

104.4 Individual Direct Control Districts

104.4.1 - DC-1(a) Site Specific Development Control Provision

104.4.1.1 Purpose

To establish a Site Specific Development Control District to accommodate a parking lot use either as a stand-alone use on a lot separate from the principal use or to augment or satisfy minimum parking requirements on a contiguous property, and to establish sensitive site development regulations that will ensure compatibility with surrounding residential and commercial land uses.

104.4.1.2 Area of Application

This DC-1(a) District shall apply to Lots 8 & 9, Block 30, Plan 1061AE; located at 10015 - 107 Avenue.

104.4.1.3 Uses

- a. Parking Lot

104.4.1.4 Development Criteria

- a. Development in this District shall be evaluated with respect to compliance with Part Nine of the Bylaw;

- b. A soft landscaped screening buffer is required adjacent to a residential use and the landscaped buffer:

- i) Shall be a minimum of 4.6m in width;
- ii) Shall include a mix of deciduous and coniferous trees with at least 60% of these trees being coniferous;
- iii) Shall include trees which are at least 6.10m high at maturity; and
- iv) May include shrubs in addition to trees provided that the shrubs are at least 1.83m high at maturity;
- v) Perimeter landscaping is required within required front yards and, in the case of a corner lot, the side yard located adjacent to the flanking roadway in all multi-family residential, commercial and industrial districts along a public roadway (other than a lane) or adjacent to a public use site. The landscape area shall be at least 3.05m wide, and:
 - Deciduous trees, shall be planted at regular intervals;
 - Coniferous trees, shall be planted in clusters of three (3);
 - All trees must be 1.83m from the property line and at least 6.1m high at maturity;

- c. A screened fence 1.83m in height shall be constructed on the west property line adjacent to the residential area;

- d. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a required yard, and trash collection areas shall be screened from view from any adjacent sites and public roadways.