

DC1 – Direct Development Control (Area 8)

1. Area of Application

Portions of Sub Area 4 and Sub Area 5, centered on Jasper Avenue, extending from 110 Street to 121 Street designated DC1 (Area 8) in Bylaw 11619, amending the Land Use Bylaw.

2. Rationale

To provide for a range of uses, with the objective of promoting the continuing development of a pedestrian oriented commercial strip in terms of land use activities and design elements. The district also provides opportunity for the inclusion of residential uses above the ground floor level.

3. Uses

- a) Apartment Housing
- b) Automotive and Minor Recreation Vehicles Sales/Rentals (where existing at the time of the adoption of this Area Redevelopment Plan Bylaw 11619)
- c) Bars and Neighbourhood Pubs
- d) Business Support Services
- e) Cannabis Retail Sales
- f) Child Care Services
- g) Commercial Schools
- h) Community Recreation Services
- i) Convenience Retail Stores
- j) Creation and Production Establishments
- k) Essential Utility Services
- l) Exhibition and Convention Facilities
- m) General Retail Stores
- n) Government Services
- o) Group Home
- p) Health Services
- q) Hotels
- r) Household Repair Services
- s) Indoor Participant Recreation Services
- t) Limited Contractor Services
- u) Limited Group Home
- v) Lodging Houses
- w) Major Alcohol Sales
- x) Major Amusement Establishments
- y) Minor Alcohol Sales
- z) Minor Amusement Establishments
- aa) Major Home Based Business
- bb) Minor Homes Based Business
- cc)
- dd)
- ee) Nightclubs
- ff) Non-accessory Parking
- gg) Personal Service Shops
- hh) Private Clubs
- ii) Professional, Financial and Office Support Services

- jj) Protective and Emergency Services
- kk) Public Libraries and Cultural Exhibits
- ll) Public Park
- mm) Restaurants
- nn) Religious Assembly
- oo) Secondhand Stores
- pp) Specialty Food Services
- qq) Spectator Entertainment Establishments
- rr) Veterinary Services
- ss) Fascia On-premises Signs
- tt) Freestanding Off-premises Signs
- uu) Freestanding On-premises Signs
- vv) Roof On-premises Signs

4. Development Regulations

- a) The maximum total Floor Area Ratio shall be 6.0. Of this total, the maximum Floor Area Ratio for Commercial Uses shall be 3.0;
- b) The maximum density for Residential Uses shall be:
 - i) 450 Dwellings/ha where development includes roof top landscaped amenity space in excess of the amenity space requirements of the Zoning Bylaw; and
 - ii) 400Ddwellings/ha in all other cases;
- c) The maximum Height shall not exceed 36.6 m;
- d) Residential Uses shall not be allowed on the ground floor of any development;
- e) The maximum business frontage for establishments located on the ground level shall be 16.1 m;
- f) In order to promote the formation of a pedestrian-oriented shopping street, no minimum Front Yard shall be required;
- g) The minimum Rear Yard shall be 7.5 m, except that this may be reduced to 2.0 m provided adequate access is provided for service vehicles and parking;
- h) A minimum Side Yard of 2.0 m shall be required where a Lot Abuts a flanking roadway other than a Lane;
- i) Residential Uses shall be set back a minimum of 6.0 m from the Front Lot Line and 7.5 m from the Rear Lot Line;
- j) Developments within the Specialty Food Services, Restaurants, Bars and Neighbourhood Pubs, and Nightclubs Use Classes shall be limited to a maximum of 200 seats, unless it can be demonstrated to the satisfaction of the Development Officer that sufficient on-site parking is available to support additional seating.
- k) Vehicular parking shall be located to the rear of the development and shall be accessed from the Abutting rear Lane, where a rear Lane Abuts a Site;
- l) Where required vehicular parking is located to the rear of a development, edge treatment design elements, such as wrought iron fencing, shall be provided to the satisfaction of the Development Officer in accordance with CPTED (Crime Prevention Through Environmental Design) principles, as identified in the Zoning Bylaw;
- m) Architectural treatment of new developments and/or renovations shall be designed to enhance the pedestrian character of Jasper Avenue by utilizing the following design features:
 - i) awnings and canopies over windows and doors.
 - ii) a minimum window area of 50% of the front Façade (using clear, untinted glass);

- iii) entrance oriented towards Jasper Avenue; and
 - iv) patio seating areas;
- n) All exterior trash collection areas shall be screened from view in accordance with the Zoning Bylaw; and
- o) Signs shall be developed in accordance with Schedule 59F.

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