

**(DC1) Direct Development Control Provision**  
**DC1 Area 3**

**1. General Purpose**

The purpose of this Provision is to provide for a dense, compact residential development with urban design regulation to sensitively incorporate new developments into the existing neighbourhood.

**2. Area of Application**

This Provision shall apply to land within the boundaries of the 104 Avenue Corridor Area Redevelopment Plan south of 104 Avenue NW from the alley between 124 and 123 Street NW to 111 Street NW, as shown on Schedule A attached to the Bylaw adopting this Provision and as identified on Appendix “1” attached.

**3. Uses**

- a. Apartment Housing
- b. Group Homes
- c. Limited Group Homes
- d. Lodging Houses
- e. Minor Home Based Business
- f. Major Home Based Business
- g. Row Housing
- h. Stacked Row Housing
- i. Child Care Services
- j. Convenience Retail Stores
- k. Personal Service Shops
- l. Professional, Financial, and Office Support Services
- m. Residential Sales Centre
- n. Specialty Food Services
- o. Fascia On-Premises Signs
- p. Free-standing On-Premises Signs
- q. Temporary On-Premises Signs

**4. Development Regulations**

- a. The maximum Floor Area Ratio shall be 3.0

- b. The maximum Density shall be 300 Dwellings/ha.
- c. The maximum Height shall not exceed 23.0 m.
- d. The minimum Front Setback shall be consistent, within 1.0m, with the setback of development on abutting Sites; but, shall not be less than 5.0m.
- e. The minimum Rear Setback shall be 0.0m.
- f. The minimum Side Setback shall be 1.5m. Where the Side Yard abuts a flanking public roadway other than a lane, the minimum Side Setback shall be 4.5m.
- g. A minimum Amenity Area of 7.5 m<sup>2</sup> per Dwelling shall be provided.
- h. Landscaping shall comply with Section 55 of the Zoning Bylaw.
- i. Signs shall comply with Section 59B of the Zoning Bylaw.
  - i. Notwithstanding Section 59B Temporary On-Premises Signs shall be permitted, excluding trailer mounted signs.
- j. The following regulation shall apply to Personal Service Shops, Professional Financial and Office Support Services, Residential Sales Centres, Convenience Retail Stores, and Specialty Food Services:
  - i. The total Floor Area of these Uses on a Site shall not exceed 275 m<sup>2</sup>
  - ii. These Uses shall not be permitted in any freestanding structure separate from a structure containing Residential Uses. These Uses shall be limited to the first floor. Principal entrances to these Uses shall be a separate, outside entrance located at-Grade.
  - iii. Notwithstanding 4(j)ii existing Single Detached, Semi-Detached, and Duplex Housing may be converted to Commercial Uses.

## 5. **Parking and Loading**

- a. Vehicular and Bicycle Parking shall be provided in accordance with Section 54 of the Zoning Bylaw.
- b. Notwithstanding Section 5(a) of this Provision, required Residential and Residential-Related Uses shall provide Off-street Vehicular Accessory Parking spaces as follows:

	Minimum	Maximum
Bachelor Suite or Bed Sitting Room	0.2	0.5
1 Bedroom Dwelling or Residential-Related Unit	.4	.75
2 Bedroom Dwelling or Residential Related Unit	.8	1.25
Visitor Parking	1 per 10 Dwellings	1 per 7 Dwellings

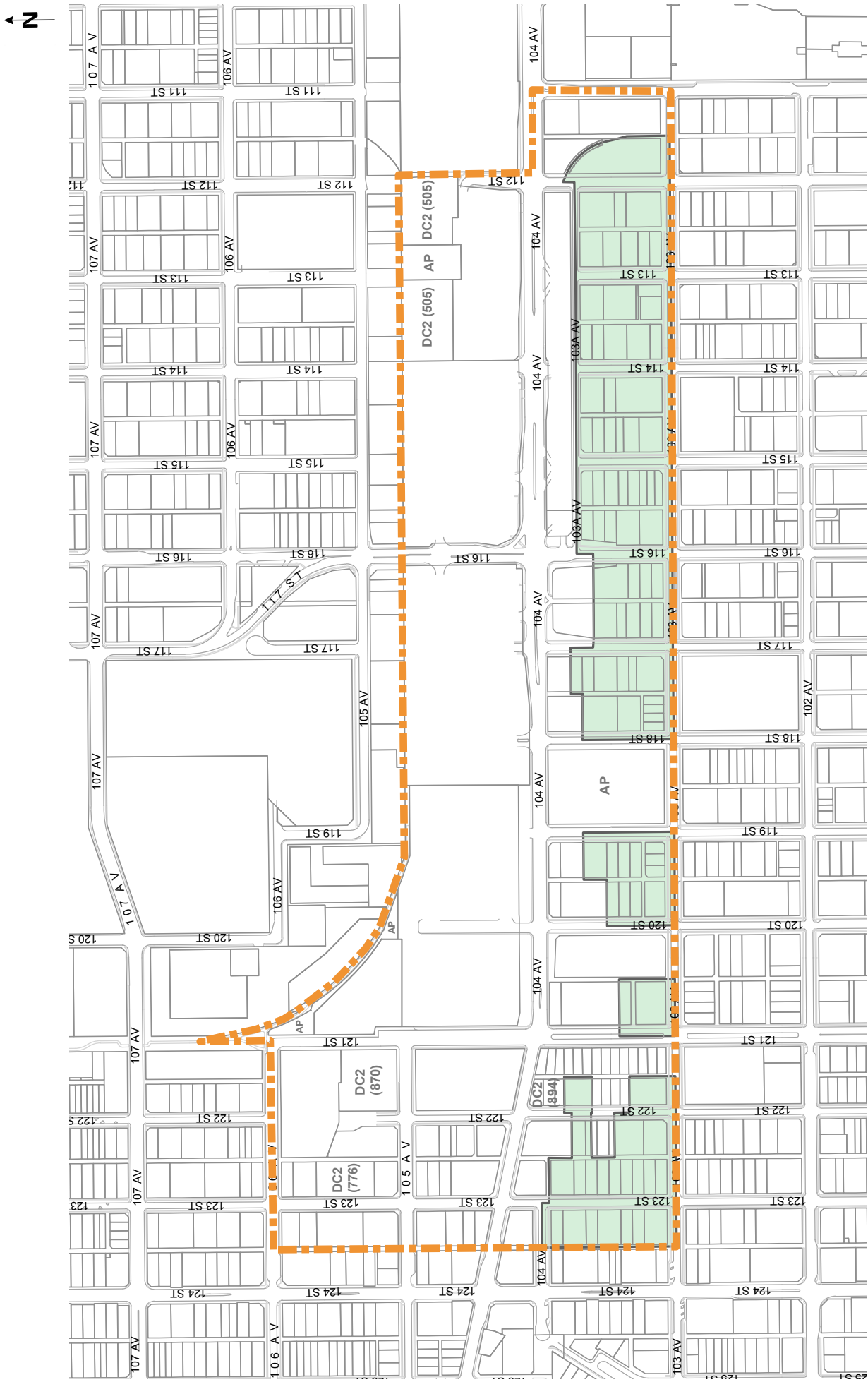
- c. The Development Officer may consider, in consultation with Transportation Services, a vehicular parking reduction if a Parking Demand Study is submitted in conjunction with an application for a Development Permit justifying any reduction in vehicular parking requirements.
- d. Notwithstanding Section 5(a) of this Provision, Bicycle Parking spaces for Residential Uses shall be provided in a safe, secure, indoor location at a minimum rate of 40% of the number of Off-street Vehicular Parking Spaces required under Section 5(b) of this Provision, with 5 Bicycle Parking spaces being the minimum to be provided
- e. Vehicular parking for non-Residential and non-Residential-Related Uses is not required.
- f. Notwithstanding Section 80.6 of the Zoning Bylaw, a separate on-site drop-off area is not required for Childcare Services.
- g. Vehicular parking for Residential and Residential-related Uses on sites greater than 800 m<sup>2</sup> shall be located underground.
- h. Notwithstanding Section 5(g) of this Provision, Vehicular parking for other Uses and visitor parking for Apartment Housing may be provided at grade and shall be located at the rear of the building.
- i. Loading, storage, and trash collection areas shall be concealed from view from adjacent public roadways and sites in accordance with the provisions of Section 55 of the Zoning Bylaw.
- j. Vehicular access shall be provided from the abutting lane. Where there is no Lane, parking access shall be designed to minimize disruption to the yard, sidewalk, and existing trees.
- k. Driveway ramps for below Grade Parking Garages shall not exceed a slope of 6% for the first 4.5m from the property line, or as prescribed by Transportation Services.

## **6. Urban Design Regulations**

- a. The Floor Area shall be Stepback a minimum of 3.0 m from the front wall of the building above a height of 14.5 m. In the case of a Corner Lot, this Stepback shall apply to both street facing Facades.
- b. Buildings shall address all adjacent public roadways, other than lanes, with individual entrances that are clearly visible to lend a sense of occupancy to the street. Buildings on corner Sites shall address both the street and avenue
- c. Entrances and Corners
  - i. Residential entrances shall be designed to address the street in a prominent manner.
  - ii. At Grade residential units shall provide separate, individual access at Grade and feature identifiable doorways, landscape terraces, pedestrian

lighting, and patios. To ensure adequate privacy, the applicant shall provide screening to indicate separate individual access to each unit.

- d. Perceived massing shall be minimized through the following design elements:
  - i. Building setback variations, building orientation, window placement, awnings, articulation around entranceways, roof treatment, and the choice of exterior materials and colors;
  - ii. Landscaping situated so as to mitigate the perceived mass of the street façade;
  - iii. The total length of any building façade shall be limited to 48.0m
- e. Building façade, materials, and Exterior finishing
  - i. All exposed building faces shall have consistent and harmonious exterior finishing materials.
  - ii. Building materials must be sustainable, timeless, durable high quality and appropriate for the development within the context of the neighborhood. The contextual fit, design, proportion, quality, texture and application of various finishing materials shall be to the satisfaction of the Development Officer.
  - iii. Building materials on the lower floor shall be used so as to improve visual quality and permeability of the building.



**Legend**

- Area 3
- 104 Corridor ARP Boundary

**104 Avenue Corridor ARP**

**Appendix 1 - Area 3**