

Proposed Keswick DC2 Site Specific Development Control Provision

1. General Purpose

To create a horizontal mixed-use Site including standalone shopping centre commercial Uses that service the community and medium Density residential housing as a stand-alone buildings within the Site with opportunities for main floor commercial within residential buildings.

2. Area of Application

This Provision shall apply to Lot A, Block 16, Plan1721049 and a portion of Lot 14, Block 16, Plan1622716, south of Hiller Road and west of 170th Street SW, Keswick, as shown on Schedule “A” attached to the Bylaw adopting this Provision and as identified on Appendix “1” attached.

3. Uses – Mixed Use (Area A)

- a. Apartment Housing
- b. Apartment Hotels
- c. Bars and Neighbourhood Pubs
- d. Business Support Services
- e. [Cannabis Retail Sales](#)
- f. Child Care Services
- g. Commercial Schools
- h. Convenience Retail Stores
- i. Drive-in Food Services
- j. General Retail Stores
- k. Government Services
- l. Group Homes
- m. Health Services
- n. Indoor Participant Recreation Services
- o. Limited Group Homes
- p. Live Work Units
- q. Lodging Houses
- r. Major Alcohol Sales
- s. Major Home Based Business
- t. Media Studios
- u. Minor Alcohol Sales

- v. Minor Amusement Establishments
- w. Minor Home Based Business
- x. Minor Service Stations
- y. Mobile Catering Food Services
- z. Personal Service Shops, excluding Body Rub centres
- aa. Private Clubs
- bb. Professional, Financial and Office Support Services
- cc. Public Libraries and Cultural Exhibits
- dd. Rapid Drive-through Vehicle Services
- ee. Religious Assembly
- ff. Restaurants
- gg. Residential Sales Centre
- hh. Row Housing
- ii. Secondhand Stores
- jj. Specialty Food Services
- kk. Stacked Row Housing
- ll. Urban Gardens
- mm. Urban Indoor Farms
- nn. Veterinary Services
- oo. Fascia On-premises Signs
- pp. Freestanding On-premises Signs
- qq. Minor Digital Signs Off-premises Signs
- rr. Minor Digital On-premises Signs
- ss. Minor Digital On-premises Off-premises Signs
- tt. Projecting On-premises Signs
- uu. Temporary On-premises Signs

4. **Uses –Commercial (Area B)**

- a. Automotive and Equipment Repair Shops
- b. Bars and Neighbourhood Pubs
- c. Business Support Services
- d. Commercial Schools
- e. Convenience Retail Stores

- f. Creation and Production Establishments
- g. Drive-in Food Services
- h. Flea Markets
- i. Gas Bars
- j. General Retail Stores
- k. Government Services
- l. Health Services
- m. Indoor Participant Recreation Services
- n. Major Alcohol Sales
- o. Media Studios
- p. Minor Alcohol Sales
- q. Minor Amusement Establishments
- r. Minor Service Stations
- s. Mobile Catering Food Services
- t. Personal Service Shops, excluding Body Rub Centres
- u. Private Clubs
- v. Professional, Financial and Office Support Services
- w. Public Libraries and Cultural Exhibits
- x. Rapid Drive-through Vehicle Services
- y. Religious Assembly
- z. Restaurants
- aa. Secondhand Stores
- bb. Specialty Food Services
- cc. Urban Gardens
- dd. Urban Indoor Farms
- ee. Veterinary Services
- ff. Warehouse Sales
- gg. Fascia On-premises Signs
- hh. Freestanding On-premises Signs
- ii. Minor Digital Signs Off-premises Signs
- jj. Minor Digital Signs On-premises Signs
- kk. Minor Digital Signs On-premises Off-premises Signs
- ll. Projecting On-premises Signs

mm. Temporary On-premises Signs

5. Development Regulations (Area A and Area B)

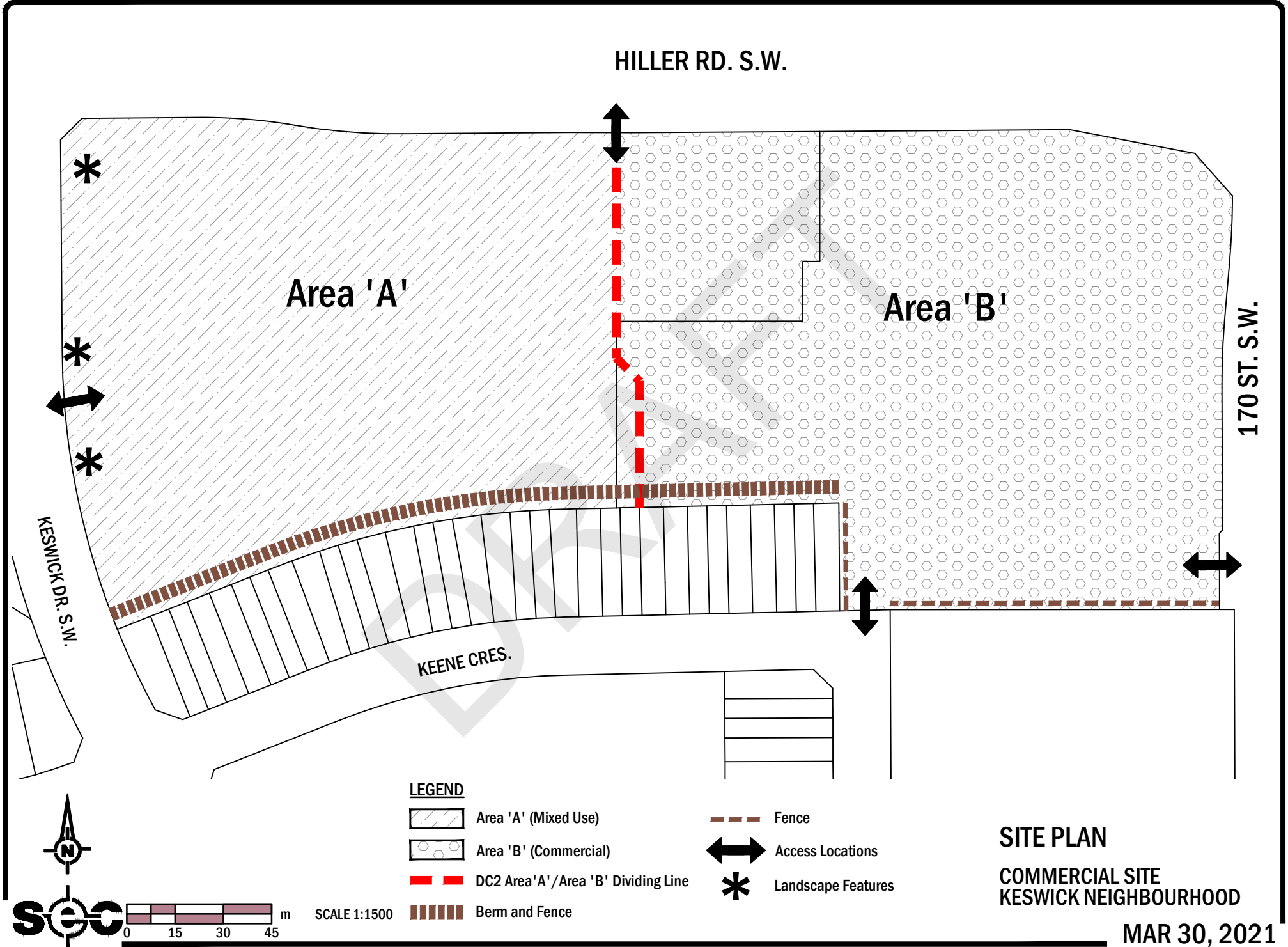
- a. The Site shall be developed in general accordance with the Site Plan, as shown on Appendix 1.
- b. The maximum Height shall not exceed 14.5 m for flat, mansard and gambrel roofs, or 16.0 m for a roof type with a pitch of 4/12 (18.4 degrees) or greater.
- c. The maximum Floor Area Ratio shall be 1.4.
- d. A minimum Setback of 6.0 m shall be required.
- e. Notwithstanding the other regulations of this Provision, where any building Abuts a Site zoned Residential, the following regulations shall apply along the property line:
 - i. A 1.8 m high fence shall be required to protect the amenities of the nearby residential areas.
 - ii. A 1.0 m berm in general accordance with the Site Plan shall be required.
- f. Separation Space shall be provided in accordance with this Bylaw, except that it shall not be required where side walls of Abutting buildings face each other and habitable windows are not located directly opposite each other, such that privacy is not impacted to the satisfaction of the Development Officer and:
 - i. in the case of buildings on separate Sites, each development complies with the Setback requirements for the building;
 - ii. in the case of buildings on the same Site, the separation distance between buildings is at least equal to 12.0 m.
- g. Notwithstanding the other regulations of this Provision, where any building exceeds 10.0 m in Height or is a Multi-unit Project Development, the following regulations shall apply:
 - i. For buildings that exceed 10.0 m in Height, the portion of the building exceeding the said Height shall have a minimum 10.0 m Stepback from the property line except that:
 - A. The Development Officer may reduce the minimum Stepback where:
 - I. a sun shadow study, prepared by a qualified, registered Professional Engineer or Architect, demonstrates the shadow impact is minimal, using March 21 and September 21 as the benchmark; or
 - II. variations in Setbacks and Stepbacks, recessed balconies, or other design techniques minimize building massing and shadow impacts, and provide architectural interest, complimentary to the surrounding development to the satisfaction of the Development Officer;

- ii Design techniques including, but not limited to, the use of sloped roofs, variations in building setbacks and articulation of building façades, shall be employed in order to minimize the perception of massing of the building when viewed from adjacent residential areas and roadways; and
 - iii The Development Officer may require information as part of the development permit application regarding the location of windows and Amenity Areas on adjacent properties to ensure the windows or Amenity Areas of the proposed development are placed to minimize overlook into adjacent properties.
- h. No outdoor parking, garbage collection, common amenity areas, or outdoor storage areas shall be developed within 3.0 m of the property line.
 - i. Parking, outdoor service or display areas, or both, that Abut a Residential Zone or a Lane serving a Residential Zone, shall be screened to the satisfaction of the Development Officer.
 - j. Parking for residential and commercial Uses shall be separate and marked by signage.
 - k. The Site, consisting of Area A and Area B, shall contain a maximum Floor Area of 7827 square metres of standalone Commercial Uses.
 - l. A detailed Landscape Plan shall be submitted by a registered Landscape Architect, in accordance with the Zoning Bylaw, for review and approval by the Development Officer prior to the approval of any Development Permit.
 - m. The Landscape Plan shall include landscape features (e.g. hedges, decorative fences, low walls, shrubs, or other plant material) as indicated on the Site Plan.
 - n. All mechanical equipment, including roof mechanical units shall be concealed by screening or incorporation within the building roof in a manner that is consistent with the finishing of the building of the building and the overall architectural style of the development.
 - o. Façade treatment of building(s) located along public frontages and/or adjacent to residential zones shall provide a consistent architectural profile and create a sensitive design interface with adjacent buildings and Uses.
 - p. Bars and Neighbourhood Pubs will have a maximum capacity of 200 occupants and 240 m² of Public Space.


6. **Additional Development Regulations for Area A**


- a. The maximum Density shall be 125 Dwellings/ha.
- b. Apartment Housing shall be permitted above the office or retail component of a shopping centre or as a standalone building within the Mixed Use Area.
- c. The residential component of the development shall be designed and located so as to minimize any impacts from the commercial component of the development related to noise, traffic circulation or loss of privacy.
- d. In mixed-use buildings, Residential Uses shall have access at Grade that is separate from the commercial premises.
- e. A minimum of 1.15 ha shall be residential uses as the primary use.
- f. Child Care Services shall not be located within 15.0 m of a building containing any of the following uses: Automotive and Equipment Repair Shop, Gas Bars, and Rapid Drive-through Vehicle Services.
- g. In mixed-use buildings, Drive-In Food Services and Rapid Drive-Through Vehicle Service Uses are not permitted.


DRAFT



LEGEND

 Area 'A' (Mixed Use)

 Area 'B' (Commercial)

 DC2 Area 'A' / Area 'B' Dividing Line

 Berm and Fence

 Fence

 Access Locations

 Landscape Features

SITE PLAN

**COMMERCIAL SITE
KESWICK NEIGHBOURHOOD**

MAR 30, 2021

