

(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION

1. General Purpose

To accommodate opportunities for education services, commercial, office, and light industrial uses that have no nuisance created outside an enclosed building, on a site at the periphery of an industrial area.

2. Area of Application

This Provision shall apply to Lot 7, Block 19, Plan 0729660 located at the southwest corner of 52 Avenue NW and 47 Street NW, as shown on Schedule "A" of the Charter Bylaw adopting this Provision, Pylypow Industrial.

3. Uses

1. Animal Hospitals and Shelters
2. Auctioneering Establishments
3. Automotive and Equipment Repair Shops
4. Automotive and Minor Recreation Vehicle Sales/Rentals
5. Bars and Neighbourhood Pubs
6. Breweries, Wineries and Distilleries
7. Business Support Services
8. Cannabis Retail Sales
9. Child Care Services
10. Commercial Schools
11. Convenience Retail Stores
12. Convenience Vehicle Rentals
13. Creation and Production Establishments
14. Drive-In Food Services
15. Equipment Rentals
16. Fleet Services
17. Funeral, Cremation and Interment Services
18. Gas Bars
19. General Industrial Uses
20. Greenhouses, Plant Nurseries and Garden Centres
21. Health Services
22. Indoor Participant Recreation Services
23. Limited Contractor Services
24. Liquor Stores
25. Major Service Stations
26. Market

27. Media Studios
28. Minor Amusement Establishments
29. Minor Service Stations
30. Mobile Catering Food Services
31. Nightclubs
32. Outdoor Participant Recreation Services
33. Personal Service Shops
34. Private Clubs
35. Private Education Services
36. Professional, Financial and Office Support Services
37. Public Education Services
38. Rapid Drive-through Vehicle Services
39. Recycling Depots
40. Recycled Materials Drop-off Centres
41. Religious Assembly
42. Residential Sales Centres
43. Restaurants
44. Special Event
45. Specialty Food Services
46. Truck and Mobile Home Sales/Rentals
47. Urban Gardens
48. Urban Indoor Farms
49. Urban Outdoor Farms
50. Warehouse Sales
51. Vehicle and Equipment Sales/Rentals
52. Veterinary Services
53. Fascia Off-premises Signs
54. Fascia On-premises Signs
55. Freestanding On-premises Signs
56. Freestanding Off-premises Signs
57. Major Digital Signs
58. Minor Digital Off-premises Signs
59. Minor Digital On-premises Signs
60. Minor Digital On-premises Off-premises Signs
61. Projecting On-premises Signs
62. Roof On-premises Signs
63. Temporary Off-premises Signs
64. Temporary On-premises Signs

4. Development Regulations for Uses

1. Private and Public Education Services shall not be allowed on site where an Industrial Use exists on site that may have environmental nuisance or health impacts, or where any Use involves the use, manufacturing or storage of

hazardous substances. This includes, but is not limited to: Automotive and Equipment Repair Shops, Automotive and Minor Recreation Vehicle Sales/Rentals, Minor and Major Service Stations, Rapid Drive-through Vehicle Services and Recycling Depots.

2. Auctioneering Establishments shall store and display all goods and equipment to be auctioned within an enclosed building.
3. Convenience Vehicle Rentals shall be developed as follows:
 - a. all storage, display or parking areas shall be Hardsurfaced in accordance with subsection 54.4.6 of the Zoning Bylaw; and
 - b. lighting for the display areas shall be mounted on lamp standards and no exposed bulbs or strings of lights shall be used.
4. Automotive and Minor Recreational Vehicle Sales/Rentals, and Vehicle and Equipment Sales/Rentals shall comply with provision 4(3) for Convenience Vehicle Rentals development. In addition, the Development Officer may attach conditions to any development permit for these Uses regarding the size, location, screening and landscaping of the outdoor vehicular display areas, to ensure that development is compatible with the appearance of surrounding developments.
5. The minimum Floor Area for a Warehouse Sales establishment shall not be less than 1000m² unless at least 50% of the Floor Area of the establishment is used for warehousing or storage of the goods sold or distributed from the establishment.
6. Equipment Rentals shall have all equipment and goods for rent contained within an enclosed building.
7. Religious Assembly shall exclude rectories, manses, dormitories, convents, monasteries and other residential buildings.
8. For Child Care Services Uses, the applicant shall provide a Site plan that mitigates the risk of interference between pedestrian and vehicular traffic, to the satisfaction of the Development Officer.
9. Cannabis Retail Sales shall comply with Section 70 of the Zoning Bylaw.
10. Child Care Services shall comply with Section 80 of the Zoning Bylaw.
11. Liquor Stores shall comply with Section 85 of the Zoning Bylaw.
12. Urban Gardens shall comply with Section 98 of the Zoning Bylaw.
13. Urban Indoor Farms shall comply with Section 98 of the Zoning Bylaw.
14. Urban Outdoor Farms shall comply with Section 98 of the Zoning Bylaw.
15. Signs shall comply with the regulations found in Schedule 59F of the Zoning Bylaw, including Sections pertaining to Discretionary Signs.
16. Major Digital Signs shall be oriented away from Whitemud Drive, to the satisfaction of the Development Officer.

5. Development Regulations for Site Layout and Built Form

1. Notwithstanding Section 720.3(2) of the Zoning Bylaw, the general site plan is not required to be attached to this DC2 Provision.

2. For a Private Education Services Use or Public Education Services Use, the applicant shall provide a site plan that demonstrates pick-up and drop-off locations, site circulation, and offsite infrastructure improvements, to the satisfaction of the Development Officer.
3. The maximum Height shall not exceed 12.0 m, in accordance with Section 52 of the Zoning Bylaw, except that the Development Officer may, notwithstanding Section 11.4 of the Zoning Bylaw, grant a variance to permit a greater Height up to a maximum of 14.0 m for a building housing a General Industrial Use, where the greater Height is required to facilitate the industrial development of the Use involved.
4. The maximum Floor Area Ratio shall be 1.2.
5. A minimum Setback of 6.0 m shall be required from the north, east, and south lot lines of the Site.
6. No loading, storage, trash collection, outdoor service, or display area shall be permitted within a Setback.
7. Where Uses may, in the opinion of the Development Officer, create negative impacts such as noise, light or odours which may be noticeable on adjacent properties, the Development Officer may require that these potential impacts be minimised or negated through the introduction of various measures, including but not limited to: Landscaping; screening (which may exceed the requirements of Section 55 of the Zoning Bylaw); downward direction of all exterior lighting on to the proposed development; and any other measures as the Development Officer may deem appropriate.

6. Development Regulations for Building Design and Features

1. The design and use of exterior finishing materials for accessory structures visible from Whitemud Drive shall be to the satisfaction of the Development Officer, who shall ensure, as far as reasonably practicable, that the proposed buildings and structures use materials similar to, or better than, the standard of surrounding development.

7. Transportation Improvements

1. As a condition of a development permit to operate a Private or Public Education Services Use, 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 as required. Improvements to address in the Agreement include, but are not limited to:
 - a. Repair of any damage to the abutting roadways, sidewalks and infrastructure caused by any construction associated with the development;

- b. Construction of 2.5 m wide monolithic sidewalk on 47 Street and concrete pads as required along the site frontage on 52 Avenue, to the satisfaction of Urban Forestry and Subdivision and Development Coordination (Transportation);
- c. Construction of sidewalk connection(s) as required from the building entrance doors to 52 Avenue and 47 Street, to the satisfaction of Subdivision and Development Coordination (Transportation);
- d. A contribution of 100% of the cost for the installation of a Zebra Marked crosswalk on the south side of 52 Avenue at 47 Street and installation of rapid flashing beacons; and
- e. A contribution of 50% of the cost towards pedestrian control at the intersection of 50 Street and 52 Avenue.

8. General Performance Standards for Industrial Developments

- 1. With the exception of Private Education Services and Public Education Services, any Use or activity shall comply with the following standards:
 - a. all Uses and activities, except those noted in clauses (b) and (c) below, shall be located and carried on within an enclosed building and there shall be no outdoor display areas, except for Automotive and Minor Recreational Vehicle Sales/Rentals and Convenience Vehicle Rentals;
 - b. all loading, service, trash collection and Accessory storage areas, and trucking yards shall be located to the rear or sides of the principal building, and shall be screened from view from any public roadway other than a Lane, and from adjacent Sites, by building walls, freestanding walls, landscape materials, berms, wood Fences or a combination of these, to the satisfaction of the Development Officer;
 - c. Except for landscape materials, screening shall have a maximum height of 3.7 m;
 - d. the Development Officer may require that exposed projections outside the building such as mechanical and electrical equipment, transformer ducts, cooling towers and materials handling equipment be screened from view from any public roadway other than a Lane, and from adjacent Sites if such projections are inconsistent with the character and appearance of surrounding development or the intended visual qualities of this Zone; and
 - e. all buildings shall be constructed and finished with durable materials designed to maintain the initial appearance of the development throughout the life of the project. The Development Officer may require that the appearance of metal, or concrete block walls exposed to public view from beyond the Site be improved where such walls are inconsistent with the finishing materials or appearance characteristic of surrounding development.