

DIRECT CONTROL – MIXED USE 1 DISTRICT (DC-MU1)

[2009-04]

General Purpose:	The purpose of the DC-MU1 District is first to provide a mixed-use commercial area that could provide a strong residential component comprised primarily of apartment and stacked row house style dwellings, above main floor commercial, but may also include stand-alone apartment dwellings. Second, it may take advantage of the proximity of the site to major transportation routes for hotel accommodation. And third, it may provide for a market facility that may also incorporate seasonal outdoor market space for the market or community.
Permitted Uses:	Accessory uses
	Accessory Residential Building
	Accessory Retail Sales
	Business Support Services
	Cannabis Retail Sales [2019-04]
	Commercial recreation and entertainment facility [2019-04]
	Drinking Establishment: including Food Sales
	Drive-through [2019-04]
	Dwelling Unit – Above the ground floor
	Apartment
	Stacked Row Housing
	Dwelling Units – Stand Alone
	Apartment
	Educational Use
	Fitness Centre [2019-04]
	Financial Services [2014-17]
	Gaming or gambling establishment [2019-04]
	Gas Bar [2019-04]
	Hotel
	Indoor Merchandise Sales: excluding uses where the primary focus is adult oriented merchandise and/or entertainment
	Liquor Store
	Mechanized excavation, stripping & grading [2013-07]
	Motel
	Neighbourhood Convenience Store
	Office
	Parking Facilities
	Park and Playgrounds
	Personal Services
	Professional, Financial and Office Support Services
	Public and Quasi Public Uses
	Public Utility Buildings
	Recycling drop off [2013-07]
	Restaurant
	Signs
	Staff Residence
	Veterinary Clinic

Discretionary Uses	<p>Institutional Residence Day Home Facility – Limited Day Care Facility – Neighbourhood Day Care Facility – Commercial Car Wash Equipment Rentals: Excluding large equipment such as recreation crafts, any items requiring outdoor storage, or large vehicle transport Light Manufacturing Repair Services Market: Indoor and seasonal outdoor Garden Centre: Indoor and seasonal outdoor Greenhouse, Commercial</p>
Development Authority:	<p>The Development Authority for the consideration and approval of the Comprehensive Site Plan, and any amendments thereto, shall be Council.</p> <p>The Development Authority for discretionary uses shall be Council.</p> <p>The Development Authority for permitted uses shall be Council.</p> <p>[2019-04]</p>
Comprehensive Site Plan:	<p>Prior to any subdivision or development being approved on a site designated as DC-MU1 District, a Comprehensive Site Plan shall be prepared to the satisfaction of the Development Authority.</p> <p>The Comprehensive Site Plan shall include all lands which are contiguous and under the same direct control designation.</p> <p>The Comprehensive Site Plan shall include:</p> <ul style="list-style-type: none"> i. Building Location ii. Parking Areas iii. Landscaped Areas iv. Vehicle and Pedestrian Circulation v. Architectural Treatment of Buildings vi. Signage vii. Lighting <p>The Comprehensive Site Plan shall be accompanied by such supporting studies and engineering analysis the Development Authorities views necessary to properly evaluate the site plan and its implications. All subsequent subdivision and development approvals shall be consistent with the approved comprehensive site plan.</p>
Parcel Size:	<p>Minimum: 0.202 ha (0.5 ac) Maximum: none</p>
Unit Size:	<p>Residential - Minimum Unit Size: 50 m² (538 ft²) Residential - Maximum Unit Size: none Commercial - Minimum Unit Size: 100 m² (1076 ft²) Commercial - Maximum Unit Size: None</p>

Yard, Front:

Recognition

- i. All frontages abutting any numbered or Provincial Highway or adjacent service road shall be treated as front yards.
- ii. All frontages abutting local or internal road shall be treated as front yards.

Minimum Front Yard Setback for internal roads:

- i. Where the maximum building height is less than or equal to 10 m (33 ft): 3 m (9.84 ft)
- ii. Where the maximum building height is greater than 10 m (33 ft): 6 m (20 ft)

Minimum front yard setback from a numbered or Provincial Highway service road: 10 m (33 ft)

Yard, Side:

Minimum Side Yard Setback:

- i. Where the maximum building height is less than or equal to 10m (33 ft): Nil 0 m (0 ft)
- ii. Where the maximum building height is greater than 10m (33ft): Nil 0 m (0 ft)

Yard, Rear:

Minimum Rear Yard Setback:

- i. Where the maximum building height is less than or equal to 10 m (33 ft): 6 m (20 ft)
- ii. Where the maximum building height is greater than 10m (33ft): 9 m (30 ft)

Height of Building:

Principal Building:

- i. Minimum
 - Maximum Principal Building Height Limit: 10 m (33 ft)
- ii. Maximum
 - Maximum Principal Building Height Limit: 25 m (82 ft)

Accessory Building:

- i. Maximum Building Height: 5 m (16 ft), and shall in no case exceed the height of the Principal Building
- ii. Minimum Building Height: None

Variable Height Restrictions:

- i. Definitions for the purpose of regulation of Building Height in the DC-MU1 District:
 - a. North Boundary (NB): means the north boundary of Block A, Plan 861 0563 as registered at the Calgary Land Titles Office on May 23, 1986.
 - b. Height Line (HL): the line 100 m (328 ft) south of the NB boundary is referred to as the Height Line (HL) for the DC-MU1 District. The maximum height of all principal buildings

with the DC-MU1 District is calculated from 100 m (328 ft) south of the NB.

- c. Building Distance (BD): means 300 m (984 ft) less the distance from the HL to the south boundary of the principal building. The BD is also the point at which the maximum height of the DC-MU1 District is calculated to 10 m (33 ft).
- d. Building Height (BH): means the calculated maximum principal building height, not including the BASE height.
- e. Base Height (BASE): means 10 m (33 ft), the smallest maximum height limit within the DC-MU1 District.

- ii. HL to 0 m (0 ft) south of the NB
 - a. Maximum Building Height: Calculations
- iii. HL to 400 m (1312 ft) south of NB
 - a. Maximum Building Height Calculations
 1. 300 m (984 ft) – distance from HL to south boundary of principal building – BD m (BD ft)
 2. $BH\ m\ (BH\ ft) = \frac{BD\ m\ (BD\ ft) \times 15\ m\ (49\ ft)}{300\ m\ (984\ ft)}$
 3. $BH\ m\ (BH\ ft) + 10\ m\ (33\ ft)[BASE] = Maximum\ Building\ Height$

Number of Floors:

Maximum number of floors is seven (7)

Maximum number of commercial floors is two (2)

Maximum number of residential floors is six (6)

Principal and Accessory:

Each lot shall contain only one (1) principal building per building use

Minimum building separation on the same parcel:

- i. where the maximum building height of either building is less than or equal to 10 m (33 ft): Nil 0 m (0 ft)
- ii. Where the maximum building height of either building is greater than 10 m (33 ft): Nil 0 m (0 ft)

Parcel Coverage:

Maximum: 85%

Density:

For the purposes of determining the minimum and maximum densities, the calculations shall be made based on the gross density of the entire area covered by an approved overall Site Concept Plan.

Residential Units:

- i. Minimum Units: 40 units per Gross hectare (16.19 Units per Gross acre)
- ii. Maximum Units: None

Hotel/Motel:

- i. Minimum Units: None
- ii. Maximum Units: 120 Units

Architectural Guidelines:

- a. The design, character, and appearance of any development, accessory building, structure, or sign must have due regard for neighbouring developments and general amenities of the area.
- b. Each development shall incorporate durable materials into the façade.
- c. All buildings shall be of high quality building standards.
- d. All buildings will utilize design and materials to create a variety of façades and structures that remain complementary to neighbouring development.
- e. The primary building on each site will have a clearly defined main entrance.
- f. Structures shall incorporate design features of roof top treatments to enclose mechanical and/or electrical equipment.
- g. Commercial loading bays or other activities creating heavy truck (non-personal use vehicle) activity should be limited or fully restricted along façades facing major entrance ways or adjacent major highways/roads.
- h. Commercial loading bays or other activities creating heavy truck (non-personal use vehicle) activity should not be permitted along façades facing Highway 27 (46 Street) or 70 Avenue.

Landscaping Guidelines:

- a. All applications for a Development Permit shall be accompanied by a Landscaping Plan completed by a Landscape Architect or a person qualified to perform such work. No development permit shall be issued prior to the approval of the required Landscaping Plan.

A Concept Plan will require the inclusion of a General Landscaping Plan for the site.

A landscape plan shall be submitted with each development application with the following requirements:

- i. boundaries and dimensions of the subject site;

- ii. location of all the buildings, parking areas, driveways and entrances;
- iii. Lighting Plan: Location of all exterior lights on the site and their projected light patterns in relation to adjacent public roadway developments;
- iv. Signage Plan: Location of all exterior signage on the site, including renditions of proposed signage and dimensions;
- v. Location of existing plant material to be retained;
- vi. Location of new plant materials;
- vii. Plan material list identifying the name, quantity and size of plan material;
- viii. All other physical features, existing or proposed; including berms, walls, fences, outdoor furniture, lighting and decorative paving;
- ix. A location plan showing the proposed development and landscaping relative to the landscaping and improvements or adjacent properties; and
- x. Images (preferably photographic) identifying the site pre and post landscaping development.

b. **Landscaping Principles**

- i. The DC-MU1 District shall utilize native and indigenous plant material proven for the Town of Olds climate region, and available water resources for long-term maintenance.
- ii. Formal planning will be encouraged adjacent to building entrances and roadways, whereas naturalized planning will be encouraged elsewhere.
- iii. All areas of the site not otherwise developed shall employ either soft or hard landscaping.

c. The Development Authority may require the application of additional aesthetic regulations, if:

- i. There is a likelihood that the proposed development will generate undesirable impacts on surrounding sites; or
- ii. There is a likelihood the undesirable impacts may be generated on the site, and cause conflicts with other businesses within the development.

d. The additional aesthetic regulations that may be required at the discretion of the Development Authority may include but are not limited to, the following:

- i. Additional separation space between incompatible land uses;
- ii. The use of trees, shrubs, opaque fences, walls, and berms to buffer or screen uses of negative impact;
- iii. The use of trees, shrubs, planting beds, street furniture, and surface treatments to enhance the appearance of a proposed development.

e. All required yards on the site shall be landscaped in accordance with the approved landscaping plan,

- i. All Landscaping Plans within the DC-MU1 District should employ techniques to limit the use of potable water.
- ii. A minimum of 15% of each site shall be landscaped in accordance with the policies set out in the DC-MU1 District.
- iii. A minimum 0.50 m (2 ft) landscaped setback shall be provided between the main frontage of any primary building and adjoining parking lot area.
- iv. A combination of both soft and hard landscaping techniques shall be incorporated into all landscaping plans.
- v. A maximum of 50% of the area required to be landscaped shall be landscaped using hard landscaping. Mulch shall not be used as a substitute for planting materials.
- vi. Trees shall comprise at least 50% of the tree/shrub mixture.
- vii. To provide year round colour and interest, a tree mix of approximately 50% coniferous and 50% deciduous, shall be provided.
- viii. Deciduous trees shall be at least 50 mm (2.4 in) calliper above the root ball and 1.5 m (5 ft) in height.
- ix. Coniferous trees shall be a minimum of 1 m (3 ft) in height above the root ball.
- x. Trees and shrubs shall be provided in accordance with this Section. The number is determined on the basis of the following:
 - a. One (1) tree for every 35 m² (377 ft²) and one (1) shrub for each 15 m² (161 ft²) of any required landscaped area;
 - b. One (1) tree for each 20 m² (215 ft²) and one (1) shrub for each 10 m² (108 ft²) of required parking area island landscaped areas. In no case shall there be less than one tree per required parking area island landscaped area.
- xi. Trees or shrubs should be clustered or arranged in planting beds within the site.
- xii. Trees and shrubs should be evenly placed at regular intervals when used for screening of adjacent development.
- xiii. As required by the Development Authority, all required yards and all open spaces on the site excluding parking areas, driveways, and outdoor storage and service areas shall be landscaped in accordance with the approved landscaping plan.
- xiv. The undeveloped portion of the site, excluding park areas, driveways, outdoor storage and service areas shall be graded, contoured and seeded.
- xv. All landscape areas shall be finished with a minimum gradient of 2% for positive drainage. Maximum gradient for maintenance purposes shall be crowned, sloped or bermed from edge to edge of surrounding paved areas.

xvi. On the advice of the Landscape Architect or Arborist, planting standards may be modified to suit unique site topography or soils or micro-climatic conditions. Planting standards may not be removed.

Parking and Loading:

- a. All parking and loading requirements of the DC-MU1 District shall meet the parking and loading requirement of the Town of Olds Land Use Bylaw #01-23, as amended.
- b. Parking and loading requirements and design for each individual development shall be determined through the Development Permit process.
- c. Landscaping, fencing, and or building architecture, shall be used to screen parking areas, and loading areas.
- d. Screening methods must function on a year round basis. Winter and seasonal appearance of the landscaped screen will be considered so that the screen is aesthetic and effective year round.
- e. Parking for truck/transport/fleet vehicles (non-personal use vehicles) should not locate with a frontage onto numbered or Provincial Highways.
- f. Loading bays or other commercial activities creating heavy activity for trucks/ transport/ fleet vehicles (non-personal use vehicles) should not located with a frontage onto numbered or Provincial Highways.
- g. Landscape Islands with parking areas:
 - i. Landscape islands shall be required within at-grade parking areas with a capacity of twenty-five (25) or more vehicles. These islands shall be landscaped in accordance with the Landscaping Standards of this Plan.
 - ii. Parking islands shall be placed to provide visual relief and to organize large areas of parking into smaller cells, to the satisfaction of the Development Authority.
- h. All developments shall incorporate the provision of bicycle parking through the Comprehensive Site Plan. Bicycle parking shall be required at a rate of 5% of the required vehicle parking (Five (5) bicycle parking spaces/racks/ tie-ups per every one hundred (100) vehicle parking stalls).

Traffic Guidelines:

The traffic networks shall ensure that there is connectivity to and from the subject lands to adjacent development.

- a. Motorized Vehicle

The primary focus of the vehicular network shall be to provide access to and from the subject lands.
- b. Bicycle

Bicycle access shall be provided within the road network of the subject lands.

Permanent bicycle parking/lock-ups shall be provided in the development of each residential and commercial development.

c. **Pedestrian**

The pedestrian network shall be designed as the primary form of transportation within the boundaries of the subject lands.

Lighting Guidelines:

- a. All lighting must meet the requirements of the Town of Olds and Alberta Transportation and be undertaken in a manner that does not interfere with traffic or use of Provincial or Municipal roads, the use of adjacent land or uses on the same site.
- b. All lighting shall be subject to approval as part of a development permit, and shall be located in accordance with a comprehensive Lighting Plan prepared for the lot and building, and submitted as part of the required Landscape Plan.
- c. All lighting will be designed to support a commitment to a "Dark Sky" by minimizing light pollution and directing light sources towards the ground.
- d. Outdoor lighting provided for security, display, or attraction purposes for any development shall be arranged so that diffusion of light towards any adjoining site is minimized and does not interfere with the effectiveness of adjacent traffic, and shall comply with the following provisions:
 - i. All lighting, including parking area lighting and security lighting shall be designed to conserve energy, reduce glare, and reduce up light.
 - ii. No light structure shall exceed a height of 7.62 m (25 ft);
 - iii. No light shall be attached to a structure above the Maximum Height of that structure unless required as part of Federal or Provincial regulations;
 - iv. The developer shall provide a plan indicating the location of all exterior lights, including the projected light patterns in relation to adjacent public roadways and developments;
 - v. No flashing, strobe, or revolving lights, shall be installed on any structure or site;
 - vi. Flood lighting of large scale areas of the site or building will not be allowed. The design must ensure even illumination, sharp cut off style luminaries, and must be consistent with other lighting in the DC-MU1 District;
 - vii. Lighting standards for the development shall minimize the off-site effects of lighting while at the same time maintaining a safe and secure illumination level;
 - viii. All lighting to be directed downwards and shielded to protect glare from the immediate area with a cut-off angle for all fixtures to be 45 degrees;
 - ix. Any lighting fixtures attached to the buildings shall be coloured the same as the material at the elevation to which

they are attached. Any variance must be to enhance the building elevation.

Signage Guidelines:

- a. All signage shall be located in accordance with a comprehensive signage package prepared for the lot and building, and submitted as part of the required Landscape Plan. The Landscaping plan shall be subject to approval as part of a Development Permit.
- b. All signage shall be permanent.
- c. Temporary signs for on-site business only may be permitted at the discretion of the Development Authority provided:
 - i. They are:
 - Permitted only for a specific period of time and/or event not exceeding one (1) month.
 - Related to an on-site business.
 - Related to an on-site activity or promotion
 - ii. They do not interfere with:
 - Safety
 - Vehicle traffic flow and vehicle traffic visibility
 - Pedestrian traffic flow and pedestrian traffic visibility.
 - iii. Temporary signs are limited to building banners, portable signs, and A-board signs.
 - iv. Temporary signs are not permitted along Provincial Highways.
- d. General advertising signs are not permitted.
- e. Advertising signage, for on-site businesses only, and/or directional signs may be permitted in accordance with a comprehensive signage package prepared for the lot and building, and submitted as part of the required Landscape Plan. The Landscaping plan shall be subject to approval as part of a Development Permit.
- f. Signage shall be chosen to match or complement both the related development and the area architecture. This is related, but not limited to, consideration of size, material, colour, and purpose.
- g. Signage should be constructed of permanent, durable material and designed such that an abundance of signage does not create an unsightly appearance from public roads.
- h. Moving or animated signs and electronic message boards are not permitted.
- i. One free standing identification sign per lot shall be allowed.
 - i. The free standing sign shall not exceed 8.5 m (28 ft) in height, with no other dimension exceeding 4.5 m (15 ft)

- ii. Illuminated free standing signs shall not exceed 7 m (23 ft) in height, with no other dimension exceeding 4.5 m (15 ft)

Fencing Guidelines:

- a. All fencing and screening shall be designed and constructed with durable materials, integrated with the design of the building.
- b. Fencing and Screening may also incorporate natural vegetation where appropriate and functional year round.
- c. For screening to be approved, it must be effective on a year round basis.
- d. No security fencing shall be erected in a front yard facing a public street.
- e. All screening shall be of sufficient height so as to adequately screen parking, loading, and storage areas.

Outdoor Storage: Outdoor storage is not permitted except for waste and recycling containers, and fleet vehicles.

All outdoor storage areas shall be screened from neighbouring sites and public streets.

Outdoor storage items shall not project higher than maximum height limit of the storage screening.

All garbage and waste material must be stored in weatherproof and animal proof containers and screened from adjacent sites, public streets and the principal buildings.

