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## (DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION

### ~~Part IV Edmonton Zoning Bylaw~~

#### ~~Section DC2.797~~

~~Bylaw 15661~~

~~May 18, 2011~~

#### ~~DC2.797.1. — General Purpose~~

~~To establish a Site Specific Development Control provision for hotel and commercial development, to establish site development criteria that will address community specific development issues raised by the La Perle residents to the south and to achieve a high quality development appropriate for the site's location within a major "gateway" corridor into the City.~~

To accommodate the development of a mixed-use exhibition and convention facility/ spectator sports and entertainment establishment in accordance with the Place La Rue West Neighbourhood Area Structure Plan and the Major Commercial Corridors Overlay in order to achieve a high-quality development that is appropriate for the site's location adjacent to a major "gateway" corridor of the city, and that will not adversely affect The La Perle residential area to the south or transportation facilities.

#### ~~DC2.797.2. — Area of Application~~

~~Lots 8, 9, 10 and 24, Block 1, Plan 4077KS, located adjacent to 182 Street NW, north of 100 Avenue NW, Place LaRue, as shown on Schedule "A" of this bylaw, adopting the provision.~~

This Provision shall apply to Lots 8, 9, 10, and 24, Block 1, Plan 4077 KS, located north of 100 Avenue NW and east of 184 Street NW, as shown on Schedule "A" of this bylaw, adopting this Provision.

#### ~~DC2.797.3. — Uses~~

~~a. — Apartment Hotels~~

~~b. — Automotive and Minor Recreation Vehicle Sales/Rental~~

~~c. — Automotive Equipment Repair Shops~~

~~d. a. Bars and Neighbourhood Pubs, for less than 200 occupants and 240m<sup>2</sup> of public space~~

~~e. — Business Support Services~~

~~f. — Childcare Services~~

~~g. — Commercial Schools~~

~~h. Convenience Retail Stores~~

~~i. Convenience Vehicle Rentals~~

~~j. Drive-in Food Services~~

b. Exhibition and Convention Facilities

~~k. Gas Bars~~

~~l. General Industrial, limited to self storage facilities which are compartmentalized buildings constructed to facilitate the temporary storage of household and non-hazardous commercial goods,~~

~~m. General Retail~~

~~n. Government Services~~

~~o. Health Services~~

~~p.c.~~ Hotels

~~q.d.~~ Indoor Participant Recreation Services

~~r. Major Alcohol Sales~~

~~s.e.~~ Minor Alcohol Sales

~~f. Restaurants, as an ancillary and integral use in a Hotel or Motel~~

g. Spectator Entertainment Establishment

h. Spectator Sports Establishment

i. Specialty Food Services

~~t. Major Service Stations~~

~~u. Minor Service Stations~~

~~v. Minor Amusement Establishments~~

~~w. Motels~~

~~x. Non-accessory Parking~~

~~y. Personal Service Shops~~

~~aa. Professional, Financial and Office Support Services~~

~~bb. Religious Assembly~~

~~cc. Rapid Drive-through Vehicle Services~~

~~dd. Restaurants, for less than 200 occupants and 240 m<sup>2</sup> of Public Space~~

~~ee. Specialty Food Services, for less than 100 occupants and 120 m<sup>2</sup> of Public Space~~

~~ff.~~ Fascia On-premises Signs

gg. Freestanding On-premises Signs

a. Major Digital Signs

b. Minor Digital On-premises Signs

- hh. Projecting On-premises Signs
- ii. Temporary On-premises Signs

**~~D62.797.4.~~ Development Regulations**

~~a. A minimum building setback of 14.0 m shall be provided adjacent to 100 Avenue.~~

~~b. Landscaped Yards with an average Width of 6.0 m shall be provided along 100 Avenue where the minimum Width of the landscaped Yard is not less than 4.5 m to allow for a more efficient utilization of the Site and the articulation of the Yard Width that shall enhance the overall appearance of the Site.~~

~~c. For Gas Bars, Major Service Stations and Minor Service Stations, all pump islands shall be located at least 6.0 m from any boundary of the Site, parking area on the Site or laneway intended to control traffic circulation on the Site; and any canopy over a gas pump island shall be no closer than 3.0 m to any boundary of the site. The canopy area shall not be included in the calculation of site coverage. The design, finishing, lighting and siting of development including the orientation of gas pump islands and service bays shall be designed and constructed with the intent of achieving a compatible relationship with surrounding development and a high standard of appearance when viewed from adjacent roadways.~~

~~d. All development shall be in accordance with Appendix 1 attached hereto.~~

~~e. The maximum Floor Area Ratio shall be 0.25 except for Hotels and Apartment Hotels, which shall be permitted a maximum Floor Area Ratio of 0.75. General Industrial, limited to Self Storage and Professional, Financial and Office Support Services may be developed to a maximum floor area ratio of 0.75.~~

~~f. The maximum Building Height shall not exceed 14.0 m.~~

~~g. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a required Yard. Loading, storage and trash collection areas shall be located to the sides of the principal building and shall be screened from view from any adjacent Sites or public roadways in accordance with the provisions of subsection 55.4 of the Zoning Bylaw. All loading docks on buildings visible from 100 Avenue shall not be located on the south facing side of such buildings.~~

~~h. Any business premises or multiple occupancy building having a Floor Area greater than 3,000 m<sup>2</sup> or a single wall length greater than 40m visible from a public roadway shall include:~~

~~i. design elements that reduce the perceived mass of the building and add architectural interest, and~~

~~ii. Landscaping adjacent to exterior walls to minimize the perceived mass of the building and to create visual interest.~~

~~Architectural treatments such as canopies, variation in building form, facades, varying heights and rooflines, the juxtaposition of the buildings on the site and the articulation of the building walls are encouraged for all buildings to create visual interest and to minimize the perceived mass of the buildings as viewed from 100 Avenue.~~

- ~~i. 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.~~
- ~~j. All storage, display and parking areas shall be hardsurfaced in accordance with subsection 54.6(1) of the Zoning Bylaw.~~
- ~~k. All outdoor and display lighting shall be directed onto the site and not extend south of the south property line.~~
- ~~l. No outside acoustical (paging and/or loudspeakers) devices shall be permitted except for Drive-in Food Services.~~
- ~~m. A comprehensive sign design plan shall be submitted and signs shall be allowed in this provision as provided for in Section 59H of the Zoning Bylaw.~~
- ~~i. Free-standing on-premise signs shall not exceed 8 metres (25 feet) in height within 50 m of 100 Avenue and shall be perpendicular to 100 Avenue.~~
- ~~n. Gas Bars and Major Service Stations and Minor Service Stations shall, in addition to the requirements of Section 72 of the Zoning Bylaw, locate a canopy over the gas pump islands that shall be designed and finished in a manner consistent with the design and finish of the principal building such that the canopy is not obtrusive and maintains consistency with the eave line of the principal building.~~
- ~~o. Notwithstanding any other provisions of the Zoning Bylaw, individual business identification signs located on the facades of buildings shall be similar in proportion, construction materials and placement. Any Sign shall be designed and located so as to ensure that the signage does not detract from the overall appearance of the development and is not obtrusive, having regard to the scale of the buildings on the site and to the distance of the building setback.~~
- ~~p. All on-site services for power, telephone and CATV shall be underground. Underground power services shall also be provided for Signs requiring power.~~
- ~~q. Vehicular entrances and exits as well as on-site and off-site traffic and pedestrian routes shall be located and designed in a manner that provides a clearly defined, safe, efficient and convenient circulation pattern for both on-site and off-site vehicular traffic and pedestrian movements including handicapped movements. Loading bays shall be located in such a manner so as not to impede the safe and efficient flow of traffic and pedestrian movement and to minimize impacts on adjacent land uses.~~
- ~~r. There shall be no chain-link fencing or barbed wire combinations adjacent to 100 Avenue.~~
- ~~s. Prior to the issuance of the Development Permit, detailed Landscaping Plans shall be submitted to and approved by the Development Officer. All Landscaping Plans shall ensure a high standard of appearance and a sensitive transition for the surrounding land uses.~~
- ~~t. An application for a new development or for an addition to existing development shall be accompanied by a Site Plan that shows the location of easement areas for all existing and proposed servicing infrastructure on the Site. The Development Officer, in consultation with the affected utility departments shall require that the minimum building Setbacks and the minimum Width of landscaped Yards be adjusted where such adjustments may be necessary to ensure that proposed buildings do not conflict with existing or proposed servicing infrastructure; and that the type, amount and location of landscaping including berms can be provided in a manner that does not conflict with existing or proposed servicing infrastructure.~~

~~u. All development on a Site shall be constructed using consistent architectural themes and high quality exterior finish including roof lines and finish materials. An exception may be made in the use of consistent architectural themes 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.~~

~~v. The use of exterior wall finishing materials shall be harmonious with the architectural style established for the area of application and predominantly composed of muted colours with strong colours limited to use as an accent.~~

~~w. Within the Yards specified above, a minimum of five deciduous trees (with a minimum calliper of 6 cm), four coniferous trees (with a minimum Height of 3.0 m) and 25 shrubs shall be required for each 35.0 m of lineal Yard Frontage. 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.~~

~~x. Adjoining Sites shall be integrated by direct on-site access connections to facilitate convenient, efficient and free flowing vehicular traffic and pedestrian movements between Sites wherever such access is not prohibitive due to such factors as Grade, Site configurations and the location of existing development including utility services. Where integration is desirable due to the existing or potential type of adjacent use, the Development Officer shall waive this requirement if the applicant for the development permit can show that after reasonable effort exercised over a reasonable period of no less than 60 days, the applicant has been unable to obtain the required consent from the adjacent property owner(s) for integration and inter-site connections.~~

~~y. Lighting for the display areas for Convenience Vehicle Rentals developments shall be mounted on lamp standards and no exposed bulbs or strings of lights shall be used.~~

~~z. General Retail will be limited to a maximum of 3,000 m<sup>2</sup> of floorspace in total.~~

~~aa. The owner shall enter into a servicing agreement with the City of Edmonton, in conjunction with the first development permit, for off-site improvements necessary to serve the development. Improvement to be addressed in the servicing agreement include, but are not limited to, the following~~

~~i. Construction of 182 (Anna Street) tying into the existing roadway and extending north creating a 17 m radius turn around at the terminus of 182 Street,~~

~~a. The Exhibition and Convention Facility / Spectator Entertainment and Sports Establishment complex shall be developed in general accordance with the Site Plan as illustrated in Appendix I.~~

~~b. The exterior building appearance shall be in general accordance with Appendices II and III and artistic renderings in Appendix IV.~~

~~c. The maximum number of spectators accommodated within the establishment shall not exceed four thousand one hundred (4,100).~~

~~d. The maximum Floor Area Ratio (FAR) shall be 0.50.~~

~~e. The maximum building Height shall not exceed 20.0m.~~

~~f. The minimum Front Yard on 100 Avenue NW shall be 6.0m.~~

~~g. The minimum Front Yard on 182 Street NW shall be 3.0m.~~

~~h. A minimum building Setback of 60.0 m shall be provided from 100 Avenue NW.~~

- i. The minimum Rear Yard shall be 3.0m.
- j. The minimum Side Yard shall be 3.0m.
- k. Parking and loading shall be in general accordance with the Site Plan as illustrated in Appendix I.
- l. Landscaping plans shall be provided in accordance with Section 55 of the Zoning Bylaw. Landscaping shall be limited to the Yards and zones indicated as available for Landscaping on the Site Plan in Appendix I and to the satisfaction of the Development Officer. Notwithstanding Section 55 of the Zoning Bylaw, the Landscaping requirement for parking areas may be waived by the Development Officer if there is substantial interruption of the view of the parking area from 100 Avenue NW.
- m. Trash collection areas shall be located as shown on Appendix I. The trash collection area may be located within a required Yard and shall be screened with a 1.8m high enclosure, to the satisfaction of the Development Officer.
- n. All mechanical equipment, including roof mechanical units, shall be concealed by screening or incorporated within the building roof in a manner that is consistent with the finishing of the building.
- o. All entrances, exits and on Site routes of vehicles, bicycles and pedestrians (including handicapped) shall be located on the Development Permit plans and designed in a manner that demonstrates and plans for safe, efficient and convenient circulation patterns and connections to the appropriate off Site facilities.
- p. All exterior lighting shall be designed such that all light is contained within the Area of Application, to be indirect from all angles of off-site viewing, does not intrude into neighbouring residential area, and incorporates design elements consistent with the finishing of the building. Lighting fixtures and apparatus shall not exceed a height of 10 m.
- q. There shall be no chain link fencing, or barbed wire combinations, in view of or adjacent to major public roadways.
- r. There shall be sufficient screen fencing along every property line abutting parcels that allow Hotels or Motels as a permitted or discretionary Use to prevent automobile headlights from visually intruding into ground floor suites.
- s. No outside acoustical, such as paging and/or loudspeakers, devices shall be permitted, unless required for a special outdoor event that is licensed by the City of Edmonton.
- t. 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 in accordance with the guidelines and principles established in the Design Guide for a Safer City (City of Edmonton, 1995) in accordance with Section 58 of the Zoning Bylaw.
- u. Signs shall comply with the regulations in Section 59 and Schedule 59F of the Zoning Bylaw and with the following regulations:

- i. Animated and bright signage is to be designed to minimize light pollution and visual intrusion into residential properties south of 100 Avenue NW.
- ii. Any lighting on a Sign higher than 10 m and within 7.5m north of 100 Avenue NW is to be oriented east/west and not face south.
- iii. Any Sign developed on a south-facing wall above 10m in height or attached to any building above 10 m in Height that abuts 100 Avenue is to be backlit and designed to prevent light from emitting toward residential areas south of 100 Avenue NW.
- iv. Signs are allowed within required Yards if they are developed as a feature of the landscaped Yard but are not to exceed a Height of 10 m and any illumination is to be backlit only.
- v. Notwithstanding clause 'u(iii)' above, a Major Digital Sign is to be building mounted on the south face of the building, at a minimum of 70m from 100 Avenue NW, and as indicated on elevations and artistic renderings included in Appendices II-IV. This Major Digital Sign shall be de-energized daily between 12:00 AM – 5:00 AM.
- vi. Movement and brightness of Signs within 15m of 100 Avenue NW and 182 Street NW shall be designed to minimize light pollution/visual intrusion on residential areas south of 100 Avenue NW.

i. ii.

#### **DC2.797.5. Additional Development Regulations**

- ~~a. A minimum yard of 4.5 m shall be required where a site abuts a public roadway, other than 100 Avenue. Where adjacent commercial buildings abut the property line, to form a pedestrian-oriented shopping street, no Yard shall be required.~~
- ~~b. The following uses shall not be established within 80m of 100 Avenue on this DC2 site:~~
  - ~~i. Major Alcohol Sales; and,~~
  - ~~ii. Non-Accessory Parking.~~
- ~~c. All habitable room windows in hotels and apartment hotels located within 80 metres of 100 Avenue and situated above 10 m in height are to be oriented east/west only with no south facing habitable room windows.~~
- ~~d. All exterior lighting is to be designed so that illumination is in direct from all angles when viewed off-site and not intrude into neighbouring sites to the south. Lighting fixtures and apparatus are to not exceed a height of 10 m within 80m of 100 Avenue.~~
- ~~e. Any signage developed on a south-facing wall above 10 m in height or attached to any building above 10 m in height on a site within 80m of 100 Avenue is to be backlit and designed to prevent light from emitting toward residential areas south of 100 Avenue.~~
- a. Bars and Neighbourhood Pubs shall be limited to seats for 200 occupants and 240 m<sup>2</sup> of public space.
- b. Bars and Neighbourhood Pubs, Minor Alcohol Sales, Restaurants, and Specialty Food Services shall only developed as an Accessory Use to an Exhibition and Convention

Facilities, Spectator Entertainment Establishment, or Spectator Sports Establishment Use and must contained within the principal building with no direct exterior access.

- c. Prior to the issuance of a Development Permit for an Exhibition and Convention Facility, Spectator Entertainment Establishment or a Spectator Sports Establishment, the applicant shall demonstrate, to the satisfaction of the Development Officer in consultation with Transportation Services, that sufficient off-site parking is being provided for the purpose of event specific overflow parking.

[DC2.797 Map](#)

[DC2.797 Appendix](#)