

ATTACHMENT 2
BYLAW 17352
FILE: LDA15-0197
SOUTH EDMONTON
COMMON

DESCRIPTION: ZONING BYLAW AMENDMENT from (DC2) Site Specific Development Control Provision to (DC2) Site Specific Development Control Provision;
SOUTH EDMONTON COMMON

LOCATION: Between Gateway Boulevard and Parsons Road, south of 23 Avenue NW

**LEGAL
DESCRIPTION:**

DC2.625

Lot 1A, Block 4, Plan 0721311

DC2.722

Lot 7A, Block 17, Plan 0922968

DC2.834

A portion of SE 32-51-24-4; OT 51-24-4; Blocks A and C, Plan 0122310; Lot 1, Block 18, Lot 1PUL, Block 19, Plan 0224371; Lot 1, Block 1, Plan 0521408; a portion of Lot 2, Block 1, Plan 0521408; Lot 2, Lot 3, Block 19, Plan 0523284; Lots 2-5, Block 18, Plan 0523297; Lot 3, Block 1, Plan 0627090; Lot 2, Block 20, Plan 0924358; Lot 3, Block 20, Plan 1024252; portions of Lot 51, Block RLY, Plan 9820427; Block X, Plan 9926072; Block OT, Plan 1343RS.

DC2.835

Lot 51, Block RLY, Plan 9820427; Lot 3, Block 8, Plan 9722024; Lot 1, Block 14, Plan 9926548; Lot 1A, Block 12, Plan 9926070; Lot 2, Block 12, Plan 0123321, Lot 2PUL, Block 7, Plan 9722024; Lot 1, Block 21, Plan 0323867; Lot 9, Block 8, Plan 1120571; Lot 1, Block 10, Plan 9823278; Lot 3, Block 6, Plan 0020087; Lot 3, Block 10, Plan 9923735; Lot 2, Block 16, Plan 0223443; Lot 3, Block 14, Plan 9926548; Lot 5, Block 8, Plan 0123648; Block X, Plan 9926072; Lot 11, Block 8, Plan 1422338; Lot 4PUL, Block 4, Plan 9926548; Lot 5PUL, Block 8, Plan 9825355; Lots 3 & 4, Block 7, Plan 9823278; Lot 1, Block 9, Plan 9823278; Lot 5PUL, Block 7, Plan 9926548; Lot 3, Block 12, Plan 0324383; Lot 1, Block 13, Plan 0023941; Lot 8, Block 8, Plan 0123648; Lot 6, Block 7, Plan 0226204; Lot 4, Block 8, Plan 9926800; Lot 2, Block 10, Plan 9923735; Lot 6, Block 8, Plan 0123330; Lot 1, Block 16, Plan 0024240; Lot 2, Block 14, Plan 9926548; Lot 4, Block 12, Plan 0324383; Lot 1, Lot 2PUL, Block 8, Plan 9722024; Lot 7, Block 8, Plan 0123330.

**BYLAW 17352
FILE: LDA15-0197
SOUTH EDMONTON
COMMON**

APPLICANT: Mark Lawrence
Stantec Consulting Ltd.
10160 - 112 Street
Edmonton, Alberta T5K 2L6

OWNER: Various Owners

**ACCEPTANCE OF
APPLICATION:** April 28, 2015

**EXISTING
DEVELOPMENT:** Various commercial uses

**SUSTAINABLE
DEVELOPMENT'S
RECOMMENDATION:** That Bylaw from (DC2) Site Specific Development Control
Provision to (DC2) Site Specific Development Control Provision
be APPROVED.

DISCUSSION

1. The Application

This application proposes to amend the regulations of DC2.625, DC2.722, DC2.834, & DC2.835 Site Specific Development Control Provisions in the following manner:

- 1) To include the following use classes; Free-standing Off-premises Signs, Major Digital Signs, Minor Digital On-Premises Signs, Minor Digital Off-Premises Signs, and Minor Digital On-premises Off-premises Signs. Sign regulations will be in accordance with Section 59.2 and Schedule 59F of the Zoning Bylaw with exceptions for the height of Freestanding Signs and the copy area of Minor and Major Digital Signs. Provisions were also included to require a Comprehensive Sign Design Plan and for all Digital Signs to be processed as Class B developments.
- 2) Administrative amendments with regard to listed uses and Section References have also been updated to be consistent with Zoning Bylaw 12800.

2. Site and Surrounding Area

The application area includes several parcels of land east of Gateway Boulevard, located south of 23 Avenue and north of the Anthony Henday Drive within South Edmonton Common. Surrounding land uses include a wide variety of commercial establishments zoned (DC2) Site Specific Development Control Provision.



Aerial view of subject site, looking north.

ANALYSIS

1. Compliance with Approved Plans and Land Use Compatibility

The Way We Grow – Municipal Development Plan

The proposed rezoning complies with *The Way We Grow* Municipal Development Plan, which identifies this area as a “Major Commercial Node.”

South Edmonton Common / Edmonton Research Development ASP

The proposed rezoning complies with the South Edmonton Common and Edmonton Research and Development Area Structure Plan (ASP) which designates the subject lands for Commercial uses. The proposed amendments to the DC2 provision will allow for additional uses compatible with the surrounding industrial and commercial uses.

2. Civic Departments and Utilities

Urban Planning and Design provided comments regarding the potential number and size of Digital Signs along one the major corridors (Calgary Trail/Gateway Boulevard). The DC2 provisions include text amendments to regulate the maximum number and size of Digital Signs along the corridor, to a maximum of 4, requirements for a Comprehensive Sign Design Plan, and for Digital Signs to be processed as a Discretionary Use or Class B development permits. Separation distance requirements in the Zoning Bylaw for Digital Signs will further limit the number of Digital Signs on the site. These provisions addressed the concerns of Urban Planning and Design.

The provisions have also addressed comments from Transportation Services for Alberta Transportation to have the opportunity to review Digital Signs within provincial highway development control zones.

All other comments from Civic Departments and utility agencies have been addressed.

3. Parks and School Boards

The Parks Planning Section of Sustainable Development, the Catholic School Board and the Edmonton Public School Board had no concerns with the proposed rezoning.

4. Environmental Review

A Phase 1 Environmental Site Assessment (ESA) was not required with this application.

5. Surrounding Property Owners' Concerns

Advance notification of the rezoning application was sent to surrounding property owners, the Yellowbird (East) Community League, and the Ellerslie Community League Association on May 7, 2015. Sustainable Development received no responses to the advance notification.

JUSTIFICATION

Sustainable Development recommends that Bylaw 17352 to amend the Zoning Bylaw from (DC2) Site Specific Development Control Provision to (DC2) Site Specific Development Control Provision be APPROVED on the basis that the application complies with the *Way We Grow* and the South Edmonton Common and Edmonton Research and Development Park ASP, meets the technical requirements of Civic Departments and utility agencies, and is compatible with surrounding existing and planned development.

ATTACHMENT

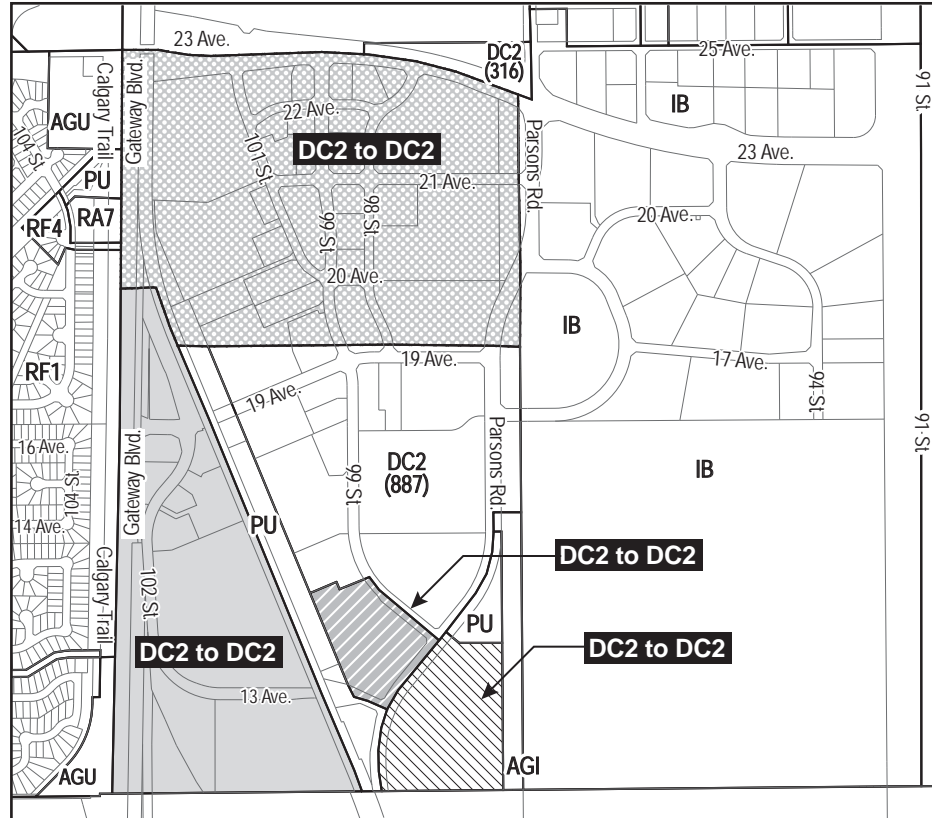
2a Maps

Written by: Sean Conway
Approved by: Tim Ford
Sustainable Development
October 19, 2015

FILE: LDA15-0197
DATE: October 19, 2015
BYLAW 17352

SOUTH EDMONTON COMMON BYLAW 17352

Location: 1203 - Parsons Road NW, 1320 99 Street NW, 10008 - 22 Avenue NW, 10050 - 19 Avenue NW, 10141, 10161 13 Avenue NW, 10220, 10230 - 19 Avenue NW, 1311, 1631, 1641 - 102 Street NW, 903, 935, 1655, 1855 - Gateway Boulevard NW, 1751, 1822, 1830, 1850, 1851 - 102 Street NW, 10020 - 19 Avenue NW, 9701U, 9702U, 9717 - 21 Avenue NW, 9804, 9903, 9904, 10008 - 22 Avenue NW, 10223 - 23 Avenue NW, 2045 - 98 Street NW, 1907, 1910, 1920, 1970, 2003, 2004, 2103, 2104, 2133, 2142, 2203, 2254 - 99 Street NW, 2008, 2010, 2020, 2020U, 2121 - 101 Street NW, 1803, 1990 - Parsons Road NW, 2023 Gateway Boulevard NW



Proposed Rezoning from

DC2 to DC2
DC2 to DC2
DC2 to DC2
DC2 to DC2

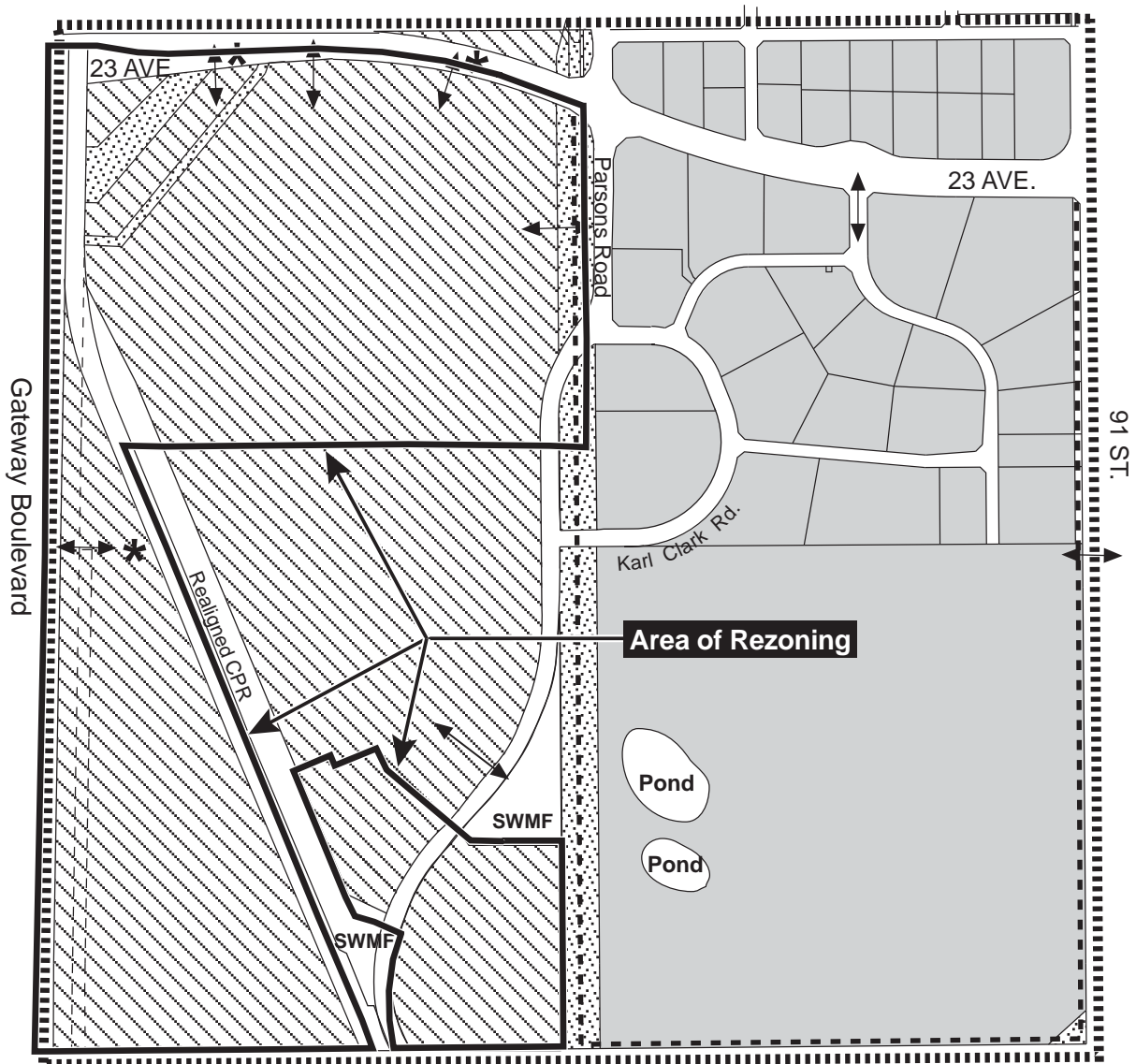
The purpose of proposed Bylaw 17352 is to change the Zoning Bylaw from (DC2) site specific development control provision to (DC2) site specific development control provision, Lot 1A, Block 4, Plan 0721311; Lot 7A, Block 17, Plan 0922968; a portion of SE 32-51-24-4; OT 51-24-4; Blocks A and C, Plan 0122310; Lot 1, Block 18, Lot 1PUL; Block 19, Plan 0224371; Lot 1, Block 1, Plan 0521408; a portion of Lot 2, Block 1, Plan 0521408; Lot 2, Lot 3, Block 19, Plan 0523284; Lots 2-5, Block 18, Plan 0523297; Lot 3, Block 1, Plan 0627090; Lot 2, Block 20, Plan 0924358; Lot 3, Block 20, Plan 1024252; portions of Lot 51, Block RLY, Plan 9820427; Block X, Plan 9926072; Block OT, Plan 1343RS, Lot 51, Block RLY, Plan 9820427; Lot 3, Block 8, Plan 9722024; Lot 1, Block 14, Plan 9926548; Lot 1A, Block 12, Plan 9926070; Lot 2, Block 12, Plan 0123321, Lot 2PUL, Block 7, Plan 9722024; Lot 1, Block 21, Plan 0323867; Lot 9, Block 8, Plan 1120571; Lot 1, Block 10, Plan 9823278; Lot 3, Block 6, Plan 0020087; Lot 3, Block 10, Plan 9923735; Lot 2, Block 16, Plan 0223443; Lot 3, Block 14, Plan 9926548; Lot 5, Block 8, Plan 0123648; Lot 11, Block 8, Plan 1422338; Lot 4PUL, Block 4, Plan 9926548; Lot 5PUL, Block 8, Plan 9825355; Lots 3 and 4, Block 7, Plan 9823278; Lot 1, Block 9, Plan 9823278; Lot 5PUL, Block 7, Plan 9926548; Lot 3, Block 12, Plan 0324383; Lot 1, Block 13, Plan 0023941; Lot 8, Block 8, Plan 0123648; Lot 6, Block 7, Plan 0226204; Lot 4, Block 8, Plan 9926800; Lot 2, Block 10, Plan 9923735; Lot 6, Block 8, Plan 0123330; Lot 1, Block 16, Plan 0024240; Lot 2, Block 14, Plan 9926548; Lot 4, Block 12, Plan 0324383; Lots 1 and 2PUL, Block 8, Plan 9722024; Lot 7, Block 8, Plan 0123330, as shown on the attached sketch. This rezoning provides the opportunity for the addition of new sign use classes to allow for their placement on the subject parcels, and is in conformance with the South Edmonton Common/Edmonton Research Development Area Structure Plan. The provision also includes administrative amendments with regards to listed uses and Section references to update the Direct Control to be consistent with the Zoning Bylaw. Sustainable Development supports this proposed bylaw

PROPOSED REZONING

SUSTAINABLE DEVELOPMENT

FILE: LDA15-0197

DATE: October 19, 2015



**BYLAW 13935
APPROVED
SOUTH EDMONTON COMMON AND
EDMONTON RESEARCH AND DEVELOPMENT PARK
AREA STRUCTURE PLAN
(as amended)**



- | | |
|--------------------------------|----------------------|
| Commercial | Pipeline Corridor |
| Research / Industrial Business | Hiking/Jogging Trail |
| Stormwater Management Facility | Traffic Access |
| Limited access | A.S.P. Boundary |

SUSTAINABLE DEVELOPMENT