

11.26. DC(A)-23 Direct Control -101 Street Multi-unit Residential

11.26.1. Purpose

The purpose of this site-specific direct control provision is to provide for high density residential development in low to mid-rise apartments and supportive uses on a portion of the lands known as the Old Dr. Turner Lodge site. Sustainable site and building design and construction will be encouraged in support of sustainable redevelopment of the lands. Development will be street oriented with the buildings located close to the abutting roadways. Landscaped buffer shall provide buffer to the adjacent low density area.

11.26.2. Area of Application

This Direct Control District is applicable to Site located to the southeast of intersection of 98 Avenue and 101 Street as shown in Figure 11.26a.

11.26.3. DC(A)-23 Permitted and Discretionary Uses

- (a) The Fundamental Use Provisions as requisite qualifiers for Permitted and Discretionary Uses listed within 11.26.3. (b) and (c) shall ensure:
- Health Services, Personal Service, Professional, Financial, and Office Service and Retail Store to be located only on the ground level of an Apartment Building.

(b) DC(A)-23 Permitted	(c) DC(A)-23 Discretionary
- Apartment - Community Service Facility - Child Care Facility - Home Office - Sign, Fascia - Sign, Fascia (Limited) - Sign, Portable - Sign, Portable (Limited) - Sign, Projecting Accessory development to any use listed in subsection 11.26.3.(b)	- Health Services - Personal Service - Professional, Financial, and Office Service - Retail Store (Convenience) - Sign, Electronic Message - Sign, Freestanding - Sign, Freestanding (Limited) Accessory development to any use listed in subsection 11.26.3.(c)

11.26.4. DC(A)-23 Setbacks to External Properties or Public Roadways

	Interior or Corner Site
a) Front Yard Setback	4.5m maximum abutting 98 Avenue 3.0m maximum abutting 101 Street
b) Rear Yard Setback	7.0m minimum

c) Side Yard Setback	Min. 1.5m for buildings under 9.0m in height.
	Min. 2.0m for buildings over 9.0m and under 12.0m in height.
	Min. 3.0m for buildings over 12 m and plus 1.0m for every 3.0m increase in height.
(d) Principal Building Height	6.0m minimum 16.0 maximum
e) Site Coverage	60% maximum of all buildings and structures on site (including accessory developments)
f) Density	Minimum 60 units/net residential hectare

11.26.5. Building Character and Design

(a) General

- i. New and redeveloping buildings shall have the same and/or complimenting materials, colours, and architectural details on all Facades exposed to public Streets, and parks and open spaces.
- ii. Building facades abutting public and quasi-public spaces and streets that exceed 12.0m in building length shall incorporate use of vertical elements such as decorative columns, variation in roofline, use of balconies and porches, and façade articulation (recessed and raised surfaces) to create variation and articulation in the facade and eliminate continuous blank walls.
- iii. Ground floor facades must have a minimum of 40% clear and transparent glazing that face a public street, park, and other public area.

(b) Apartment

- i. To ensure architectural interest, all units of new and redeveloped principal buildings shall incorporate a minimum four of the following design elements on the facades to the satisfaction of the Development Authority.
 - a. Use of architectural treatments appropriate to the architecture style such as cornices, decorative columns and beams, canopies and lighting fixtures;
 - b. Use of bold window trims, soffits, muntin bars;
 - c. Use of building features such as clearly defined entryways, dormer window, bay windows, window shutters, balcony, porch, veranda, chimney shaft, promenades, to create articulation and interest;

- d. Use of high quality and durable exterior materials. Each building must have a minimum of 20% high quality accent material, such as, but not limited to stone, brick or decorative shingles;
- e. Use of accent colour and/or contrast in finishing materials;
- f. Use of high quality soffits for roof overhang, vibrant colored front entry doorways, enhanced railing detailing on balconies and patios.

11.26.6. DC(A)-23 Landscaping and Amenity Area

- (a) The minimum landscaped area shall be 20% of the site and shall be subject to applicable provisions under Section 9.3 – Landscaping Requirements for Institutional Land Uses and Section 5.6 General Landscape Requirements of this Bylaw;
- (b) Landscaped buffers between parking, loading and other hard-surfaced areas and adjacent residential sites shall be a minimum of 3.0m in width, or to the satisfaction of the Development Authority.
- (c) Rooftop gardens may be considered landscaped area;
- (d) Common Amenity areas to be provided with a minimum of 4.5m² per dwelling unit through a combination of indoor and outdoor tenant amenity areas.

11.26.7. On-Site Parking

- (a) Apartment parking shall be a minimum of:
 - i. 0.8 stall per bachelor or 1 bedroom unit;
 - ii. 1 stall per 2 bedroom unit; and
 - iii. 1.5 stalls per 3 bedroom unit
 - iv. 1 stall per 8 units for visitors
 - v. 15 bicycle parking spaces
- (b) Parking shall be, where possible, located to the rear or side of the principal building when viewed from the public roadway and shall be located to the satisfaction of the Development Authority.
- (c) Parking areas shall not contain more than 20 contiguous parking spaces without incorporating landscaping traffic islands;
- (d) Parking for commercial uses are subject to the applicable provisions of Part 13 – Parking and Loading.

11.26.8. 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 6.1 to 6.11 of Part 6 – Residential Land Use Districts, Sections 7.1 to 7.6 of Part 7 – Commercial Land Use Districts – General Regulations, Sections 11.1 to 11.5 of Part 11 – Direct Control Land Use Districts, and Part 14 – Signs.

Figure 11.26a: Applicable Area for DC(A)-23 - 101 Street Mixed Market Residential

