

(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION - CAVANAGH**Section DC2.XXX****XXX.1 General Purpose**

The purpose of this Zone is to provide for convenience commercial and personal service uses, which are intended to serve the day-to-day needs of residents within residential neighbourhoods, and to establish site-specific development regulations to ensure that development is compatible with surrounding uses.

XXX.2 Area of Application

This Provision shall apply to the lands legally described as Lot 1, Block 7, Plan 1820106, as shown on Schedule "A" of the Bylaw, adopting this Provision, Cavanagh.

XXX.3 Permitted Uses

1. Bars and Neighbourhood Pubs
2. Breweries, Wineries and Distilleries
3. Child Care Services
4. Commercial Schools
5. Convenience Retail Stores
6. Creation and Production Establishments
7. Drive-in Food Services
8. Gas Bars
9. General Retail Stores
10. Health Services
11. Minor Amusement Establishments
12. Minor Alcohol Sales
13. Minor Service Stations
14. Major Alcohol Sales
15. Personal Service Shops
16. Professional, Financial and Office Support Services
17. Public Libraries and Cultural Exhibits
18. Rapid Drive-through Vehicle Services
19. Religious Assemblies
20. Restaurants
21. Specialty Food Services
22. Urban Gardens
23. Urban Indoor Farms
24. Urban Outdoor Farms
25. Veterinary Services
26. Fascia On-premises Signs
27. Freestanding On-premises Signs
28. Projecting On-premises Signs
29. Roof On-premises Signs
30. Temporary On-premises Signs

XXX.4 Development Regulations

1. The maximum Floor Area of any individual business premises shall not exceed 325 m², except that:
 - a. Bars and Neighbourhood Pubs shall not exceed 200 occupants and 240 m² of Public Space.

- b. Restaurants shall not exceed 200 occupants and 240 m² of Public Space.
- 2. The maximum Site Area shall be 2.0 ha.
- 3. The maximum Floor Area Ratio shall be 1.0.
- 4. A minimum Setback of 4.5 m shall be required where a Site abuts a public roadway, other than a Lane.
- 5. 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.
- 6. 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 provisions of Section 55.5 of this Bylaw. 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 provisions of subsection 55.4 of this Bylaw.
- 7. The maximum building Height shall not exceed 10.0 m, in accordance with Section 52.
- 8. 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. A minimum increase of 10% for shrubs and perennials shall be provided above the requirements set out in Section 55 shall be provided along 30 Avenue SW and Cavanagh Boulevard, to the satisfaction of the Development Officer.
- 10. Signs shall comply with the regulations found in Schedule 59D.
- 11. The following regulations shall apply to Rapid Drive-through Vehicle Services developments:
 - a. the total number of bays shall not exceed one for any given Site; and
 - b. all operations and mechanical equipment associated with this Use shall be located within an enclosed building.
- 12. 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 roadways.
- 13. Development shall be in general accordance with Appendix 1, Site Design Concept, which is a conceptual illustration depicting aspects of the Development and Design Regulations.
- 14. The development shall include features that contribute to a pedestrian friendly environment. Areas identified as 'Enhanced Site Development Opportunity' may include feature such as, but not limited to:
 - a. architectural features,
 - b. outdoor seating areas or patios,
 - c. enhanced landscaping,
 - d. street furniture, and
 - e. public art.
- 15. The façade of a building facing a public roadway shall be designed and finished to create an active streetscape and to provide visual interest through the use of architectural features which may include, but are not limited to, entryways, glazing, recesses, projections, canopies, porticos, overhangs, arcades, awnings, and trellises.