

## Schedule "A"

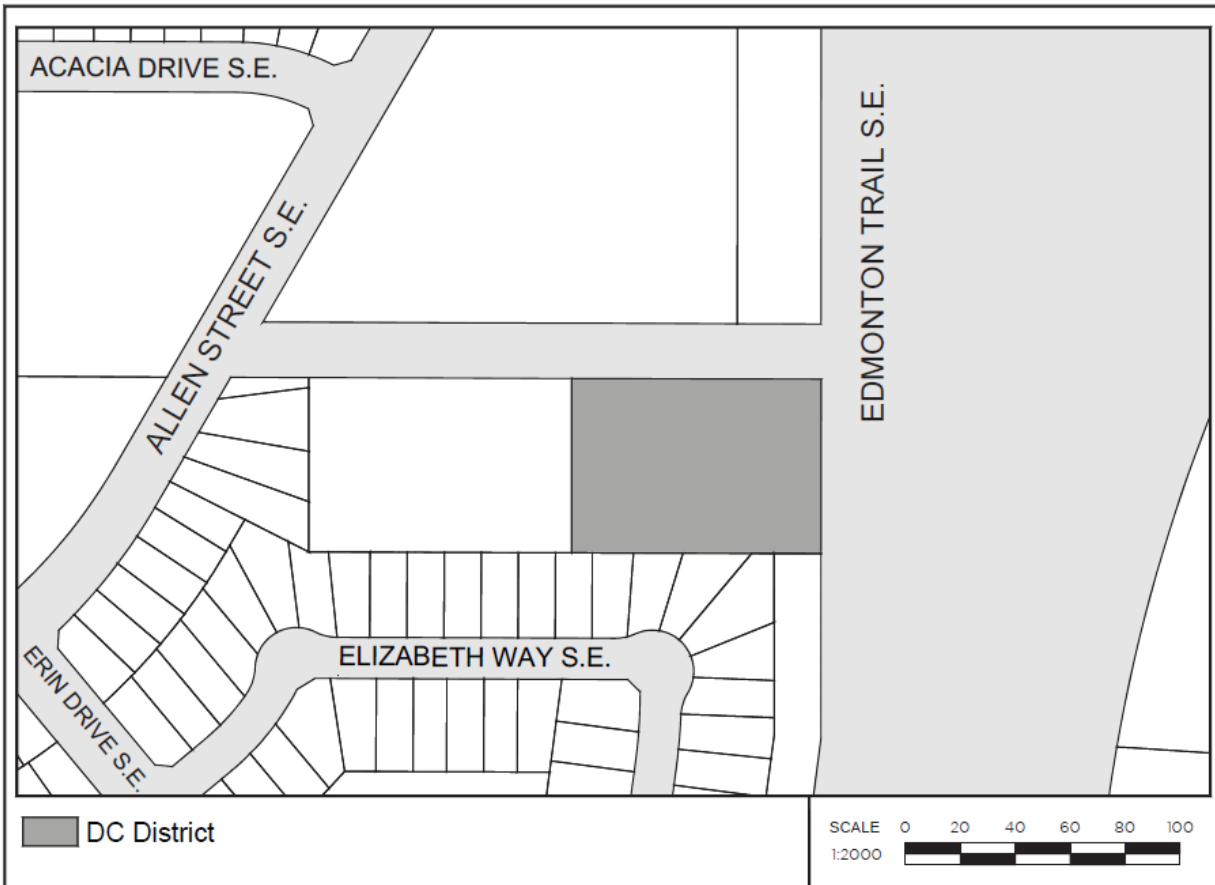
### Bylaw No. B-29/2024

#### 9.2.XX Direct Control Bylaw 55 (DC-55)

Bylaw No. B-29/2024

##### General / Administrative Regulations

- (1) Affected Lands: A portion of the NE 1-27-1-W5M containing  $\pm 0.57$  ha as generally illustrated in the plan below:



- (2) All development in this Direct Control (DC) District shall comply with the applicable requirements of the Land Use Bylaw, as amended from time to time, unless otherwise stated in this Bylaw.

##### Direct Control Regulations

- (3) The uses listed within this Bylaw are considered Permitted Uses and will require a Development Permit in accordance with the regulations set forth in the City of Airdrie Land Use Bylaw B-01/2016 and this Direct Control Bylaw.
- (4) Development shall adhere to Crime Prevention Through Environmental Design (CPTED) principles and will be supported through a lighting plan at time of Development Permit.

##### Architectural Control and Building Design

- (5) The design, character, and appearance of the building shall complement the surrounding area.
- (6) All exterior finishing materials exposed to public view shall be selected having regard to the objective of ensuring a high standard of appearance appropriate to the location of this Site and visual appearance on major public roadways and adjacent existing development.
- (7) The roofline and building façade shall include design elements and variations that reduce the perceived mass of buildings and add architectural interest.

#### **Landscaping and Screening**

- (8) Screening techniques, such as fencing, landscaping, or a combination thereof, shall be incorporated into the landscape plan at time of Development Permit to aid in visual and sound mitigation against the subject site and those respective adjacent properties, particularly along the south and western property lines.

#### **Land Use Regulations**

Special requirements for the uses and regulations of this District are as follows:

#### **Purpose and Intent**

- (9) The purpose and intent of this District is to provide good access and visibility to a medium density mixed use development, including residential, commercial, office and health care uses that are located within the same building.

List of Permitted Uses
<p>Accessory Building  Animal Service, Limited  Artist Studio  Business Support Service  Child Care, General  Commercial School  Community Service Facility  Entertainment, General  Financial Services  Health Care, Limited  Health Care, General  Home Based Business, Limited  Indoor Recreation, Limited  Mixed Use Development, General  Office  Personal Service  Residential Sales Centre  Residential Show Home  Restaurant  Retail Store, Convenience  Retail Store, General  Retail Store, Liquor  Utility</p>

Maximum Dimensions	
Site / Use	Area
Site	5775 m <sup>2</sup>

Massing and Coverage	
Maximum Building Height	5 Storeys
	18.5 m
Maximum Site Coverage	40%
Minimum Landscaping	10% of Site Area
Minimum Amenity Area Per Dwelling	4.5 m <sup>2</sup> per Unit
Minimum On-Site Amenity Area	50 m <sup>2</sup>

Maximum Development Density	
Number of Dwelling Units	56

Maximum Commercial Floor Area	
Commercial Floor Area	1,600 m <sup>2</sup>

Minimum Required Setbacks	
Front Yard	3.0 m
Side Yard	3.0 m
Rear Yard	7.0 m

### Development Standards

(10) Signs in this district shall be regulated in accordance with Section 9.1(3)

(11) Sign uses that are permitted within this district are as follows:

- (a) Fascia Sign
- (b) Free Standing Sign
- (c) Projecting Sign
- (d) Portable Sign
- (e) Pylon Sign
- (f) Window Sign

(12) All roof mechanical equipment shall be screened to the satisfaction of the Development Authority.

(13) Amenity Area shall be designed to provide visual privacy with particular emphasis to respect privacy of adjacent development.

(14) On-site Amenity Area shall be designed to provide a complimentary visual aesthetic to the overall building design.

(15) Child Care, General outdoor play area may be located on the second floor Amenity Area of the building and form part of the on-site Amenity Area. A separate access and screening divider should be installed to separate users from Child Care, General use and residential tenant use Amenity Area.

(16) Projections into side and front yard setbacks are permitted in accordance with Section 7.24 Table 14: Permitted Encroachments.

**Parking, Access and Connectivity**

(17) Where there is a private internal roadway, the design and location of parking shall meet the requirements of this Bylaw.

(18) All parking stalls shall be marked according to their designation (i.e. resident, visitor, commercial, and barrier-free stalls).

(19) Development within this district must address the following to the satisfaction of the Development Authority:

(a) Pedestrian access, sidewalks, and walkway connections through the site between buildings, parking and Amenity Areas, and crosswalks at the perimeter of the site.

(b) Vehicular access and circulation routes, including loading facilities, waste/recycling collection, and snow storage or removal.

(20) Vehicular access shall be limited to and provided only from Edmonton Trail SE and in accordance with an approved Transportation Impact Assessment.

(21) Retention of the Regional Pathway located within the southeast segment of the site shall be preserved.

(22) Notwithstanding Section 4.1 (3) additional overflow parking for non-residential related uses may utilize existing off-site perpendicular parking located directly adjacent and north of the subject site within Public Right-of-Way, subject to any necessary off-site improvements, and at the discretion of the Development Authority at the time of Development Permit.

(23) Notwithstanding Section 4.4 Parking Stall Requirements within Land Use Bylaw B-01/2016, on-site parking provisions for the site shall be as follows and in accordance with an approved Parking Study:

On-Site Parking Provisions	
Residential	56
Visitor	14
Commercial	50
Total On-Site Parking	120

(24) On-site parking provisions shall be provided through a combination of surface and underground parking arrangements.

(25) Notwithstanding Section 4.12 (2) a parking stall may be located within a rear and side yard setback, subject to the following:

(a) A new wood fence along the southern property line with tight spread landscaping, to the satisfaction of the Development Authority.

(b) Improvements to the existing wood fence with tight spread landscaping along the west property line that results in the creation of an enhanced wooden fence to mitigate noise and sightlines from the subject site to the satisfaction of the Development Authority.