

(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION

1. General Purpose

To provide a Site Specific Development Control District to accommodate the development of a medical office facility with limited accessory retail uses, with site specific development controls to ensure that the proposed development is integrated with surrounding commercial and industrial development.

2. Area of Application

This Provision shall apply to Lot 1, Block 191, Plan 3758 RS and a portion of roadway to be closed by Bylaw No. 9655; located north of 111 Avenue between 119 and 120 Streets; as shown on Schedule “A” of the Charter Bylaw adopting this Provision, Prince Rupert.

3. Uses

1. Business Support Services
2. Child Care Services
3. Drive-in Food Services
4. Extended Medical Treatment Services
5. Gas Bar
6. General Retail Stores
7. Health Services
8. Indoor Participant Recreation Services
9. Minor Amusement Establishments
10. Personal Service Shops
11. Professional, Financial and Office Support Services
12. Restaurants
13. Specialty Food Services
14. Fascia On-premises Signs
15. Freestanding On-premises Signs
16. Minor Digital On-premises Signs
17. Major Digital Signs
18. Projecting On-premises Signs
19. Temporary On-premises Signs

4. Development Regulations for Uses

1. Signs shall comply with the regulations found in Schedule 59F of the Zoning Bylaw.

5. Development Regulations for Site Layout and Build Form

1. The development shall be in general conformance with the attached Appendix.
2. The maximum building 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.
3. The maximum Floor Area Ratio shall be 1.0.
4. Minimum Setbacks shall be as follows:
 - a. 2.0 m from the north Lot line;
 - b. 4.5 m from the south Lot line;
 - c. 4.0 m from the east Lot line; and
 - d. 4.5 m from the west Lot line.

6. Development Regulations for Building Design and Features

1. New building development shall be permitted within Areas 2 and 3 as identified in Appendix 1.
2. Any building having a single wall length greater than 25.0 m visible from a public road shall include design elements for the roof line and building façade that reduce the perceived mass of the building and add architectural interest.
3. All exterior finishing materials must be of a high quality, durable and attractive in appearance; all exposed building faces shall have consistent or harmonious exterior finishing materials.
4. Principal building entrances for any Use shall be designed for universal accessibility. Level changes from the sidewalk to entrances of buildings shall be minimized. Sidewalk furniture and other elements shall be located out of the travel path to ensure they are not obstacles to building access.
5. Buildings shall promote a positive street environment that is welcoming to

pedestrians and encourages increased pedestrian activity at the sidewalk level by

- a. identifying pedestrian linkages and crossings through decorative paving and/or markings; and
6. All mechanical equipment, including roof mechanical units, shall be concealed by screening in a manner compatible with the architectural character of the building or concealed by incorporating it within the building.

7. Development Regulation for Parking, Loading, Storage and Access

1. Vehicular access and egress to and from the Site shall be restricted to a right-in/right-out configuration on 111 Avenue, and all directional accesses on 119 and 120 Streets and 112 Avenue, as identified in Appendix 1.
2. The portions of a Parking Garage below Grade shall not be subject to required Setbacks and shall be permitted to extend to all Lot lines provided there is sufficient soil depth maintained to support any required Landscaping above.
3. Surface vehicular parking lots shall provide pedestrian connections with the utilization of clearly demarcated Walkways, and signage systems to reduce pedestrian conflict with vehicles.
4. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within Setbacks from the Lot Line. Loading, storage and trash collection areas shall be located to the rear or sides of the principal building and shall be screened from view from any adjacent Sites or public roads.

8. Development Regulations for Landscaping and Lighting

1. The required Landscape Plan submitted with a Development Permit application for new building construction shall be prepared by a Landscape Architect registered with the Alberta Association of Landscape Architects (AALA).
2. Decorative and security lighting shall be designed and finished in a manner consistent with the design and finishing of the development and shall be provided to ensure a well-lit environment for pedestrians and to accentuate building elements. Exterior lighting associated with the development shall be designed to minimize impact on an adjacent property.

9. Other Regulations

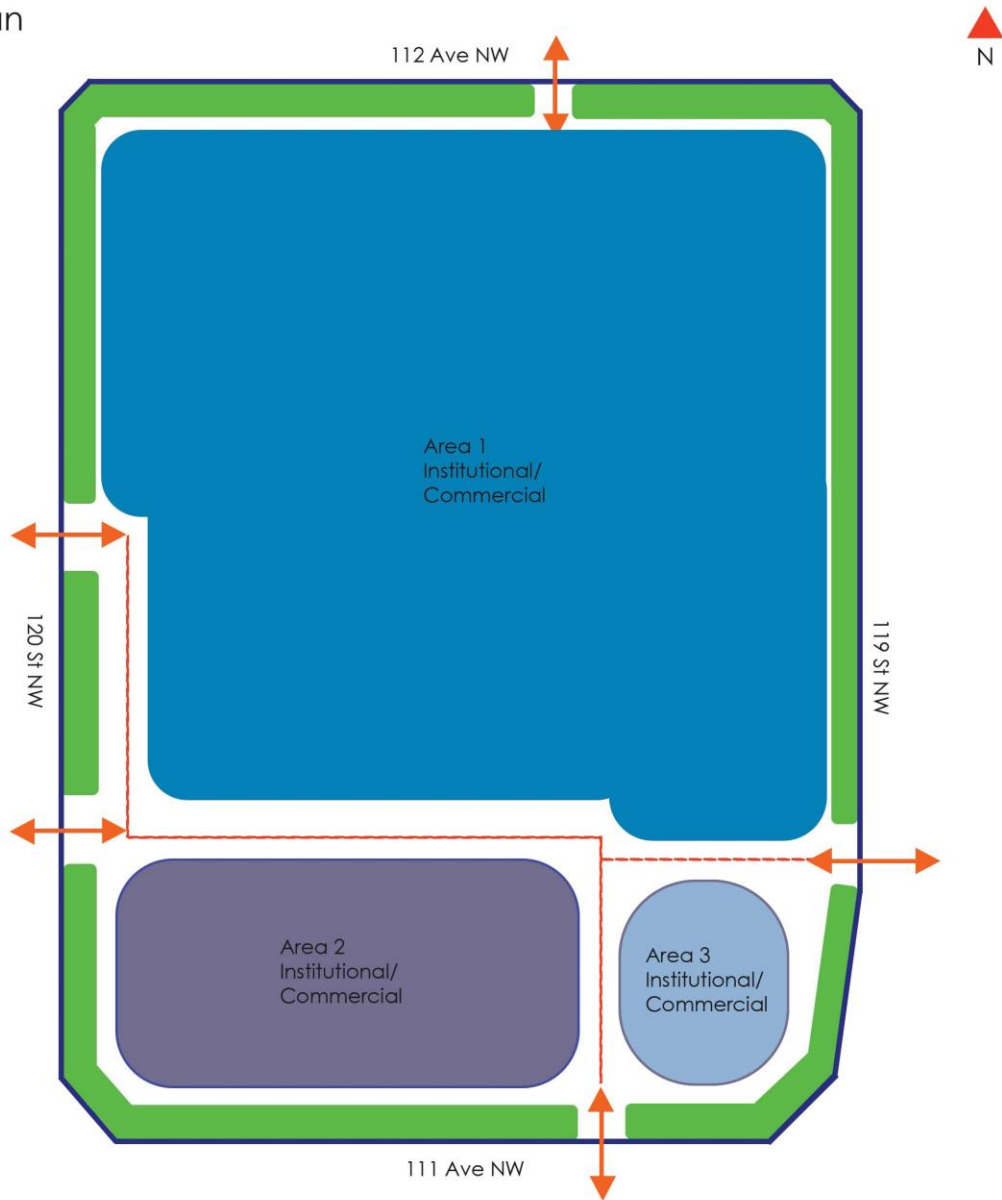
1. Notwithstanding the regulations found within this Provision, any development

existing or commenced under a Development Permit that was valid at the time of passage of the Charter Bylaw adopting this Provision, shall be deemed a validly existing development and any additions up to 100.0 m² of Floor Area shall be deemed to be in conformance with this Provision.

2. As a condition of a Development Permit for construction of a principal building, the owner shall enter into an Agreement with the City of Edmonton for off-Site improvements necessary to serve or enhance the development, to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination (Transportation). Such improvements shall be constructed at the owner's cost. The Agreement process shall include an engineering drawing review and approval. Improvements to address in the Agreement include but are not limited to:
 - a. Repair of any damage to the abutting roadways, sidewalks and boulevard, including lanes not directly adjacent to the Site, caused by the construction of the development.

Appendix I: Site Plan

Site Plan



Legend

Site Boundary —————

Access ⇄

Primary Internal Circulation - - - - -

Landscaping ██████████

NOTE: This site plan is conceptual. Where there are discrepancies, the regulations of this Bylaw shall apply.