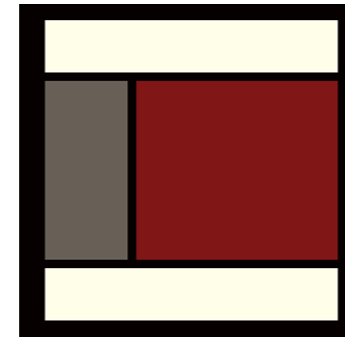
General Requirements:

- Accessory buildings should be treated in a complimentary fashion to the principal buildings on the same site. Where different multi-family parcels share a common property line, each parcel must have different color schemes.
- A minimum number of colors is prescribed to ensure more than one color is used on each façade.
- Readily discernible shades of one colour when viewed from any street may be considered two separate colours.



Above: Street townhousing utilizing a variety of colors

Below: Example color palates meeting the minimum of four colours within a colour scheme.



COLOR SCHEME EXAMPLE



Color Scheme #1



Vinyl Shingles: Foundry #827 "Colonial Grey", Matching trim.
Alternative: Foundry #821 "Sandalwood".



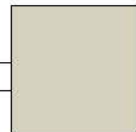
Roof: IKO "Harvard Slate" similar



Stucco: Imasco 318A-6A "Renaissance Clay"



Soffits: Gentek 431 "Bright White"
Doors & Windows Similar.



Vinyl Siding: Gentek #010 "Canyon Clay"
Accent paint to match.



Cultured Stone: Owens Corning Del Mare LedgeStone "Palermo"

Color Scheme #2



Vinyl Shingles: Foundry #827 "Colonial Grey", Matching trim.
Alternative: Foundry #821 "Sandalwood".



Roof: IKO "Harvard Slate" similar



Stucco: Imasco 830-1P "Serenity"



Soffits: Gentek 431 "Bright White"
Doors & Windows Similar.



Vinyl Siding: Gentek #531 "Storm"
Accent paint to match.



Cultured Stone: Owens Corning Del Mare LedgeStone "Palermo"

5.0 Fenestration – Windows & Doors

INTENT: Fenestration should be oriented to streets and/or public spaces, complement the architectural vocabulary, and satisfy functional and climatic issues. Abundant glazing at street level is encouraged for community surveillance and to enhance street lighting at night.

- Readily discernible trim must be utilized around highly visible doors and windows.
- Blank walls without fenestration at street level or upper levels will not be permitted on facades adjacent to or visible from public streets, public parks, or adjacent development.
- If glazing tints are used, they should reflect the choice of colours of wall and roof claddings. Reflective coatings are not permitted.
- If imitation shutters are utilized, they are required to be proportioned to give the impression that they are functional and capable of covering the entire window.
- Developments are encouraged to have main entrances facing public streets.

6.0 Roofs

INTENT: Roofs should be designed to form an integral part of any project and complement the overall architectural design. Where exposed roof surface areas are large, it is mandatory to incorporate sensitive design elements that break down perceived proportion, scale and massing of the roof to create human-scaled surfaces.



- The exposed roof area when calculated perpendicular to a vertical viewing plane should not exceed 40% of the total projected wall and roof area. Alternatively, large roof areas should be broken down into smaller volumes by varying the roof planes, or by introducing sensitive design elements such as dormer windows.
- Sloped roofs should have a minimum overhang of 450 mm or 18 inches. Fascia boards should be a minimum 150 mm or 6 inches. Permitted claddings for sloped roofs include pre-finished steel standing seam roofs complete with snow and ice stops, asphalt shingles, cedar shingles/shakes, granular faced aluminum shingles, clay or concrete tile roofing and glazing.
- All chimneys visible from any street should be enclosed within a chimney chase. The form, style, materials and color of the chimney chases should be consistent with the overall architectural character.
- While roof pitch is not prescribed, special consideration must be given to the integration of the roof with the building architecture.

Top Left: Use of dormers to break up a large roof plane.

Middle Left: Use of varying roof planes to break up viewing plane.

Bottom Left: Example of flat roof.

7.0 Relationship to Streetscape

INTENT: Multi-unit building facades facing public streets should help define the streetscape through thoughtful design and sensitive architectural treatments.



Above: Good examples of buildings interfacing with public street.

- Create a street wall with the majority of the staggered main facade located parallel to straight streets or tangent to curved streets.
- Wherever possible, front and side elevations should front onto public streets. In event that it is not possible, sensitive design treatments may be required in order to create a visually pleasing streetscape.
- Any facade abutting and/or highly visible from a public street, public park or adjacent development shall receive the same architectural treatment as the “front” facade.
- Property lines adjacent to streets must be fully landscaped.
- Street or group townhousing units that are visible from a public street are required to include a significant entry treatment.
- In general, private exterior open space in the form of verandas, porches, balconies, patios, and/or roof terraces are strongly encouraged for as many residential units as possible.
- For Dwelling Groups, main entrances to each unit do not have to face a public street, however, secondary entrances facing public streets should be architecturally well defined.
- In general, connections to existing public space and amenities from multi-unit buildings are encouraged (i.e. walkways linking to sidewalks and/or park pathways).

FENCING

Fencing is not required. In the event that a fence is desired, the below guidelines should be considered:

- If a front yard fence is constructed of wood, steel, aluminum, or wrought iron, the amount of solid area of the fence sections shall not exceed 50%.
- Fence piers or fence sections constructed of natural stone, manufactured stone, brick, or some other masonry application may be 100% solid.
- In the case of street or group townhousing, a front yard fence is required to have an access opening or gate to the street from each front door. Where a solid fence fronts onto a public street and encloses an open space between a principal and accessory building, the cladding materials requirements for principal and accessory buildings shall relate to the fence.



Above: Examples of acceptable front yard fencing

8.0 Variety

INTENT: A variety of architectural styles, spaces, colours, materials and uses are encouraged within the Neighbourhood.

- Where properties share a common property line, or are in close proximity to each other, each property is encouraged to demonstrate architectural variety to decrease visual monotony.
- Repetition of architectural styles on separate development sites that are in close proximity to each other is strongly discouraged.

9.0 Parking, Loading, and Service Areas

INTENT: Balance the need to improve the pedestrian environment with the demand for parking. Parking should not dominate the streetscape or individual sites.

- For all developments, required parking is not permitted in front yards. Required parking must be located within or under the development or in a rear yard or side yard and suitably screened from adjacent public streets, public parks, or adjacent development.
- Access to all multi-family parcels (not individual dwellings) is acceptable from public streets.
- Where possible, dwelling group sites may orient garages across the street from single family housing with front garages, subject to approval during the Development Review Process addressing technical site and other City Policy considerations.



Above: Example of parking suitably screened from public view by locating it in the interior of building site.

10.0 Site and Building Exterior Lighting

INTENT: Buildings and sites should be illuminated for security and ambience. Night lighting encourages activity, but any potential for “light pollution” is to be avoided.

Lighting on any site and on/in any portion of a building shall be arranged and shielded such as that it does not become a hazard or annoyance. Lighting should not in any way compromise the appropriate function of adjacent properties.

11.0 Mechanical/Electrical

INTENT: Screen mechanical and electrical equipment that is normally left within view of the street on sites and on rooftops. Noise generated by this equipment must be considered such that adjacent occupancies are not impacted.

Excluding any existing utility, mechanical and electrical equipment on a site or on a building must be adequately screened from adjacent street level.

12.0 Landscaping

INTENT: To encourage professionally designed solutions to link to streetscapes and public spaces with the Neighbourhood.

- Open space must be landscaped. All development submissions must be accompanied by general landscape concept plans (not Landscape Rendering).
- In the case of soft landscaping that is visible from any public street, lane or park, grass may only be used for 75% of the soft landscaping provided on any site. This must be demonstrated on plan either graphically or in text format.
- Landscapes must be designed to be self-sustaining in the local climate or an adequate irrigation system is to be provided.
- Coniferous trees must be a minimum of 1800mm height and deciduous trees must have a minimum caliper of 50mm at the time of installation.
- Landscaping is to be extended into the City boulevard where the site is adjacent to separate sidewalk and curb.

Below: Multi-family buildings front on common space that contains self-sustaining landscaping.

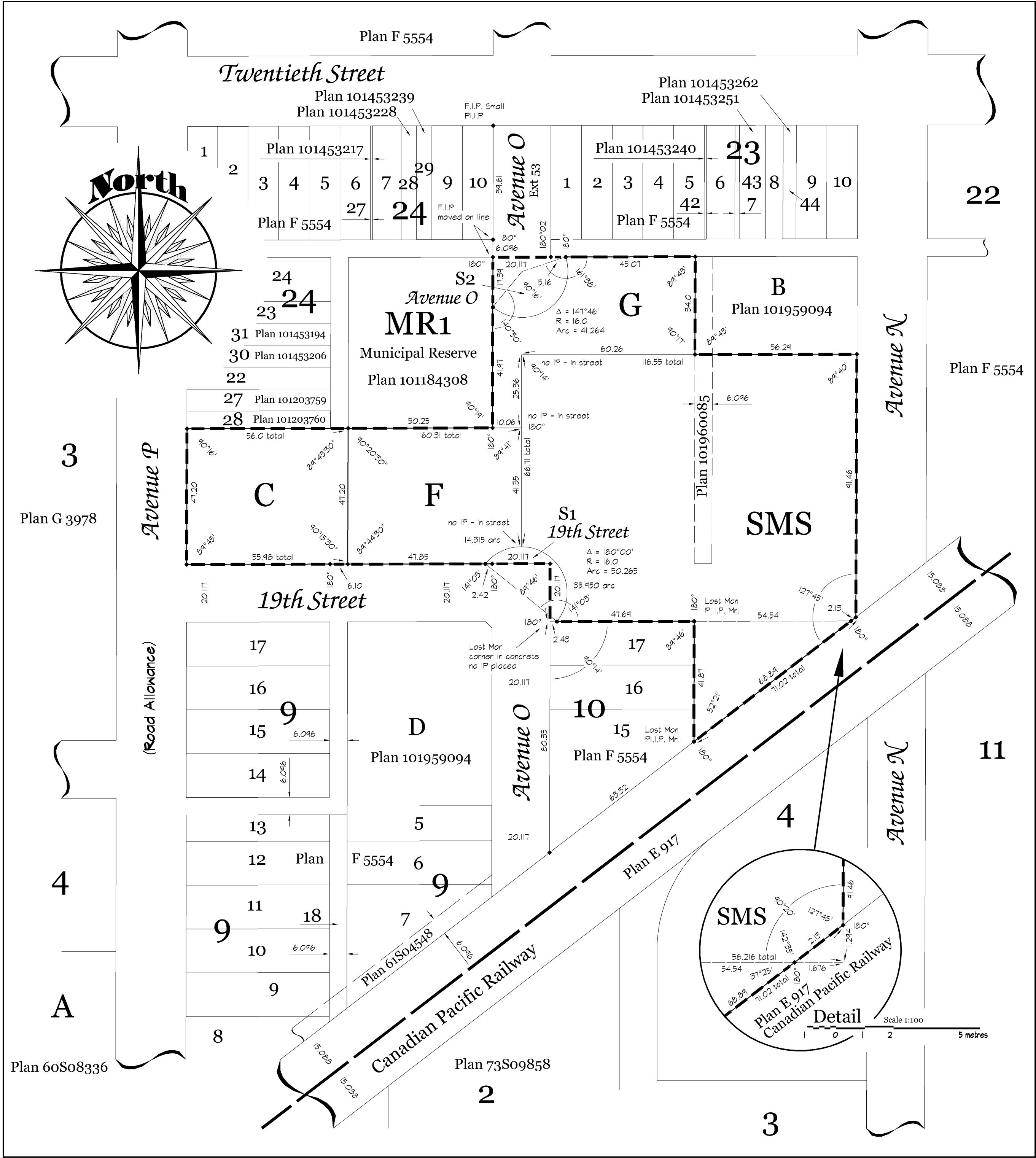


13.0 Summary of Key Architectural Considerations

1. The intention of implementing Architectural Controls is not to control building styles but rather to reduce the potential for the visual monotony often associated with multi-family developments. This can be achieved by breaking up large volumes of uninterrupted roof planes, the breaking up the featureless planes associated with large multi-unit wall areas, the careful use of more than one cladding material, the use of trim details, and the use of several colour schemes each containing more than one or two colours.
2. On a group townhousing site, or an apartment style building site, the buildings adjacent to the front property line is required to front onto the public street. This required layout is similar to the way a street townhouse fronts onto a street.
3. Where possible, townhouse sites may orient garages across the street from single family housing with front garages. It is also subject to approval during the Development Review Process addressing technical site and other City Policy considerations.
4. Large volumes of roofs or walls need to be broken up with architectural detailing that significantly reduces large expanses of featureless plane.
5. All buildings require, at the very least, two major cladding materials.
6. Any building's colour scheme needs, at the very least, four colours of which two are major colour applications. The two major colours will be associated with the major cladding materials. The two other colours will be associated with the roof colour and minor architectural detailing such as soffit, fascia, doors, door trim, and window trim. In the case of townhousing, adjacent buildings require different colour schemes.
7. Wall cladding materials are required to extend a minimum of 1.2 metres (4 feet) along side building elevations that do not face public streets, public parks, or adjacent developments.
8. Any facade abutting and/or highly visible from a public street, public park or adjacent development shall receive the same architectural treatment as the "front" facade.
9. All mechanical equipment, garbage or recycling receptacles, must be suitably screened. Chimneys or other venting pipes must be clad in chimney chase.

www.saskatoon.ca
306-975-3278
201 3rd Ave N | Saskatoon, SK





Pleasant Hill - Phase 11
Plan of Survey Showing
Surface Subdivision

of part of Lot 15, 26, 28-30 - Block 23
and all of Lots 16-17, 19-25 and 31 - Block 23
and part of Lot 14 - Block 24
and all of Lots 15-20 and 25 - Block 24
and Lot 1 and lane - Block 10
and a portion of Avenue O
and a portion of 19th Street
all in Registered Plan F 5554
and Lot 34 - Block 23 - Plan 101453532
and Lot 35 - Block 23 - Plan 101453543
and Lot 36-37 - Block 23 - Plan 101453554
and Lot 38 - Block 23 - Plan 101453565
and Lot 39 - Block 23 - Plan 101453644
and Lot 40 - Block 23 - Plan 101453655
and Lot 41 - Block 23 - Plan 101453666
and Lot X - Block 23 - Plan 101959094
and Lot 26 - Block 24 - Plan 101203726
NW ¼ Sec 29 Twp 36 Rge 5 West 3 Mer

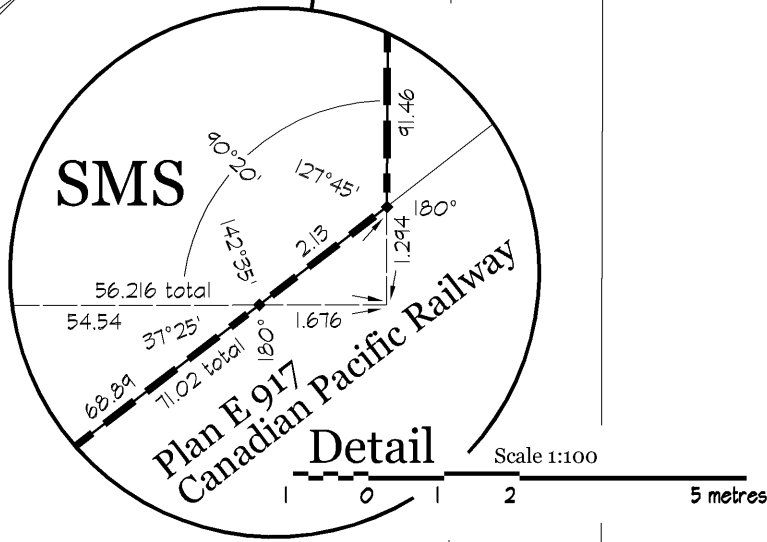
Saskatoon, Saskatchewan
Survey by M.A. Marien S.L.S.

July, 2007 - June, 2009 AD _____ Scale 1:1,000



Notes:

- ☐ Measurements are in metres and three decimals of a metre.
- ☐ Road allowances on this plan are Third System.
- ☐ Standard Iron posts found are shown thus unless otherwise indicated
- ☐ Standard Iron posts planted are marked 5004 and shown thus
- ☐ Area to be approved is outlined by a heavy dashed line.
- ☐ All parcels lying within the line of approval have an extension zero.



Pleasant Hill - Phase IV
Plan of Survey Showing
Surface Subdivision

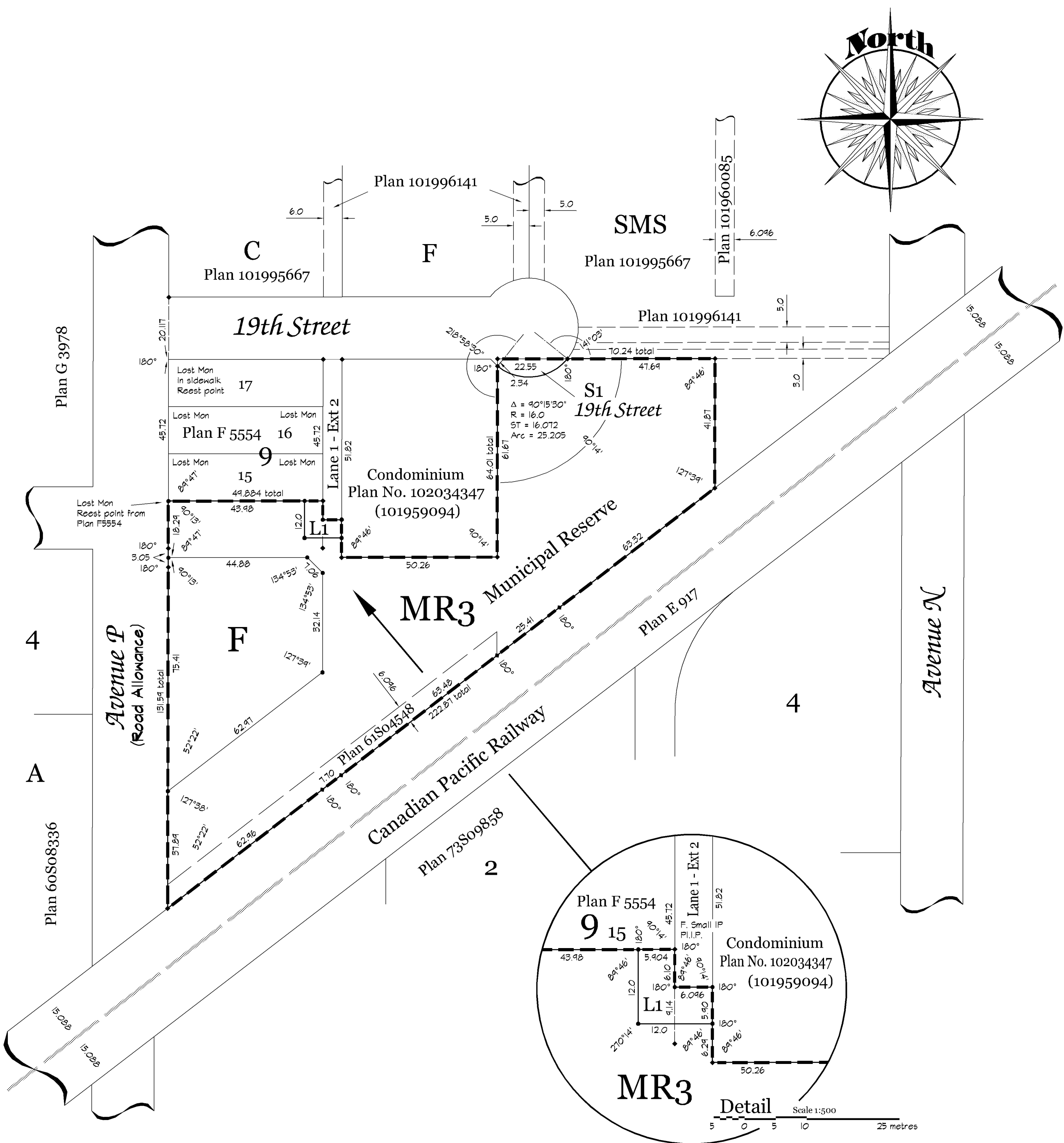
of Lots 5-14, 18 and part of lane, Block 9 - Plan F 5554
and Lots 15-17, Block 10 - Plan F 5554
and part of Avenue O - Plan F 5554
NW 1/4 Sec 29 Twp 36 Rge 5 West 3 Mer

in Saskatoon, Saskatchewan
Survey by M.A. Marien S.L.S.

July 2007 - July 2010 AD Scale 1:1,000
20 0 20 50 100 metres

Notes:

- ☐ Measurements are in metres and three decimals of a metre.
- ☐ Road allowances on this plan are Third System.
- ☐ Standard Iron posts found are shown thus 
- ☐ Standard Iron posts planted are marked S004 and shown thus 
- ☐ Area to be approved is outlined by a heavy dashed line.
- ☐ All parcels lying within the line of approval have an extension zero.



Pleasant Hill - Phase III

*Plan of Survey Showing
Surface Subdivision*

of Parcels F and G - Plan 101995667
and part of Lane 10 - Plan F 5554
and MR1 Municipal Reserve - Plan 101184308
NW 1/4 Sec 29 Twp 36 Rge 5 West 3 Mer

Saskatoon - Saskatchewan

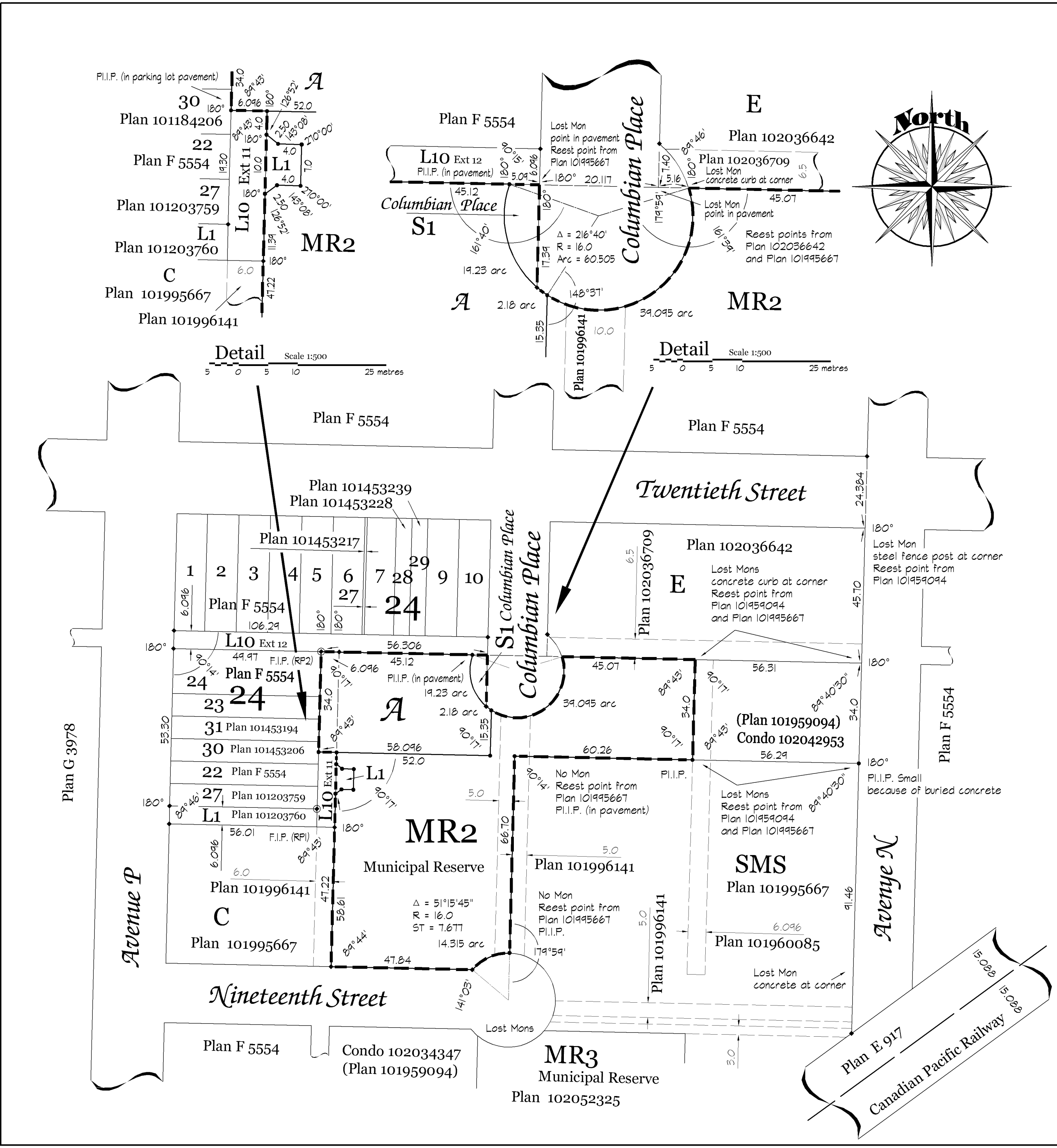
Surveyed by M.A. Marien S.L.S.

Date: April 2016 AD Scale 1:1000

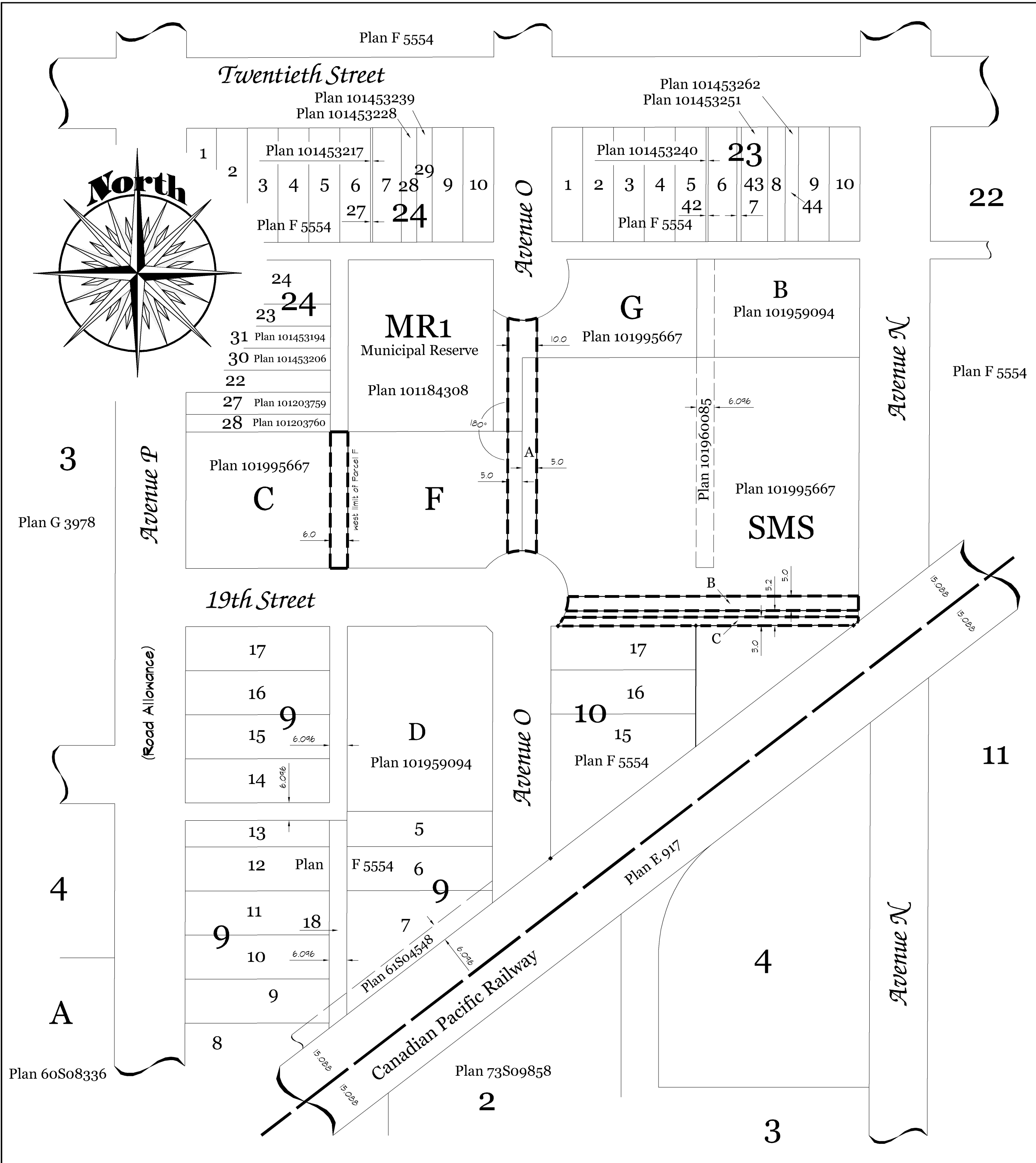


Notes:

- Measurements are in metres and three decimals of a metre.
- Standard road allowances on this plan are Third System.
- Standard iron posts found are shown thus
- Standard iron posts planted are marked S004 and shown thus
- Reference points are shown thus
- Area to be approved is outlined by a heavy dashed line.
- All parcels within the line of approval have an extension 0 unless otherwise shown.
- The Datum used: NAD83 (CSRS98)
- The Projection used: UTM Zone13N extended
- RP1: Northing 5776313.220m Easting 384093.800m
- RP2: Northing 5776366.500m Easting 384095.220m
- RP coordinates are derived from GNSS as of April 21, 2016 AD



**Saskatoon
Land Surveyors
Digital Mapping Systems**



— Pleasant Hill - Phase 11 —
Descriptive Plan Type 11 Showing
Feature Utility Right of Way
through

Parcels C, F, G and SMS
all in Plan 101995667
in NW 1/4 Sec 29 Twp 36 Rge 5 West 3 Mer

Saskatoon, Saskatchewan
Prepared by M.A. Marien S.L.S.

June 16 - 2009 AD  Scale 1:1,000

— Notes:

- ☐ Measurements are in metres and three decimals of a metre.
- ☐ Road allowances on this plan are Third System.
- ☐ Standard Iron posts found are shown thus ◆
- ☐ Width of right of way is 3.0 metres unless otherwise shown.
- ☐ Area to be approved is outlined by a heavy dashed line.
- ☐ All parcels affected by this feature have an extension zero unless otherwise shown.

8.12 RM3 - Medium Density Multiple-Unit Dwelling District

8.12.1 Purpose

The purpose of the RM3 District is to provide for a variety of residential developments in a medium density form as well as related community uses.

8.12.2 Permitted Uses

The Permitted Uses and Minimum Development Standards in an RM3 District are set out in the following chart:

RM3 District	Minimum Development Standards (in Metres)									
	Site Width	Site Depth	Site Area (m ²)	Front Yard	Side Yard	Rear Yard Interior Site	Rear Yard Corner Site	Building Height (Max.)	Site Coverage (Max.)	Amenity Space Per Unit (m ²)
8.12.2 Permitted Uses										
(1) All uses permitted in the R2 Zoning District, subject to the development standards contained in the R2 Zoning District										
(2) Multiple-unit dwellings - containing three to six dwelling units	15	30	550	6	1.5	6	6	12	40% ₂	18
(3) Multiple-unit dwellings - containing seven or more dwelling units	21	30	630	6	3 ₁	6	6	12	40% ₂	18
(4) Dwelling groups	30	30	900	6	3 ₅	6 ₅	6 ₅	12	40% _{2,4}	18
(5) Converted dwellings with a maximum four dwelling units	3.75/unit	30	225	6	0.75	7.5	4.5	8.5	40% ₃	18
(6) Boarding houses	15	30	450	6	0.75	7.5	4.5	12	40% ₃	18
(7) Boarding apartments	21	30	630	6	3 ₁	6	6	12	40% ₂	18
(8) Custodial care facilities - Type II	15	30	450	6	0.75	7.5	4.5	12	40% ₃	-
(9) Adult day care - Type II	15	30	450	6	0.75	7.5	4.5	12	40% ₃	-
(10) Convents and monasteries - Type I	15	30	450	6	0.75	7.5	4.5	12	40% ₃	-
(11) Convents and monasteries - Type II	15	30	450	6	0.75	7.5	4.5	12	40% ₃	-
(12) Hostels - Type I	15	30	450	6	0.75	7.5	4.5	12	40% ₃	-
(13) Special care homes	21	30	630	6	3 ₁	7.5	4.5	12	40% ₃	18
(14) Residential care homes - Type II	15	30	450	6	0.75	7.5	4.5	12	40% ₃	-
(15) Residential care homes - Type III	21	30	630	6	3 ₁	7.5	4.5	12	40% ₃	-

8.12.3 Discretionary Uses

The Discretionary Uses and Minimum Development Standards in an RM3 District are set out in the following chart:

RM3 District	Minimum Development Standards (in Metres)									
	Site	Site	Site	Front	Side	Rear Yard	Rear Yard	Building	Site	Amenity
	Width	Depth	Area	Yard	Yard	Interior	Corner	Height	Coverage	Space Per
			(m ²)			Site	Site	(Max.)	(Max.)	Unit (m ²)
8.12.3 Discretionary Uses										
(1) Child care centres and pre-schools	7.5	30	225	6	0.75	7.5	4.5	12	40% ₃	-
(2) Community centres	15	30	450	6	3 ₁	7.5	4.5	12	40% ₃	-
(3) Parking stations	7.5	30	225	6	Refer to Section 6.0					
(4) Bed and breakfast homes	Refer to General Provisions Section 5.31									
(5) Private schools	15	30	450	6	3 ₁	7.5	4.5	12	40% ₃	-
(6) Ambulance stations	15	30	450	6	3 ₁	7.5	4.5	12	40%	-
(7) Special needs housing	21	30	630	6	3 ₁	6	6	12	40% ₂	18
(8) Custodial care facility - Type III	15	30	450	6	0.75	7.5	4.5	12	40% ₃	-
(9) Hostels - Type II	15	30	450	6	0.75	7.5	4.5	12	40% ₃	-

8.12.4 Notes to Development Standards

- 1 On a corner site where the side yard adjoins the street, the side yard setback shall be a minimum of 4.5 metres.
- 2 Site coverage may be increased to 50% where more than 50% of the required parking is provided underground or enclosed as part of the principal building.
- 3 Site coverage may be increased for attached covered patios and decks or attached enclosed swimming pools by the percentage of the area covered by such patio, deck or swimming pool, but the total site coverage shall not exceed 50%.
- 4 Site coverage for dwellings in dwelling groups may be increased for attached covered patios or decks by the percentage of the area covered by such patio or deck but the total site coverage shall not exceed 50% or 60% where the additional site coverage is used for enclosed parking.
- 5 For dwellings in dwelling groups, a side yard of not less than 3 metres in width throughout and a rear yard of not less than 3 metres in width throughout shall be provided for an attached covered patio or deck or an attached raised patio or deck.

8.12.5 Signs

The regulations governing signs in an RM3 District are contained in **Appendix A - Sign Regulations**.

8.12.6 Parking

The regulations governing parking and loading in an RM3 District are contained in **Section 6.0**.

8.12.7 Gross Floor Space Ratio

- (1) The gross floor space ratio shall not exceed 1.5:1.

8.12.8 Landscaping

- (1) A landscaped strip of not less than 4.5 metres in depth throughout lying parallel to and abutting the front site line shall be provided on every site and shall be used for no purpose except landscaping and necessary driveway access to the site.
- (2) On corner lots, in addition to the landscaping required in the front yard, the whole of any required side yard abutting the flanking street shall be landscaped.
- (3) Where an RM3 site abuts any R District site without an intervening lane, there shall be a strip of land adjacent to the abutting site line of not less than 1.5 metres throughout, which shall not be used for any purpose except landscaping.

8.12.9 Special Provision for Marquees or Canopies

- (1) For all permitted buildings except one and two-unit dwellings, a marquee or canopy shall be permitted to project into front and side yards; provided however, that the outer edges of such marquee or canopy shall not be located closer than 1.5 metres to any front or side site line. A marquee or canopy may be cantilevered out from the building but may not be constructed or supported within such yards by walls or by more than required or normal structural supports.

9.2 M2 - Community Institutional Service District

9.2.1 Purpose

The purpose of the M2 District is to facilitate a moderate range of institutional and community activities, as well as medium density residential uses, that are generally compatible with residential land uses, and capable of being located in a neighbourhood setting subject to appropriate site selection.

9.2.2 Permitted Uses

The Permitted Uses and Minimum Development Standards in an M2 District are set out in the following chart:

M2 District	Minimum Development Standards (in Metres)									
	Site Width	Site Depth	Site Area (m ²)	Front Yard	Side Yard	Rear Yard Interior Site	Rear Yard Corner Site	Building Height (Max.)	Site Coverage (Max.)	Amenity Space Per Unit (m ²)
9.2.2 Permitted Uses										
(1) One-unit dwellings (OUD)	7.5	30	225	6	0.75	7.5	4.5	8.5	40% ₃	-
(2) Two-unit dwellings (TUD)	15	30	450	6	0.75	7.5	4.5	8.5	40% ₃	-
(3) Semi-detached dwellings (SDD)	7.5	30	225	6	0.75	7.5	4.5	8.5	40% ₃	-
(4) Multiple-unit dwellings - containing three to six dwelling units	15	30	550	6	1.5	6	6	12	40%	18
(5) Multiple-unit dwellings - containing seven or more dwelling units	21	30	630	6	3 ₂	6	6	12	40%	18
(6) Dwelling groups	30	30	900	6	3 ₂	6 ₅	6	12	40% ₆	18
(7) Converted dwellings with a maximum of four dwelling units	3.75/unit	30	225	6	0.75	7.5	4.5	8.5	40% ₃	18
(8) Secondary suites	Refer to General Provisions Section 5.30									
(9) Keeping of a maximum of five boarders in a OUD										
(10) Keeping of a maximum of two boarders in each unit of a TUD or SDD										
(11) Offices and office buildings	15	30	450	6	1.5	7.5	4.5	11	40% ₄	-
(12) Funeral homes	15	30	450	6	1.5	7.5	4.5	11	40% ₄	-
(13) Art galleries and museums	15	30	450	6	1.5	7.5	4.5	11	40% ₄	-
(14) Places of worship	15	30	450	6	1.5	7.5	4.5	11	40% ₄	-
(15) Private schools	15	30	450	6	1.5	7.5	4.5	11	40% ₄	-
(16) Photography studios, excluding the retail processing of film	15	30	450	6	1.5	7.5	4.5	11	40% ₄	-
(17) Custodial care facilities - Type I and II	7.5	30	225	6	1.5	7.5	4.5	11	40% ₃	-
(18) Community centre conversions	15	30	450	6	1.5	7.5	4.5	11	40% ₃	-
(19) Residential care homes - Type I	7.5	30	225	6	1.5	7.5	4.5	11	40% ₃	-
(20) Residential care homes – Type II	15	30	450	6	1.5	7.5	4.5	11	40% ₃	-
(21) Residential care homes – Type III	21	30	630	6	1.5	7.5	4.5	12	40% ₃	-
(22) Adult day care - Type I and II	7.5	30	225	6	1.5	7.5	4.5	11	40% ₃	-

M2 District	Minimum Development Standards (in Metres)									
	Site Width	Site Depth	Site Area (m ²)	Front Yard	Side Yard	Rear Yard Interior Site	Rear Yard Corner Site	Building Height (Max.)	Site Coverage (Max.)	Amenity Space Per Unit (m ²)
9.2.2 Permitted Uses (continued)										
(23) Elementary and high schools	30	30	900	6	3	7.5	4.5	11	40% ₄	
(24) Boarding houses	7.5	30	225	6	1.5	7.5	4.5	8.5	40% ₃	18
(25) Boarding apartments	21	30	630	6	3 ₂	6	6	12	40% ₃	18
(26) Hostels - Type I	15	30	450	6	1.5	7.5	4.5	11	40% ₃	-
(27) Medical clinics	15	30	450	6	1.5	7.5	4.5	11	40% ₄	-
(28) Medical, dental and optical laboratories	15	30	450	6	1.5	7.5	4.5	11	40% ₄	-
(29) Ambulance stations	15	30	450	6	1.5	7.5	4.5	11	40% ₄	-
(30) Veterinary clinics	15	30	450	6	1.5	7.5	4.5	11	40% ₄	-
(31) Public parks, playgrounds and sports fields	-	-	-	6	6	7.5	4.5	11	10%	-
(32) Dwelling units in conjunction with and attached to any other non-residential permitted use	-	-	-	6	1.5	7.5	4.5	11	40% ₄	-
(33) Family child care homes	Refer to General Provisions Section 5.33									
(34) Child care centres and pre-schools accessory to a place of worship, elementary and high schools, community centre conversion or community centre	Refer to General Provisions Section 5.32									
(35) Home based businesses	Refer to General Provisions Section 5.29									
(36) Pharmacies and optical dispensaries accessory to an office or medical clinic ₁										
(37) Commercial dwelling conversions - limited to offices, art galleries and museums, medical clinics, or photography studios, excluding the retail processing of film	Refer to General Provisions Section 5.37									
(38) Financial institutions	15	30	450	6	1.5	7.5	4.5	11	40% ₄	-
(39) Special care homes	21	30	630	6	3	6	6	12	40%	18
(40) Convents and monasteries - Type I	15	30	450	6	1.5	7.5	4.5	11	40% ₃	-
(41) Convents and monasteries - Type II	15	30	450	6	1.5	7.5	4.5	12	40% ₄	-
(42) Accessory buildings and uses	Refer to General Provisions Section 5.7									
(43) Keeping of three residential care home residents in each unit of TUD or SDD	-	-	-	-	-	-	-	-	-	-

(Revised – Bylaw No. 8929 – May 9, 2011)

9.2.3 Discretionary Uses

The Discretionary Uses and Minimum Development Standards in an M2 District are set out in the following chart:

M2 District	Minimum Development Standards (in Metres)									
	Site Width	Site Depth	Site Area (m ²)	Front Yard	Side Yard	Rear Yard Interior Site	Rear Yard Corner Site	Building Height (Max.)	Site Coverage (Max.)	Amenity Space Per Unit (m ²)
9.2.3 Discretionary Uses										
(1) Parking stations	7.5	30	225	6	Refer to Section 6.0					
(2) Child care centres and pre-schools	7.5	30	225	6	1.5	7.5	4.5	11	40% ⁴	-
(3) Community centres	15	30	450	6	1.5	7.5	4.5	11	40% ⁴	-
(4) Private clubs	15	30	450	6	1.5	7.5	4.5	11	40% ⁴	-
(5) Bed and breakfast homes	Refer to General Provisions									
(6) Special needs housing	21	30	630	6	3 ²	6	6	11	40%	18
(7) Hostels - Type II	15	30	450	6	1.5	7.5	4.5	11	40% ⁴	-
(8) Custodial care facilities - Type III	7.5	30	225	6	1.5	7.5	4.5	11	40% ³	-

9.2.4 Notes to Development Standards

- 1 The following conditions must be complied with:
 - (i) any such use shall have access thereto only from within the interior of the building;
 - (ii) the total floor area devoted to such use shall not exceed 10% of the gross floor area of the building.
- 2 On a corner site the side yard that adjoins the street shall be a minimum of 4.5 metres. On a corner site in dwelling groups the side yard that adjoins the street shall be 3 metres where there is an attached covered patio or deck.
- 3 Site coverage may be increased for attached covered patios and decks or attached enclosed swimming pools by the percentage of the area covered by such patio, deck or swimming pool, but the total site coverage shall not exceed 50%.
- 4 Site coverage may be increased to 50% on a corner site.
- 5 For dwellings in dwelling groups, a rear yard of not less than 3 metres in width throughout shall be provided for an attached covered patio or deck or an attached raised patio or deck.
- 6 Site Coverage for dwellings in dwelling groups may be increased for attached covered patios or decks by the percentage of the area covered by such patio or deck but the total site coverage shall not exceed 50%.

9.2.5 Signs

The regulations governing signs in an M2 District are contained in **Appendix A - Sign Regulations**.

9.2.6 Parking

The regulations governing parking and loading in an M2 District are contained in **Section 6.0**.

9.2.7 Gross Floor Space Ratio

- (1) The gross floor space ratio shall not exceed 1.5:1.

9.2.8 Landscaping

- (1) A landscaped strip of not less than 3 metres in width throughout lying parallel to and abutting the front site line shall be provided on every site.
- (2) On corner lots, in addition to the landscaping required in the front yard, the whole of any required side yard abutting the flanking street shall be landscaped.
- (3) Where a site abuts any R District without an intervening lane, there shall be a strip of land adjacent to the abutting site line of not less than 1.5 metres throughout, which shall not be used for any purpose except landscaping.
- (4) These landscaping requirements shall not apply to one-unit, two-unit or semi-detached dwellings.

9.2.9 Special Provisions for Marquees and Canopies

- (1) For all permitted buildings except one and two-unit dwellings or semi-detached dwellings, a marquee or canopy shall be permitted to project into front and side yards; provided however, that the outer edges of the marquee or canopy shall not be located closer than 1.5 metres to any front or side site line. A marquee or canopy may be cantilevered out from the building but may not be constructed or supported within such yards by walls or by more than required or normal structural supports.