

Section DC2.145

****Amended by Bylaw 10600 January 24, 1994 re: Alcohol Sales****

1. General Purpose

To establish a Site Specific Development Control District for retail commercial and office uses such by establishing specific site development criteria, a compatible relationship with surrounding land uses will be achieved.

2. Area of Application

This DC5 District shall apply to Lot A, Block 32, Plan 802 0231 and Area "G" of a portion of Calgary Trail Northbound to be closed are as shown on the sketch plan appended to the bylaw adopting this DC5 District, Calgary Trail South Duggan.

3. Uses

- a. Auctioneering Establishments, provided that all goods and equipment to be auctioned are stored and displayed within an enclosed building
- b. Automotive and Equipment Repair Shops
- c. Automotive and Minor Recreational Vehicle Sales/Rentals
- d. Bars and Neighbourhood Pubs
- e. Broadcasting and Motion Picture Studios
- f. Business Support Services
- g. Cannabis Retail Sales
- h. Commercial Schools
- i. Convenience Retail Stores
- j. Convenience Vehicle Rentals
- k. Drive-in Food Services
- l. Equipment Rentals, provided that all equipment and goods for rent are contained within an enclosed building
- m. Funeral, Cremation and Interment Services
- n. Gas Bars
- o. General Retail Stores with a maximum gross floor area of 9750 m²
- p. Government Services
- q. Greenhouses, Plant Nurseries and Garden Centres
- r. Health Services
- s. Indoor Participant Recreation Services
- t. Limited Contractor Services
- u. Liquor Stores
- v. Major and Minor Service Stations
- w. Minor Veterinary Services
- x. Nightclubs

- y. Outdoor Participant Recreation Services
- z. Personal Service Shops
- aa. Private Clubs
- bb. Professional, Financial and Office Support Services
- cc. Public Library and Cultural Exhibits
- dd. Rapid Drive-through Vehicle Services
- ee. Restaurants
- ff. Speciality Food Services
- gg. Urban Outdoor Farms
- hh. Warehouse Sales

4. Development Criteria

- a. The maximum floor area ratio shall be 1.5.
- b. A landscaped yard of 3 m (9.94 ft.) in width shall be provided adjacent to Calgary Trail Northbound and Southbound, 39A Avenue and along any future public roadways.

The landscape treatment for these yards shall include four mature deciduous trees (a minimum caliper of 8 cm) and four evergreen trees (a minimum of 3.0 m in height) along with a minimum of 20 shrubs for each 35 m of frontage, with the planting to be grouped in modules not greater than 25 m in length. The landscaping along Calgary Trail Northbound and Southbound shall include a discontinuous undulating berm not to exceed 1 m in height. Notwithstanding the landscaped treatment specified above a minimum of 35 spruce trees not less than 3 m in height shall be planted along Calgary Trail Northbound.

- c. The maximum building height shall not exceed 15 m (49.2 ft.) nor four (4) storeys excluding mechanical units and penthouses, except that the maximum height for office buildings shall not exceed 40 m (131.23 ft.) nor 10 storeys. Any buildings in excess of four (4) storeys shall be located not closer than 105 m from the property line adjacent to Calgary Trail Southbound.
- d. No parking, loading, storage, trash collection, outdoor service 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 the provisions of Section 69.3 of the Land Use Bylaw.
- e. Development shall be in accordance with the following 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;
 - ii. on-site security and building lighting must be situated and designed such that the illumination is directed downwards and no direct rays of light are

- directed outward from the site;
- iii. all mechanical equipment on the roof of any building shall be concealed by screening in a manner compatible with the architectural character of the building, or concealed by incorporating it within the building roof; and
 - iv. that any buildings with a wall exceeding 30 m in length shall comply with the following guidelines:
 - A. the roof-line and building facade 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 predominately composed of light earth tone or muted colours and consist of brick, pre-cast concrete, textured concrete, stone, glazing or stucco, with pre-finished 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. Signs shall be allowed in this District as provided for in Schedule 79D and in accordance with the general provisions of Sections 79.1 to 79.9 inclusive of the Land Use Bylaw.
 - e. Developments in this district shall be evaluated with respect to compliance with the General Development Regulations of Sections 50 to 79 inclusive of the Land Use Bylaw. Notwithstanding Section 69.2.7, the Development Officer shall not release the Landscaping Bond until an inspection of the site has demonstrated that the landscaping has been well-maintained and in a healthy condition two growing seasons after completion of the landscaping.
 - f. The Development Officer may grant relaxations to the regulations contained in Sections 50 through 79 of the Land Use Bylaw 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.
 - g. The Development Officer shall require, as a condition of approval, that the applicant provide an irrevocable letter of credit or a performance bond, in the amount of 100% of the established landscaping cost, the conditions of a security being that:
 - i. if the landscaping is not completed in accordance with the provisions of this District and the landscaping plan, within one growing season after the completion of the development, then the amount fixed shall be paid to the City, for its use absolutely;
 - ii. the Development Officer shall not release the Landscaping Bond until an inspection of the site has demonstrated that the landscaping has been well maintained and is in a healthy condition two growing seasons after completion of the landscaping.

5. 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 Land Use Bylaw.
- b. Automotive and Minor Recreational Vehicle Sales/Rentals and Convenience Vehicle Rentals developments shall comply with the following criteria:
 - i. all storage, display or parking areas shall be hard-surfaced in accordance with Section 67.3 of this Bylaw;
 - ii. lighting for the display areas shall be mounted on lamp standards and no exposed bulbs or strings of lights shall be used; and
 - iii. the size, locations, screening and landscaping of the outdoor vehicular display area shall be subject to the approval of the Development Officer who shall ensure that development of the site is compatible with the appearance and site design of surrounding developments and appropriate to the City entrance location of this site.
- c. Warehouse Sales establishments shall not be less than 1000 m² (10,764.2 sq. ft.) unless at least fifty percent of the gross floor area of the establishment is used for warehousing or storage of goods sold or distributed from the establishment.
- d. Liquor Stores shall be developed in accordance with Section 85 of the Land Use Bylaw.