

DRAFT SCHEDULE “B”

(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION

1. General Purpose

To accommodate the development of a commercial shopping centre with site-specific development controls designed to ensure that development is compatible with the scale and use of neighboring development to minimize land use conflicts and provide a high quality of development appropriate for the site’s location within an established commercial land use area. The development shall be in accordance with the Major Commercial Corridors Overlay of the Zoning Bylaw, to achieve a high-quality development for the site’s location adjacent to a major “gateway” corridor of the city, and the density and uses of the development shall not adversely affect neighboring residential uses and transportation facilities.

2. Area of Application

Lot 10, Block 8, Plan 0123273 located south of Stony Plain Road and east of 180 Street; Place LaRue, as shown on Appendix II of this Schedule.

3. Uses

- a) Automotive & Equipment Repair Shops
- b) Automotive and Minor Recreation Vehicle Sales/Rentals
- c) Bars and Neighbourhood Pubs, for less than 200 occupants and 240 m² of Public Space, as an accessory use to Motels, Hotels, and Restaurants.
- d) Business Support Services
- e) Child Care Services
- f) Commercial Schools
- g) Convenience Retail Stores
- h) Drive-in Food Services
- i) Equipment Rental, provided that this Use including all equipment and goods are contained within an enclosed building
- j) Gas Bars
- k) General Retail Stores, excluding outdoor storage and display of goods within 50 m of major public roadways
- l) Government Services
- m) Health Services
- n) Hotels
- o) Indoor Participant Recreation Services
- p) Major and Minor Alcohol Sales
- q) Minor Amusement Establishments
- r) Minor Service Stations
- s) Motels
- t) Personal Service Shops,

- u) Professional, Financial, and Office Support Services
- v) Public Libraries and Cultural Exhibits
- w) Rapid Drive-through Vehicle Services
- x) Religious Assembly
- y) Restaurants for less than 350 occupants and 420 m² of Public Space
- z) Specialty Food Services for less than 200 occupants and 240 m² of Public Space
- aa) Veterinary Services (within a wholly enclosed building)
- bb) Minor Impact Utility Services
- cc) Warehouse Sales
- dd) Fascia On-premises Signs
- ee) Freestanding On-premises Signs
- ff) Projecting On-premises Signs
- gg) Temporary On-premises Signs
- hh) Minor Digital Off-premises Signs
- ii) Minor Digital On-premises Off-premises Signs
- jj) Minor Digital On-premises Signs

4. Development Regulations

- a) The site development shall be in general accordance with the Site Plan attached as Appendix 1 to this schedule.
- b) The maximum Floor Area Ratio (FAR) shall be 0.25.
- c) The maximum building Height shall be 14.0 m.
- d) All development shall comply with the following Architectural Guidelines:
 - i) All development shall be constructed using similar architectural themes. An exception may be made to this general requirement where the function of an individual business dictates a specific style or image associated with a company. In such cases, the development shall maintain harmony in terms of overall project design and appearance.
 - ii) Architectural treatments such as canopies, variation in building form, facades, varying heights and rooflines, the juxtaposition of the buildings on the Site, and the articulation of building walls are encouraged for all buildings to create visual interest and to minimize the perceived mass of buildings as viewed from Stony Plain Road and 100 Avenue.
 - iii) The use of exterior wall finishing materials shall be harmonious with the architectural themes established for the development, and predominantly composed of muted colors, with strong colors limited to use as an accent, so as to minimize the perceived mass of the building.
 - iv) Exterior wall finish materials for all development shall be of high quality and consistent with the overall architectural style for the development.

- v) Exterior finish treatment of all sides of each building wall shall be consistent with one material predominant for the exterior finish of each building.
 - vi) All mechanical equipment, including roof mechanical units shall be concealed by screening or incorporation within the building roof in a manner that is consistent with the finishing of the building and the overall architectural themes of the development.
 - vii) Any canopies shall be designed and finished in a manner consistent with the design and finishing of the principal building, such that the canopy is not obtrusive and maintains consistency with the eave line of the principal building, and illumination is directed downwards.
 - viii) There shall be no chain link fencing, or barbed wire combinations, in view of or adjacent to major public roadways.
 - ix) The Development Officer shall require building design plans to be submitted with development permit applications. Such plans shall include details of overall site layout, building elevations, exterior building facade and treatment finishing's and color scheme, scale of exterior finish patterns, roofline and roof materials and internal landscaping, fencing and screening, parking layout, and signage.
 - x) Any business premises or multiple occupancy building having a Floor Area greater than 3000 m² or a single wall length greater than 40.0 m that is visible from an adjacent public roadway shall comply with the following development regulations:
 - A. The roofline and building façade shall include design elements that reduce the perceived mass of the building and add architectural interest;
 - B. The exterior wall finishing materials shall be predominantly composed of muted colors, with strong colors limited to use as an accent, so as to minimize the perceived mass of the building; and
 - C. Landscaping adjacent to exterior walls visible from an adjacent public roadway shall be used to minimize the perceived mass of the building and to create visual interest.
- e) An application for a new development or for an addition to existing building(s) shall be accompanied by a site plan that shows the location of easement area(s) for all existing and proposed servicing infrastructure on the Site. The Development Officer, in consultation with the affected utility departments, shall require that the minimum building Setbacks and the minimum width of landscaped Yards be varied where such adjustments may be necessary to ensure:
- i) that proposed buildings do not conflict with existing or proposed servicing infrastructure; and
 - ii) that the type, amount and location of Landscaping, including berms, can be provided in a manner that does not conflict with existing or proposed servicing infrastructure.

- i) A minimum building Setback of 14.0 m shall be provided adjacent to Stony Plain Road. The Development Officer may, at his discretion, reduce this minimum Setback requirement to 7.5 m if:
 - i) the building has a gross Floor Area not exceeding 1000 m²;
 - ii) the Height does not exceed 7.0 m; and
 - iii) the landscaping and building treatments minimize the perception of massing and create a high standard of building appearance.
- j) A landscaped Yard with a minimum width of 7.5 m shall be provided adjacent to Stony Plain Road.
 - i) Within all Yards specified above, a minimum of five deciduous trees (with a minimum Calliper of 6.0 cm), five coniferous trees (with a minimum Height of 3.0 m), and 20 shrubs shall be required for each 35.0 m of lineal Yard.
 - ii) Perimeter Landscaping within the required Yard adjacent to Stony Plain Road shall include a continuous berm, a minimum average of 1.0 m in height, and be installed in conjunction with the first development permit.
- k) A landscaped Yard a minimum of 2.0 m shall be provided adjacent to the west property line of the Site.
- l) All free-standing buildings for Restaurants, Convenience Retail Stores and Rapid Drive-through Vehicle Services shall be separately landscaped and screened such that the location, length, thickness, and height of the perimeter planting at maturity shall enhance the view of the building from any adjacent public roadway and adjacent properties.
- m) Adjoining sites shall be integrated by direct on-site access connections to facilitate convenient, efficient and free flowing vehicular traffic and pedestrian movements within the development and abutting sites
- n) Entrances, exits and on site routes of vehicles, bicycles and pedestrians (including handicapped) shall be located on the Development permit plans and designed in a manner that demonstrates and plans for safe, efficient and convenient circulation patterns and connections to adjoining sites.
- o) There shall be safe, distinctive and attractive pedestrian routes that connect all buildings on the Site.
- p) No parking, loading, storage, 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 building and shall be screened from view from any adjacent Sites or public roadways.

- q) There shall be no unscreened outdoor storage of material and there shall be no trailer storage on site.
- r) Signs shall comply with the regulations of Schedule 59E and any other provisions of the Zoning Bylaw, including but not limited to, the following:
 - i) Movement and brightness of perimeter signage shall be designed to minimize light pollution/visual intrusion on surrounding residential properties;
 - ii) Individual business identification Signs located on the façades of buildings shall be similar in proportion, construction materials and placement. The Sign shall be designed and located so as to ensure that the signage does not detract from the overall appearance of the development and is not obtrusive, having regard to the scale of the buildings on the Site and to the distance of the building Setback.
 - iii) Any signage developed on the south-facing walls or area of any of the buildings visible shall be designed to prevent light from emitting toward residential areas south of 100 Avenue. Only low light signs shall be used.
- s) All exterior lighting shall be designed such that all light is contained within the Area of Application, to be indirect from all angles of off-site viewing and shall incorporate design elements consistent with the architectural themes for the development.

Design consideration shall be made to prevent sound encroachment into the residential area to the south through such means as the exclusion of external loud speakers or other loud sound generating equipment.

- t) All on-site services for power, telephone and C.A.T.V. shall be underground. Underground power services shall also be provided for Signs requiring such services.
- u) ???
 - a. Any Freestanding Digital Sign along Stony Plain Road shall be located a minimum of 5 m west of property line along 180 Street and oriented E/W, and in accordance to Section 59.2(2) to the satisfaction of the Development Officer in consultation with Transportation Services;
 - b. Any Freestanding Digital Sign shall not exceed 7.3 m in width and 8 m in height nor 35.6 sq. m. in area, and
 - c. There shall be no Digital Sign located in a landscaped yard;
- (v) In addition to the requirements of Section 72, Gas Bars, Minor Service Stations and Rapid Drive through Vehicle Services shall be developed so that any canopy located over the gas pump islands shall be designed and finished in a manner consistent with the design and finishing of the principal building, such that the canopy is not obtrusive and maintains consistency with the eave line of the principal building.