

(DC2) Site Specific Development Control Provision

Part IV Edmonton Zoning Bylaw

DC2.1. General Purpose

To provide a site specific development control district to accommodate convenience commercial and shopping centre uses, appropriate to the size and location of a site adjacent to 170 Street, and which are primarily intended to serve the day to day needs of residents and to prescribe development criteria which will ensure that commercial development is compatible with the residential uses in the immediate vicinity.

DC2.2. Area of Application

Lots 71, 72, 73, Block 1, Plan 8620066, located on the south side of Wolf Willow Road and east of 170 Street, Oleskiw.

DC2.3. Uses

- a. Bars and Neighbourhood Pubs
- b. Business Support Services
- c. Cannabis Retail Sales
- d. Convenience Retail Stores
- e. Child Care Services
- f. Drive-in Food Services
- g. Gas Bars
- h. Government Services
- i. General Retail Stores
- j. Health Services
- k. Household Repair Services
- l. Indoor Participant Recreation Services
- m. Minor Alcohol Sales
- n. Minor Service Stations
- o. Veterinary Services
- p. Personal Service Shops
- q. Professional, Financial and Office Support Services
- r. Rapid Drive-through Vehicle Services
- s. Restaurants
- t. Specialty Food Services

DC2.4. Development Regulations

The following regulations shall apply to all uses:

- a. The maximum gross floor area of any individual business premise shall not exceed 745 m², except that the maximum gross floor area for Bars and Neighbourhood Pubs, Restaurants, Specialty Food Services, and Drive-in Food Services shall not exceed 555 m².
- b. Bars and Neighbourhood Pubs shall not exceed a capacity of 100 Occupants.
- c. The maximum building height shall not exceed 6 m.
- d. The maximum floor area ratio shall be 0.35.
- e. A minimum Setback of 4.5 m shall be required where the site abuts 170 Street and Wolf Willow Road.
- f. There shall be a minimum 7.5 m Setback from the east and south boundaries of the Site.
- g. Along the south boundary of the Site, the required Setback shall be landscaped with mature evergreen and deciduous trees so as to substantially screen the Site from the adjacent Residential development.
- h. Continuous screen fencing, of a solid design, a minimum of 1.8 m in height shall be provided adjacent to the east boundary of the Site.
- i. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a required Setback. Loading, storage and trash collection areas shall be located to the rear or sides of the principal buildings and shall be screened from view from the adjacent sites and public roadways.
- j. Signs shall comply with the regulations found in Schedule 59D of the Zoning Bylaw.
- k. Development shall comply with the following architectural guidelines:
 - i. exterior building finishes shall consist of brick, cedar, split stone concrete or precast concrete materials, used either separately or in combination.
 - ii. building roofs shall be sloped and of a residential character with cedar shakes, cedar siding, asphalt shingles or clay tiles, unless the roof is concealed from view by other building details, such as a parapet wall when viewed at normal eye level.
 - iii. exterior finishing materials shall be limited to muted earth tones, with strong colours limited to use as accents; and
 - iv. all mechanical equipment on the roof of any building shall be completely screened or incorporated within the building roof,

DC2.5. Additional Development Regulations for Specific Uses

- a. Minor Service Stations shall include a maximum of four service bays and shall be developed as an integral component of a Gas Bar or Rapid Drive-through Vehicle Services development.
- b. Gas Bars, Minor Service Stations and Rapid Drive-through Vehicle services shall be developed with a canopy constructed over the gas pump islands to ensure that illumination is directed downwards and away from direct view by adjacent residential uses. Such canopy shall be designed and finished in a manner consistent with the design and finishing of the principal building. Gas Bars, Rapid Drive-through Vehicle Services, and Minor Service Stations shall be located a minimum 30.5 m from the south boundary of the Site.
- c. All operations and mechanical equipment associated with a Rapid Drive-through Vehicle Service shall be located within an enclosed building such that no nuisance factor or noise

is created outside the building. The total number of bays for Rapid Drive-through Vehicle Service developments on the site shall not exceed 8 bays.

- d. Any Bar and Neighbourhood Pub, Restaurant, or Specialty Food Service which is greater than 275 m² in gross floor area or includes a lounge area primarily intended for the consumption of alcoholic beverages shall be located in the southwest portion of the site such that vehicular access and egress for the development is oriented to 170 Street.
- e. Any Bar and Neighbourhood Pub, Restaurant, or Specialty Food Service shall be located a minimum of 10.5 m from the south boundary of the Site.
- f. A Drive-in Food Service shall be limited to one Drive-through food pickup window located on the north side of the building, which shall be developed as an integral component of a Restaurant or Specialty Food Service, such that access and egress for the development is oriented to 170 Street.
- g. Child Care Services shall be located such that direct access at grade can be provided to an outdoor play area, which shall be located away from vehicular-oriented uses and from parking and loading areas on the site. The outdoor play area shall be enclosed by building walls or a fence, a minimum of 1.8 m high.
- h. Notwithstanding Section 85 of the Zoning Bylaw, Minor Alcohol Sales are permitted.
- i. Notwithstanding Section 70 of the Zoning Bylaw, Cannabis Retail Sales shall be permitted on the site provided the store front is oriented towards 170 Street NW or Wolf Willow Road NW.

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