

(DC2) SITE SPECIFIC DIRECT CONTROL PROVISION Secord

Section DC2.XXX

Bylaw XXXXX

Date

1. General Purpose

To accommodate commercial development with uses to serve the local community and to promote a high-quality, integrated built form complementary to the prominence of the site as part of the Secord Neighbourhood.

2. Area of Application

The Provision shall apply to a portion of the Secord Neighbourhood Area Structure Plan, 3.61 ha; located on the northwest corner of 92 Avenue and Winterburn Road NW within SE-36-52-26, as shown on Schedule "A" attached to the Bylaw adopting this Provision and as identified on Appendix "1" attached.

3. Uses

- a. Automotive and Equipment Repair Shops
- b. Bars and Neighbourhood Pubs
- c. Breweries, Wineries and Distilleries
- d. Business Support Services
- e. Cannabis Retail Sales
- f. Childcare Services
- g. Commercial Schools
- h. Convenience Retail Stores
- i. Creation and Production Establishments
- j. Drive-in Food Services
- k. Equipment Rentals
- l. Gas Bars
- m. General Retail Stores
- n. Government Services
- o. Greenhouses, Plant Nurseries and Market Gardens
- p. Health Services
- q. Hotels
- r. Household Repair Services
- s. Indoor Participant Recreation Services
- t. Liquor Stores
- u. Major Amusement Establishments
- v. Market
- w. Minor Amusement Establishments
- x. Minor Service Stations
- y. Personal Service Shops, excluding Body Rub Centres
- z. Private Clubs
- aa. Professional, Financial and Office Support Services
- bb. Public Libraries and Cultural Exhibits
- cc. Rapid Drive-through Vehicle Services

- dd. Religious Assembly
- ee. Residential Sales Centre
- ff. Restaurants
- gg. Secondhand Stores
- hh. Special Event
- ii. Specialty Food Services
- jj. Spectator Entertainment Establishments
- kk. Urban Gardens
- ll. Veterinary Services
- mm. Fascia On-premises Signs
- nn. Freestanding On-premises Signs
- oo. Minor Digital Signs Off-premises Signs
- pp. Minor Digital Signs On-premises Signs
- qq. Minor Digital Signs On-premises Off-premises Signs
- rr. Projecting On-premises Signs
- ss. Temporary On-premises Signs

4. Development Regulations

- a. The Site shall be developed in general accordance with the Conceptual Site Plan, as shown on Appendix 1.
- b. The maximum Height shall not exceed 15.0 m
- c. The maximum Floor Area Ratio shall be 1.6
- d. A minimum Setback of 3.0 m shall be required.
- e. No parking, garbage collection, or storage areas shall be developed within the minimum Setback.
- f. Loading, storage and trash collection areas shall be screened from view from any adjacent site or public roadways in accordance with the Zoning Bylaw. If areas about the stormwater management facility, such areas shall be screened with landscaping, masonry or wood walls, or any combination of these or like features.
- g. Parking may be reduced by up to 10% of any minimum set out in Section 54, at the discretion of the Development Officer.
- h. Any reduction to the minimum parking requirements that exceeds 10% shall require a Shared Use Parking Impact Assessment. The Shared Use Parking Impact Assessment must demonstrate that by virtue of the use, character, or location of the proposed development, its relationship to public transit facilities and any other available parking facilities, the parking required for the proposed development may be reduced by more than 10% of any minimum set out in Section 54.
- i. CPTED principles shall be used to design public and private spaces and facilities, focusing on natural surveillance and access control.
- j. Signs shall comply with the regulations found in Section 59 and Schedule 59E of the Edmonton Zoning Bylaw.
- k. Bars and Neighbourhood Pubs shall not exceed 350 occupants and 450 m² of Public Space.
- l. Specialty Food Services shall not exceed 100 occupants and 120m² of Public Space.

5. Additional Development Regulations

Site Design, Parking and Vehicular Circulation

- a. Bicycle parking shall be located on site.
- b. Interior drive aisles and walkways shall promote contiguous and safe pedestrian and vehicular movement throughout the site.

Building Design and Architectural Standards

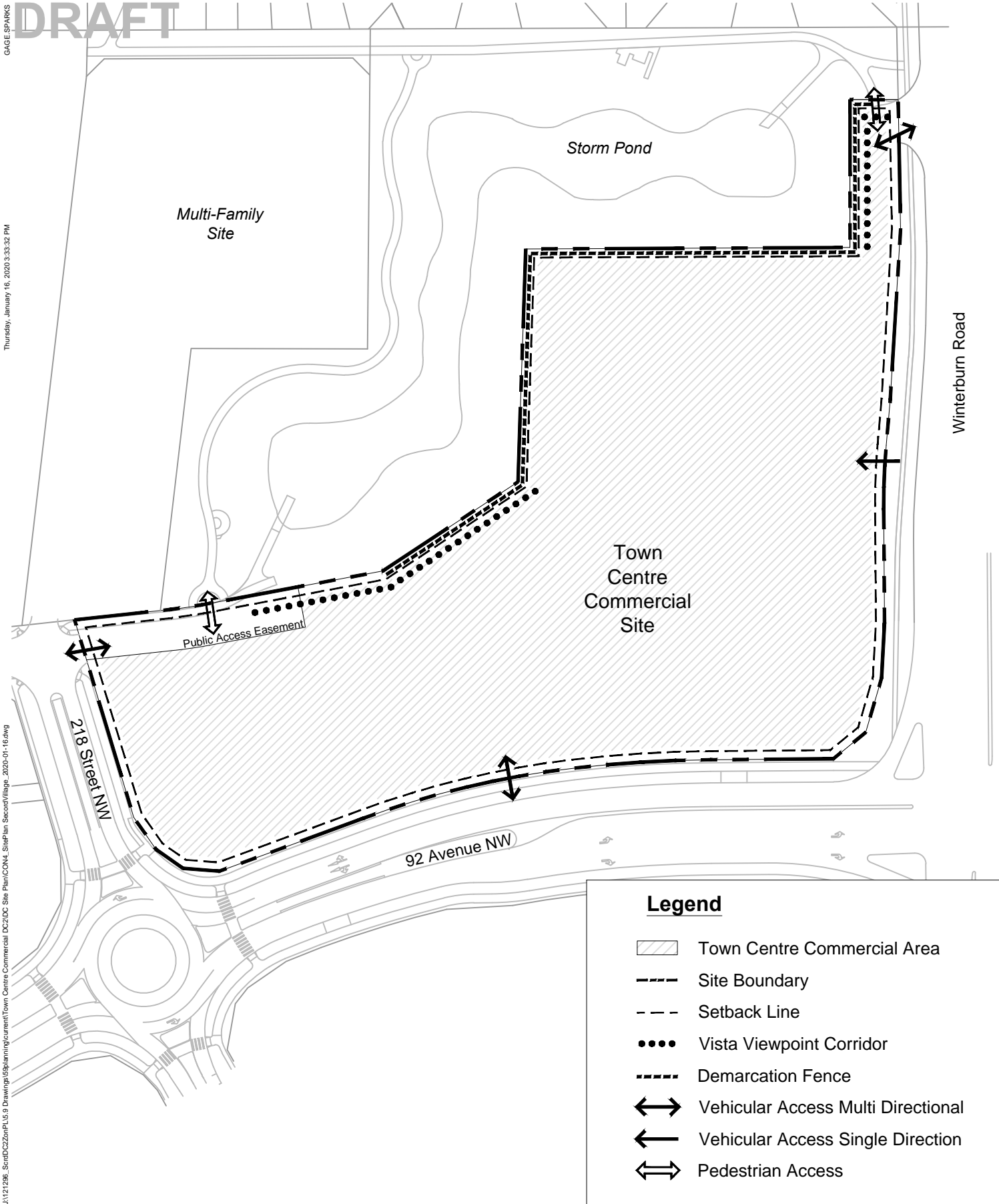
- c. Façade treatment of building(s) located along public frontages shall provide a consistent architectural profile with adjacent buildings.
- d. The design of the project shall establish an architectural theme with complementary design elements, finishing materials and colour being applied to each building regardless of the staging sequence of the project. Buildings shall include design elements to reduce the perceived mass and add architectural interest.
- e. Buildings shall incorporate exterior and decorative lighting to enhance building architecture, landscaping elements and focal points.
- f. Site planning and building design adjacent to the stormwater management facility shall include elements such as architectural details oriented toward the stormwater management facility.
 - i. Architectural details would include:
 - i. A variety of exterior building cladding materials and/or colours;
 - ii. A variety of landscaping breaking up the facade's elevations;
 - iii. Or any combination of these or like features.
- g. Buildings shall be oriented or grouped to frame views as shown on the Conceptual Site Plan. The placement and design of the rear façade, and landscaping shall minimize long expanses of walls, a monotonous appearance and exposed service areas.

Pedestrian Connectivity









- h. Pedestrian walkways shall be accessible, safe, visually attractive and well-defined by decorative and practical landscaping and lighting.

Landscaping

- i. Landscaping shall be used to highlight major circulation patterns, pedestrian pathways and the overall development.
- j. Landscaping shall define and accent building entrances, and parking lots, define edges of various land uses, buffer the neighboring property and screen parking and storage areas.
- k. A Landscape Plan shall be submitted by a registered Landscape Architect, in accordance with Section 55 of the Zoning Bylaw, for review and approval by the Development Officer prior to the approval of a Development Permit.
- l. The Landscape Plan shall include landscape features (e.g. hedges, decorative fences, low walls, shrubs, or other plant material), including pedestrian connections in the site and to the stormwater management facility as indicated on the Site Plan prior to approval of a Development Permit.



Legend

-  Town Centre Commercial Area
-  Site Boundary
-  Setback Line
-  Vista Viewpoint Corridor
-  Demarcation Fence
-  Vehicular Access Multi Directional
-  Vehicular Access Single Direction
-  Pedestrian Access

