

## ***(DC2) Residential Apartment and Shopping Centre Zone***

### **General Purpose**

To create a mixed-use site with opportunity for standalone residential medium rise apartments, medium rise apartments with main floor commercial, or standalone commercial uses.

### **Area of Application**

This provision is specific to a mixed-use commercial site measuring approximately 2.17ha in the Glenridding Ravines neighbourhood. The site is located south of Rabbit Hill Road and east of 170<sup>th</sup> Street SW and is legally described as a portion of Lot 1, Block A, Plan 1921169.

### **Residential and Commercial Uses**

1. Apartment Hotels
2. Bars and Neighbourhood Pubs
3. Business Support Services
4. Cannabis Retail Sales
5. Child Care Services
6. Commercial Schools
7. Convenience Retail Stores
8. Creation and Production Establishments
9. Equipment Rentals
10. General Retail Stores
11. Government Services
12. Health Services
13. Hotels
14. Indoor Participant Recreation Services
15. Liquor Stores
16. Limited Group Homes
17. Live Work Units
18. Lodging Houses
19. Major Amusement Establishments
20. Major Home Based Business
21. Media Studios
22. Minor Amusement Establishments
23. Minor Home Based Business
24. Mobile Catering Food Services
25. Multi-Unit Housing
26. Nightclubs
27. Non-accessory Parking

28. Personal Service Shops
29. Private Clubs
30. Private Education Services
31. Professional, Financial and Office Support Services
32. Public Libraries and Cultural Exhibits
33. Rapid Drive Through Vehicle Services
34. Recycled Materials Drop-off Centres
35. Religious Assembly
36. Residential Sales Centre
37. Restaurants
38. Secondhand Stores
39. Specialty Food Services
40. Supportive Housing
41. Urban Gardens
42. Veterinary Services
43. Fascia Off-premises Signs
44. Fascia On-premises Signs
45. Freestanding Off-premises Signs
46. Freestanding On-premises Signs
47. Major Digital Signs
48. Minor Digital Off-premises Signs
49. Minor Digital On-premises Signs
50. Projecting On-premises Signs
51. Roof On-premises Signs
52. Temporary Off-premises Signs
53. Temporary On-premises Signs

### **Development Regulations**

1. The Site shall be developed in general accordance with the Site Plan, as shown on Appendix 1.
2. The maximum Floor Area Ratio shall be 3.0
3. The maximum Height for stand-alone residential shall not exceed 23 m.
4. The maximum Height for stand-alone commercial shall not exceed 16 m.
5. The maximum Height for a mixed-use residential/commercial building shall not exceed 23 m.
6. A minimum Setback of 6.0 m shall be required from the north property line and east property line.

7. A minimum Setback of 2.0 m shall be required from the south and west property lines. Parking and drive aisles are permitted within the setbacks.
8. A minimum Amenity Area of 7.5 m<sup>2</sup> per Dwelling shall be provided.
9. Separation Space for residential or residential-related buildings shall be provided in accordance with Section 48 of this Bylaw, except that it shall not be required where side walls of abutting buildings face each other and habitable windows are not located directly opposite each other, such that privacy is not impacted.
10. Loading and storage areas shall be located at the rear or sides of the principal building.
11. All mechanical equipment, including roof mechanical units shall be concealed with standard parapet heights or incorporated within the building roof in a manner that is consistent with the finishing of the building and the overall architectural style of the development.
12. A Landscape Plan shall be submitted by a registered Landscape Architect prior to the approval of any Development Permit.
13. The development shall incorporate Crime Prevention Through Environmental Design elements by ensuring:
  - a) The exterior of all establishments have ample transparency from the street to allow natural surveillance;
  - b) Exterior lighting shall be developed to provide a safe lit environment to the satisfaction of the Development Officer;
  - c) Landscaping include low-growing shrubs or deciduous trees with a high canopy at maturity and that all foliage be kept trimmed back to prevent loss of natural surveillance; and
  - d) Customer access to the store is limited to a store front that is visible from a public area.
14. Internal private roadways shall be constructed to a minimum standard width to accommodate the swept path analysis requirements for waste management and emergency services vehicles, to the satisfaction of the Development Officer in consultation with Subdivision Planning and Coordination, Fire Rescue Services and Waste Management Service.
15. Multi-Unit Housing shall be permitted above the office or retail component of a shopping centre or as a stand-alone building.
16. Within a mixed-use residential/commercial building, Bars and Neighbourhood Pubs, Nightclubs and Restaurants will have a maximum capacity of 240 m<sup>2</sup> of Public Space.
17. Religious Assembly will have a maximum of 240 m<sup>2</sup> of Public Space.
18. Within a mixed-use residential/commercial building, Specialty Food Services will have a maximum of 120 m<sup>2</sup> of Public Space.

19. Equipment Rentals shall be permitted provided that all equipment and goods for rent shall be contained within an enclosed building.
20. On-Site pedestrian circulation shall be encouraged by ensuring that Walkways, Amenity Areas and parking areas are connected by convenient and safe crossing facilities and well-designed driveway entry/exits which promote pedestrian priority which may include but not limited to, grade, colour and material of the walkway.
21. Perceived massing shall be minimized through the following design elements:
  - a) Building setback variations, building orientation, window placement, awnings, articulation around entranceways, roof treatment, and the choice of exterior materials and colors; and
  - b) Landscaping situated to mitigate the perceived mass of the street façade.
22. Signs shall comply with the regulations of Schedule 59E

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