

Bylaw 18135

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 2434

WHEREAS Lot 10, Block 30, Plan 0928218; located at 17002-90 Avenue NW, Summerlea, 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 10, Block 30, Plan 0928218; located at 17002-90 Avenue NW, Summerlea, Edmonton, Alberta, which lands are shown on the sketch plan attached 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 attached as Schedule "B".

3. The sketch plan attached as Schedule "A" and the uses and regulations of the DC2 Provision shown on Schedule "B" attached are hereby incorporated into the Zoning Bylaw, being Part IV to Bylaw 12800, The Edmonton Zoning Bylaw.

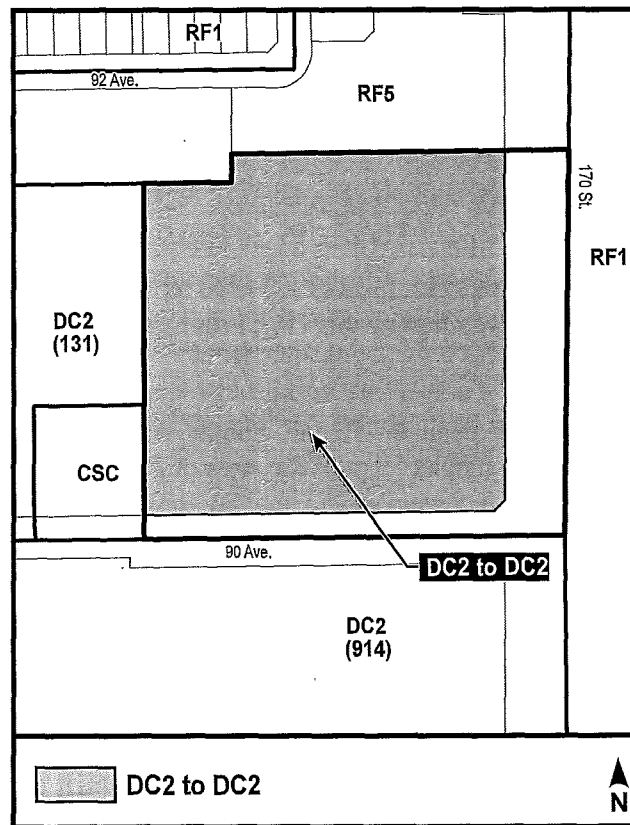
READ a first time this	28th	day of	August	, A. D. 2017;
READ a second time this	28th	day of	August	, A. D. 2017;
READ a third time this	28th	day of	August	, A. D. 2017;
SIGNED and PASSED this	28th	day of	August	, A. D. 2017.

THE CITY OF EDMONTON


MAYOR


CITY CLERK

BYLAW 18135



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

To accommodate a shopping center development that may include office and entertainment uses intended to serve a community or regional trade area, and to establish site development regulations, which will ensure compatibility with surrounding land uses.

2. Area of Application

Lot 10, Block 30, Plan 0928218; located at 17010 90 Avenue NW, as shown on Schedule "A" annexed to the Bylaw adopting this DC2 Provision, Summerlea.

3. Uses

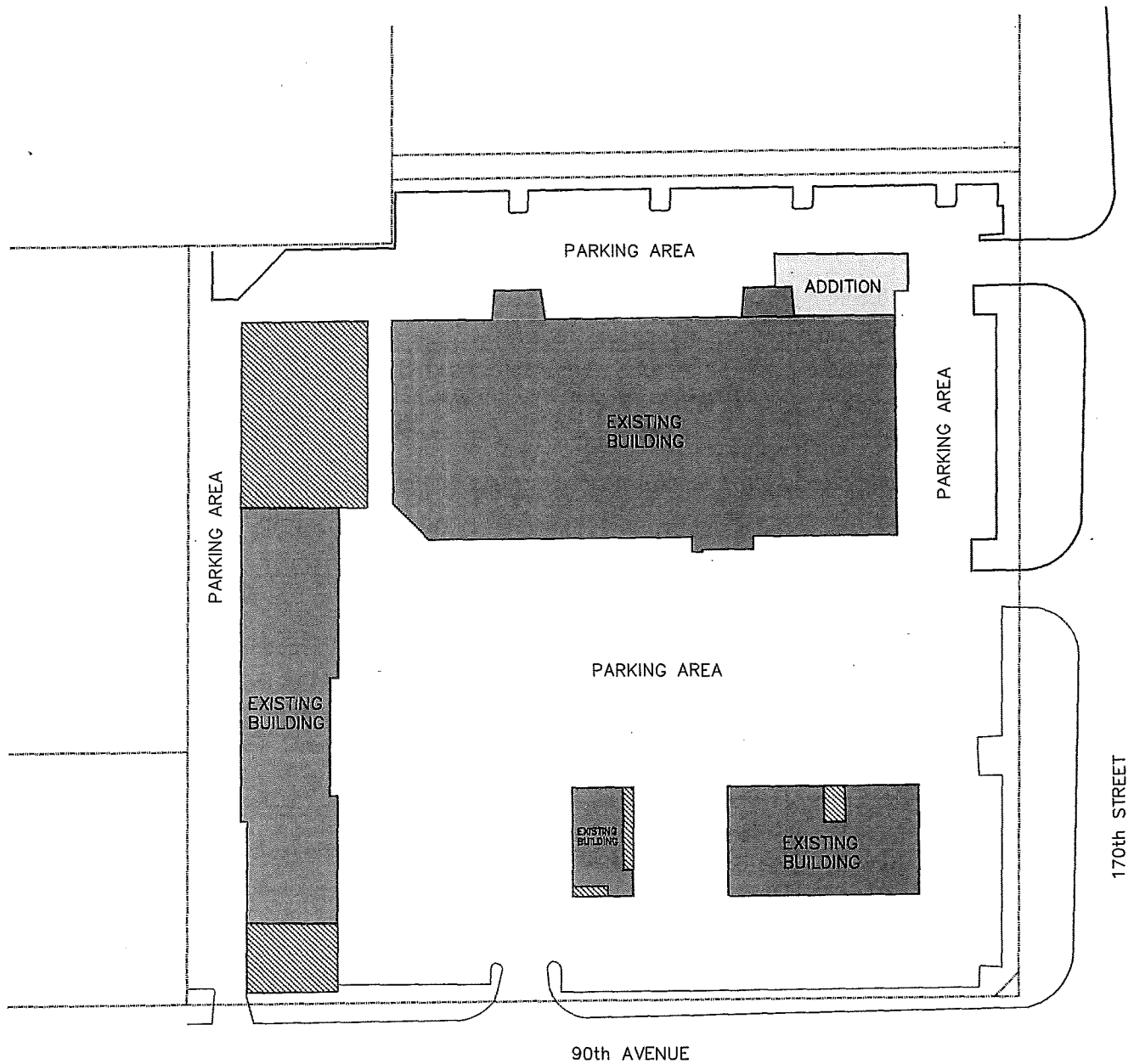
- a. Automotive & Equipment Repair Shops, wholly within an enclosed building limited to southern most 50 m of the Area of Application,
- b. Bars and Neighbourhood Pubs, for less than 200 occupants and 240 m² of Public Space
- c. Business Support Services,
- d. Commercial Schools,
- e. Convenience Retail Stores,
- f. Drive-in Food Services,
- g. Equipment Rentals provided that all equipment and goods for rent are contained within an enclosed building,
- h. Gas Bars limited to southern most 50 m of the Area of Application,
- i. General Retail Stores,
- j. Health Services,
- k. Hotels,
- l. Indoor Participant Recreation Services,
- m. Major Alcohol Sales,
- n. Minor Alcohol Sales,
- o. Minor Amusement Establishments,
- p. Minor Secondhand Stores,
- q. Minor Service Stations, wholly within an enclosed building, limited to the southern most 50 m of the Area of Application,
- r. Media Studios,
- s. Mobile Catering Food Services,
- t. Personal Service Shops, excluding Body Rubs Centers,

- u. Private Clubs,
- v. Professional, Financial and Office Support Services,
- w. Public Libraries and Cultural Exhibits,
- x. Rapid Drive-through Vehicle Services,
- y. Religious Assembly,
- z. Restaurants,
- aa. Recycled Materials Drop-off Centres wholly within an enclosed building, limited to the southern most 50 m of the Area of Application,
- bb. Specialty Food Services,
- cc. Spectator Entertainment Establishments,
- dd. Veterinary Services,
- ee. Warehouse Sales,
- ff. Fascia On-premises Signs,
- gg. Freestanding On-premises Signs,
- hh. Projecting On-premises Signs,
- ii. Temporary On-premises Signs.

4. Development Regulations

- a. Development shall be generally in accordance with the site plan as illustrated in Appendix I.
- b. The maximum Floor Area Ratio shall be 1.0.
- c. The maximum Building Height shall be 14.0 m.
- d. A minimum required setback of 6.0 m shall be required abutting 90 Avenue and 170 Street.
- e. For any development permit for a General Retail Store, all development must exclude a development that offers, for sale or rental, adult materials in the form of video, books, magazines or other visually graphic material whose main characteristic is the visual depiction of explicit sex acts or offers for sale objects that are reproductions of sexual organs and which are intended to be used in explicit sex acts, none of which is intended for educational, artistic or health and medical purposes or for consumption by minors, and where the adult materials comprise 25% of the store floor area devoted to display of merchandise or an area of 75 m² or more,

- f. A minimum required landscaped Yards of 2.0 m shall be required abutting 90 Avenue and of 6.0 m shall be required abutting 170 Street.
- g. Loading, storage, trash collection, outdoor service or display area shall only be permitted within 3.0 m of the utility right of way (Plan 7521348) for the addition where the Site abuts a Site zoned residential.
- h. Loading, storage and trash collection areas shall not be located to the rear or sides of the principal buildings where a Site abuts a Site zoned residential and shall be screened from view from public roadways and from any Site zoned residential.
- i. To ensure that a high standard of appearance and a sensitive transition to the surrounding land uses are achieved, a detailed landscaping plan for the entire site shall be submitted. A detailed landscaping plan shall be required for the parking and landscaping area along the northern edge of the site to ensure compatibility with and screening for the residential use to the north, to the satisfaction of the Development Officer.
- j. For Gas Bars and Minor Service Stations, all pump islands shall be located at least 6.0 m from any property line, parking area or lane intended to control traffic circulation on the Site. Any canopy over a gas pump island shall be no closer than 3.0 m to any property line, and shall be designed so that the height of the canopy is not obtrusive, and maintains consistency with the design and eave line of the principal building on Site. The canopy area shall not be included in the calculation Site Coverage. The finishing, lighting and siting of development, including the orientation of gas pump islands and service bays shall be designed with the intent of achieving a compatible relationship with surrounding development and a high standard of appearance when viewed from adjacent roadways.
- k. Signs shall comply with the regulations found in Schedule 59E.



PROPOSED REZONING AREA (4.3 ha or 10.63 ac) from
(DC2-746)(BYLAW 15157) SITE SPECIFIC CONTROL PROVISION to
(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION

EXISTING BUILDINGS

ADDITION

FUTURE EXPANSION

Rezoning Application Area Map
Lot 10, Block 30, Plan 092 8218
Westgate Shopping Centre
17002 - 90 Ave
Edmonton, AB

N.T.S.

Project No.: 17-025

Date: July 2017

