

Charter Bylaw 19846

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 3317

WHEREAS Lot 1, Block 32, Plan 8821667 and a portion of Lot 5, Block 32, Plan 0021129; located at 3940 Gateway Boulevard NW and 3803 Calgary Trail NW, Calgary Trail South, 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 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, and notwithstanding Section 720.3(2) of the Edmonton Zoning Bylaw, 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 1, Block 32, Plan 8821667 and a portion of Lot 5, Block 32, Plan 0021129; located at 3940 Gateway Boulevard NW and 3803 Calgary Trail NW, Calgary Trail South, 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.

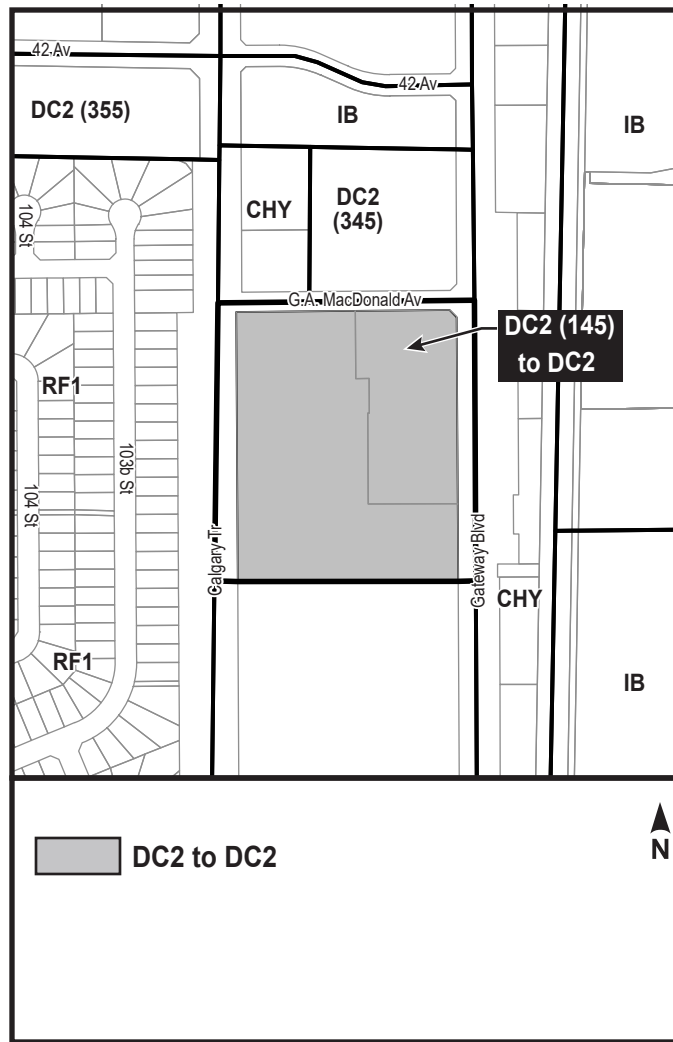
READ a first time this	day of	, A. D. 2021;
READ a second time this	day of	, A. D. 2021;
READ a third time this	day of	, A. D. 2021;
SIGNED and PASSED this	day of	, A. D. 2021.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

CHARTER BYLAW 19846



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

To establish a Site Specific Development Control Provision for retail commercial and office uses and to establish site development regulations that will ensure compatibility with surrounding land uses.

2. Area of Application

This Provision shall apply to Lot 1, Block 32, Plan 8821667 and the northern portion of Lot 5, Block 32, Plan 0021129, as shown on Schedule “A” of the Bylaw adopting this Provision; Calgary Trail South.

3. Uses

- a. Auctioneering Establishments, provided that all goods and equipment to be auctioned are stored and displayed within an enclosed building
- b. Automotive and Equipment Repair Shops
- c. Automotive and Minor Recreational Vehicle Sales/Rentals
- d. Bars and Neighbourhood Pubs
- e. Business Support Services
- f. Cannabis Retail Sales
- g. Commercial Schools
- h. Convenience Retail Stores
- i. Convenience Vehicle Rentals
- j. Drive-in Food Services
- k. Equipment Rentals, provided that all equipment and goods for rent are contained within an enclosed building
- l. Funeral, Cremation and Interment Services
- m. Gas Bars
- n. General Retail Stores with a maximum gross Floor Area of 9750 m²
- o. Government Services
- p. Greenhouses, Plant Nurseries and Garden Centres
- q. Health Services
- r. Indoor Participant Recreation Services
- s. Limited Contractor Services
- t. Liquor Stores

- u. Major Service Station
- v. Media Studios
- w. Minor Service Station
- x. Nightclubs
- y. Outdoor Participant Recreation Services
- z. Personal Service Shops
- aa. Private Clubs
- bb. Professional, Financial and Office Support Services
- cc. Public Library and Cultural Exhibits
- dd. Rapid Drive-through Vehicle Services
- ee. Restaurants
- ff. Specialty Food Services
- gg. Urban Outdoor Farms
- hh. Veterinary Services
- ii. Warehouse Sales
- jj. Fascia Off-premises Signs
- kk. Fascia On-premises Signs
- ll. Freestanding On-premises Signs
- mm. Minor Digital On-premises Signs
- nn. Projecting On-premises Signs
- oo. Roof On-premises Signs
- pp. Temporary On-premises Signs

4. Development Regulations

- a. The maximum Floor Area Ratio shall be 1.5.
- b. A landscaped Yard of 3 m in width shall be provided adjacent to Calgary Trail NW, Gateway Boulevard NW, G. A. MacDonald Avenue NW and along any future public roadways.

The landscape treatment for these Yards shall include four mature deciduous trees (a minimum caliper of 8 cm) and four evergreen trees (a minimum of 3.0 m in Height) along with a minimum of 20 shrubs for each 35 m of frontage, with the planting to be grouped in modules not greater than 25 m in length. The landscaping along Calgary Trail NW and Gateway Boulevard NW shall include a discontinuous undulating berm not to exceed 1 m in Height. Notwithstanding the landscaped treatment specified above, a minimum of 35 spruce trees not less than 3 m in Height shall be planted along Gateway Boulevard NW.

- c. The maximum building Height shall not exceed 15 m, except that the maximum

Height for office buildings shall not exceed 40 m. Any buildings in excess of 15 m shall be located not closer than 105 m from the property line adjacent to Calgary Trail NW.

- d. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a required Yard, and loading, storage, parking and trash collection areas shall be screened from view from any adjacent sites and public roadways.
- e. Development shall be in accordance with the following guidelines, to the satisfaction of the Development Officer:
 - i. all exterior finishing materials must be of good quality, durable and attractive in appearance, and all exposed building faces shall have consistent and harmonious exterior finishing materials;
 - ii. on-site security and building lighting must be situated and designed such that the illumination is directed downwards and no direct rays of light are directed outward from the site;
 - iii. all mechanical equipment on the roof of any building shall be concealed by screening in a manner compatible with the architectural character of the building, or concealed by incorporating it within the building roof; and
 - iv. that any buildings with a wall exceeding 30 m in length shall comply with the following guidelines:
 - A. the roof-line and building facade shall include design elements and variations that reduce the perceived mass of the building and add architectural interest;
 - B. 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; and
 - C. the provision of landscaping to minimize the perceived mass of the building and create visual interest.
- f. Signs shall comply with Section 59 and Schedule 59F of the Zoning Bylaw, except that Minor Digital On-premises Signs shall be limited to an area of 8 square meters.

5. Additional Development Regulations for Specific Uses

- a. Automotive and Minor Recreational Vehicle Sales/Rentals and Convenience Vehicle Rentals developments shall comply with the following criteria:
 - i. lighting for the display areas shall be mounted on lamp standards and no

- exposed bulbs or strings of lights shall be used; and
- ii. the size, locations, screening and landscaping of the outdoor vehicular display area shall be subject to the approval of the Development Officer who shall ensure that development of the site is compatible with the appearance and site design of surrounding developments and appropriate to the City entrance location of this site.
- b. Warehouse Sales establishments shall not be less than 1000 m² unless at least fifty
- c. percent of the gross Floor Area of the establishment is used for warehousing or storage of goods sold or distributed from the establishment.
- d. Notwithstanding Section 720.3.2 of the Zoning Bylaw, no site plan is appended to this Provision.