

DC

1. Purpose

To allow for a variety of commercial businesses and limited residential opportunities, associated with a health and wellness centre located adjacent to the North Saskatchewan River Valley.

2. Permitted Uses

Commercial Uses

- 2.1. Food and Drink Service
- 2.2. Health Service
- 2.3. Indoor Sales and Service
- 2.4. Outdoor Recreation Service
- 2.5. Outdoor Sales and Service

Residential Uses

- 2.6. Residential

Agricultural Uses

- 2.7. Urban Agriculture

Sign Uses

- 2.8. Fascia Sign
- 2.9. Freestanding Sign
- 2.10. Portable Sign
- 2.11. Projecting Sign

3. Additional Regulations for Specific Uses

3.1. Outdoor Sales and Services

- 3.1.1. Outdoor display and service areas visible and adjacent to a Site in a residential Zone, must be located and screened to minimize visual impacts. Screening must be provided through methods such as but not limited to Trees, landscaping, fencing, or other similar measures.

- 3.2. A Residential Use shall not be permitted on Site without a principle Commercial Use.

Sign Uses

- 3.3. Signs must comply with Section 6.90.

Uses with Total Area and Floor Area Exceptions

- 3.4. The Development Planner may consider a variance to the maximum total area of Floor Area of a non-residential Use if adequate mitigation measures are used to reduce negative impacts to Abutting Uses or Sites, including:

- 3.4.1. Measures specified in Subsection 2 of Section 5.120;

3.4.2. Modification of Site plans to locate Uses or activities in a location to minimize visual, noise, lighting, odour or other similar Nuisances; or

3.4.3. Other similar measures.

4. Site and Building Regulations

4.1. Development must comply with Table 4.1:

Table 4.1. Site and Building Regulations		
Subsection	Regulation	Value
Height		
4.1.1.	Maximum Height	16.0 m
Floor Area Ratio		
4.1.2.	Maximum Floor Area Ratio	0.37
4.1.3.	Maximum Floor Area Ratio for Residential Uses	0.37
Setbacks		
4.1.4.	Minimum Setback Abutting a Street	6.0 m
4.1.5.	Minimum Setback Abutting a Residential Zone	6.0 m
4.1.6.	Minimum Setback Abutting North Property Line	10.0 m
4.1.7.	Minimum Setback to West Property Line	See Appendix 1

4.2. Despite Section 4.1.6, should the City complete their purchase or decide not to purchase, of a 10.0 m wide strip of land along the north boundary of the site, a minimum 6 m Setback will be required.

5. Design Regulations

5.1. Where a building wall has a total length greater than 25.0 m that:

5.1.1. Faces a Street, Park, or a Site in a residential Zone; or

The Façade must be articulated using 2 or more design techniques or features to minimize the perception of massing, eliminate large blank walls, provide visual interest, and enhance the appearance of buildings during winter months. Design techniques or features may include: variations in rooflines; vertical or horizontal building wall projections or recessions; visual breaks of building Facades into smaller sections; use of a combination of finishing materials; or other similar techniques or features.

5.2. On Corner Sites, the Façade design and materials must wrap around the side of the building to provide a consistent profile facing both Streets.

6. General Regulations

Parking, Loading, Storage and Access

6.1. Surface Parking Lots and loading, waste collection, storage, service, and display areas must not be located within a required Setback.

6.2. Loading, waste collection, and storage areas must not be visible from a Street.

- 6.3. Despite Subsection 6.2, waste collection areas for non-Residential Uses in the form of containers with underground or semi-underground waste containment areas may be located in front of principal buildings.
- 6.4. Access to the Site shall be provided from the current site access, as shown in Appendix 1.
- 6.5. Access shall be Hard Surfaced from the curb to 10.0 m into the Site.
- 6.6. Surface Parking Lots, loading, and waste collection areas may project in a Setback provided a minimum 2.0 m wide Landscape Buffer is provided.

Other Regulations

- 6.7. A Landscape Plan for the Site, prepared by a Landscape Architect registered with the Alberta Association of Landscape Architects (AALA), shall be submitted as part of a Development Permit application for review and approval by the Development Officers.
- 6.8. A 10.0 m wide piece of land along the north boundary of the site is included in an option agreement for the City of Edmonton to purchase. Should the purchase agreement be completed, the parcel shall be road right of way and created through a road plan.