

104.4.14 - DC-14 - Direct Control District

104.4.14.1 Purpose

To provide 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 Area of Application

This District shall apply only to Lots 20-24, Block 25, Plan 1061AE; Lot 25 and West Half Lot 26, Plan 1061AE; and West Half Lot 13 and Lots 12-16, Block 25, Plan 1061AE.

104.4.14.2 Uses

a) Permitted Uses - Development Officer* or Council	
<ul style="list-style-type: none"> • Accessory Building or Structure • Animal Service Facility, Minor • Business Support Service • Child Care Facility • Commercial Business Centre, Local • Commercial Recreation Facility, Indoor • Commercial School (up to 10 pupils) • Dispatch Office • Handicraft Business 	<ul style="list-style-type: none"> • Health Facility, Minor / Major • Office, Minor / Major • Personal Service Facility • Residential Support Home - Type 1 • Retail Store, Convenience • Retail Store, General • Retail Store, Second-Hand • Small Wind Energy Systems • Solar Collector
b) Discretionary Uses - Development Officer* or Council	
<ul style="list-style-type: none"> • Amenity Area or Space • Community Outreach Facility • Dwelling Unit, Supported • Permanent Supported Housing 	<ul style="list-style-type: none"> • Residential Care Facility • Residential Support Home - Type 2 • Restaurant
c) Discretionary Uses - Council	
<ul style="list-style-type: none"> • Apartment Building • Duplex • Equipment Rental and Repair • Mixed-Use Apartment Building • Multi-Attached Dwelling 	<ul style="list-style-type: none"> • Parking Lot (exclusively devoted to or subordinate to the other uses within this District) • Semi-Detached Dwelling • Single Detached Dwelling

*Only when those uses are located within or subordinate to the existing mixed-use apartment building (civic address 10405 - 102 Street).

104.4.14.3 Development Criteria and Conditions

The site plan, architectural treatment of buildings, the provision of landscaped open space, and the parking layout shall be at the discretion of Council acting as the Development Authority 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 Development Authority for this District, excepting the following:

- a. The Development Officer is the Development Authority for all Permitted Uses listed in 104.4.14.3(a) and Discretionary Uses listed in 104.4.14.3(b) only when those uses are located within or subordinate to the existing mixed-use apartment building. The parking and landscaping requirements will not be recalculated as a result of changes to uses within the existing mixed-use apartment building.

- b. The Development Officer is the Development Authority for all signs located on the existing mixed-use apartment building, who shall have regard for the CL-Local Commercial District in Schedule B.

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

The Development Permit process will follow Part 4 of this Bylaw.

(Bylaw C-1260-118 - April 6, 2020 and Bylaw C-1260-167 - February 6, 2023)