(DC2) Site Specific Development Control Provision (former DC2.1034)

DC2.1034.1. General Purpose

The purpose of this Zone is to provide the opportunity for small scale commercial Uses and residential Uses while promoting a design that is complementary to residential development in the area. Site specific regulations are intended to enhance the pedestrian environment by incorporating pedestrian scaled architecture, design and amenities.

DC2.1034.2. Area of Application

This Provision shall apply to the lands legally described as Lot 101, Block 7, Plan 1822591, as shown on Schedule "A" of the Bylaw, adopting this Provision, Cavanagh.

DC2.1034.3. Uses

. Apartment Housing

a. Bars and Neighbourhood Pubs

b. Breweries, Wineries and Distilleries

c. Child Care Services

d. Commercial Schools

e. Convenience Retail Stores

f. Creation and Production Establishments

g. Drive-in Food Services

h. Gas Bars

i. General Retail Stores

j. Health Services

k. Indoor Participant Recreation Services

l. Live Work Units

m. Liquor Stores

n. Minor Amusement Establishments

o. ~~Minor Alcohol Sales~~

p. Minor Home Based Business

q. Minor Service Stations

r. ~~Major Alcohol Sales~~

s. Major Home Based Business

t. Personal Service Shops

u. Professional, Financial and Office Support Services

v. Public Libraries and Cultural Exhibits

w. Rapid Drive-through Vehicle Services

x. Religious Assemblies

y. Residential Sales Centre

z. Restaurants

aa. Secondhand Stores

bb. Specialty Food Services

cc. Urban Gardens

dd. Urban Indoor Farms

ee. Urban Outdoor Farms

ff. Veterinary Services

gg. Fascia On-premises Signs

hh. Freestanding On-premises Signs

ii. Projecting On-premises Signs

jj. Temporary On-premises Signs

DC2.1034.4. Development Regulations

. Development shall be in general accordance with Appendix 1, Site Plan.

a. ~~The maximum Floor Area of any individual business premises shall not exceed 325 m², except that:~~

. ~~Bars and Neighbourhood Pubs shall not exceed 200 occupants and 240 m² of Public Space.~~

i. ~~Restaurants shall not exceed 200 occupants and 240 m² of Public Space.~~

. The maximum Floor Area Ratio shall be 1.0.

. A minimum Setback of 4.5 m shall be required where the Site Abuts a public roadway, other than a Lane.

a. A minimum Setback of 3.0 m shall be required where the Rear or Side Lot Line of the Site Abuts the Lot line of a Site in a Residential Zone.

b. The following regulations shall apply to Apartment Housing developments:

. Apartment Housing shall be permitted only in buildings where the first Storey is used for commercial purposes; and,

i. Apartment Housing shall have access at ground level, which is separate from the access for the commercial premises.

g. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a Setback. Loading, storage and trash collection areas shall be located to the rear or sides of the principal building and shall be screened from view from any adjacent Sites, or public roadways in accordance with the Landscaping regulations of the Zoning Bylaw, as amended.

. If the rear or sides of a Site are used for parking, an outdoor service display area or both, and Abut a Residential Zone or a Lane serving a Residential Zone, such areas

shall be screened in accordance with the Landscaping regulations of the Zoning Bylaw, as amended.

. The maximum building Height shall not exceed 10.0 m.

. Where Uses, that may in the opinion of the Development Officer, create negative impacts such as noise, light or odours which may be noticeable on adjacent properties, and where the Site containing such Uses is directly adjacent to Sites used or zoned for residential activities, the Development Officer may, at the Development Officer's discretion, require that these potential impacts be minimized or negated. This may be achieved through a variety of measures including, but not limited to:

    . additional landscaping; berming or screening, which may exceed the Landscaping regulations of the Zoning Bylaw, as amended, and Section 4 (k.) of this Provision;

    i. noise attenuation measures such as structural soundproofing; downward direction of all exterior lighting on to the proposed development; and

    ii. any other measures as the Development Officer may deem appropriate.

k. A minimum of one tree for each 22 m^2 and one shrub for each 13 m^2 of Setback along 30 Avenue SW and 111 Avenue SW (Cavanagh Boulevard) shall be provided, to the satisfaction of the Development Officer.

. Signs shall comply with the regulations found in Schedule 59D of the Zoning Bylaw, as amended.

. The following regulations shall apply to Rapid Drive-through Vehicle Services developments:

    . the total number of bays shall not exceed one;

    i. all operations and mechanical equipment associated with this Use shall be located within an enclosed building; and

    ii. no portion of a Rapid Drive-through Vehicle Service shall be located adjacent to a building bay with an approved development permit for Child Care Services.

. On-Site pedestrian circulation shall be accommodated through the provision of Walkways, that connect building entrances to on-site Amenity Areas, parking areas, and adjacent public Walkways.

. To the satisfaction of the Development Officer, areas identified as 'Enhanced Site Development Opportunity' shall include features that contribute to a pedestrian friendly environment which may include features such as, but not limited to:

    . Outdoor patios and Amenity Areas;

    i. additional Landscaping which may exceed the Landscaping regulations of the Zoning Bylaw, as amended, and Section 4 (k.) of this Provision;

    ii. street furniture; and

    iii. public art.

. Outdoor patios and Amenity Areas shall be visible from adjacent public roadways and if screened, shall employ transparent materials. Fence height shall not exceed 1.85 m on Outdoor patios and Amenity Areas facing 30 Avenue SW and 111 Street NW (Cavanagh Boulevard).

- Buildings shall be designed with all exposed building Façades having consistent and harmonious exterior finishing materials.
- Building Façades shall be designed with detail and articulation to create attractive streetscapes and interfaces. Building Façades shall be articulated through means which may include the use of recesses, entrances, entrance features, windows, projections, change in building materials, colours, and/or physical breaks in building mass.
- A minimum of 60% of the linear frontage of ground floor Façades facing 111 Street SW (Cavanagh Boulevard) and 30 Avenue SW shall consist of glazing that is unobstructed by signs. Linear frontage shall be measured as the horizontal plane at 1.5 m above Grade.