

SCHEDULE "B"

(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION

1. General Purpose

To establish site specific development control provisions to allow for a health services facility with a limited range of office support and ancillary commercial uses and to establish sensitive site development regulations that will ensure compatibility with the surrounding residential land uses.

2. Area of Application

This DC2 Provision shall apply to Lot A, Plan 0024386, located south of 9 Avenue NW and east of 111 Street NW; Running Creek, as shown as on Schedule "A" of this Bylaw, adopting this Provision.

3. Uses

- a) Business Support Services
- b) Child Care Services
- c) Commercial Schools
- d) Convenience Retail Stores
- e) General Retail Stores
- f) Health Services
- g) Indoor Participant Recreation Services
- h) Personal Service Shops
- i) Professional, Financial and Office Support Services
- j) Public Libraries and Cultural Exhibits
- k) Religious Assembly
- l) Restaurants, not to exceed 75 occupants
- m) Specialty Food Services, not to exceed 50 occupants
- n) Veterinary Services
- o) Fascia On-premises Signs
- p) Freestanding On-premises Signs
- q) Digital Signs

4. Development Criteria

- a) Development shall be in accordance with the Site Plan and Elevations, as illustrated on Appendices 1, 2, and 3 of this Bylaw.
- b) The maximum Floor Area Ratio (FAR) shall be 0.5.
- c) The maximum building height shall not exceed 10.0m, nor one and a half storeys.

- d) A minimum landscaped yard of 4.5 m shall be provided adjacent to 111 Street and 9 Avenue and a minimum landscaped yard of 3.0 m shall be provided on the east side of the site.
- e) To ensure that a high standard of appearance and a sensitive transition to residential uses is achieved, detailed Landscaping plans shall be submitted with the Development Permit application for approval by the Development Officer. Such landscaping plans shall be in accordance with Section 55 of the Zoning Bylaw and shall be to the satisfaction of the Development Officer.
- f) Notwithstanding the provisions of Section 55, the development shall also be required to comply with the following additional landscaping requirements:
 - i) Within the north yard a minimum of three deciduous trees (with a minimum Caliper of 75 mm), five coniferous trees (with a minimum height of 2.5 m) and 15 shrubs shall be required for each 35.0 m of lineal distance.
 - ii) Within the east yard, a minimum of ten coniferous trees (with five trees a minimum height of 2.5 m and five trees a minimum height of 3.5m) and 15 shrubs shall be required for each 35.0 m of lineal distance.
 - iii) Perimeter Landscaping within the required Yard adjacent to the north yard shall include a discontinuous undulating berm between 0.5m and 1.0 m in height.
 - iv) Unless specified, all coniferous trees shall be planted a minimum of 2.5 m in height and all deciduous trees a minimum caliper of 75 mm in width.
- g) Continuous screen fencing of a solid design, a minimum of 1.8m in height shall be provided along the east and south property lines of the site, in order to reduce the visual impact of the development on the adjacent residential developments. The construction of the fence is subject to the satisfaction of the pipeline operators.
- h) Garbage enclosure(s) shall be constructed of the same materials as the adjacent screen fencing.
- i) A 1.8m screen fence shall be provided around the gas valve facility, in accordance with the site plan, and subject to the satisfaction of the pipeline operators and the Development Officer.
- j) No parking, loading, storage, trash collection, outdoor services or display area shall be permitted within a required Yard.
- k) Signs shall comply with the regulations found in Schedule 59D.

- l) In addition to Schedule 59D and any other provisions of the Zoning Bylaw, the following sign requirements shall apply:
 - i) The design, placement and illumination of signs shall be consistent with the intended character of the development such that there is no adverse visual impact on surrounding residential properties, to the satisfaction of the Development Officer.
 - ii) All signs shall be designed to complement the colours and materials of the dominant building architecture.
 - iii) Individual business identification signs on the facades of the buildings shall be similar in proportion, construction materials and placement and will be suitable for the architectural theme of the building. The signs will have interchangeable metal plates which are painted to identify tenants.
 - iv) One freestanding sign shall be allowed at the northwest corner of the site. The sign will be a maximum of 3.5 m in height and have interchangeable metal plates which are painted to identify tenants.
 - v) One freestanding sign shall be allowed at the southwest corner of the site. This sign will be a maximum of 7.0 m in height and have interchangeable metal plates which are painted to identify tenants.
 - vi) Lighting for the signs shall be directed towards the signs and away from the adjacent residential development.
- m) Security and building lighting for the site and parking area shall be directed away from the adjacent residential development.
- n) The following architectural guidelines will be applicable to all site development:
 - i) All development on the site shall be constructed using a similar architectural theme.
 - ii) The use of exterior wall finishing materials shall be harmonious with the architectural style of the site and predominantly composed of muted colors, with strong colors limited to use as an accent, so as to minimize the perceived mass of the building.
 - iii) Exterior finish treatment of all sides of each building wall shall be consistent with one material predominant for the exterior finish of the building. On the building situated closest to the corner of the public roadway the façade shall wrap around the sides of the building to provide a consistent high quality profile.
 - iv) All mechanical equipment shall be concealed by screening or incorporated within the building roof in a manner that is consistent with the finishing of the building and the overall style of the site.

- v) Minor variances to the exterior finishing of the buildings, related specifically to door and window location, will be subject to the discretion of the Development Officer.
- vi) All canopies shall be designed and finished in a manner consistent with the design and finishing of the building and the overall architectural style of the site.
- vii) The shingles on the roof of the buildings will be made of architectural asphalt, clay or cedar.

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