

9.13 DC(A)-08 DIRECT CONTROL- 99th AVENUE RESIDENTIAL MIXED USE CENTRE

9.13.1 Purpose

This District is intended for the development of a residential mixed use centre. Residential apartment developments can include neighbourhood level commercial and retail uses.

9.13.2 Area of Application

This Direct Control District applies to Lots: 17-18, Block: 22, Plan: 1523644, as shown in **Figure 9.13.**

9.13.3 DC(A)-08 Permitted and Discretionary Uses:

(a) DC(A)-08 Permitted	(b) DC(A)-08 Discretionary
<ul style="list-style-type: none"> - Apartment Dwelling - Assisted Living Facility - Assisted Living Facility (Limited) - Day Care Facility - Eating & Drinking Establishment (Limited) - Home Office - Parking Facility - Personal Service - Professional, Financial and Office Service - Retail Store (Convenience) - Retail Store (General) - Sign, Fascia - Sign, Identification - Sign, Projecting - Temporary Sales Centre 	<ul style="list-style-type: none"> - Community Garden - Day Care Facility (limited) * - Eating & Drinking Establishment - Eating & Drinking Establishment (Outdoor) - Health Services - Home Business** - Live Work Unit*** - Multi-attached Dwelling - Show Home - Sign, Freestanding - Accessory Development to those uses listed in 5.24.2 (b)

* Day care facility (limited) may not occur within a dwelling unit.

** Home business uses may not occur within a dwelling unit.

*** Live work unit may not occur within an apartment dwelling.

9.13.4 RMH Site Subdivision Regulations for Apartment Dwellings

	Interior or Corner Site
a) Site Area	1,360.0m ² (14,638.9ft ²) minimum
b) Site Width	40.0m (130.2ft) minimum
c) Site Depth	34.0m (111.5ft) minimum

9.13.5 DC(A)-08 Site Development Regulations for Apartment Dwellings**

	Interior Site	Corner Site	
a) Front Yard Setback	7.0m (23.0ft) minimum	Front	7.0m (23.0ft) minimum
		Flanking	6.0m (19.7ft) minimum
b) Rear Yard Setback	7.0m (23.0ft) minimum		
c) Side Yard Setback	6.0m (19.7ft) minimum		
d) Principal Building Height	12 storeys not to exceed 40.0m (131.2ft) maximum. Buildings over four storeys shall provide appropriate transitions in height, scale and massing to adjacent sites as per figure 9.13a		
e) Site Coverage	60% maximum for all buildings and structures		
f) Density	A minimum of 70 dwelling units per net development hectare		

** Internal site setbacks for condominium sites may be reduced and shall be determined at the discretion of the Development Authority.

9.13.6 DC(A)-08 Site Subdivision Regulations for Multi-Attached Dwellings

	Internal Unit	External Unit
a) Site Area	207.0m ² (2,218.1ft ²) minimum	360.0m ² (3,875.0ft ²) minimum
b) Site Width	6.1m (20.0ft) minimum	10.6m (34.8ft) minimum
c) Site Depth	34.0m (111.5ft) minimum	

9.13.7 DC(A)-08 Site Development Regulations for Multi-Attached Dwellings**

	Interior or Corner Site	
a) Front Yard Setback	Front Yard	3.0m (9.8ft) minimum with a lane
		4.5m (14.8ft) maximum with a lane
		6.0m (19.6ft) minimum without a lane
		7.0m (23.0ft) maximum without a lane
	Flanking Yard	3.0m (9.8ft) minimum on a corner site
		4.5m (14.8ft) maximum on a corner site
b) Rear Yard Setback	8.0m (26.2ft) minimum	
c) Side Yard Setback	1.5m (4.9ft) minimum	
d) Principal Building Height	Three storey not to exceed 11.0m (36.1ft) maximum. A maximum differential of one storey shall be allowed between adjacent sites.	
e) Site Coverage	60% maximum	
f) Density	A minimum of 70 dwelling units per net developable hectare	

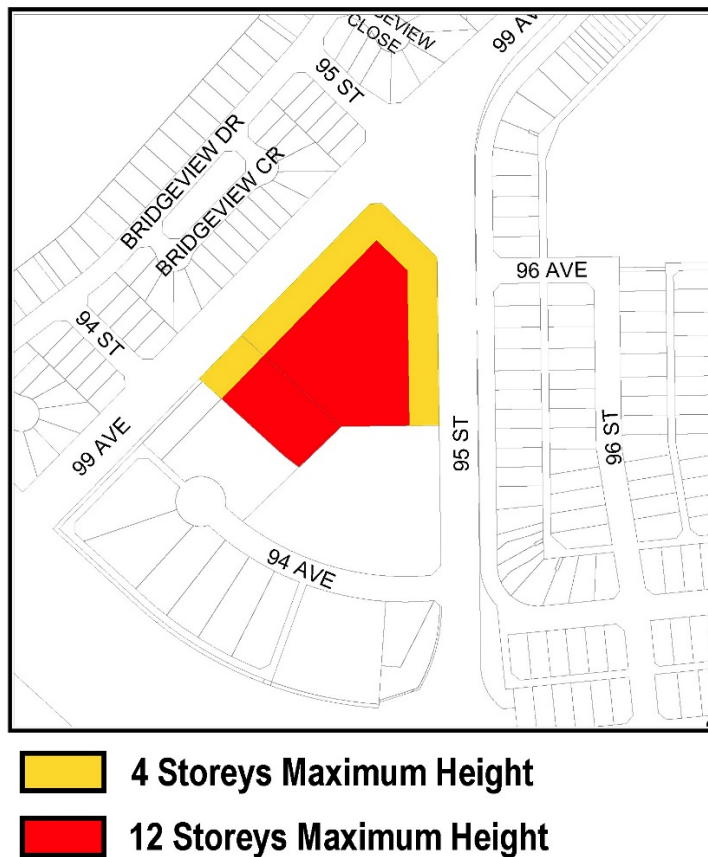
** Internal site setbacks for condominium sites may be reduced and shall be determined at the discretion of the Development Authority.

9.13.8 Building Height Transition

The following regulations are intended to ensure buildings are of a proportionate scale with the street and respect building heights of surrounding land uses.

- (a) No buildings above 4 storeys in height should be fronting 99 Avenue and 95 Street, as per Figure 9.13.a

Figure 9.13a: Maximum Building Heights

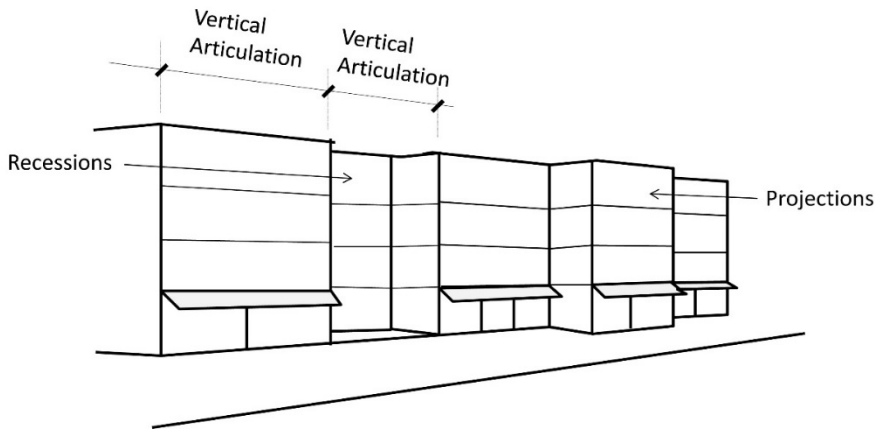


9.13.9 Building Massing and Architectural Character

The following regulations are intended to ensure buildings contribute to a sense of place by providing visual interest along the street level, interesting building forms, and human scale dimensions.

- a) The use of stepbacks are encouraged for the upper storeys of buildings over 4 storeys.
- b) Vertical articulations in the streetwall fronting public roads using a variety of colours, materials, projections as well as recessions in the building façade are encouraged, as per Figure 9.13b.

Figure 9.13b: Vertical Articulation and Building Entrances



9.13.10 Building Façade Treatment

The following regulations are intended to ensure quality materials and finishes are used for buildings

- (a) Brick, masonry, and stone features are encouraged on the ground storey and building entrances. Stucco and siding can be considered for the balance of the building.

9.13.11 Development Regulations for Commercial Uses

The intent of the following regulations are to guide commercial uses for mixed use development.

- (a) Non-residential listed uses shall:
 - i. Not be permitted as a freestanding use in a stand-alone building;
 - ii. Limited to the first storey of apartment buildings; and
 - iii. Shall have separate access at grade from residential uses.

9.13.12 Parking, Parkades, and Accesses,

- (a) Surface parking should be located to the rear or side of buildings.
- (b) Where possible, vehicular entrances to underground parking facilities should be provided from the rear of buildings.
- (c) Lighting for parking facilities shall not project onto neighbouring properties.

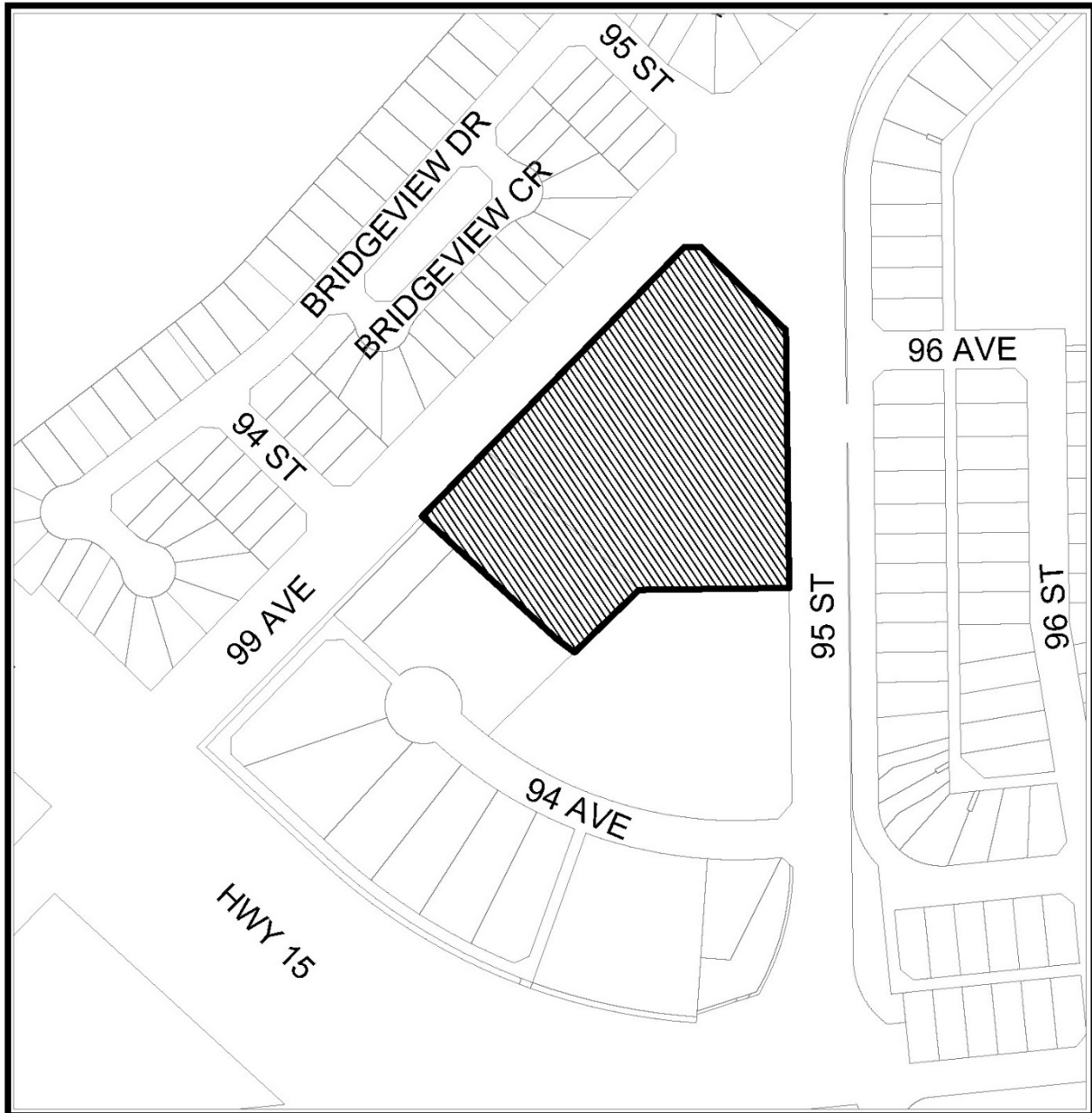
9.13.13 Additional Regulations

- (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, Part 5 - Residential Land Use Districts – General Regulations, Part 11 - Parking and Loading, and Part 12 – Signs.
- (b) The siting and appearance of all buildings or improvements, and the landscaping of the site shall be to the satisfaction of the Development Authority in order that there shall be general conformity with adjacent buildings, and that there may be adequate protection afforded to the amenities of adjacent buildings and sites. The form and character of buildings shall complement adjacent residential character of the neighbourhood.

Figure 9.13: Applicable area for DC(A)-08- 99th Avenue Residential Mixed Use Centre

DC(A)-08

Lots 17-18, Block 22, Plan 1523644



SUBJECT AREA