

Charter Bylaw 19050

A Bylaw to amend Bylaw 12800, as amended,  
The Edmonton Zoning Bylaw  
Amendment No. 2903

WHEREAS Lot 3, Block 25, Plan 8820283; located at 13030 - 50 Street NW, Kennedale Industrial, Edmonton, Alberta, is 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, 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 Lot 3, Block 25, Plan 8820283; located at 13030 - 50 Street NW, Kennedale Industrial, 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 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. 2019;
READ a second time this	day of	, A. D. 2019;
READ a third time this	day of	, A. D. 2019;
SIGNED and PASSED this	day of	, A. D. 2019.

THE CITY OF EDMONTON

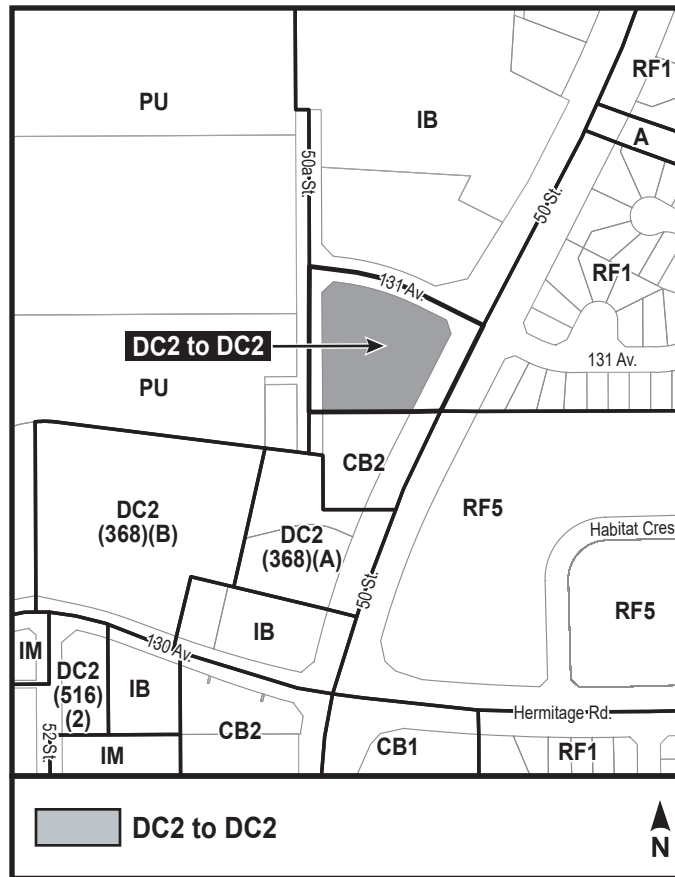
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MAYOR

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CITY CLERK

## CHARTER BYLAW 19050



**(DC2) Site Specific Development Control Provision****1. General Purpose**

To establish a Site Specific Development Control District for low intensity commercial office, retail and service uses, such that by limiting the range of specific land uses and developing sensitive site development regulations, impacts on adjacent residential properties are minimized and a high standard of appearance is achieved.

**2. Area of Application**

Lot 3, Block 25, Plan 8820283, Kennedale Industrial.

**3. Uses**

- a. Bars and Neighbourhood Pubs;
- b. Business Support Services;
- c. Cannabis Retail Sales;
- d. Child Care Services;
- e. Commercial Schools;
- f. Convenience Retail Stores;
- g. Drive-in Food Services;
- h. Equipment Rentals;
- i. Gas Bars;
- j. General Retail Stores;
- k. Government Services;
- l. Health Services;
- m. Household Repair Services;
- n. Indoor Participant Recreation Services;
- o. Liquor Stores
- p. Media Studios
- q. Minor Amusement Establishments;
- r. Rapid Drive-through Vehicle Services;
- s. Personal Service Shops;
- t. Professional, Financial and Office Support Services;
- u. Restaurants;
- v. Secondhand Stores
- w. Specialty Food Services;
- x. Veterinary Services;

- y. Fascia On-premises Signs
- z. Projecting On-premises Signs
- aa. Freestanding On-premises Signs
- bb. Temporary On-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. The maximum Floor Area Ratio shall be 1.0.
- c. The maximum building Height shall not exceed 11 m.
- d. A landscaped Setback, a minimum of 4.5 m, shall be provided along the west side of the Site with the exception of the southerly 18 metres which may form part of the queuing aisle for a Rapid Drive-through Vehicle Service.
- e. A landscaped Setback, a minimum of 4.5 m in width shall be provided adjacent to the north and east property lines of the Site. Landscaping within the Setbacks adjacent the north and east property lines shall include the planting of three mature deciduous trees (a minimum caliper of 8 cm), two evergreen trees (a minimum of 3.0 m height) and 10 shrubs for each 25 m of frontage, with the planting to be grouped in modules.
- f. No parking, loading, storage, trash collection, outdoor service or display areas shall be permitted within a required Setback. Loading, storage and trash collection shall be screened from any adjacent site or public roadway in accordance with Section 55.5 of the Zoning Bylaw.
- g. Notwithstanding Section 54 of the Zoning Bylaw, Surface parking and one loading space may encroach 1.20 m into the Setback adjacent the east property line.
- h. The Site will have only directional access to 50 Street unless the applicant enters into a joint access agreement with the owner of the development to the south to provide a shared all directional access on the common property line.
- i. Surface parking and one loading space may encroach 1.20 m into the Setback adjacent the east property line.
- h. Bars and Neighbourhood Pubs shall have a maximum Public Space of 120 sq.m.
- i. Equipment Rentals shall have all goods and equipment for rent, contained within an enclosed building.
- j. General Retail Stores shall not exceed a Floor Area of 1000 sq.m.
- k. Household Repair Services shall have all goods being held for repair, contained within an enclosed building.

- I. Rapid Drive-through Vehicle Services shall be limited to a single bay drive-through car wash.
- m. Secondhand Stores shall have all goods being held for sale, contained within an enclosed building.
- n. Development shall comply with the following architectural guidelines:
  - i. exterior building finishes shall consist of brick, stucco, cedar, split stone, concrete or pre-cast concrete materials, used either separately or in combination with all building faces being finished in a consistent manner;
  - ii. buildings shall include a sloped roof treatment with roofs to be finished with cedar shakes, cedar siding, asphalt shingles, or clay tiles, unless the roof is concealed from view by other building details, such as parapet wall, when viewed at normal eye level;
  - iii. exterior finishing materials shall be limited to muted tones with strong colours limited to use as accents; and,
  - iv. all mechanical equipment on the roof of any building shall be screened from the eye level when viewed from abutting residential areas;
- o. Signs shall be allowed in this District as provided for in Schedule 59E and in accordance with the general conditions of Sections 59.1 to 59.3 inclusive, of the Zoning Bylaw.