

Charter Bylaw 20120

A Bylaw to amend Bylaw 12800, as amended,  
The Edmonton Zoning Bylaw  
Amendment No. 3458

WHEREAS Lot 1A, Block 191, Plan 9122204; located at 11910 - 111 Avenue NW, Prince Rupert, 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 1A, Block 191, Plan 9122204; located at 11910 - 111 Avenue NW, Prince Rupert, 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.

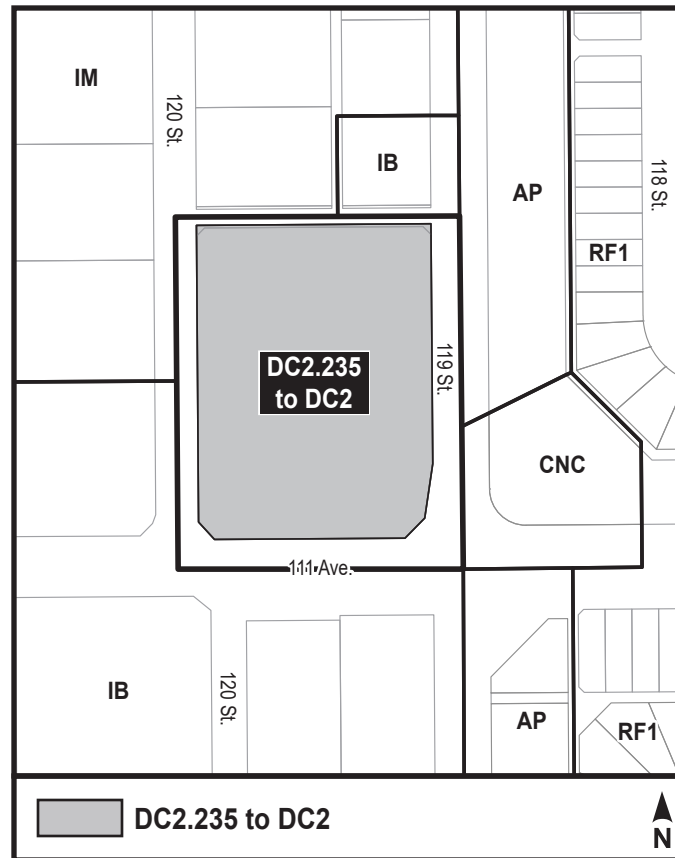
READ a first time this	day of	, A. D. 2022;
READ a second time this	day of	, A. D. 2022;
READ a third time this	day of	, A. D. 2022;
SIGNED and PASSED this	day of	, A. D. 2022.

THE CITY OF EDMONTON

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

## CHARTER BYLAW 20120



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

To accommodate the development of a medical office and treatment facility with commercial uses that are integrated with surrounding commercial and industrial developments.

**2. Area of Application**

Lot 1A, Block 191, Plan 9122204 located north of 111 Avenue NW between 119 Street NW and 120 Street NW; as shown on Schedule “A” of the Charter Bylaw adopting this Provision, Prince Rupert.

**3. Uses**

1. Business Support Services
2. Child Care Services
3. Drive-in Food Services
4. Extended Medical Treatment Services
5. Gas Bars
6. General Retail Stores
7. Health Services
8. Indoor Participant Recreation Services
9. Minor Amusement Establishments
10. Personal Service Shops
11. Professional, Financial and Office Support Services
12. Restaurants
13. Specialty Food Services
14. Fascia On-premises Signs
15. Freestanding On-premises Signs

- 16. Minor Digital On-premises Signs
- 17. Major Digital Signs
- 18. Projecting On-premises Signs
- 19. Temporary On-premises Signs

#### **4. Development Regulations for Uses**

- 1. Signs shall comply with the regulations found in Schedule 59F of the Zoning Bylaw.
- 2. Extended Medical Treatment Facility shall only be developed within one area, either Area 1, Area 2, or Area 3, as shown in the Appendix.

#### **5. Development Regulations for Site Layout and Build Form**

- 1. The development shall be in general conformance with the attached Appendix.
- 2. The maximum building Height shall not exceed 14.5 m for flat, mansard and gambrel roofs, or 16.0 m for a roof type with a pitch of 4/12 (18.4 degrees) or greater.
- 3. The maximum Floor Area Ratio shall be 1.0.
- 4. Minimum building Setbacks shall be as follows:
  - a. 15.0 m from the north Lot line;
  - b. 4.5 m from the south Lot line;
  - c. 7.5 m from the east Lot line; and
  - d. 4.5 m from the west Lot line.
- 5. Notwithstanding 5.4.c, within Area 3, the minimum Setback from the east Lot line shall be 4.5 m.

#### **6. Development Regulations for Building Design and Features**

- 1. Any building having a single wall length greater than 25.0 m visible from a public road shall include design elements for the roof line and building façade that reduce the perceived mass of the building and add architectural interest.
- 2. All exterior finishing materials must be of a high quality, durable and attractive in appearance; all exposed building faces shall have consistent or harmonious exterior finishing materials.
- 3. Principal building entrances for any Use shall be designed for universal accessibility. Level changes from the sidewalk to entrances of buildings shall be

minimized. Sidewalk furniture and other elements shall be located out of the travel path to ensure they are not obstacles to building access.

4. Buildings shall promote a positive street environment that is welcoming to pedestrians and encourages increased pedestrian activity at the sidewalk level by providing pedestrian linkages and crossings through decorative paving and/or markings, as shown in Appendix 1.
5. As a condition of a Development Permit for construction of a principal building in Area 2, an east west pedestrian linkage shall be required adjacent to the north side of Area 2 connecting to the existing north south pedestrian connection, as shown in Appendix 1.
6. As a condition of a Development Permit for construction of a principal building in Area 3, an east west pedestrian linkage shall be required adjacent to the north side of Area 3 connecting to the existing north south pedestrian connection, as shown in Appendix 1.
7. All mechanical equipment, including roof mechanical units, shall be concealed by screening in a manner compatible with the architectural character of the building or concealed by incorporating it within the building.

## **7. Development Regulation for Parking, Loading, Storage and Access**

1. Vehicular access shall be restricted to a right-in/right-out configuration on 111 Avenue, and all directional accesses on 119 and 120 Streets and 112 Avenue, as identified in Appendix 1.
2. An Underground Parkade shall not be subject to required Setbacks and shall be permitted to extend to all Lot lines provided there is sufficient soil depth maintained to support any required Landscaping above.
3. Parking, loading and passenger drop-off areas shall be designed to minimize pedestrian-vehicle conflicts and prioritize pedestrian movement through the Site. Pedestrian connections are required between principal building entrances and public Walkways and shall be enhanced with the utilization of clearly demarcated Walkways, and signage systems to reduce pedestrian conflict with vehicles.
4. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a required Setback. 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 roads.

## **8. Development Regulations for Landscaping and Lighting**

1. The required Landscape Plan shall be prepared by a Landscape Architect registered with the Alberta Association of Landscape Architects (AALA).

2. Minimum landscaped Yards shall be as follows:
  - a. 2.0 m from the north Lot Line
  - b. 4.5 m from the south Lot Line
  - c. 6.0 m from the east Lot Line; and
  - d. 4.0 m from the west Lot Line
3. Notwithstanding 8.2.c, within Area 3, the minimum landscaped Yard from the east Lot Line shall be 4.5 m.
4. Decorative and security lighting shall be designed and finished in a manner consistent with the design and finishing of the development and shall be provided to ensure a well-lit and safe environment for pedestrians and to accentuate site and building elements.
5. Exterior lighting associated with the development shall be designed to minimize impact on an adjacent property.

## **9. Other Regulations**

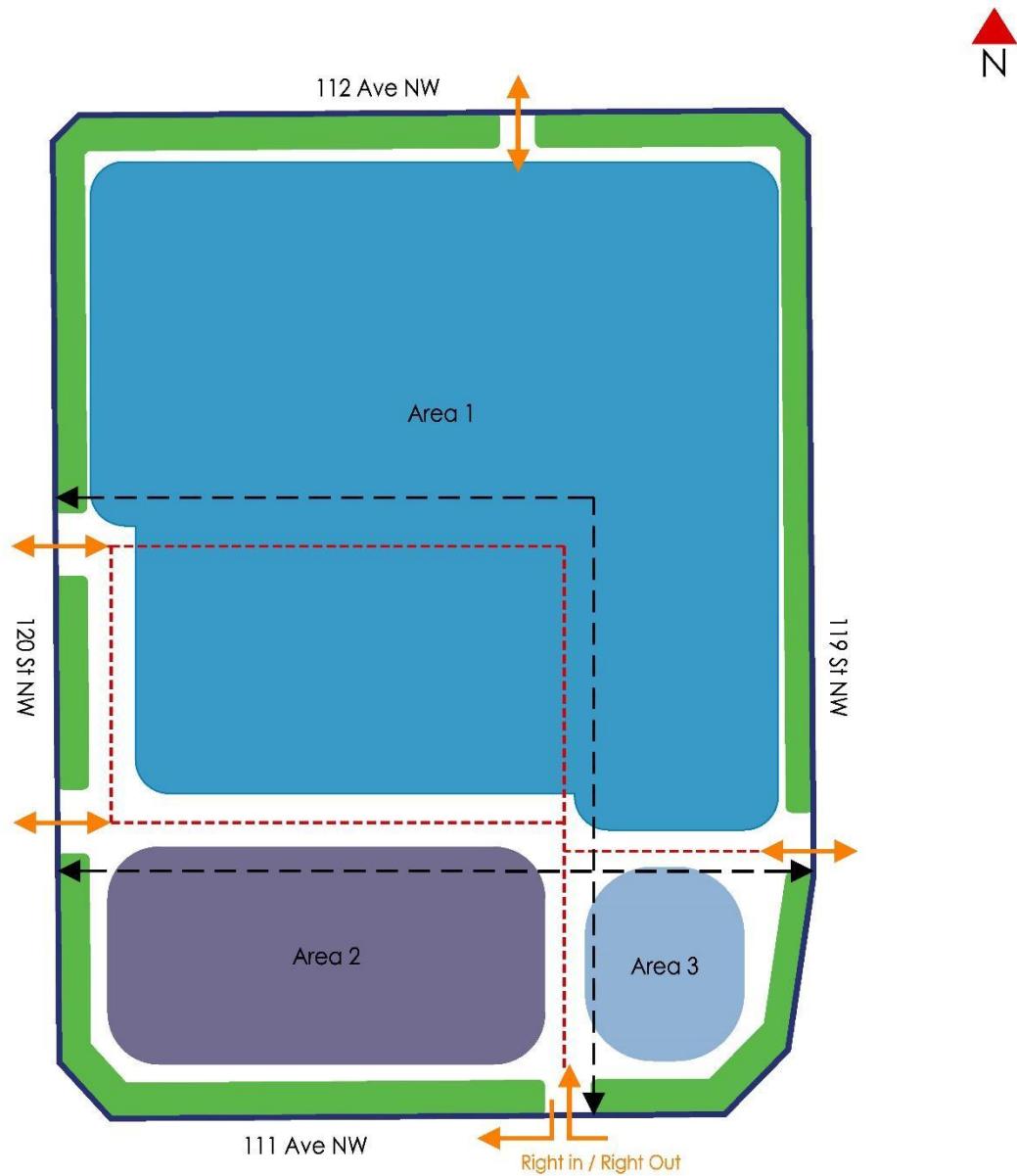
1. Notwithstanding the regulations found within this Provision, any building existing or commenced under a valid Development Permit at the time of passage of the Charter Bylaw adopting this Provision, shall be deemed a conforming development in accordance with this Provision.
2. Prior to the issuance of a Development Permit for a principal building within Area 1, and except for Development Permits for demolition, excavation, shoring or signage, additional Environmental Site Assessment work, an Environmental Risk Management Plan and Remedial Action Plan, as required by the Development Officer, shall be submitted and reviewed to the satisfaction of the Development Officer in consultation with City Planning (Environmental Planner). The Development Officer shall impose any Development Permit conditions necessary, prior to the release of the drawings for Building Permit review, to ensure that the Site is suitable for the full range of Uses contemplated in the Development Permit application.
3. As a condition of a Development Permit for construction of a principal building, 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:

- 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. Construction of a sidewalk along the west side of 119 Street NW abutting Area 3 between the site access and 111 Avenue NW.



## Appendix 1

## Site Plan



## Legend

Site Boundary ———

Access ↔

Primary Internal Vehicular Circulation - - - -

Pedestrian Circulation ———&gt;

Landscaping ■

NOTE: This site plan is conceptual. Where there are discrepancies, the regulations of this Bylaw shall apply.