

Charter Bylaw 19800

A Bylaw to amend Bylaw 12800, as amended,  
The Edmonton Zoning Bylaw  
Amendment No. 3285

WHEREAS Block B, Plan 4344HW; located at 16420 - 26 Street NW, Gorman, Edmonton, Alberta, is specified on the Zoning Map as (AGI) Industrial Reserve Zone; and

WHEREAS an application was made to rezone the above described property to (IB) Industrial Business Zone, (PU) Public Utility Zone, and (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 Block B, Plan 4344HW; located at 16420 - 26 Street NW, Gorman, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule "A", from (AGI) Industrial Reserve Zone to (IB) Industrial Business Zone, (PU) Public Utility Zone, and (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. 2021;
READ a second time this	day of	, A. D. 2021;
READ a third time this	day of	, A. D. 2021;
SIGNED and PASSED this	day of	, A. D. 2021.

THE CITY OF EDMONTON

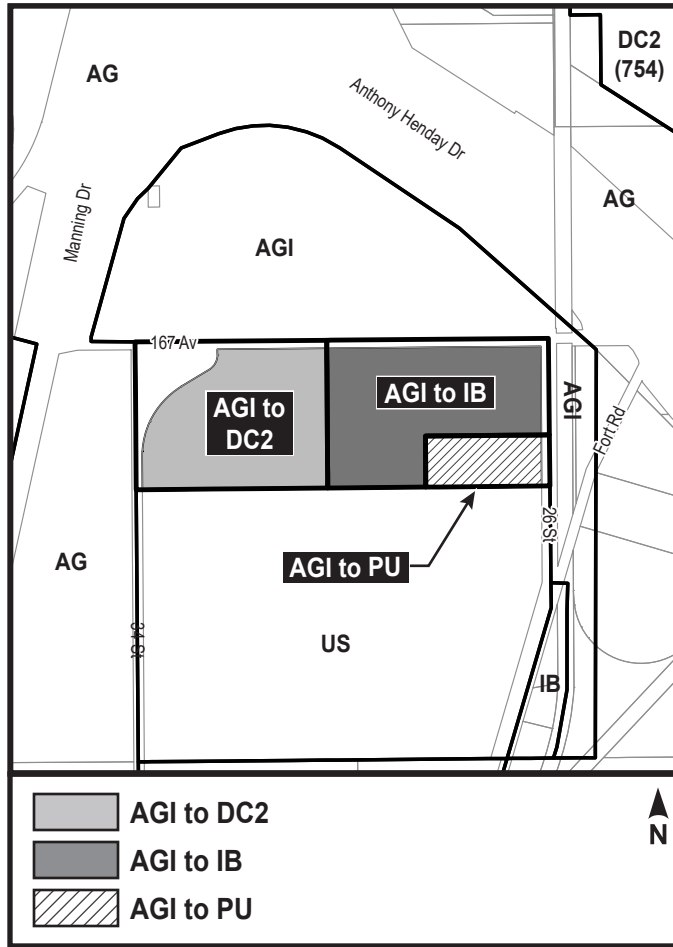
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MAYOR

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CITY CLERK

CHARTER BYLAW 19800



**(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION****DC2.####.1 General Purpose**

To provide for a private recreation facility offering opportunities for Indoor and Outdoor Recreation (including air supported soccer domes), and associated Uses,.

**DC2.####.2 Area of Application**

This Provision shall apply to a portion of Block B, Plan 4344HW located south of 167 Avenue NW and east of 34 Street NW as shown in Schedule "A" of the Charter Bylaw adopting this Provision, Gorman.

**DC2.####.3 Uses**

1. Bars and Neighbourhood Pubs
2. Child Care Services
3. Health Services
4. Indoor Participant Recreation Services
5. Outdoor Participant Recreation Services
6. Restaurants
7. Special Event
8. Specialty Food Services
9. Fascia On-premises Signs
10. Fascia Off-premises Signs
11. Freestanding On-premises Signs
12. Freestanding Off-premises Signs
13. Major Digital Signs
14. Minor Digital Off-premises Signs
15. Minor Digital On-premises Signs
16. Minor Digital On-premises Off-premises Signs
17. Projecting On-premise Signs
18. Roof On-premises Signs
19. Temporary On-premises Signs

**DC2.####.4 Development Regulations**

1. Development shall be in general accordance with the site layout and building locations illustrated on the Site Plan, Appendix 1, except that the building configurations and locations may be altered if such alteration is in compliance with the following development regulations and consistent with the General Purpose of this Provision.
2. The maximum Floor Area Ratio shall be 1.2.
3. Minimum Setbacks shall be provided as follows:
  - a. 10 m from the property line Abutting 167 Avenue NW;

- b. 9.1 m from the southwest corner of the property line Abutting 34 Street NW road right of way, reducing to 0 m where the property line Abuts Road Plan 3344X, as identified on the Appendix 1, Site Plan;
  - c. 6 m from the south property line; and
  - d. 6 m from the east boundary of the DC2 Provision.
4. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a required Setback.
5. The maximum Height shall not exceed 12.0 m, except air supported structures (sporting domes) may be a maximum of 28.0 m.
6. Signs shall comply with the regulations of the Zoning Bylaw and Schedule 59F, as amended, including regulations for Discretionary Signs that are authorized in this provision, except that
  - a. A Comprehensive Sign Design Plan shall be submitted for all Signs within the DC2 boundary;
  - b. Roof On-premise Signs may only be located on the facilities building;
7. Site Landscaping shall be provided in accordance with the Zoning Bylaw except that the minimum number of trees provided shall be 132 and the minimum number of shrubs provided shall be 220, with no more than  $\frac{1}{2}$  of the trees located in any one general location, as determined by the Development Officer.
8. Landscaping for parking islands shall be provided in accordance with the Zoning Bylaw.
9. Provision shall be made for adequate on-site pedestrian circulation. Adequate on-site pedestrian circulation means Hardsurfaced sidewalks or Walkways connecting the main entrance of all on-Site principal buildings to public sidewalks and Walkways adjacent to roadways or within rights-of ways Abutting the Site and around air supported structures.
10. Walkways within a Surface Parking lot shall:
  - a. be located at regular intervals of not more than 50 m to provide access from Parking areas to building entrances;
  - b. provide direct connection from adjacent public walkways and/or transit stops to the building entrance; and
  - c. be a minimum 1.5 m clear width, free from obstructions, including vehicle overhangs.

#### **DC2.####.5 Improvements**

1. As a condition of a subdivision or a Development Permit for construction of a principal building and/or structure, the owner shall enter into an Agreement with the City of Edmonton for off-Site improvements necessary to serve or enhance the development, to the satisfaction of the Development Officer in consultation with Subdivision and

Development Coordination (Transportation). Such improvements shall be constructed at the owner's cost. The Agreement process shall include an engineering drawing review and approval. Improvements to address in the Agreement include, but are not limited to not limited to:

- a. Repair of any damage to the abutting roadways, sidewalks and boulevard, including Lanes not directly adjacent to the Site, caused by the construction of the development.
- b. Upgrading 34 Street NW from the existing terminus of the upgraded portion 34 Street (approximately 200 m north of 158 Avenue NW) to 167 Avenue, to an approved collector roadway standard.
- c. Payment of the Arterial Roadway Assessments owing for the construction of arterial roadways in the catchment area.

# APPENDIX 1 - SITEPLAN

167 AVENUE

