Charter Bylaw 18623

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 2689

WHEREAS Lot 12, Block 12, Plan 0123468; located at 17515 - Stony Plain Road NW, Place LaRue, Edmonton, Alberta, is specified on the Zoning Map as (DC2) Site Specific Development Control Provision; and

WHEREAS an application was made to rezone the above described property 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 12, Block 12, Plan 0123468; located at 17515 - Stony Plain Road NW, Place LaRue, Edmonton, Alberta, which lands are shown on the sketch plan attached 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	day of	, A. D. 2018;
READ a second time this	day of	, A. D. 2018;
READ a third time this	day of	, A. D. 2018;
SIGNED and PASSED this	day of	, A. D. 2018.

THE CITY OF EDMONTON

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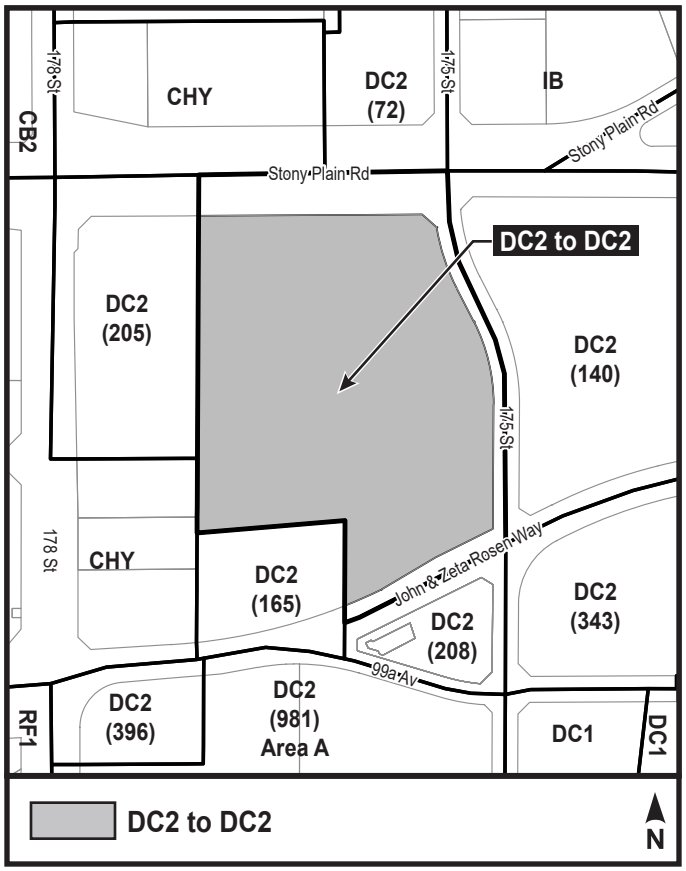
MAYOR

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CITY CLERK

SCHEDULE "A"

CHARTER BYLAW 18623



SCHEDULE "B"

(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION

1. General Purpose

To establish a Site Specific Development Control Provision accommodate a limited range of retail-business and highway commercial uses, with site development regulations that will ensure compatibility with future adjacent land uses and roadways adjacent to the site.

2. Area of Application

Lot 12, Block 12, Plan 012 3468 located west of 175 Street and south of Stony Plain Road, as shown on Schedule "A" appended to the Bylaw adopting this Provision, Place LaRue.

3. Uses

a. Auctioneering Establishments,

b. Automotive and Equipment Repair Shops

c. Automotive and Minor Recreation Vehicle Sales and Rentals

d. Bars and Neighbourhood Pubs,

e. Breweries, Wineries and Distilleries

f. Business Support Services

g. Cannabis Retail Sales

h. Commercial Schools

i. Convenience Retail Stores

j. Convenience Vehicle Rentals

k. Custom Manufacturing

l. Drive-in Food Services

m. Equipment Rentals,

n. Funeral, Cremation and Interment Services

o. Gas Bars

p. General Retail Stores

q. Government Services

r. Green Houses and Plant Nurseries

s. Health Services

t. Hotels

u. Household Repair Services,

v. Indoor Participant Recreation Services
w. Major Alcohol Sales
x. Major Amusement Establishments
y. Media Studios
z. Minor Alcohol Sales
aa. Minor Amusement Establishments
bb. Minor and Major Service Stations
cc. Motels
dd. Outdoor Participant Recreation Services
ee. Personal Service Shops
ff. Private Clubs
gg. Professional Financial and Office Support Services
hh. Rapid Drive-through Vehicle Services
ii. Recycled Materials Drop-off Centres
jj. Restaurants
kk. Second Hand Stores
ll. Specialty Food Services
mm. Spectator Entertainment Establishments
nn. Veterinary Services
oo. Warehouse Sales
pp. Fascia On-premises Signs
qq. Projecting On-premises Signs
rr. Freestanding On-premises Signs
ss. Temporary On-premises Signs
tt. Roof On-premises Signs
uu. Freestanding Off-premises Signs
vv. Fascia Off-premises Signs
ww. Temporary Off-premises Signs
xx. Major Digital Signs
yy. Minor Digital Off-premises Signs
zz. Minor Digital On-premises Off-premises Signs
aaa. Minor Digital On-premises Signs

4. Development Criteria

The following regulations shall apply to all uses:

a. Notwithstanding Section 720.3 (2), no Site Plan is appended to this Provision.

b. The maximum floor area ratio shall be 1.0.

c. The maximum building height shall neither exceed 10 m nor 2 storeys, except that the maximum height for a Hotel shall be 30 m and the maximum height for Professional, Financial and Office Support Services shall not exceed 12 m or 3 storeys.

d. A minimum building setback of 14 m shall be provided from the northern, southern and eastern property lines of the site, as shown on Appendix 1. The above building setbacks may be reduced to the minimum yard requirements of Clause 4.f of this Provision for developments which are less than 6 m in height, at the discretion of the Development Officer where, in his opinion, the provision of landscaping, building facade treatment, the colour of finishing materials or other design features will minimize the perception of massing and create a high standard of building appearance.

e. A minimum building set back of 5 m shall be required adjacent to the west property line, as shown on Appendix 1.

f. A landscaped Yard a minimum of 6 m shall be provided adjacent to the northern and eastern property lines of the site

g. A landscaped Yard a minimum of 7.5 m shall be provided adjacent to all roadways adjacent to the site, as shown on Appendix 1. Landscaping shall consist of a berm 1.0 m in height and planting of four deciduous trees (a minimum of 8 cm in caliper) four evergreen trees (a minimum of 3.0 m in height) and twenty shrubs for a maximum of every 35 m of frontage, with the plant material being grouped within modules not greater than 25 m in length or 4.5 m in width.

h. The landscaped Yard requirements of Clause 4 g of this Provision may be relaxed at the discretion of the Development Officer to a minimum width of 5 m for that portion of the Yard adjacent to 175 Street that is not within 15 m of Stony Plain Road and 100 Avenue. In granting the relaxation, the Development Officer shall ensure that the perceived massing of buildings when viewed from 175 Street is minimized through such factors as increased building setbacks or building design and finishing details. Any reduced Yard must comply with the landscaped planting module and berm requirements of Clause 4.e of this Provision.

i. 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 rear or sides of the principal building and shall be screened from view from any adjacent sites or public roadways.

j. The Development Officer shall ensure that any buildings which provide for multiple business occupancy are designed such that businesses which occupy space at the ground floor level have individual and direct exterior access to grade.

The above regulations shall not apply to buildings used exclusively for Professional, Financial and Office Support Services or, in the case of a mixed office/commercial building, preclude the development of a ground floor lobby area intended to provide access to Professional, Financial and Office Support Services located above the ground floor. Access may be provided to ground floor businesses adjacent to such a lobby, provided that the businesses also have exterior access to grade.

k. All exposed building faces shall have consistent and harmonious exterior finishing materials.

l. Any business premise or multiple occupancy building having a ground floor area greater than 2500 m^2 shall comply with the following design guidelines to the satisfaction of the Development Officer:

i. the roof-line and building facade shall include design elements and variations that reduce the perceived mass of the building and add architectural interest;

ii. the exterior wall finishing materials shall be predominately composed of light earth tone or muted colours and consist of brick, pre-cast concrete, textured concrete, stone, glazing or stucco, with pre-finished metal or wood limited to use as an accent;

iii. the finishing treatment of exterior walls shall be consistent on all building faces;

iv. the provision of landscaping to minimize the perceived mass of the building and create visual interest.

The Development Officer may also require that such developments have a building set back greater than the requirements of Clause 4.d of this Provision, to minimize perceived massing of the development when viewed from adjacent public roadways.

m. Developments in this District shall be evaluated with respect to compliance with the General Development Regulations of Sections 40 to 99 inclusive of the Zoning Bylaw.

n. Signs shall comply with the regulations found in Section 59 and Schedule 59F of the Zoning Bylaw.

o. The Development Officer may grant relaxations to the regulations contained in Sections 40 through 60 of the Zoning Bylaw and the provisions of this District if, in his opinion, such a variance would be in keeping with the General Purpose of the District and would not adversely affect the amenities, use, and enjoyment of neighbouring properties.

p. The minimum gross floor area for a Warehouse Sales establishment shall not exceed 5,000 m^2 and no more than fifty percent of the gross floor area of the establishment is used for warehousing or storage of the goods sold or distributed from the establishment.

q. Any Green Houses or Plant Nurseries which have an outdoor display area for trees or shrubs shall limit the display area to a total of 200 m^2. The display area shall be setback a minimum of 30 m from the property line and located to the side or rear of the principal building.

r. Outdoor Participant Recreation Services shall be limited to tennis courts or miniature golf and shall be developed as part of an Indoor Participant Recreation Service, Hotel or Motel development.

s. Major and Minor Alcohol Sales shall be developed in accordance with Section 85 of the Zoning Bylaw.

t. Restaurants shall not exceed 300 occupants and 420 m2 of Public Space.

u. Bars and Neighbourhood Pubs shall not exceed 850 occupants and 2100 m2 of Public Space

v. Cannabis retail sales shall be developed in accordance with Section 70 of the Zoning Bylaw.

w. Recycled Materials Drop-off Centres shall be developed in accordance with Section 84 of the Zoning Bylaw.

x. Specialty Food Services shall not exceed 200 occupants and 240 m2 of Public Space

y. All Equipment Rentals, Recycled Materials Drop-off Centres, Auctioneering Establishments and Household Repair Services, shall be contained within an enclosed building.

z. The following regulations shall apply to Automotive and Minor Recreational Vehicle Sales/Rentals and Convenience Vehicle Rentals developments:

    i. The size, location, screening and landscaping of the outdoor vehicular display areas for Automotive and Minor Recreational Vehicle Sales/Rentals and Convenience Vehicle Rentals shall be subject to the approval of the Development Officer, who shall ensure that development of the site achieves a high standard of

appearance appropriate to the location of this DC2 District, adjacent to a major City entrance route;

ii. All storage, display or parking areas shall be hard surfaced in accordance with Section 54.6 of the Zoning Bylaw; and

iii. Lighting for the display areas shall be mounted on lamp standards and no exposed and bulbs or strings of lights shall be used.

aa. The siting, access and traffic impact of the following developments shall be to the satisfaction of City Planning, who shall ensure that such developments do not prejudice the safety and transportation function of the highway entrance and limited access public roadways;

i. Drive-in Food Services;

ii. General Retail Stores;

iii. Hotels;

iv. Major Amusement Establishments;

vi. Indoor Participant Recreation Services;

vii. Professional, Financial and Office Support Services;

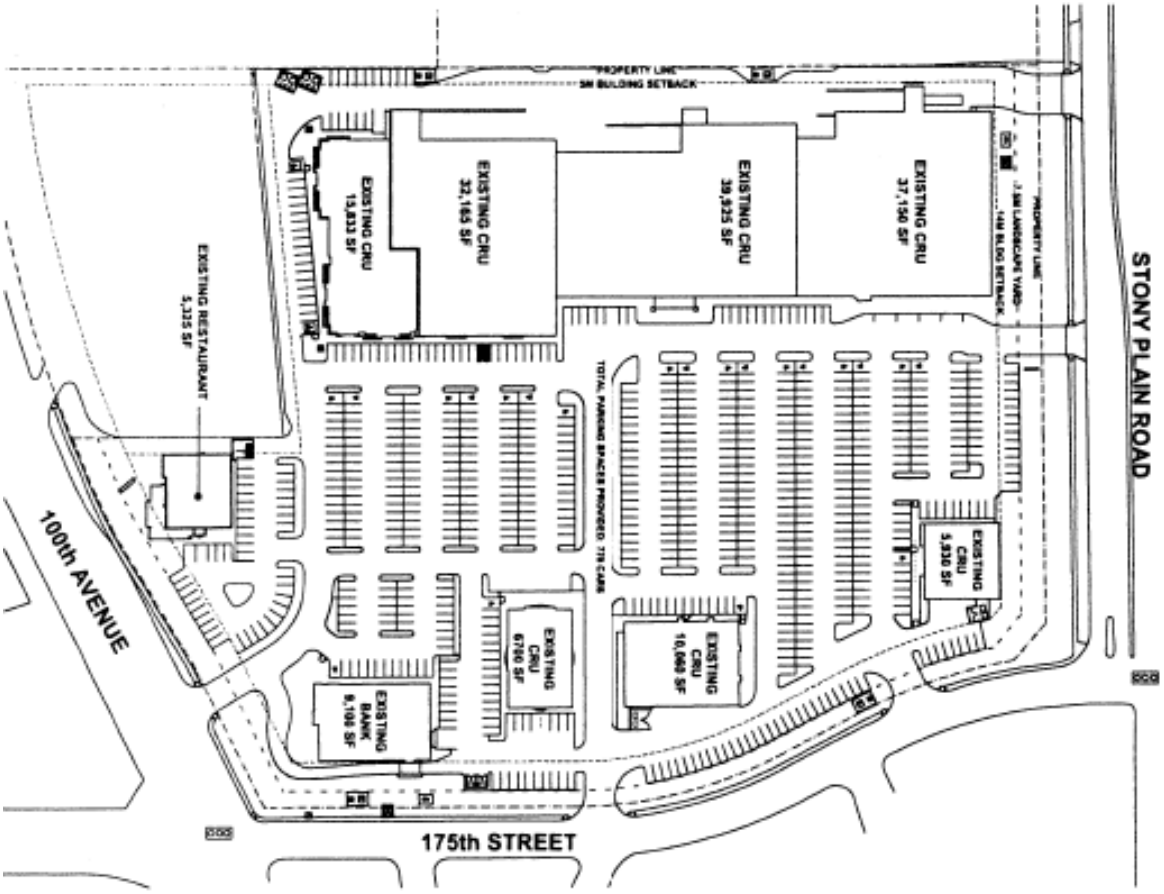
viii. Rapid Drive-through Vehicle Services;

ix. Spectator Entertainment Establishments; and

x. Warehouse Sales.

bb. The Development Officer, based upon the advice of City Planning, may as a condition of approval limit the gross floor area or seating capacity for any of the above noted uses and require that the developer enter into an agreement to pay for the costs of additional roadway improvements to provide access to the development.

Appendix 1


PROPERTY LINE
5M BUILDING SETBACK
EXISTING CRU
13,833 SF
EXISTING CRU
32,165 SF
EXISTING CRU
39,525 SF
EXISTING CRU
37,150 SF
PROPERTY LINE
3.5M LANDSCAPE YARD
14M BLDG SETBACK
EXISTING RESTAURANT
5,335 SF
TOTAL PARKING SPACES PROVIDED: 778 CARS
EXISTING
CRU
5,930 SF
EXISTING
CRU
6750 SF
EXISTING
CRU
10,069 SF
EXISTING
BANK
5,105 SF
100th AVENUE
175th STREET
STONY PLAIN ROAD