

Oliver Area Redevelopment Plan ARP DC1 Districts - **Area 2**

1. **Area of Application**

Several sites located in Sub Area 6, designated DC1 (Area 2) in Bylaw 11619, amending the Land Use Bylaw.

2. **Rationale**

To provide for an area that encourages the retention and reuse of existing older residential structures, where such structures are isolated on one or two lots between apartment buildings or nonresidential uses. The regulations of this area are intended to provide opportunity for conversion to low intensity commercial uses and to limit the Height of new residential development in order to maximize sunlight penetration and existing sight lines of the river valley.

3. **Uses**

The following uses are prescribed for lands designated DC1 (Area 2) pursuant to Section 710.3 of the Land Use Bylaw:

- i) Apartment Housing (east of 112 Street only)
- ii) Business Support Services*
- iii) Child Care Services*
- iv) Commercial Schools*
- v) Duplex Housing
- vi) Eating and Drinking Establishments, Minor*
- vii) Essential Utility Services
- viii) Foster Homes
- ix) Group Homes
- x) Group Homes, Limited
- xi) Health Services*
- xii) Home Occupations, Major
- xiii) Home Occupations, Minor
- xiv) Minor Impact Utility Services
- xv) Personal Service Shops*
- xvi) Private Education Services*
- xvii) Professional, Financial and Office Support Services*
- xviii) Professional Offices*
- xix) Row Housing
- xx) Secondary Suites
- xxi) Semi-detached Housing

xxii) Single Detached Housing

xxiii) Stacked Row Housing

Note: Commercial uses identified by an asterisk shall only be allowed if located in a converted older residential structure, and shall not be allowed within a new development.

4. Development Criteria

The following development criteria shall apply to the prescribed uses pursuant to Section 710.4 of the Land Use Bylaw:

- a) East of 112 Street, the maximum Floor Area Ratio shall be 1.3.
- b) The maximum Height shall not exceed 14 m (45.9 ft.) nor 4 storeys.
- c) East of 112 Street, the maximum density shall be 124 dwellings/ha (50.6 dwellings/acre).
- d) West of 112 Street, the maximum density shall be 80 dwellings/ha (32.4 dwellings/acre).
- e) The minimum Front Yard shall be the average depth of the Front Yards of the two adjacent lots. Where an adjacent site is vacant, it shall be deemed to have a Front Yard depth of 6 m (19.7 ft.) for the purposes of this subsection. On a corner site where the building fronts on a flanking public roadway other than a lane, the minimum Side Yard abutting the flanking public roadway shall be 4.5 m (14.8 ft.). Notwithstanding this, at the discretion of the Development Officer, the area of a porch or verandah or portion thereof which does not have a principal building above may be allowed to be developed up to a maximum of 2 m (6.6 ft.) into a required Front Yard.
- f) For Apartment Housing the minimum Front Yard shall be 6 m (19.7 ft.).
- g) Minimum Side Yards of 1 m (3.3 ft.) for each storey or partial story shall be provided, except that a total of at least 2 m (6.6 ft.) shall be provided in all cases. A Side Yard shall be not less than 4.5 m (14.8 ft.) where it abuts a flanking public roadway other than a lane.
- h) The minimum Rear Yard shall be 7.5 m (24.6 ft.).
- i) Notwithstanding the above, no minimum yard requirements shall apply to conversions of old single detached residential housing stock, except to the extent where an addition to such a structure is to occupy additional area within the site.
- j) Vehicular access to a garage or parking area shall be from an abutting lane, where a lane abuts a site.
- k) Single Detached, Semi-detached, Duplex Housing and Secondary Suites in this District shall be developed in accordance with the provisions of the RF4 District.
- l) All exterior trash collection areas shall be screened from view in accordance with Section 69.4(4) of the Land Use Bylaw.
- m) Notwithstanding other regulations in this District:
 - i) Minor Home Occupations shall be developed in accordance with Section 84 of the Land Use Bylaw.
 - ii) Major Home Occupations shall be developed in accordance with Section 85 of the Land Use Bylaw.
 - iii) Professional Offices shall be developed in accordance with Section 88 of the Land Use Bylaw.
 - iv) Essential Utility Services shall be developed in accordance with Section 90 of the Land Use Bylaw.
 - v) Group Homes shall be developed in accordance with Section 91 of the Land Use Bylaw.
 - vi) Child Care Services shall be developed in accordance with Section 93 of the Land Use Bylaw.
 - vii) Secondary Suites shall be developed in accordance with Section 99 of the Land Use Bylaw.