

SCHEDULE “B”

(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION

1. General Purpose

To establish a Site Specific Development Control District to accommodate a range of commercial uses with the application of sensitive site development regulations designed to ensure an effective transition to the surrounding residential development and result in a high quality development appropriate for the site.

2. Area of Application

This provision shall apply to Lot 1, Block 21, Plan 9722753, within the Dechene Neighbourhood as shown on Schedule “A” of this Bylaw.

3. Uses

- a. Business Support Services
- b. Commercial Schools
- c. Convenience Retail
- d. Daytime Child Care Services
- e. Drive-in Food Services
- f. Gas Bars
- g. General Retail Stores
- h. Government Services
- i. Health Services
- j. Indoor Participant Recreation Services
- k. Major Alcohol Sales
- l. Major and Minor Amusement Establishments
- m. Major and Minor Eating and Drinking Establishments
- n. Minor Alcohol Sales
- o. Minor Secondhand Stores with a gross floor area less than 275 m² (2,960.07 sq. ft.)
- p. Minor Service Stations
- q. Personal Service Shops
- r. Professional, Financial and Office Support Services
- s. Public Libraries and Cultural Exhibits

- t. Rapid Drive-through Vehicle Services
- u. Residential Sales Centre
- v. Spectator Entertainment Establishments

4. Development Criteria

- a. The maximum floor area ratio shall be 1.0.
- b. The maximum building height shall not exceed two storeys nor 10.0 m.
- c. A minimum building setback of 15.0 m shall be provided adjacent to the north and east property lines.
- d. A landscaped yard a minimum of 6.0 m in width, shall be provided adjacent to the west and south property lines.
- e. A landscaped yard a minimum of 6.0 m in width, shall be provided adjacent to the east and north property lines of the site.
- f. A berm a minimum of 1.0 m in height centered on the east and north property lines and solid screen fencing, 1.8 m in height centered on the property line shall be provided.
- g. Landscaping treatment within the required yards shall consist of three deciduous trees a minimum caliper of 7.5 cm, three coniferous trees a minimum height of 3.0 m and a mixture of deciduous shrubs for every 30.0 m of linear yard. These groupings shall be provided to the satisfaction of the Development Officer.
- h. To ensure that a high standard of appearance and sensitive transition to the surrounding land uses are achieved, detailed landscaping plans shall be submitted with the initial Development Permit application for approval by the Development Officer which, in the opinion of the Development Officer, comply with the landscaping requirements specified by Clauses 4d, 4e, 4f and 4g of this District.
- i. The Development Officer shall require, as a condition of approval, that the applicant provide an irrevocable letter of credit, in the amount of 100% of the established landscaping cost, the conditions of the security being that:
 - i. if the landscaping is not completed in accordance with the provisions of this district and the landscaping plan, within one growing season after the completion of the development, then the amount fixed shall be paid to the City, for its use absolutely; and
 - ii. the Development Officer shall not release the Letter of Credit until an inspection of the site has demonstrated that the landscaping has been well maintained and is in a healthy condition, two growing seasons after completion of the landscaping.
- j. Development in the District shall comply with the following architectural guidelines:

- i. All exterior finishing materials must be of good quality, durable and attractive in appearance with consistent treatment on all faces of a building. No painted and/or scored concrete block construction will be permitted on any building facade;
 - ii. A harmonious architectural and landscaping theme shall be created through the exterior treatment of buildings (i.e., materials, colours and designs) on the site and through the use of landscaping techniques and planting materials which are compatible with the residential context of the development.
 - iii. Buildings shall be designed and finished in a manner that minimizes the perceived massing of the development when viewed from the residential lands adjacent to the site, through the consideration of such factors as the choice and colour and texture of finishing materials, and the articulation of roof and building facade details. Structures shall incorporate a sloping roof treatment to reflect the character of future residential development to the west, north and east of the property;
 - iv. Design details such as dormers, gables, accent trim boards, etc. will be used together with variations in roof and/or elevation details so as to create variety within the project. Building features may project up to 4.0 m above the maximum height allowed under Clause 4b; and
 - v. All roof mechanical appurtenances shall be screened from the view of abutting residential areas when viewed from street level.
- k. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a required yard. Storage, loading and trash collection areas shall be screened from view from any adjacent sites and public roadways in accordance with the provisions of Section 69.3 of the Land Use Bylaw. That waste collection siting shall provide opportunities for recycling initiatives.
 - l. Any exterior lighting of the site shall be designed so that the lighting is directed away from the adjacent residential development.
 - m. Illumination of canopies shall be directed downward and their design and finishing shall be consistent with the design and finishing of the relevant associated building.
 - n. Indoor Participant Recreation Facilities shall be limited to athletic and health and fitness clubs.
 - o. Signs shall be allowed in this District as provided for in accordance with Schedule 79D and in accordance with the general provisions of Sections 79.1 to 79.9 inclusive of the Land Use Bylaw.
 - p. Development in this District shall be evaluated with respect to compliance with the General Development Regulations of Sections 50 to 79 inclusive, of the Land Use Bylaw.
 - q. The Development Officer may grant relaxations to Sections 50 to 79 of the Land Use Bylaw and the provisions of this District, if in his opinion, such variance

would be in keeping with the general purpose of this District and would not adversely affect the amenities, use and enjoyment of neighbouring properties.

5. Additional Development Criteria

- a. Daytime Child Care Services shall be developed in accordance with Section 93 of the Land Use Bylaw and an outdoor play area for the exclusive use of the day care shall be provided. This play area shall be enclosed by a combination of building walls and fencing, a minimum of 1.8 m in height, and the play area shall be located away from any parking or loading areas on the site.
- b. Gas Bars, Drive-in Food Services, Rapid Drive-through Vehicle Services and Minor Service Stations shall be developed in accordance with the provisions of Section 82 of the Land Use Bylaw.
- c. Residential Sales Centres shall be developed in accordance with the provisions of Section 95 of the Land Use Bylaw.
- d. Major and Minor Alcohol Sales shall be developed in accordance with Section 98 of the Land Use Bylaw.