

Charter Bylaw 20657

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 3716

WHEREAS Lots 36 to 39, Block 20, Plan ND; located at 9526 - 106 Avenue NW, McCauley, 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, and notwithstanding Section 720.3(2) of the Edmonton Zoning Bylaw, 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 36 to 39, Block 20, Plan ND; located at 9526 - 106 Avenue NW, McCauley, 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	6th day of November	, A. D. 2023;
READ a second time this	6th day of November	, A. D. 2023;
READ a third time this	6th day of November	, A. D. 2023;
SIGNED and PASSED this	6th day of November	, A. D. 2023.

THE CITY OF EDMONTON

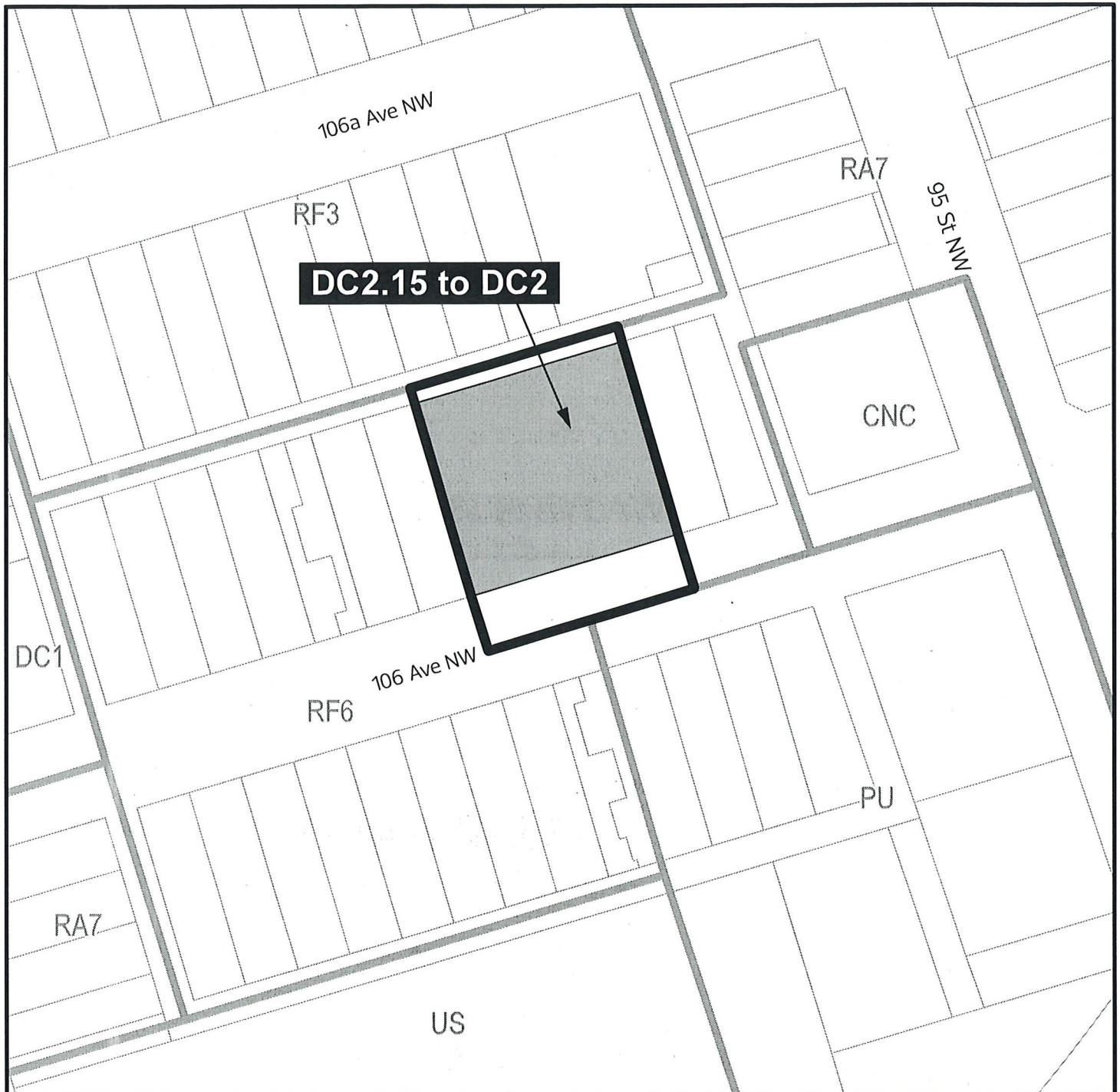


MAYOR



A/ CITY CLERK

CHARTER BYLAW 20657



DC2.15 to DC2



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

To accommodate a low rise mixed-use building with a focus on supportive housing and support services.

2. Area of Application

This Provision shall apply to Lots 36 to 39, Block 20, Plan ND located on the north side of 106 Avenue NW between 95 Street NW and 96 Street NW as shown in Schedule "A" of the Charter Bylaw adopting this Provision, McCauley.

3. Uses

1. Apartment Hotels
2. Business Support Services
3. Child Care Services
4. Commercial Schools
5. Community Recreation Services
6. Convenience Retail Stores
7. Extended Medical Treatment Services
8. General Retail Stores
9. Health Services
10. Indoor Participant Recreation Services
11. Live Work Unit
12. Lodging Houses
13. Major Home Based Business
14. Minor Home Based Business
15. Multi-unit Housing
16. Personal Service Shops
17. Private Education Services
18. Professional, Financial, and Office Support Services
19. Public Education Services
20. Residential Sales Centre
21. Special Event
22. Specialty Food Services
23. Supportive Housing
24. Urban Gardens
25. Fascia On-premises Signs
26. Projecting On-premises Signs
27. Temporary On-premises Signs

SCHEDULE "B"**4. Development Regulations for Uses**

1. The maximum Floor Area for Extended Medical Treatment Services is 1,500.0 m².
2. Signs must comply with Section 59 and Schedule 59B of the Zoning Bylaw.
3. Any Development Permit for Supportive Housing for the purpose of providing temporary accommodation for persons requiring immediate shelter and assistance shall be temporary and shall expire on July 1, 2025.

5. Development Regulations For Site Layout and Built Form

1. Notwithstanding Section 720.3(2) of the Zoning Bylaw, a site plan is not required to be attached to this DC2 Provision.
2. The maximum Height is 12.0 m.
3. The maximum Floor Area Ratio is 1.3.
4. The minimum north Setback is 0.0 m.
5. The minimum east Setback is 1.0 m.
6. The minimum south Setback 1.5 m.
7. The minimum west Setback is 1.0 m.

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

1. Vehicular access must be from the Lane.
2. Surface parking is not permitted to be located between any building and a public roadway, other than a Lane.
3. The maximum number of vehicular parking spaces shall be 4.
4. The minimum number of bicycle parking spaces shall be 15.

7. Development Regulations for Landscaping, Lighting and Amenity Area

1. Notwithstanding the Amenity Area Regulations of the Zoning Bylaw, a minimum Amenity Area of 100 m² is required.

8. Public Improvements and Contributions

1. As a condition of a Development Permit for construction of a principal building, the owner must enter into an Agreement with the City of Edmonton for off-Site improvements necessary to serve or enhance the development, to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination (Transportation). Such improvements must be constructed at the owner's cost. The Agreement process must include an engineering drawing review and approval. Improvements to address in the Agreement include, but are not limited to:
 - a. Repair of any damage to the abutting roadways, sidewalks and boulevard, including Lanes not directly adjacent to the Site, caused by the construction of the development.