

(DC1) DIRECT DEVELOPMENT CONTROL PROVISION

1. General Purpose

The purpose of this provision is to facilitate a Light Rail Transit Station with associated maintenance and park and ride facilities while incorporating the necessary drainage and ecological requirements to protect an adjacent natural area.

2. Area of Application

This Provision shall apply to the lands legally described as portions of Quadrant NE, Section 30, Township 52, Range 25, Lot 3, Block 60, Plan 0620745, Lot 1, Block 61, Plan 1923502, part of Road plan 0927898 and portions of Quadrant OT, Township 52, Range 25 within the Potter Greens neighbourhood, as shown on Schedule "A" of the Bylaw, adopting this Provision.

3. Uses

- a. Land Treatment
- b. Minor Impact Utility Services
- c. Major Impact Utility Services
- d. Protective and Emergency Services
- e. Non-accessory Parking
- f. Public Parks
- g. Recycled Materials Drop-off Centres
- h. Urban Gardens
- i. Urban Indoor Farms
- j. Urban Outdoor Farms
- k. Freestanding On-premises Signs
- l. Minor Digital On-premises Signs, in a location where such Signs lawfully existed as of the effective date of Bylaw 15892.
- m. Fascia On-premises Signs
- n. Projecting On-premises Signs
- o. Temporary On-premises Signs

4. Development Regulations for Uses

- a. The minimum Front Setback shall be 6.0 m.

- b. The minimum Rear Setback shall be 7.5 m.
Notwithstanding 4. B the minimum Rear Setback shall be 0 m to a site Zone (PU) Public Utility.
- c. The minimum Side Setback shall be 4.5 m.
- d. The maximum building Height shall be 18.0 m.
- e. Signs shall comply with Schedule 59C, as amended.
- f. Non-accessory parking shall only be permitted for Minor and Major Impact Utility Services. The following regulations shall apply to surface Non-accessory Parking:
 - 1. Directional and information signage consistent in design, colour, symbols and graphics shall be provided to:
 - i. Direct patrons to pedestrian exits;
 - ii. Direct patrons to vehicular exits;
 - iii. Identify areas for patrons to locate their vehicles;
 - iv. Advise patrons to lock their vehicles and remove all valuables
 - v. Advise patrons of the presence of security patrols; and
 - vi. Advise patrons of the presence of security cameras.
 - 2. Safe, direct, contiguous and accessible pedestrian connections through the Site from the Non-accessory Parking area to the Transit Centre and Park and Ride shall be maintained at all times to the satisfaction of the Development Officer, in consultation with Transportation.
 - 3. The storage of materials inclusive of accumulated snow on Non-Accessory Parking surface lots shall be in a location away from the public roadway to improve safety and visibility.
- g. Setback restrictions shall not apply to shared use paths nor drive aisles.

5. Additional Development Regulations for Uses

- a. Where development does not comply with the requirements of the Zoning Bylaw, as amended, its design, siting, landscaping, screening and buffering shall minimize and compensate for any objectionable aspects or potential incompatibility with development in Abutting Zones.
- b. Public Parks shall be developed in this Zone only in conjunction with and on the same Site as another Use listed in this Zone.

- c. Prior to the issuance of the first Development Permit for the Site, the Development Officer shall require the applicant to submit a Traffic Impact Assessment to the satisfaction of the Development Officer, in consultation with Subdivision and Development Planning, to ensure the Site is suitable for the full range of uses contemplated in the Development Permit application.
- d. Construction of any off-site improvements necessary to serve the development, based on the findings of the approved Traffic Impact Assessment, will be a condition of the first Development Permit. The off-site improvements may require the submission of Engineering Drawings for the review and approval of Subdivision and Development Planning. The off-site improvements are to be constructed at the owner's cost.
- e. Prior to the issuance of the first Development Permit for the Site, the Development Officer shall require the applicant to submit a feasibility analysis (including a triple bottom line - financial, ecological and social, cost-benefit analysis) to the satisfaction of the Development Officer in consultation with City Planning. This analysis shall evaluate site planning and design options with respect to their impact on the Natural Area's hydrological and ecological functions.
- f. Prior to the issuance of the first Development Permit for the Site, the Development Officer shall require the applicant to submit a Stormwater & Wastewater Servicing Report to the satisfaction of the Development Officer, in consultation with Planning Coordination (Drainage) to ensure that the drainage is managed in a suitable fashion without negatively impacting the Natural Area.