

Charter Bylaw 19255

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 2998

WHEREAS a portion of NE-15-53-24-4; SE-15-53-24-4; Lot 53, Block RLY, Plan CNR1; Lots 1-2, Block 9, Plan 1307P; Lots 3-15, Block 9, Plan 1307P; Block OT, Plan 1307P; a portion of Lot E, Block 15, Plan 4140HW; Block OT, Plan RN98; Block A, Plan 6512ET; Block V, Plan RN98; Lot 1, Block C, Plan 2614KS; Lot 2U, Block C, Plan 2614KS & Lot 3, Block C, Plan 2614KS; located at 12104 - 70 Street NW, 12520 - 66 Street NW, 7518U and 7520 - 119 Avenue NW, 7004 - 121 Avenue NW, 6910, 7002, 7008, 7320, 7332 and 7503 - 120 Avenue NW, Montrose, Edmonton, Alberta, are specified on the Zoning Map as (AP) Public Parks Zone, (IB) Industrial Business Zone, (IM) Medium Industrial Zone and (DC2) Site Specific Development Control Provision; and

WHEREAS an application was made to rezone the above described properties to (AP) Public Parks Zone, (PU) Public Utility Zone and (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 a portion of NE-15-53-24-4; SE-15-53-24-4; Lot 53, Block RLY, Plan CNR1; Lots 1-2, Block 9, Plan 1307P; Lots 3-15, Block 9, Plan 1307P; Block OT, Plan 1307P; a portion of Lot E, Block 15, Plan 4140HW; Block OT, Plan RN98; Block A, Plan 6512ET; Block V, Plan RN98; Lot 1, Block C, Plan 2614KS; Lot 2U, Block C, Plan 2614KS & Lot 3, Block C, Plan

2614KS; located at 12104 - 70 Street NW, 12520 - 66 Street NW, 7518U and 7520 - 119 Avenue NW, 7004 - 121 Avenue NW, 6910, 7002, 7008, 7320, 7332 and 7503 - 120 Avenue NW, Montrose, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule "A", from (AP) Public Parks Zone, (IB) Industrial Business Zone, (IM) Medium Industrial Zone and (DC2) Site Specific Development Control Provision to (AP) Public Parks Zone, (PU) Public Utility Zone and (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.

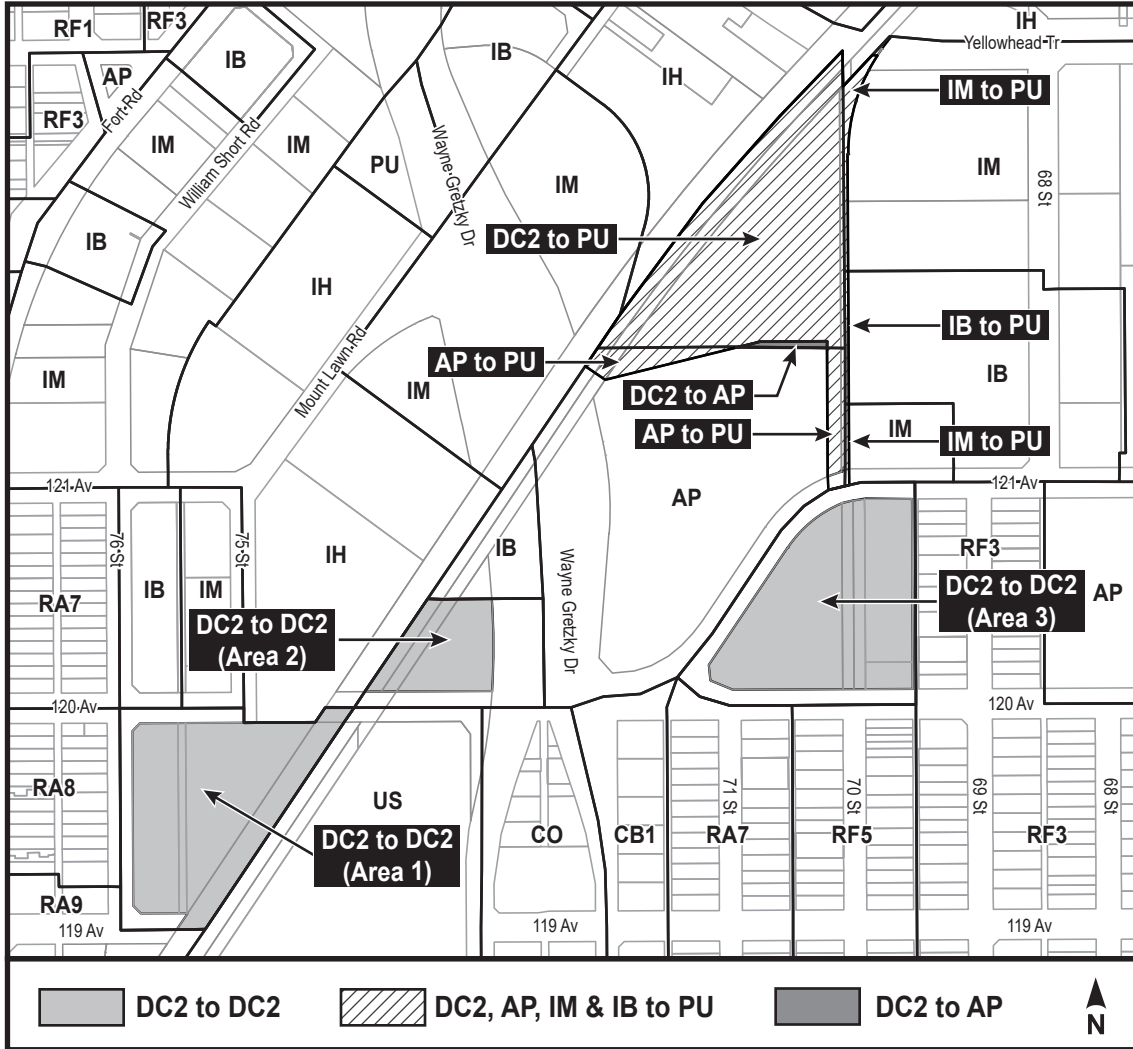
READ a first time this	day of	, A. D. 2020;
READ a second time this	day of	, A. D. 2020;
READ a third time this	day of	, A. D. 2020;
SIGNED and PASSED this	day of	, A. D. 2020.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

CHARTER BYLAW 19255



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

To establish a site specific development control provision to allow for the development of parking on a temporary basis for events or other users under agreement with the City from time to time. The parking areas shall be developed in a manner that is compatible with the adjacent residential neighbourhoods, and recognizing the City's standards and requirements for shared use of the facilities.

2. Area of Application

The DC2 Provision shall apply to the following areas: Area 1 - Lots 1, 2U and 3, Block C, Plan 2614 KS

Area 2 - Block A, Plan 6512 ET, including the portion of 120 Avenue between the CNR/LRT line and 73 Street closed by Bylaw 11304

Area 3 - Lots 1 to 15, inclusive, Block 9, Plan 1307 P, a portion of SE 15-53-24-4, excluding those lands to be provided for the extension of 121 Avenue to the Capilano Drive (descriptive plan 9020057), and including the portion of 70 Street between 120 and 121 Avenue closed by Bylaw 11304

3. Uses

- a. Non-Accessory Surface Parking
- b. Temporary Off-premises Signs

4. Development Criteria

- a. Notwithstanding Section 720.3(2) of the Zoning Bylaw, a Site Plan is not appended to this provision.
- b. A minimum Setback of 3.0 m shall be required where a Site abuts a public roadway, other than a Lane.
- c. All parking areas to be developed to a minimum standard of gravel with precast curb parking dividers, to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination (Transportation).
- d. All parking areas shall be graded and drained with appropriate stormwater management facilities, to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination (Transportation).
- e. Lighting to a minimum standard acceptable for safety and security, to the satisfaction of the Development Officer. Any exterior lighting of the site shall be designed so that the lighting is directed away from adjacent lands, and the intensity of illumination shall not extend beyond the boundaries of the site.
- f. All parking areas shall be developed with access points, internal traffic control,

road signage and/or signalization for each of the parking areas, to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination (Transportation).

- g. All parking areas shall have landscaped Setbacks with one tree for each 25 sq. m. of Setback and one shrub for each 15 sq. m. of Setback and/or security fencing as specified such that it is sufficient to provide substantial interruption of view from adjoining residential, commercial, industrial site, or from the public roadway, to the satisfaction of the Development Officer, as follows:
 - i. Area 1 shall have a 1.8m chain link fence abutting 120 Avenue on the north and 119 Avenue on the south. A 1.8m chain link security fence will be provided adjacent to the CNR/LRT rail line. A 6m landscaped yard with a 1.8m screen fence will be provided adjacent to 76 Street between 119 and 120 Avenues. The screen fence shall be located such that the landscaping is visible from the public roadway.
 - ii. Area 2 shall have a 1.8m chain link security fence abutting the CNR/LRT rail line on the west and east boundary of the parking area.
 - iii. Area 3 shall have a 1.8m chain link security fence along the northern boundary providing separation from the leased site area to the north, and a 6m landscaped yard with a screen fence a minimum of 1.8m in height along the north side of 120 Avenue and the west side of the lane east of 70 Street. The screen fence shall be located such that the landscaping is visible from the public roadways and laneway. A 1.8m chain link security fence shall be located along the north and south sides of the 121 Avenue extension from 70 Street to Capilano Drive.
- h. Signs shall comply with the regulations found in Schedule 59D. .