

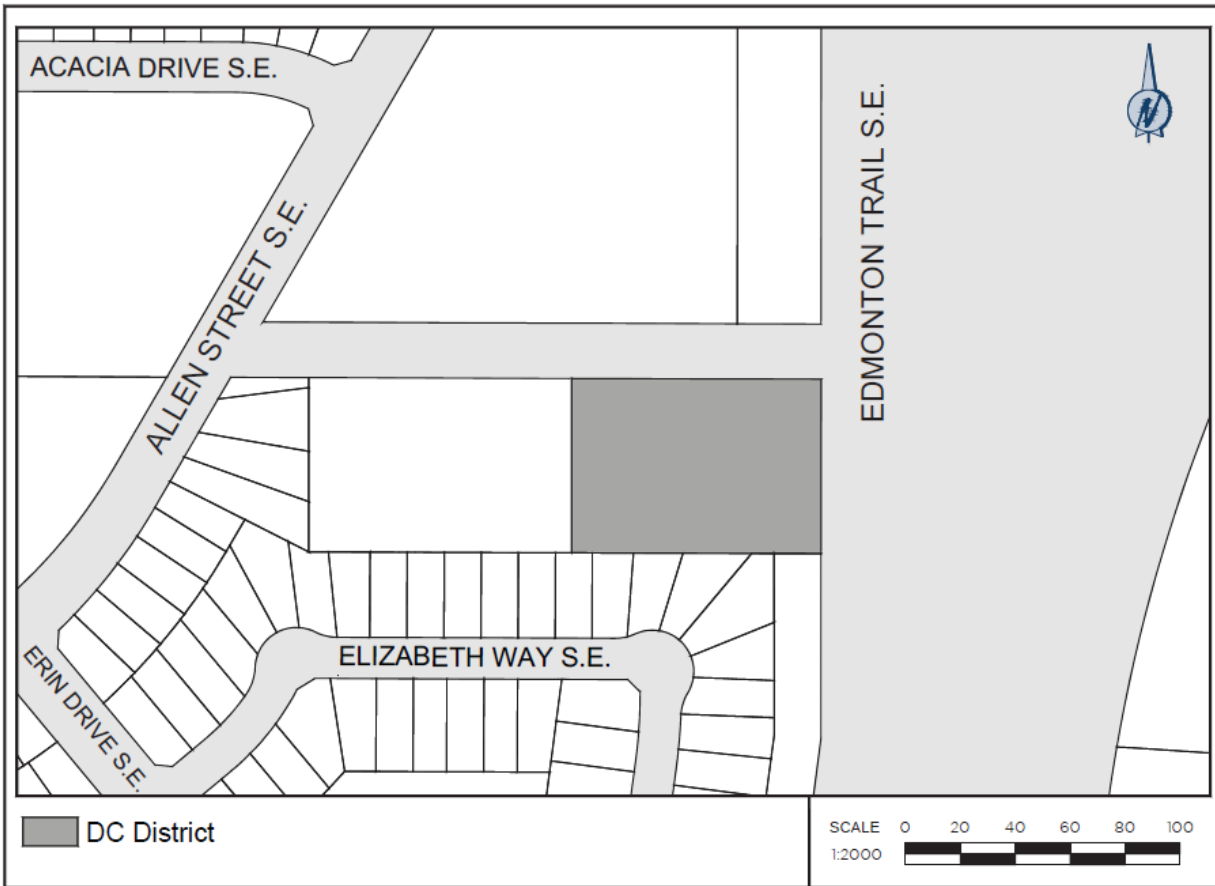
## Schedule "A"

### Bylaw No. B-29/2024

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

##### General / Administrative Regulations

(1) Affected Lands: A portion of the NE ¼ 1-27-1-W5M containing +/- 0.57 hectares (+/-1.42 acres) 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 roof-line 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
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

Maximum Dimensions	
Site / Use	Area
Site	5775m2

Massing and Coverage	
Maximum Building Height	5 Storeys
	18.5m
Maximum Site Coverage	40%
Minimum Landscaping	10% of Site Area
Minimum Amenity Area Per Dwelling	4.5m2 per Unit
Minimum On-Site Amenity Area	50m2

Maximum Development Density	
Number of Dwelling Units	56

Maximum Commercial Floor Area	
Commercial Floor Area	1,600m2

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

### 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) No idling signs shall be marked on vehicle stalls abutting adjacent existing residential development.

(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 cross-walks 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 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	84
Visitor	14
Commercial	40
Total On-Site Parking	138

(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 2.0m tall 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.