

Bylaw 17276

A Bylaw to amend Bylaw 12800, as amended,  
The Edmonton Zoning Bylaw  
Amendment No. 2064

WHEREAS Lots 8, 9, 10 and 24, Block 1, Plan 4077KS, located north of 100 Avenue NW and west of 180 Street NW, Place LaRue, 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, 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 8, 9, 10 and 24, Block 1, Plan 4077KS, located north of 100 Avenue NW and west of 180 Street NW, Place LaRue, Edmonton, Alberta, which lands are shown on the sketch plan attached 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 attached as Schedule "B".

3. The sketch plan attached as Schedule "A" and the uses and regulations of the DC2 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. 2015;
READ a second time this	day of	, A. D. 2015;
READ a third time this	day of	, A. D. 2015;
SIGNED and PASSED this	day of	, A. D. 2015.

THE CITY OF EDMONTON

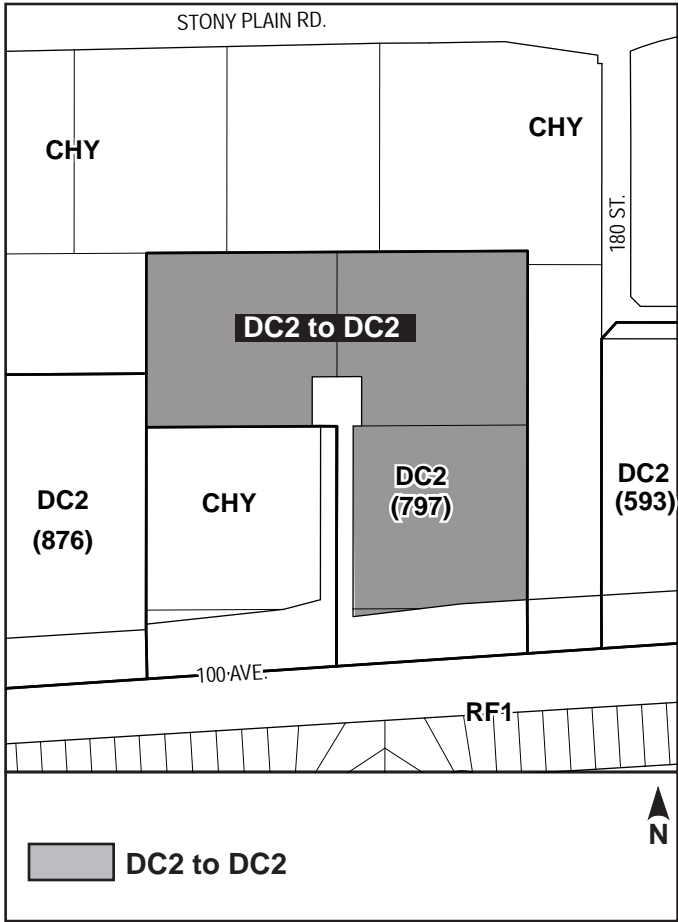
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MAYOR

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CITY CLERK

BYLAW 17276



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

To accommodate the development of a mixed-use exhibition and convention facility/ spectator sports and entertainment establishment in accordance with the Place La Rue West Neighbourhood Area Structure Plan and the Major Commercial Corridors Overlay in order to achieve a high-quality development that is appropriate for the site’s location adjacent to a major ”gateway” corridor of the city, and that will not adversely affect The La Perle residential area to the south or transportation facilities.

**2. Area of Application**

This Provision shall apply to Lots 8, 9, 10, and 24, Block 1, Plan 4077 KS, located north of 100 Avenue NW and east of 184 Street NW, as shown on Schedule “A” of this bylaw, adopting this Provision.

**3. Uses**

- a. Bars and Neighbourhood Pubs
- b. Exhibition and Convention Facilities
- c. Indoor Participant Recreation Services
- d. Minor Alcohol Sales
- e. Restaurants
- f. Spectator Entertainment Establishment
- g. Spectator Sports Establishment
- h. Specialty Food Services
- i. Fascia On-premises Signs
- j. Freestanding On-premises Signs
- k. Major Digital Signs
- l. Minor Digital On-premises Signs
- m. Projecting On-premises Signs
- n. Temporary On-premises Signs

#### 4. Development Regulations

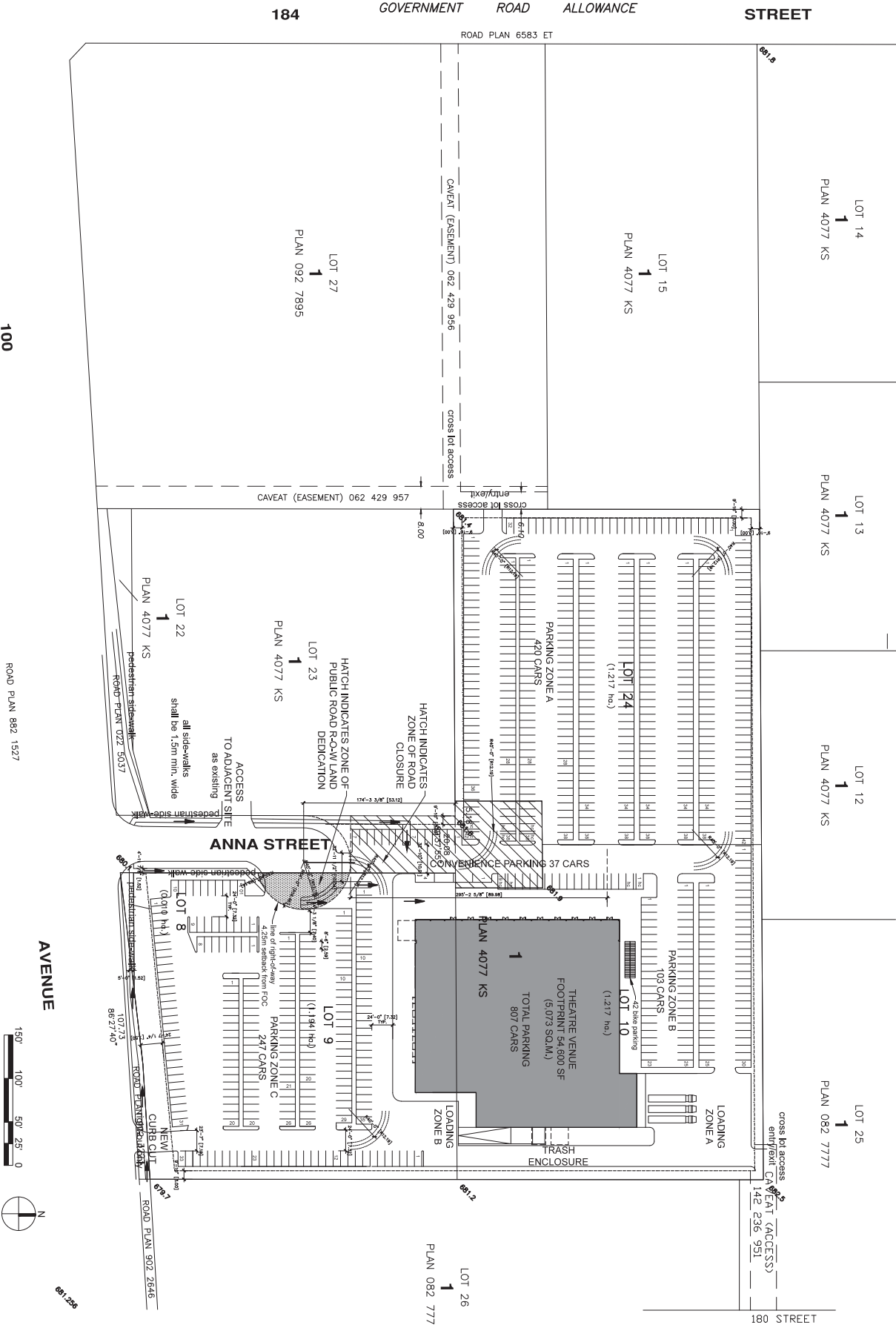
- a. The Exhibition and Convention Facility / Spectator Entertainment and Sports Establishment complex shall be developed in general accordance with the Site Plan as illustrated in Appendix I.
- b. The exterior building appearance shall be in general accordance with Appendices II and III and artistic renderings in Appendix IV.
- c. The maximum number of spectators accommodated within the establishment shall not exceed four thousand one hundred (4,100).
- d. The maximum Floor Area Ratio (FAR) shall be 0.50.
- e. The maximum building Height shall not exceed 20.0m.
- f. The minimum Front Yard on 100 Avenue NW shall be 6.0m.
- g. The minimum Front Yard on 182 Street NW shall be 3.0m.
- h. A minimum building Setback of 60.0 m shall be provided from 100 Avenue NW.
- i. The minimum Rear Yard shall be 3.0m.
- j. The minimum Side Yard shall be 3.0m.
- k. Parking and loading shall be in general accordance with the Site Plan as illustrated in Appendix I.
- l. Landscaping plans shall be provided in accordance with Section 55 of the Zoning Bylaw. Landscaping shall be limited to the Yards and zones indicated as available for Landscaping on the Site Plan in Appendix I and to the satisfaction of the Development Officer. Notwithstanding Section 55 of the Zoning Bylaw, the Landscaping requirement for parking areas may be waived by the Development Officer if there is substantial interruption of the view of the parking area from 100 Avenue NW.
- m. Trash collection areas shall be located as shown on Appendix I. The trash collection area may be located within a required Yard and shall be screened with a 1.8m high enclosure, to the satisfaction of the Development Officer.
- n. All mechanical equipment, including roof mechanical units, shall be concealed by screening or incorporated within the building roof in a manner that is consistent with the finishing of the building.
- o. All entrances, exits and on Site routes of vehicles, bicycles and pedestrians (including handicapped) shall be located on the Development Permit plans and designed in a manner that demonstrates and plans for safe, efficient and convenient circulation patterns and connections to the appropriate off Site facilities.
- p. All exterior lighting shall be designed such that all light is contained within the Area of Application, to be indirect from all angles of off-site viewing, does not intrude into neighbouring residential area, and incorporates design elements

consistent with the finishing of the building. Lighting fixtures and apparatus shall not exceed a height of 10 m.

- q. There shall be no chain link fencing, or barbed wire combinations, in view of or adjacent to major public roadways.
- r. There shall be sufficient screen fencing along every property line abutting parcels that allow Hotels or Motels as a permitted or discretionary Use to prevent automobile headlights from visually intruding into ground floor suites.
- s. No outside acoustical, such as paging and/or loudspeakers, devices shall be permitted, unless required for a special outdoor event that is licensed by the City of Edmonton.
- t. A Crime Prevention Through Environmental Design Assessment shall be provided to the satisfaction of the Development Officer to ensure that the development provides a safe urban environment in accordance with the guidelines and principles established in the Design Guide for a Safer City (City of Edmonton, 1995) in accordance with Section 58 of the Zoning Bylaw.
- u. Signs shall comply with the regulations in Section 59 and Schedule 59F of the Zoning Bylaw and with the following regulations:
  - i. Animated and bright signage is to be designed to minimize light pollution and visual intrusion into residential properties south of 100 Avenue NW.
  - ii. Any lighting on a Sign higher than 10 m and within 7.5m north of 100 Avenue NW is to be oriented east/west and not face south.
  - iii. Any Sign developed on a south-facing wall above 10m in height or attached to any building above 10 m in Height that abuts 100 Avenue NW is to be backlit and designed to prevent light from emitting toward residential areas south of 100 Avenue NW.
  - iv. Signs are allowed within required Yards if they are developed as a feature of the landscaped Yard, but are not to exceed a Height of 10 m and any illumination is to be backlit only.
  - v. Notwithstanding clause ‘u(iii)’ above, a Major Digital Sign is to be building mounted on the south face of the building, at a minimum of 70m from 100 Avenue NW, and as indicated on Appendices II-IV. This Major Digital Sign shall be de-energized daily between 12:00 AM – 5:00 AM.
  - vi. Movement and brightness of Signs within 15m of 100 Avenue NW and 182 Street NW shall be designed to minimize light pollution/visual intrusion on residential areas south of 100 Avenue NW.

**5. Additional Development Regulations for Uses**

- a. Bars and Neighbourhood Pubs shall be limited to seats for 200 occupants and 240 m<sup>2</sup> of public space.
- b. Bars and Neighbourhood Pubs, Minor Alcohol Sales, Restaurants, and Specialty Food Services shall only developed as an Accessory Use to an Exhibition and Convention Facilities, Spectator Entertainment Establishment, or Spectator Sports Establishment Use and must be contained within the principal building with no direct exterior access.
- c. Prior to the issuance of a Development Permit for an Exhibition and Convention Facility, Spectator Entertainment Establishment or a Spectator Sports Establishment, the applicant shall demonstrate, to the satisfaction of the Development Officer in consultation with Transportation Services, that sufficient off-site parking is being provided for the purpose of event specific overflow parking.



SHOWTIME THEATRE VENUE

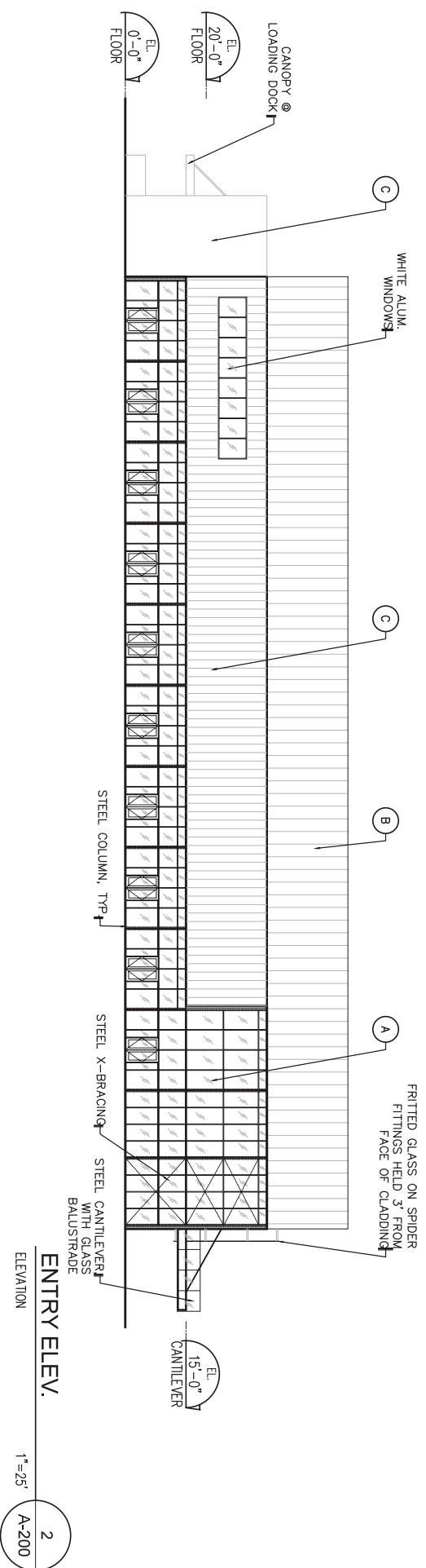
REVISIONS:	

CONSULTANTS:  
STRUCT./MECH./ELEC./PAV./LANDSCAPE

**(OCI)**  
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Edmonton, AB T6E 2E2  
www.ociarchitecture.com

PROJECT NO. 14-000  
SHEET TITLE  
SITE PLAN  
A100





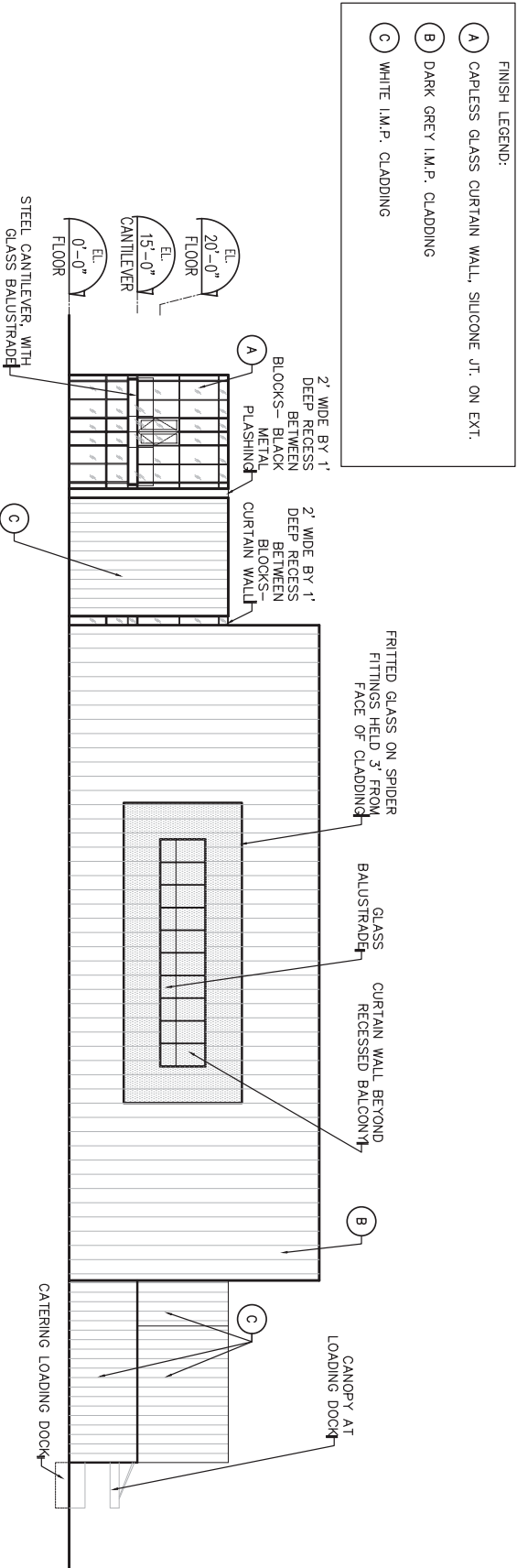
ENTRY ELEV.

ELEVATION

1"=25'

2

A-200



STREET ELEV.

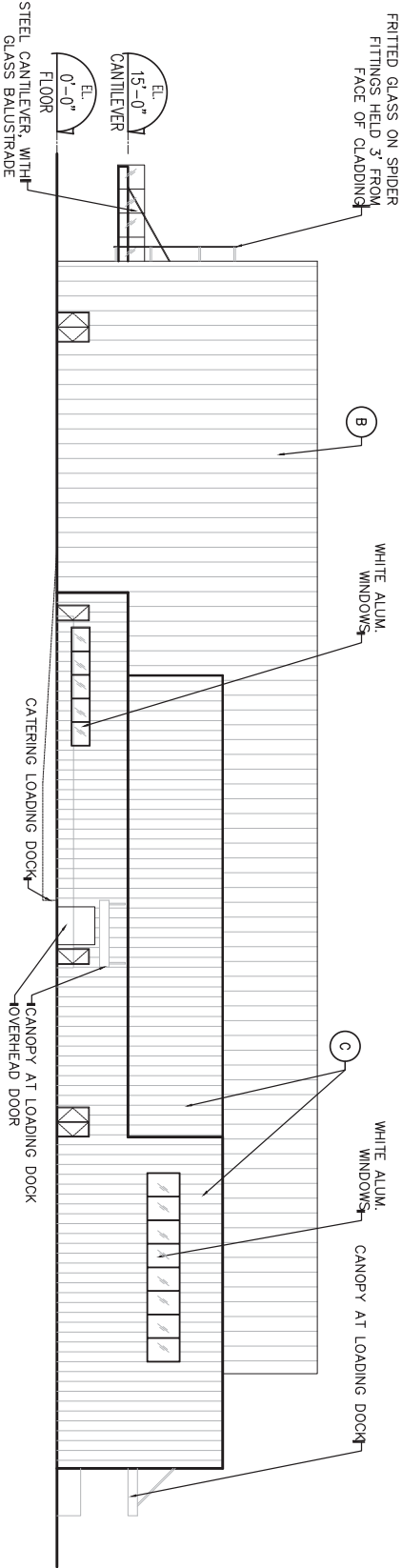
ELEVATION

1"=25'

1

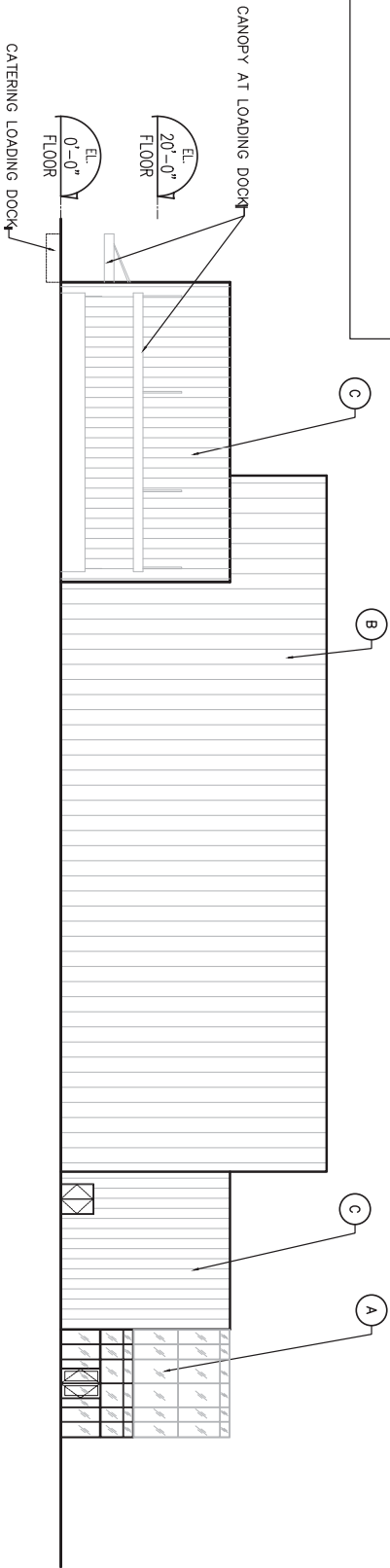
A-200

- FINISH LEGEND:
- A CARLESS GLASS CURTAIN WALL, SILICONE JT. ON EXT.
  - B DARK GREY I.M.P. CLADDING
  - C WHITE I.M.P. CLADDING



2  
1"=25'  
A-201

- FINISH LEGEND:
- A CARLESS GLASS CURTAIN WALL, SILICONE JT. ON EXT.
  - B DARK GREY I.M.P. CLADDING
  - C WHITE I.M.P. CLADDING



1  
1"=25'  
A-201





