

104.4.14 - DC-14 - Direct Control District

104.4.14.1 Purpose

To provide Council with particular controls to sustainably manage the unique circumstances of mixed-use infill development associated with a higher need for close-proximity personal support services, public transit or mobility service, or close-proximity specialized personal support services, in accordance with Section 641 of the Municipal Government Act.

104.4.14.2 Uses

The following uses may be approved at the discretion of the Development Authority:

- Accessory building or structure
- Community Outreach Facility
- Dwelling Unit, Supported
- Health Facility, Minor
- Mixed Use Apartment Building
- Multi-Attached Dwelling
- Office, Minor
- Parking exclusively devoted to or subordinate to other uses within this district
- Retail Store, Convenience
- Sign

(Bylaw C-1260-59 - September 6, 2016)

104.4.14.3 Development Criteria and Conditions

Notwithstanding any other provision of this Bylaw, where Council is the Development Authority for this District all development standards are at the discretion of Council and Council may attach to a development permit whatever conditions it considers appropriate, having regard for relevant planning considerations, this Bylaw, relevant statutory and outline plans, and City policies.

104.4.14.4 Development Authority

Notwithstanding any other provision of this Bylaw, Council is the sole Development Authority for this district, excepting the following:

- a. The Development Officer, pursuant to the discretionary use permit process set out in Sections 21 and 24 of this Bylaw, may approve overhanging (projecting) signs, with or without conditions, upon being satisfied of all of the following:
 - i) the sign is located within the first floor non-residential portion of a Mixed-Use Apartment Building;
 - ii) the sign meets the signage standards applicable to the CL - Local Commercial District; and
 - iii) the sign is not contrary to any existing applicable development permit approved by Council.

104.4.14.5 Minimum Application Information

Without limiting any other development permit application requirements contained in this Bylaw, in this district every development permit application is required to include professional studies or reports to the Development Authority's satisfaction, which studies or reports may include but are not limited to:

- a. parking studies;
- b. traffic generation studies;
- c. needs assessments respecting transit, mobility, or specialized personal support services;
- d. noise studies;
- e. lighting studies; and
- f. environmental impact assessment.

104.4.14.6 Process

Where Council is the Development Authority for this District, Council is not bound by the Development Permit process (including notice) set out elsewhere in this Bylaw.

Prior to review by Council, Development Permit applications shall first be presented to the Committee for administrative recommendations, including:

- a. whether the application is complete, in which case the application may be forwarded to Council for a decision;
- b. what additional information or revisions should be made for the application to be considered complete;
- c. whether the application conforms to this Bylaw and relevant statutory or outline plans, and the merits of the application; and
- d. who should be provided notice of the development permit application and decision, and by what method.

A permit application may not be forwarded to Council for a decision if the Committee considers the application to be incomplete.

Notwithstanding the foregoing, Council is not bound by administrative recommendations; and, without limitation, upon review of an application, Council may determine that the application is not complete, may direct that a meeting be convened wherein it may hear from potentially affected persons, and may direct any form of notice of the application or decision that it considers suitable.

(Bylaw C-1260-118 - April 6, 2020)