

Charter Bylaw 20460

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 3626

WHEREAS Lot 12, Block 79, Plan I and a portion of Lot 1, Block 79, Plan 3022HW; located at 10330 and 10335 - 84 Avenue NW, Strathcona, 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 (DC1) Direct Development Control Provision and (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 12, Block 79, Plan I and a portion of Lot 1, Block 79, Plan 3022HW; located at 10330 and 10335 - 84 Avenue NW, Strathcona, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule "A", from (DC2) Site Specific Development Control Provision to (DC1) Direct Development Control Provision and (DC2) Site Specific Development Control Provision.
2. The uses and regulations of the aforementioned DC1 and DC2 Provisions are annexed hereto as Schedule "B" and Schedule "C".

3. The sketch plan attached as Schedule "A" and the uses and regulations of the DC1 and DC2 Provisions shown on Schedule "B" and Schedule "C" attached are hereby incorporated into the Zoning Bylaw, being Part IV to Bylaw 12800, The Edmonton Zoning Bylaw.

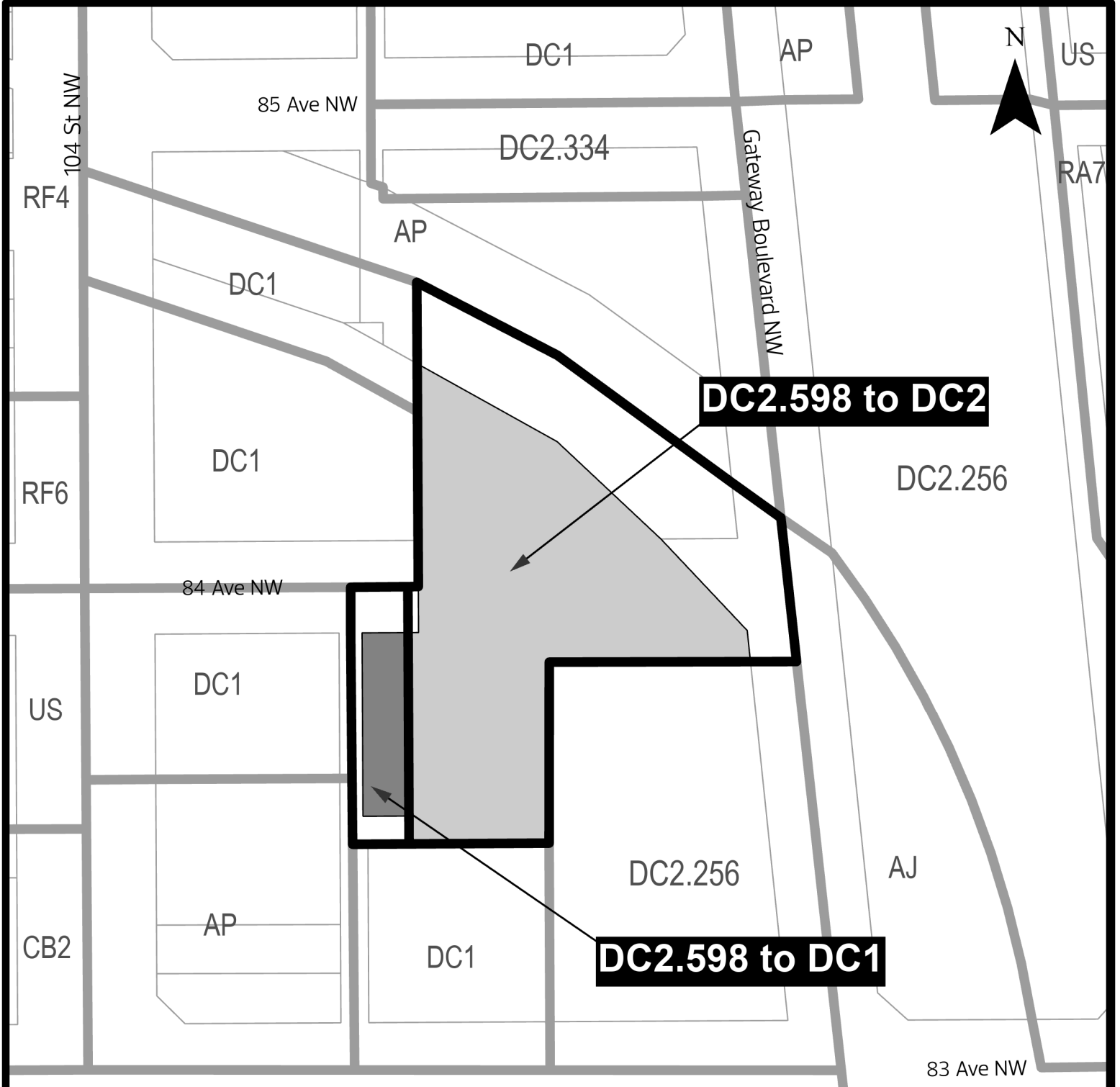
READ a first time this	day of	, A. D. 2023;
READ a second time this	day of	, A. D. 2023;
READ a third time this	day of	, A. D. 2023;
SIGNED and PASSED this	day of	, A. D. 2023.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

CHARTER BYLAW 20460



DC2.598 to DC2



DC2.598 to DC1



SCHEDULE "B"**(DC1) DIRECT DEVELOPMENT CONTROL PROVISION
(Orange Hall)****1. General Purpose**

To accommodate the continued use of the existing Loyal Orange Lodge No. 1654 for community and cultural uses.

2. Area of Application

Lot 12, Block 79, Plan I, as shown on Schedule "A" of the Charter Bylaw adopting this Provision, Strathcona.

3. Uses

1. Private Clubs
2. Special Event
3. Fascia On-premises Signs
4. Projecting On-premises Signs

4. Development Regulations

- a. Any redevelopment shall maintain, to the satisfaction of the Development Officer in consultation with the Heritage Officer and Alberta Culture (Heritage Resource Management Branch), the historic external appearance of the Loyal Orange Lodge No. 1654 as defined by its designation as a Provincial Historic Resource and as a Municipal Historic Resource under Designation Bylaw 13980.
- b. Signs shall comply with Section 59 and Schedule 59H of the Zoning Bylaw to the satisfaction of the Development Officer, in consultation with the Heritage Officer.
- c. There shall be no requirement for On-Site Vehicle Parking & Loading Facilities, Landscaping or Amenity Areas.
- d. All waste collection, storage, or loading areas shall be located to the satisfaction of the Development Officer in consultation with Waste Management Services and Subdivision and Development Coordination (Transportation). Gates and/or doors of the waste enclosure shall not open or encroach into road right-of-way.

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

To accommodate live theatre, an industrial/railway exhibit, and compatible accessory uses on the Bus Barns site in a manner that complements the area's cultural, commercial and tourism functions, and is architecturally sensitive to adjacent historic buildings.

2. Area of Application

A portion of Lot 1, Block 79, Plan 3022HW, as shown on Schedule "A" of the Charter Bylaw adopting this Provision, Strathcona.

3. Uses

1. General Retail Stores
2. Market
3. Public Libraries and Cultural Exhibits
4. Special Event
5. Specialty Food Services
6. Spectator Entertainment Establishments
7. Fascia On-premises Signs
8. Major Digital Signs
9. Minor Digital Off-premises Signs
10. Minor Digital On-premises Signs
11. Minor Digital On-premises Off-premises Signs
12. Projecting On-premises Signs
13. Roof-On premises Signs
14. Temporary On-premises Signs

4. Development Regulations for Uses

1. General Retail Stores shall be accessory to Market, Public Libraries and Cultural Exhibits or Spectator Entertainment Establishments Uses.
2. Each Specialty Food Services Use shall be limited to 120 m² of Public Space, not including outdoor patio space.

3. Spectator Entertainment Establishments shall be associated with the production, training and display of live theatre and other artistic works.
4. Signs shall comply with Section 59 and Schedule 59F of the Zoning Bylaw to the satisfaction of the Development Officer, in consultation with the Heritage Officer, except that:
 - a. Roof-On premises Signs shall conform with Section 59F.3 (Regulations for Discretionary Signs), unless modified by this Provision; and
 - b. there shall be a maximum of one Sign containing Digital Copy that:
 - i. shall conform with Section 59F.3 (Regulations for Discretionary Signs), unless modified by this Provision;
 - ii. shall be in fascia form located on the first storey of the west Facade of the northern portion of the 2003 addition to the building (see Appendix 2); and
 - iii. shall be limited to 5.0 m² of Area.

5. Development Regulations for Site Layout, Built Form, Building Design and Features

1. The development shall be in general conformance with the attached appendices.
2. The Development Officer, in consultation with the Heritage Officer, shall be satisfied that all development is architecturally sensitive to adjacent historic buildings.
3. The maximum Height shall not exceed 10.0 m, except that the maximum Height for Spectator Entertainment Establishments shall not exceed 15.0 m.
4. There shall be no requirement for On-Site Vehicle Parking & Loading Facilities, Landscaping or Amenity Areas.
5. All waste collection, storage, or loading areas shall be located to the satisfaction of the Development Officer in consultation with Waste Management Services and Subdivision and Development Coordination (Transportation). Gates and/or doors of the waste enclosure shall not open or encroach into road right-of-way.

103 ST.



OLD STRATHCONA FARMERS' MARKET

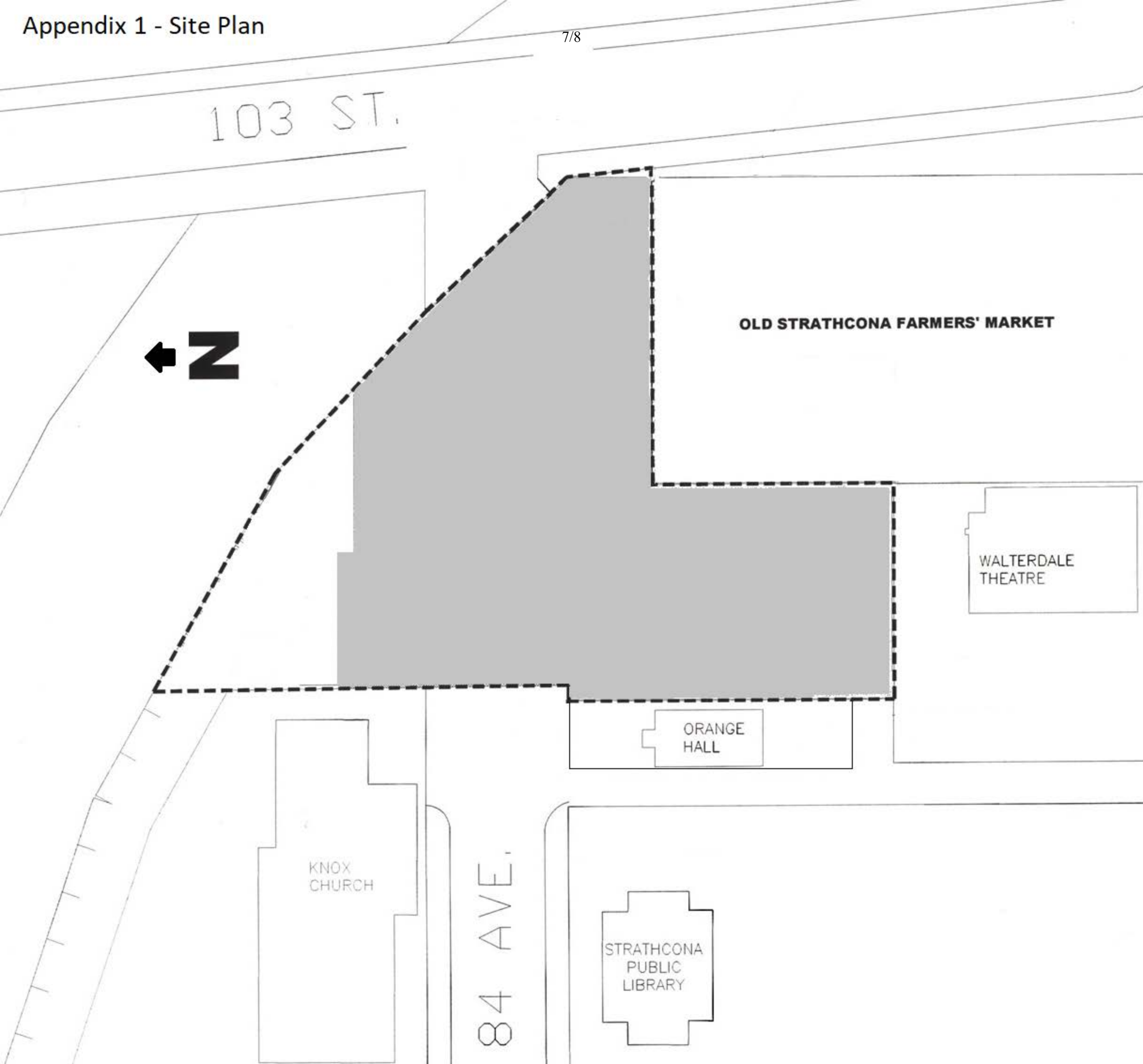
WALTERDALE
THEATRE

ORANGE
HALL

KNOX
CHURCH

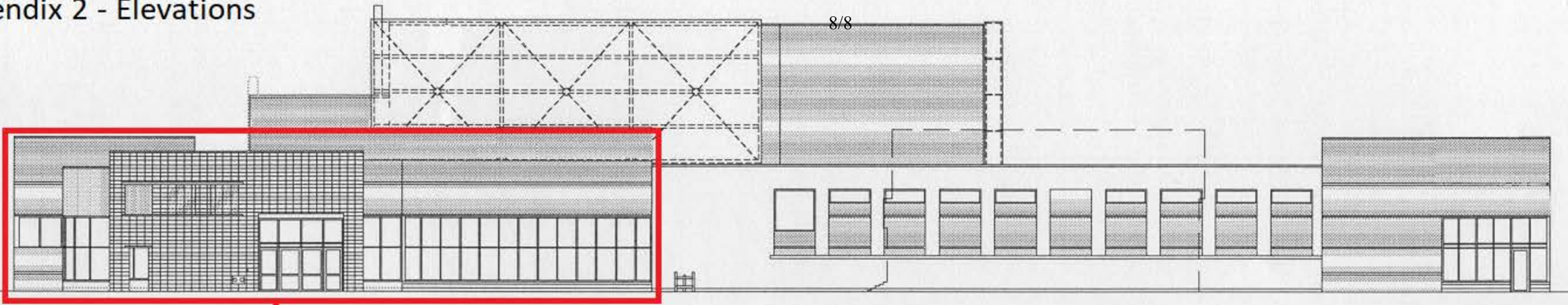
84 AVE.

STRATHCONA
PUBLIC
LIBRARY



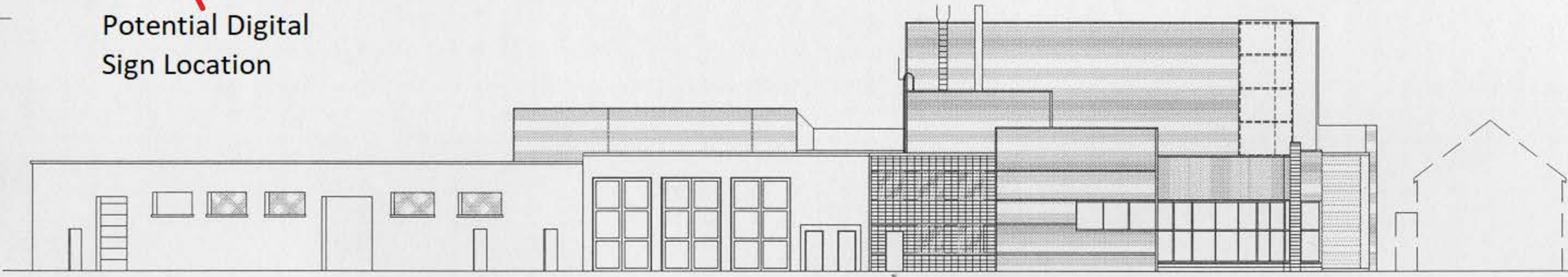
Appendix 2 - Elevations

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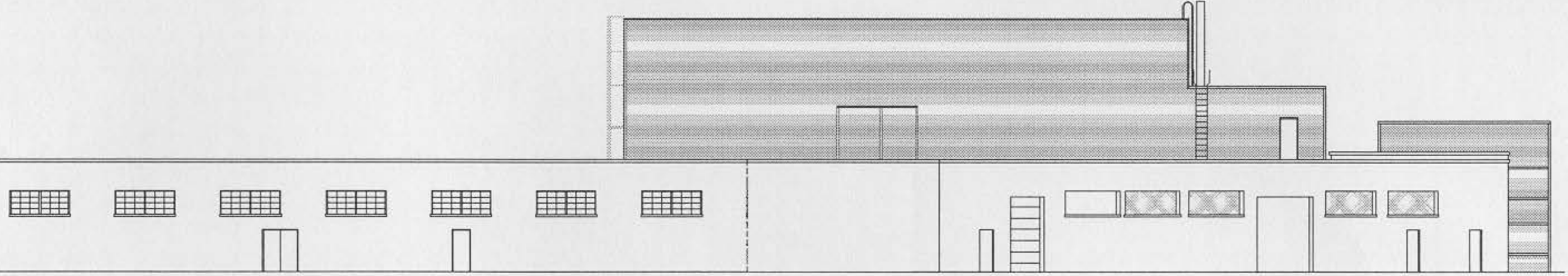


Potential Digital Sign Location

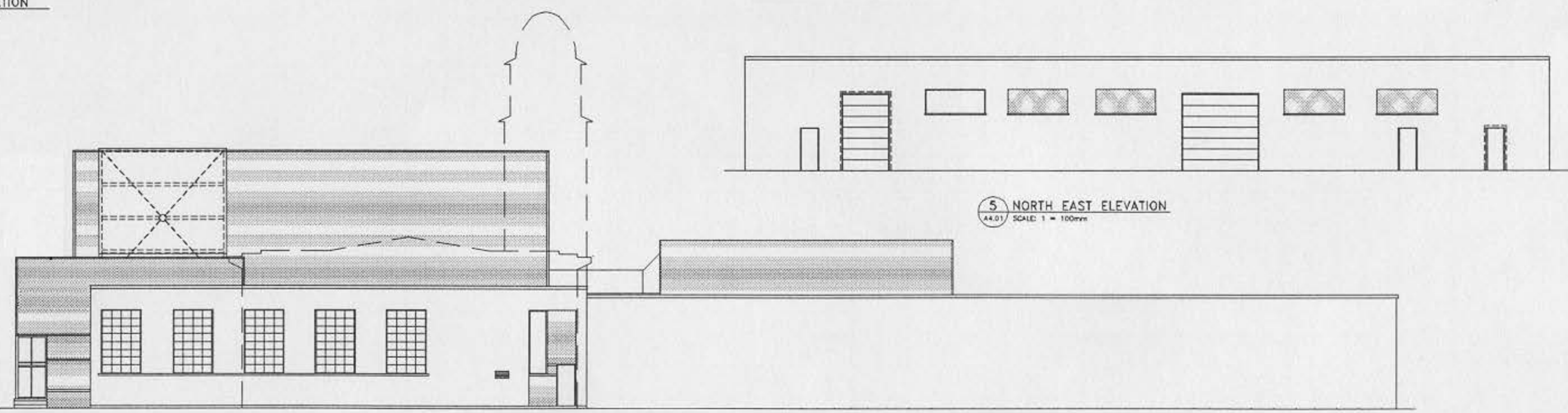
1 WEST ELEVATION
A4.01 SCALE: 1 = 100mm



2 NORTH ELEVATION
A4.01 SCALE: 1 = 100mm



3 EAST ELEVATION
A4.01 SCALE: 1 = 100mm



5 NORTH EAST ELEVATION
A4.01 SCALE: 1 = 100mm

4 SOUTH ELEVATION
A4.01 SCALE: 1 = 100mm