

Charter Bylaw 19382

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 3058

WHEREAS Lot 1, Block 6, Plan 1623687; located at 3707 - 8 Avenue SW, Charlesworth, Edmonton, Alberta, is specified on the Zoning Map as (DC1) Direct Development Control Provision; and

WHEREAS an application was made to rezone the above described property to (DC1) Direct 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 1, Block 6, Plan 1623687; located at 3707 - 8 Avenue SW, Charlesworth Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule "A", from (DC1) Direct Development Control Provision to (DC1) Direct Development Control Provision.
2. The uses and regulations of the aforementioned DC1 Provision are attached as Schedule "B".

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

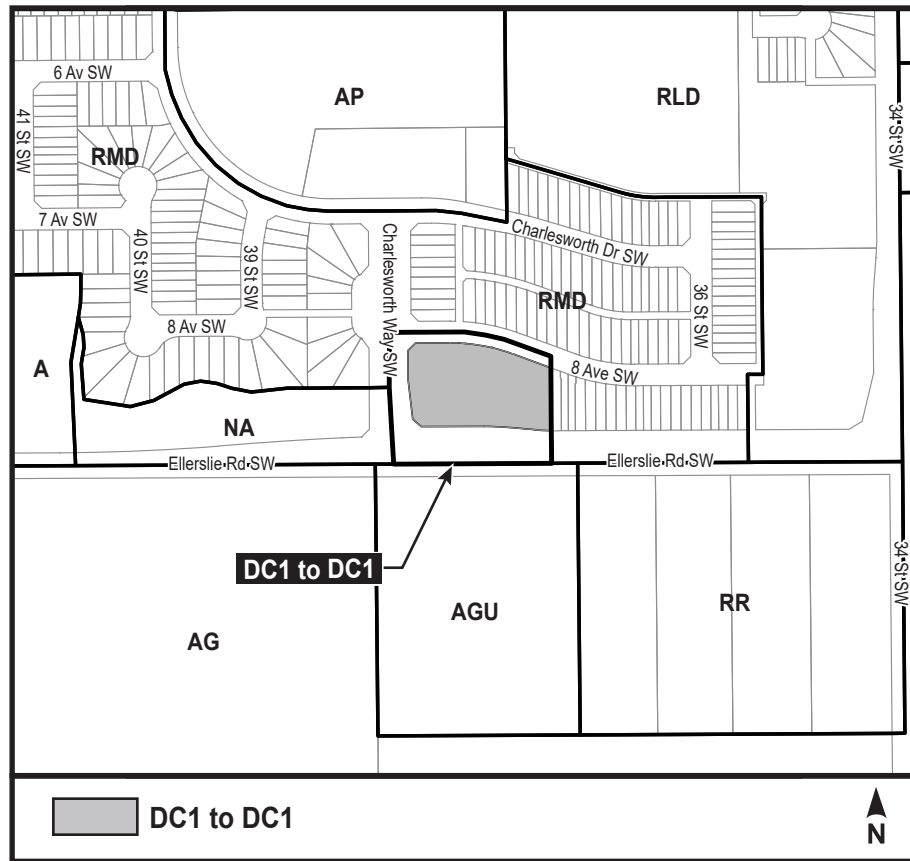
READ a first time this	day of	, A. D. 2020;
READ a second time this	day of	, A. D. 2020;
READ a third time this	day of	, A. D. 2020;
SIGNED and PASSED this	day of	, A. D. 2020.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

CHARTER BYLAW 19382



(DC1) DIRECT DEVELOPMENT CONTROL PROVISION**1. General Purpose**

To accommodate the development of medium density Residential with limited low intensity Commercial Uses.

2. Area of Application

Lot 1, Block 6, Plan 1623687; located in the Charlesworth Neighborhood shown on Schedule "A" of the Bylaw adopting this Provision.

3. Permitted Uses

1. Apartment Housing
2. Bars and Neighbourhood Pubs
3. Cannabis Retail Sales
4. Child Care Services
5. Commercial Schools
6. Community Recreation Services
7. Convenience Retail Stores
8. General Retail Stores
9. Health Services
10. Limited Group Homes
11. Liquor Stores
12. Live Work Unit
13. Major Home Based Business
14. Minor Home Based Business
15. Personal Service Shops
16. Professional Financial and Office Support Services
17. Residential Sales Centre
18. Restaurants
19. Row Housing
20. Specialty Food Services
21. Stacked Row Housing
22. Veterinary Services
23. Fascia On-premises Signs
24. Freestanding On-premises Signs
25. Projecting On-premises Signs
26. Temporary On-premises Signs

4. Development Regulations for Uses

1. Total amount of Commercial Uses for the site shall be limited to 1,730 sq m.

2. The maximum residential Density shall be 125 dwellings/ha.
3. The Floor Area Ratio shall not exceed 2.5.
4. The maximum Building Height shall not exceed 23.0 meters.
5. Notwithstanding clause 4(d.) architectural elements that create focal point(s) within the development (for example clock towers or façade details) shall not exceed 27.0 meters.
6. The minimum building Setback from the north and west property lines shall be 0.0 meters, and the maximum Setback shall be 4.5 meters.
7. The minimum building Setback from the south property line shall be 5.5 meters.
8. The building Setback from the east property line shall be a minimum of 1.2 meters and shall be an additional 1.0 meter for each storey or partial storey.
9. The following uses shall only be allowed where they are located primarily at Grade: Bars and Neighbourhood Pubs; Cannabis Retail Sales, Community Recreational Services; Convenience Retail Stores; General Retail Stores; Liquor Stores; Residential Sales entre; Restaurants; Specialty Food Services; Veterinary Services.
10. The following commercial uses shall be allowed at or above grade: Child Care Services; Commercial Schools; Health Services; Live Work Unit; Major and Minor Home Based Businesses; Personal Services Shops; Professional Financial and Office Support Services.
11. Signs shall comply with the regulations found in Schedule 59D of the Zoning Bylaw.

5. Site Design Regulation

1. The development shall create a pedestrian-friendly environment, which may include entrance features, outdoor sitting areas, canopies, arcades, landscaping, and other features that lend visual interest and a human scale to development.
2. Any canopies, arcades, or other attached building features shall be contained within the property and may be placed within the required Setback.
3. Loading, storage, and waste removal 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 roadways, in accordance with the Zoning Bylaw.

6. Building Design Regulations

1. Façade treatment and general building design shall provide a similar architectural theme on all sides.
2. Ground floor commercial Facades fronting onto a public right-of-way other than Ellerslie Road shall have display windows and entryways that front on to the public sidewalk associated with the public roadway, with clear glazing constituting a minimum of 50% of the Façade.
3. Buildings developed with mixed commercial and residential Uses shall have separate commercial and residential accesses