

Charter Bylaw 20012

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 3407

WHEREAS a portion of Lot 1, Block A, Plan 1921169; located at 2815 - 170 Street SW, Glenridding Ravine, Edmonton, Alberta, is specified on the Zoning Map as (AG) Agricultural Zone; and

WHEREAS an application was made to rezone the above described property to (CSC) Shopping Centre Zone, (DC2) Site Specific Development Control Provision, and (RA8) Medium Rise Apartment Zone;

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 1, Block A, Plan 1921169; located at 2815 - 170 Street SW, Glenridding Ravine, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule "A", from (AG) Agricultural Zone to (CSC) Shopping Centre Zone, (DC2) Site Specific Development Control Provision, and (RA8) Medium Rise Apartment Zone.
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.

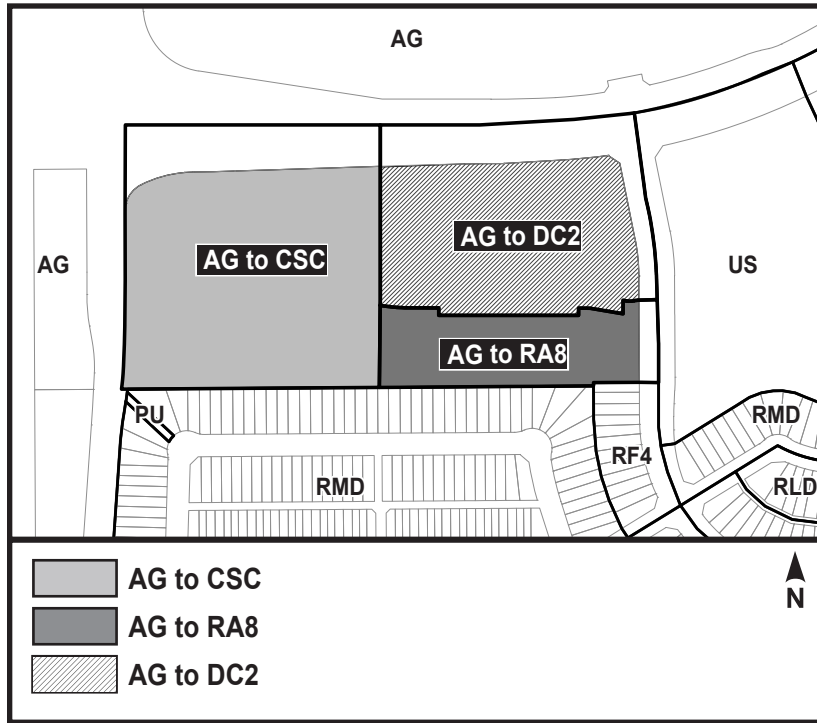
READ a first time this	day of	, A. D. 2022;
READ a second time this	day of	, A. D. 2022;
READ a third time this	day of	, A. D. 2022;
SIGNED and PASSED this	day of	, A. D. 2022.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

CHARTER BYLAW 20012



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

To create a commercial site with the opportunity for mixed-use development on a portion of the site in the form of standalone residential medium-rise apartments, or medium rise apartments with main floor commercial uses.

2. Area of Application

This Provision shall apply to the portion of Lot 1, Block A, Plan 1921169 located south of Rabbit Hill Road and east of 170 Street SW as shown in Schedule “A” of the Charter Bylaw adopting this Provision, Glenridding Ravine.

3. Uses

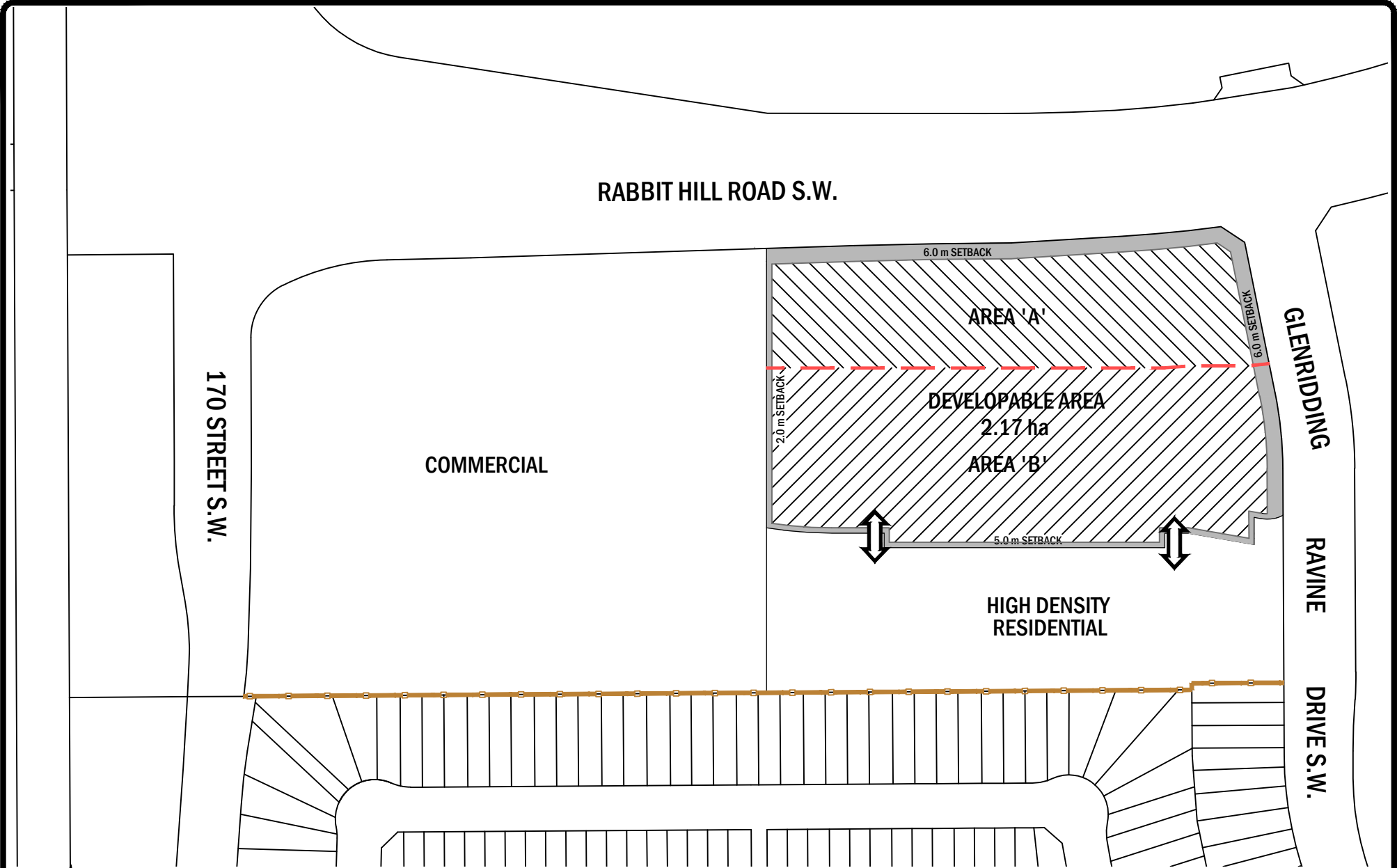
- a. Apartment Hotels
- b. Bars and Neighbourhood Pubs
- c. Business Support Services
- d. Cannabis Retail Sales
- e. Child Care Services
- f. Commercial Schools
- g. Convenience Retail Stores
- h. Creation and Production Establishments
- i. Equipment Rentals
- j. General Retail Stores
- k. Government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

- s. Minor Amusement Establishments
- t. Mobile Catering Food Services
- u. Multi-unit Housing
- v. Personal Service Shops
- w. Private Clubs
- x. Private Education Services
- y. Professional, Financial, and Office Support Services
- z. Public Libraries and Cultural Exhibits
- aa. Rapid Drive Through Vehicle Services
- bb. Recycled Materials Drop-off Centre
- cc. Residential Sales Centre
- dd. Restaurants
- ee. Secondhand Stores
- ff. Speciality Food Services
- gg. Supportive Housing
- hh. Urban Gardens
- ii. Vehicle Parking
- jj. Veterinary Services
- kk. Fascia Off-premises Signs
- ll. Fascia On-premises Signs
- mm. Freestanding Off-premises Signs
- nn. Freestanding On-premises Signs
- oo. Minor Digital Off-premises Signs
- pp. Minor Digital On-premises Signs
- qq. Projecting On-premises Signs
- rr. Roof On-premises Signs
- ss. Temporary Off-premises Signs
- tt. Temporary On-premises Signs

4. Development Regulations


- a. The maximum Floor Area Ratio shall be:
 - i. 1.0 for standalone commercial buildings in Area A and Area B of the attached site plan (Appendix 1); and
 - ii. 3.0 for standalone residential or mixed-use residential/commercial buildings in Area B of the attached site plan.
- b. The maximum Height shall be:
 - i. 23 m for stand-alone residential and mixed-use buildings; and
 - ii. 16 m for stand-alone commercial buildings.
- c. A minimum Setback of 6.0 m shall be required from the north property line and the east property line.
- d. A minimum Setback of 2.0 m shall be required from the west property line and 5.0 m from the south property line.
- e. Parking and drive aisles shall be permitted within the west and south Setbacks.
- f. Loading and storage areas shall be located at the rear or sides of the buildings.
- g. All mechanical equipment, including roof mechanical units shall be concealed with standard parapet heights or incorporated within the building roof in a manner that is consistent with the finishing of the building and the overall architectural style of the development.
- h. A Landscape Plan shall be submitted by a registered Landscape Architect prior to the approval of any Development Permit.
- i. The development shall incorporate Crime Prevention Through Environmental Design elements by ensuring:
 - i. Exterior lighting shall be developed to provide a safe lit environment to the satisfaction of the Development Officer;
 - ii. Landscaping shall include, but not be limited to, low-growing shrubs or deciduous trees with a high canopy at maturity.
 - iii. Landscaping shall not be designed to interfere with sight lines, safety, and/or natural surveillance; and
 - iv. Customer access to commercial uses are limited to a storefront that is visible from a public area, and the storefronts shall have ample transparency to allow natural surveillance.


- j. Internal private roadways shall be constructed to a minimum standard width to accommodate the swept path analysis requirements for waste management and emergency service vehicles, to the satisfaction of the Development Officer in consultation with Subdivision Planning and Coordination, Fire Rescue Services, and Waste Management Service.
- k. Multi-unit Housing shall be permitted within Area B, as shown on the attached Site Plan, and may be above the office or retail component of a shopping centre or as a stand-alone building.
- l. Residential and Residential-related Uses shall not be permitted within Area A, as shown in the Attached Site Plan.
- m. Within a mixed-use residential/commercial building:
 - i. Bars and Neighbourhood Pubs, Nightclubs, and Restaurants shall have a maximum capacity of 240 m² of Public Space; and
 - ii. Speciality Food Services will have a maximum of 120 m² of Public Space.
- n. Equipment Rentals shall be permitted provided that all equipment and goods for rent are contained within an enclosed building.
- o. On-site pedestrian circulation shall be provided and shall ensure that Walkways, Amenity Areas, and parking areas are connected by convenient and safe crossing facilities and well-designed driveway entry/exits that promote pedestrian priority. This may include, but not limited to, grade, colour, and material of the walkways.
- p. The perceived massing of buildings shall be minimized through the following design elements:
 - i. Building setback variations, building orientation, window placement, awnings, articulation around entranceways, roof treatment, and a variety of exterior materials and colors; and
 - ii. Landscaping situated to mitigate the perceived mass of building facades.
- q. Amenity Area may be provided in the form of a public outdoor space at ground level to promote a focal point and provide a transitional space between commercial and residential land uses.
- r. Signs shall comply with the regulations of Schedule 59E.



LEGEND

-  DEVELOPABLE AREA 'A'
-  DEVELOPABLE AREA 'B'
-  BUILDING SETBACK

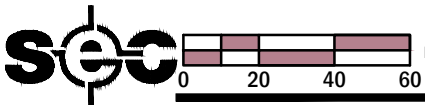
 EXISTING FENCE

 SITE ACCESS

 PROPOSED DC2 AREA 'A'/ AREA 'B' DIVIDING LINE

SITE PLAN

**COMMERCIAL SITE
GLENRIDDGING RAVINE**



SCALE 1:2000