<u>Charter Bylaw 20694</u>

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
<u>Amendment No. 3732</u>

WHEREAS Lot 4, Plan 9322709; located at 11231 - 199 Street NW, Winterburn Industrial Area East, Edmonton, Alberta, is specified on the Zoning Map as (IM) Medium Industrial 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 4, Plan 9322709; located at 11231 - 199 Street NW, Winterburn Industrial Area East, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule "A", from (IM) Medium Industrial 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.
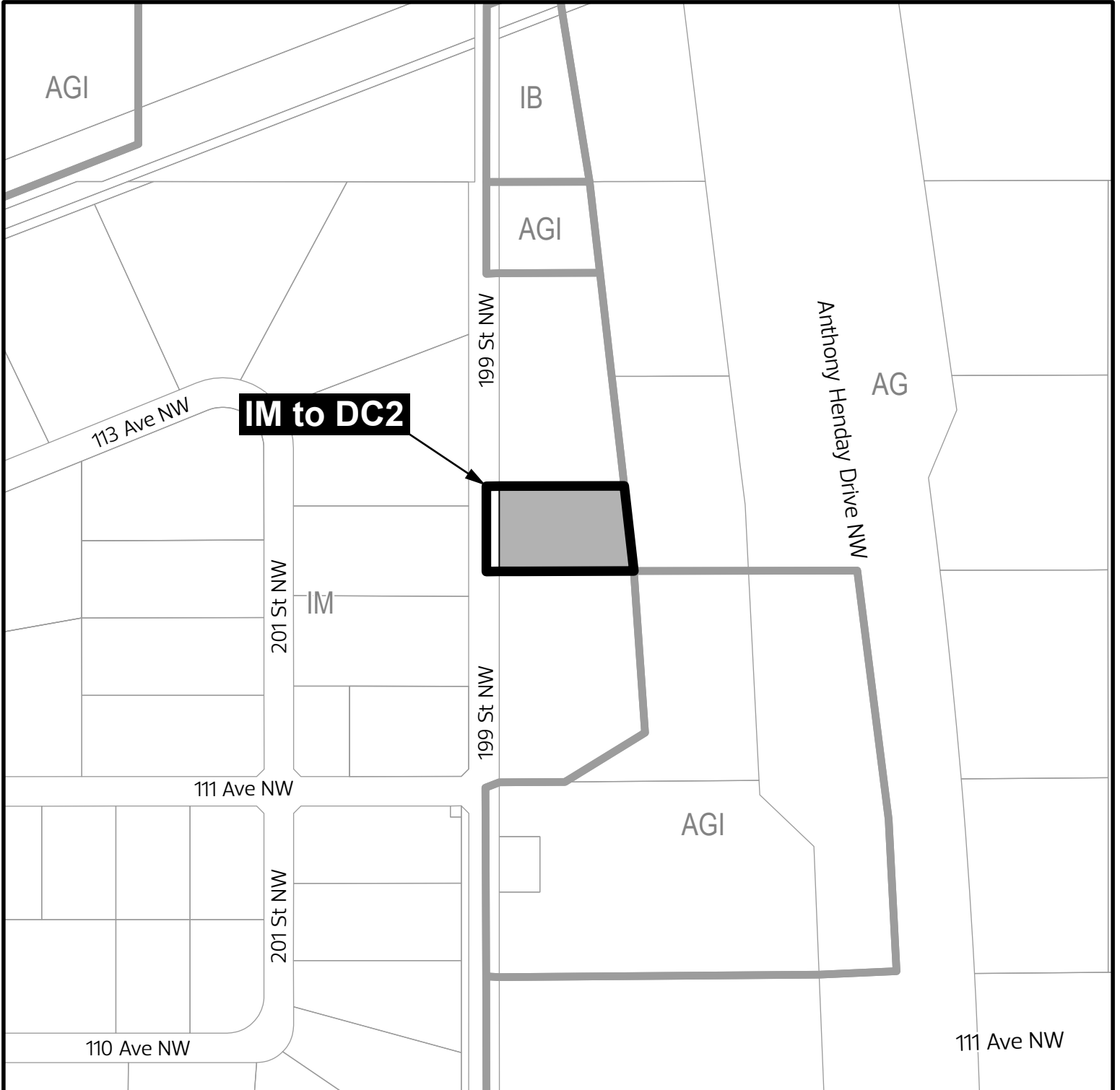
READ a first time this	day of	, A. D. 2023;
READ a second time this	day of	, A. D. 2023;
READ a third time this	day of	, A. D. 2023;
SIGNED and PASSED this	day of	, A. D. 2023.

THE CITY OF EDMONTON

_____
MAYOR

_____
CITY CLERK

CHARTER BYLAW 20694

AGI

IB

AGI

199 St NW

Anthony Henday Drive NW

AG

113 Ave NW

IM to DC2

201 St NW

IM

199 St NW

AGI

111 Ave NW

201 St NW

AGI

110 Ave NW

111 Ave NW

IM to DC2

N

<div align="right">SCHEDULE "B"</div>

(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION

1. General Purpose

To provide for a veterinary hospital and boarding facility with ancillary apartment hotels and complementary commercial activities within the same structure and to otherwise enable medium industrial development.

2. Area of Application

This Provision shall apply to Lot 4, Plan 9322709 as shown on Schedule "A" of the Charter Bylaw adopting this Provision, Winterburn Industrial Area East.

3. Uses

1. Animal Hospitals and Shelters
2. Apartment Hotels
3. Automotive and Equipment Repair Shops
4. Breweries, Wineries and Distilleries
5. Equipment Rentals
6. Fleet Services
7. General Contractor Services
8. General Industrial Uses
9. General Retail Stores
10. Recycled Materials Drop-off Centre
11. Recycling Depots
12. Small Animal Breeding and Boarding Establishments
13. Special Event
14. Specialty Food Services
15. Temporary Storage
16. Urban Indoor Farms
17. Vehicle and Equipment Sales/Rentals
18. Veterinary Services
19. Fascia Off-premises Signs
20. Fascia On-premises Signs
21. Freestanding Off-premises Signs
22. Freestanding On-premises Signs
23. Projecting On-premises Signs

24. Roof On-premises Signs
25. Temporary On-premises Signs

4. Development Regulations For Uses

1. Signs shall comply with Section 59 and Schedule 59G of the Zoning Bylaw.

2. Apartment Hotels are permitted only as an Accessory Use to support Veterinary Services, Animal Hospitals and Shelters, and/or Small Animal Breeding and Boarding Establishments Uses, and must be situated in conformance with Appendix 1.

3. The maximum number of Apartment Hotel Dwellings shall be three.

4. Prior to the issuance of a Development Permit involving new Apartment Hotels, Environmental Site Assessment work shall be submitted and reviewed to the satisfaction of the Development Officer in Consultation with City Planning (Environmental Planner). The Development Officer shall impose any Development Permit conditions necessary, prior to the release of drawings for Building Permit review, to ensure that the Site is suitable for the Apartment Hotels Use.

5. Apartment Hotels shall not be permitted on the same site with any of the following Uses:

   a. Automotive and Equipment Repair Shops
   b. Breweries, Wineries and Distilleries
   c. Creation and Production Establishments
   d. Equipment Rentals
   e. Fleet Services
   f. General Contractor Services
   g. General Industrial Uses
   h. Recycled Materials Drop-off Centre
   i. Recycling Depots
   j. Special Event
   k. Temporary Storage
   l. Urban Indoor Farms
   m. Vehicle and Equipment Sales/Rentals

6. The Uses listed in 4(5)(a) through (m) shall not be permitted on the same Site as Apartment Hotels.

5. Development Regulations For Site Layout and Built Form

1. The development shall be in general conformance with Appendix I.

2. The maximum Height shall be 18.0 m.

3. The maximum Floor Area Ratio shall be 2.0.

4. No setbacks shall be required, except the minimum Front Setback shall be 3.0 m.

5. No loading, storage, trash collection, outdoor service or display area shall be permitted within a Setback.

6. Notwithstanding 5.2 and 5.4, materials and equipment in an outdoor storage area, including shipping containers or outdoor displays, shall have:

   a. A maximum Height of 8.0 m, measured from Grade to the highest point of the materials or display, and be located a maximum of 15.0 m of the east Lot Line.

   b. A maximum Height of 2.0 m, measured from Grade to the highest point of the materials or display, and be located a maximum of 6.0 m of the east Lot Line.

7. All outdoor service, assembly, trash collection and storage areas, including the trucking yards associated with such activities, shall be located to the rear or sides of the principal building.

8. All outdoor service, assembly, trash collection and storage areas, including the trucking yards associated with such activities, shall be screened from view by building walls, freestanding walls, landscaping materials, berms, wood Fences, or any combination of these, to the satisfaction of the Development Officer from any

   a. Public roadway other than a Lane or a local road serving only Sites zoned AGI, IM or IH; and

   b. Adjacent Sites, unless the adjacent Site is zoned AGI, IM or IH.

9. Notwithstanding Section 5.2, except for landscape materials, screening shall have a maximum height of 3.7 m;

10. Outside display areas are allowed to be located to the side or front of the principal building, provided that such displays are limited to examples of equipment or material related to the industry or business located on the Site.

11. Any Temporary Storage Use shall be screened from view from any public roadway other than a Lane and from adjacent Sites by building walls, freestanding walls, landscape materials, berms, wood Fences or a combination of these.

12. The Development Officer may require that exposed projections outside the building
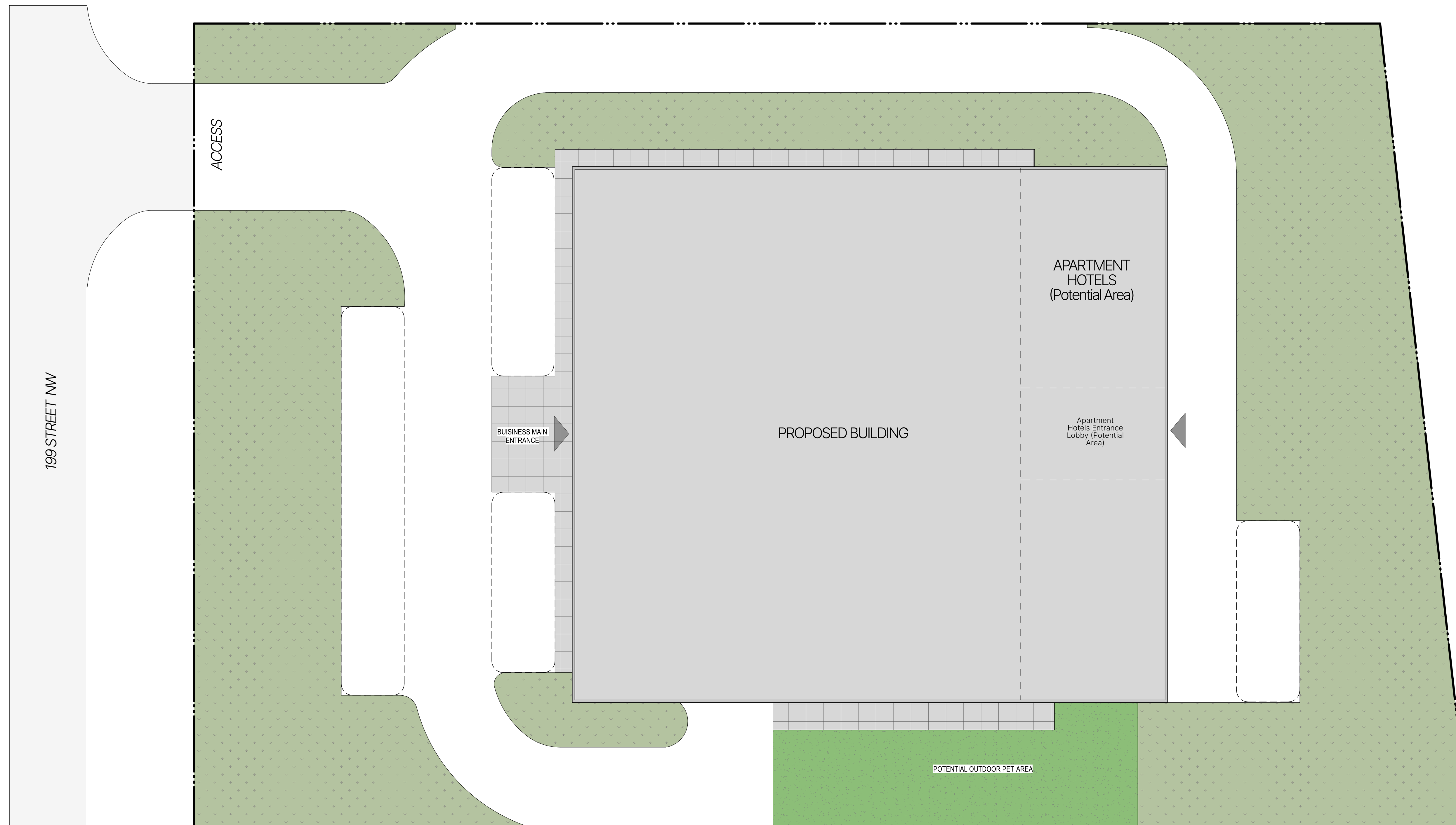
such as mechanical and electrical equipment, transformer ducts, cooling towers and materials handling equipment, be screened from view from any public roadway other than a Lane and from adjacent Sites if such projections are inconsistent with the character and appearance of surrounding development or the intended visual qualities of this Zone.

13. All buildings shall be constructed and finished with durable materials designed to maintain the initial appearance of the development throughout the life of the project. The Development Officer shall require that the appearance of metal or concrete block walls exposed to public view from beyond the Site be improved where such walls are inconsistent with the finishing materials or appearance characteristic of surrounding development.

14. The design and use of exterior finishing materials shall 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.

15. To provide enhanced architectural interest of the principal structure facing Anthony Henday Drive, design techniques shall be applied to the east Façade, which may include, but is not limited to, the use of different exterior finishing materials, articulations, balcony projections, and fenestrations at regular increments.

6. Development Regulations For Landscaping

1. The required Landscape Plan submitted with a Development Permit application for new building construction shall be prepared by a Landscape Architect registered with the Alberta Association of Landscape Architects (AALA).
2. Notwithstanding Landscaping Regulations of the Zoning Bylaw, Landscaping within the Setback shall be in general conformance with the following:
    a. At least 4 trees shall be required; and
    b. At least 27 shrubs shall be required.

LEGEND

| | LANDSCAPING AREA | | PROPERTY LINE |
| | PEDESTRIAN SIDEWALK | | POTENTIAL VISITOR & ACCESSIBLE PARKING AREAS |

ACCESS

199 STREET NW

APARTMENT
HOTELS
(Potential Area)

PROPOSED BUILDING

Apartment
Hotels Entrance
Lobby (Potential
Area)

BUISINESS MAIN
ENTRANCE

POTENTIAL OUTDOOR PET AREA

APPENDIX 1 | SITE PLAN

SCALE: 1/16" = 1'-0"