

(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION

Chappelle

3105 & 3130 - 141 Street SW

1. General Purpose

To accommodate the development of low-intensity Commercial Uses that are sensitive to the surrounding development.

2. Area of Application

Lot 77, Block 3, Plan 1423886 and Lot 91, Block 1, Plan 1620413, totaling 1.34 ha more or less; located in the Chappelle Neighborhood shown on Schedule "A" of the Bylaw adopting this Provision.

3. Permitted Uses

- a. Bars and Neighbourhood Pubs, for less than 100 occupants and 120 m² of Public Space
- b. Business Support Services
- c. Child Care Services
- d. Commercial Schools
- e. Community Recreation Services
- f. Convenience Retail Stores
- g. Drive-in Food Services
- h. Gas Bars
- i. General Retail Stores, up to a maximum Floor Area of 1,000 m²
- j. Health Services
- k. Minor Alcohol Sales
- l. Personal Service Shops
- m. Professional, Financial and Office Support Services
- n. Rapid Drive-through Vehicle Services
- o. Restaurants, for less than 100 occupants and 120 m² of public Space
- p. Specialty Food Services, for less than 100 occupants and 120 m² of Public Space
- q. Veterinary Services
- r. Fascia On-premises Signs
- s. Freestanding On-premises Signs
- t. Projecting On-premises Signs
- u. Temporary On-premises Signs
- v. Urban Gardens
- w. Urban Indoor Farms
- x. Urban Outdoor Farms

4. Development Regulations

- a. The maximum Building Height shall not exceed 10.0 meters.
- b. A minimum Building Setback of 3.0 m shall be required.
 - i. Notwithstanding regulation 4(b), the minimum Building Setback from the north Property Line for Child Care Services and Commercial Schools shall be 20 m for Lot 77, Block 3, Plan 1423886, and 13 m for Lot 91, Block 1, Plan 1620413.
- c. The Floor Area Ratio shall not exceed 0.25.
- d. The maximum Floor Area for any individual business premises for a Use be 275 m², except that:
 - i. the maximum Floor Area for Child Care Services shall be 500 m².
 - ii. the maximum Floor Area for car washes, dry cleaning establishments and laundromats shall be 1,000 m²
- e. The following regulations shall apply to Rapid Drive-through Vehicle Services developments:
 - i. The total number of bays shall not exceed four for any given Site; and
 - ii. All operations and mechanical equipment associated with this Use Class shall be located within an enclosed building.
- f. Child Care Services and Minor Alcohol Sales shall be limited to Lot 77, Block 3, Plan 1423886.
- g. Parking shall comply with Section 54 of the Zoning Bylaw.
- h. Landscaping shall comply with Section 55 of the Zoning Bylaw.
- i. Signs shall comply with Section 59 of the Zoning Bylaw.
- j. Urban Gardens, Urban Indoor Farms, and Urban Outdoor Farms shall comply with Section 98 of the Zoning Bylaw.

5. Site Design Regulations

- a. Buildings shall be located to the rear of each Site.
- b. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a Setback.
- c. Vehicle parking, loading, storage and trash collection areas shall be screened from view from any adjacent Site or public roadways in accordance with Section 55 of the Zoning Bylaw, and shall not be permitted to the rear of the principal Building.
- d. All setbacks abutting a residential Site shall be fenced to provide visual screening and prevent vehicle access. Space between fencing panels may be permitted to provide pedestrian access to the Site.
- e. The site shall include entry features to contribute to the identity of the development and the overall sense of place.
- f. Any canopies, or other attached building features shall be contained within the property and may be placed within the required setback.

- g. In addition to regulations in Section 51 of the Zoning Bylaw, all exterior lighting of the site shall be designed to prevent light pollution by ensuring that illumination shall not extend beyond the boundaries of the site nor upwards into the sky to the satisfaction of the Development Officer.

6. Building Design Regulations

- a. Façade treatment and general building design shall provide a similar architectural theme on all sides.
- b. All buildings on the Site shall comply with the following criteria:
 - i. The roof line and building façade shall include design elements and add architectural interest; and
 - ii. Landscaping adjacent to exterior walls shall be used to minimize the perceived mass of a building and to create visual interest.
- c. All mechanical equipment, including roof mechanical units, shall be concealed by screening in a manner compatible with the architectural character of the building or concealed by incorporating it within the building.