

Bylaw 18261

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 2508

WHEREAS Lots 1, 2 and 3, Block 1, Plan 9723089; located at 9909 - 178 Street NW, 9915 - 178 Street NW, and 9977 - 178 Street NW, Terra Losa, 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, 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 Lots 1, 2 and 3, Block 1, Plan 9723089; located at 9909 - 178 Street NW, 9915 - 178 Street NW, and 9977 - 178 Street NW, Terra Losa, 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	22nd	day of	January	, A. D. 2018;
READ a second time this	22nd	day of	January	, A. D. 2018;
READ a third time this	22nd	day of	January	, A. D. 2018;
SIGNED and PASSED this	22nd	day of	January	, A. D. 2018.

THE CITY OF EDMONTON

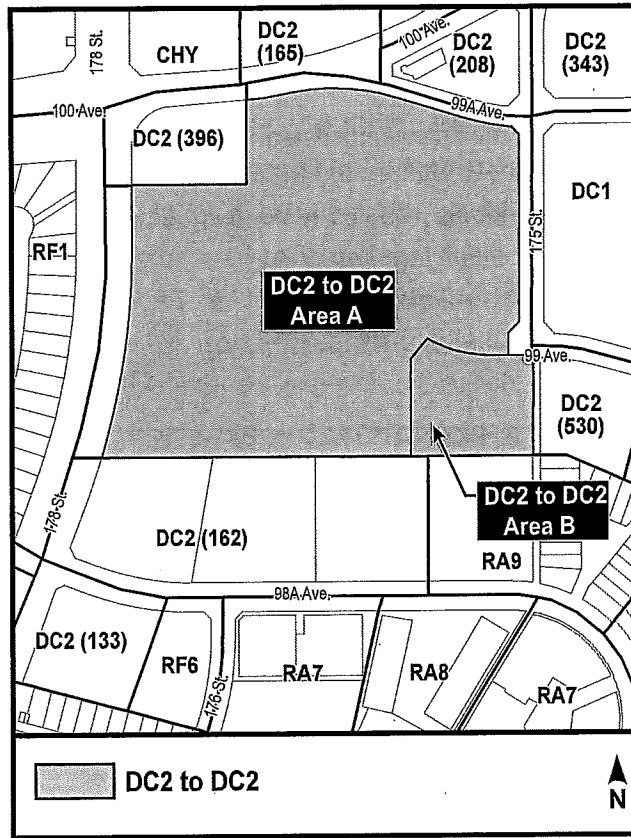


MAYOR



A/ CITY CLERK

BYLAW 18261



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

To establish a Site Specific Development Control Provision to accommodate a range of vehicle oriented commercial and general business uses and a medium rise residential development. Site regulations will ensure compatibility with the surrounding land uses, adjacent roadways, and a high standard of appearance appropriate to the site's location on a major entrance route into the City.

2. Area of Application

Lots 1, 2 and 3, Block 1, Plan 9723089, located west of 175 Street and south of 100 Avenue, Terra Losa.

3. Uses

Area A as shown in Appendix 1

- a. Automotive and Minor Recreation Vehicle Sales and Rentals
- b. Bars and Neighbourhood Pubs, for more than 200 occupants and 240 m2 of Public Space,
- c. Business Support Services
- d. Child Care Services
- e. Commercial Schools
- f. Convenience Retail Stores
- g. Convenience Vehicle Rental
- h. Cremation and Internment Services
- i. Custom Manufacturing
- j. Drive-in Food Services
- k. Equipment Rentals, provided that all equipment and goods for rent are contained within an enclosed building
- l. Gas Bars
- m. General Retail Stores, with a maximum gross floor area of 15,000 sq.m.
- n. Government Services
- o. Green Houses and Plant Nurseries
- p. Health Services
- q. Hotels

- r. Household Repair Services, provided that all appliances or equipment being held for repair are contained within an enclosed building
- s. Indoor Participant Recreation Services
- t. Major Alcohol Sales
- u. Major Amusement Establishments
- v. Major Secondhand Stores
- w. Major Service Stations
- x. Media Studios
- y. Minor Alcohol Sales
- z. Minor Amusement Establishments
- aa. Minor Secondhand Stores
- bb. Minor Service Stations
- cc. Minor Veterinary Services
- dd. Mobile Catering Food Services
- ee. Motels
- ff. Outdoor Participant Recreation Services
- gg. Personal Service Shops
- hh. Private Clubs
- ii. Professional, Financial and Office Support Services
- jj. Public Libraries and Cultural Exhibits
- kk. Rapid Drive-through Vehicle Services
- ll. Recycling Depots, provided that all recycled materials are stored and handled within an enclosed building
- mm. Restaurants
- nn. Residential Sales Centre
- oo. Specialty Food Services
- pp. Spectator Entertainment Establishments
- qq. Warehouse Sales, with a maximum gross floor area of 15,000 sq.m.

Area B, as shown in Appendix 1

- a. Apartment Housing
- b. Group Home
- c. Lodging Houses
- d. Major Home Based Business
- e. Minor Home Based Business
- f. Residential Sales Centre

- g. Fascia On-premises Signs

4. Development Regulations (Area A)

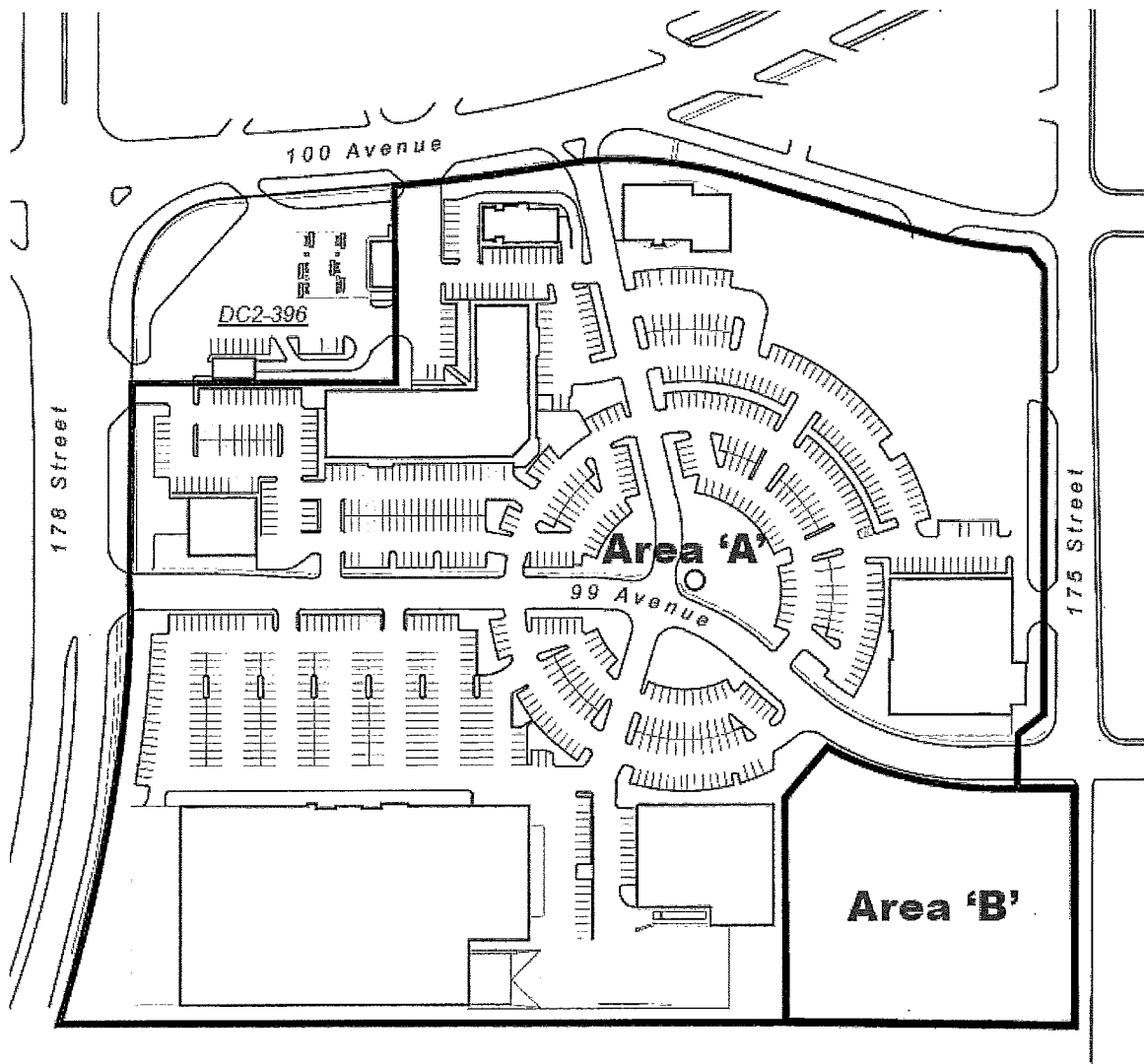
- a. Notwithstanding Section 720.3 (2), no Site Plan is appended to this Provision.
- b. The maximum Floor Area Ratio shall be 1.0.
- c. The maximum building Height shall not exceed 10m (32.8ft), except that the maximum height for a Hotel or Spectator Entertainment Establishment shall not exceed 20m.
- d. The building Setback a minimum of 14m in width shall be provided from the northern and western property lines being adjacent to 100 Avenue and 178 Street.
- e. A minimum landscaped Yard of 7.5m in width shall be provided adjacent to 100 Avenue and 178 Street.
- f. A minimum landscaped Yard of 6.0m in width shall be provided from the eastern and southern property lines. Landscaping shall consist of 3 deciduous trees (minimum caliper 8cm), 2 coniferous trees (minimum height of 3.0m) and 15 shrubs for every 35m of property line.
- g. The width of the landscaped yard required in Clause 4(f) may be reduced to a minimum of 4.5m for that portion of the yard adjacent to 175 Street provided the perceived massing of buildings when viewed from adjacent properties is minimized through such factors as building design and finishing details to the satisfaction of the Development Officer.
- h. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a required yard. Loading, storage and trash collection shall be located to the rear or sides of the principle building and screened from view from any adjacent sites and public roadways.
- i. No Hotel or Motel will be constructed with 80 metres of the southern boundary of this provision.
- j. Continuous passage from 178 to 175 Street will be provided through an easement to be granted to the City of Edmonton in a location generally as shown on the attached plan entitled "Qualico Developments Roadway Alignment West Point Centre". Said passage will consist of an 11 metre carriageway and a sidewalk on one side with landscaping and lighting to the satisfaction of the Development Officer in consultation with City Planning.

5. Development Regulations (Area B)

- a. Notwithstanding Section 720.3 (2), no Site Plan is appended to this Provision.
- b. The maximum Floor Area Ratio shall be 2.0.
- c. The maximum number of units shall not exceed 202.
- d. The maximum Height shall not exceed 23.0 m.
- e. A minimum rear Setback (south side of Area B) shall be 7.5 m.
- f. Side Setbacks (east and west sides of Area B) shall be 1 m for each storey and shall be a minimum of 2 m and a maximum of 4.5 m. A minimum 1.5 metre wide sidewalk shall be provided on the south side of the continuous passage (granted easement now known as 99 Avenue) in front of Area "B" and continue to the first north-south road to the west, to the satisfaction of the Development Officer in consultation with City Planning.
- g. The minimum front Setback (facing 99 Avenue) shall be 6 m.
- h. A minimum 1.5 metre wide sidewalk shall be provided on the north side of the continuous passage (granted easement now known as 99 Avenue) in front of Area 'B.'
- i. Landscape and design elements shall be provided within a required Setback, abutting 99 Avenue. These features should enhance the streetscape and contribute to a lively, visually interesting public realm, and may include street furniture, decorative features or entrance plazas.
- j. The architectural treatment of the buildings shall include features such as:
 - i.. primary entrance features;
 - ii. features that lend visual interest and create a human scale;
 - iii. a roof line and building Façade which includes design elements that reduce the perceived mass of the building and add architectural interest; and
 - iv. Landscaping adjacent to exterior walls shall be used to minimize the perceived mass of the building and to create visual interest.
- k. 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.
- l. Required parking for all uses in Area B may be a combination of surface and underground but all such required parking shall be contained within Area B. No parking, surface or underground, shall be located within the required front setback.

- m. No loading, storage, trash collection, outdoor service or display area shall be permitted within the required front Setback or within 3 m of a property line. All such areas shall be screened from view of adjacent sites with fencing or landscaping to the satisfaction of the Development Officer.
- n. Signs shall comply with the regulations found in Section 59 and Schedule 59B of the Zoning Bylaw with the following exceptions:
 - i. The maximum number of Fascia On-premises Signs shall be two; and
 - ii. Signs facing zones with residential uses classes listed as a permitted or discretionary use shall not be illuminated.

Appendix 1



Sub-areas 'A' and 'B'