

DC. 22 Deer Park Mixed Use Node Direct Control District

(1) General Purpose

The purpose of this District is to facilitate the development of a mixed-use node at the entrance to the Deer Park neighbourhood. This node will integrate high-density residential and commercial uses in a horizontal mixed-use format, ensuring architectural continuity. The District will be designed to prioritize and support transit accessibility and create a pedestrian-focused environment, featuring walkable pathways, safe crossings, and interactive public spaces that encourage foot traffic and community engagement. Development in the District will be designed at a human/pedestrian scale, supporting year-round use.

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none">• Accessory Buildings• Alcohol Sales• Animal Service Facility, Minor• Commercial School, Non-Industrial• Eating and Drinking Establishments• Health Service• Multi-unit Dwellings• Personal Service Establishment• Public Libraries and Cultural Exhibits• Professional Service Establishment• Professional and Office Service• Recreational Establishment, Indoor• Retail, Major• Retail Sales• Theatre	<ul style="list-style-type: none">• Accessory Uses• Assisted Living Facility• Cannabis Sales• Childcare Facility• Designated Assisted Living Facility• Home Occupation, Minor• Private Club• Public Utility Building• Recreational Establishment, Commercial• Repair Services• Sales Centre

- (a) Notwithstanding Section DC.22 (1), a Home Occupation, Minor shall be a discretionary Use in Multi-Unit Dwellings.

(2) Development Regulations

In addition to the Regulations contained in Part 6 General Regulations, Part 7 Special Regulations, Part 8 Parking Regulations, Part 9 Landscaping Regulations, and Part 10 Sign Regulations, the following regulations shall apply to all Development in this District.

	Site Standards
Front Yard Setback:	<ul style="list-style-type: none">• Buildings abutting an internal sidewalk along the High Street shall have no minimum setback to support pedestrian-oriented development and maintain a consistent street wall.• 6.0 m maximum shall apply to accommodate patios, recessed entrances, and courtyard entrances.
Side Yard Setback:	<ul style="list-style-type: none">• 3.0 m minimum for buildings abutting Dalton Link or Deer Park Drive.

	Site Standards
	<ul style="list-style-type: none"> • 6.0 m minimum for Buildings abutting Jennifer Heil Way, a 3.0m portion of the setback shall be landscaped. • 6.0 m minimum where the Site abuts a Mixed Low to Medium Density Residential District a 3.0 m portion of this setback shall be landscaped.
Rear Yard Setback (Minimum):	<ul style="list-style-type: none"> • 6.0 m minimum for buildings abutting Dalton Link or Deer Park Drive. A minimum of 3.0 m of the Rear Yard Setback nearest the property line shall be landscaped. • 7.5 m minimum where the Site abuts a Mixed Low to Medium Density Residential District a 3.0 m portion of this setback shall be landscaped. • 6.0 m minimum for Buildings abutting Jennifer Heil Way, a 3.0m portion of the setback shall be landscaped.
Site Coverage (Maximum):	<ul style="list-style-type: none"> • 50% to provide sufficient space for buildings while preserving open areas for public amenities such as courtyards and plazas, landscaping, and pedestrian and cycling facilities.
Building Height (Maximum):	<ul style="list-style-type: none"> • For residential buildings - four stories not to exceed 15.0 m • For commercial buildings – two stories not to exceed 10 m.
Density:	<ul style="list-style-type: none"> • 40 units (Minimum) per net hectare for Multi-unit Dwellings • 150 units (Maximum) per net hectare for Multi-unit Dwellings
Amenity Area (Minimum):	<ul style="list-style-type: none"> • 7.5 m² per Dwelling for Multi-Unit Dwellings for common Amenity Area • 10% of the commercial Site shall be designated for public Amenity Area to support outdoor seating, green spaces, pedestrian corridors and plazas.

(3) Additional General Regulations

- (a) Notwithstanding the Front Yard and Side Yard requirements, in the case of corner sites, the Development Officer shall determine the Setback for the additional Front Yard or Street Side Yard in accordance with Section 29 of this Bylaw and take into account the context of the Site and orientation of other developments and buildings on Adjacent Sites, the block face, and within the neighbourhood.
- (b) No additional commercial and residential access shall be provided along Dalton Link or Deer Park Drive

other than High Street to ensure safety, reduce traffic congestion, and maintain the integrity of these major thoroughfares.

- (c) Loading shall be in accordance with section 83.
- (d) Waste storage areas shall in accordance with section 36. Moloch style refuse containers shall be used exclusively within commercial area to collect and store waste but are not restricted to the rear.
- (e) District character shall feature a high-quality environment characterized by organized yet diverse façades, with prominent detailing and signage that enhances the visual appeal and cohesive identity of the mixed-use node.
- (f) Building design shall be architecturally compatible with other structures by using complementary forms, materials, and scale to ensure visual harmony between residential and commercial areas.
- (g) Architectural features shall be used to differentiate one face of a Building from another.
 - (i) Weather protection such as awnings or canopies shall be provided at pedestrian entrances.
- (h) Variations in architectural detailing (e.g., materials, colours, etc.) shall be used to create individual unit identity while maintaining overall Building design consistency.
- (i) New buildings shall use brick, wood, or fibre cement board with a wood grain finish or glass as their fundamental cladding with such materials being compatible and complementary to adjacent Buildings. Vinyl siding is not an acceptable cladding material.
- (j) Development shall incorporate public spaces such as plazas or courtyards that serve both commercial and residential users. These spaces should be designed to encourage social interaction and community engagement and allow for year-round use.
- (k) Dedicated bicycle parking areas shall be provided to support alternative modes of transportation. Bicycle parking should be conveniently located, secure, and accessible to both residential and commercial users. Bicycle parking should be distributed throughout the site, with a minimum of one bicycle parking area near each major building entrance and additional parking near public spaces allowing for a minimum of 2 bicycle stalls per area.
- (l) Developments must create a continuous pedestrian network that links commercial and residential areas, encouraging walking while appropriately accommodating vehicle traffic. Safe crosswalks and pedestrian signals must be installed at key intersections to enhance accessibility and safety.
- (m) Access and circulation:
 - (i) Sidewalks along the High Street and building frontages must be a minimum of 2 m wide and incorporate landscaping.
 - (ii) Sidewalks within the site that do not abut or are parallel to an internal street must be a minimum 1.8 m wide.
 - (iii) Sidewalks must be provided along storefronts with entrances.
 - (iv) Separate pedestrian movements and motor vehicle traffic by delineating crosswalks with special paving or, such as a raised crosswalk.
- (n) Parking:
 - (i) Shared parking could be considered in accordance with section 85.
 - (ii) To support a pedestrian friendly environment, no parking shall be permitted on the High Street.

(4) Additional Residential Regulations

- (a) The Multi-Unit Dwelling shall be sited with the shortest horizontal length of the building abutting low-density residential Dwellings to minimize shadows and maximize privacy.

- (b) Notwithstanding maximum Site Coverage, the Development Officer may vary regulations to increase maximum Site Coverage for development by up to 10% of site area in exchange for underground parking, indoor/outdoor amenity area.
- (c) A Multi-Unit Dwelling shall provide sidewalk connections to ensure accessibility between the abutting streets.
- (d) Building setbacks where usable may contribute to the required Amenity Area. Amenity Areas shall be provided for new Multi-Unit Dwellings that may consist of a single, distinct area or be divided into multiple areas. The Amenity Area shall include outdoor open space that provides adequate area for unstructured passive or active recreation to the satisfaction of the Development Officer, as well as two or more of the following:
 - (i) Playground equipment;
 - (ii) Benches, picnic tables, or other seating;
 - (iii) A gazebo or other shelter;
 - (iv) A Patio;
 - (v) Courtyards;
 - (vi) Gardens; or other recreational or amenity uses that would meet the needs of the residents for the specific Development under consideration.

(5) Additional Commercial Regulations

- (a) Notwithstanding maximum Site Coverage, the Development Officer may vary regulations to increase maximum Site Coverage for development by up to 10% in exchange for enhanced public amenity spaces that incorporate unique design elements that promoted enhanced overall design quality, sustainability, safety, security, access or connectivity.
- (b) The massing of commercial buildings should be designed to reflect the scale of surrounding developments. Commercial buildings shall be broken down into smaller, articulated sections not exceeding 15 m to avoid a monolithic appearance.
- (c) Commercial buildings shall incorporate active frontages to allow visibility into the building and to create an attractive and inviting environment for people
- (d) Buildings with individual units shall be defined clearly by articulated entrances that face the adjacent Street or public space.
- (e) Building facades orientated towards the High Street and Dalton Link and Deer Park Drive must be articulated with 2 or more design techniques to minimize the perception of massing, eliminate large blank walls, provide visual interest, and enhance the appearance of buildings. Design techniques or features may include variations in rooflines; vertical or horizontal building wall projections or recessions; visual breaks of building facades into smaller sections; use of a combination of finishing materials; or other similar techniques or features.
- (f) Building faces along Dalton Link and Deer Park Drive must have a minimum ~~20~~ 40% transparency using windows, spandrel glass or faux window treatments). Building articulations and/or recessions shall be provided at intervals not exceeding 15.0 m.
- (g) Buildings flanking the High Street streets and sidewalks must incorporate transparent building face with a minimum 60% glass to engage pedestrians.
- (h) A reduction of not more than 10% of the required parking can be permitted where it can be demonstrated, through a Parking Study prepared by a Transportation Planner/Engineer, the businesses on the site have shared customers, separate peak hours of use, and/or differing operating hours.

(6) Issuance of a Development Permit

- (i) Council shall delegate authority to a Development Officer to make decisions on Development Permit Applications pursuant to this Direct Control District.

New Definition to be added to Section 7:

Courtyard: For the purposes of interpretation Courtyards mean an open space, typically enclosed or substantially surrounded by buildings, that is accessible to the public and designed to facilitate gathering, leisure, or social activities.

Plaza: A Plaza shall mean a publicly accessible open area, commonly adjacent to or fronting buildings, designed as a gathering place for people and intended to accommodate a range of activities, events, or circulation