

**(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION**

**COMMENTS**

**Part IV Edmonton Zoning Bylaw**

**Section DC2.X**

**DC2.X.1. General Purpose**

To provide a Zone for low rise Multi-unit Housing with opportunities for institutional and commercial uses.

**DC2.X.2. Area of Application**

This Provision shall apply to Lot 1, Block 33, Plan 8021673, located at the northeast corner of 23 Avenue NW and 47 Street NW, as shown in Schedule “A” of the Charter Bylaw adopting this Provision, Weinlos.

**DC2.X.3. Uses**

- a. Child Care Services
- b. Convenience Retail Stores
- c. General Retail Stores
- d. Supportive Housing
- e. Health Services
- f. Lodging Houses
- g. Minor Home Based Business
- h. Multi-unit Housing
- i. Private Education Services
- j. Professional, Financial and Office Support Services
- k. Secondary Suites
- l. Specialty Food Services
- m. Urban Gardens
- n. Fascia On-premises Signs
- o. Projecting On-premises Signs
- p. Business Support Services
- q. Fraternity and Sorority Housing
- r. Garden Suites
- s. Major Home Based Business
- t. Personal Service Shops
- u. Religious Assembly
- v. Residential Sales Centre
- w. Restaurants

Uses are largely the same as those allowed in the RA7 Zone. Private Education Services is added to the list of uses, and uses that are only allowed in the RA7 Zone if built before August 26, 2019 are removed.

- x. Special Event
- y. Urban Outdoor Farms
- z. Freestanding On-premises Signs
- aa. Temporary On-premises Signs

**DC2.X.4. Development Regulations for Uses**

1. The following regulations shall apply to Commercial Uses:
  - a. Commercial Uses shall not be located above the ground floor;
  - b. the total Floor Area of each commercial premises not fronting on an arterial road shall not exceed 275 m<sup>2</sup>; and
  - c. these Uses shall not be permitted in any freestanding structure separate from a structure containing Residential Uses. Their principal entrance shall be a separate, outside entrance.

Development regulations are the same as those of the RA7 Zone, but are rearranged in accordance with the DC2 Writing Guide.

Regulations that are not relevant to this specific site have been removed.

**DC2.X.5. Development Regulations for Site Layout and Built Form**

1. The minimum Density shall be 45 Dwellings/ha.
2. The maximum Height shall not exceed 14.5 m for flat, mansard and gambrel roofs, or 16.0 m for a roof type with a pitch of 4/12 (18.4 degrees) or greater.
3. The maximum Floor Area Ratio shall be 2.3. The maximum Floor Area Ratio may be increased to 2.5 where:
  - a. a minimum of 10 percent of Dwellings have a Floor Area greater than 100 m<sup>2</sup>; and
  - b. the average number of bedrooms in these Dwellings is at least 3.
4. The minimum Front Setback shall be 4.5 m.
5. The minimum Rear Setback shall be 7.5 m, except that individual buildings that are 6.5 m or less in Height may have a minimum Rear Setback of 1.2 m.
6. The minimum Side Setback shall be 1.2 m, except:
  - a. for buildings over 10.0 m in Height, the portion of the building above this Height shall require a minimum Side Setback of 3.0 m; and
  - b. for all buildings, the minimum Side Setback shall be 3.0 m Abutting a flanking public roadway other than a Lane.

#### **DC2.X.6. Development Regulations for Building Design and Features**

1. Principal buildings shall have an entrance feature facing 47 Street NW.
2. Surface parking is not permitted to be located between any building and a public roadway, other than a Lane.
3. Parking, loading, storage, or trash collection may be permitted within the Side Setback, provided a minimum 1.5 m wide soft landscaping buffer is provided within the Setback and that all parking and service areas are screened from view from any Site zoned to allow Single Detached Housing as a Permitted Use.
4. Side, front and rear Façades shall include design techniques including, but not limited to, the use of varied rooflines, variations in building Setbacks and articulation of building Façades, in order to minimize the perception of massing, eliminate large uninterrupted expanses of wall, and provide visual interest when the structure is viewed from an adjacent Lot or roadway.
5. All principal Dwellings shall have an individual ground level entrance, where:
  - a. the building Façade that faces the public roadway is 12.2 m or longer;
  - b. the Dwelling is located on the first Storey; and
  - c. the Dwelling is Setback less than 4.5 m from the public roadway, other than a Lane.
6. Principal Dwellings that have an individual ground level entrance:
  - a. may share one of these entrance doors between two Dwellings; and
  - b. sliding patio doors shall not serve as this entrance
7. The Development Officer may require information regarding the location of windows and Amenity Areas on adjacent properties to ensure the windows or Amenity Areas of the proposed development are placed to minimize overlook into adjacent properties.

#### **DC2.X.7. Development Regulations for Parking, Loading, Storage and Access**

1. Vehicular access shall be from the Lane.

**DC2.X.8. Development Regulations for Landscaping, Lighting and Amenity Area**

1. The required Landscape Plan submitted with a Development Permit application for new building construction shall be prepared by a Landscape Architect registered with the Alberta Association of Landscape Architects (AALA)
2. Soil above underground parking facilities shall be of sufficient depth to accommodate required landscaping, including trees, shrubs, flower beds, grass, and ground cover.

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