

**(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION**

DC2.XXX.1. General Purpose

The purpose of this Zone is to provide the opportunity for convenience commercial, which are intended to serve the day-to-day needs of residents within residential neighbourhoods.

DC2.XXX.2. Area of Application

This Provision shall apply to Lot 5 and 6, Block 30, Plan 2452HW, located Southeast of the 61st Avenue and 109th Street intersection, as shown on Schedule "A" of the Bylaw adopting this Provision, Pleasantview.

DC2.XXX.3. Uses

- a. Child Care Services
- b. Convenience Retail Stores
- c. General Retail Stores
- d. Group Homes
- e. Health Services
- f. Limited Group Homes
- g. Live Work Units
- h. Major Home Based Business
- i. Minor Home Based Business
- j. Multi-unit Housing
- k. Personal Service Shops
- l. Professional, Financial and Office Support Services
- m. Residential Sales Centres
- n. Restaurants
- o. Specialty Food Services
- p. Urban Gardens
- q. Veterinary Services
- r. Fascia On-premises Signs
- s. Freestanding On-premises Signs
- t. Projecting On-premises Signs
- u. Temporary On-premise Signs

DC2.XXX.4. Development Regulations

- a. The development shall be in general accordance with Appendix I - Contextual Site Plan.
- b. The maximum Floor Area of any Commercial Use shall not exceed 275 m<sup>2</sup>.
- c. The maximum Floor Area Ratio shall be 1.0.
- d. The maximum Setback from the north property line shall be 1.0 m, except that:
  - a. This Setback may be increased to a maximum of 2.5 m to accommodate street related activities, such as patios and seating areas.
- e. The minimum Setback from the east property line shall be 3.0 m.
- f. The maximum building Height shall not exceed 8.90 m, in accordance with Section 52.
- g. The development may project to the front and side property lines above 4.0 m in Height.
- h. The following regulations shall only apply to Multi-unit Housing developments:
  - a. Multi-unit Housing shall be permitted where the first Storey is used for commercial purposes;

- b. The housing component shall have access at ground level, which is separated from the access for the commercial premises; and
- c. Amenity Area shall be provided in accordance with Section 46 of this Bylaw.
- i. All surface parking shall be located at the rear or side of the building.
- j. Where a Commercial Use is provided at ground level Abutting a public roadway, other than a Lane, the principal entrance shall have direct external access to the adjacent public sidewalk.
- k. Signs shall comply with the regulations found in Schedule 59D.
- l. Urban Gardens shall comply with Section 98 of this Bylaw.