

9.12 DC(A)- 07 DIRECT CONTROL – Commercial Centre (HWY 21 at Pineview)

9.12.1 Purpose

The purpose of this District is to establish site specific regulations for the development of a commercial retail and service centre. The site is to be developed in a manner that is sensitive to the adjacent residential neighbourhood. It is also to be developed in a comprehensive manner with high architectural and urban design standards given the site's frontage and prominence along Highway 21.

9.12.2 Area of Application

This District applies to River Lot 15 Plan FORTSAS, as shown on Figure 9.12b.

9.12.3 DC(A)-07 Uses:

(a) DC(A)-07 Permitted Uses	(b) DC(A)-07 Discretionary Uses
<ul style="list-style-type: none"> - Business Support Service - Commercial School - Community Service Facility - Day Care Facility - Eating and Drinking Establishment - Eating and Drinking Establishment (limited) - Fascia Sign - Freestanding Sign - Government Service - Health Service - Identification Sign - Personal Service - Pet Care Service - Portable Sign - Professional, Financial and Office Service - Projecting Sign - Retail Store (Convenience) - Retail Store (General) - Retail Store (Liquor) - Seasonal Garden Centre - Veterinarian Clinic - Accessory development to any use listed in subsection 9.6.2 (a) 	<ul style="list-style-type: none"> - Drive Through Service - Eating and Drinking Establishment (outdoor) - Indoor Entertainment Facility - Indoor Recreation Facility - Parking Facility - Service Station (Limited)

9.12.4 DC(A)-07 Site Subdivision Regulations

	Interior or Corner Site
a)Site Area	2,023.5m ² (0.5ac) minimum
a)Site Width	At the discretion of the Subdivision/Development Authority
b) Site Depth	At the discretion of the Subdivision/Development Authority

9.12.5 DC(A)-07 Site Development Regulations

	Interior or Corner Site	
a)Site Area	Minimum	0.2 ha (0.5 ac)
a)Front Yard Setback	Minimum	7.5m (24.6ft)
b) Rear Yard Setback	Minimum	7.5m (24.6ft)
c) Side Yard Setback	Minimum	4.5m (14.8ft)
d) Building Height	Maximum	14.0m (45.9ft)
e) Site Coverage	Maximum	70%

9.12.6 Building Height

- (a) Maximum building height shall be determined based upon:
 - i. The location of the building in proximity to low density residential as per Figure 9.12a.

Figure 9.12a Maximum Building Height Diagram



9.12.7 Architectural Design

- (a) The design of each building shall establish a single architectural theme or architectural style. Similar design elements, finishing materials, colours and roof style shall be applied to each building regardless of the staging sequence of the project.
- (b) Buildings along Highway 21 shall have significant building orientation towards the Highway.
- (c) The roofline and building façade shall include design elements that reduce the perceived mass of the building and add architectural interest.

- (d) All mechanical equipment, including roof mechanical units, shall be concealed by screening in a manner compatible with the architectural character of the building, or concealed by incorporating it within the building framework.
- (e) The site shall be developed to maximize aesthetic views from the adjacent roadway and adjacent residential land use. All sides of buildings that are exposed to a public roadway or another site shall be finished in a consistent, harmonious manner.
- (f) The exterior wall finishing materials shall be predominantly composed of muted colours, with strong colours limited to use as an accent.

9.12.8 Lighting

- (a) Appropriate lighting shall provide for security and visual interest. Lighting shall be directed towards parking areas and buildings on site and shall be directed away from the adjacent residential area.
- (b) A plan indicating the location of exterior lights, including the projected light patterns, shall be provided for multi-unit residential, commercial, and institutional sites located adjacent to a residential land use.

9.12.9 Noise Mitigation

- (a) A noise report prepared by a qualified professional shall be submitted prior to the issuance of development permits. This report shall consider appropriate fencing along the rear of the property in order to mitigate noise from future commercial activities. Any recommendations from the report shall be implemented by the applicant through the permit approval process.
- (b) Loading docks shall be designed in a manner which direct associated noise away from the residential area.
- (c) Except for on-site parking, loading areas, short term marketing promotions, and eating and drinking establishment (outdoor), all business activities shall be carried out entirely within completely enclosed buildings or structures.

9.12.10 Pedestrian Connectivity

- (a) Walkways for pedestrians shall be accommodated throughout the site and shall provide connections to the City's trail system.
- (b) A pedestrian circulation plan for each development shall be submitted prior to approval of a development permit. This plan shall provide for pedestrian connections between developments such that potential conflict between pedestrians and vehicles is minimized.

9.12.11 Waste Collection

- (a) Garbage and recycling containers shall not be visible from Highway 21 and shall be screened using appropriate architectural or landscaping treatment.
- (b) The site plan shall identify where garbage and storage areas are located. Areas designated for storage, truck parking and waste collection shall have a minimum separation distance of 25.0 m (82.0ft) from residential uses.

9.12.12 Landscaping

- (a) A detailed landscape plan for each development shall be submitted and approved by the Development Authority. These plans should include details of pavement materials, fencing, street furniture, garbage and storage areas, pedestrian seating areas and sizes and species of plantings.
- (b) The landscape plan shall incorporate a row of trees along the rear property line for the length of the entire site.
- (c) A minimum 4.0 m (13.1ft) wide landscape buffer is required along the frontage of Highway 21. Landscaping treatment within the buffer shall contain a mixture of coniferous and deciduous trees and shrubs to enhance the streetscape and development. .

9.12.13 Construction Notification Requirements

- a) Prior to any construction on-site, the adjacent residential properties shall be notified and provided with the contact information for the on-site construction manager.
- b) Contact information for the on-site construction manager shall be posted around the perimeter of the site during construction.

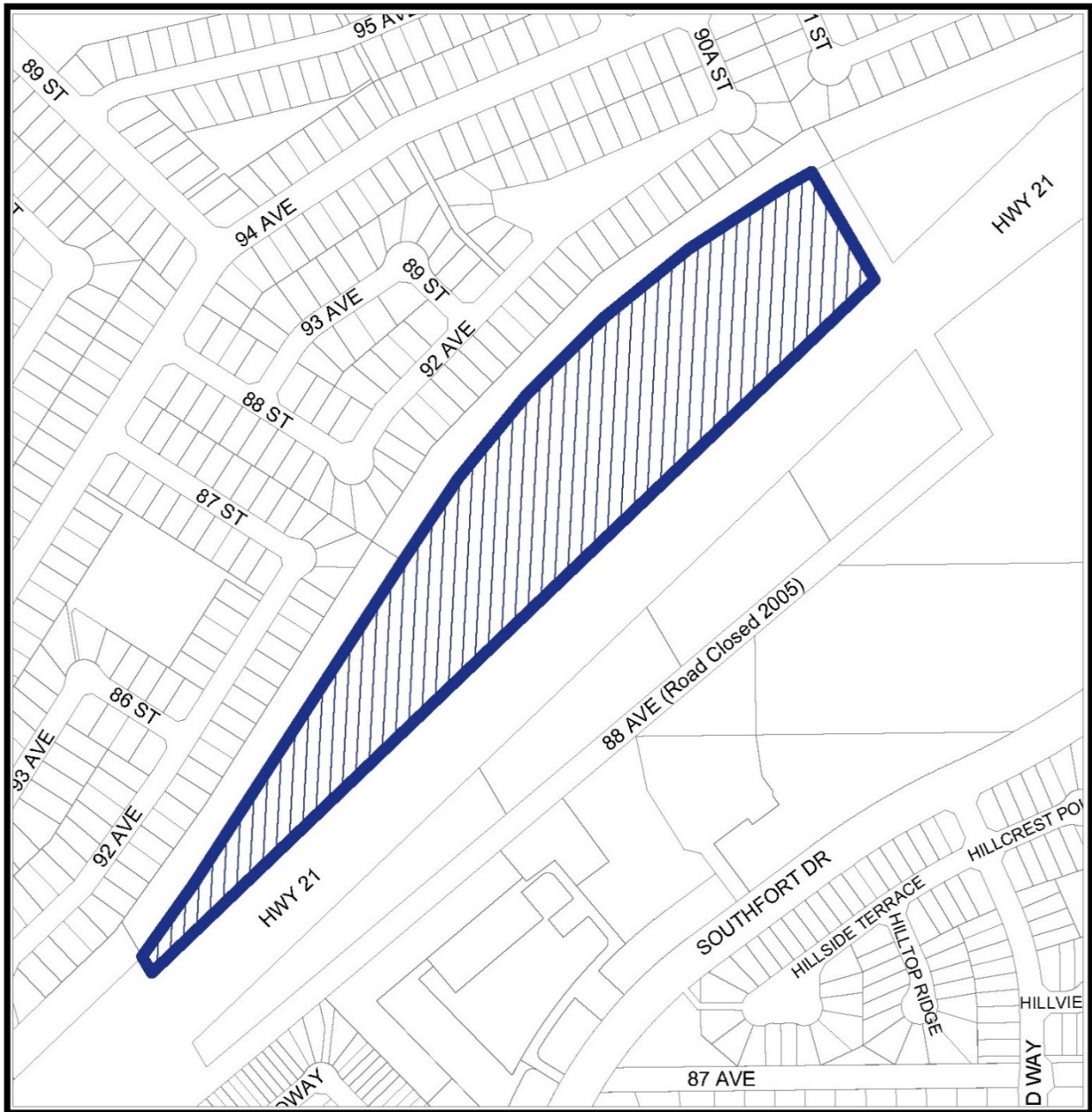
9.12.14 Additional Development Regulations

- (a) All development and uses within this Land Use District are subject to the applicable provisions of Part 4 – General Regulations for all Land Use Districts, Sections 6.1 to 6.7 of Part 6- Commercial Land Use Districts, Part 11 – Parking and Loading, and Part 12 – Signs. Notwithstanding, should there be conflicting regulations, the regulations of the DC(A) District shall prevail.
- (b) A master plan for the entire site shall be submitted for approval by the Development Authority prior to the issuance of any development permits.
- (c) For buildings along Highway 21, parking shall be located at the rear or along the sides of the buildings. There shall be no parking within 6.0 m of MR.

Figure 9.12b: Applicable Area for DC(A)-07- Commercial Centre (HWY 21 at Pineview)

DC(A)-07

Lot 15, Plan FORTSAS



SUBJECT AREA