

(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION

DC2.XXX.1. General Purpose

To establish a Site Specific Development Control District to accommodate a community level commercial development and to establish sensitive site development regulations that will ensure compatibility with surrounding low density residential land uses.

DC2.XXX.2. Area of Application

This Provision shall apply to Lot 1, Block 11, Plan 892 2540; Lot 2B, Block 11, Plan 962 2857; Block 1 and 2, Plan 972 0258; and Common Property, located on the northeast corner of 34 Street NW and 38 Avenue NW intersection, as shown on Schedule "A" of the Bylaw adopting this Provision; Larkspur, The Meadows.

DC2.XXX.3. Uses

- a. Business Support Services
- b. Cannabis Retail Sales
- c. Child Care 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 Recreational Services
- l. Liquor Stores
- m. Minor Service Stations
- n. Personal Service Shops
- o. Professional, Financial and Office Support Services
- p. Rapid Drive-through Vehicle Services
- q. Residential Sales Centre
- r. Restaurants
- s. Veterinary Services
- t. Custom Manufacturing
- u. Fascia On-premises Signs
- v. Freestanding On-premises Signs
- w. Major Digital Signs
- x. Minor Digital On-premises Signs
- y. Projecting On-premises Signs
- z. Temporary On-premise Signs
- aa. Vehicle Parking

DC2.XXX.4. Development Regulations for Uses

- a. The maximum Floor Area Ratio shall be 0.5.
- b. The maximum Height shall:
 - i. Not exceed two storeys nor 9.0 m for buildings measured from grade to the uppermost limit of the roof, excluding architectural features and towers; and

- ii. Not exceed 14.0 m measured from grade to the uppermost limit of the architectural feature.
- c. A minimum Setback of 15.0 m shall be required from the north, northeast and east boundaries of the Site for all buildings and structures including accessory parking garages which are greater than 5.5 m in Height, but not greater than 9.0 m in Height when measured from grade to the uppermost limit of the roof or structure, including architectural features and towers. That portion of any building or structure greater than 9.0 m in height shall be set back a minimum of 30.0 m from the north, northeast and east boundaries of the site.
- d. A landscaped yard a minimum of 6.0 m in width shall be required adjacent to the north, northeast and east property lines where the site abuts a Residential District. A 1.0 m high berm centred on the property lines and solid screen fencing, 1.82 m in height to be centred on the property line shall be provided within this yard. The screen fencing shall be of a design consistent with the residential context. The yard shall be intensively landscaped with a minimum of three deciduous, three coniferous trees and 20 shrubs for every 30.0 m of linear yard. The deciduous trees shall have a minimum caliper of 7.5 cm and the coniferous trees shall have a minimum height of 3.0 m. This landscaping shall be provided in groupings to the satisfaction of the Development Officer so as to achieve an attractive landscaped transition to the residential development to the north northeast and east.
- e. A landscaped yard a minimum of 4.5 m in width shall be required adjacent to 34 Street NW, and 38 Avenue NW. Landscaping treatment shall consist of three deciduous trees, a minimum caliper of 7.5 cm, three coniferous trees a minimum height of 3.0 m and 20 coniferous shrubs for every 30.0 m of linear yard. These groupings shall be provided to the satisfaction of the Development Officer.
- f. No parking, loading, storage, trash collection, outdoor services or display area shall be permitted within a required yard, and loading, storage, parking and trash collection areas shall be screened from view from any adjacent sites and public roadways in accordance with this Bylaw. No loading, storage and trash collection areas shall be permitted within a distance of 30.0 m from the north, northeast and east property lines, which abut a Residential District. Notwithstanding the foregoing, the minimum setback for loading areas adjacent to the north, northeast and east property lines, which abut a Residential District, may be reduced to a minimum of 9 m at the discretion of the Development Officer, if appropriate measures such as solid walls, an enclosed structure and additional landscaping are provided for that reduce any negative impacts of the loading area on the adjacent residential District.
- 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 all four sides of building shall be consistent;
 - ii. all mechanical equipment on the roof of any building shall be concealed by incorporating it within the building roof, or shall be concealed by screening that is consistent with the character and finishing of the building;
 - iii. all rooflines shall include elements of a sloped residential character;
 - iv. that any buildings with a wall exceeding 30.0 m in length that is oriented to the north, northeast, and east property line, which abut a Residential District, shall comply with the following guidelines;

- A. the roofline and building facades shall include design elements and variations that reduce the perceived mass of the building and add architectural interest;
- B. the exterior wall finishing materials shall be predominantly composed of muted colours with strong colours limited to use as an accent, and consist of brick, precast concrete, textured concrete, stone or stucco, with prefinished metal or wood limited to use as an accent; and
- C. the provision of landscaping to minimize the perceived mass of the building and create visual interest.
- D. The Development Officer may also require that such developments have a building setback greater than the requirements of Clause 4.d to minimize the perceived massing of the development when viewed from the residential development to the north, northeast and east.
 - v. that the placement of windows above one storey shall be oriented so as to minimize opposing views to the adjacent residential development.
- h. Any exterior lighting of the site shall be designed so that the lighting is directed away from the adjacent residential development to the north, northeast and east, and the intensity of illumination shall not extend beyond the boundaries of the site.

DC2.XXX.5. Additional Development Regulations for Specific Uses

- a. Minor Service Stations, Rapid Drive-through Vehicle Services, and Drive-in Food Services shall be developed in accordance with this Bylaw and be located a minimum of 25.0 m from the north, northeast and east property lines and oriented such that their primary business exposure and access is directed towards the southerly portion of the site adjacent to 34 Street NW and 38 Avenue NW.
- b. Rapid Drive-through Vehicle Services shall be developed in accordance with the following:
 - i. the development shall be limited to a single bay rollover type of car wash;
 - ii. that all mechanical equipment shall be housed within a enclosed building; and
 - iii. that a development permit application shall contain information regarding anticipated noise impacts of the development and shall also be accompanied by a statement from a qualified professional engineer indicating what noise attenuation measures, if any, are required to ensure that the proposed development will comply with the City of Edmonton Noise Bylaw No. 7255, as amended. The Development Officer may require as conditions of Development Permit Approval that the applicant provide the noise attenuation measures recommended in the noise impact statement, or any other measure recommended by the City Engineer on the noise impact statement.
- c. Overhead doors associated with the development of Minor Service Stations or Rapid Drive-through Vehicle Services shall not directly face towards a Residential District.
- d. Gas Bars shall be in accordance with this Bylaw and located a minimum of 30.0 m from the north, northeast and east property lines and oriented such that their primary business exposure and access is directed towards the southerly portion of the site adjacent to 34 Street NW and 38 Avenue NW. In addition, a canopy shall be located over the gas pump islands to ensure that illumination be directed downwards and away from direct view by adjacent residential uses. Any canopy over the gas pump islands shall be designed and finished in a manner consistent with the design and finishing of the principal building, with the overall height and scale of the canopy to be to the satisfaction of the Development Officer, such that the canopy is not obtrusive and is lower than, or maintains the consistency with, the eave line or parapet of the principal building.

- e. Restaurants shall be oriented such that their primary business exposure and access is directed towards the southern portion of the site adjacent to 34 Street NW and 38 Avenue NW.
- f. Child Care Services shall be developed in accordance with this Bylaw and shall be located such that the direct access at grade can be provided to an outdoor play area. The outdoor play area, which shall be approved by the Development Officer in consultation with the General Manager of Family and Community Services, shall be located away from vehicular-oriented uses and from parking and loading areas on the site and shall be enclosed by building walls or a screen fence, a minimum of 1.8 m high.
- g. Indoor Participant Recreation Services shall be limited to athletic clubs and health and fitness clubs.
- h. Residential Sales Centres shall be developed in accordance with this Bylaw.
- i. Liquor Stores shall be developed in accordance with this Bylaw.