

**(DC2) Site Specific Development Control Provision
Part IV Edmonton Zoning Bylaw**

Section DC2.253

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

*Bylaw 9845
August, 1991*

DC2.253.1. General Purpose

To establish a Site Specific Development Control District for retail, general commercial and office uses with specific site development criteria that will ensure a compatible relationship with surrounding land uses and achieve a high standard of building appearance appropriate to the entrance location of this site.

DC2.253.2. Area of Application

This DC5 District shall apply to Lot 1A, Block 2, Plan 772 1944 and Blocks A and B, Plan 862 1878, Edmonton, Alberta, as shown on the sketch plan appended to the Bylaw adopting this DC5 District, Belvedere.

DC2.253.3. Uses

- a. Automotive and Equipment Repair Shops
- a.1 Automotive and Minor Recreation Vehicle Sales/Rentals**
- b. Business Support Services
- c. Commercial Schools
- d. Convenience Retail Stores
- e. Convenience Vehicle Rentals
- f. Drive-in Food Services
- g. Gas Bar
- h. General Retail Stores with a maximum floor area of 11 750 m² (126,500 sq. ft.)
- i. Government Services
- j. Greenhouses and Plant Nurseries
- k. Health Services

- l. Indoor Participant Recreation Services
- m. Major Alcohol Sales
- n. Major and Minor Eating and Drinking Establishments
- o. Major and Minor Service Stations
- p. Minor Alcohol Sales
- q. Minor Veterinary Services
- r. Personal Service Shops
- s. Private Clubs
- t. Professional, Financial and Office Support Services
- u. Rapid Drive-through Vehicle Services
- v. Warehouse Sales

DC2.253.4. Development Criteria

- a. The maximum floor ratio shall be 1.0.
- b. ~~Except for those Use Classes listed in (4)(c) below, the maximum building height shall not exceed 14.5 m nor two storeys or flat, mansard and gambrel roofs, or 16.0 m for a roof type with a pitch of 4/12 (18.4 degrees) or greater, and the maximum height of the principal walls of a building shall not exceed a height of 8 m, measured from grade to the top of the parapet or eave line. The portion of a building greater than 8 m above grade up to a maximum height of 10 m shall be setback from the principal building and shall consist of glazing, sloped roof elements or other architectural features which reduce the perceived massing of the building and achieve architectural interest to the satisfaction of the Development Officer.~~
- c. Notwithstanding Clause 4(b), a maximum height of 15 m and four storeys shall be allowed for: Professional, Financial and Office Support Services; Health Services; and Government Services.
- d. A minimum building setback of 14 m shall be provided from the property line adjacent to Fort Road. At the discretion of the Development Officer, this setback requirement may be reduced to a minimum of 7.5 m for developments having a gross floor area of less than 1,000 m² and a height less than 6 m, and where landscaping and building treatments minimize the perception of massing and create a high standard of building appearance. This minimum setback of 7.5 m shall apply to a Gas Bar, canopies and pump islands.

- e. A landscaped yard a minimum of 7.5 m in width shall be provided adjacent to Fort Road and a landscaped yard of an average of 3.0 m and a minimum of 2 m in width shall be provided adjacent to the north, south and east property lines.

The landscape treatment for the Fort Road yard shall include four (4) mature deciduous trees (a minimum caliper of 6 cm) and four (4) coniferous 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. A continuous screen an average of 0.75 m in height, shall be provided within the required yard through a combination of berming and shrub planting.

The landscape treatment for the yards adjacent to the north, south and east property lines shall include two mature deciduous trees (a minimum caliper of 6 cm) and two evergreen trees (a minimum of 3.0 m in height) along with a minimum of ten shrubs for each 35 m of frontage.

- f. The Development Officer may require that the minimum building setback and the minimum width of landscaped yards specified in this DC5 District be increased where such increases are necessary to ensure that proposed buildings do not conflict with existing or proposed utility services and to ensure that the specific landscape requirements of this District can be met in a manner that does not conflict with the existing or proposed utility services, in consultation with the affected utility departments.
- g. Detailed landscaping plans shall be submitted with the initial Development Permit application for approval by the Development Officer, in compliance with the landscaping requirements specified by the Clauses of this District and as required by Section 69.3 (2) of the Land Use Bylaw for the landscaping of parking areas to ensure a high standard of appearance and a sensitive transition to the surrounding land uses. To this end, landscaping shall be provided on the interior of the site to break up the appearance of large areas of parking, to visually define primary circulation aisles and to soften the appearance of buildings to the satisfaction of the Development Officer.
- h. The Development Officer shall require, as a condition of approval, that the applicant provide an irrevocable letter of credit in the amount of 100% of the established landscaping cost, the conditions of a security being:
 - 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 to complete such landscaping per the approved plan;
 - ii. the Development Officer shall not release the Letter of Credit until an inspection of the site has demonstrated that the landscaping has been appropriately installed, at which time 50% of the security shall be released; and

- iii. notwithstanding Section 69.2.7, the Development Officer shall not release the remainder of the Letter of Credit 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.
- i. No parking, loading, storage, or trash collection, 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, to the satisfaction of the Development Officer.
- j. Development shall be in accordance with the following architectural guidelines, to the satisfaction of the Development Officer:
 - i. the design of the project shall establish a common architectural theme or period architecture and the principal design elements, finishing materials, colours and roof styles shall be applied to each building with minor variations;
 - ii. the design of the project shall include the use of sloped roof elements or parapet details;
 - iii. all exterior finishing materials must be of good quality, durable and attractive in appearance, and the exposed faces of all buildings on the site shall have harmonious exterior finishing materials having regard to the objective of ensuring a high standard of appearance appropriate to the entrance location of this site;
 - iv. 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;
 - v. 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 connected by incorporating it within the building roof; and
 - vi. any buildings with a single wall exceeding 30 m in length shall comply with the following guidelines to the satisfaction of the Development Officer:
 - A. the roofline 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 predominantly composed of muted colours and consist of brick, textured concrete, stone, glazing or stucco, with prefinished metal or wood limited to use as an accent; and

- C. the provision of shrubs and mature trees adjacent to building walls to minimize the perceived mass of the building and create visual interest.
- k. Signs shall be allowed in accordance with Sign Schedule Section 79E of the Land Use Bylaw and the following additional requirements. Individual business identification signs located on the facade shall be similar as to proportion, construction materials and placement. The design and placement and scale of the sign shall be to the satisfaction of the Development Officer so as to ensure that signage does not detract from the overall appearance of the development and that signage is not obtrusive.
- l. 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.
- m. The Development Officer may grant relaxations to the regulations contained in Sections 50 to 79 of the Land Use Bylaw and the provision 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 the neighbouring properties.

DC2.253.5. Additional Development Criteria for Specific Uses

- a. Gas Bars, Minor Service Stations and Rapid Drive-through Vehicle Services Buildings shall be developed in accordance with Section 82 of the Land Use Bylaw and the following additional criteria:
 - i. Rapid Drive-through Vehicle Services shall have the orientation of the bays and circulation and queuing aisles being to the satisfaction of the Development Officer in consultation with the General Manager of the Transportation Department having regard to on-site and off-site traffic impacts;
 - ii. the design, finishing, and siting of development including the orientation of gas pump islands and service bays, shall be to the satisfaction of the Development Officer having regard to achieving a consistent and compatible relationship with the overall design and finishing of the project, ensuring a high standard of appearance when viewed from adjacent public roadways, and minimizing traffic circulation conflicts both off and on-site; and
 - iii. any canopy located over the gas pump islands shall be designed and finished in a manner consistent with the design and finishing of the principal building, with the overall height and scale of the canopy to be to the satisfaction of the Development Officer, such that the canopy is not obtrusive and maintains consistency with the eave line of the principal building.
- b. Drive-in Food Services or Major and Minor Eating and Drinking Establishments having an accessory food pickup window shall have a

minimum building setback of 14 m from Fort Road and be developed in accordance with Section 82 of the Land Use Bylaw. The location of any accessory food pickup window and circulation shall be provided to the satisfaction of the Development Officer in consultation with the General Manager of the Transportation Department.

- c. All activities associated with the operation of a Greenhouse or Plant Nursery shall take place within an enclosed building, except that an outdoor display area for trees and shrubs shall be permitted, with a maximum area of 500 m².
- d. Major and Minor Alcohol Sales shall be developed in accordance with Section 98 of the Land Use Bylaw.

DC2.253 Map

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