

## **(DC2) Site Specific Development Control Provision**

### **Part IV Edmonton Zoning Bylaw**

#### **Section DC2.191**

##### **DC2.191.1. General Purpose**

To establish a Site Specific Development Control District for a shopping centre such that, by limiting the range of uses and establishing specific site development criteria, a compatible relationship with surrounding uses will be achieved.

##### **DC2.191.2. Area of Application**

This Direct Control District shall apply to Lots 3 and 4, Block 1, 872 0395 and Lot 13, Block 1, 8822949 as shown on the sketch plan, being Schedule "A", to the Bylaw adopting this Direct Control District, Keheewin, Kaskitayo.

##### **DC2.191.3. Uses**

- a. Business Support Services
- b. Cannabis Retail Sales
- c. Childcare Services
- d. Commercial Schools
- e. Convenience Retail Stores
- f. Drive-in Food Services
- g. Gas Bars
- h. General Retail Stores
- i. Government Services
- j. Health Services
- k. Indoor Participant Recreation Services
- l. Liquor Stores
- m. Media Studios
- n. Minor Amusement Establishments
- o. Minor Service Stations
- p. Personal Service Shops
- q. Private Clubs
- r. Professional, Financial and Office Support Services
- s. Public Libraries and Cultural Exhibits
- t. Rapid Drive-through Vehicle Services
- u. Religious Assembly

- v. Residential Sales Centre
- w. Restaurants
- x. Secondhand Stores
- y. Veterinary Services

**DC2.191.4. Development Regulations**

- a. The maximum floor area ratio shall be 0.83.
- b. Uniform screen fencing of a solid design and a minimum of 1.8 m in height shall be provided along the south property line and along the property line where the site abuts the walkway right-of-way to the east.
- c. No parking, loading, storage and trash collection shall be permitted to the rear of buildings backing onto the walkway on the eastern perimeter of the site, starting at the southeastern corner of Lot 4 and extending up the eastern boundary of Lot 4 to the point parallel with the southern boundary of 21 Avenue. Loading and trash collection may be permitted at the southeastern corner of the site at a minimum distance of 15 m from the eastern property line provided that the service area is screened from the apartment site by a wall, a minimum of 2.4 m in height. Any service lane in the aforementioned section, will be limited to a one-way single lane not to exceed 9 m in width which shall be used solely for through circulation purposes.
- d. A minimum building setback of 13.5 m shall be required for all buildings, structures, and accessory parking garages other than at grade parking lots where the site is adjacent to the walkway along the eastern perimeter. This minimum building setback may be reduced to the minimum yard requirements at the discretion of the Development Officer, where, in his opinion, the provision of landscaping, fencing, berming, building facade treatment or other design features adequately protect the amenities of nearby residential areas.
- e. A minimum building setback of 7.5 m shall be required from the west property line of the site, provided that this minimum building setback shall be increased to 23 m for any buildings 1,000 m<sup>2</sup> or greater in gross floor area, and further provided that a minimum building setback of 44 m shall be required for any building greater than 10 m or two storeys in height.
- f. The maximum building height shall not exceed 14 m nor four storeys, subject to the building setback requirements of Clause e) above.
- g. Development shall be in accordance with the following architectural guidelines, to the satisfaction of the Development Officer:
  - i. all exterior finishing materials must be of good quality, durable and attractive in appearance and all exposed building faces shall have consistent and harmonious exterior finishing materials and the treatment of the rear elevation of buildings adjacent to the walkway along the eastern perimeter of the site shall be consistent with that of the front elevation.
  - ii. all mechanical equipment on the roof of any building on the site shall be completely screened or incorporated within the building roof.

- h. Developments in this district shall be evaluated with respect to compliance with the Development Regulations of Sections 40-61 inclusive, of the Zoning Bylaw.
- i. The Development Officer may grant relaxations to the regulations contained in Sections 40 through 61 and the provisions of this District if, in his opinion, such a variance would be in keeping with the General Purpose of the District and would not adversely affect the amenities, use and enjoyment of neighbouring properties.
- j. Signs shall be allowed in this District as provided for in Schedule 59H and in accordance with the general provisions of Sections 59.1 to 59.3 inclusive, of the Zoning Bylaw.
- k. Cannabis Retail Sales shall comply with Section 70 of this Bylaw.

**DC2.191.5. Additional Development Criteria for Specific Uses**

- a. Gas Bars, Minor Service Stations, Rapid Drive-through Vehicle Services and Drive-in Food Services shall be developed in accordance with Section 72 of the Zoning Bylaw and shall be oriented such that their primary business exposure and access is not directed towards 111 Street.
- b. The seating capacity of Restaurants and Private Clubs shall be limited to 200 persons, except that the seating capacity of facilities primarily intended for the provision of theatre, dancing or cabaret entertainment shall be limited to 100 persons. Private Clubs shall be oriented such that their primary business exposure and access is not directed towards 111 Street.
- c. Liquor Stores shall be developed in accordance with Section 85 of the Zoning Bylaw.