

(DC2) Site Specific Development Control Provision

Part IV Edmonton Zoning Bylaw

DC2.1 General Purpose

To accommodate a religious assembly and a medium-density residential development with sensitive site development regulations to ensure that a transition is provided to the surrounding properties.

DC2.2 Area of Application

This District shall apply to a 3.89-hectare site located south of 142 Avenue and east of 127 Street and legally described as: Lot 34A, Plan 842 2077; Plan 842 2077; Block 35: Plan 002 3645 as shown on Schedule "A" of the Charter Bylaw adopting this provision, Baranow.

DC2.3 Uses

1. Apartment Housing
2. Group Homes
3. Limited Group Homes
4. Lodging Houses
5. Extended Medical Treatment Services
6. Health Services
7. Personal Services Shops
8. Minor Home-Based Business
9. Religious Assembly
10. Urban Gardens
11. Stacked Row Housing
12. Fascia On-premises Signs
13. Projecting On-premises Signs

DC2.4 Development Regulations

1. Development on the Site shall be in general accordance with Appendix I – Site Plan.
2. The maximum Density shall be 125 dwellings/ha.
3. The maximum building Height shall not exceed 16.0 m.
4. A minimum Setback of 8.0m shall be provided along the east Lot Line of the Site.
5. A minimum building Setback of 15.0 m shall be provided where the Site Abuts a public roadway, other than a Lane.
6. A minimum Setback of 15.0 m shall be provided along the west Lot Line of the Site.
7. A solid uniform screen fences a minimum of 1.83 m in height shall be provided along the west Lot Line of the Site.
8. Landscaping in Setbacks shall include a minimum of four mature deciduous trees (a minimum caliper of 6 cm) and four evergreen trees (a minimum of 3.0 m in Height)

along with a minimum of 20 shrubs for each 35 m² of Setback, with the planting to be grouped in modules not greater than 25 m in length.

9. Design techniques, inclusive of the use of sloped roofs, stepped building design and the use of variations in Setbacks and articulation of building Facades, shall be employed to minimize the perception of massing when viewed from the low-density residential areas, to the satisfaction of the Development Officer.
10. Signs shall comply with the regulations found in Schedule 59B of the Zoning Bylaw, as amended.
11. The Development Officer may grant relaxations to the regulations contained in this Provision if, in their opinion, such a variance would be keeping with the general purpose of the Provision and would not adversely affect the amenities, use and enjoyment of the neighbouring properties. The Development Officer shall not grant relaxation to clauses 2) to 6) inclusive.
12. Extended Medical Treatment Services shall exclude hospitals, sanitariums, isolation facilities, psychiatric hospitals, auxiliary hospitals, and detoxification centres.
13. Health Services and Personal Service Shops shall not be permitted in any freestanding structure separate from a structure containing Residential or Residential-Related Uses.
14. A minimum of 149 Parking Spaces shall be provided for the facilities on site.

