



CITY PLANNING REPORT

REZONING

Falconer Heights

500, 494, 482 Riverbend Square NW

To amend an existing (DC2) Site Specific Development Control Provision to expand the range of Sign Uses available in the zone.



RECOMMENDATION AND JUSTIFICATION

City Planning **SUPPORTS** this application because:

- The proposed amendment will allow for signage uses that would be consistent with the range of commercial uses developed on the Site;

THE APPLICATION

1. CHARTER BYLAW 18966 to amend the (DC2) Site Specific Development Control Provision to allow for a full range of Sign Uses in a commercially-oriented Zone.

SITE AND SURROUNDING AREA

The subject site is the only commercial site in the Falconer neighbourhood and is a significant commercial centre for the surrounding neighbourhoods of Rhatigan Ridge, Bulyea Heights, Carter Crest and Henderson Estates. The site is fully developed and home to a wide variety of commercial uses.

The site is currently abutting a mix of low-density and medium-density residential uses to the south and east of the property boundaries. An easterly abutting property (460 Riverbend Square) is zoned DC2(466) and includes a Public Library use.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	<ul style="list-style-type: none"> (DC2.464) Site Specific Development Control Provision 	<ul style="list-style-type: none"> Commercial Uses
CONTEXT		
North	<ul style="list-style-type: none"> (RF1) Single Detached Residential Zone 	<ul style="list-style-type: none"> Single Detached Housing
East	<ul style="list-style-type: none"> (DC2.466) Site Specific Development Control Provision (DC2.569) Site Specific Development Control Provision 	<ul style="list-style-type: none"> Commercial Uses and Public Library Apartment Building (assisted seniors housing)
South	<ul style="list-style-type: none"> (RF1) Single Detached Residential Zone (RF4) Semi-detached Residential Zone 	<ul style="list-style-type: none"> Single Detached Housing Semi-detached Housing
West	<ul style="list-style-type: none"> (RF1) Single Detached Residential (DC2.306) Site Specific Development Control Provision 	<ul style="list-style-type: none"> Single Detached Housing Townhousing

PLANNING ANALYSIS

PLANS AND REGULATIONS IN EFFECT

Riverbend Area Structure Plan (ASP)

- The application conforms with the intent of the ASP by providing for a broad mix of uses including commercial retail sales along a major access route through the area

Falconer Heights Neighbourhood Structure Plan (NSP)

- The application conforms with the intent of the NSP by allowing for a range of commercial uses on the edge of the neighbourhood.

LAND USE COMPATIBILITY

On March 11, 2019 Council approved Charter Bylaw 18669 to allow Cannabis Retail as a listed use in the (DC2) Site Specific Development Control Provision. At a later date, it was noticed that the approved DC2 was missing specific uses and text that would allow for Sign developments that could be implemented with the current Zoning Bylaw.

This proposed amendment to the DC2 would correct this issue and would allow for appropriate signage consistent with the commercial development within similar zones, such as CNC. The inclusion of Fascia On-premises Signs, Freestanding On-premises Signs, Minor Digital On-premises and Temporary On-premises Signs will allow for a range of advertising opportunities and the ability to brand on-site businesses within the regulations of the Zoning Bylaw. It is the opinion of Planning Coordination that these use classes are appropriate for a commercial Site of this size within a residential neighbourhood.

Some additional text changes are also proposed to update terminology, references, and format to be consistent with the most recent changes to the Zoning Bylaw.

TECHNICAL REVIEW

All comments from affected City Departments and utility agencies have been addressed.

PUBLIC ENGAGEMENT

ADVANCE NOTICE	<ul style="list-style-type: none">Given the minor nature of the proposal to correctly translate the sign uses and regulations into the zone, no advance notification was performed. There will be no impact upon the surrounding land uses.
PUBLIC MEETING	<ul style="list-style-type: none">Not held
WEBPAGE	<ul style="list-style-type: none"><i>None</i>

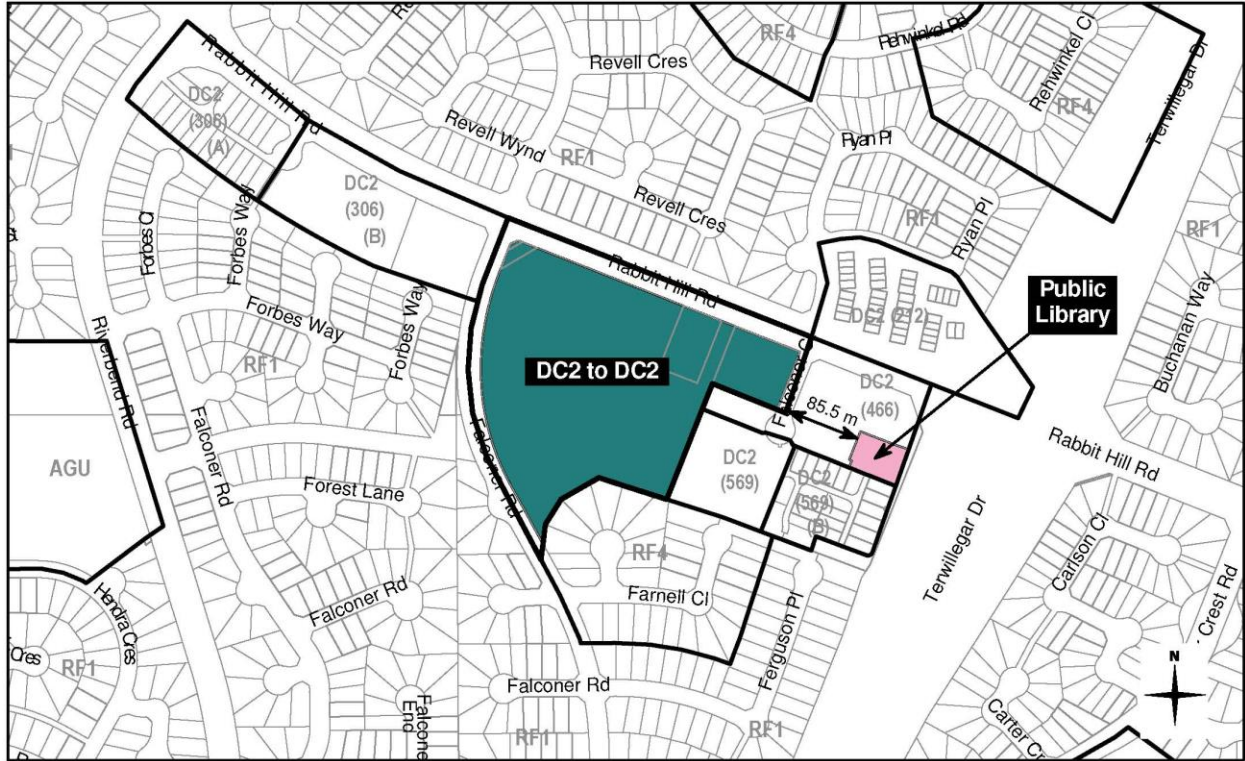
CONCLUSION

City Planning recommends that City Council **APPROVE** this application.

APPENDICES

- 1 Context Map
- 2 DC2 Mark-up
- 3 Application Summary

Appendix 1: Context Plan



(DC2) Site Specific Development Control Provision

1. General Purpose

The purpose of this Provision is to accommodate general commercial uses and low intensity general business - office uses, with site specific development regulations that will ensure compatibility with the adjacent residential ~~land-u~~Uses (to the south and west) and to ensure a high standard of appearance along adjacent roadways.

2. Area of Application

This DC2 Provision shall apply to Lot 36 Block 101 Plan 942 0407, Lot 37 Block 101 Plan 972 0343 and Lot 35 Block 101 Plan 902 3003, Falconer Heights, as shown on Schedule "A" - Map of this Bylaw.

3. Uses

- a. Automotive and Equipment Repair Shops
- b. ~~Broadcasting and Motion Picture Studios~~Media Studios
- c. Business Support Services
- d. Cannabis Retail Sales
- e. Commercial Schools
- f. Convenience Retail Stores
- g. ~~Custom Manufacturing Establishments~~Creation and Production Establishments
- h. Child Care Services
- i. Drive-in Food Services
- j. Gas Bars
- k. General Retail Stores
- l. Government Services
- m. Greenhouse and Plant Nurseries
- n. Health Services
- o. Household Repair Services
- p. Indoor Participant Recreation Services
- q. Major Amusement Establishments
- r. Minor Amusement Establishments
- s. Minor Service Stations
- t. Restaurants
- u. Specialty Food Services

v. Secondhand Stores

w. Outdoor Amusement Establishments

x. Personal Service Shops

~~y. Private Clubs~~

~~z.y. Private Clubs~~

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

~~bb.aa. Protective and Emergency Services~~

~~ee.bb. Public Libraries and Cultural Exhibits~~

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

~~ee.dd. Recycling Depots~~

~~ff. ee. Religious Assembly~~

~~gg.ff. Residential Sales Centre~~

~~hh.gg. Spectator Entertainment Establishments~~

~~ii.hh. Veterinary Services, Minor~~

~~jj.ii. Warehouse Sales~~

~~kk.jj. Fascia Off premises Signs Fascia On-premises Signs~~

~~ll.kk. Freestanding Off premises Signs Freestanding On-premises Signs~~

~~mm. Major Digital Signs~~

~~nn. Minor Digital Off premises Signs~~

~~oo.ll. Minor Digital On-premises Signs~~

~~pp. Roof Off premises Signs~~

~~qq. Roof On Premises Signs~~

~~rr.mm. Temporary Off Premises Signs Temporary On-premises Signs~~

4. Development Criteria

- a. The site layout shall be ~~generally~~ in general accordance with the site plan ~~(and principles indicated therein)~~ as illustrated in Appendix I to this Provision, to the satisfaction of the Development Officer.
- b. The maximum floor area ratio shall be 1.0. The allowable ~~f~~Floor ~~a~~Area for the site shall be distributed among a number of separate buildings, ~~generally~~ in general accordance with the ~~s~~Site ~~p~~Plan attached as Appendix I. The location, form and configuration of buildings may be varied, at the discretion of the Development Officer, providing ~~s~~Setback and architectural guidelines are observed.
- c. The maximum ~~h~~Heights for single ~~s~~Storey and two ~~s~~Storey buildings, as well as for vertical walls and architectural features such as tower elements, cupolas, or steeples, shall be as follows:

- i. the maximum ~~h~~Height for buildings B, C, D, E, H, I, J, K, L and M shall not exceed one storey nor an overall height of 6.5m measured from ~~g~~Grade to the uppermost limit of the roof, excluding architectural features and towers. In addition, the maximum exposed vertical wall height, excepting gable walls, for a single storey building, shall be 6 m excluding parapet details;
 - ii. notwithstanding (c) (i) above, the maximum ~~building h~~Height for a single ~~s~~Storey buildings measured at the building wall facing the interior of the ~~s~~Site shall be 7.5m, provided this additional ~~H~~Height is used to provide a covered arcade;
 - iii. the maximum ~~h~~Height for buildings A and G shall not exceed two ~~s~~Storeys nor an overall ~~h~~Height of 10m measured from grade to the uppermost limit of the roof, excluding architectural features and towers. In addition, the maximum exposed vertical wall ~~h~~Height, excepting gable walls, for buildings A and G shall not exceed 8m; and
 - iv. the maximum ~~h~~Height of architectural features and tower elements measured from ~~g~~Grade to the uppermost limit of the architectural feature shall not exceed 8.5m and 11m respectively for single storey buildings and 13m and 16m respectively for two ~~s~~Storey buildings. Tower and architectural features shall be limited to use as focal points associated with the design of buildings generally as illustrated on Appendix I, to the satisfaction of the Development Officer.
- d. Notwithstanding the Zoning Bylaw, as amended. ~~Landscaping yard requirements~~ within the Provision shall generally be as follows:
- i. a landscaped ~~y~~Yard, a minimum of 4.5m in width, shall be provided adjacent to the north property line (Rabbit Hill Road). Landscaping treatment therein shall include the planting of ~~mature~~ deciduous trees (a minimum calliper of ~~8 cm~~50mm) spaced at a minimum interval of 10m, together with the provision of a berm and/or shrubs with a minimum height of 0.8m to accent areas of the ~~y~~Yard between buildings and to screen the immediate view of the adjacent parking areas. A minimum of 20 shrubs shall be provided for each 35m of frontage. In addition, groupings of ~~mature~~ coniferous trees (a minimum height of ~~3m~~2.5m) shall be planted on the north side of building D, with coniferous and deciduous shrubs accenting areas of the yard in front of these buildings and building E. Landscaping, consisting of a mix of deciduous and coniferous trees and shrubs, shall also be provided adjacent to buildings E, L and M to enhance the visual appearance of the site, to the satisfaction of the Development Officer;
 - ii. a landscaped ~~y~~Yard, a minimum of 4.5m in width, shall be provided adjacent to the east boundary. Landscaping shall consist of a grouping of deciduous trees (a minimum calliper of ~~8 cm~~50mm) and groupings of coniferous trees (a minimum height of ~~3m~~2.5m), planted in ~~modules-groups~~ in front of buildings with evergreen and deciduous shrubs accenting areas of the yard between buildings. These groupings shall consist of a minimum of four deciduous trees, four coniferous trees and 20 shrubs for each 35m of frontage, and be provided to the satisfaction of the Development Officer;
 - iii. a landscaped ~~y~~Yard, a minimum of 10m in width, shall be provided adjacent to the west property line (Falconer Road). Landscaping treatment therein shall consist of a mixture of coniferous and deciduous trees and shrubs grouped in clusters adjacent to buildings to enhance the development and/or act as visual screen. Deciduous trees shall be a minimum

- caliper of ~~8-em50mm~~ and coniferous trees shall be a minimum height of ~~3m2.5m~~. These groupings shall consist of a minimum of five deciduous trees, five coniferous trees and 20 shrubs for each 35m of frontage and be provided to the satisfaction of the Development Officer;
- iv. a landscaped ~~y~~Yard, a minimum of 7.5m in width, shall be provided at the rear of buildings A, H and J, adjacent to the south property line. The north portion of a two metre high berm shall be provided within this ~~y~~Yard, with the remainder of the berm being provided within a 7.5m easement on the adjacent residential lots. A 1.8m high solid screen fence shall be located on the apex of the berm. Landscape treatment within this ~~y~~Yard shall consist of deciduous trees spaced at a minimum interval of 10m, together with the planting of clusters of coniferous trees to enhance the development and act as a visual screen (particularly in regard to ~~s~~Site lines from the adjacent residential lands to the south) to the satisfaction of the Development Officer. Deciduous trees shall have a minimum caliper of ~~8-em50mm~~ and coniferous trees a minimum height of ~~3m2.5m~~. A minimum of 30 coniferous trees shall be provided within this yard.
- e. Building setbacks and separation distances for this Provision shall be as follows:
- i. a minimum building ~~s~~Setback of 6 m shall be required for building D adjacent to the north property line (Rabbit Hill Road) and a minimum building ~~s~~Setback of 18m shall be required for buildings E, L and M, excepting that the minimum ~~s~~Setback for the gas pump canopy for building E shall be 10m. A minimum separation distance of 60m shall be provided between buildings D and L, L and M. These buildings shall have a gross floor area not exceeding 1000 ~~sq-mm²~~, and the maximum wall length facing Rabbit Hill Road shall not exceed 50m. Building E shall be permitted to be located between buildings D and L, provided that a minimum separation of 45m is maintained from buildings D and L, and buildings E does not exceed a gross floor area of 350 ~~sq-mm²~~;
- ii. a minimum ~~s~~Setback of 0.5m shall be required for all buildings adjacent to the east property line; and
- iii. a minimum building setback of 7.5m shall be required for all single storey buildings adjacent to the south property line. A minimum building ~~s~~Setback of 25m shall be required for any second-storey element of building A and the corners of building A shall be permitted a minimum ~~s~~Setback of 7.5m. In addition, development adjacent to the south property line should include variations in ~~s~~Setback and orientation that reduces the perception of massing, as illustrated in Appendix I.
- f. A detailed landscaping plan for the project shall be submitted to and approved by the Development Officer prior ~~to the approval of any Development Permit in accordance with the~~ Joining Bylaw. These plans shall include details of pavement materials, fencing details, exterior lighting and street furniture elements, pedestrian seating areas, sizes and species of new plantings, and soil depth including special provisions to facilitate natural plant growth. Landscaping of the site may be phased to coincide with development stages, at the discretion of the Development Officer and provided that the berming and the landscaping of the yard adjacent to the south property line is completed with the first stage of development;

Formatted: No bullets or numbering

- ~~g. The Development Officer shall require, as a condition of approval, that the applicant provide an irrevocable letter of credit or a performance bond, in the amount of 100% of the estimated landscaping cost for the area covered by the Development Permit, the conditions of security being that:~~
- ~~i. if the landscaping is not completed in accordance with the provisions of this Provision 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 to complete the landscaping;~~
 - ~~ii. the Development Officer shall not release the Landscaping Security 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. the Development Officer shall not release the remainder of the Landscaping Security until an inspection of the site has demonstrated that the landscaping has been well maintained and is in a healthy condition one growing season after completion of the landscaping, at which time 25% of the Security shall be released; and after two growing seasons, the remainder shall be released.~~
- h. Vehicular Access and egress ~~will~~ shall be restricted to the general locations shown on Appendix I and ~~the geometric details~~ shall be to the satisfaction of ~~he General Manager of the Transportation Department~~ the Development Officer in consultation with City staff.
- i. No parking, loading, storage, trash collection, outdoor service or display areas shall be permitted within a required ~~y~~ Yard. Loading, trash collection and service area shall be located, constructed and screened to the satisfaction of the Development Officer and subject to the following provisions:
- i. no parking, loading, storage, trash collection or vehicle service areas shall be located to the rear of buildings H, I and J adjacent to the southern property line or within the associated building ~~s~~ Setback. The loading areas for buildings A and G may be located to the rear of the buildings provided that the loading area is enclosed or concealed behind solid walls in a manner that eliminates any visual or nuisance impacts, to the satisfaction of the Development Officer, ~~acting reasonably~~. The Development Officer may request the applicant to supply information from a qualified engineer in regard to anticipated noise impacts; and
 - ii. loading, storage and trash collection areas shall be constructed and screened in a manner that is consistent with the overall design of the principal buildings and landscape theme, and shall be located in a manner that minimizes direct views from adjacent public roadways.
- j. Development ~~in this Provision~~ 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 single architectural theme or period architecture and the principal design elements, finishing materials, colours and roof style and material shall be applied to each building, with minor variations, regardless of the staging sequence of the project;
 - ii. the roof line of buildings shall consist of either sloped roofs of varying pitches and may include gable-ends, dormers or steeples, and be finished in metal or with wood shakes or shingles, clay tiles, or roof materials having a similar texture and appearance; or flat roofs

where they are concealed by parapet walls that include articulation and use of design elements that are in harmony with the principal architectural theme;

- iii. both the roof lines and building facades shall include design elements and variations that will reduce the perceived mass and linearity of large buildings;
 - iv. the predominant exterior finishing materials shall consist of brick, stucco, stone or other masonry materials having a similar character, with wood or metal trim limited to use as an accent, having regard to the objective of ensuring that the development is of a high quality that is compatible with the adjacent residential areas;
 - v. all ~~exposed sides of the buildings and the roof~~ exterior finishing materials shall be finished in a consistent harmonious manner;
 - vi. fronts and/or sides of buildings that are not automotive related shall be designed to provide a minimum 1.5m wide canopy area, arcade or awning, where appropriate, to protect the public from inclement weather with a consistent design and use of materials and colours. The canopy of arcade treatment shall be of a continuous nature where buildings are continuous;
 - vii. all mechanical equipment on the roof of any buildings shall be completely screened or incorporated in the roof envelope;
 - viii. the design of the project shall include pedestrian walkways to link the project to adjacent public sidewalks and to encourage pedestrian movement within the site. The pedestrian walkways shall be enhanced through the provision of landscaped planters, boulevard trees, seating areas and lighting;
 - ix. ~~notwithstanding the conceptual landscape plan contained in Appendix I, H~~ 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;
 - x. rear elevations of any two storey buildings adjacent to the southern boundary shall be designed to incorporate elements which minimize large expanses of wall area and add visual interest, such as awnings, canopies, fascia, pilaster and/or trim detailing, stepping of the ~~f~~Facades, enclosed loading areas, windows, dormers, etc.
- k. Appropriate lighting of the project shall be undertaken to provide security and to add visual interest. Lighting shall be directed away from the residential areas and from the adjacent roadway.
- l. A Comprehensive Sign Design Plan ~~and Schedule~~ consistent with the overall intent of Section ~~579~~ and Schedule 59E of the Land Use Bylaw to the satisfaction of the Development Officer. ~~Notwithstanding Schedule 59E, the following requirements shall apply: shall be prepared for each phase of the Development to be approved by the Development Officer, having regard to the following additional requirements:~~
- i. except as provided for in Clause (ii) below, ~~freestanding signs~~ Freestanding On-premises Signs shall be used for identification of the project as whole and not for tenant identification, and shall be limited to:

- A. two ~~pedestal type signs~~ Freestanding On-premises Signs not exceeding a hHeight of 2.5m and a sSign ~~a~~ Area of ~~4.5-sq.mm2~~. to be located on Rabbit Hill Road at the major entrances to the sSite; and
- B. one sSign not exceeding a hHeight of 7m and a sSign area of ~~12m2-sq.m~~. to be located at the corner of Falconer Road and Rabbit Hill Road.

These sSigns shall be designed to be compatible with the principle architectural theme of the project and the base of the sSigns shall be landscaped, all to the satisfaction of the Development Officer.

- ii. ~~the at the discretion of the~~ Development Officer, ~~at his sole discretion, may allow~~ tenant identification ~~to may~~ be included on the ~~freestanding signs~~ Freestanding On-premises Signs allowed under Clause (i) (~~Ab~~) and (~~Be~~) above. In exercising this discretion, the Development Officer shall ensure that the proposed sign will not detract from the overall architectural character and visual harmony of the development and that the number, scale, colour and placement of the tenant identification panels will not result in a cluttered appearance, affecting the overall visual harmony and legibility of the sSign;
- iii. a ~~pedestal sign~~ Freestanding On-premises Sign not exceeding a high-Height of 3.66m and a sSign ~~a~~ Area of ~~7.5-sq.mm2~~, may be allowed to be used exclusively for the identification of a Gas Bar and advertising gas prices. The price change panel area of the sign shall not exceed 0.61m in hHeight. The base of the ~~pedestal-Freestanding Sign~~ shall be landscaped and must be designed to be compatible with the architectural theme of the project, and be located in proximity to the Gas Bar, to the satisfaction of the Development Officer;
- iv. no ~~p~~Permanent or ~~t~~Temporary sSigns shall be allowed above the roof line, ~~except if unless~~ incorporated into an architectural feature such as tower elements, cupolas or steeples and the sSign is limited to a logogram;
- v. ~~individual business identification-s~~Signs located on building facades shall be similar as to design, proportion, construction materials, and placement. The design, placement, and scale of the sSign 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;
- vi. ~~no business identification signage~~ Fascia Signs, or Signs containing Digital Copy shall be permitted on building walls adjacent to the south property line or building walls adjacent to Falconer Road; and
- vii. ~~t~~Temporary sSigns, ~~including portable signs of a freestanding nature,~~ shall comply with the following criteria:
 - A. two ~~temporary freestanding signs~~ Temporary Signs designed to the satisfaction of the Development Officer may be allowed to be used exclusively for ~~B~~building ~~C~~construction ~~H~~identification of the overall project in accordance with Section 59 of the Zoning Bylaw; and
 - B. two ~~temporary freestanding signs~~ Temporary Signs designed to the satisfaction of the Development Officer, may also be used for ~~R~~real ~~E~~state ~~A~~advertising and/or ~~L~~leasing

purposes. Such ~~s~~Signs shall not exceed a maximum ~~h~~Height of 5.0m nor a ~~s~~Sign ~~a~~Area of 10~~m~~²~~sq.m.~~ and shall be used for a period of 90 consecutive days after the completion of each phase of the project.

~~m. Development in this Provision shall be evaluated with respect to compliance with the General Development Regulations of Sections 40-99 of the Zoning Bylaw.~~

~~n.m.~~ The Development Officer may grant relaxations to ~~Sections 40-99 of the Zoning Bylaw~~ and the ~~provisions-regulations~~ of this ~~District~~Provision, if in ~~his-their~~ opinion, such a variance would be in keeping with the general purpose of this Provision and would not affect the amenities, use and enjoyment of the neighbouring properties.

5. Additional Development ~~Criteria-Regulations~~ for Specific Uses

- a. Gas Bars, Minor Service Stations, Rapid Drive-through Vehicle Services, and Automotive and Equipment Repair Shops shall be developed in accordance with ~~Section 72 of the Zoning Bylaw~~ and the following additional criteria:
 - i. the design, finishing, and siting of such 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;
 - ii. that 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 ~~h~~Height and scale of the canopy to be to the satisfaction of the Development Officer, such that the canopy is not obtrusive and such that the maximum ~~h~~Height of the underside of the canopy above ~~e~~Grade does not exceed 4.3m and the overall ~~h~~Height of the canopy does not exceed 6m.
- b. ~~Drive-in Food Services shall be developed in accordance with Section 72 of the Zoning Bylaw.~~ The location of any accessory food pick-up window and circulation ~~for Drive-in Food Services~~ shall be provided to the satisfaction of the Development Officer in consultation with ~~the General Manager of the Transportation Department~~City staff.
- c. Indoor Participant Recreation Services shall be limited to athletic and health fitness centres.
- d. Residential Sales Centres shall be developed in accordance with Section 95 of the Land Use Bylaw.
- e. Outdoor Participant Recreation Services and Outdoor Amusement Establishments may be allowed as interim ~~u~~Uses as the discretion of the Development Officer, having regard to minimizing impacts on adjacent residential ~~land-u~~Uses and ensuring a high standard of appearance appropriate to this ~~s~~Site. Such ~~u~~Uses shall be limited to miniature golf establishments, driving ranges, sport fields, outdoor tennis courts, athletic fields, and bowling greens. Any building associated with these ~~u~~Uses must be ~~set-back~~Setback a minimum of 30m from any ~~Lot line~~ Abutting a public roadway and be of an architectural style similar to the other buildings ~~on the Site within this district~~, to the satisfaction of the Development Officer.

- f. Recycling Depots shall be limited to a facility for the drop-off of bottles, cans, newspapers and other similar domestic goods, by individual households, and shall be of a scale and location to the satisfaction of the Development Officer having regard for potential impacts on adjoining ~~u~~Uses. All loading/unloading shall be from inside a building and there shall be no outdoor storage.
- g. 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~~-sq.m.
- h. Child Care Services ~~shall be developed in accordance with Section 80 of the Zoning Bylaw and~~ shall be located such that direct access at ~~grade-ground level~~ can be provided to an outdoor play area. The outdoor play area, ~~which shall be approved the Development Officer in consultation with the General Manager of Social Services,~~ shall be located away from vehicular-oriented ~~U~~ses and from parking and loading areas on the site and shall be enclosed by building walls or a screen fence, a minimum of 1.8m high.
- i. Protective and Emergency Services shall be limited to a facility for the provision of ambulance services, comprising not more than two vehicles.

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	18966
Location:	South of Rabbit Hill Road and East of Falconer Road
Address(es):	500 Riverbend Square NW 494 Riverbend Square NW 482 Riverbend Square NW
Legal Description(s):	Lot 35, Block 101, Plan 9023003 Lot 36, Block 101, Plan 9420407 Lot 37, Block 101, Plan 9720343
Site Area:	5.16 ha
Neighbourhood:	Falconer Heights
Notified Community Organization(s):	The Ridge Community League
Applicant:	City of Edmonton

PLANNING FRAMEWORK

Current Zone(s) and Overlay(s):	(DC2 1052) Site Specific Development Control Provision
Proposed Zone(s) and Overlay(s):	(DC2) Site Specific Development Control Provision
Plan(s) in Effect:	Riverbend ASP Falconer Heights NSP
Historic Status:	None

Written By:	Brandon Langille
Approved By:	Tim Ford
Branch:	City Planning
Section:	Planning Coordination