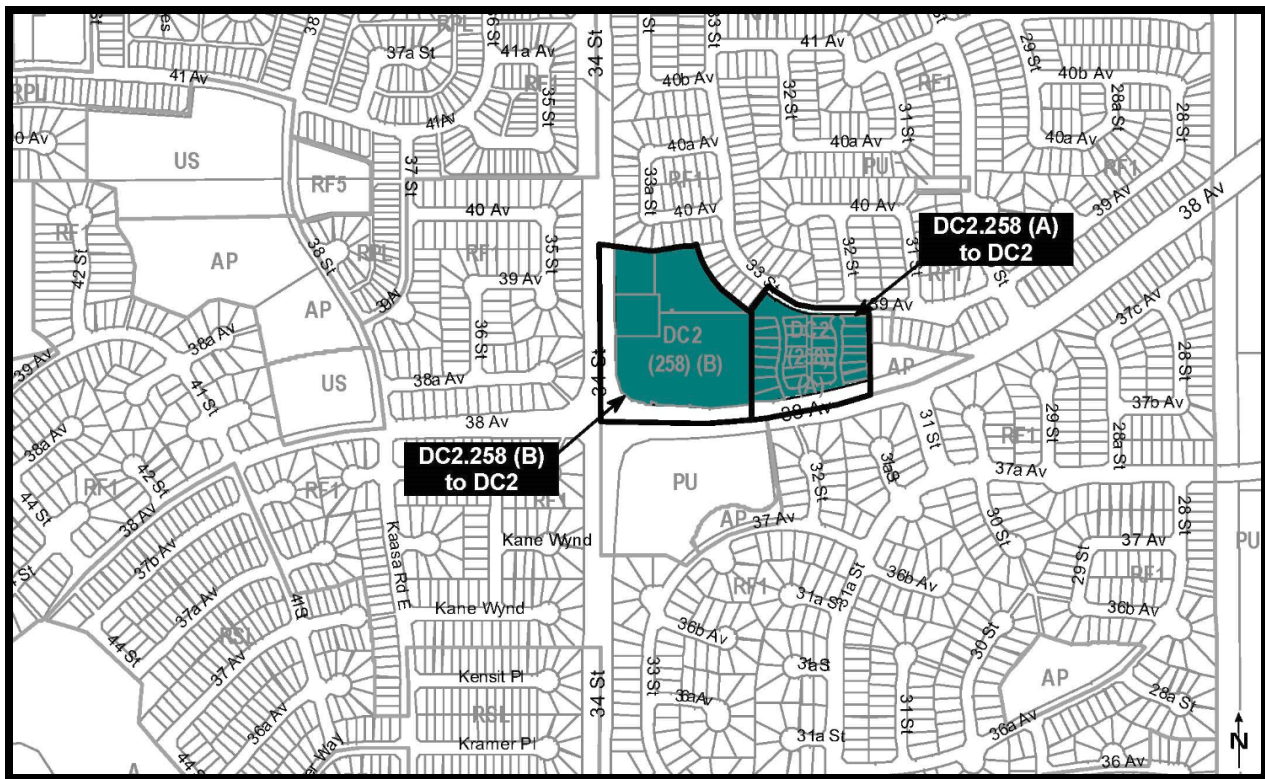




# ADMINISTRATION REPORT REZONING LARKSPUR

**3903, 3841, 3955, 3819 and 3819C - 34 Street NW; and  
3204C, 3204 to 3260 - 38 Avenue NW**



**Recommendation:** That **Charter Bylaw 19842** to amend the Zoning Bylaw from (DC2) Site Specific Development Control Provision to two distinct (DC2) Site Specific Development Control Provisions be **APPROVED**.

Administration **SUPPORTS** this application because:

- the site meets the locational requirements for Cannabis Retail Sales under Section 70 of the Zoning Bylaw; and
- the proposed DC Provision conforms with the intent of the Larkspur Neighbourhood Structure Plan.

## Report Summary

This application was accepted from Stephen Yu (Invistec Consulting Ltd.) on behalf of Alliance MJ Developments Ltd.

The current zoning for the subject site includes two sub-areas: a residential portion in the east (Area A - Amberwood Village) and a commercial portion in the west (Area B - Meadowbrook Centre). The intent of this application is to:

1. add Cannabis Retail Sales as an allowed Use in Area B; and
2. separate the current zoning into two distinct DC2 Provisions, based on land use and current property ownership;

The development rights for Area A will remain unchanged. The terminology and structure of the existing Provisions will be updated to current Zoning Bylaw standards.

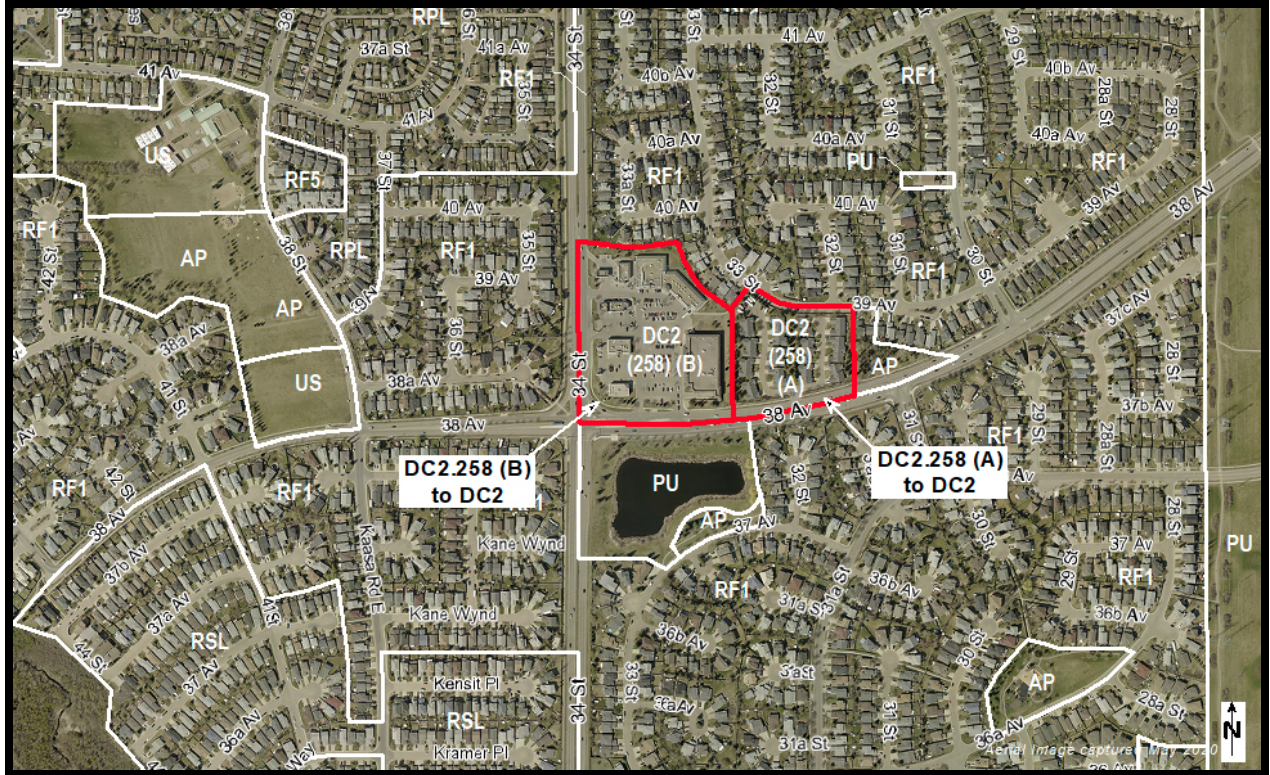
The proposed rezoning conforms with the Larkspur Neighbourhood Structure Plan.

## The Application

**CHARTER BYLAW 19842** proposes to amend the Zoning Bylaw from (DC2) Site Specific Development Control Provision to two distinct (DC2) Site Specific Development Control Provisions.

## Site and Surrounding Area

The site is fully developed with low density residential uses in the eastern portion, and a commercial centre in the western portion. It is located north of 38 Avenue NW and east of 34 Street NW in the Larkspur neighbourhood.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
<b>SUBJECT SITE</b>	<ul style="list-style-type: none"> <li>(DC2) Site Specific Development Control Provision</li> </ul>	<ul style="list-style-type: none"> <li>Shopping Centre</li> <li>Semi-detached Housing</li> </ul>
<b>CONTEXT</b>		
North	<ul style="list-style-type: none"> <li>(RF1) Single Detached Residential Zone</li> </ul>	<ul style="list-style-type: none"> <li>Single Detached Housing</li> </ul>
East	<ul style="list-style-type: none"> <li>(AP) Public Parks Zone</li> <li>(RF1) Single Detached Residential Zone</li> </ul>	<ul style="list-style-type: none"> <li>Park</li> <li>Single Detached Housing</li> </ul>
South	<ul style="list-style-type: none"> <li>(PU) Public Utility Zone</li> <li>(RF1) Single Detached Residential Zone</li> </ul>	<ul style="list-style-type: none"> <li>Stormwater Management Facility</li> <li>Single Detached Housing</li> </ul>
West	<ul style="list-style-type: none"> <li>(RF1) Single Detached Residential Zone</li> </ul>	<ul style="list-style-type: none"> <li>Single Detached Housing</li> </ul>

## Planning Analysis

The proposed DC2 Provisions are compatible with surrounding land uses. The development regulations, height, scale, and uses allowed will be sensitive in scale and compatible with the adjacent lands. The subject site has good visibility and access to arterial roads (34 Street NW and 38 Avenue NW), providing good transportation linkages and access suitable for commercial development.

The DC2 Provisions conform with the Larkspur Neighbourhood Structure Plan, which designates the site for Commercial and Row Housing/Semi-Detached use.

The commercial portion of the site (Area B) meets the locational requirements for Cannabis Retail Sales under Section 70 of the Zoning Bylaw. Section 70 will apply to the proposed (DC2) Provision in accordance with Section 69 (Special Land Use Provisions) which states:

*“The Special Land Use Provisions apply to the Uses listed in any Zone or Direct Control Provision in which they are located. They shall take precedence and be applied in addition to the requirements of the Zone, except where a Zone, Direct Control Provision or Overlay specifically excludes or modifies these provisions with respect to any Use.”*

## Technical Review

This proposal has been reviewed by all necessary City Departments and utility agencies. All comments from affected City Departments and utility agencies have been addressed.

### Transportation and Transit

Administration supports the application and advises the following:

- No construction is required. This change of land use will not affect the surrounding transportation network.
- Transit notes that 38 Avenue NW is a Transit route.

### Drainage

Administration supports the proposed application and advises the following:

- The proposed uses will not significantly impact the sewer system. In case of redevelopment, sewer requirements may need to be reassessed.

### EPCOR Water

EPCOR Water supports the proposed rezoning and advises that the depth of the site means that on-street fire protection will be unable to provide coverage over the complete site area. The applicant must contact Fire Rescue Services to confirm on-site fire protection requirements are met. There is also a deficiency in on-street hydrant spacing. Redevelopment or new construction will require a review and/or upgrades to the surrounding water infrastructure.

This change of land use will not affect the current water servicing demands of the existing site.

## Community Engagement

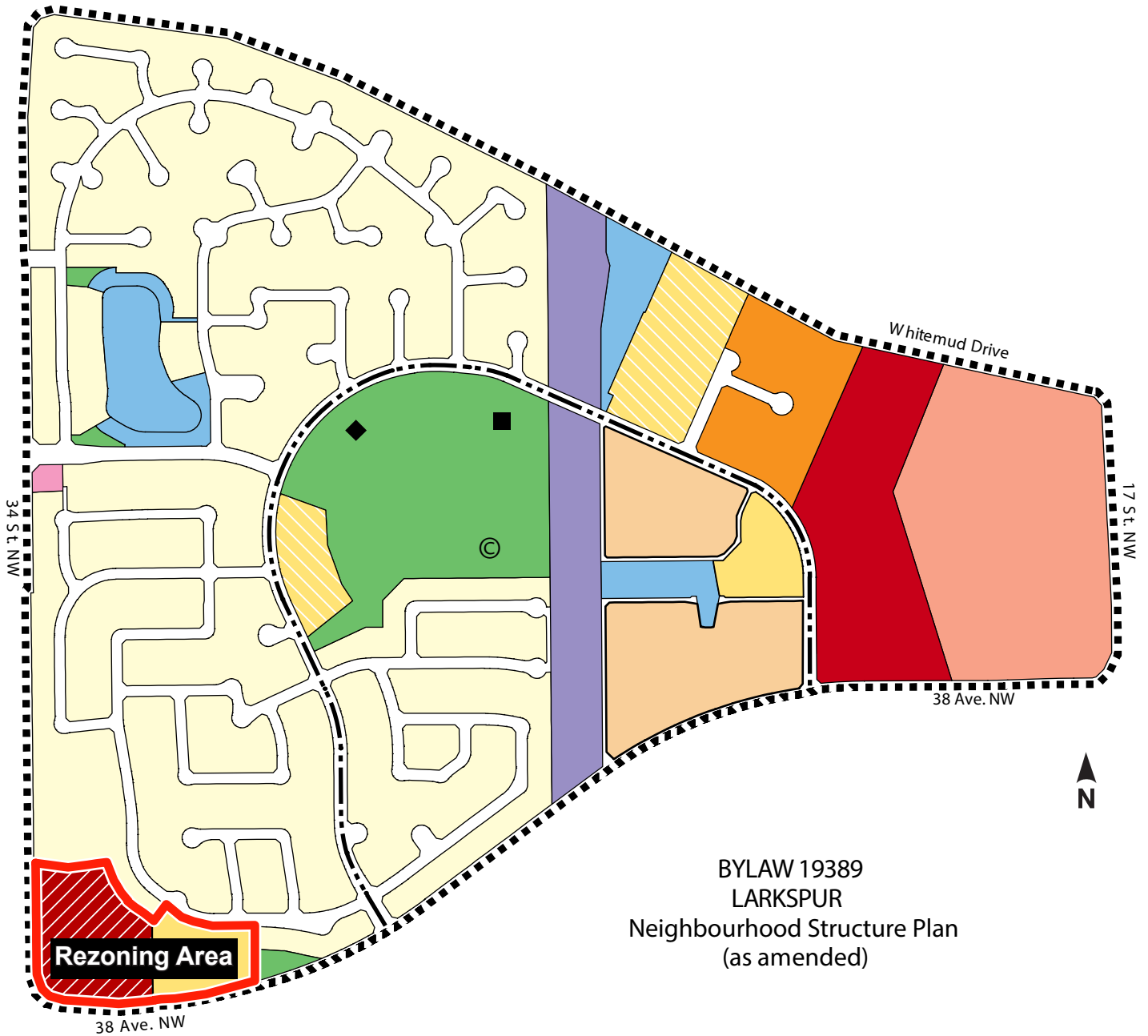
<p><b>DC2 PRE-NOTIFICATION</b> April 15, 2021</p>	<ul style="list-style-type: none"> <li>● Number of recipients: 120</li> <li>● Number of responses in support: 1</li> <li>● Number of responses with concerns: 2                             <ul style="list-style-type: none"> <li>❖ does not agree with cannabis sales in principle; and</li> <li>❖ traffic noise and parking concerns</li> </ul> </li> </ul>
<p><b>ADVANCE NOTICE</b> July 9, 2021</p>	<ul style="list-style-type: none"> <li>● Number of recipients: 281</li> <li>● Number of responses in support: 0</li> <li>● No of responses with concerns: 4</li> <li>● Concerns raised include:                             <ul style="list-style-type: none"> <li>❖ The area has many teenagers that are vulnerable to temptations.</li> <li>❖ There are cannabis stores on 17th and 34th Street NW; we do not need cannabis retail on every street corner.</li> <li>❖ Home resale could be negatively affected.</li> </ul> </li> </ul>
<p><b>WEBPAGE</b></p>	<ul style="list-style-type: none"> <li>● <a href="https://edmonton.ca/larkspurplanningapplications">edmonton.ca/larkspurplanningapplications</a></li> </ul>

## Conclusion

Administration recommends that this application be **APPROVED**.

















## APPENDICES

- 1 Context Plan Map
- 2 DC2 Track changes
- 3 Application Summary



BYLAW 19389  
LARKSPUR  
Neighbourhood Structure Plan  
(as amended)



- |   |   |  |                            |
|---|---|--|----------------------------|
|  | Single Family                               |  | Commercial (Site Specific) |
|  | Row Housing / Semi-Detached                 |  | Retail/Service Commercial  |
|  | Row Housing / Semi-Detached (Site Specific) |  | School / Park              |
|  | Low Density (Family)                        |   | Public Elementary          |
|  | Medium Density / High Density (Apartment)   |   | Public Junior High         |
|  | PUL (Lake)                                  |   | Community League           |
|  | Neighbourhood Convenience Commercial        |  | Bus Route                  |
|  | Shopping Centre (Site Specific)             |  | Pipelines                  |
|   |   |  | N.S.P. Boundary            |

Note: Location of collector roads and configuration of stormwater management facilities are subject to minor or revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.

## (DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION

### DC2.XXX.1. General Purpose

To establish a Site Specific Development Control Provision to accommodate a community level commercial development and to establish sensitive site development regulations that will ensure compatibility with surrounding low density residential land uses.

### DC2.XXX.2. Area of Application

This Provision shall apply to ~~Lot 1, Block 11, Plan 892 2540 and Lot 2, Block 11, Plan 912 2242, Lot 1, Block 11, Plan 892 2540; Lot 2B, Block 11, Plan 962 2857; and Units 1 and 2, Condominium Plan 972 0258, located on the northeast corner of 34 Street NW and 38 Avenue NW,~~ as shown on Schedule "A" of the Bylaw adopting this Provision; Larkspur, The Meadows.

### DC2.XXX.3. Uses

- a. Bars and Neighbourhood Pubs
- b. Business Support Services
- c. Cannabis Retail Sales
- d. Child Care Services
- e. Commercial Schools
- f. Convenience Retail Stores
- ~~g. Daytime Child Care Service~~
- h. Creation and Production Establishments
- i. Drive-in Food Services
- j. Gas Bars
- ~~k. General Retail and Convenience Retail Stores~~
- l. General Retail Stores
- m. Government Services
- n. Health Services
- o. Indoor Participant Recreational Services
- p. Liquor Stores
- ~~q. Major Alcohol Sales~~
- ~~r. Major and Minor Eating and Drinking Establishments~~
- ~~s. Minor Alcohol Sales~~
- t. Minor Service Stations
- u. Nightclubs
- v. Personal Service Shops
- w. Professional, Financial and Office Support Services
- x. Rapid Drive-through Vehicle Services
- y. Residential Sales Centre
- z. Restaurants
- aa. Specialty Food Services
- bb. Vehicle Parking
- cc. ~~Minor~~ Veterinary Services
- ~~dd. Custom Manufacturing~~

- ee. Fascia Off-premises Signs
- ff. Fascia On-premises Signs
- gg. Freestanding On-premises Signs
- hh. Minor Digital Off-premises Signs
- ii. Minor Digital On-premises Off-premises Signs
- jj. Minor Digital On-premises Signs
- kk. Projecting On-premises Signs
- ll. Temporary Off-premises Signs
- mm. Temporary On-premises Signs

#### DC2.XXX.4. Development Regulations for Uses

- a. The maximum Floor Area Ratio shall be 0.5.
- b. The maximum building Height shall not exceed 9.0 m.
- c. ~~The maximum heights for buildings and for architectural features, such as tower elements and cupolas, shall be as follows:~~
  - i. ~~the maximum building height shall not exceed two storeys nor an overall height of 9.0 m (29.5 ft.) measured from grade to the uppermost limit of the roof, excluding architectural features and towers; and~~
  - ii. ~~the maximum height of architectural features and tower elements measured from grade to the uppermost limit of the architectural feature shall not exceed 14 m (45.9 ft.)~~
- d. A minimum **building** Setback of 15.0 m shall be required from the north, northeast and east boundaries of the Site for all buildings and structures ~~including accessory parking garages~~ which are greater than 5.5 m in Height, but not greater than 9.0 m in Height ~~when measured from grade to the uppermost limit of the roof or structure, including architectural features and towers. That portion of any building or structure greater than 9.0 m in height shall be set back a minimum of 30.0 m from the north, northeast and east boundaries of the site.~~
- e. A landscaped yard a minimum of 6.0 m in width shall be required adjacent to the north, northeast and east property lines where the site abuts a Residential Zone. A 1.0 m high berm centred on the property lines and solid screen fencing 1.82 m in height to be centred on the property line shall be provided within this yard. The screen fencing shall be of a design consistent with the residential context. The yard shall be intensively landscaped with a minimum of three deciduous, three coniferous trees and 20 shrubs for every 30.0 m of linear yard. The deciduous trees shall have a minimum caliper of 7.5 cm and the coniferous trees shall have a minimum height of 3.0 m. This landscaping shall be provided in groupings to the satisfaction of the Development Officer so as to achieve an attractive landscaped transition to the residential development to the north, northeast and east.
- f. A landscaped yard a minimum of 4.5 m in width shall be required adjacent to 34 Street NW and 38 Avenue NW. Landscaping treatment shall consist of three deciduous trees, a minimum caliper of 7.5 cm, three coniferous trees a minimum height of 3.0 m and 20 coniferous shrubs for every 30.0 m of linear yard. These groupings shall be provided to the satisfaction of the Development Officer.
- g. ~~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 the security being that:~~
  - 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, for its use absolutely; and~~



- ~~ii. the Development Officer shall not release the Landscaping Bond 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.~~
- h. No parking, loading, storage, trash collection, outdoor services or display area 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. ~~the provisions of Section 69.3 of the Land Use.~~ No loading, storage and trash collection areas shall be permitted within a distance of 30.0 m from the north, northeast and east property lines, which abut a Residential Zone. Notwithstanding the foregoing, the minimum setback for loading areas adjacent to the north, northeast and east property lines, which abut a Residential Zone, may be reduced to a minimum of 9.0 m at the discretion of the Development Officer, if appropriate measures such as solid walls, an enclosed structure and additional landscaping are provided for that reduce any negative impacts of the loading area on the adjacent residential District.
- i. Development shall be in accordance with the following architectural guidelines, to the satisfaction of the Development Officer:
- i. all exterior finishing materials must be of good quality, durable and attractive in appearance, and all exposed building faces shall have consistent and harmonious exterior finishing materials and the treatment of all four sides of building shall be consistent;
  - ii. all mechanical equipment on the roof of any building shall be concealed by incorporating it within the building roof, or shall be concealed by screening that is consistent with the character and finishing of the building;
  - iii. all rooflines shall include elements of a sloped residential character;
  - iv. that any buildings with a wall exceeding 30.0 m in length that is oriented to the north, northeast, and east property line, which abut a Residential Zone, shall comply with the following guidelines:
    - A. the roofline and building facades 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 with strong colours limited to use as an accent, and consist of brick, precast concrete, textured concrete, stone or stucco, with prefinished metal or wood limited to use as an accent; and
    - C. the provision of landscaping to minimize the perceived mass of the building and create visual interest.
    - D. The Development Officer may also require that such developments have a building setback greater than the requirements of Clause 4.d to minimize the perceived massing of the development when viewed from the residential development to the north, northeast and east.
  - v. that the placement of windows above one storey shall be oriented so as to minimize opposing views to the adjacent residential development.
- j. Any exterior lighting of the site shall be designed so that the lighting is directed away from the adjacent residential development to the north, northeast and east, and the intensity of illumination shall not extend beyond the boundaries of the site.
- k. ~~Signs shall comply with Section 59 and Schedule 59F of the Zoning Bylaw. Signs shall be allowed in this District as provided for in Schedule 79D and in accordance with the general provisions of Sections 79.1 to 79.9 inclusive of the Land Use Bylaw. In addition, free standing signs intended to identify the~~

~~site and the principal tenants shall be located along the 38 Avenue and 34 street frontages in order to protect the visual environment along 33 Street.~~

- ~~l. Developments in this District shall be evaluated with respect to compliance with the General Development Regulations of Sections 5079 inclusive of the Land Use Bylaw.~~
- ~~m. The Development Officer may grant relaxations to Sections 5079 on the Land Use Bylaw and the provisions of this District, if, in his opinion, such a variance would be in keeping with the general purpose of this District and would not affect the amenities, use and enjoyment of neighbouring properties.~~

#### **DC2.XXX.5. Additional Development Regulations for Specific Uses**

- a. Minor Service Stations, Rapid Drive-through Vehicle Services, and Drive-in Food Services shall be ~~developed in accordance with Section 82 of the Land Use this Bylaw and~~ located a minimum of 25.0 m from the north, northeast and east property lines and oriented such that their primary business exposure and access is directed towards the southerly portion of the site adjacent to 34 Street NW and 38 Avenue NW.
- b. Rapid Drive-through Vehicle Services shall be developed in accordance with the following:
  - i. the development shall be limited to a single bay rollover type of car wash;
  - ii. that all mechanical equipment shall be housed within a enclosed building; and
  - iii. that a development permit application shall contain information regarding anticipated noise impacts of the development and shall also be accompanied by a statement from a qualified professional engineer indicating what noise attenuation measures, if any, are required to ensure that the proposed development will comply with the City of Edmonton Noise regulations. **Bylaw No. 7255, as amended.** The Development Officer may require as conditions of Development Permit Approval that the applicant provide the noise attenuation measures recommended in the noise impact statement, or any other measure recommended by the City Engineer on the noise impact statement.
- c. Overhead doors associated with the development of Minor Service Stations or Rapid Drive-through Vehicle Services shall not directly face towards a Residential Zone.
- d. Gas Bars shall be ~~in accordance with Section 82 of the Land Use this Bylaw and~~ located a minimum of 30.0 m from the north, northeast and east property lines and oriented such that their primary business exposure and access is directed towards the southerly portion of the site adjacent to 34 Street NW and 38 Avenue NW. In addition, a canopy shall be located over the gas pump islands to ensure that illumination be directed downwards and away from direct view by adjacent residential uses. Any canopy 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 is lower than, or maintains the consistency with, the eave line or parapet of the principal building.
- e. ~~Major Eating and Drinking Establishments~~ **Restaurants, Nightclubs, Specialty Food Services, Bars and Neighbourhood Pubs** shall be oriented such that their primary business exposure and access is directed towards the southern portion of the site adjacent to 34 Street NW and 38 Avenue NW.
- f. **Nightclubs** shall not exceed 200 occupants and 240 m<sup>2</sup> of Public Space, if the site is adjacent to or across a Lane from a Site zoned residential.
- ~~g. Daytime Child Care Services shall be developed in accordance with Section 93 of the Land Uses this Bylaw and shall be located such that the direct access at grade can be provided to an outdoor play area. The outdoor play area, which shall be approved by the Development Officer in consultation with the~~

~~General Manager of Family and Community Services, shall be located away from vehicular-oriented uses and from parking and loading areas on the site and shall be enclosed by building walls or a screen fence, a minimum of 1.8 m high.~~

- ~~h. Indoor Participant Recreation Services shall be limited to athletic clubs and health and fitness clubs.~~
- ~~i. Residential Sales Centres shall be developed in accordance with Section 95 of the Land Use this Bylaw.~~
- ~~j. Major and Minor Alcohol Sales Liquor Stores shall be developed in accordance with Section 98 of the Land Use this Bylaw.~~
- k. Notwithstanding Section 720.3.2 of the Zoning Bylaw, no site plan is appended to this Provision.

**(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION****DC2.XXX.1. General Purpose**

To establish a Site Specific Development Control Provision to accommodate low to medium density residential development consisting of semi-detached housing, ~~linked housing~~ and row housing and to establish sensitive site development regulations to ensure that development will be compatible with the surrounding residential development.

**DC2.XXX.2. Area of Application**

This Provision shall apply to ~~Lot 30, Block 11, Plan 912 2242, Units 1-29, Condominium Plan 912 3255, located on the north side of 38 Avenue, and~~ as shown on Schedule "A" of the Bylaw adopting this Provision, Larkspur, The Meadows.

**DC2.XXX.3. Uses**

- a. Major Home Based Business
- b. Minor Home Based Business
- ~~c. Residential Sales Centre~~
- d. Row Housing
- e. Semi-detached Housing
- ~~f. Semi-detached Housing Row Housing and Linked Housing~~
- ~~g. Offices-in-the-Home~~
- ~~h. Homecrafts~~
- i. Fascia On-premises Signs
- j. Freestanding On-premises Signs
- k. Temporary On-premises Signs

**DC2.XXX.4. Development Regulations for Uses**

- a. The development shall be in general accordance with Appendix I.
- b. The maximum Density shall not exceed 20 Dwellings/ha.
- c. The maximum Height shall not exceed 5.0 m (~~16.4 ft.~~) nor 1 storey.
- d. The minimum Site area shall be 300.0 m<sup>2</sup> for each Dwelling ~~Unit~~.
- e. The minimum Site width shall be 10.0 m for each Dwelling.
- f. The minimum Site depth shall be 25.0 m for each Dwelling.
- g. The maximum total Site Coverage shall not exceed 40% with a maximum of 12% for ~~garages or car ports~~ **Accessory Buildings**. Garages shall be designed as an integral part of the principal building.
- h. A landscaped yard, a minimum of 7.5 m in width, shall be provided adjacent to the west property line, with the exception of that portion of the yard adjacent to the RF1 Zone land which shall be a minimum of 3.0 m in width. The entire yard adjacent to the west property line shall be landscaped with mature coniferous trees a minimum of 3.0 m in height with one tree for every 4.0 m of linear yard. A berm/retaining wall a minimum of 0.61 m in height and solid screen fencing a minimum of 1.8 m in height shall be provided in that portion of the west yard abutting the recreational vehicle storage compound. A 1.0 m high berm centred on the property line and solid screen fencing, a minimum of 1.8 m in height, shall be provided along the balance of the west yard.

- i. A landscaped yard, a minimum of 7.5 m in width, shall be provided adjacent to the east property line, together with solid screen fencing a minimum of 1.8 m in height.
- j. A landscaped yard, a minimum of 6.0 m in width shall be provided adjacent to the north property line, except that this yard shall be reduced to a minimum of 4.5 m if buildings are sited in a flanking manner which reduces their perceived massing when viewed from the north. Private Outdoor Amenity Areas and their associated fencing, and perimeter fencing for the site shall not extend into this landscaped yard. That portion of the north yard abutting the recreational vehicle storage compound shall be a minimum of 4.5 m in width and a berm/retaining wall a minimum of 0.61 m in height and solid screen fencing a minimum of 1.8 m in height shall be provided within this yard. The entire yard adjacent to the north property line shall be landscaped with a minimum of three mature coniferous trees (a minimum height of 3.0 m) and three mature deciduous trees (a minimum caliper of 7.5 cm), together with a minimum of 20 shrubs for each 30 m of linear yard.
- k. A minimum building setback of 4.5 m shall be provided adjacent to the south property line.
- l. A 1.8 m high solid screen fence shall be provided along the south private property line, with the exception of the opening required for access to 38 Avenue NW. This fence shall be set back to provide a minimum yard of 1.0 m adjacent to the south property line and shall be indented near the east and west property lines and within the centre portion, as shown on Appendix 1, to provide an additional area for landscape treatment. Landscaping treatment within these set back areas shall consist of a minimum of two coniferous trees (a minimum of 3.0 m in height) and one deciduous tree (a minimum caliper of 7.5 cm) and ten shrubs. The balance of the 1.0 m yard shall be landscaped with cluster planting of shrubs, with 20 shrubs provided for each 30 m of linear yard.
- m. A minimum landscaped yard of 6.0 m shall be provided for all dwelling units fronting on an internal roadway and not more than 50 percent of the yard shall be used for parking and driveways.
- n. Landscaping consisting of three deciduous trees, three coniferous trees and a minimum of 20 shrubs shall be provided opposite the driveway access to 38 Avenue NW. This landscaping shall be required to provide a landscaped transition from the Private Outdoor Amenity Areas and row house units to 38 Avenue NW. The deciduous trees shall have a minimum caliper of 7.5 cm and the coniferous trees shall have a minimum height of 3.0 m.
- o. Landscaping for the balance of the site shall consist of an equal mix of mature deciduous and coniferous trees. The deciduous trees shall have a minimum caliper of 7.5 cm and coniferous trees shall have a minimum height of 3.0 m. Two trees per dwelling unit shall be provided together with a mixture of deciduous shrubs. The main intent of this landscaping shall be to screen the Private Outdoor Amenity Areas from abutting sites and to create a landscaped transition between development on the site and adjacent sites.
- p. ~~Detailed landscaping plans shall be submitted with development permit applications. To ensure that a high standard appearance and a sensitive transition to the surrounding land uses are achieved, detailed landscaping plans shall be submitted with the initial development permit application for approval by the Development Officer which, in the opinion of the Development Officer, comply with the landscaping requirements specified by Clauses h, i, j, l, m, n and o of this district.~~
- q. ~~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 the security being that:
  - 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, for its use absolutely; and~~~~

- ~~ii.—the Development Officer shall not release 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.~~
- r. There shall be no vehicular access to the site along 39 Avenue NW.
- s. A Private Outdoor Amenity Area, at grade, a minimum of 30 m<sup>2</sup> per Dwelling shall be provided.
- t. Separation Space shall be provided between two or more dwellings in accordance with ~~Section 58 of the Land Use~~ the Zoning Bylaw.
- u. No parking, loading, storage or trash collection shall be permitted within a required yard. Storage and trash collection shall be located in such a manner as to be screened from view from adjacent residential sites and public roadways in accordance with ~~the provisions of Section 69.3 of the Land Use~~ the Zoning Bylaw.
- v. ~~Signs shall comply with the regulations of Section 59 and Schedule 59A of the Zoning Bylaw. Signs may be allowed in this Provision as provided for in accordance with Schedule 79A and in accordance with the general provisions of Section 79.1 to 79.9 inclusive of the Land Use this Bylaw.~~
- w. Development shall comply with the following architectural guidelines ~~to the satisfaction of the Development Officer:~~
  - i. Exterior building finishes shall be of durable quality, attractive in appearance, be limited to muted earth tones with strong colour limited to use as accents; and
  - ii. Roofs shall be sloped and of a residential character.
- x. Vehicular parking shall be provided adjacent to each Dwelling or designed as an integral part of the Dwelling. Recreational vehicles shall be stored in the storage compound as shown on Appendix I.

~~**DC2.XXX.5. Additional Development Criteria for Specific Uses**~~

- ~~a.—Offices-in-the-Home shall be developed in accordance with Section 84 of the Land Use Bylaw.~~
- ~~b.—Homecrafts shall be developed in accordance with Section 85 of the Land Use Bylaw.~~
- ~~c.—Residential Sales Centres shall be developed in accordance with Section 85 of the Land Use Bylaw.~~

## APPLICATION SUMMARY

### INFORMATION

Application Type:	Rezoning
Charter Bylaw(s):	19842
Location:	North of 38 Avenue NW, and east of 34 Street NW
Address(es):	3903, 3841, 3955, 3819 and 3819C - 34 Street NW; and 3204C - 38 Avenue NW, and 3204 to 3260 - 38 Avenue NW
Legal Description(s):	The Meadowbrook Centre <ul style="list-style-type: none"> <li>• Condominium Plan 9720258, Unit 1</li> <li>• Condominium Plan 9720258, Unit 2</li> <li>• Plan 9622857, Blk 11, Lot 2B</li> <li>• Plan 8922540, Blk 11, Lot 1</li> </ul> And The Amberwood Village Condominium <ul style="list-style-type: none"> <li>• Condominium Plan 9123255, Units 1 to 29</li> </ul>
Site Area:	4.8 ha
Neighbourhood:	Larkspur
Notified Community Organization(s):	Meadows Community League Association, Mill Woods Presidents Council (MWPC) Area Council, and Burnewood Community League
Applicant:	Stephen Yu, Invistec Consulting Ltd. on behalf of Alliance MJ Developments Ltd.

### PLANNING FRAMEWORK

Current Zone(s):	(DC2.258) Site Specific Development Control Provision
Proposed Zone(s):	(DC2) Site Specific Development Control Provision
Plan(s) in Effect:	Larkspur Neighbourhood Structure Plan (NSP) The Meadows Area Structure Plan (ASP)
Historic Status:	None

Written By:	Gilbert Quashie-Sam
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination