

(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION

1. General Purpose

To establish a district that will allow for the continuation and upgrading of general industrial uses while allowing for conversion and redevelopment of obsolete industrial uses to commercial office and general business uses.

2. Area of Application

Lot 116A, Block 17, Plan 792 0318; Lot 9C, Block B, Plan 922 0996; located on the south side of 105 Avenue between 117 Street and 119 Street, as shown on the sketch plan attached hereto as Schedule "A" - Map, Queen Mary Park.

3. Uses

- a. Auctioneering Establishments, provided that all goods and equipment to be auctioned are stored and displayed within an enclosed building
- b. Automotive and Equipment Repair
- c. Automotive and Minor Recreational Vehicle Sales/Rentals
- d. Bars and Neighbourhood Pubs for less than 100 occupants
- ~~d.e.~~ Breweries, Wineries and Distilleries
- ~~e.~~ Broadcasting and Motion Picture Studios
- f. Business Support Services
- g. Commercial Schools
- h. Convenience Retail Stores
- i. Convenience Vehicle Rentals
- j. Equipment Rentals, provided that all equipment and goods for rent are contained within an enclosed building
- k. Fleet Services
- l. Funeral, Cremation and Interment Services
- m. Gas Bars
- n. General Industrial Uses
- o. Greenhouses, ~~and~~ Plant Nurseries and Garden Centres
- p. Health Services
- q. Indoor Participant Recreation Services
- r. Limited Contractor Services

s. Major Service Stations

~~r.t.~~ Media Studios

s.u. ~~Minor and Major~~ Service Stations

~~t.~~ Minor Eating and Drinking Establishments

~~u.~~ Minor Veterinary Clinics

v. Mobile Catering Food Services

w. Non-Accessory Parking

x. Professional, Financial and Office Support Services

y. Rapid Drive Through Vehicle Services

z. Recycling Depots

aa. Religious Assembly, excluding rectories, manses, dormitories, convents, monasteries, and other residential buildings

bb. Restaurants

cc. Specialty Food Services

~~ee-dd.~~ Veterinary Services

~~dd.~~ Vehicle Body Repair and Paint Shops

ee. Warehouse Sales

4. **Development Criteria**

a. Notwithstanding Section. 720.3 (2) of the Zoning Bylaw, no Site Plan is appended to this Provision.

b. The maximum floor area ratio shall be 3.0.

c. A minimum yard with an average depth of not less than 3.0 m shall be required where a site abuts a public roadway, other than a lane, except that no yard shall be required for that portion of an existing building which abuts the property line. The required minimum yard may be provided through a continuous, uniform building setback, from the property line, or through variations in building setback, provided that the yard is not less than 1.0 m at the narrowest point.

d. In addition to the yard requirements in Clause (b) above, the Development Officer may require an additional setback for that portion of any development which exceeds 14 m in height in order to protect the privacy of development in any adjacent Residential District. The Development Officer shall not require a total setback greater than the height of the building.

e. No parking, loading, trash collection, outdoor service or display area shall be permitted within a required yard. Loading, storage, and trash collection areas shall be located to the rear or sides of the principal building and shall be screened

from the view of adjacent sites, public roadways or light rail transit lines in accordance with the provisions of Section 69.3 of the Land Use Bylaw. If the rear

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or sides of a site are used for parking and/or an outdoor service or display area, and abuts a Residential District or a lane serving a Residential District, it shall be screened in accordance with the provisions of Section 69.3 of the Land Use Bylaw.

- f. The maximum building height shall not exceed 23.0 m nor 6 storeys.
- g. The following regulations shall apply to Convenience Vehicle Rentals developments:
 - i. All storage, display or parking areas shall be hardsurfaced in accordance with Section 67.3 of the Land Use Bylaw.
 - ii. All display areas which abut a Residential District or a lane serving a Residential District shall be screened in accordance with the provisions of Section 69.3, Clause (4) of the Land Use Bylaw.
 - iii. Lighting for the display areas shall be mounted on lamp standards and no exposed bulbs or strings of lights shall be used.
- h. Automotive and Minor Recreational Vehicle Sales/Rentals shall comply with provisions of this DC5 District for Convenience Vehicle Rentals developments, and the size, location, screening and landscaping of the outdoor vehicular display area shall be subject to the approval of the Development Officer, who shall ensure that development of the site is compatible with the appearance and site design of surrounding developments.
- i. The minimum gross floor area for a Warehouse Sales establishment shall not be less than 1000 sq. m unless at least fifty percent of the gross floor area of the establishment is used for warehousing or storage of the goods sold or distributed from the establishment.
- j. Developments 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.
- k. Vehicular Oriented Uses shall be developed in accordance with Section 82 of the Land Use Bylaw.
- l. Signs shall be allowed in this district as provided for in Schedule 79H and in accordance with the general provisions of Sections 79.1 to 79.9, inclusive, of the Land Use Bylaw.
- m. General Industrial Uses must meet the performance standards for the Industrial Business (IB) District, Section 73 of the Land Use Bylaw.

- n. Automotive and Equipment Repair Shops and Vehicle Body Repair and Paint Shops will not be permitted on properties along the south side of 105 Avenue, across from residential uses.
- o. Non-accessory parking lots must provide a 2.0 m wide strip of landscaping in front yards, and along a side yard if located on a corner lot.

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