

SCHEDULE “B”

(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION

1. General Purpose

To accommodate limited neighbourhood convenience commercial and personal service uses within the existing building on-site as of the date of this bylaw, which are intended to serve day-to-day needs of neighbourhood residents while being compatible with the surrounding low density residential and non-residential uses, and specifically prohibiting Liquor Stores, Cannabis Retail Sales, and Body Rub Centres.

2. Area of Application

This Provision shall apply to Lots 13 and 14, Block 36, Plan 2429HW, south of 112 Avenue at a mid-block location between 53 Street NW and 55 Street NW, as shown in Schedule “A” of the Charter Bylaw adopting this Provision, Highlands.

3. Uses

- a. Bars and Neighbourhood Pubs
- b. Child Care Services
- c. Convenience Retail Stores
- d. Creation and Production Establishments
- e. Duplex Housing
- f. Garden Suites
- g. General Retail Stores
- h. Health Services
- i. Limited Group Homes
- j. Live Work Unit
- k. Minor Home Based Business
- l. Market
- m. Personal Service Shops
- n. Professional, Financial and Office Support Services
- o. Public Libraries and Cultural Exhibits
- p. Residential Sales Centre

- q. Restaurants
- r. Secondary Suites
- s. Secondhand Stores
- t. Semi-detached Housing
- u. Single Detached Housing
- v. Specialty Food Services
- w. Urban Gardens
- x. Veterinary Services
- y. Fascia On-premises Signs
- z. Projecting On-premises Signs

4. Development Regulations for Uses

- a. Bars and Neighbourhood Pubs, Restaurants, and Specialty Food Services shall be designed for less than 100 occupants and 120m² of Public Space, excluding exterior patio/deck space.
- b. Personal Service shops shall not include Body Rub Centres.
- c. Notwithstanding Sign Schedule 59H, the following regulations apply for signs:
 - i. Fascia On-premises Signs shall be subject to the following regulations:
 - A. Fascia On-premises Signs shall only face a public roadway other than a Lane;
 - B. The top of a Fascia Sign shall not extend more than 30 cm above the building roof or parapet wall;
 - C. any Fascia On-premises Sign that extends over a public right-of-way or passageway intended for pedestrian travel shall maintain a minimum clearance of 2.4 m;
 - D. any Fascia On-premises Sign may cover up to 50% of the face of the wall where it is displayed; and
 - E. Fascia On-premises Signs may be illuminated.
 - ii. Projecting On-premises Signs shall be subject to the following regulations:

- A. Projecting On-premises Signs shall only face a public roadway other than a Lane;
 - B. any Projecting On-premises Sign shall not be less than 2.4 m above Grade;
 - C. the top of a Projecting On-premises Sign on a building two Storeys or higher shall not extend more than 75 cm above the floor of the second Storey;
 - D. any Projecting On-premises Sign and its supporting structure may project a maximum of 2.0 m;
 - E. the horizontal separation distance between a Projecting On-premises Sign and its support structure and the curb line of a public roadway shall be not less than 0.6 m;
 - F. not more than one Projecting On-premises Sign shall be allowed for each individual business premises Frontage;
 - G. Projecting On-premises Signs shall be erected in such manner that the structural support elements are designed or concealed so as to appear as an integral part of the overall Sign design and such that no angle iron bracing, guide wires or similar support elements are visible from a public roadway or other public right-of-way; and
 - H. Projecting On-premises Signs may be illuminated.
- d. Duplex Housing, Garden Suites, Limited Group Homes, Minor Home Based Businesses, Secondary Suites, Semi-detached Housing, and Single Detached Housing shall only be permitted if the existing building on-site as of the date of this bylaw is demolished and if such developments are in compliance with regulations in Section 9(a)(ii).

5. Development Regulations for Site Layout and Built Form

- a. The development shall be in general conformance with the attached appendix.
- b. The maximum Building Height shall not exceed 6.0 m.
- c. The maximum Floor Area Ratio shall be 1.0.
- d. No setbacks shall be required, except the minimum Rear Setback shall be 7.5 m.

6. Development Regulations for Building Design and Features

- a. Blank walls or non-transparent segments shall not exceed 5.0 m in linear Frontage.

7. Development Regulations for Parking, Loading, Storage and Access

- a. Parking shall be in accordance with the Zoning Bylaw except that:
 - i. The minimum number of vehicular parking spaces shall be 3;
 - ii. The maximum number of vehicular parking spaces shall be 6;
 - iii. Vehicular parking spaces shall be located at the rear of the building, except that one on-street loading space and one accessible parking space shall be located in front of building in the service road in general accordance with the attached appendix and shall be designed to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination (Transportation);
- b. A waste collection area shall be located adjacent to the rear lane and be designed to the satisfaction of the Development Officer in consultation with Waste Management Services and Subdivision and Development Coordination (Transportation).

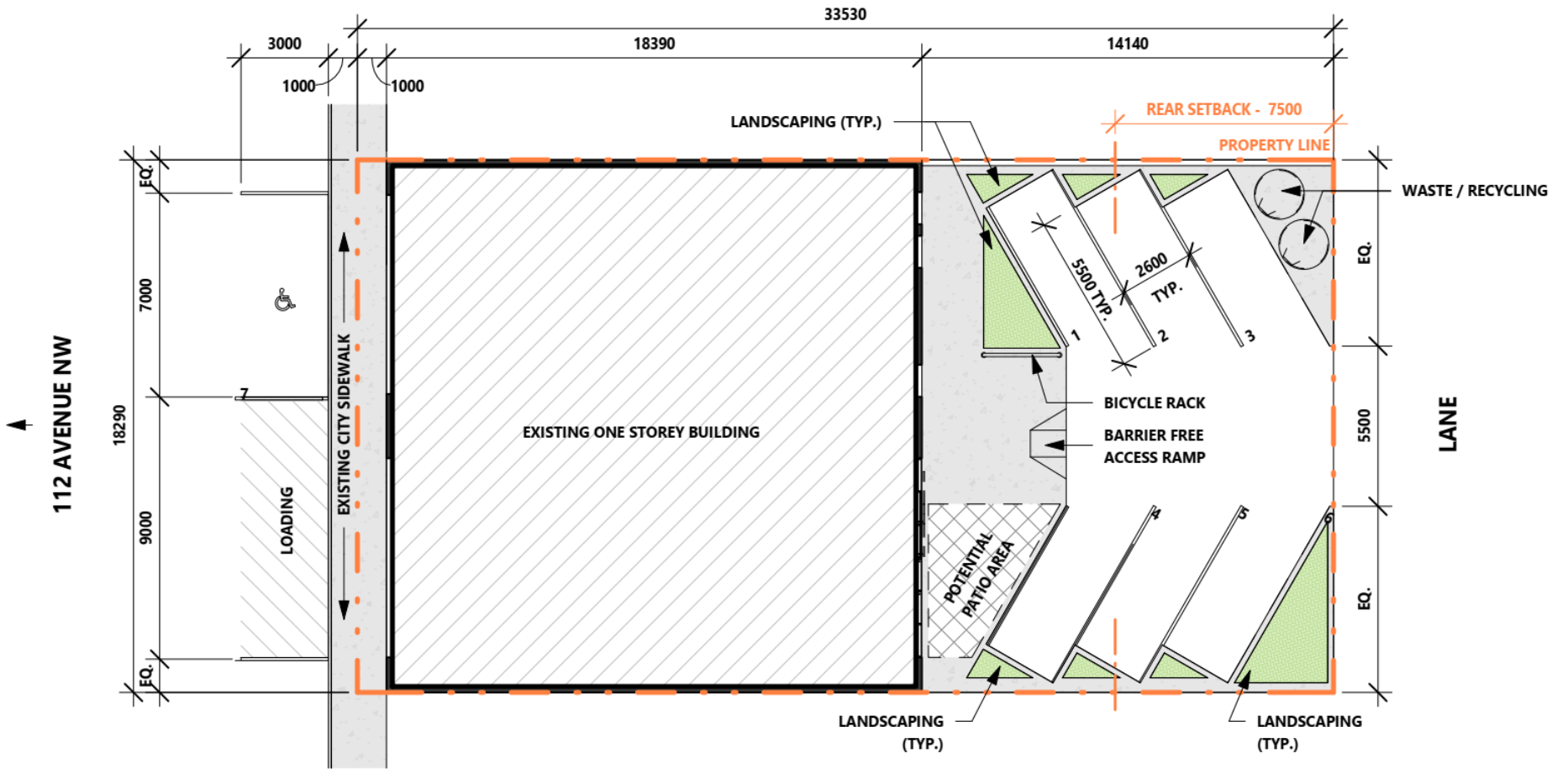
8. Development Regulations for Landscaping, Lighting and Amenity Areas

- a. Enhanced landscaping at the rear of the building, including a minimum of 6 trees, shall be provided to offer additional screening, as shown in Appendix I.
- b. On-Site landscaping shall use plant materials that provide colour throughout the year to enhance the appearance of the development during cold weather months.
- c. 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: Landscaping; berming or screening, which may exceed the requirements of Section 55 of this Bylaw; noise attenuation measures such as structural soundproofing; downward direction of all exterior lighting on to the proposed development; and any other measures as the Development Officer may deem appropriate.

9. Other Regulations

- a. If the building existing at the time of passage of this Provision is damaged or destroyed to more than 75% of the value of the building above its foundations:

- i. The building may not be repaired or rebuilt to accommodate non-Residential and non-Residential Related uses unless it complies with the regulations found in Sections 1 to 8 with the following exceptions:
 - A. The minimum Front Setback shall be 4.5 m;
 - B. The minimum Side Setbacks shall be 3.0 m; and
 - C. The maximum building Height shall be 10.0 m.
- ii. Any new building or buildings designed to accommodate Duplex Housing, Garden Suites, Limited Group Homes, Minor Home Based Business, Secondary Suites, Semi-detached Housing, and/or Single Detached Housing shall comply with the Development Regulations found in (RF1) Single Detached Residential Zone and within the Mature Neighbourhood Overlay that exist on the date of the passage of this bylaw, which shall supersede the Development Regulations of this bylaw and its Appendix, and be subject to the following:
 - A. Prior to the issuance of a Development Permit for new building construction involving Residential Uses, additional Environmental Site Assessment work shall be submitted and reviewed to the satisfaction of the Development Officer in Consultation with City Planning (Environmental Planner). The Development Officer shall impose any Development Permit conditions necessary, prior to the release of drawings for Building Permit review, to ensure that the Site is suitable for the full range of Uses contemplated in the Development Permit Application.



1 Site Plan
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2020-03-19

Appendix I – Conceptual Site Plan