

(DC2) Site Specific Development Control Provision**1. General Purpose**

To accommodate a high quality, vehicle-oriented commercial development along a major commercial corridor, Stony Plain Road NW.

2. Area of Application

This Provision shall apply to Lot 13A, Block 1, Plan 1822705, located south of Stony Plain Road NW and east of 184 Street NW, as shown on Schedule "A" of the Charter Bylaw adopting this Provision, Place La Rue.

3. Uses

1. Automotive and Equipment Repair Shops
2. Automotive and Minor Recreation Vehicle Sales/Rentals
3. Convenience Retail Stores
4. Professional, Financial, and Office Support Services
5. Rapid Drive-through Vehicle Services
6. Fascia On-premises Signs
7. Freestanding On-premises Signs
8. Minor Digital Off-premises Signs
9. Minor Digital On-premises Signs
10. Projecting On-premises Signs
11. Temporary On-premises Signs

4. General Development Regulations

1. Development shall be in general accordance with Appendix I – Site Plan.
2. The maximum Floor Area Ratio shall be 0.40.
3. The maximum building Height shall not exceed 14.5 m for a flat, mansard, or gambrel roof, or 16.0 m for a roof type with a pitch of 18.4 degrees or greater.
4. A minimum Front Setback of 6.0 m from Stony Plain Road NW shall be provided.
5. Notwithstanding Subsection 4(4), a building Setback of a minimum of 20m shall be provided for "Building A". When "Building B" is constructed, it will be further setback a minimum additional 10m, as identified on Appendix I – Site Plan.

5. Parking, Loading, and Storage

1. Entrances, exits and on-site routes of vehicles, bicycles and pedestrians shall be located and designed in a manner that demonstrates and plans for safe, universally accessible, and efficient movement into and throughout the Site to the satisfaction of the Development Officer, in consultation with Edmonton Fire Rescue Services and Subdivision and Development Coordination.
2. Where possible, adjoining sites shall be integrated by direct on-site access

connections to facilitate convenient, efficient and free flowing vehicular traffic and pedestrian movements within and between Sites, to the satisfaction of the Development Officer in consultation with Edmonton Fire Rescue Services and Subdivision and Development Coordination.

3. No parking, storage, or display areas shall be permitted within the 6 m Front Setback which shall be landscaped in accordance with the Zoning Bylaw.
4. There shall be no outdoor storage or outdoor display area on the Site except for vehicles that are associated with an approved Use for the Site.
5. Loading and trash collection areas shall be located to the rear or sides of the principal building and shall be screened from view from Stony Plain Road NW and any adjacent Sites.
6. All line utility services (such as electricity, telephone and C.A.T.V.) shall be underground. Underground electrical services shall also be provided for Signs requiring such services.

6. Landscaping

1. Landscaping shall be provided in accordance with the Zoning Bylaw and shall include as part of the Development Permit application a detailed landscape plan for the Site, prepared in accordance with the Landscape Plan and Content requirements of the Zoning Bylaw, and include the following additional information:
 - a. all existing and proposed utilities within the road right-of-way; and
 - b. a plant material palette that provides a variety of colours and textures to create seasonal interest particularly during the winter months.

7. Signs

1. Signs shall comply with the regulations of Schedule 59F of the Edmonton Zoning Bylaw, as amended, including regulations for Discretionary Signs that are authorized in this Provision.
2. Illuminated Signs and those with Digital Copy shall not be erected on any south-facing wall or area of any building visible from 100 Avenue NW.
3. Signs located on the Facades of buildings shall be similar in proportion, construction materials and placement and shall be designed and located to ensure that the Signs do not detract from the overall appearance of the development, are not obtrusive, and have regard for the scale of the buildings on the Site and the distance of the building Setback.

8. Urban Design Regulations

1. All development on the Site shall be constructed using a similar architectural theme except where the function of an individual business dictates a specific style or image associated with a company. In such cases, the development shall maintain harmony in terms of overall project design and appearance.
2. Architectural treatments such as canopies, variation in building form, varying

heights and rooflines, the juxtaposition of the buildings on the Site or the articulation of building Facades shall create visual interest and assist to minimize the perceived mass of the buildings as viewed from Stony Plain Road NW.

3. The buildings shall be finished with high quality, durable materials predominantly composed of muted colours.
4. The north façade of the principal building, which faces Stony Plain Road NW, shall be designed as a curved metal and glass wall with clear glazing on the glass to minimize the perceived mass of the building and create visual interest.
5. Any canopies shall be designed and finished in a manner consistent with the design and finishing of the principal building, such that the canopy is not obtrusive and maintains consistency with the eave line of the principal building, and illumination is directed downwards.
6. Chain link fencing or chain link fencing topped with barbed wire shall be located, designed and concealed such that it is not visible from any public roadway.
7. All mechanical equipment, including roof mechanical units, shall be concealed by screening or incorporation within the building in a manner that is consistent with the finishing of the building and the overall architectural character of the development.
8. Exterior, decorative and security lighting shall be designed:
 - a) in a manner consistent with the design and finishing of the development so that lighting does not extend beyond the boundaries of the Site; and
 - b) so that nighttime light pollution be reduced by avoiding over-illumination of the development by directing light downward.

9. Off-site Improvements

1. As a condition of the first Development Permit of the principal building, the owner shall enter into an agreement with the City of Edmonton for off-site improvements necessary to serve the development. Required off-site improvements include, but are not limited to:
 - a. Construction of a pedestrian sidewalk, curb and gutter, and curb ramps along Stony Plain Road NW from the service road access of the site's west property line to the site's east property line, including a pedestrian connection from the sidewalk to the service road near the east limit of construction, as well as grading and landscaping the boulevard adjacent to Stony Plain Road NW;
 - b. The removal of five (5) existing accesses to the Stony Plain service road and construction of two (2) accesses to the Stony Plain service road; and
 - c. The repair of any damage to the abutting roadways resulting from construction of the development, to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination. The site must be inspected by Subdivision and Development Coordination prior to the start of the construction and once again when construction is complete.