

Charter Bylaw 18888

A Bylaw to amend Bylaw 12800, as amended,  
The Edmonton Zoning Bylaw  
Amendment No. 2820

WHEREAS a portion of Lot 10, Block 1, Plan 1424279; located at 165 - Albany Drive NW, Albany, Edmonton, Alberta, is specified on the Zoning Map as (CSC) Shopping Centre Zone; 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 a portion of Lot 10, Block 1, Plan 1424279; located at 165 - Albany Drive NW, Albany, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule "A", from (CSC) Shopping Centre Zone 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.

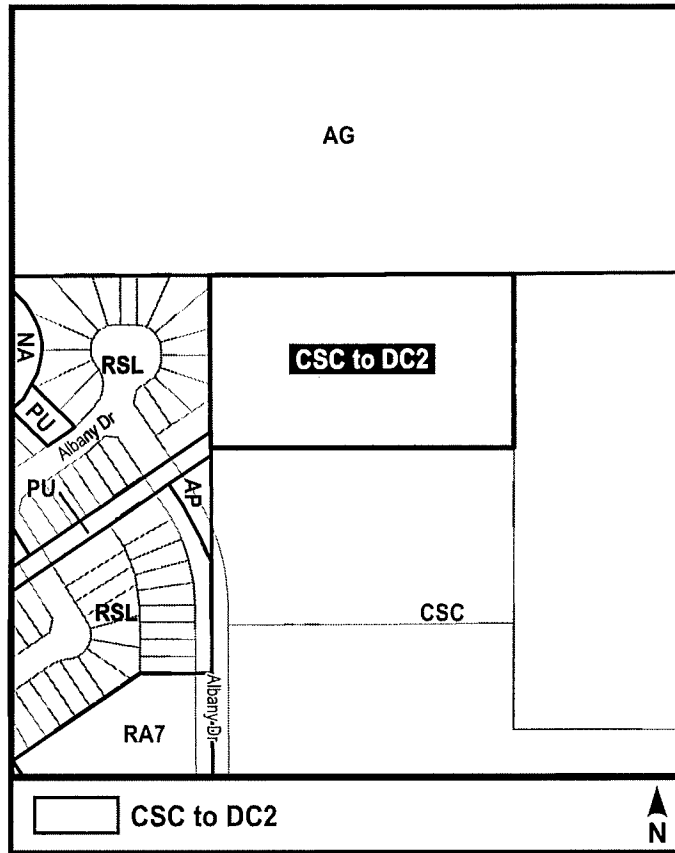
READ a first time this	8th day of September	, A. D. 2021;
READ a second time this	8th day of September	, A. D. 2021;
READ a third time this	8th day of September	, A. D. 2021;
SIGNED and PASSED this	8th day of September	, A. D. 2021.

THE CITY OF EDMONTON

  
\_\_\_\_\_  
MAYOR

  
\_\_\_\_\_  
A/ CITY CLERK

CHARTER BYLAW 18888



**SCHEDULE "B"****(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION****1. General Purpose**

To create a mixed-use site with the opportunity for standalone residential low rise apartments, low rise apartments with main floor commercial, or standalone commercial uses.

**2. Area of Application**

This provision is specific to the approximately 2.55 ha commercial site within the Albany neighbourhood. The site is located north of 167 Avenue and west of 127 Street and is legally described as a portion of Lot 10, Block 1, Plan 142 4279.

**3. Uses**

- a. Apartment Hotels
- b. Bars & Neighbourhood Pubs
- c. Business Support Services
- d. Cannabis Retail Sales
- e. Child Care Services
- f. Commercial Schools
- g. Convenience Retail Stores
- h. Creation and Production Establishments
- i. Equipment Rentals
- j. General Industrial Uses
- k. General Retail Stores
- l. Government Services
- m. Health Services
- n. Hotels
- o. Indoor Participant Recreation Services
- p. Liquor Stores
- q. Limited Group Homes
- r. Live Work Unit
- s. Lodging Houses
- t. Major Amusement Establishments

- u. Major Home Based Business
- v. Media Studios
- w. Minor Amusement Establishments
- x. Minor Home Based Business
- y. Mobile Catering Food Services
- z. Multi-Unit Housing
- aa. Nightclubs
- bb. Non-accessory Parking
- cc. Personal Service Shops
- dd. Private Clubs
- ee. Private Education Services
- ff. Professional, Financial and Office Support Services
- gg. Public Libraries and Cultural Exhibits
- hh. Rapid Drive Through Vehicle Services
- ii. Recycled Materials Drop-off Centres
- jj. Religious Assembly
- kk. Residential Sales Centre
- ll. Restaurants
- mm. Secondhand Stores
- nn. Specialty Food Services
- oo. Supportive Housing
- pp. Urban Gardens
- qq. Veterinary Services
- rr. Fascia Off-premises Signs
- ss. Fascia On-premises Signs
- tt. Freestanding Off-premises Signs
- uu. Freestanding On-premises Signs
- vv. Major Digital Signs
- ww. Minor Digital Off-premises Signs
- xx. Minor Digital On-premises Signs
- yy. Projecting On-premises Signs
- zz. Roof On-premises Signs
- aaa. Temporary Off-premises Signs

#### 4. Development Regulations

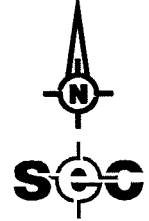
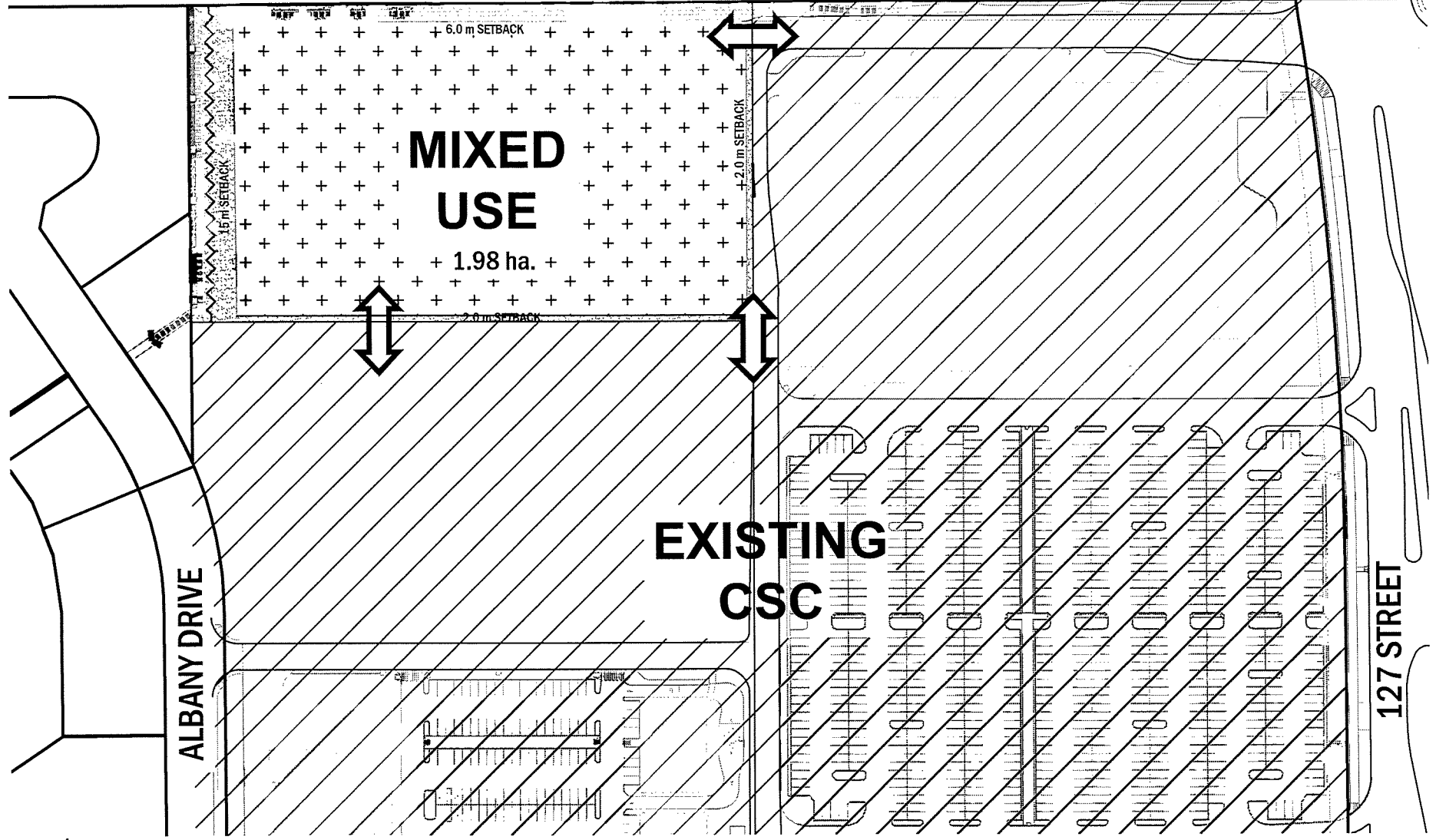
- a. The Site shall be developed in general accordance with the Site Plan, as shown on Appendix 1.
- b. The maximum Density shall be 224 Dwellings/ha.
- c. The maximum Floor Area Ratio shall be 2.5.
- d. The maximum Height for stand-alone residential development shall not exceed 23 m.
- e. The maximum Height for stand-alone commercial development shall not exceed 16 m.
- f. The maximum Height for a mixed-use residential/commercial building shall not exceed 23 m.
- g. A minimum Setback of 6.0 m shall be required from the north property line.
- h. A minimum Setback of 15 m shall be required from the west property line for all buildings, structures and Parking Garages other than Parking Areas at ground level where a Site Abuts a Site zoned residential.
- i. A minimum Setback of 2.0 m shall be required from the south and east property lines.
- j. A minimum Amenity Area of 7.5 m<sup>2</sup> per Dwelling shall be provided.
- k. Separation Space shall be provided in accordance with this Bylaw, except that it shall not be required where side walls of Abutting buildings face each other and habitable windows are not located directly opposite each other, such that privacy is not impacted to the satisfaction of the Development Officer.
- l. Notwithstanding the other regulations of this Zone, where any building exceeds 10.0 m in Height, or is a Multi-unit Project Development, and abuts a Site zoned to allow Single Detached Housing as a Permitted Use, or the RF5 Row Housing Zone, the following regulations shall apply along the said property line:
  - i. No outdoor parking, garbage collection, common amenity areas, or outdoor storage areas shall be developed within 3.0 m of the property line.
  - ii. Design techniques including, but not limited to, the use of sloped roofs, variations in building setbacks and articulation of building façades, shall be employed in order to minimize the perception of massing of the building when viewed from adjacent residential areas and roadways; and
  - iii. Building finished shall be compatible with the exterior finishing materials and colours typical of adjacent development.

- m. Loading and storage areas shall be located at the rear or sides of the principal building and shall be screened from view from any adjacent sites or public roadways. If the rear or sides of a site are used for parking, an outdoor service or display area, or both, and abut a Site zoned Residential or a Lane serving a Residential Zone, such areas shall be screened.
- n. All mechanical equipment, including roof mechanical units shall be concealed by screening with parapet heights or incorporation within the building roof in a manner that is consistent with the finishing of the building and the overall architectural style of the development.
- o. A Landscape Plan shall be submitted by a registered Landscape Architect prior to the approval of any Development Permit.
- p. Parking, outdoor service or display areas, or both, that abut the existing Residential Zone to the west, shall be screened within the setback through use of landscape treatment and fencing.
- q. The development shall incorporate Crime Prevention Through Environmental Design elements by ensuring:
  - i. A minimum of 50% clear, non-reflective glazing is required on the exterior of a commercial ground floor where the front entrances are located. Glazing is calculated as a percent of horizontal linear meters at 1.5 m above finished proportion of Grade. A maximum of 10% of the first Storey glazing may be covered by Signs. The remainder of the glazing shall remain free from obstruction.
  - ii. Exterior lighting shall be developed to provide a safe lit environment to the satisfaction of the Development Officer;
  - iii. Landscaping include low-growing shrubs or deciduous trees with a high canopy at maturity and that all foliage be kept trimmed back to prevent loss of natural surveillance; and
  - iv. Customer access to commercial development must be visible from a public area.
- r. Internal private roadways shall be constructed to a minimum standard width to accommodate the swept path analysis requirements for waste management and emergency services vehicles, to the satisfaction of the Development Officer in consultation with Subdivision Planning and Coordination, Fire Rescue Services and Waste Management Service.
- s. Multi-Unit Housing shall be permitted above the office or retail component of a shopping centre or as a stand-alone building.
- t. Bars and Neighbourhood Pubs, Nightclubs and Restaurants will have a maximum capacity of 240 m<sup>2</sup> of Public Space each.
- u. Religious Assembly shall have a maximum of 240 m<sup>2</sup> of Public Space.
- v. Specialty Food Services shall have a maximum of 120 m<sup>2</sup> of Public Space.

- w. Child Care Services shall not be located within 15.0 m of a building containing Rapid Drive-through Vehicle Services.
- x. General Industrial Uses shall be limited to facilities commonly referred to as self-storage which shall be contained within an enclosed building and shall not exceed a maximum height of 16 m.
- y. Equipment Rentals shall be permitted provided that all equipment and goods for rent shall be contained within an enclosed building.
- z. On-Site pedestrian circulation shall be encouraged by ensuring that Walkways, Amenity Areas and parking areas are connected by convenient and safe crossing facilities and well-designed driveway entry/exits which promote pedestrian priority which may include but not limited to, grade, colour and material of the walkway.
- aa. Perceived massing shall be minimized through the following design elements:
  - i. Building setback variations, building orientation, window placement, awnings, articulation around entranceways, roof treatment, and the choice of exterior materials and colors; and
  - ii. Landscaping situated so as to mitigate the perceived mass of the street façade.
- bb. Signs shall comply with the regulations of Schedule 59E.



ANTHONY HENDAY  
TRANSPORTATION UTILITY CORRIDOR



DC ZONING - SITE PLAN

N.T.S.

LEGEND

- MIXED USE AREA
- EXISTING CSC AREA
- SETBACK AREA
- ALBANY MARKET SQUARE
- EXISTING SHARED USE PATH
- EXISTING FENCE
- LANDSCAPE BUFFER
- SITE ACCESS
- CITY OF EDMONTON