

(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION DC2.XXX

DC2.XXX.1. General Purpose

The purpose of this Zone is to provide the opportunity for mixed use development consisting of Multi-Unit Housing and ground floor commercial uses that is compatible with adjacent development.

DC2.XXX.2. Area of Application

This Provision shall apply to Lot 1, Block 16, Plan 7823024, located on the southeast corner of 23rd Avenue and 47th Street, as shown on Schedule "A" of the Bylaw adopting this Provision; Pollard Meadows.

DC2.XXX.3. Uses

- a. Business Support Services
- b. Cannabis Retail Sales
- c. Child Care Services
- d. Convenience Retail Stores
- e. General Retail Stores
- f. Health Services
- g. Group Homes
- h. Limited Group Homes
- i. Live Work Units
- j. Major Home Based Business
- k. Minor Home Based Business
- l. Multi-unit Housing
- m. Professional, Financial and Office Support Services
- n. Personal Service Shops
- o. Residential Sales Centre
- p. Restaurants
- q. Specialty Food Services
- r. Urban Gardens
- s. Veterinary Services
- t. Fascia on-premises Signs
- u. Freestanding On-premises Signs
- v. Minor Digital On-premises Signs
- w. Projecting On-premises Signs
- x. Temporary On-premises Signs

DC2.XXX.4. Development Regulations for Uses

- a. The maximum number of Dwellings shall be 15.
- b. Each Commercial Use, except for Restaurants and Specialty Food Services, shall have a maximum Floor Area of 275 m².
- c. Each Restaurant Use shall not exceed 240m² of Public Space.
- d. Each Specialty Food Service Use shall not exceed 120m² of Public Space.
- e. Signs shall comply with the regulations found in Schedule 59 and 59B of the Zoning Bylaw, with the following exceptions:
 - a. Only 1 Freestanding Sign shall be permitted on the north portion of the Site, facing 23 Avenue to a maximum Height of 1.8 m;

- b. Freestanding On-premises Signs shall only be Accessory to a Sales Centre;
- c. Fascia, Projecting, and Temporary On-premises Signs shall not be higher than 75 cm above the floor of the second storey;
- d. Fascia, Projecting, and Temporary On-premises Signs shall be limited to 15 % of the window area; and
- e. Minor Digital On-premises Signs shall be limited to the north portion of the Site, facing 23 Avenue.

DC2.XXX.5. Development Regulations for Site Layout and Built Form

- a. The development shall be in general accordance with Appendix I - Site Plan.
- 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 1.3.
- d. No building setback is required along 47 Street NW and 23 Avenue NW.
- e. The minimum Setback from the Lane shall be 7.5 m.
- f. The minimum Setback from the south property line shall be 8.35 m except that:
 - a. If the south facade exceeds 10.0 m in Height, then the portion of the façade above 10.0 m shall Stepback so that it is at least 10.0 m from the south property line; and
 - b. Where a Stepback is provided, it shall be a minimum 1.65 m.
- g. Architectural features such as balconies and roof projections may project into required rear and south Setbacks to a maximum of 2.0 m.
- h. A solid screen fence, 1.83 m in Height, shall be installed along the length of the south property line.

DC2.XXX.6 Development Regulations for Building Design and Features

- a. All ground floor units shall provide separate, individual, and direct access.
- b. The principal building shall clearly differentiate the residential entrances from non-residential entrances through distinct architectural features that may include projections or recessions of the façade, building materials, or other treatments.
- c. All glazed surfaces within the façade located on the first Storey, shall be transparent, non-reflective and maintain unobstructed visibility into and out of the business premises. Glazed surfaces shall be on both the north and west side of the building facing both public roadways.
- d. The principal building facade treatment shall wrap around the side of the building to provide a consistent profile facing both public roadways.
- e. The principal building shall include horizontal building elements (such as parapet, window detail, sign bands and a pronounced ground floor), vertical building elements (such as pilasters, and bays), and architectural features combine to create rhythm to the street and interest in the built form.
- f. 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.

DC2.XXX.7. Development Regulations for Parking

- a. The minimum on-site parking provided shall be 32 spaces, or as per the Zoning Bylaw, whichever is lower, to the satisfaction of the Development Officer in consultation with Transportation.

- b. A maximum of 1 parking stall per dwelling unit shall be reserved for residential uses with the remaining stalls unrestricted to allow for shared parking.
- c. The Development Officer, in consultation with Transportation, may require an applicant for a Development Permit to submit a Parking Impact Assessment, parking utilization count, or similar information necessary to determine the land use impact of vehicle parking for the full range of Uses contemplated in the Development Permit Application.
- d. Surface parking shall be located to the rear of the principal building.
- e. All parking stalls along the Lane shall be reserved for residential uses.

DC2.XXX.8 Development Regulations for Landscaping, Lightning and Amenity Area

- a. A stamped Landscaping Plan prepared by a registered member of the Alberta Association of Landscape Architects shall be submitted for review and approval by the Development Officer, prior to the issuance of any Development Permit.
- b. The Landscape Plan shall include hard-surface treatments, and sizing of trees and shrubs as per the minimum requirements of Section 55, and the details of the landscape plan as per Section 55.4.1 of the Zoning Bylaw.
- c. The location of on-Site and off-Site landscaping shall be in general conformance with Appendix I Site Plan, with any off-site landscaping locations determined in consultation with the City of Edmonton.
- d. The waste collection area shall be located off the Lane.
- e. The waste collection area shall be screened from view through the use of Landscaping, fencing, or walls, in accordance with the Zoning Bylaw.
 - a. Decorative and security lighting shall be provided to ensure a well-lit environment for pedestrians and to highlight the development at night:
 - a. Lighting shall not project into or cause nuisance to adjacent properties; and
 - b. Lighting shall not interfere with the effectiveness of any traffic control devices to the satisfaction of the Development Officer in consultation with Transportation Planning & Engineering.
 - a. Amenity Area may be provided on rooftops in the form of gardens or patios.
 - b. Prior to issuance of a development permit for the principal building, the Development Officer shall require information 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.