

## (DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION (PROPOSED)

August 8, 2018

### 1. General Purpose

The purpose of this provision is to provide for neighbourhood convenience commercial uses which are intended to serve the day to day needs of residents within the neighbourhood.

### 2. Area of Application

This Provision shall apply to Lot 2; Block 1; Plan 1125045; located at the intersection of 62nd Avenue and Hemingway Road, as shown on Schedule A of the Bylaw adopting this Provision, Granville.

### 3. Uses

- a) Apartment Housing
- b) Bars and Neighbourhood Pubs
- c) Child Care Services
- d) Convenience Retail Stores
- e) Fascia On-premises Signs
- f) Freestanding On-premises Signs
- g) General Retail Stores
- h) Health Services
- i) Indoor Participant Recreation Services
- j) Minor Alcohol Sales
- k) Minor Home Based Business
- l) Personal Service Shops
- m) Professional, Financial and Office Support Services
- n) Residential Sales Centre
- o) Restaurants
- p) Secondhand Stores Specialty Food Services
- q) Temporary On-premises Signs
- r) Veterinary Services

### 4. Development Regulations

- a) The Site layout and building locations will be in general accordance with Appendix 1.
- b) The maximum Floor Areas are as follows:
  - i. of any individual business premises shall not exceed 325 m<sup>2</sup>.
  - ii. Bars and Neighbourhood Pubs, Speciality Food Services, and Restaurants shall not exceed 120 m<sup>2</sup> of Public Space.
  - iii. Secondhand Stores shall not exceed 275 m<sup>2</sup> of Floor Area.
  - iv. Child Care Services shall not exceed 1000 m<sup>2</sup> of Floor Area.
- c) A minimum Setback of 4.5 m shall be required where a Site abuts a public roadway, other than a Lane.
- d) Notwithstanding clause 4(e), a minimum Setback of 3.0 m shall be required from the north and east property lines.
- e) No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a Setback. Loading, storage and trash collection areas shall be located to the rear or sides of the principal building and shall be screened from view from any adjacent Sites, or public roadways. Rear or sides of a Site used for parking, an outdoor service display area or both, and Abutting a Residential Zone or a Lane serving a Residential Zone, shall be screened.
- f) The maximum building Height shall not exceed 10.0 m..

- g) Signs shall comply with regulations for permitted signs found in Schedule 59E of the Zoning Bylaw.
- h) The following regulations shall only apply to Apartment Housing:
  - i. Apartment Housing shall only be permitted in a building where the first Storey contains only Commercial Uses; and
  - ii. Apartment Housing shall have access at the ground level that is separate and apart from any access for the Commercial Uses.
- b) The owner shall enter into an agreement with the City of Edmonton for off-site improvements necessary to serve the development. Such improvements shall be implemented at the Development Stage and shall include an engineering drawing review and approval process. Improvements to be added in the agreement include, but are not limited to:
  - i. Construction of a right-in/right-out access to 62 Avenue;
  - ii. The extension of the westbound right-turn land on 62 Avenue;
  - iii. Construction of a centre median on 62 Avenue to restrict the site access to right-in/right-out only; and
  - iv. Construction of an all directional access to Granville Link, including modifications to the median as necessary.