

SCHEDULE “B”

(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION

1. General Purpose

To accommodate a high quality commercial development with the opportunity to accommodate medium density residential uses designed in a manner to support a pedestrian friendly, aesthetically pleasing and functional environment.

2. Area of Application

This provision shall apply to Lots 2 and 3, Block 21, Plan 9722753, within the Dechene Neighbourhood as shown on Schedule “A” of this Bylaw.

3. Uses

- a. Apartment Housing
- b. Automotive and Equipment Repair Shops
- c. Bars and Neighbourhood Pubs
- d. Breweries, Wineries and Distilleries
- e. Business Support Services
- f. Cannabis Retail Services
- g. Carnivals
- h. Child Care Services
- i. Commercial Schools
- j. Convenience Retail Stores
- k. Creation and Production Establishments
- l. Drive-in Food Services
- m. Equipment Rentals
- n. Gas Bars
- o. General Retail Stores
- p. Government Services
- q. Health Services
- r. Hotels
- s. Indoor Participant Recreation Services
- t. Live Work Units
- u. Major Amusement Establishments

- v. Major Alcohol Sales
- w. Media Studios
- x. Minor Alcohol Sales
- y. Minor Amusement Establishments
- z. Minor Service Stations
- aa. Mobile Catering Food Services
- bb. Private Clubs
- cc. Personal Service Shops
- dd. Private Education Services
- ee. Professional, Financial and Office Support Services
- ff. Public Education Services
- gg. Public Libraries and Cultural Exhibits
- hh. Rapid Drive-through Vehicle Services
- ii. Recycled Materials Drop-off Centres
- jj. Religious Assembly
- kk. Residential Sales Centre
- ll. Restaurants
- mm. Secondhand Stores
- nn. Specialty Food Services
- oo. Urban Gardens
- pp. Urban Indoor Farms
- qq. Urban Outdoor Farms
- rr. Veterinary Services
- ss. Warehouse Sales
- tt. Fascia On-premises Signs
- uu. Freestanding On-premises Signs
- vv. Freestanding Off-premises Signs
- ww. Projecting On-premises Signs
- xx. Roof On-premises Signs
- yy. Temporary On-premises Signs
- zz. Major Digital Signs
- aaa. Minor Digital On-premises Signs
- bbb. Minor Digital Off-premises Signs

4. Development Regulations

- a. The minimum Floor Area Ratio (FAR) shall be 1.25.
- b. The maximum building Height shall be 12.0 m for commercial Uses. This Height may be increased to 16.0 m for Apartment Housing.
- c. A minimum Setback of 15.0 m shall be required along the north and east Lot lines.
- d. A minimum Setback of 6.0 m shall be required along the west and south Lot lines.
- e. Each use of Bars and Neighbourhood Pubs and Restaurants shall be limited to 200 occupants and 240 m² of Public Space.
- f. Specialty Food Services shall be limited to 100 occupants and 120 m² of Public Space.
- g. Equipment Rentals shall ensure that all equipment and goods for rent are contained within an enclosed building.
- h. Apartment Housing may be permitted above a commercial building or stand-alone. Apartment Housing shall be designed and sited so as to minimize any impacts from the commercial component related to noise, traffic circulation or loss of privacy.
- i. Urban Indoor Farms and Urban Outdoor Farms shall comply with Section 98 of the Zoning Bylaw.
- j. Signs shall be provided in accordance with Schedule 59E of the Zoning Bylaw.

5. Parking, Loading and Access

- a. Vehicular access shall be from the adjacent public roadways, the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination.
- b. Loading, storage and waste collection areas shall be located to the rear or sides of the principal building and shall be screened from view from any adjacent Sites and public roadways.

6. Landscaping

- a. A detailed Landscape Plan for the Site, including all existing and proposed utilities within the road right-of-way must be submitted for review and approval by the City of Edmonton, prior to the issuance of any Development Permit.
- b. A screen fence a minimum of 1.83 m in Height shall be required along the north and east property lines.

7. Urban Design Regulations

- a. Building design shall use a variety of architectural elements and treatments, materials, colours, and articulation to break up the massing and provide human-scale development.
- b. Building materials must be durable, high quality and appropriate for the development. The contextual fit, design, proportion, quality, texture, and application of various finishing materials shall be to the satisfaction of the Development Officer.
- c. 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 safe well-lit environment, to the satisfaction of the Development Officer.
- d. Apartment Housing shall include the following design elements to reduce the perceived mass and add architectural interest:
 - i. Use recesses and projections to add articulation to the facade.
 - ii. Use a variety of exterior building cladding materials and colours.
 - iii. Provide a prominent entrance that is highly visible.
- e. 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, to the satisfaction of the Development Officer.

8. CPTED

- a. A Crime Prevention Through Environmental Design Assessment shall be provided to the satisfaction of the Development Officer to ensure that the development provides a safe urban environment in accordance with the guidelines and principles established in the Design Guide for a Safer City (City of Edmonton, 1995) in accordance to Section 58 of the Zoning Bylaw.