

## **(DC2) Direct Development Control Provision**

### **1. General Purpose**

To accommodate a small-scale commercial building developed in a manner that is compatible and sympathetic to the surrounding residential and commercial land uses, located adjacent to the Glenora LRT Station.

### **2. Area of Applicability**

This Provision shall apply to Lot 20, Block 78, Plan 3875P, at the northeast corner of 104 Avenue NW and 134 Street NW, as shown on the attached Schedule “A” of the Bylaw adopting this Provision, Glenora.

### **3. Uses**

- a. Breweries, Wineries and Distilleries
- b. Business Support Services
- c. Child Care Services
- d. Commercial Schools
- e. Convenience Retail Stores
- f. Creation and Production Establishments
- g. General Retail Stores
- h. Health Services
- i. Liquor Stores
- j. Minor Amusement Establishments
- k. Personal Service Shops, excluding Body Rub Centres
- l. Private Education Services
- m. Professional, Financial and Office Support Services
- n. Restaurants
- o. Secondhand Stores
- p. Specialty Food Services
- q. Veterinary Services
- r. Urban Gardens
- s. Urban Indoor Farms

- t. Fascia On-premises Signs
- u. Projecting On-premises Signs

#### **4. Development Regulations**

- a. Development within this Provision shall be in general accordance with the appendices, to the satisfaction of the Development Officer.
- b. The maximum Floor Area Ratio shall be 1.4.
- c. The maximum building Height shall be 10.5 m.
- d. The minimum building Setbacks shall be as follows:
  - i. 2.5 m from the north Lot line;
  - ii. 3.4 m from the east Lot line;
  - iii. 0.0 m from the south Lot line;
  - iv. 1.5 m to the west Lot line.

#### **5. Development Regulations for Specific Uses**

- a. Each use of Restaurants and Specialty Food Services shall be limited to 100 Occupants and 120 m<sup>2</sup> of Public Space.
- b. Secondhand Stores and Liquor Stores shall be limited to a maximum Floor Area of 275 m<sup>2</sup>.

#### **6. Parking, Loading and Access**

- a. Off-street vehicular parking is to be provided as per the Zoning Bylaw, except:
  - i. no off-Street Loading space shall be required; and
  - ii. there shall be a minimum of 6 parking spaces, which may be in tandem.
- b. Vehicular access shall be from the Abutting Lane.
- c. Vehicular parking, loading, storage and waste collection areas shall be located to the rear of the building, entirely on private property, and shall be screened from view from any adjacent Sites or public roadways, other than a Lane, to the satisfaction of the Development Officer, in consultation with Waste Management Services.
- d. Bicycle Parking shall be provided in accordance with the Zoning Bylaw, except that:
  - i. a minimum of 6 long term Bicycle Parking spaces shall be provided in a secure facility within the building; and
  - ii. a minimum of 5 short term Bicycle Parking spaces for visitors shall be provided in an easily accessible location and available for public use.

#### **7. Signage**

- a. Signs shall comply with the General Provisions of Section 59D of the Zoning Bylaw, except:
  - i. a maximum of 10% of the first Storey glazing may be covered by Signs.
  - ii. Fascia and Projecting Signs shall only be permitted on the east, south and west Façades and may only be illuminated on the south Façade.
  - iii. Projecting Signs shall only be located within 1.5 m of the individual business entrance that it serves.

## **8. Landscaping**

- a. The required Landscape Plan shall be prepared by a registered AALA landscape architect.
- b. Landscaping on the Site shall include the use of plant materials that provide colour throughout the year to enhance the appearance of the development during the cold weather months.
- c. The Landscape Plan shall include pavement materials, exterior lighting, sizes and species of tree plantings and other Landscaping elements as applicable.
- d. A 1.83 m high screen Fence shall be provided along the north Lot line. This Fence shall not extend into the Setback from 134 Street NW.
- e. Enhanced Landscaping shall be provided along the north Lot line from the west Setback to the east Lot line and shall include, but not be limited to, coniferous planting (minimum 3.0 m in Height) to provide a Landscaped buffer for privacy for the adjacent residential property.
- f. Landscaping that extends onto or over City-owned lands shall be developed in accordance with the Traffic Bylaw 5590 and the City Design and Construction Standards to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination (Transportation).
- g. If required by the Development Officer in consultation with Urban Forestry, an arborist report and tree preservation plan, shall be submitted with the Development Permit application to determine the impact of the proposed development, including excavation and construction, on the existing boulevard trees along 104 Avenue NW. If required by the Development Officer, an air spading tool shall be used to determine the amount and size of roots that may need to be cut for the foundation wall. If:
  - i. the arborist report indicates that the development will unduly compromise the ongoing viability and health of a tree or trees, each tree shall be removed and replaced by a new tree within an enhanced growing medium at the cost of the owner; or
  - ii. the arborist report indicates that the development will not unduly compromise the ongoing viability and health of a tree or trees, each tree shall be retained and

protected as per the City's Corporate Tree Management Policy C456A to the satisfaction of the Development Officer in consultation with Urban Forestry.

## 9. Urban Design

- a. Architectural treatment of all Façades of the building shall create a unified building exterior. The building shall incorporate design elements to reduce the perceived mass and add architectural interest, including but not limited to:
  - i. clear articulation of the Façade, using a defined pattern or projections and recessions to break the appearance of the Façade into sections 11.0 m sections or less;
  - ii. the use of a variety of exterior building cladding materials and colours;
  - iii. pedestrian-scaled architecture; and,
  - iv. prominent front entrances.
- b. The development shall address, and have entrances on 104 Avenue NW and shall provide distinctive architectural features consistent with the style of the building to enhance the corner.
- c. The principal entrances to each unit shall be universally accessible and have direct external access to the adjacent public sidewalk along 104 Avenue. A maximum of two ground floor commercial units may share a common entranceway.
- d. The south and west Façades shall have a minimum of 70% clear, non-reflective glazing on the exterior of the ground floor to promote pedestrian interaction and safety. The proportion of glazing is calculated as a percent of linear meters at 1.5 m above finished Grade. The west Façade may consist of large format doors such as overhead doors or similar operable openings.
- e. All mechanical equipment, including roof mechanical units, shall be concealed by screening in a manner compatible with the architectural character of the building or concealed by incorporating it within the building.
- f. Prior to the issuance of the Development Permit, a detailed exterior lighting plan shall be provided. Decorative and security lighting shall be designed and finished in a manner consistent with the design and finishing of the development and shall be provided to ensure a safe well-lit environment. All exterior lighting of the Site shall be designed to ensure that it is directed away from the adjacent residential development and that illumination shall not extend beyond the boundaries of the site nor upwards into the sky in accordance with the Zoning Bylaw.
- g. Prior to the issuance of any Development Permit, except for the purpose of excavation, a Crime Prevention Through Environmental Design Assessment shall be provided to the

satisfaction of the Development Officer to ensure that the development provides a safe urban environment.

**10. Public Improvements and Contribution**

- a. As a condition of any Development Permit, the owner shall enter into an Agreement with the City of Edmonton, for the repair of any damage to the Abutting roadways, sidewalks and/or boulevard resulting from construction of the development to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination (Transportation). The site shall be inspected by the City prior to the start of construction and again when construction is complete.
- b. Prior to the issuance of a Development Permit the owner shall enter into an agreement with the City of Edmonton whereby the owner shall provide a minimum contribution of \$20,870 toward the acquisition of public art. The following shall apply to this contribution with further details contained in the said agreement:
  - i. the owner shall provide details of the public art program, including location, specifications, lighting and costs, to the satisfaction of the Development Officer;
  - ii. the artwork(s) shall be located on or within private property and shall be in locations that are publicly visible to the satisfaction of the Development Officer;
  - iii. artwork(s) shall be commissioned or purchased by the owner and all costs and proceeds related to the procurement of the artworks, operation and future maintenance shall be the responsibility of the owner;
  - iv. upon completion of the development, the owner shall demonstrate, to the satisfaction of the Development Officer, that the art has been installed or is placed in accordance with the approved public art program; and
  - v. if a Development Permit application has not been made within five (5) years of the date of this Bylaw approval, this contribution shall be increased from that point forward according to the annual rate of national inflation as determined by Statistics Canada.