

(DC2) Site Specific Development Control Provision

General Purpose

To accommodate a mixed use development that provides for one high density, commercial/residential building (Building A), and one low rise commercial building (Building B) developed in a manner that is compatible and sympathetic to each building and the surrounding uses.

Area of Application

This Provision shall apply to Lot 6, Block 2, Plan 1522818 (11804 26 Avenue SW), as shown in Schedule “A”, within the Heritage Valley Town Centre neighbourhood.

Permitted Uses

1. Business Support Services
2. Child Care Services
3. Convenience Retail Stores
4. General Retail Stores
5. Health Services
6. Indoor Participant Recreation Services
7. Liquor Stores
8. Limited Group Homes
9. Lodging Houses
10. Major Home Based Business
11. Minor Home Based Business
12. Multi-unit Housing
13. Personal Service Shops
14. Private Clubs
15. Professional, Financial and Office Support Services
16. Religious Assembly
17. Residential Sales Centre
18. Restaurants
19. Special Event
20. Specialty Food Services
21. Supportive Housing
22. Urban Gardens
23. Fascia On-premises Signs
24. Freestanding On-premises Signs
25. Minor Digital On-premises Signs
26. Projecting On-premises Signs
27. Temporary On-premises Signs

Development Regulations

1. Development shall be in general accordance with attached appendices.
2. The minimum Density shall be 75 Dwellings/ha.
3. The maximum Floor Area Ratio shall be 1.75.
 - a. A minimum of 10 percent of Dwellings shall have a Floor Area greater than 100

m².

4. The maximum Height shall be:
 - a. 24.0 m for Building A;
 - b. 15.0 m for Building B.
5. The minimum building Setbacks shall be as follows:
 - a. 6.0 m from 26 Avenue SW
 - b. 6.0 m from James Mowatt Trail SW; and
 - c. 4.0 m from the northwest and northeast Lot line.
6. Multi-unit Housing shall have access at ground level, which is separate from the access for the Commercial Uses.
7. All ground level Commercial Uses shall have an external entrance that is universally accessible.
8. A minimum Amenity Area of 7.5 m² per Dwelling shall be provided on the Site, and shall consist of balconies and an outdoor Amenity Area at the southeast end of Building A.
9. Signs shall comply with Schedule 59F of the Zoning Bylaw, as amended.
10. A trash collection area shall be located entirely within private property, in general conformance with Appendix I – Site Plan.

Landscaping

1. A Landscape Plan prepared by a registered shall be submitted as part of a Development Permit application.
2. Soil above underground parking facilities shall be of sufficient depth to accommodate required landscaping, including trees, shrubs, flower beds, grass, and ground cover.
3. Landscaping adjacent to exterior walls shall be used to minimize the perceived mass of the building and create visual interest.

Urban Design Regulations

1. Buildings shall comply with the following urban design and architectural treatments:
 - a. All building Facades shall have consistent and harmonious exterior finishing materials;
 - b. All buildings shall be designed to provide a sense of human scale through a combination of architectural features that may include variations in the roof lines, projection or recession of the Façade, porches or entrances features, canopies, building finishing materials or other treatments.
2. Building A shall:
 - a. Address the adjacent stormwater pond by providing ground floor residential Dwellings with doors that front onto the stormwater management facility.
 - b. Include an entrance feature facing 26 Avenue SW.
3. Building B shall include doors and windows facing James Mowatt Trail SW to allow for viewing in the building by pedestrians.
4. Buildings A and B shall relate to each other through barrier free entrances, landscaping, and connected pedestrian Walkways, Amenity Areas, and parking areas.

5. All mechanical equipment, including roof mechanical units, shall be concealed by screening in a manner compatible with the architectural character of the building or concealed by incorporating it within the building, to the satisfaction of the Development Officer.

Developer Sponsored Affordable Housing (Policy C582)

1. Prior to the issuance of a development permit for:
 - a. a building that contains 12 or more Dwelling units; or
 - b. a building that contains less than 12 Dwelling units, but is part of a Site with 12 or more Dwelling units in total;

the Development Officer shall ensure a signed agreement has been executed between the City and the owner, requiring the owner to provide the City, at the time of each development permit approval, the option to purchase up to 5% of the proposed number of Dwelling units (rounded to the nearest Dwelling unit) in each building with Dwelling units, at 85% of market value or the equivalent value as cash in lieu (at the discretion of the owner) to the City.