

Public Service Residential PSR Zone Review

The PSR zone was created for a specific site within the city. Due to the specific nature of this zone, it is proposed that this zone be changed to a direct control zone. Minimal changes to the zone contents are proposed at this time.

Key Information

Existing Key Information	Proposed Key Information	Notes
Public Service Residential PSR Zone This Zone provides for the Development of a Cultural Facility and Residential uses on Lot 4, Block 8, Plan 892 2959 in a manner that is compatible with Adjacent uses and natural areas.	Direct Control Zone No. ##: DC(##) Asooahum Crossing This Zone provides for the Development of a Cultural Facility and Residential uses on Lot 4, Block 8, Plan 892 2959 in a manner that is compatible with Adjacent uses and natural areas.	No change

Land Uses

P – Permitted Use; D – Discretionary Use

Land Uses	Existing Public Service Residential PSR Zone	Direct Control Zone No. ## DC(##) Asooahum Crossing	Notes
Accessory Building	P	P	No change
Accessory Use	P	P	No change
Any legally existing or approved Residential Development	D	D	No change
Building Sign	P	P	No change
Community Gardens	P	P	No change
Courtyard	D	D	No change
Cultural Facility	P	P	No change
Day Care Facility	P, must be accessory to Cultural Facility of Building containing Dwelling Units	P	Added flexibility for use
Emergency Services	D	D	No change
Excavation, Stripping, and Grading	D	D	No change
Freestanding Sign	P	P	No change
Home Occupation Major	D	D	No change
Home Occupation Minor	P	P	No change

Land Uses	Existing Public Service Residential PSR Zone	Direct Control Zone No. ## DC(##) Asooahum Crossing	Notes
Natural Vegetation		P	New use, added flexibility in zone
Open Space	D	P	Now permitted for greater flexibility
Professional Office, accessory	P	P	No change
Professional Office, not accessory	D	D	No change
Public Art		P	New use, added flexibility in zone
Public Assembly		D	New use, added flexibility in zone
Temporary Building	D	D	No change
Temporary Use	D	D	No change
Up to 40 Dwelling Units (Apartment, DU in Cultural Facility, Townhouse)	P	P	No change
Utilities	P	P	No change
Utility Facility	D	D	No change

Regulations

Regulation	Existing Public Service Residential PSR Zone	Direct Control Zone No. ## DC(##) Asooahum Crossing	Notes
Minimum Site Area	1.4ha	1.4ha	No change
Minimum Front Yard	4.0m	4.0m	No change
Minimum Side Yard	1.5m or as required by the Alberta Building Code, whichever is greater	1.5m	No change, building code will still apply
Minimum Rear Yard	1.5m or as required by the Alberta Building Code, whichever is greater	1.5m	No change, building code will still apply
Maximum Building Footprint for Cultural Facility	930.0m ²	930.0m ²	No change
Maximum Building Height for Cultural Facility	4.0 storeys	4.0 storeys	No change

Landscaped Area	Subject to section 3.130		Remove, landscaping is addressed in Part 3 Landscaping Regulations.
Site design	In the PS-R Zone the Site Plan, relationship between Buildings, the provision and the architecture of landscaped Open Space, and the Parking layout, will be subject to approval by the DA.		Remove, addressed in Part 2 regulations
Residential Development	The Development of Townhouse and Apartments will be regulated by the R-H Residential High-Density Zone development regulations.	The Development of Townhouses and Apartments will be regulated by the R-H Residential High-Density Zone regulations.	No change
Flood Elevation	All useable floor areas must be a minimum of 0.6m above the 1:100 flood elevation.	All useable floor areas must be a minimum of 0.6m above the 1:100 flood elevation.	No change