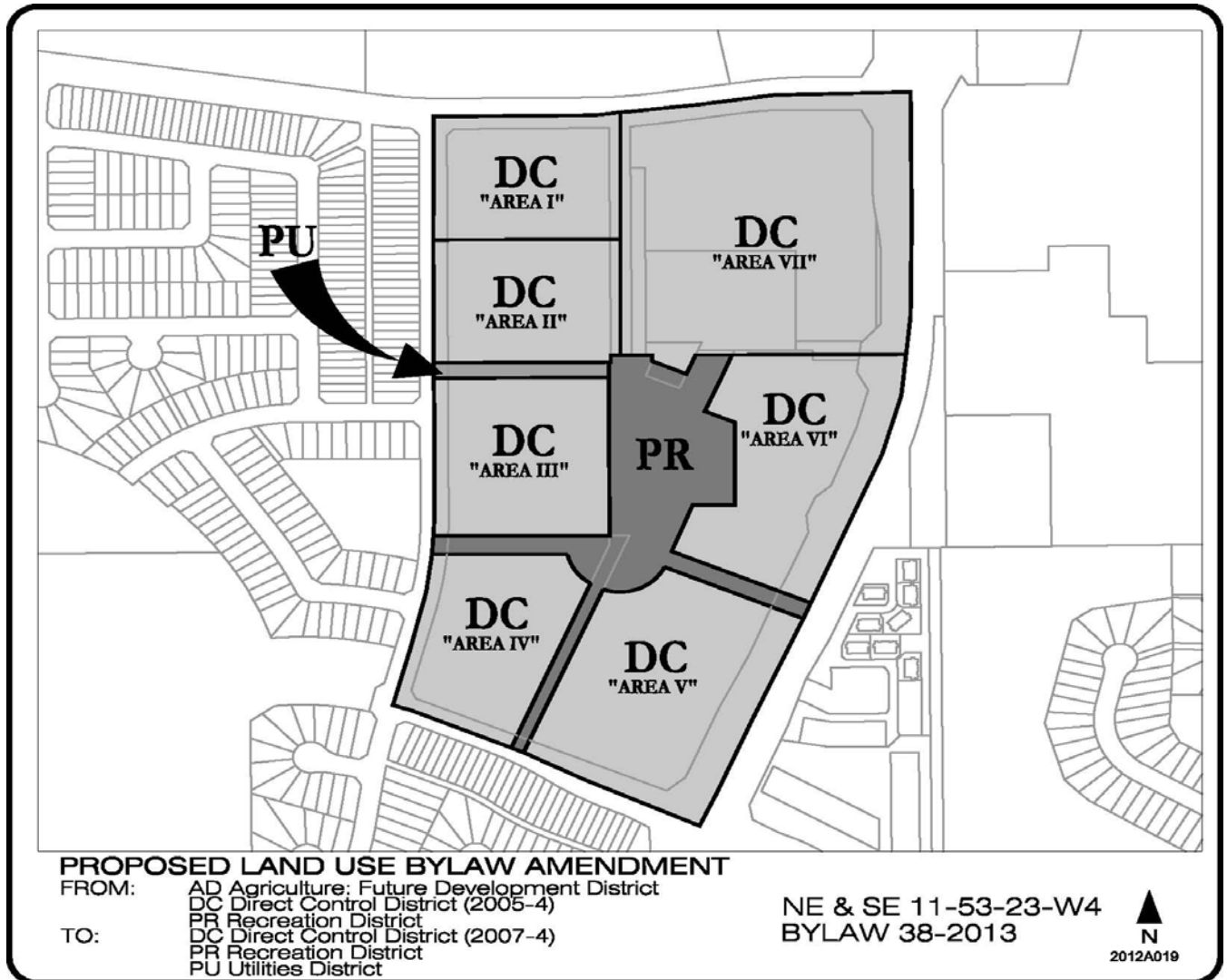


DC55**Direct Control District****DC55**

DC DIRECT CONTROL DISTRICT (2007-4)
Formerly DC 42 → (Bylaw 28-2007), Bylaw 38-2013
Refer to Urban Map U21



DC DIRECT CONTROL DISTRICT (2007-4)**1. Purpose:**

To establish a special-purpose district for the Emerald Hills Urban Village which will achieve the vision of a sustainable urban neighbourhood as contemplated in the Emerald Hills Area Structure Plan.

2. Area of Application:

This district shall apply to parts of NE 11-53-23-W4 and SE 11-53-23-W4 located south of Emerald Drive, west of Clover Bar Road, east of Eton Boulevard, and north of Aspen Trail, as illustrated on Attachment "A".

3. Objective:

As identified in the North of Lakeland Drive Area Concept Plan and the Emerald Hills Area Structure Plan, a residential urban village shall be established on the subject lands to provide a compact well designed mix of housing, shops and services in an integrated village setting that attains higher densities than surrounding areas. The principle objective of the Urban Village is to create opportunities for residents to live within the capacity of one planet while making sustainable living easier, attractive and more affordable than conventional suburban development.

The master planned Emerald Hills Urban Village has been designed through the application of sustainability and behavioural lenses with full consideration to local and global impacts on economic growth, environmental health, social equity and cultural vitality. The system applied to the Urban Village is represented by 12 theme objectives to guide developers, Development Officers, and builders in the design, review, and construction of the Village to ensure that a truly sustainable community is realized.

**Sustainability Themes:**

- 3.1 Land Theme:** As growth pressures continue to mount, land is developed at an increasing pace. This threatens valuable agricultural and natural land bases, and reduces the quality of rural and urban lifestyles. Sustainable urban neighbourhoods strive to achieve effective land use by creating efficient and compact development, mixing uses, reducing infrastructure footprints, conserving land for valuable resources, and aiding in preserving natural habitat.



- 3.2 **Natural Habitat Theme:** The loss of land to development fragments the regional ecosystem. This undermines the ability of any species to survive in an urban context, and reduces the integration of naturalized areas into our communities. Sustainable urban neighbourhoods strive to provide and protect a layered, blended, and green network. This interconnected system of naturalized spaces includes recreational areas, parks, and a range of habitat areas that support a diversity of native species and complement surrounding land uses.



- 3.3 **Water Theme:** Land development disturbs and alters natural hydrological systems. This affects the quality and quantity of water that is available to support healthy ecosystems and human lifestyles. Sustainable urban neighbourhoods protect the quality and quantity of the community's water resources through effective stormwater and sanitary water management, the efficient and appropriate use of lower volumes of water, and by designing low-impact and cost-effective water infrastructure.



- 3.4 **Carbon Theme:** Burning fossil fuels for energy creates carbon dioxide emissions. This is linked to climate change and global warming, and puts pressure on the security of our energy resources. Sustainable urban neighbourhoods permit a carbon neutral energy supply and demand by optimizing energy use in infrastructure and buildings, and by using renewable and clean sources of energy.



- 3.5 **Transport Theme:** Development planning that separates land uses and supports diffused growth settlement patterns encourages use of the automobile. This results in air emissions, unhealthy lifestyles, and reduced economic and transit viability. Sustainable urban neighbourhoods support a transport network that enables multiple mobility choices including walking, cycling, transit, and automobiles.



- 3.6 **Food Theme:** Many components of the food system have become part of a global industry that functions less and less at a local scale. This is resulting in significant greenhouse gas emissions, an undermining of the local agricultural base, and weakened food security. Sustainable urban neighbourhoods move towards food sustainability by focusing on the social and economic benefits of local food production and processing, and on the opportunity to source local food products for distribution.



- 3.7 **Materials Theme:** A huge proportion of the raw materials in the world economy are used for building and construction activities. This puts pressure on natural resources, results in significant energy use, and often results in negative impacts to human and ecosystem health. Sustainable urban neighbourhoods foster material selection that encourages sustainable harvesting practices, supports local manufacturers, increases building life, and creates the conditions for a healthy indoor environment.
- 
- 3.8 **Waste Theme:** Industrialized nations have adopted a linear approach to resources, resulting in the generation of huge amounts of waste. This results in inefficient use of commodities, requires large amounts of land and money to treat, and often has toxic impacts on natural areas. Sustainable urban neighbourhoods provide the opportunities which enable lifestyles that reduce, reuse and recycle waste, and foster a cradle-to-cradle culture of thinking that considers waste as a resource.
- 
- 3.9 **Economy Theme:** The global economy has resulted in large corporate entities that are inconsistent with local economic development. This translates into development patterns that are spread out and unattractive, a flow of money out of the community, and a disintegrated distribution of employment opportunities that undermines social interaction. Sustainable urban neighbourhoods incorporate a diverse mix of local economic opportunities that are oriented to different incomes and skills, provide goods and services to the residents, and are located in a way that fosters the financial viability and social integration of urban villages.
- 
- 3.10 **Well-being Theme:** The quality of life of a community is described as well-being. This is impacted by concrete aspects such as physical surroundings, and by less measurable aspects such as physical and mental health. Sustainable urban neighbourhoods are designed with the well-being of residents and workers in mind, and foster aesthetic quality, access to goods and services, physical protection and security, and overall health and happiness.
- 
- 3.11 **Equity Theme:** Modern development practices have frequently resulted in an inequitable distribution of resources within society. This has resulted in a separation between different cultures, income brackets, and age groups. Sustainable urban neighbourhoods foster fairness and equal treatment for all people by creating an inclusive community where residents have a sense of belonging and equal opportunity to access services, learning, employment, recreational and cultural activities.
- 
- 3.12 **Culture Theme:** The character, culture, and heritage of many communities has been stripped by modern development practices that tend towards an overall "sameness". This undermines community identity and often diminishes ownership and stewardship amongst community members. Sustainable urban neighbourhoods provide places and spaces in which a diverse culture and vibrant community can be conserved or created, fostering community expression, connection, and participation.
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4.0 Subdivision Regulations

- 4.1 Subdivision within the district shall conform to the general Development Area configurations as illustrated on Attachment “A”.
- 4.2 Further to Section 4.1, subdivision is permitted within Areas I, II, III and VI.
- 4.3 Fundamental Use Criteria and Development Regulations shall apply to the boundaries of each Development Area.
- 4.4 At the time of subdivision or prior to issuance of a Development Permit within Areas I, II, III and VI, whichever comes first, the first developer to commence within the Area shall enter into an Agreement with the County to address the design, construction, costs and recoveries associated with how access, parking, phasing and landscaping will function within the Area.
- 4.5 Building set-backs are to be interpreted from the internal property line of a Development Area to the edge of a building. A building set-back does not include driving lanes, parking spaces and/or parkade ramps.

5.0 General Development Regulations

5.1 Sustainable Urban Neighbourhood (SUN) Design Team

Prior to the acceptance of a Development Permit application for a principal building within this district, the Development Officer shall consult with the Coordinator of the Sustainable Urban Neighbourhood (SUN) Design Team to determine if the proposed application is consistent with the district.

Should the Coordinator of the SUN Design Team deem that the application is consistent with the district, the application will be reviewed by the SUN Design Team as part of the regular Development Permit application circulation process. Should the Coordinator deem that the application is inconsistent with the district, the application will be reviewed by the SUN Design Team prior to acceptance of the Development Permit application.

The applicant shall submit documentation pertaining to the consistency of the application with the SUN Design Guidelines for review by the SUN Design Team. The SUN Design Team will evaluate the development in the context of the 12 sustainability themes described above. It is understood that not all of the 12 themes may be applicable to all developments. Following review of the proposal, the SUN Design Team will provide the Development Officer with an assessment that indicates how well the proposed application performs relative to the sustainability themes and the objectives of the Urban Village. The assessment may also include recommendations for improvements.

The assessment will be provided to the applicant to advise how well they have achieved sustainability and will be used to inform the decision of the Development Officer in the application approval process.

5.2 Master Site Plan

The Emerald Hills Urban Village Master Site Plan was developed through a comprehensive collaborative planning and design approach that engaged a full spectrum of stakeholders from the onset including representatives from the lead developer, the municipality, the funding partners, and other key stakeholders.

The Emerald Hills Urban Village Master Site Plan is shown on Attachment “B”.

All development within the District shall be guided by the Master Site Plan. While conformance with the plan is desired, it is understood that the Village will be developed over a period of time and market conditions may influence the need for minor adjustments in the actual implementation of the Plan. In this regard, the Development Officer should be guided by an application's consistency with the District's Objectives and Sustainability Themes rather than strict adherence to the location of buildings on the Master Site Plan.

5.3 Urban Design

5.3.1 The Development Officer shall evaluate Development Permit applications in the context of the Emerald Hills Urban Village Architectural and Open Space Design Guidelines. To ensure a high standard of development, building design plans shall be submitted with a Development Permit application along with documentation demonstrating consistency of the application with the Emerald Hills Urban Village Architectural & Open Space Design Guidelines. Such plans shall be to the satisfaction of the Development Officer and shall include details of overall site layout, exterior building treatment and colour scheme, perimeter and internal landscaping, fencing and screening, and any surface vehicular parking layout, where permitted. The following Urban Design regulations shall be adhered to in preparation of the plans for all areas within the Urban Village:

Architectural Treatment

a) The architecture of all developments within the Urban Village shall be consistent with the heritage theme established for Emerald Hills. To guide the design process the following guidelines are provided:

- i) The predominant finish of Apartment and mixed use buildings shall be finished with brick or stone. Architectural stucco or alternate siding materials may be considered for the balance of the façade. Vinyl siding is discouraged on Apartment and mixed use buildings.
- ii) Dark colours that are rich, deep and bold, such as dark brown, orange, red with light coloured accents is the preferred coloured scheme.
- iii) Accent stone and brick is required around windows and doors.
- iv) The overall architectural treatment of the ground floor will be more extensive than the upper floors to create a more dynamic and inviting streetscape.
- v) All building facades shall include design elements, materials, and articulation that reduces the perceived mass of the building façade and adds architectural interest. Blank walls are not permitted on any façade of a building.
- vi) At least 80% of the floor elevation of the ground (first) floor of Apartment and mixed use buildings shall be no higher than 1.0 m above the mean Grade of the adjacent public sidewalk, at the property line.
- vii) Retaining walls, planters, and other site features and elements shall be finished to match and compliment buildings.
- viii) In order to establish the urban feel adjacent to open spaces and surrounding road network, buildings will be placed as close to the street and/or property line as possible. Further, no solid or screen fencing shall be permitted along the edges of each Development Area within the Urban Village except where screening items such as garbage enclosures, loading areas and utility infrastructure. Fencing is not permitted between parcels within a Development Area except where required for Congregate Care. Furthermore, innovative noise attenuation structures and



building orientation will be required as an alternative to berms or long stretches of freestanding solid walls adjacent to any roadways. Improved noise attenuation will also be incorporated into the building structure.

- ix) Mechanical equipment on the roof of any building shall be concealed by incorporating it within the building roof, or by screening it in a way that is consistent with the character and finishing of the building.

- b) In addition to the above, active commercial frontages shall be developed according to the following regulations:

- i) There shall be outward facing building entrances, and windows in addition to any openings onto internal courtyards or parking areas;
- ii) Horizontal stretches of uninterrupted façade shall not exceed 12 m in length;
- iii) A minimum of 50% of the ground floor portion of the building façade abutting a public roadway or walkway shall be comprised of non-reflective glazing; and,
- iv) At least 50% of the ground floor commercial premises or work live units in Area I, II and VII facing the Mews shall consist of individual shops of not more than 12 m frontage.



- c) Low density residential development, including single, semi-detached, fourplex and town housing shall be designed to be consistent with the Heritage Theme established for the Urban Village.



Height

- a) In order to reduce the perceived mass of buildings over 14 m in height, buildings shall incorporate into their architecture a step back of a minimum of 1.2 m at various heights on all sides of the buildings as illustrated on the Attachments. See Attachments "C" through "I".

5.4 Parking Regulations:

Notwithstanding the parking requirements in Section 8, of Land Use Bylaw 8-2001 the following shall be applicable to this district.

Vehicular Parking

- a) Land Use Parking requirements:

Land Use	Required Parking Space
Apartment Hotel	1.0/unit
Residential	1 bedroom units @ 1.0/unit 2 bedroom units @ 1.5 unit 3 bedroom units @ 2.0/unit visitor parking 1.0/10 units
Residential Congregate housing Senior Citizen housing	1 sleeping unit @ 0.25/unit 1 sleeping unit @ 0.5/unit
Retail, all forms	Patron Parking @ 3.5/100m ² of GFA Employee Parking @ 0.5/Employee
Office, all forms	Patron Parking @ 2/100m ² of GFA

	Employee Parking @ 0.5/Employee
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Table 1 – Parking Requirements

- i) Where a specific use is not listed on Table 1, a Development Officer shall follow the requirements pursuant to Table 8.1 of Land Use Bylaw 8-2001.
- ii) The Development Officer may, at their discretion, vary the residential parking regulations if the developer demonstrates, to the satisfaction of the Development Officer, a reduced demand for parking through the introduction of a travel demand management program which includes effective strategies such as a car share program, shared parking agreements and access to transit service within 30 metres of the development.
- b) In addition to the Parking Regulations in Section 8 of Land Use Bylaw 8-2001 the following shall apply to parking within the Urban Village:
 - i) The layout of parking areas shall specifically address the interrelation of pedestrian, vehicular and bicycle circulation in order to provide continuous, direct pedestrian access with a minimum of driveway and drive aisle crossings. Remedial treatments such as raised pedestrian crossings, forecourts and landings, special paving, lights and bollards shall be provided at significant points of conflict.
 - ii) Parking, loading and passenger drop-off areas are required to be easily accessible and designed to minimize pedestrian-vehicle conflicts.
 - iii) Landscaped islands with raised curbs shall be used to define parking lot entrances, the ends of all parking aisles and the location and pattern of primary internal access drives, and to provide pedestrian refuge areas and walkways.
 - iv) No surface parking shall be located within any Development Area Boundary setback.
 - v) Surface parking is required to be designed to feel “green” with substantial plantings.
 - vi) Apartment Housing, Apartment Hotel, congregate housing and senior citizen housing
 - A. Resident parking shall be provided in underground parking facilities.
 - B. Buildings greater than 4 storeys in height shall provide underground visitor parking.
 - C. Buildings 4 storeys or less in height are encouraged to provide visitor parking in underground facilities, however, ground level visitor parking may be provided.
 - D. Employee parking shall be provided in underground parking facilities for buildings that exceed two storeys in height.
 - E. Notwithstanding clauses A and D, above, an increased portion of resident and employee surface parking may be considered within Development Area VI, subject to acceptance of a parking and landscaping plan to the satisfaction of Strathcona County.
 - vii) Town Housing, fourplex and semi-detached housing
 - A. Resident parking shall be internal to the residential unit whether in ground level garages or underground parking.
 - viii) Commercial and Institutional
 - A. Employee parking shall be provided in underground parking facilities for buildings that exceed two storeys in height.
 - B. Patron parking for buildings that exceed 4 storeys in height shall be provided in underground parking facilities.
 - C. Patron parking for buildings less than 4 storeys in height is encouraged to be provided in underground parking facilities, however, surface parking may be provided.
 - D. When reviewing development permit applications for uses that may operate at

different times of the day or week, a development officer may consider shared parking amongst uses that have staggered peak hours of demand.

- E. Off-site on street parking that is located immediately adjacent to the specific Development Area that is the subject of a development permit application may be considered in the calculation of patron on-site parking. However, the off-site on street parking shall not represent more than 10% of the required patron parking for the proposed development.

Bicycle Parking

- a) Secure indoor Bicycle Parking for residents and outdoor visitor Bicycle Parking will be required for Apartment and Senior Citizen Housing. Indoor Bicycle parking shall be provided at a ratio of 1 stall per 5 units. Outdoor visitor Bicycle Parking spaces shall be provide at a ratio of 1 stall per 10 units.
- b) Outdoor visitor Bicycle parking for commercial developments, including office uses, shall be provided at a ratio of 1 stall per 250 m² of gross floor area.

5.5 Transportation and Circulation

- a) Private useable open spaces within this District shall be connected via pedestrian linkages to open spaces provided elsewhere in the Urban Village and to the Emerald Hills neighbourhood
- b) Public access easements shall be provided as a condition of subdivision for internal roadway areas and any pedestrian corridors to provide access to the central open space. Easements shall make the private property owner(s) responsible for maintenance and liability.
- c) Clear and effective access to the buildings on the site is required for service and emergency response vehicles.

5.6 Landscaping and Lighting

Landscaping

A detailed landscape plan for each development shall be submitted to and approved by a Development Officer prior to the approval of any development permit. These plans shall include details of pavement materials, fencing, exterior lighting and street furniture elements, garbage and storage areas, pedestrian seating areas, sizes and species of new plantings for the site, including any adjacent boulevard areas, sidewalk improvements, parks and open spaces. A Development Officer in its evaluation shall have regard for the degree to which the design of these features is consistent within the development. These features, where practical, shall be finished in materials the same as or complementary to the Heritage theme established for Emerald Hills.

The first development permit application submitted within a Development Area shall include a landscape plan for the entire Development Area, regardless of the number of private properties contained within the Development Area. At such time that a subsequent development permit is submitted for a separately titled parcel within the Development Area, an updated landscape plan shall be submitted for those and any other lands not yet developed within the Development Area which shall be in accordance with the design provisions of the original landscape plan. Discretion shall be granted to the landscaping within subsequent permits to allow for modification based on final building design, uses, parking and loading requirements, or other details based on the final site design which were unforeseen. The materials, plant species and overall design concept and intent shall; however, be in keeping with the original landscape plan.

Landscaping shall be provided in accordance with the regulations of Section 7 of Land Use Bylaw 8-2001 except for the following:



- a) Landscape plans submitted for each Development Area shall also include the landscape plan for the Municipal Reserve and adjacent Development Areas (where landscape plans have been approved) to demonstrate the complementary landscape planning.
- b) Major entry points to each development area from Clover Bar Road, Emerald Drive, Aspen Trail, and Eton Boulevard are to be given special landscape treatment to ensure that they are both attractive and readily identifiable.
- c) Internal pedestrian linkages within each development area shall be developed in accordance with the trail requirements pursuant to the County's Design and Construction Standards and be compatible with the trail specifications required within the central Municipal Reserve open space.
- d) Any plant materials required or provided shall be installed in the finished grade.
- e) Where surface parking for 30 or more vehicles is required, there shall be a landscaped open space within the interior of the parking area in which a minimum of 3.0 m² of landscaping shall be provided for each parking space. The required landscaping shall not be concentrated in one area and shall be placed within the parking area so as to provide visual relief and breakup of large areas of parking.
- f) A garbage collection area, an open storage area, or an outdoor service area, including any loading or vehicular service area, which is visible from an adjacent site or a public road, shall be fenced and/or have a screen planting.
- g) All planting material required shall be hardy to the Sherwood Park region, as well as, to the location on the site where they are planted.
- h) Trees and shrubs shall be included on the landscape plan and planted in non-vehicular open space. In this regard, trees and shrubs are to be provided in accordance with the following guidelines:

Residential	1 tree and 1 shrub/unit 1 tree and 1 shrub/4 congregate care sleeping units, or the requirements of Section 7 of Land Use Bylaw 8-2001, whichever is greater
Commercial	1 tree and 1 shrub/100 m ² GFA in addition to the requirements of Section 7 of Land Use Bylaw 8-2001

Where space limits tree planting may be substituted in one of the following manners:

- i) shrub groupings may be substituted at the rate of five shrubs for one tree; and/or,
- ii) the excess tree and shrub planting may occur off-site within the District, to the satisfaction of the Development Officer, and/or,
- iii) the cash equivalent value of the plantings may be provided to Strathcona County as a contribution to enhance other landscape amenities within the District, to the satisfaction of the Development Officer, and/or,
- iv) the cash equivalent value of the plantings may be used to enhance other, non-planting, landscape amenities within the subject parcel, to the satisfaction of the Development Officer.
- i) A Development Officer shall require, as a condition of a development permit that the applicant/owner provide a guaranteed security to ensure that landscaping is provided and maintained for two growing seasons in accordance with Section 7.2.2 of Land Use Bylaw 8-2001.
- j) Where a contradiction may exist between the regulations of this Section and those of Section 7 – Landscaping of Land Use Bylaw 8-2001, the greater requirement shall be provided, to the satisfaction of the Development Officer.

Lighting

- a) Appropriate lighting shall provide security and add visual interest, while minimizing light pollution through the application of dark sky lighting principles in accordance with Strathcona County Light Efficient Community Policy SER-009-038. Lighting shall be directed away from adjacent roadways. Lighting standards and fixtures shall be of a

consistent design, complementary to the overall architectural theme of each development.

- b) All public access areas within development areas shall be lit in keeping with the principles of crime prevention through environmental design and require site lighting as necessary to encourage pedestrian safety and security throughout the Urban Village.
- c) In commercial areas no lighting standard or fixture shall exceed 10 m in height.
- d) In residential/mixed use areas, no lighting standard or fixture shall exceed 6 m in height.

5.7 Signs

- a) A master sign plan shall be developed for the overall urban village in accordance with Section 10.9 of the Land Use Bylaw. The sign design plan will include signs for residential and commercial developments. The signs will be based on the Heritage theme that has been established for Emerald Hills, however, will be flexible to provide for a variety of sign types.
- b) Portable Signs shall be prohibited within this District.
- c) Temporary Signs will only be considered if consistent with the Heritage Theme established for Emerald Hills.
- d) Free-standing signs will only be considered in Area VII adjacent to Clover Bar Road.
- e) Signs in residential areas shall be regulated as if the site is developed as an R2A District.
- f) Signs in non-residential/mixed use areas shall be generally regulated as if the site is developed as a C2 District.

5.8 Home Businesses

As a condition of issuing a development permit for a Home Business the Development Officer may impose any condition that will help to ensure that the residential character of the development is maintained including, but not limited to the following:

- a) Conditions limiting the types of business that may be conducted under the permit;
- b) Conditions limiting the number of business visits per day;
- c) Conditions limiting the number of business visitors at any one time;
- d) Conditions limiting the hours or days of operation of the business;
- e) Conditions prescribing the manner of operation of the business that are intended to reduce noise or other off-site impacts; and
- f) Conditions limiting the location within the Dwelling, where the business may be conducted.

5.9 Amenity Space

- a) Private amenity space shall be provided for Apartment Housing in accordance with the following provisions:
 - i) Not less than 3.5 m² private amenity space per unit on second storey and higher.
 - ii) Not less than 15 m² private amenity space per unit on ground floor at grade for residential densities between 101 and 300 units per hectare.
- b) Private amenity space shall be interpreted as any outdoor or screened area accessible to the individual tenants of a dwelling unit in a multiple family building, including a balcony, patio, sunroom, etc.

6.0 Specific Development Area Regulations

The urban village has been divided in seven (7) distinct development areas in order to manage the development process as shown on Attachment "A":

Area I – Institutional, Medium to High Density Residential and Commercial
Area II – Medium to High Density Residential and Commercial
Area III – Medium to High Density Residential

Area IV – Low to Medium Density Residential
 Area V – Medium Density Residential
 Area VI – Medium to High Density Residential and Commercial
 Area VII – Commercial and High Density Residential

6.1 Area I – Institutional, Medium to High Density Residential and Commercial

The primary purpose of this development area is to accommodate an institutional use in the form of long-term care facility, together with compatible housing and commercial uses.

Permitted Uses

apartment housing
 apartment hotel
 business support service
 care centre, intermediate
 care centre, minor
 congregate housing
 financial services
 health service, minor
 office
 park
 personal service establishment
 retail, convenience
 senior citizen housing

Discretionary Uses

food service, specialty
 government service
 home business, minor*
 parking, non-accessory
 residential sales centre*
 retail, general
 utility service, minor

a) Fundamental Use Criteria

- i) The maximum floor area ratio is 2.4. The minimum floor area ratio is 2.2.
- ii) The maximum site coverage is 50%.
- iii) The maximum height shall be applied as follows:
 - A. Congregate housing or senior citizen housing – 16 m
 - B. Apartment housing – 40 m
 - C. Apartment hotel – 40 m
 - D. Where a mixed use building is proposed the Development Officer may allow up to an additional 10% of height.
 - E. The height shall be transitioned within the area as shown on Attachment “C”.
- iv) The maximum building floor plate located above 20 m in height is 800m².

b) Development Regulations

- i) Setbacks
 - A. The minimum building setback is 6.2 m and the maximum building setback is 11 m from the Development Area boundary line adjacent to Eton Boulevard.
 - B. The minimum building setback is 4.2 m and the maximum building setback is 9 m to the Development Area boundary line adjacent to Emerald Drive.
 - C. The minimum building setback is 1.2 m and the maximum building setback is 6m to east Development Area boundary line.
 - D. The minimum building setback is 19.2 m and the maximum building setback is 24 m to the south Development Area boundary line.
 - E. The minimum building setback within a Development Area is 6 m from any property line that is not also a Development Area boundary line.
 - F. Projections from buildings such as awnings, porticos, eaves, unenclosed balconies, shade protection, and similar architectural features that are not considered part of the interior space of the building may project up to 1.2 m into

the minimum building setback. Under no circumstances are buildings or building projections to encroach over a property line.

G. Setbacks for all buildings are illustrated in Attachment "C".

- ii) Apartment housing within a mixed use building shall be located above commercial uses or separated from commercial uses by way of separate entrances and lobby areas.
- iii) A 10 metre-wide protected open space/pathway shall be provided as identified on Attachment "C".
- iv) Home business, minor shall be permitted only within ground floor units fronting onto the mews.
- v) A General Retail use in this area shall not exceed 150 m².

6.2 Area II – Medium to High Density Residential and Commercial

The primary purpose of this development area is to provide for residential apartment housing with compatible commercial uses on the ground floor fronting the mews or internal roadway and public plaza area.

Permitted Uses

apartment housing
care centre, intermediate
care centre, minor
congregate housing
home business, minor*
office
park
personal service establishment
retail, convenience
senior citizen housing
utility service, minor

Discretionary Uses

business support services
financial services
food service, specialty
group home, minor*
health services, minor
residential sales centre*
retail, general

a) Fundamental Use Criteria

- i) The maximum floor area ratio is 2.4. The minimum floor area ratio is 1.9.
- ii) The maximum site coverage is 40%.
- iii) The minimum height is 12 m and the maximum height is 46 m. Where a mixed use building is proposed the Development Officer may allow up to an additional 10% of height. The height shall be transitioned within the area as shown on Attachment "D".
- iv) The maximum building floor plate per floor located above 20 m in height is 800m².

b) Development Regulations

i) Setbacks

- A. The minimum building setback is 6.2 m and the maximum building setback is 11 m to the Development Area boundary line adjacent to Eton Boulevard.
- B. The minimum building setback is 1.2 m and the maximum building setback is 6 m to the north Development Area boundary line.
- C. The minimum building setback is 1.2 m and the maximum building setback is 6 m to east Development Area boundary line.
- D. The minimum building setback is 1.2 m and the maximum building setback is 6 m to the south Development Area boundary line.
- E. The minimum building setback within a Development Area is 6 m from any property line that is not also a Development Area boundary line.
- F. Projections from buildings such as awnings, porticos, eaves, unenclosed balconies, shade protection, and similar architectural features that are not considered part of the interior space of the building may project up to 1.2 m into the minimum building setback. Under no circumstances are buildings or building projections to encroach over a property line.

- G. Setbacks for all buildings are illustrated in Attachment “D”.
- ii) Commercial uses shall be located on the ground floor fronting onto the mews or internal roadway and the central public plaza area within a mixed use building. There shall be no stand alone commercial buildings within this area.
- iii) Apartment housing within a mixed use building shall be located above commercial uses or separated from the commercial uses by way of separate entrances and lobby areas.
- iv) Home Businesses and care centres shall be permitted only within ground floor units.
- v) A General Retail use in this area shall not exceed 150 m².

6.3 Area III – Medium to High Density Residential

The purpose of this development area is to provide for residential apartment housing and a limited opportunity for office and live work units.

Permitted Uses

apartment housing
care centre, minor
group home, minor*
home business, minor*
utility service, minor

Discretionary Uses

care centre, intermediate
residential sales centre*

a) Fundamental Use Criteria

- i) The maximum floor area ratio is 2.3. The minimum floor area ratio is 1.6.
- ii) The maximum site coverage is 40%.
- iii) The minimum height is 12 m and the maximum height shall be 46 m. The height shall be transitioned within the area as shown on Attachment “E”.
- iv) Other than Apartment Housing, all other uses in the Area shall be considered accessory to Apartment Housing and shall only be permitted within the principle building.
- v) The maximum building floor plate per floor located above 20 m in height is 800m².

b) Development Regulations

- i) Setbacks
 - A. The minimum building setback is 6.2 m and the maximum building setback is 11 m from the Development Area boundary line adjacent to Eton Boulevard.
 - B. The minimum building setback is 1.2 m and the maximum building setback is 4.2 m to the north Development Area boundary line.
 - C. The minimum building setback is 1.2 m and the maximum building setback is 4.2 m to east Development Area boundary line.
 - D. The minimum building setback is 1.2 m and the maximum building setback is 4.2 m to the south Development Area boundary line.
 - E. The minimum building setback within a Development Area is 6 m from any property line that is not also a Development Area boundary line.
 - F. Projections from buildings such as awnings, porticos, eaves, unenclosed balconies, shade protection, and similar architectural features that are not considered part of the interior space of the building may project up to 1.2 m into the minimum building setback. Under no circumstances are buildings or building projections to encroach over a property line.
 - G. Setbacks for all buildings are illustrated in Attachment “E”.
- ii) Home business, minor shall be permitted only within ground floor units fronting onto the mews or internal roadway and Eton Boulevard.

6.4 Area IV – Low to Medium Density Residential

The purpose of this development area is to allow for a mix of residential housing options that provide a transition in density and height from the adjacent single and semi-detached dwellings south of Aspen Trail and west of Eton Boulevard to the higher density residential development in the Urban Village.

Permitted Uses

apartment housing
 care centre, minor
 dwelling, single
 fourplex housing
 home business, minor*
 town housing
 semi-detached housing

Discretionary Uses

care centre, intermediate
 group home, minor*
 residential sales centre*
 utility service, minor

a) Fundamental Use Criteria

- i) The maximum floor area ratio is 0.7.
- ii) The maximum site coverage is 40%.
- iii) The maximum height is 16 m, except within 20 m of Eton Boulevard and Aspen Trail the maximum height is 12 m as shown on Attachment "F".

b) Development Regulations

- i) Setbacks
 - A. The minimum building setback is 6.2 m and the maximum building setback is 9.2 m to the property line adjacent to Eton Boulevard.
 - B. The minimum building setback is 1.2 m and the maximum building setback is 4.2 m to the north property line.
 - C. The minimum building setback is 1.2 m and the maximum building setback is 4.2 m to the east property line.
 - D. The minimum building setback is 6.2 m and the maximum building setback is 9.2 m to the property line adjacent to Aspen Trail.
 - E. Projections from buildings such as awnings, porticos, eaves, unenclosed balconies, shade protection, and similar architectural features that are not considered part of the interior space of the building may project up to 1.2 m into the minimum building setback. Under no circumstances are buildings or building projections to encroach over a property line.
 - F. Setbacks for all buildings are illustrated in Attachment "F".
- ii) Development adjacent to Aspen Trail shall be limited to town housing, semi-detached housing and single dwelling uses.
- iii) For each residential unit proposed, a minimum of 12 m²/unit of landscaped usable open space shall be provided for common use within the area. In this regard, the useable open space shall be developed into a contiguous common area that is accessible by all the residents within the development. Building setbacks and building code separations between buildings shall not be considered as usable open space.
- iv) Home Businesses and care centres shall be permitted only within ground floor units.

6.5 Area V – Medium Density Residential

The purpose of this development area is to allow for a limited mix of attached residential housing to provide a transition in density and height from the adjacent single and semi-detached dwellings south of Aspen Trail to the higher density residential development in the urban village.

Permitted Uses

care centre, minor
 fourplex housing
 home business, minor*
 park
 semi-detached housing
 town housing

Discretionary Uses

care centre, intermediate
 group home, minor*
 residential sales centre*
 utility service, minor

a) Fundamental Use Criteria

- i) The maximum site coverage is 30%.
- ii) The maximum height is 12 m.

b) Development Regulations

i) Setbacks

- A. The minimum building setback is 1.2 m and the maximum building setback is 4.2 m to the west property line.
- B. The minimum building setback is 15 m and the maximum building setback is 4.2 m to the north property line, except in the northwest corner where the maximum setback is 18 m as shown on Attachment "G".
- C. The minimum building setback is 1.2 m and the maximum building setback is 7 m to the property line adjacent to Clover Bar Road.
- D. The minimum building setback is 6.2 m and the maximum building setback is 9.2 m to the property line adjacent to Aspen Trail.
- E. Projections from buildings such as awnings, porticos, eaves, unenclosed balconies, shade protection, and similar architectural features that are not considered part of the interior space of the building may project up to 1.2 m into the minimum building setback, except along Clover Bar Road where the maximum projection is 0.2 m. Under no circumstances are buildings or building projections to encroach over a property line.
- F. Setbacks for all buildings are illustrated in Attachment "G".
- ii) For each residential unit proposed, a minimum of 20 m²/unit of landscaped usable open space shall be provided for common use within the area. In this regard, the useable open space shall be developed into a contiguous common area(s) that is/are accessible by all the residents within the development. Building setbacks and building code separations between buildings shall not be considered as usable open space.

6.6 Area VI – Medium to High Density Residential and Commercial

The purpose of this development area is to provide a mix of residential, commercial and office uses that serves the residents of the urban village and the vehicular traffic on Clover Bar Road.

Permitted Uses

apartment hotel
 apartment housing
 care centre, intermediate
 care centre, minor
 home business, minor*
 office
 personal service establishment
 retail, convenience
 utility service, minor

Discretionary Uses

business support service
 financial service
 food service, specialty
 health service, minor
 hotel
 neighbourhood pub
 parking, non-accessory
 residential sales centre*
 retail, general
 care centre, major * (Bylaw 31-

2012)

a) Fundamental Use Criteria

- i) The maximum floor area ratio is 2.1. The minimum floor area ratio is 1.98.
- ii) The maximum site coverage is 40%.
- iii) The minimum height is 15 m and the maximum height is 40 m. Where a mixed use building is proposed the Development Officer may allow up to an additional 10% of height. The height shall be transitioned within the area as shown on Attachment "H".
- iv) The maximum building floor plate per floor located above 20 m in height is 800m².

b) Development Regulations

i) Setbacks

- A. The minimum building setback is 1.2 m and the maximum building setback is 4.2 m to the west Development Area boundary line.
 - B. The minimum building setback is 1.2 m and the maximum building setback is 4.2 m to the south Development Area boundary line.
 - C. The minimum building setback is 1.2 m and the maximum building setback is 7 m to the Development Area boundary line adjacent to Clover Bar Road.
 - D. The minimum building setback is 19.2 m and the maximum building setback is 24.0 m to the north Development Area boundary line.
 - E. The minimum building setback within a Development Area is 6 m from any property line that is not also a Development Area boundary line.
 - F. Projections from buildings such as awnings, porticos, eaves, unenclosed balconies, shade protection, and similar architectural features that are not considered part of the interior space of the building may project up to 1.2 m into the minimum building setback, except along Clover Bar Road where the maximum projection is 0.2 m. Under no circumstances are buildings or building projections to encroach over a property line.
 - G. Setbacks for all buildings are illustrated in Attachment "H".
- ii) Commercial uses within a mixed use building shall be located on the ground floor fronting onto the north portion of development parcel, the central public plaza area and Clover Bar Road.
 - iii) Apartment housing within a mixed use building shall be located above commercial uses by way of separate entrances and lobby areas.
 - iv) Development proposed adjacent to the south boundary of the area shall be restricted to apartment housing.

6.7 Area VII – Commercial and High Density Residential

The purpose of this development area is to provide a range of commercial uses that help define the urban centre and that service the Emerald Hills community and Sherwood Park. The development area includes the opportunity for high density residential development and live/work units to enhance the sustainability of the urban village.

Permitted Uses

apartment housing
 business support service
 care centre, intermediate
 care centre, major * (Bylaw 31-2012)
 care centre, minor
 financial service
 food service, restaurant
 food service, specialty
 government service
 health service, minor
 home business, minor*
 information centre
 office
 personal service establishment
 religious assembly, minor*
 retail, convenience
 retail, general
 town housing (live/work)

Discretionary Uses

animal grooming
 commercial school
 convenience vehicle rental
 flea market
 food service, drive-in*
 gas bar*
 household repair service
 neighbourhood pub
 parking, non-accessory
 recreation, indoor
 residential sales centre*
 retail, alcohol*
 utility service, minor

a) Fundamental Use Criteria

- i) The maximum floor area ratio is 0.5.
- ii) The maximum site coverage is 35%.
- iii) The maximum height is 40 m. Where a mixed use building is proposed the Development Officer may allow up to an additional 10% of height. Height shall be transitioned within the area as shown on Attachment "I".
- iv) The maximum building floor plate per storey located above 20 m in height is 800m².
- v) Where additional underground off-street parking is provided; and a transportation impact assessment is approved to the satisfaction of the County; and an intensification plan is approved by County Council; the total floor area ratio may be increased to a maximum of 1.5, and the maximum site coverage may be increased to 50%.

b) Development Regulations

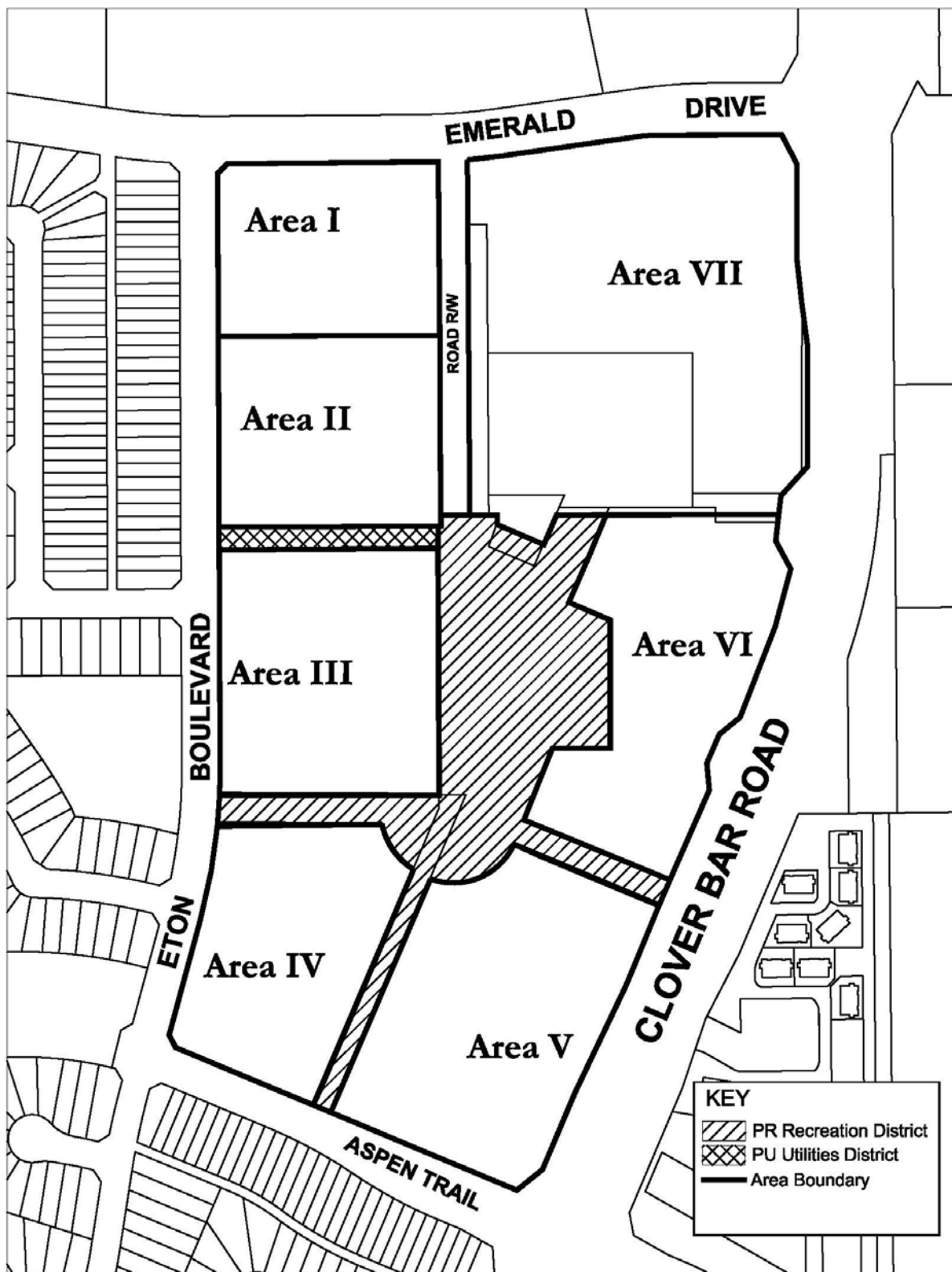
i) Setbacks

- A. The minimum building setback is 1.2 m and the maximum building setback is 6 m to the west Development Area boundary line.
- B. The minimum building setback is 1.2 m and the maximum building setback is 6 m to the south Development Area boundary line.
- C. The minimum building setback is 1.2 m and the maximum building setback is 7 m to the Development Area boundary line adjacent to Clover Bar Road.
- D. The minimum building setback is 0.2 m and the maximum building setback is 5 m south of the existing Utility Right-of-way (Plan 812 0631) adjacent to Emerald Drive.
- E. The minimum building setback within a Development Area is 0 m and the maximum building setback is 24 m from any property line that is not also a Development Area boundary line.
- F. Projections from buildings such as awnings, porticos, eaves, unenclosed balconies, shade protection, and similar architectural features that are not considered part of the interior space of the building may project up to 1.2 m into the minimum building setback, except along Clover Bar Road and Emerald Drive where the maximum projection is 0.2 m. Under no circumstances are buildings or building projections to encroach over a property line.
- G. Setbacks for all buildings are illustrated in Attachment "I".

- ii) A 3 metre-wide protected open space/pathway shall be provided that links the Mews to the commercial development internal to the site as shown on the Master Site Plan, to the satisfaction of the Development Officer.
- iii) Buildings with only non-residential uses shall front onto Emerald Drive and Clover Bar Road.
- iv) Apartment housing within a mixed use building shall be located above commercial uses or separated from commercial uses by way of separate entrances and lobby areas.
- v) The live/work units shall be located along the mews or internal roadway.
- vi) Commercial school, convenience vehicle rental, flea market and recreation, indoor uses may be considered by a Development Officer, if in the Officer's opinion the proposed development would not materially interfere with or affect the use and parking availability of neighbouring uses or development areas.
- vii) Vehicular oriented commercial uses shall be located so that they do not front onto the central public plaza area, and must be minimum of 30 metres from the entrance of buildings where residential housing (except live/work units) are located.

7.0 Other Regulations:

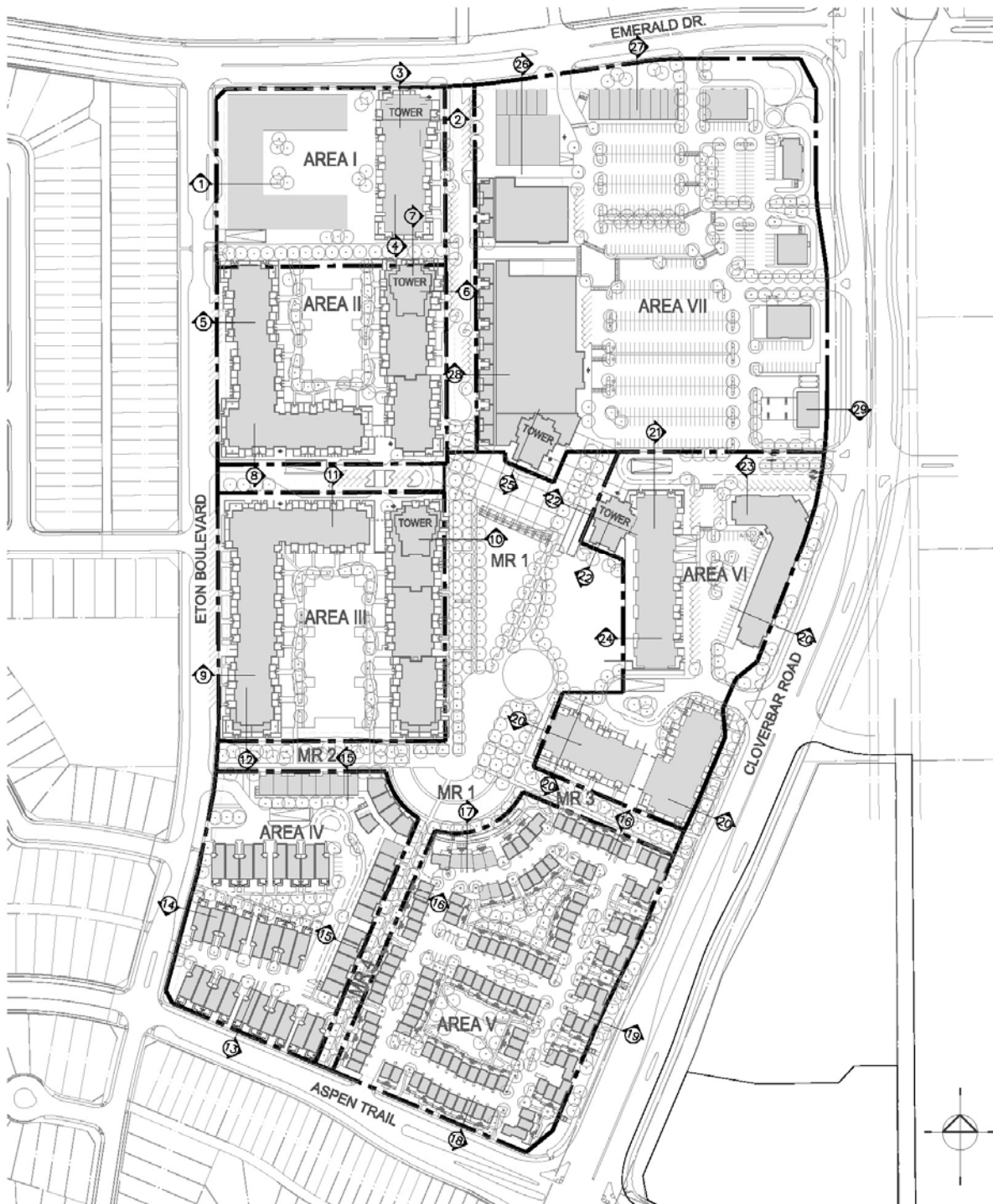
- 7.1 In addition to the regulations listed above, other regulations apply. These include the general development regulations of Section 6 (access to sites, accessory development, yards lighting, etc.) the landscaping and screening provisions of Section 7, the parking and loading regulations of Section 8, unless otherwise specified in this district, the specific use regulations of Section 9 for those uses noted with an asterisk (*), and sign regulations of Section 10, unless otherwise specified in the district.
- 7.2 The term Residential – Live/Work Units shall be defined under the Land Use Bylaw 8-2001 as Home Business, Major regulations. The exception to the regulations under Section 9.13.5 shall be to permit up to 50% of the floor area of the dwelling unit for the home business use.
- 7.3 A Development Officer shall consider and decide upon all development permit applications within this district.

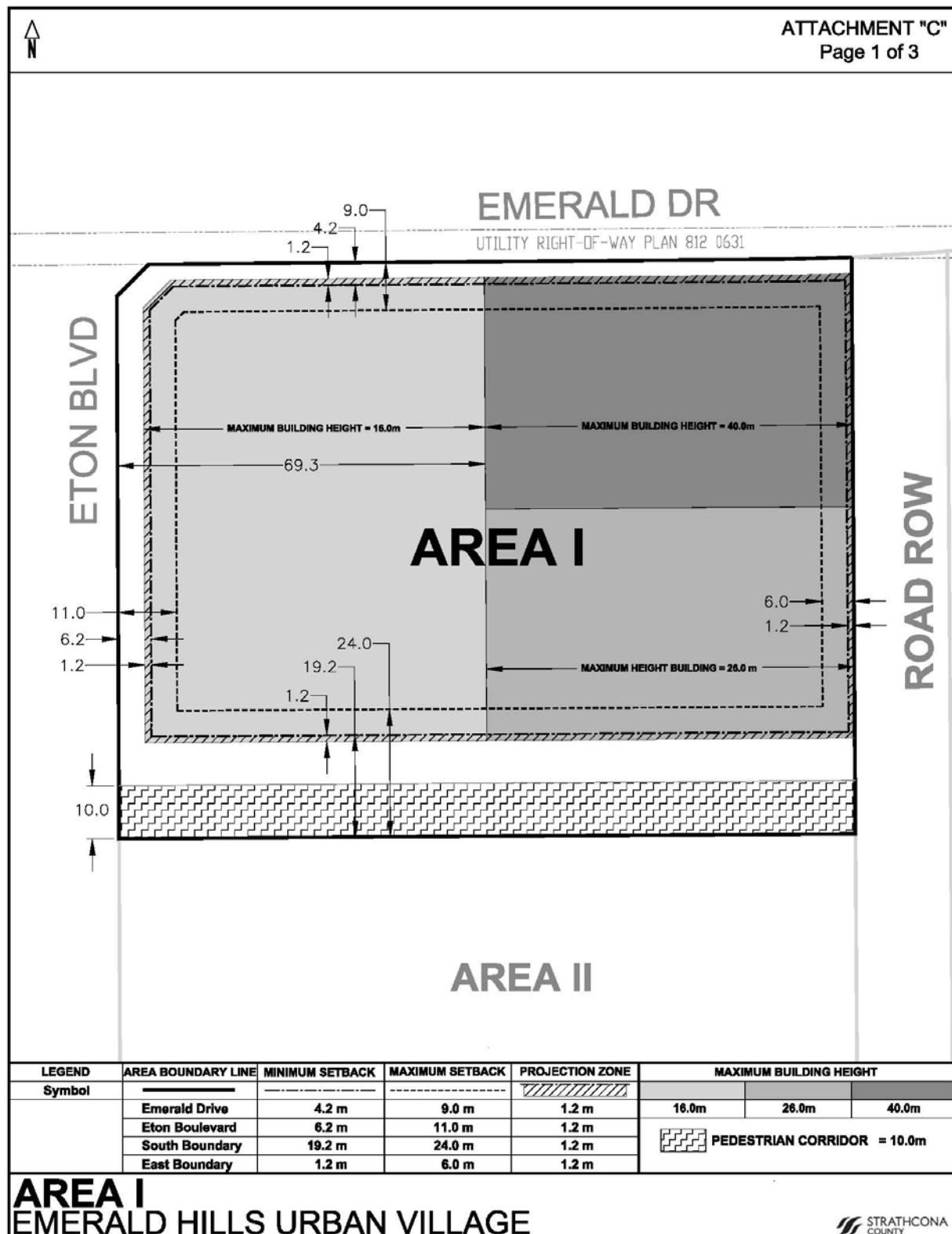


EMERALD HILLS URBAN VILLAGE

MASTER SITE PLAN

ATTACHMENT "B"

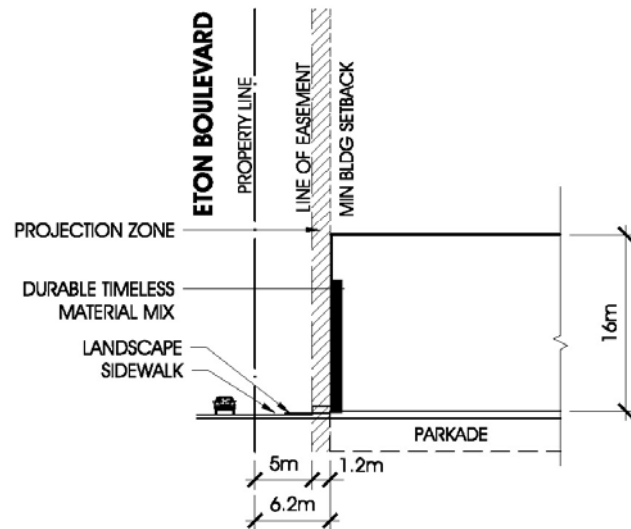




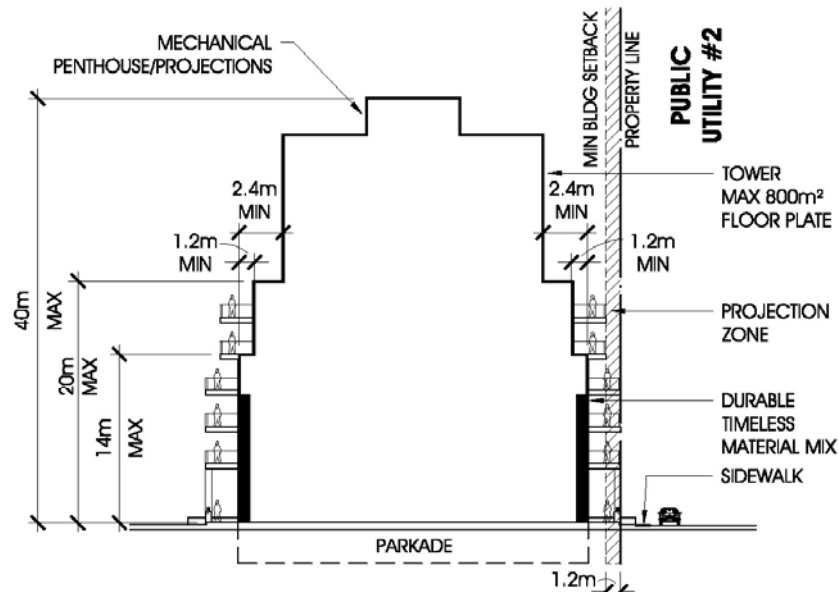
EMERALD HILLS URBAN VILLAGE AREA I

ATTACHMENT "C"

Page 2 of 3



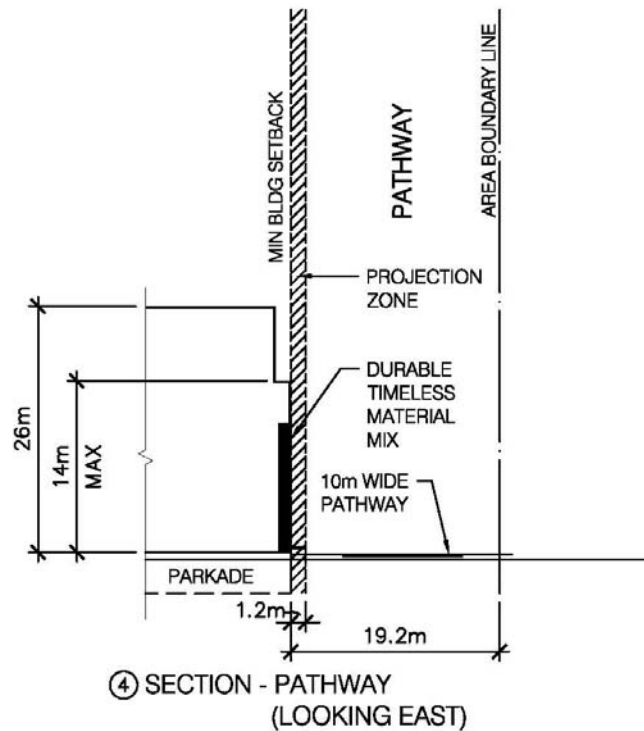
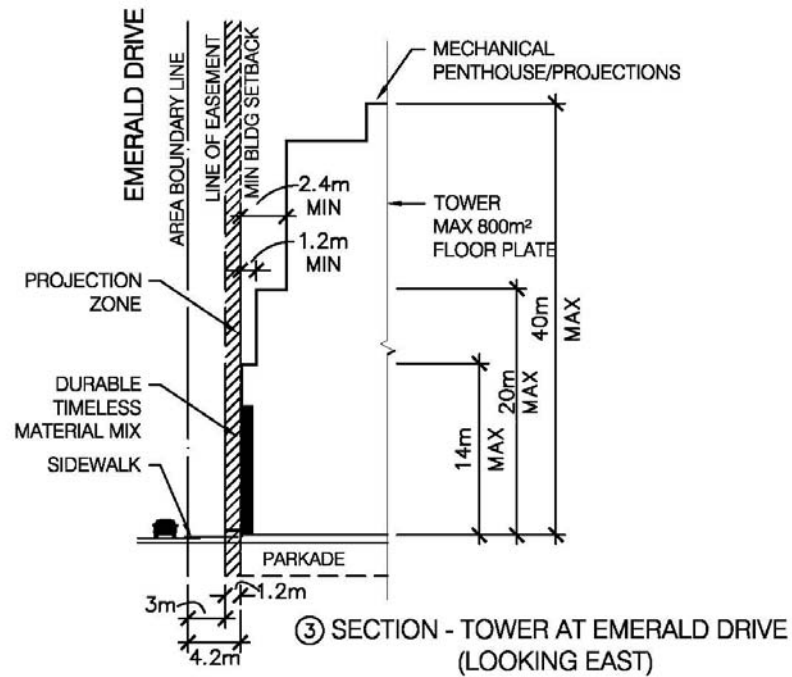
① SECTION - ETON BOULEVARD
(LOOKING NORTH)

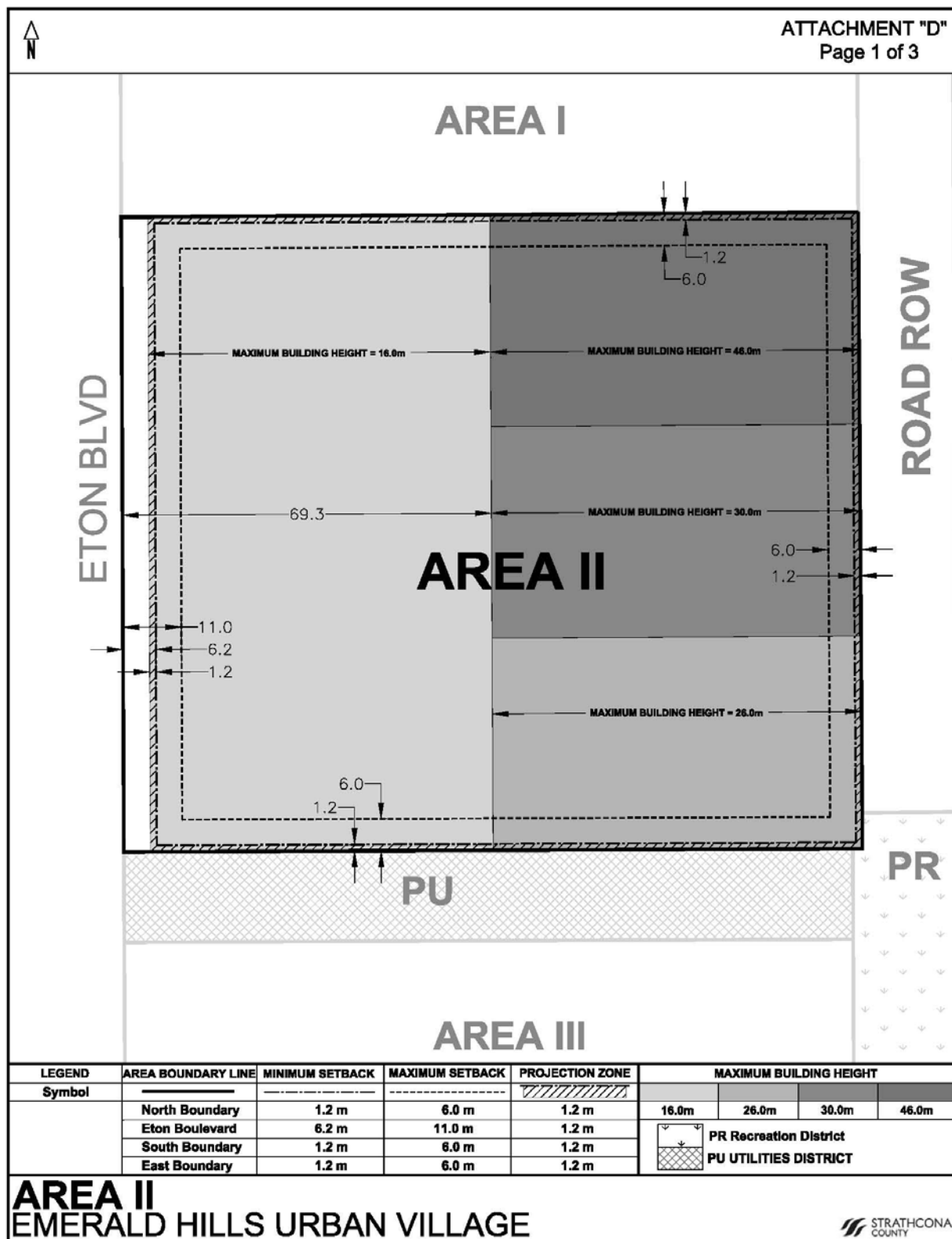


② SECTION - TOWER AT PUBLIC UTILITY #2
(LOOKING NORTH)

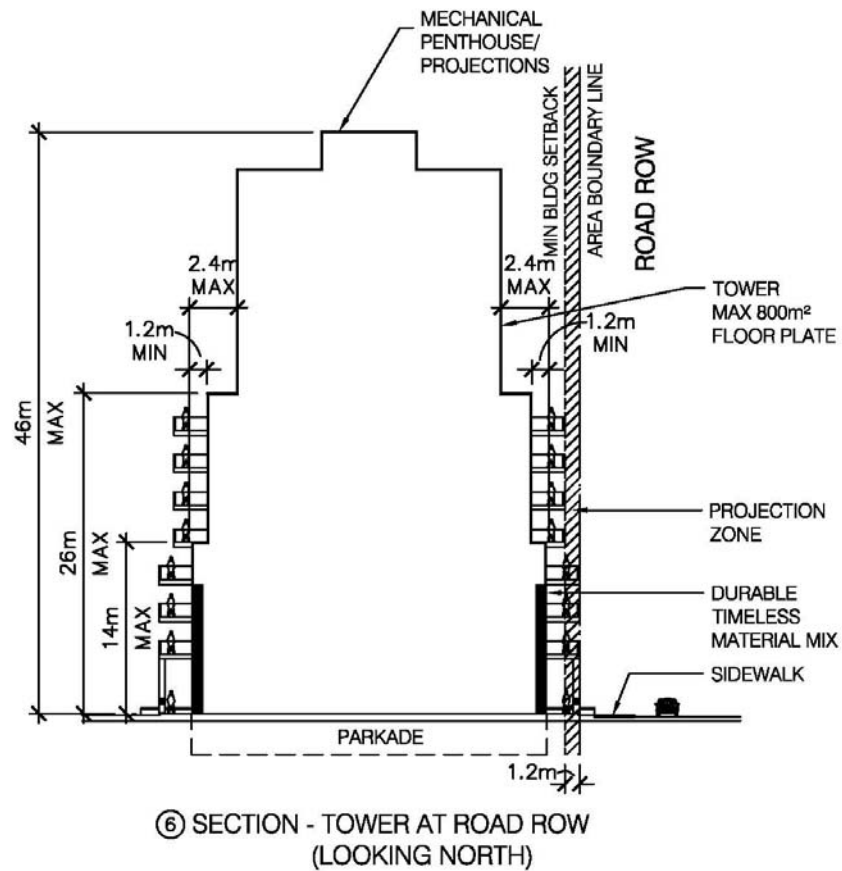
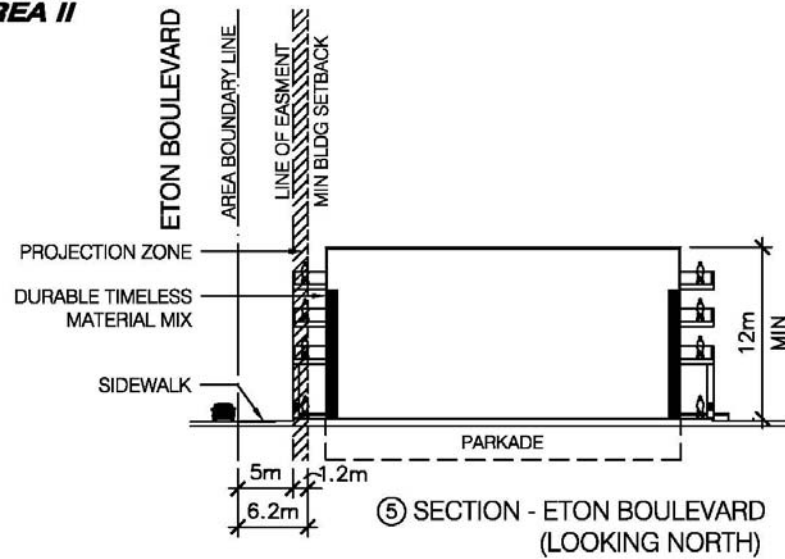
*Note: Section numbers are referenced on Attachment "B" (Site Master Plan)

EMERALD HILLS URBAN VILLAGE AREA I

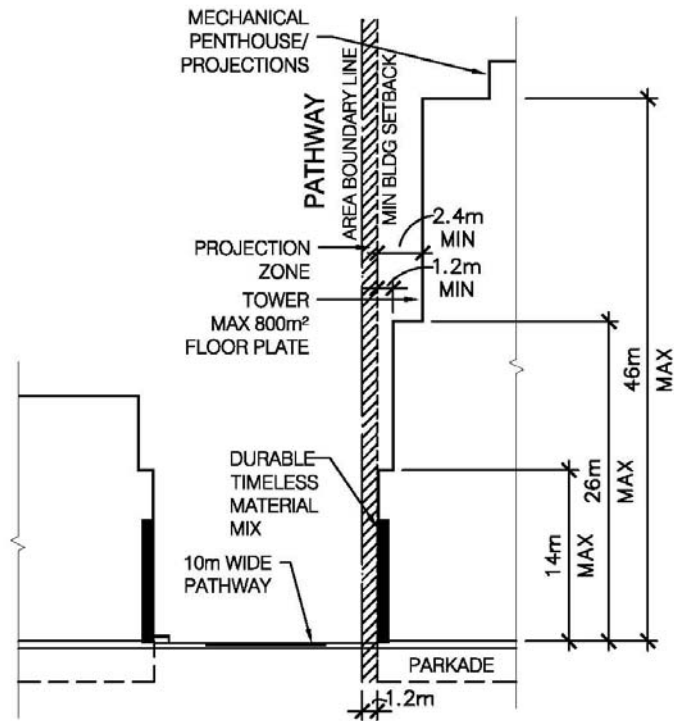




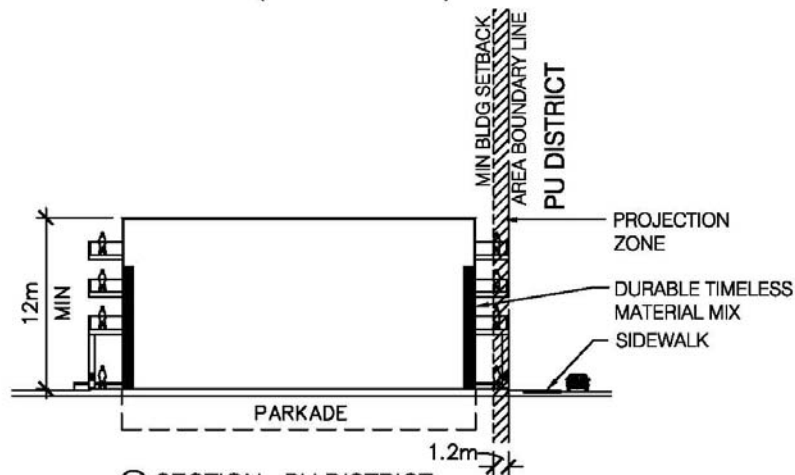
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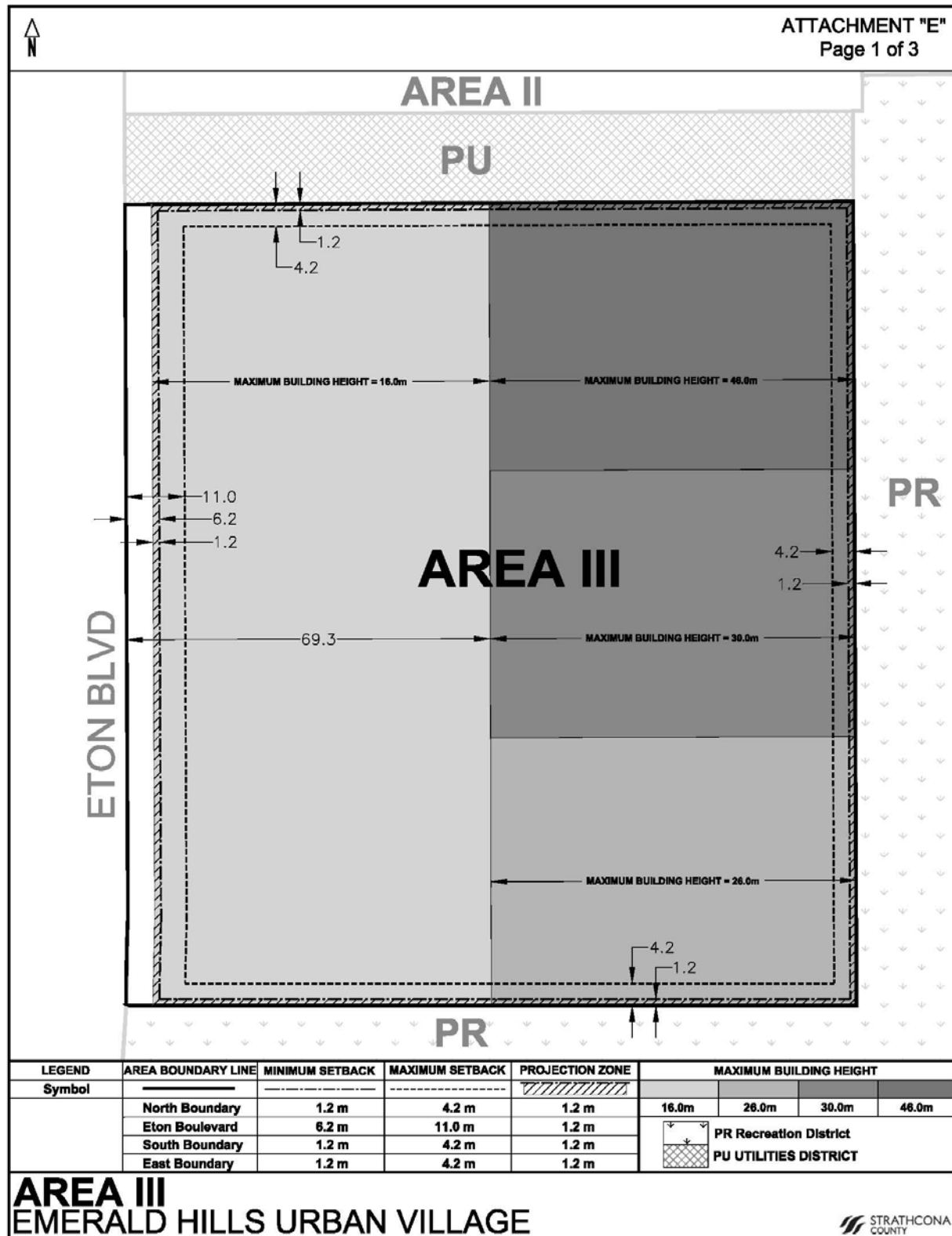
EMERALD HILLS URBAN VILLAGE AREA II



⑦ SECTION - TOWER AT PATHWAY
(LOOKING EAST)

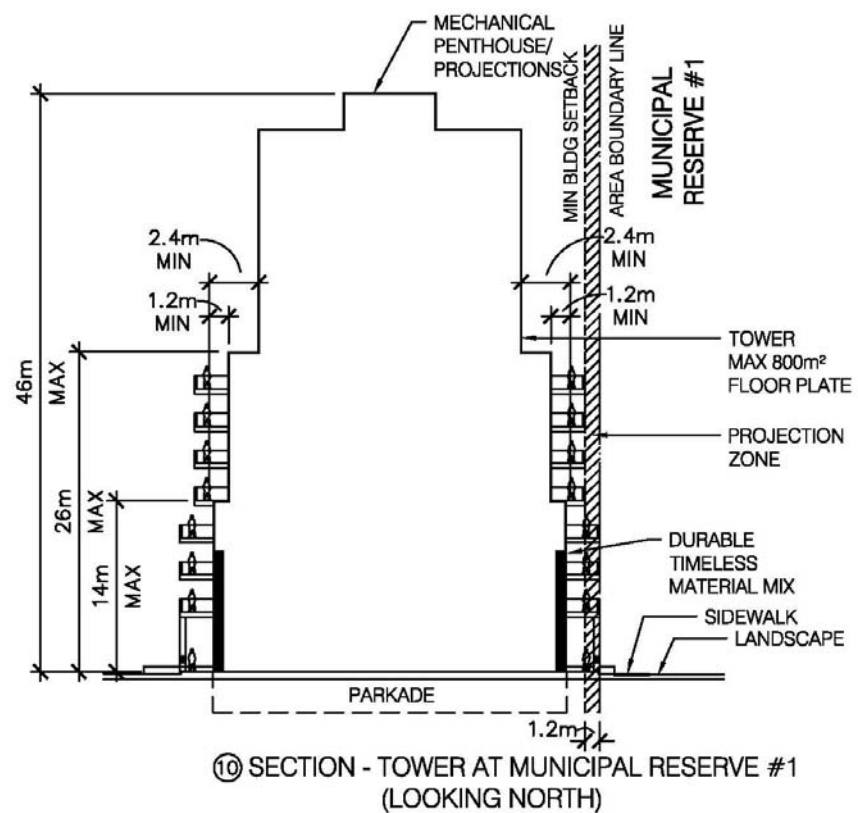
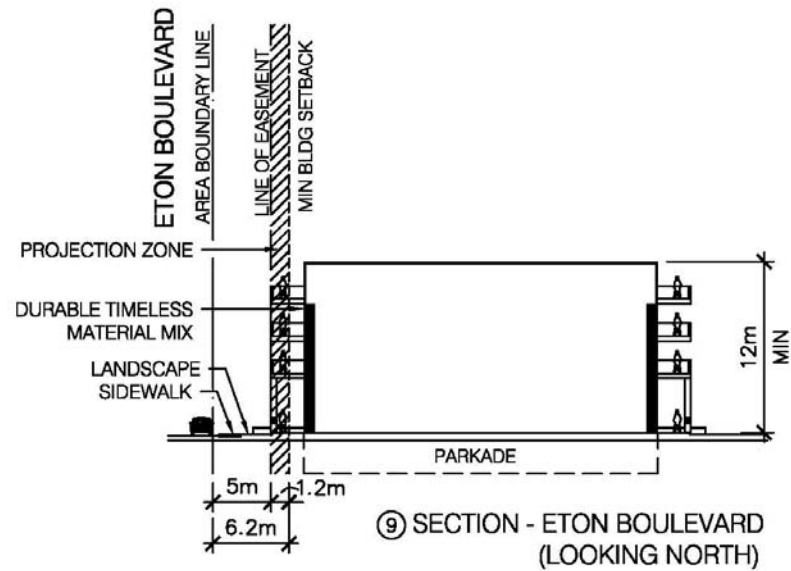


⑧ SECTION - PU DISTRICT
(LOOKING EAST)

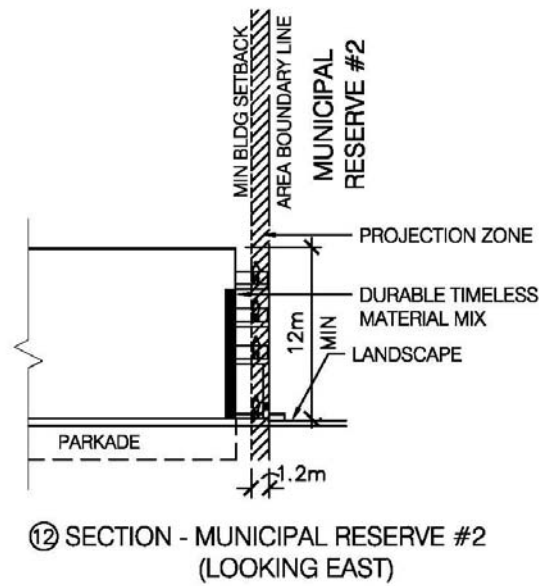
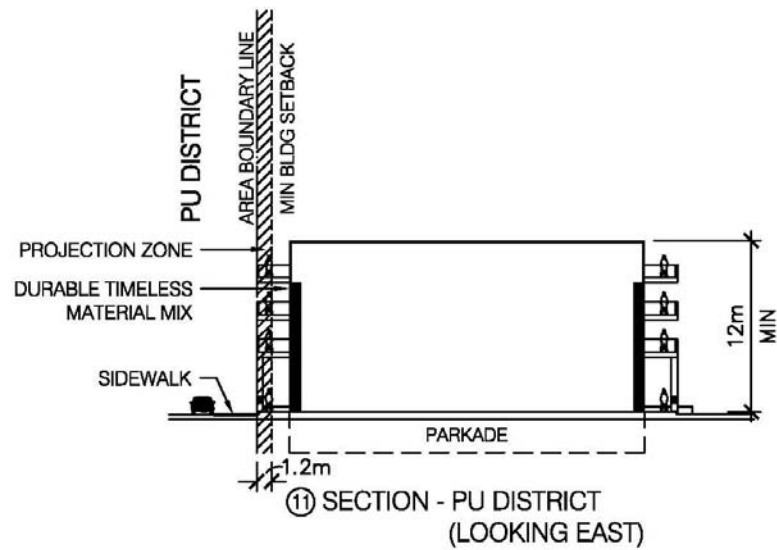


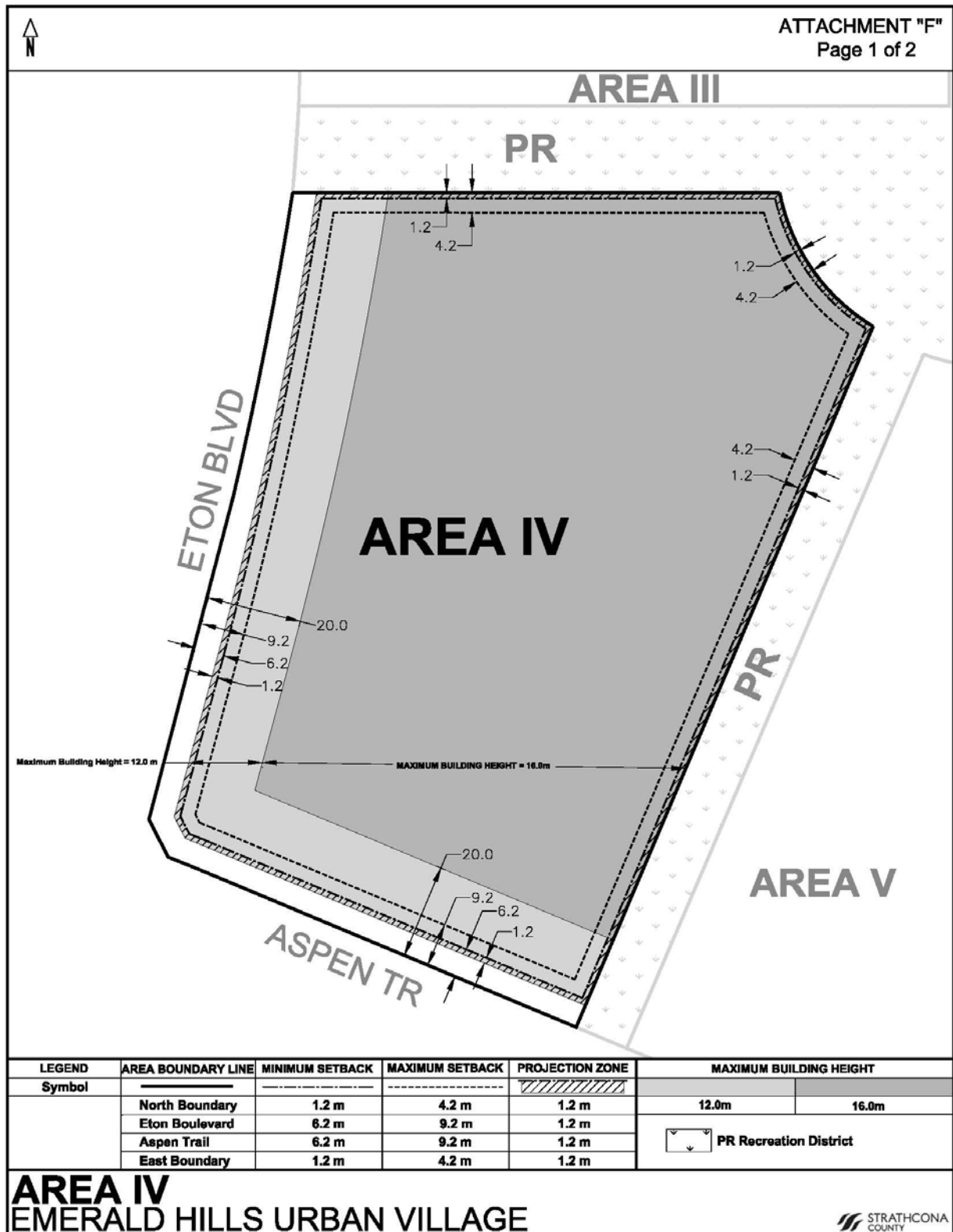
EMERALD HILLS URBAN VILLAGE

AREA III

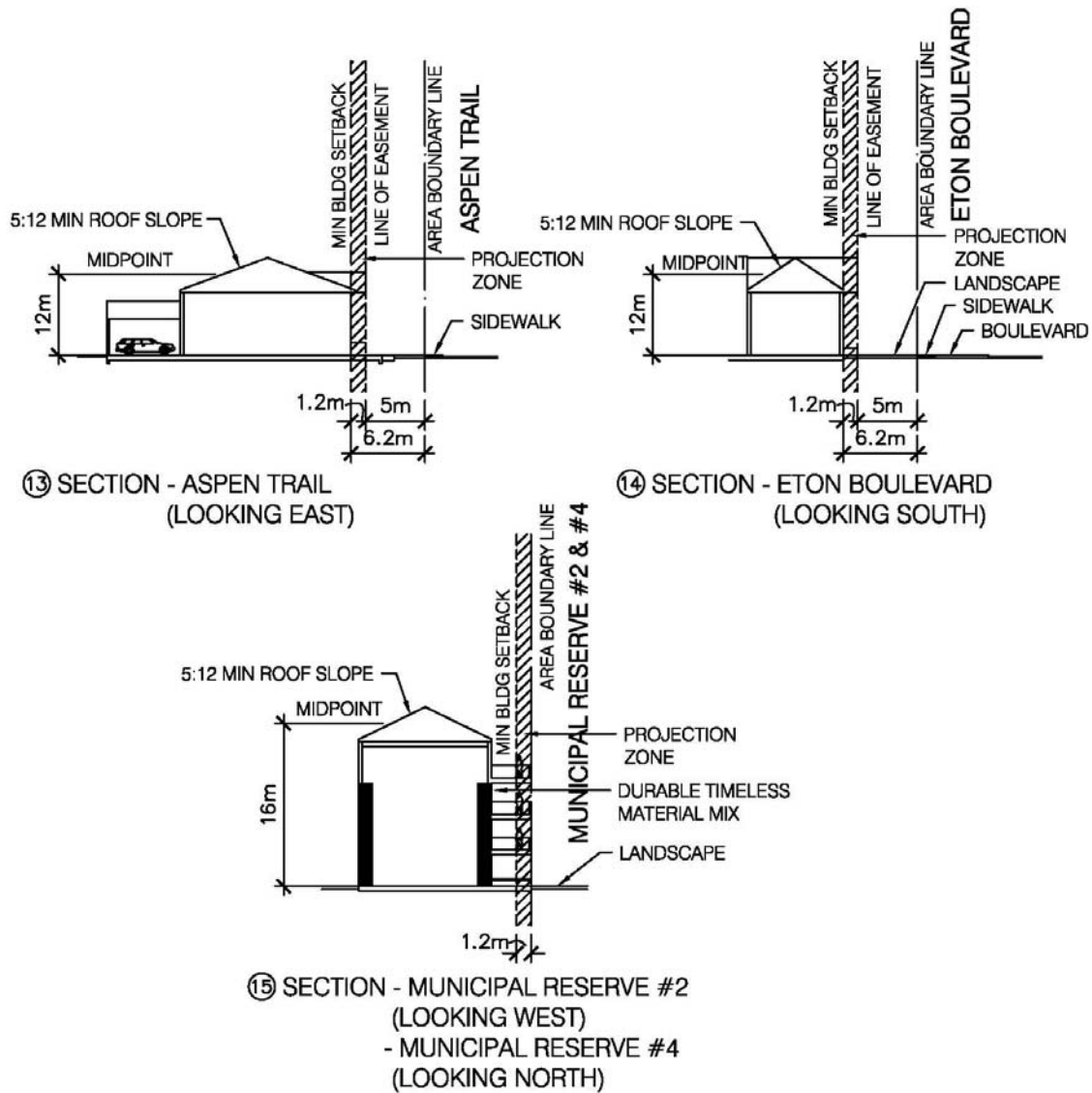


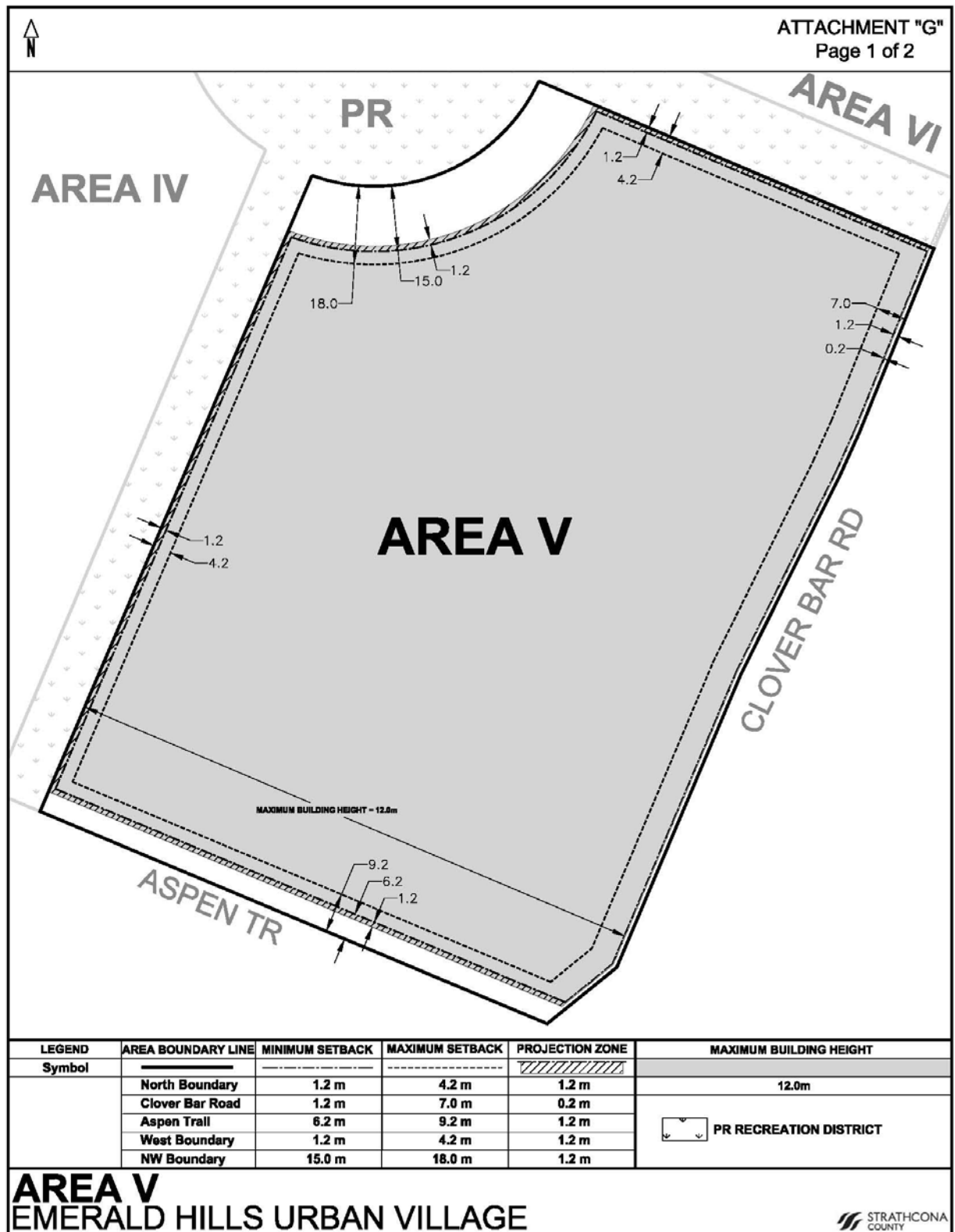
EMERALD HILLS URBAN VILLAGE AREA III



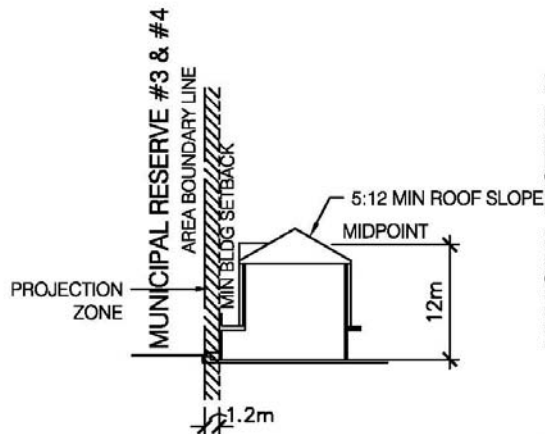


EMERALD HILLS URBAN VILLAGE AREA IV

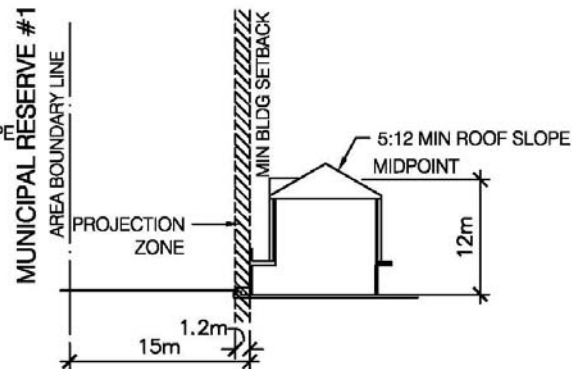




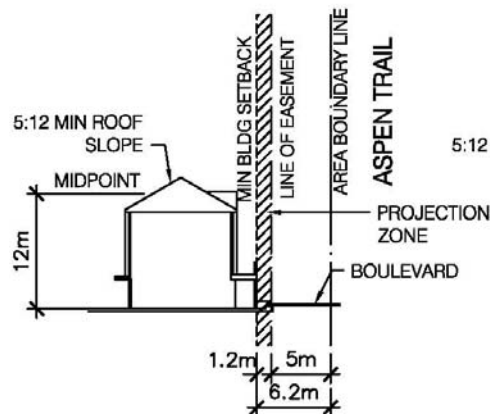
EMERALD HILLS URBAN VILLAGE AREA V



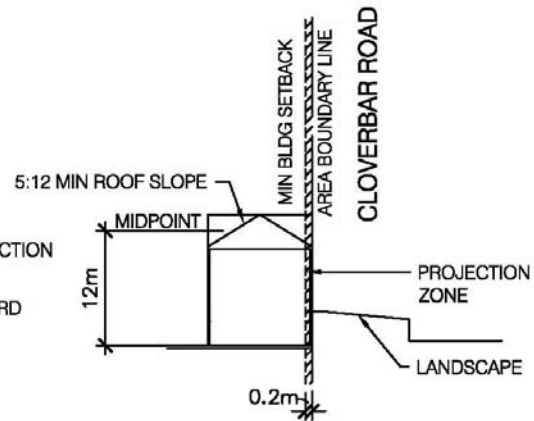
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- MUNICIPAL RESERVE #4
(LOOKING NORTH)



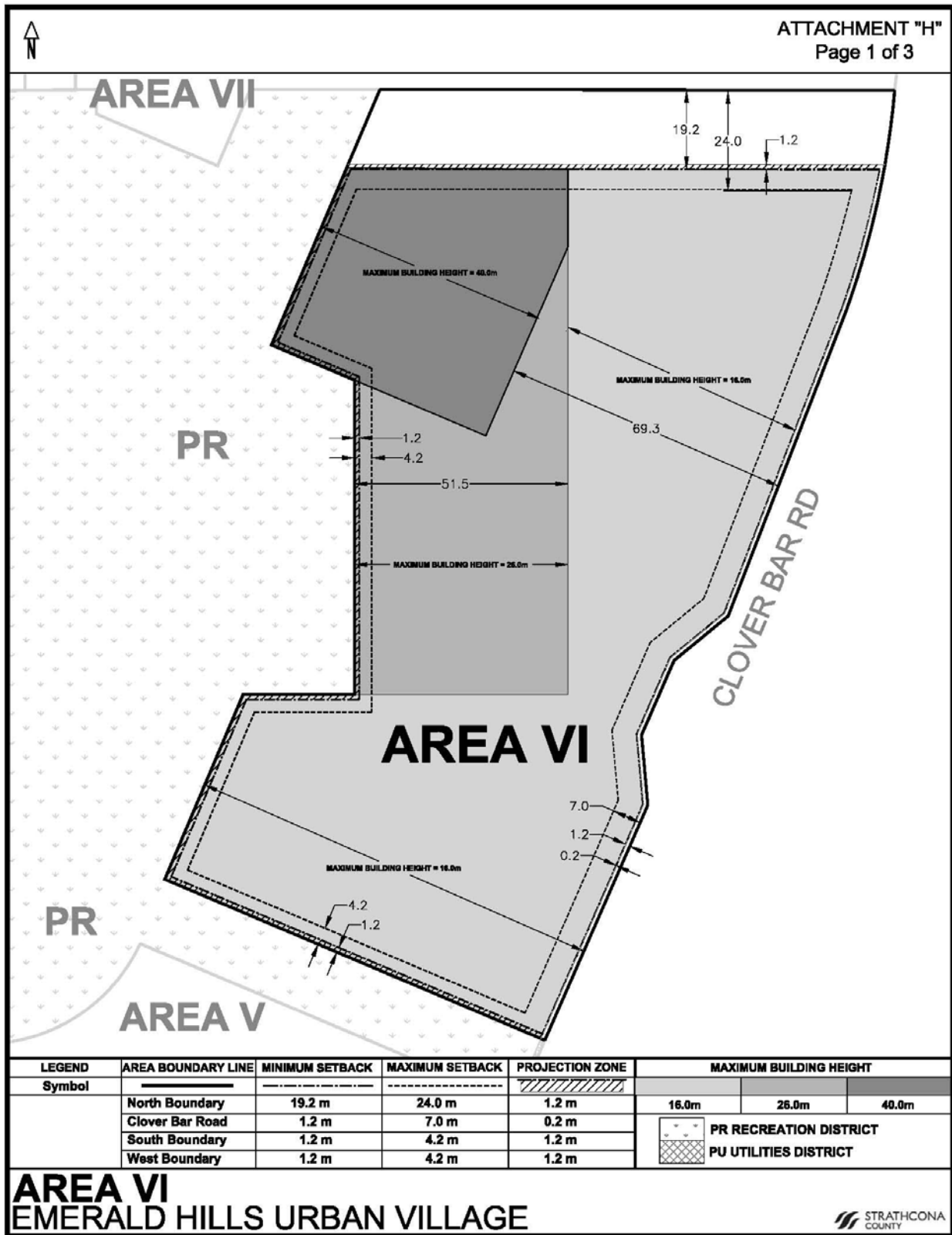
⑪ SECTION - MUNICIPAL RESERVE #1
(LOOKING EAST)



⑫ SECTION - ASPEN TRAIL
(LOOKING EAST)

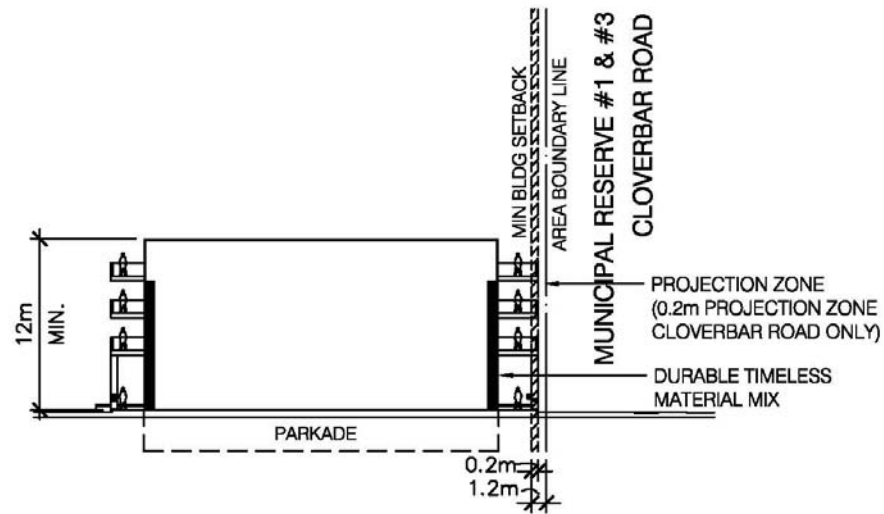


⑬ SECTION - CLOVERBAR ROAD
(LOOKING NORTH)

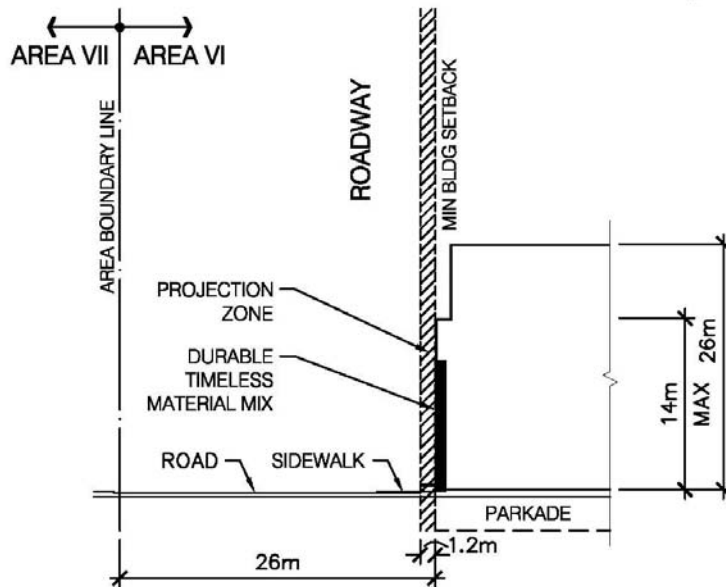


EMERALD HILLS URBAN VILLAGE

AREA VI



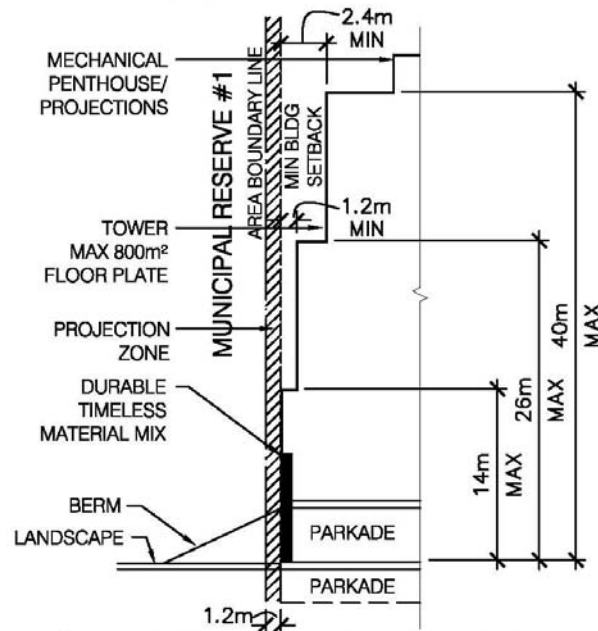
- ②0 SECTION - SOUTH BUILDING - MUNICIPAL RESERVE #1
(LOOKING SOUTH)
- MUNICIPAL RESERVE #3
(LOOKING EAST)
- SOUTH & NORTHEAST BUILDING - CLOVERBAR ROAD
(LOOKING NORTH)



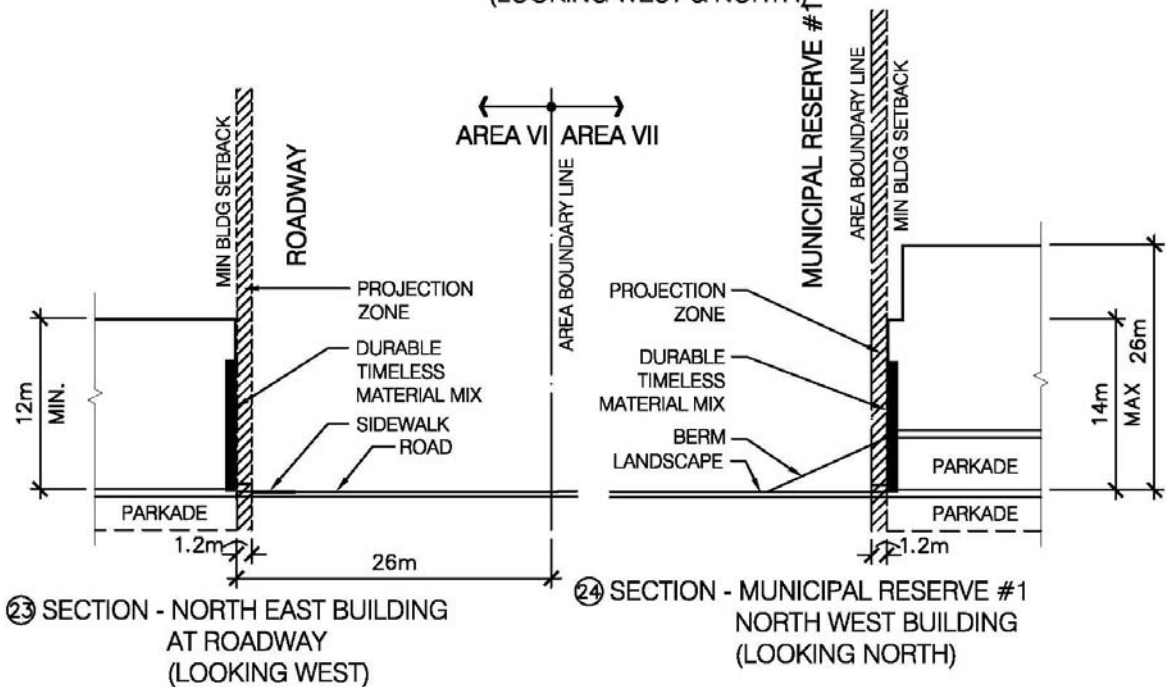
- ②1 SECTION - NORTH WEST BUILDING
AT ROADWAY
(LOOKING EAST)

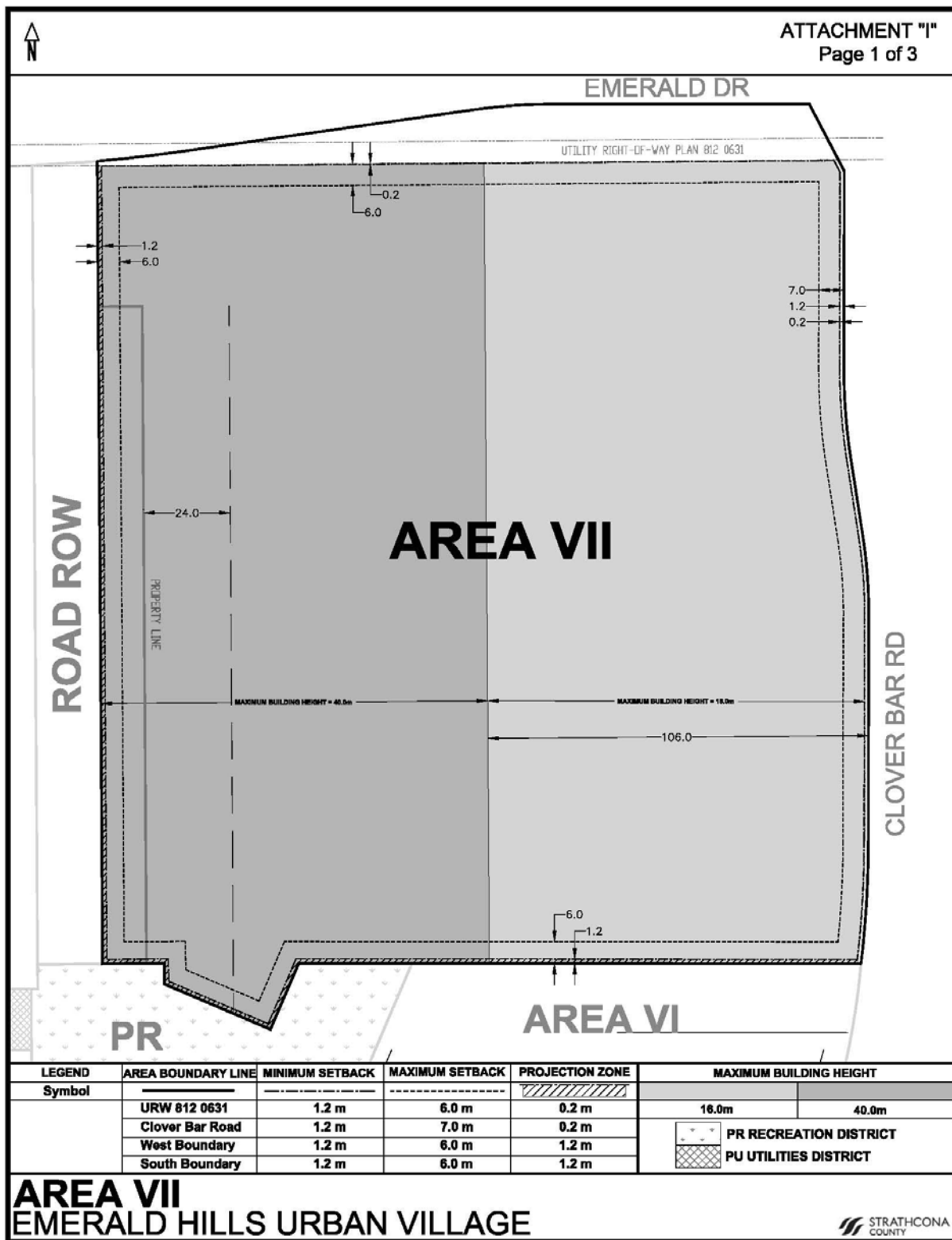
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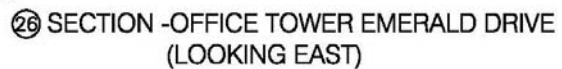
AREA VI



22 SECTION - TOWER - MUNICIPAL RESERVE #1
(LOOKING WEST & NORTH)





AREA VII

EMERALD HILLS URBAN VILLAGE AREA VII

