

Charter Bylaw 18966

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 2860

WHEREAS Lot 37, Block 101, Plan 9720343, Lot 36, Block 101, Plan 9420407, and Lot 35, Block 101, Plan 9023003; located at 482, 494, and 500 Riverbend Square NW, Falconer Heights, Edmonton, Alberta, are specified on the Zoning Map as (DC2) Site Specific Development Control Provision; and

WHEREAS an application was made to rezone the above described properties to (DC2) Site Specific Development Control Provision;

NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

1. The Zoning Map, being Part III to Bylaw 12800 The Edmonton Zoning Bylaw is hereby amended by rezoning the lands legally described as Lot 37, Block 101, Plan 9720343, Lot 36, Block 101, Plan 9420407, and Lot 35, Block 101, Plan 9023003; located at 482, 494, and 500 Riverbend Square NW, Falconer Heights, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule "A", from (DC2) Site Specific Development Control Provision to (DC2) Site Specific Development Control Provision.
2. The uses and regulations of the aforementioned DC2 Provision are annexed hereto as Schedule "B".


3. The sketch plan annexed hereto as Schedule "A" and the uses and regulations of the DC2 Provision shown on Schedule "B" annexed hereto are hereby incorporated into the Zoning Bylaw, being Part IV to Bylaw 12800, The Edmonton Zoning Bylaw.

READ a first time this	26th	day of	August	, A. D. 2019;
READ a second time this	26th	day of	August	, A. D. 2019;
READ a third time this	26th	day of	August	, A. D. 2019;
SIGNED and PASSED this	26th	day of	August	, A. D. 2019.

THE CITY OF EDMONTON

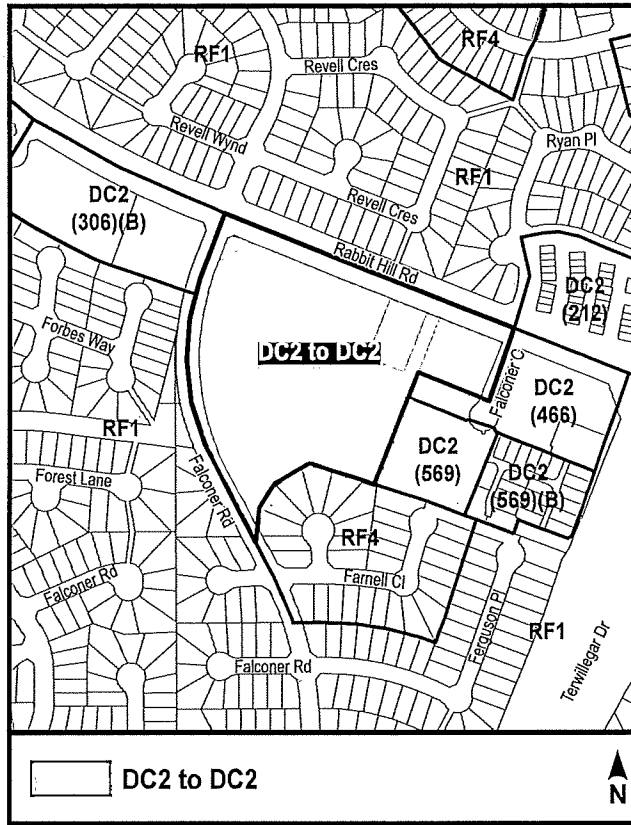


MAYOR



A/_____
CITY CLERK

CHARTER BYLAW 18966



(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 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 "B" - Map of this Bylaw.

3. Uses

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

- w. Specialty Food Services
- x. Secondhand Stores
- y. Outdoor Amusement Establishments
- z. Personal Service Shops
- aa. Private Clubs
- bb. Professional, Financial and Office Support Services
- cc. Protective and Emergency Services
- dd. Public Libraries and Cultural Exhibits
- ee. Rapid Drive-through Vehicle Services
- ff. Recycling Depots
- gg. Religious Assembly
- hh. Residential Sales Centre
- ii. Special Event
- jj. Spectator Entertainment Establishments
- kk. Veterinary Services
- ll. Warehouse Sales
- mm. Fascia On-premises Signs
- nn. Freestanding On-Premises Signs
- oo. Minor Digital On-premises Signs
- pp. Projecting On-Premises Signs
- qq. Temporary On-Premises Signs

4. Development Criteria

- a. The site layout shall be general accordance with the Site plan 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 Floor Area for the Site shall be distributed among a number of separate buildings, in general accordance with the Site plan attached as Appendix I. The location, form and configuration of buildings may be varied, at the discretion of the Development Officer, providing Setback and architectural guidelines are observed.
- c. The maximum Heights for single Storey and two 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 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 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 Height for a single Storey buildings measured at the building wall facing the interior of the site shall be 7.5m, provided this additional Height is used to provide a covered arcade;
 - iii. the maximum Height for buildings A and G shall not exceed two Storeys nor an overall 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 Height, excepting gable walls, for buildings A and G shall not exceed 8m; and
 - iv. the maximum Height of architectural features and tower elements measured from 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 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 requirements within this Provision shall generally be as follows:
- i. a landscaped 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 deciduous trees (a minimum calliper of 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 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 coniferous trees (a minimum height of 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 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 50mm) and groupings of coniferous trees (a minimum height of 2.5m), planted in 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 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 50mm and coniferous trees shall be a minimum height of 2.5m. 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 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 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 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 sight 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 cm and coniferous trees a minimum height of 3m. 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 setback of 6 m shall be required for building D adjacent to the north property line (Rabbit Hill Road) and a minimum building Setback of 18m shall be required for buildings E, L and M, excepting that the minimum 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 1000m². 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 350m².;
 - ii. a minimum 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 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 Setback of 7.5m. In addition, development adjacent to the south property line should include variations in 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 a Development Permit for a new structure. 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;
- g. Vehicular access and egress shall be restricted to the general locations shown on Appendix I and shall be to the satisfaction of the Development Officer in consultation with City Staff.
- h. No parking, loading, storage, trash collection, outdoor service or display areas shall be permitted within a required 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 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. 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 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 building exteriors 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. 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 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 consistent with the overall intent of Section 59 and Schedule 59E of the Zoning Bylaw shall be prepared for each phase of the Development to be approved by the Development Officer and comply with the following additional requirements:
 - i. except as provided for in Clause (ii) below, Freestanding On-premises Signs shall be used for identification of the project as a whole and not for tenant identification, and shall be limited to:
 - A. two Freestanding On-premises Signs not exceeding a Height of 2.5m and a Sign Area of 4.5m² to be located on Rabbit Hill Road at the major entrances to the site; and
 - B. one Sign not exceeding a Height of 7m and a Sign Area of 12m² to be located at the corner of Falconer Road and Rabbit Hill Road.

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

- ii. at the discretion of the Development Officer, tenant identification may be included on the Freestanding On-premises Signs allowed under Clause (i) (A) and (B) 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 sign;
- iii. a Freestanding On-premises Sign not exceeding a Height of 3.66m and a Sign Area of 7.5m² 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 Height. The base of the Freestanding Sign shall be landscaped and must be designed to

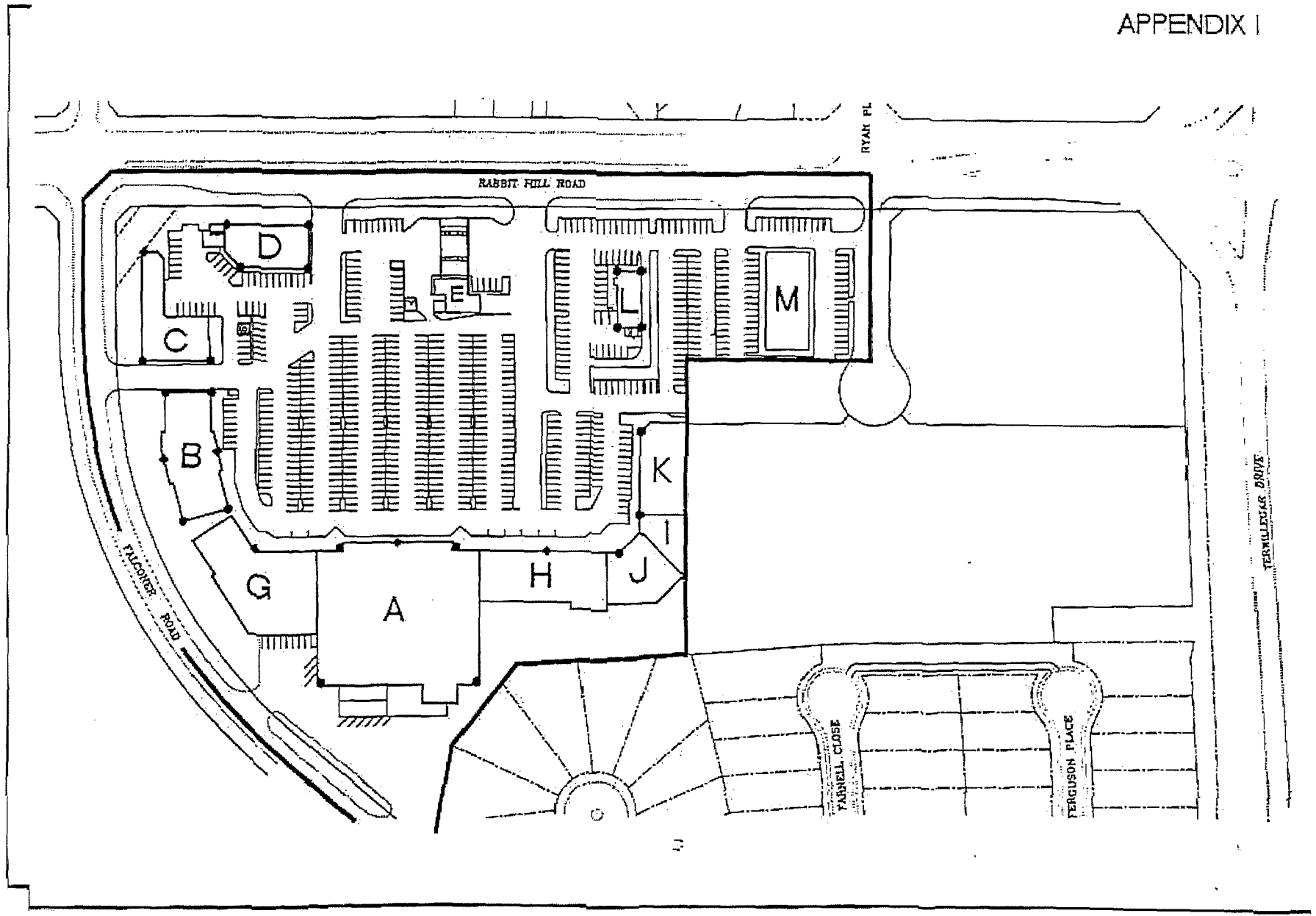
be compatible with the architectural theme of the project, and be located in proximity to the Gas Bar, to the satisfaction of the Development Officer;

- iv. no Permanent or Temporary Sign shall be allowed above the roof line, unless incorporated into an architectural feature such as tower elements, cupolas or steeples and the Sign is limited to a logogram;
- v. Signs located on building facades shall be similar as to design, proportion, construction materials, and placement. The design, 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;
- vi. no 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. Temporary Signs shall comply with the following criteria:
 - A. two Temporary Signs designed to the satisfaction of the Development Officer may be allowed to be used exclusively for building construction identification of the overall project in accordance with Section 59 of the Zoning Bylaw; and
 - B. two Temporary Signs designed to the satisfaction of the Development Officer, may also be used for real estate advertising and/or leasing purposes. Such Signs shall not exceed a maximum Height of 5.0m or a Sign Area of 10m² and shall be used for a period of 90 consecutive days after the completion of each phase of the project.
- m. The Development Officer may grant relaxations to this Provision, if in 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 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 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 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 Height of the underside of the canopy above Grade does not exceed 4.3m and the overall Height of the canopy does not exceed 6m.

- b. The location of any accessory food pick-up window and circulation shall be provided to the satisfaction of the Development Officer in consultation with City Staff.
- c. Outdoor Participant Recreation Services and Outdoor Amusement Establishments may be allowed as interim Uses as the discretion of the Development Officer, having regard to minimizing impacts on adjacent residential Uses and ensuring a high standard of appearance appropriate to this Site. Such 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 Uses must be set back 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, to the satisfaction of the Development Officer.
- d. 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 Uses. All loading/unloading shall be from inside a building and there shall be no outdoor storage.
- e. 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 plant sales shall be permitted, with a maximum area of 500m².
- f. Child Care Services shall be located such that direct access at ground level can be provided to an outdoor play area. The outdoor play area 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 1.8m high.
- g. Protective and Emergency Services shall be limited to a facility for the provision of ambulance services, comprising not more than two vehicles.



Riverbend Square Shopping Centre - Site Layout

