

# Proposed DC(A)-07

## 11.10. DC(A)- 07 DIRECT CONTROL – MIXED USE CENTRE ( HWY 21 AT PINEVIEW)

### 11.10.1. Purpose

The purpose of this District is to establish site specific regulations for a **horizontally integrated mixed-use development, including apartment and multi-attached housing, commercial, personal services, health services, child care, and vehicle-oriented uses while ensuring compatibility with adjacent residential communities and the arterial character of Veterans Way.** The site is to be developed in a manner that is sensitive to the adjacent residential neighbourhood. It is also to be developed in a comprehensive manner with high architectural and urban design standards given the site's frontage and prominence along Highway 21.

### 11.10.2. Area of Application

This District applies to River Lot 15 Plan FORTSASK, as shown on Figure 11.10b.

### 11.10.3. DC(A)-07 Uses:

#### (a) Fundamental Use Provisions

The Fundamental Use Provisions as requisite qualifiers for Permitted and Discretionary Uses listed within 11.10.3 (b) and (c) shall ensure:

- i. That any Use which includes a drive-through service shall be considered Discretionary Uses.

(b) DC(A)-07 Permitted	(c) DC(A)-07 Discretionary
<ul style="list-style-type: none"> <li>- Business Support Service</li> <li>- Child Care Facility</li> <li>- Commercial School</li> <li>- Community Service Facility</li> <li>- Eating and Drinking Establishment</li> <li>- Government Service</li> <li>- Health Service</li> <li>- Personal Service</li> <li>- Pet Care Service</li> <li>- Professional, Financial and Office Service</li> <li>- Retail Store (Convenience)</li> <li>- Retail Store (General)</li> <li>- Retail Store (Liquor)</li> <li>- Seasonal Garden Centre</li> <li>- Sign, Billboard (Limited)</li> <li>- Sign, Fascia</li> <li>- Sign, Fascia (Limited)</li> <li>- Sign, Freestanding</li> <li>- Sign, Freestanding (Limited)</li> <li>- Sign, Portable</li> <li>- Sign, Portable (Limited)</li> <li>- Sign, Projecting</li> <li>- Veterinary Clinic</li> <li>- Above Ground Floor Housing</li> <li>- Apartment</li> <li>- Multi-Attached Housing</li> </ul>	<ul style="list-style-type: none"> <li>- Entertainment Facility, Indoor</li> <li>- Parking Facility</li> <li>- Recreation Facility, Indoor</li> <li>- Service Station (Limited)</li> <li>- Vehicle Wash</li> </ul> <p>Accessory development to any use listed in subsection 11.10.3(c)</p>

Accessory development to any use listed in subsection 11.10.3(b)	
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#### 11.10.4. DC(A)-07 Site Subdivision Regulations

	Interior or Corner Site
(a) Site Area	2,000m <sup>2</sup> minimum
(b) Site Width	At the discretion of the Subdivision Authority
(c) Site Depth	At the discretion of the Subdivision Authority

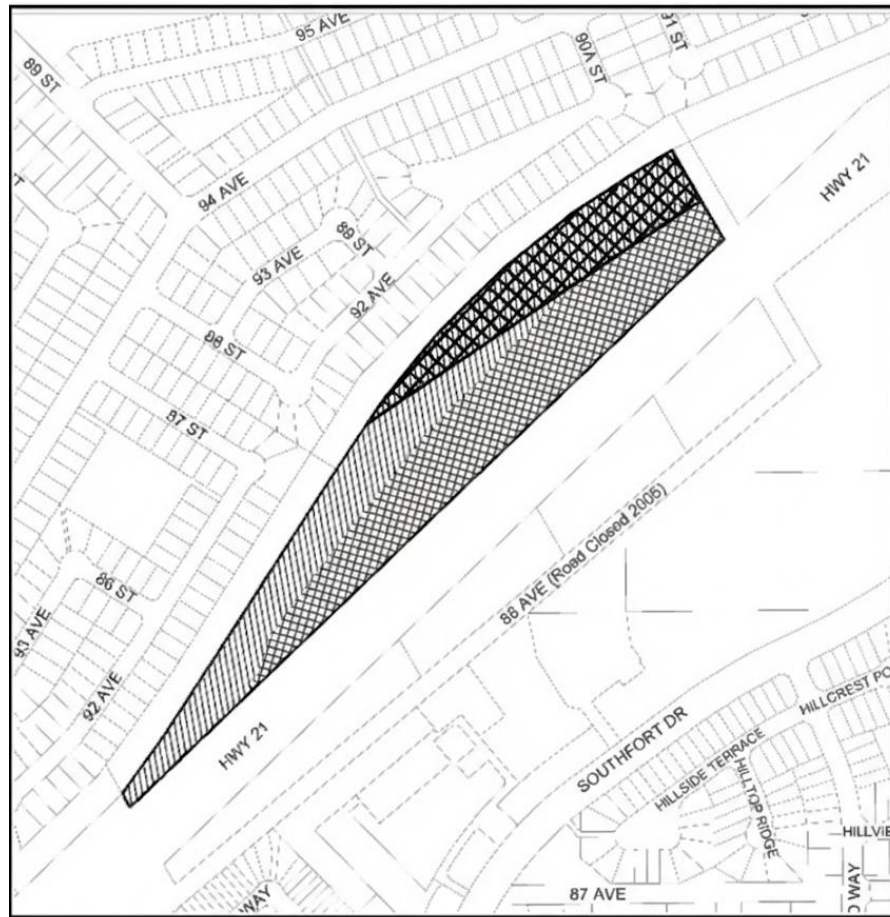
#### 11.10.5. DC(A)-07 Site Development Regulations

Interior or Corner Site		
(a) Site Area	Minimum	0.2ha
(b) Front Yard Setback	Minimum	7.5m
(c) Rear Yard Setback	Minimum	7.5m
(d) Side Yard Setback	Minimum	4.5m
(e) Building Height	Maximum	14.0m <b>See height diagram (Figure 11.10a)</b>
(f) Site Coverage	Maximum	70%

#### 11.10.6. Building Height

- (a) Maximum building height shall be determined based upon:
  - i. The location of the building in proximity to low density residential as per Figure 11.10a.

Figure 11.10a Maximum Building Height Diagram



-  **2 Storeys Maximum Height**
-  **3 Storeys Maximum Height**
-  **4 Storeys Maximum Height**

#### 11.10.7. Architectural Design

- (a) The design of each building shall establish a single architectural theme or architectural style. Similar design elements, finishing materials, colours and roof style shall be applied to each building regardless of the staging sequence of the project.
- (b) Buildings along Highway 21 shall have significant building orientation towards the Highway.
- (c) The roofline and building façade shall include design elements that reduce the perceived mass of the building and add architectural interest.

- (d) 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 framework.
- (e) The site shall be developed to maximize aesthetic views from the adjacent roadway and adjacent residential land use. All sides of buildings that are exposed to a public roadway or another site shall be finished in a consistent, harmonious manner.
- (f) The exterior wall finishing materials shall be predominantly composed of muted colours, with strong colours limited to use as an accent.

#### 11.10.8. Lighting

- (a) Appropriate lighting shall provide for security and visual interest. Lighting shall be directed towards parking areas and buildings on site and shall be directed away from the adjacent residential area.
- (b) A plan indicating the location of exterior lights, including the projected light patterns, shall be provided for multi-unit residential, commercial, and institutional sites located adjacent to a residential land use.

#### 11.10.9. Noise Mitigation

- (a) A noise report prepared by a qualified professional may be required submitted prior to the issuance of development permits. This report shall consider appropriate noise attenuation measures in order to mitigate noise from Highway 21 and surrounding commercial activities. Any recommendations from the report shall be implemented by the applicant through the permit approval process.
- (b) **The Development Authority may require mitigation measures including and not limited to:**
  - i. **provision of noise attenuation walls;**
  - ii. **increased landscaping, including a landscape buffer;**
  - iii. **relocation of parking areas, loading areas, walkways, business entrances, or other high activity areas away from residential property lines;**
  - iv. **screening or relocating on-site lighting to avoid spillage onto residential properties;**
  - v. **restricting the location of outdoor speakers;**
  - vi. **changing the proposed structure to mitigate noise, light, or glare impacts; and**
  - vii. **these measures may not be required depending on the findings of a noise report prepared by a qualified professional.**

- (c) Except for on-site parking, loading areas, short term marketing promotions, and eating and drinking establishment (outdoor), all business activities shall be carried out entirely within completely enclosed buildings or structures

#### 11.10.10. Pedestrian Connectivity

- (a) Walkways for pedestrians shall be accommodated throughout the site and shall provide connections to the City's trail system.
- (b) A pedestrian circulation plan for each development shall be submitted prior to approval of a development permit. This plan shall provide for pedestrian connections between developments such that potential conflict between pedestrians and vehicles is minimized.

#### 11.10.11. Waste Collection

- (a) Garbage and recycling containers shall not be visible from Highway 21 and shall be screened using appropriate architectural or landscaping treatment.
- (b) The site plan shall identify where garbage and storage areas are located. Areas designated for storage, truck parking and waste collection shall have a minimum separation distance of 25.0m from residential uses.

#### 11.10.12. Landscaping

- (a) A detailed landscape plan for each development shall be submitted and approved by the Development Authority. These plans should include details of pavement materials, fencing, street furniture, garbage and storage areas, pedestrian seating areas and sizes and species of plantings.
- (b) The landscape plan shall incorporate chain link fencing and trees along the rear property line without compromising safety of the pedestrian corridor. Opaque fencing may be considered behind commercial development along the pedestrian corridor.

#### 11.10.13. Construction Notification Requirements

- (a) Prior to any construction on-site, the adjacent residential properties shall be notified and provided with the contact information for the on-site construction manager.
- (b) Contact information for the on-site construction manager shall be posted around the perimeter of the site during construction.

#### 11.10.14. Additional Development Regulations

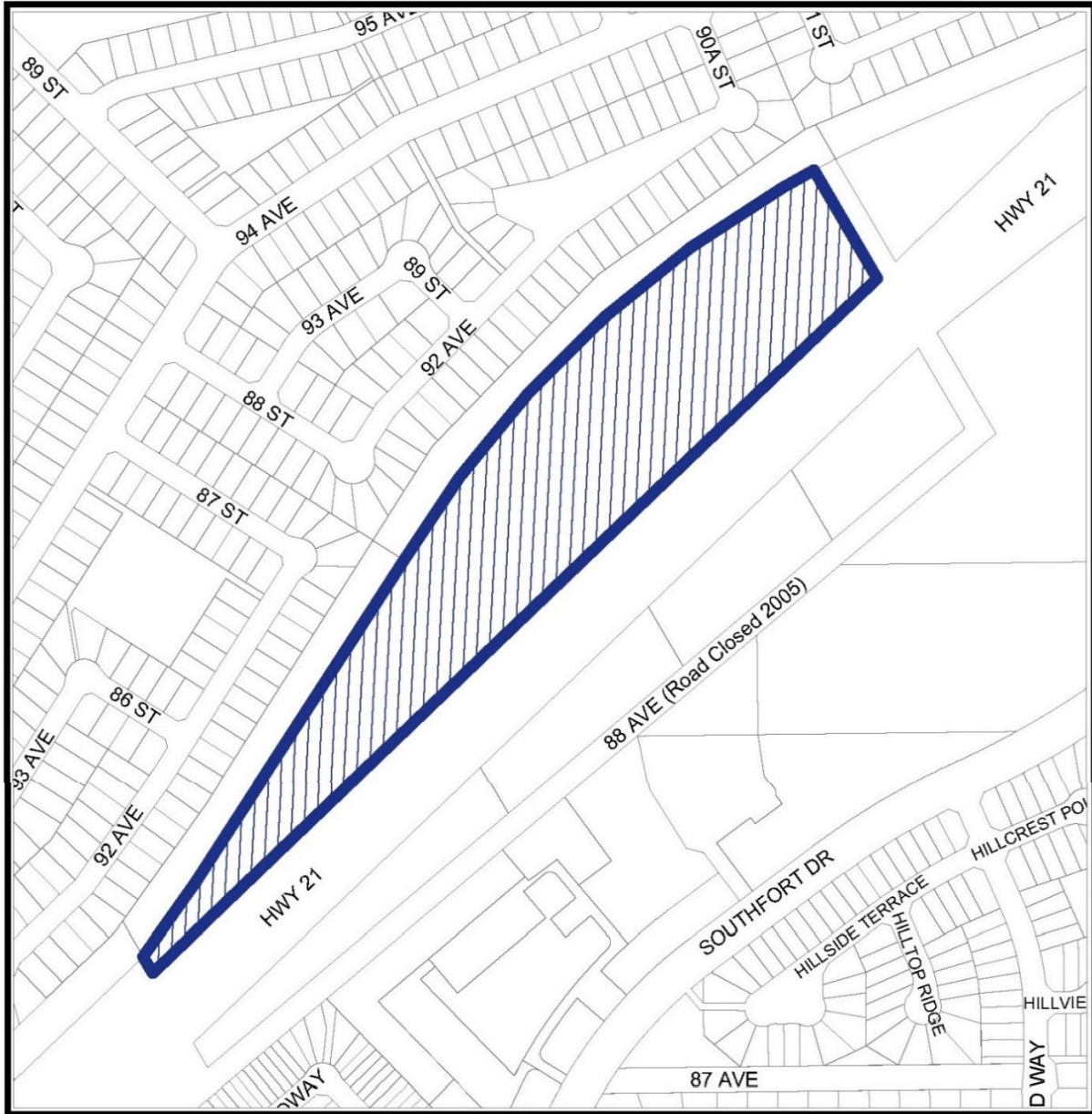
- (a) All development and uses within this Land Use District are subject to the applicable provisions of Part 5 – General Regulations for all Land Use Districts, Sections 7.1 to 7.6 of Part 7- Commercial Land Use Districts, Part 13 – Parking and Loading, and Part 14 – Signs. Notwithstanding, should there be conflicting regulations, the regulations of the DC(A) District shall prevail.
- (b) A master plan for the entire site shall be submitted for approval by the Development Authority prior to the issuance of any development permits.
- (c) For buildings along Highway 21, parking shall be located at the rear or along the sides of the buildings. There shall be no parking within 6.0 m of a registered municipal reserve lot.

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Figure 11.10b: Applicable Area for DC(A)-07- Mixed Use Centre (HWY 21 at Pineview)

# DC(A)-07

## Lot 15, Plan FORTSAS



**SUBJECT AREA**