

# ***DRAFT*** (DC2) Site Specific Development Control Provision

## Part IV Edmonton Zoning Bylaw

### ***Section DC2.XXXXXX***

#### **DC2.XXXXXX.1. General Purpose**

To establish a Site Specific Development Control Provision to accommodate a Commercial/Residential/Residential-Related Uses development that is compatible with adjacent land Uses and supports a pedestrian friendly streetscape.

#### **DC2.XXXXXX.2. Area of Application**

This district shall apply to Plan 1821281 Block 26 Lot 33A  
9535 - 135 Avenue NW, Edmonton, Alberta

#### **DC2.XXXXXX.3. Uses**

- a. Apartment Housing
- b. Major Home Based Business
- c. Minor Home Based Business
- d. Health Services
- e. General Retail Stores
- f. Convenience Retail Stores
- g. Government Services
- h. Personal Service Shops
- i. Professional, Financial and Office Support Services
- j. Fascia On-premises Signs
- k. Projecting On-premises Signs

#### **DC2.XXXXXX.4. Development Criteria**

- a. Development within this Provision shall be in general conformance with Appendices 1 and 2.
- b. The maximum building Height shall not exceed 17.5 m or 5 Stories.
- c. The maximum number of Dwellings shall not exceed 28.
- d. The minimum Setback abutting the north property line shall be 4.0 m
- e. The minimum Setback abutting the south property line shall be 6.0 m
  - i. Surface Parking and Loading Areas shall be allowed within this Setback
  - ii. Landscaping is not required within this Setback.

- f. The minimum Setbacks abutting the east and west property lines shall be 2.5 m.
  - i. Surface Parking Areas and trash collection areas shall be allowed in the Setback abutting the east property line.
- g. The Development Officer may grant variances to Sections 40 to 61 of the Zoning Bylaw and the Development Regulations of this Provision and:
  - i. Variances shall comply with Section 11.3 and 11.4 of the Zoning Bylaw.

**DC2.XXX.5. Parking, Loading and Access**

- a. Surface Parking Areas shall be provided as follows:
  - i. A minimum of 7 parking spaces shall be located along the east property line as shown on Appendix 1.
  - ii. A minimum of 2 parking spaces shall be located on the southern part of the Site, as shown on Appendix 1.
  - iii. Egress for the parking spaces located on the southern part of the Site, as shown on Appendix 1, shall be restricted to 96 Street.
- b. The underground Parking Garage shall have a minimum of 29 parking spaces.
  - i. parking spaces limited on one side by a column shall have a minimum unobstructed width of 2.6 m.
- c. Visitor parking is not required on the Site.
- d. Loading spaces shall to located on the southern part of the Site, as shown on Appendix 1.
  - i. Egress for the parking and loading spaces shall be restricted to 96 Street.
  - ii. One loading space is required as generally shown on Appendix 1.
- e. All waste collection areas shall be generally located as shown on Appendix I and accessed from the Lane.
- f. The number of bicycle parking spaces shall be provided as follows:
  - i. 10 bicycle parking spaces shall be provided in the underground Parking Garage.
  - ii. 3 bicycle parking spaces shall be provided along the west side of the building.

**DC2.XXX.6. Urban Design Regulations**

- a. There shall be a canopy features over the building entrances along the north and west building façades.
  - i. the canopy and structural supports may project a maximum of 3.0 m into the Setback abutting the north property line.
- b. The 2<sup>nd</sup>, 3<sup>rd</sup>, 4<sup>th</sup> and 5<sup>th</sup> Stories shall have a minimum Stepback of 2.4 m from the east building façade of the first Storey.
  - i. Enclosed stairwells, elevators and mechanical/electrical rooms shall not be subject to this Stepback requirement.

- c. All rooftop mechanical equipment shall be screened using materials that are similar to the exterior finishes of the building.
- d. Signs shall comply with Section 59 and Schedule 59E of the Zoning Bylaw.

Appendix 1

Appendix 2