

SCHEDULE “B”

(DC1) DIRECT DEVELOPMENT CONTROL PROVISION

1. General Purpose

To provide for a mix of commercial and residential uses organized along a central, publicly accessible private roadway.

2. Area of Application

This Direct Control Provision shall apply to portions of NW-32-51-23, SW-5-52-23, and road closed by Bylaw 19034 located south of 23 Avenue and east of 17 Street, Aster as shown on Schedule ‘A’ attached to this Bylaw.

3. Uses

3.1 General uses

- a. Child Care Services
- b. Convenience Retail Stores
- c. General Retail Stores
- d. Health Services
- e. Household Repair Services
- f. Live Work Unit
- g. Major Home Based Business
- h. Minor Home Based Business
- i. Multi-unit Housing
- j. Personal Service Shops
- k. Religious Assembly
- l. Residential Sales Centre
- m. Specialty Food Services
- n. Group Home
- o. Lodging Houses
- p. Urban Indoor Farms
- q. Urban Outdoor Farms

- r. Urban Gardens
- s. Fascia On-premises Signs
- t. Freestanding On-premises Signs
- u. Projecting On-Premises Signs
- v. Temporary On-Premises Signs

3.2 Additional Uses for Area A

- a. Apartment Hotels
- b. Bars and Neighbourhood Pubs
- c. Breweries, Wineries and Distilleries
- d. Business Support Services
- e. Cannabis Retail Sales
- f. Commercial Schools
- g. Creation and Production Establishments
- h. Drive-in Food Services
- i. Market
- j. Gas Bars
- k. Government Services
- l. Hotels
- m. Liquor Stores
- n. Minor Amusement Establishments
- o. Media Studios
- p. Minor Service Stations
- q. Mobile Catering Food Services
- r. Nightclubs
- s. Private Clubs
- t. Private Education Services
- u. Professional, Financial, and Office Support Services
- v. Public Education Services
- w. Public Libraries and Cultural Exhibits

- x. Rapid Drive-thru Vehicle Services
- y. Restaurants
- z. Secondhand Stores
- aa. Veterinary Services
- bb. Major Digital Signs
- cc. Minor Digital On-premises Signs

3.3 Additional Uses for Area B

- a. Limited Group Home
- b. Row Housing
- c. Secondary Suite where developed within Row Housing

4. Development Regulations – Area A & Area B

- a. The maximum Floor Area Ratio for the entire Area of Application of this Provision shall be 2.0
- b. A minimum Setback of 6.0 m shall be required where a Site Abuts a 23 Avenue.
- c. A minimum of 4.5 m where a Site Abuts any other public roadway and a minimum Setback of 7.5 m shall be required for all buildings, structures and Accessory Parking Garages other than surface Parking Areas at ground level where a Site Abuts a Site zoned residential.
- d. Separation Space shall not be required where side walls of Abutting buildings face each other and Habitable Room windows are not located directly opposite each other, such that privacy is not impacted.
- e. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a Setback from a public roadway. Loading, storage and trash collection areas shall be located to the rear or sides of principal buildings. Exterior trash collection areas shall be screened from view from any adjacent Sites or shall be of a semi-underground waste containment system type.

5. Additional Development Regulations for Area A

- a. The maximum Floor Area Ratio for non-residential Uses shall be 1.0
- b. The maximum Floor Area Ratio for residential and residential-related Uses shall be 1.0.
- c. Where the Site contains mixed Use buildings, the total Floor Area Ratio for all Uses shall not exceed 1.8.

- d. The maximum Height shall be 36.0 m.
- e. Mixed Use buildings containing residential and commercial Uses shall incorporate the following features:
 - i. On-Site pedestrian circulation shall be encouraged by ensuring that Walkways, Amenity Areas, and Parking Areas are connected.
 - ii. 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;
 - B. Landscaping situated so as to mitigate the perceived mass of the street Façade;
- f. Apartment Housing shall be permitted only above the office or retail component of commercial development.
- g. Nightclubs shall not exceed 240.0 m² nor accommodate more than 200 occupants.
- h. Signs shall comply with the applicable regulations found in Schedule 59E of the Zoning Bylaw.

6. Additional Development Regulations for Area B

- a. The maximum Floor Area Ratio for non-residential Uses shall be 0.2, and the maximum Floor Area Ratio for residential and residential-related Uses shall be 2.6. Where the Site contains mixed Use buildings, the total Floor Area Ratio for all Uses shall not exceed 2.8.
- b. The maximum residential Density shall be 224 Dwellings/ha; and
 - i. this shall be increased by an additional 25 Dwellings/ha where Common Amenity Area of at least 2.5 m² per Dwelling is provided in addition to the required amount of Amenity Area.
- c. The maximum Height shall be 29.0.
- d. The following regulations shall apply to commercial Uses in Area B:
 - i. the total Floor Area of any commercial Uses in Area B shall not exceed 275.0 m² and shall be secondary to a principally residential building;
 - ii. the principal entrance to any commercial Use shall be a separate, outside entrance; and
 - iii. commercial Uses shall be secondary to a principally residential building and shall not be permitted in any freestanding structure separate from a structure containing residential Uses.
- e. Specialty Food Services shall not exceed 120.0 m² nor accommodate more than 100 occupants.
- f. Signs shall comply with the applicable regulations found in Schedule 59B of the Zoning Bylaw.

DRAFT

23 Avenue

Area B

Area A