

(DC2) Site Specific Development Control Provision

Part IV Edmonton Zoning Bylaw

Section DC2.420

Bylaw 11350

Oct. 21, 1996

DC2.420.1. General Purpose

To establish a Site Specific Development Control District to accommodate a limited range of general business uses in accordance with the 100 Avenue Planning Study, with site development regulations that will ensure compatibility with existing and future adjacent land uses and the function of roadways adjacent to the site.

DC2.420.2. Area of Application

This district shall apply to Lots 9 and 10, Block 3C, Plan 6144 AH; located north of 100 Avenue and west of 161 Street, Glenwood.

DC2.420.3. Uses

- a. Business Services
- b. Commercial Schools
- c. Custom Manufacturing
- d. Equipment Rentals
- e. General Retail Stores
- f. Health Services
- g. Personal Service Shops
- h. Professional Financial and Office Support Services
- i. Professional Offices

j. Private Education Services

DC2.420.4. Development Criteria

- a. The maximum floor area ratio shall be 1.0.
- b. The maximum building height shall not exceed 12 m nor 3 storeys.
- c. A minimum front building setback of 14 m shall be provided. This building setback may be

reduced to 6 m for developments which are less than 1000 m² in gross floor area and less than 5 m in height, at the discretion of the Development Officer where, in his opinion, the provision of landscaping, building facade treatment, roofline articulation, the colour of finishing materials or other design features will minimize the perception of massing and create a high standard of building appearance. Notwithstanding the above restrictions, the Development Officer may also allow, at his discretion, a projection of up to 4 m into the front building setback for an enclosed porch, foyer, or similar entrance feature into the building.

- d. The minimum rear building setback shall be 6 m.
- e. A minimum front yard of 4.5 m shall be provided. Landscaping within this yard shall be provided in accordance with the general provisions of Section 69 of the Land Use Bylaw, except that a berm of an average height of 1 m shall also be provided.
- f. The minimum side yard shall be 3 m, except for that portion that is located along the west property line within the front building setback, which shall be 1 m.
- g. Continuous screen fencing of a solid design, a minimum of 1.8 m in height, shall be provided along the entire length of the side property lines.
- h. No parking shall be permitted within a required yard, excepting thereout the rearmost 6 m of the required side yards.
- i. All development within this district shall exhibit residential characteristics, to the satisfaction of the Development Officer and having regard to the residential nature of the neighbouring properties and the intent of the 100 Avenue Planning Study.
- j. Signs shall be allowed in this District as provided for in Schedule 79 E and in accordance with the general provisions of Sections 79.1 to 79.9 inclusive, of the Land Use Bylaw, except that a minimum setback of 3 m from 100 Avenue shall be required for any freestanding signs.

DC2.420.5. Development Criteria for Specific Uses

- a. Equipment Rentals shall be developed such that all equipment and goods for rent are contained within an enclosed building.