

Charter Bylaw 20434

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 3619

WHEREAS Areas A, B, C, D, and E, Plan 1620808; located at 3415, 3535, 3605, 3703, and 3751 - Gateway Boulevard NW, Strathcona Industrial Park, Edmonton, Alberta, are specified on the Zoning Map as (CHY) Highway Corridor Zone; 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 Areas A, B, C, D, and E, Plan 1620808; located at 3415, 3535, 3605, 3703, and 3751 - Gateway Boulevard NW, Strathcona Industrial Park, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule "A", from (CHY) Highway Corridor Zone 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. 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

[illegible]

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

To accommodate a variety of uses including commercial, office and professional services, health care services, community, recreational, entertainment and educational uses, with specific development criteria to establish a high standard of building appearance appropriate to the Site's location adjacent to Gateway Boulevard NW, which serves as an entrance route to the City.

2. Area of Application

The Provision shall apply to Areas A, B, C, D, and E, Plan 1620808 located on the northeast corner of Gateway Boulevard and 34 Avenue NW, as shown in Schedule "A" of the Charter Bylaw adopting this Provision, Strathcona Industrial Park.

3. Uses

1. Animal Hospitals and Shelters
2. Auctioneering Establishments
3. Automotive and Equipment Repair Shops
4. Automotive and Minor Recreation Vehicle Sales/Rentals
5. Bars and Neighbourhood Pubs
6. Breweries, Wineries and Distilleries
7. Business Support Services
8. Cannabis Retail Sales
9. Carnivals
10. Child Care Services
11. Commercial Schools
12. Convenience Retail Stores
13. Convenience Vehicle Rentals
14. Creation and Production Establishments
15. Drive-in Food Services
16. Equipment Rentals
17. Fleet Services

18. Funeral, Cremation and Interment Services
19. Gas Bars
20. General Retail Stores
21. Government Services
22. Greenhouses, Plant Nurseries and Garden Centres
23. Health Services
24. Household Repair Services
25. Indoor Participant Recreation Services
26. Limited Contractor Services
27. Liquor Stores
28. Major Amusement Establishments
29. Major Service Stations
30. Market
31. Media Studios
32. Minor Amusement Establishments
33. Minor Service Stations
34. Mobile Catering Food Services
35. Nightclubs
36. Outdoor Amusement Establishments
37. Pawn Stores
38. Personal Service Shops
39. Private Clubs
40. Professional, Financial, and Office Support Services
41. Public Libraries and Cultural Exhibits
42. Rapid Drive-through Vehicle Services
43. Recycled Materials Drop-off Centre
44. Recycling Depots
45. Religious Assembly

- 46. Residential Sales Centre
- 47. Restaurants
- 48. Secondhand Stores
- 49. Special Event
- 50. Specialty Food Services
- 51. Spectator Entertainment Establishments
- 52. Spectator Sports Establishments
- 53. Truck and Mobile Home Sales/Rentals
- 54. Urban Gardens
- 55. Urban Indoor Farms
- 56. Urban Outdoor Farms
- 57. Vehicle Parking
- 58. Veterinary Services
- 59. Warehouse Sales
- 60. Fascia On-premises Signs
- 61. Freestanding On-premises Signs
- 62. Projecting On-premises Signs
- 63. Major Digital Signs
- 64. Minor Digital Off-premises Signs
- 65. Minor Digital On-premises Signs
- 66. Minor Digital On-premises Off-premises Signs
- 67. Roof Off-premises Signs
- 68. Roof On-premises Signs
- 69. Temporary On-premises Signs

4. Development Regulations for Uses

- 1. Bars and Neighbourhood Pubs and Restaurants shall be limited to 240 m2 of Public Space excluding within exterior patio/deck spaces.

2. Specialty Food Services shall be limited to 120 m² of Public Space excluding within exterior patio/deck spaces.
3. The following regulations shall apply to Convenience Vehicle Rentals developments:
 - a. all storage, display or parking areas shall be hardsurfaced; and
 - b. lighting for the display areas shall be mounted on lamp standards and no exposed bulbs or strings of lights shall be used.
4. Gas Bars, Minor and Major Service Stations and Rapid Drive-through Vehicle Services shall be developed in accordance with the following additional criteria:
 - a. In addition to the requirements of Section 72 of the Zoning Bylaw, any canopy located over the gas pump islands shall be designed and finished in a manner consistent with the design and finishing of the principal building, such that the canopy is not obtrusive and maintains consistency with the eave line of the principal building.
5. Signs shall comply with the regulations found in Schedule 59F.
6. Urban Indoor Farms shall comply with Section 98 of this Bylaw.

5. Development Regulations for Site and Built Form

1. The development shall be in general conformance with the attached appendix.
2. The maximum Floor Area Ratio shall be 3.5.
3. 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.
4. The minimum building Setbacks shall be:
 - a. 3.0 m from the north Lot line;
 - b. 1.5 m from the east Lot line;
 - c. 6.0 m from the west Lot line; and
 - d. 6.0 m from the south Lot line.
5. Where the development does not exceed a Floor Area of 1000 m², is less than 7.0 m in Height, and the architectural treatment of the building façades, as well as the siting of the buildings on the Site minimizes the perceived massing of the development when viewed from either 34 Avenue NW or Gateway Boulevard NW, the minimum Setback may be reduced to 4.5 m, adjacent to those roadways.

6. Development Regulations for Building Design and Features

1. All exposed building faces shall have consistent and harmonious exterior finishing materials.
2. Any business premises or multiple occupancy building having a Floor Area greater than 3000 m² or a single wall length greater than 40.0 m that is visible from 34 Avenue NW or Gateway Boulevard NW shall comply with the following development regulations:
 - a. the roofline and building façade shall include design elements that reduce the perceived mass of the building and add architectural interest;
 - b. the exterior wall finishing materials shall be predominantly composed of muted colours, with strong colours limited to use as an accent, so as to minimize the perceived mass of the building; and
 - c. landscaping adjacent to exterior walls visible from 34 Avenue NW or Gateway Boulevard NW shall be used to minimize the perceived mass of the building and to create visual interest.
3. Notwithstanding any other provisions of the Zoning Bylaw, individual business identification signs located on the façades of buildings, shall be similar in proportion, construction materials and placement. The Sign shall be designed and located so as to ensure that the signage does not detract from the overall appearance of the development and is not obtrusive, having regard to the scale of the buildings on the Site and to the distance of the building Setback.
4. An application for a new development or for an addition to existing building(s) shall be accompanied by a Site plan that shows the location of easement area(s) for all existing and proposed servicing infrastructure on the Site. The Development Officer, in consultation with the affected utility departments, shall adjust the minimum building Setbacks where such adjustments may be necessary to ensure:
 - a. that proposed buildings do not conflict with existing or proposed servicing infrastructure; and
 - b. that the type, amount and location of Landscaping, including berms, can be provided in a manner that does not conflict with existing or proposed servicing infrastructure.
5. All on-site services for power, telephone and C.A.T.V. shall be underground. Underground power services shall also be provided for Signs requiring such services.
6. All mechanical equipment, including roof mechanical units, shall be screened in a manner compatible with the architectural character of the building or concealed by incorporating it within the building.

7. Development Regulations for Parking, Loading, Storage, and Access

1. Vehicular entrances and exits, as well as on-site and off-site traffic and pedestrian routes, shall be located and designed in a manner that provides a clearly defined, safe, efficient and convenient circulation pattern for both on-site and off-site vehicular traffic and pedestrian movements, including accessible movements. Loading bays shall be located in such a manner as not to impede the safe and efficient flow of traffic and pedestrian movement and to minimize impacts on adjacent land Uses.
2. Interior drive aisles and walkways shall promote contiguous and safe pedestrian and vehicular movement throughout the site.
3. Pedestrian walkways and connections shall be accessible, safe, visually attractive, and well-defined by decorative and practical landscaping and lighting.
4. Convenient pedestrian access to the shared use path shall be provided via walkway connections.
5. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a 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 and public roadways in accordance with the provisions of Section 55.5 of the Zoning Bylaw. If the rear or sides of a Site are used for parking, an outdoor service or display area or both such areas shall be screened in accordance with the provisions of subsection 55.5 of the Zoning Bylaw.

8. Development Regulations for Landscaping, Lighting and Amenity Areas

1. Conceptual Landscape Plans shall be submitted, with the initial Development Permit Application, for review by the Development Officer. Prior to the issuance of the Development Permit, detailed Landscaping Plans shall be submitted to the satisfaction of the Development Officer to ensure a high standard of appearance and a sensitive transition for the surrounding developments.

APPENDIX 1
SITE PLAN

