

SECTION 126A SE – SPORTS AND ENTERTAINMENT DISTRICT

(Bylaw C-1167-21, Oct. 12, 2021)

(1) GENERAL PURPOSE

This District is intended for Development of public and private recreational and sports entertainment facilities that provide for both the active and passive recreational needs of residents. The intended mixed use developments may include a range of commercial, residential and other uses that support the principal use and reinforce its vibrancy within a neighbourhood and as a community gathering place.

(Bylaw C-1408-25, Sept 8, 2025)

Permitted Uses	Discretionary Uses
• Parks • Public Libraries and Cultural Exhibits • Recreation Establishment, Commercial • Recreational Establishment, Indoor • Recreational Establishment, Outdoor • Stadiums • Theatres • Transit Transfer Stations	• Accessory Building • Accessory Uses • Child Care Facility • Government Services • Multi-Unit Dwellings as accessory to Stadiums • Park and Ride Facility • Public Utility Buildings • Religious Assembly • Sales Centre • Temporary Building or Use • Indoor Self Storage (Bylaw C-1187-22, July 18, 2022) (Bylaw C-1408-25, Sept 8, 2025)

(2) DEVELOPMENT REGULATIONS

In addition to the Regulations contained in Part 6 General Regulations, Part 7 Special Regulations, Part 8 Parking Regulations, Part 9 Landscaping Regulations, and Part 10 Sign Regulations, the following regulations shall apply to all Development in this District.

	Site Standard
Front Yard Setback (Minimum):	• 6.0 m • A minimum 3.0 m of the Setback shall be landscaped, with remaining areas being either landscaping or parking
Side Yard Setback (Minimum):	• 4.0 m or 10% of the site Width, whichever is less
Rear Yard Setback (Minimum):	• 7.5 m • For Sites Adjacent to a Residential District, the closest 3.0 m shall be landscaped

Site Coverage (Maximum):	• 60%
Building Height (Maximum):	• 22.0 m for Stadiums • 16.0 m for all other uses
Density (Minimum):	• 75 units per net hectare
Common Amenity Area for Multi-Unit Dwellings (Minimum)	• 7.5 m² per Dwelling Unit

(3) ADDITIONAL REGULATIONS

- (a) Accessory Use developments shall support neighbourhood vibrancy and the Site as a community gathering place, and may include:
 - (i) Eating & Drinking Establishments (e.g. restaurants, bars, microbreweries);
 - (ii) Professional and Office Services (e.g. team offices);
 - (iii) Retail Sales (e.g. team sales, equipment services);
 - (iv) Private Health Service (e.g. sports medicine, etc.); and
 - (v) Other Accessory Uses that conform to the District's purpose.
- (b) Temporary Buildings and Uses for on-Site events (e.g. farmer's markets, flea markets, and similar activities) shall not conflict with the normal development operations of the Principal Use and shall be in consideration of seasonal use variation and/or non-peak time usage.
- (c) Multi-Unit Dwellings shall be accessory to a Stadium use, not exceed 1.0 hectare in Site area, and be integrated with on-site development to the satisfaction of the Development Officer.
- (d) Religious Assembly, notwithstanding Section 73 (2), shall not have associated living quarters.
- (e) Indoor Self Storage Use shall:
 - (i) be located within the Stadium Building located on the lands currently described as Lot 1, Block 1, Plan 2322005; (Bylaw C-1187-22, July 18, 2022)
 - (ii) not be a standalone building; (Bylaw C-1408-25, Sept 8, 2025)
 - (iii) include a security and maintenance office;
 - (iv) have a individual self storage locker size maximum of 50 m²; and

- (v) prohibit the storage of dangerous goods.
- (f) Parking requirement for Indoor Self Storage shall be 1 stall per 100 m² of Gross Floor Area, with parking for visitors and staff being provided in proximity to the storage use entrance.
- (g) Parking required for Indoor Self Storage use may be reduced and shared with parking for the Stadium where a parking study demonstrates capacity, to the satisfaction of the Development Officer.
- (h) Loading docks and visitor access for Indoor Self Storage shall be independent from those for Stadium uses.
- (i) Entrances shall be clearly visible and accessible from the parking area, well lit and reflect the principles of Crime Prevention Through Environmental Design (CPTED).

(4) URBAN DESIGN REGULATIONS

- (a) Buildings shall incorporate enhanced architectural design and standards that include:
 - (i) Use of high-quality building materials with varied finish and textures;
 - (ii) Use of multiple complementary colours for interest;
 - (iii) Articulate Building walls and enhanced main Building entrances;
 - (iv) Variations in roof lines; and,
 - (v) Utility and mechanical systems shall be screened at ground level by Landscaping, solid fencing, or otherwise be incorporated into Building design, all to the satisfaction of the Development Officer.
- (b) Site design shall pursue a high-quality on-Site design and integration of buildings, parking and circulation, and landscaping by:
 - (i) Site design shall consider the principles of Crime Prevention Through Environmental Design (CPTED) to enhance public safety;
 - (ii) Public gathering areas provided shall incorporate enhanced visitor comfort and sense of place elements including, but not limited to: public art; shade structures; enhanced landscaping; seating areas; lighting; and, other similar features;

- (iii) Outdoor eating areas shall not impede pedestrian circulation at the discretion of the Development Officer;
- (iv) All permanent Site lighting shall use fixtures that minimize off-Site glare and be directed downward to maintain dark-sky conditions;
- (v) On-Site vehicle parking areas shall be designed to minimize vehicular conflicts, ensure emergency vehicle circulation, be attractively landscaped, and ensure that Site ingress and egress are safe and efficient in moving traffic to and from public roadways with all being to the satisfaction of the Development Officer;
- (vi) Maximize pedestrian safety by use of internal traffic signs to manage flow, diagonal painted asphalt markings to define major pedestrian routes, and minimize conflicts points with vehicles;
- (vii) Provide safe, convenient, and universally accessible vehicle drop-off areas near to public entrances;
- (viii) Include bicycle parking stalls within 10 metres of public entrances that do not impede pedestrian circulation or building access;
- (ix) Setback areas abutting Residential Districts shall use berms and/or enhanced Landscaping elements to mitigate any undesirable visual impacts if, in the opinion of Development Officer, there is a likelihood that the proposed development will generate undesirable impact on surrounding sites, such as poor appearance, excessive noise, light, odours, traffic, litter or dust;
- (x) Native trees, plants, and xeriscaping shall be used to minimize the need for supplemental water, and bio-retention areas may be utilized where appropriate and integrated within the Site; and,
- (xi) Parking areas adjacent to public roadways shall be visually mitigated by the use of regularly spaced deciduous trees planted parallel to the roadway to the satisfaction of the Development Officer.