

Charter Bylaw 20701

A Bylaw to amend Bylaw 12800, as amended,  
The Edmonton Zoning Bylaw  
Amendment No. 3735

WHEREAS Lot 6, Block S, Plan 2693HW; located at 6011 - 120 Avenue NW, Montrose, Edmonton, Alberta, is specified on the Zoning Map as (CNC) Neighbourhood Convenience Commercial 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 Lot 6, Block S, Plan 2693HW; located at 6011 - 120 Avenue NW, Montrose, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule "A", from (CNC) Neighbourhood Convenience Commercial 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

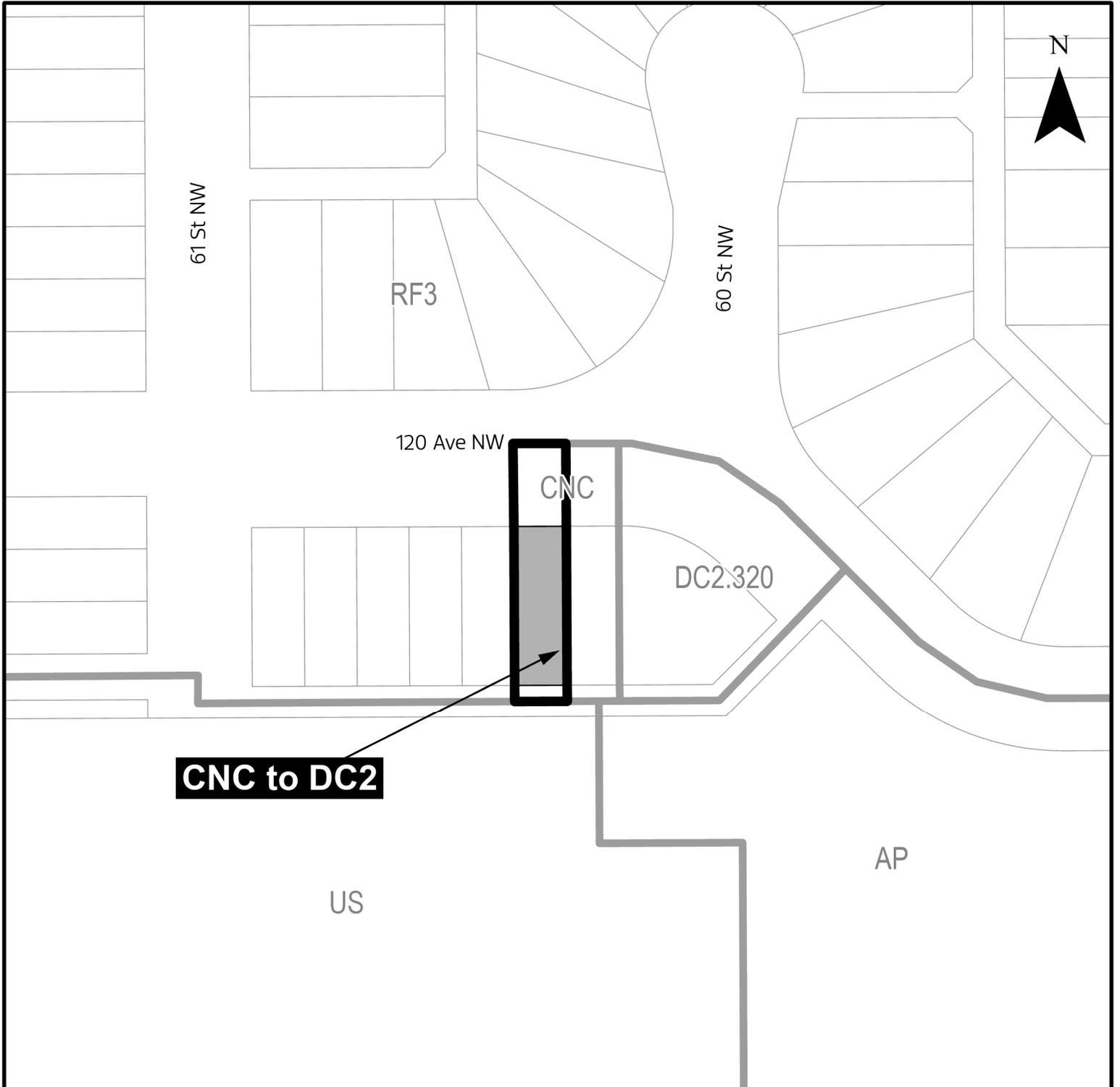
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MAYOR

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CITY CLERK

# CHARTER BYLAW 20701



CNC to DC2



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

To provide the opportunity for low intensity commercial, office and service uses which are intended to serve the day-to-day needs of residents, with site development regulations requiring to be sensitive and in scale with the existing development along 120 Avenue NW.

**2. Area of Application**

This provision applies to Lot 6, Block S, Plan 2693HW, located at 6011 - 120 Avenue NW in the Montrose Community.

**3. Uses**

1. Child Care Services
2. Commercial Schools
3. Convenience Retail Stores
4. General Retail Stores
5. Health Services
6. Market
7. Personal Service Shops
8. Professional, Financial and Office Support Services
9. Fascia On-premises Signs
10. Freestanding On-premises Sign
11. Temporary On-premises Signs
12. Projecting On-premises Signs

**4. Development Regulations for Uses**

1. Signs must comply with Section 59 and Schedule 59D of Zoning Bylaw 12800.

**5. Development Regulations for Site Layout and Built Form**

1. The development must be in general conformance with the attached Appendices.
2. The maximum Floor Area Ratio is 2.4.
3. The maximum building height is 12.0 m.
4. A minimum rear Setback of 6.0 m must be provided from the south Lot line.

5. There are no required front or side Setbacks.

**6. Development Regulations for Building Design and Features**

1. The design and use of the exterior finishing materials must be to the satisfaction of the Development Officer who shall ensure, as far as reasonably practicable, proposed buildings and structures shall use materials similar to, or better than, the standard of surrounding development.
2. All mechanical equipment, including surface level venting systems and transformers, must be screened in a manner compatible with the architectural character of the building or be concealed by incorporating it within the building. Ground level vents shall be oriented away from adjacent Sites, on-Site amenity areas or circulation routes for people walking or rolling.

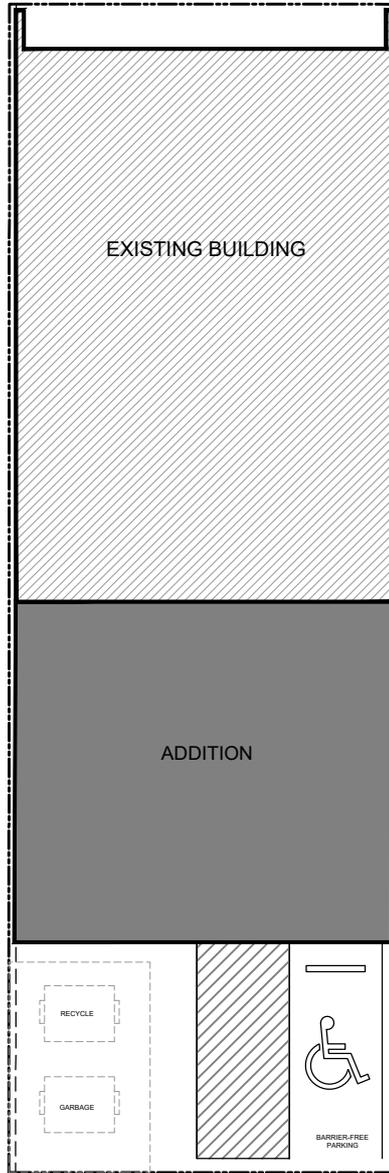
**7. Development Regulations for Parking, Loading, Storage and Access**

1. Loading, parking, storage and waste collection areas must be located to the rear of the building, and storage and waste collection must be screened from view from any adjacent Sites or public roadways (other than the Lane) to the satisfaction of the Development Officer.
2. Vehicular access and egress must be from the rear Lane.

**8. Development Regulations for Landscaping, Lighting and Amenity Area**

1. Notwithstanding Landscaping regulations of the Zoning Bylaw 12800, required Landscaping must consist of two shrubs planted at the rear of the building, to the satisfaction of the Development Officer.

120 AVENUE



6m REAR SETBACK FROM PROPERTY LINE

1 SITE PLAN  
a1.0 SCALE: 1:5000

