

104.4.37- DC-37-SITE SPECIFIC DIRECT CONTROL DISTRICT

104.4.37.1 Purpose

To accommodate medium to high-density residential development in the form of multi-attached dwellings or apartment buildings.

104.4.37.2 Area of Application

This District shall apply to Lot 1 Block 4 Plan 162 1989 and Lot 2 Block 5 Plan 162 1989.

104.4.37.3 Permitted Uses - Development Officer	
<ul style="list-style-type: none"> • Accessory Building or Structure • Accessory Use • Apartment Building • Multi-Attached Dwelling 	<ul style="list-style-type: none"> • Park • Residential Support Home – Type 1 • Solar Collector
104.4.37.4 Discretionary Uses-Development Officer	
<ul style="list-style-type: none"> • Child Care Facility • Dispatch Office* • Group Home • Health Care Facility, Minor* • Mixed Use Apartment Building • Office, Minor* • Parking Lot or Building 	<ul style="list-style-type: none"> • Personal Service Facility* • Residential Care Facility • Residential Sales Centre • Residential Support Home – Type 2 • Retail Store, Convenience* • Small Wind Energy Systems • Urban Agriculture <p style="text-align: right;">* See 104.4.37.8 Additional Requirements</p>
104.4.37.5 Discretionary Uses-Committee	
<ul style="list-style-type: none"> • Public Utility 	

104.4.37.6 Development Authority

- a. The Development Authority for this district shall be the Development Officer except for uses listed in 104.4.37.5.
- b. The Development Authority for any variances of any standards in this bylaw shall be Committee.

104.4.37.7 Site Standards

In addition to the Regulations contained in Parts Seven, Eight and Nine, the following standards shall apply.

a)	Site Area:	930m ²
b)	Site Width:	20m
c)	Front Yard:	6.1m
d)	Rear Yard:	7.6m
e)	Side Yards:	Minimum 3.0m and, 0.9m for each storey or partial storey over 3 storeys
f)	Building Height (Maximum):	8 storeys

h)	Site Coverage (Maximum):	50%
i)	Number of Units (Maximum):	Lot 1 Block 4 Plan 162 1989: 190 units Lot 2 Block 5 Plan 162 1989: 157 units with the ability to increase to 245 pending written approval from Aquatera and support from the City.

104.4.37.8 Additional Requirements

- a. All signs proposed for the development shall comply with the requirements of Schedule B - Signs, RM - Medium Density Residential District Standards;
- b. Personal Service Facilities, Convenience Retail Stores, Health Facilities, and Offices shall only be permitted as a mixed-use development and not be in any freestanding structure separate from a structure containing residential uses; and
- c. The site plan, relationship between buildings, structures, and open space, the architectural treatment of buildings, the provision and architecture of landscaped open space, and the parking layout, shall be subject to approval by the Development Authority.

104.4.37.9 Landscaping Requirements

In addition to the Regulations contained in Part Eight, the following standards shall apply.

Land Use	Minimum Required Landscaped, Permeable Surface Area	Number of Trees (Minimum)	Number of Shrubs (Minimum)
Multi-Attached Dwelling	35% of Total Lot Area	1 per 400m ² of Total Lot Area	1 per 200m ² of Total Lot Area
Apartment	10% of Total Lot Area	1 per 400m ² of Total Lot Area	1 per 200m ² of Total Lot Area
All Non-Residential Development	20% of Total Lot Area	1 per 400m ² of Total Lot Area	1 per 200m ² of Total Lot Area

Where the calculation for the required number of trees or shrubs results in a fraction, the next lower number shall be taken.