

Charter Bylaw 19006

A Bylaw to amend Bylaw 12800, as amended,  
The Edmonton Zoning Bylaw  
Amendment No. 2881

WHEREAS Lot 126, Block 83, Plan 9322378; located at 18904 - 87 Avenue NW, Belmead, 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, 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 126, Block 83, Plan 9322378; located at 18904 - 87 Avenue NW, Belmead, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto 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	7th	day of	October	, A. D. 2019;
READ a second time this	7th	day of	October	, A. D. 2019;
READ a third time this	7th	day of	October	, A. D. 2019;
SIGNED and PASSED this	7th	day of	October	, A. D. 2019.

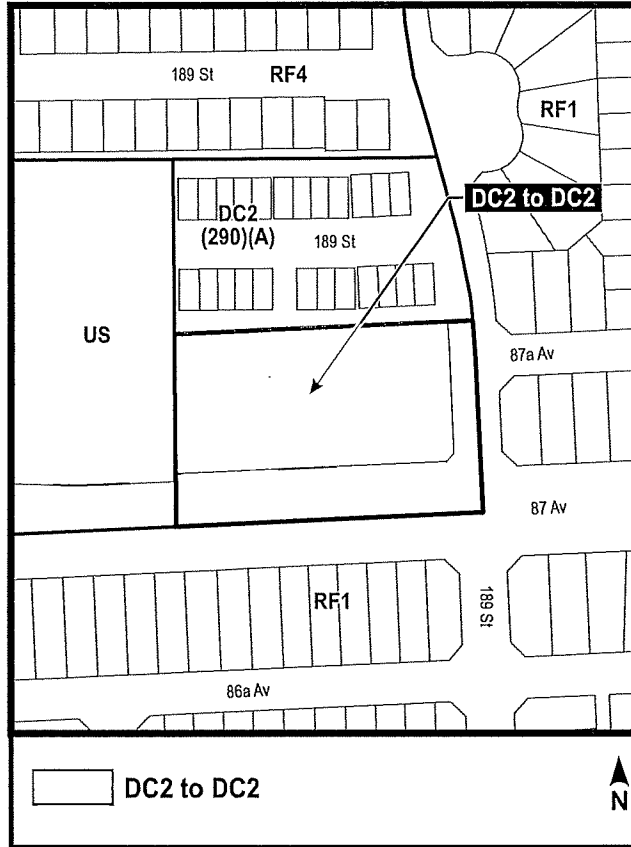
THE CITY OF EDMONTON

  
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MAYOR

  
\_\_\_\_\_  
CITY CLERK

A/

CHARTER BYLAW 19006



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

To accommodate a commercial development that serves the day-to-day needs of the community, with the opportunity for medium density residential Uses designed in a manner that is compatible with adjacent residential Uses.

**2. Area of Application**

This provision shall apply to Lots 126, Block 83, Plan 9322378, within the Belmead Neighbourhood as shown on Schedule "A" of this Bylaw.

**3. Uses**

1. Bars and Neighbourhood Pubs
2. Breweries, Wineries and Distilleries
3. Business Support Services
4. Cannabis Lounge
5. Cannabis Retail Sales
6. Child Care Services
7. Commercial Schools
8. Convenience Retail Stores
9. Creation and Production Establishments
10. Drive-in Food Services
11. Equipment Rentals
12. Gas Bars
13. General Retail Stores
14. Health Services
15. Indoor Participant Recreation Services
16. Liquor Stores
17. Live Work Units
18. Media Studios
19. Minor Amusement Establishments
20. Minor Home Based Business
21. Minor Service Stations

22. Mobile Catering Food Services
23. Multi-Unit Housing
24. Private Clubs
25. Personal Service Shops
26. Private Education Services
27. Professional, Financial and Office Support Services
28. Residential Sales Centre
29. Restaurants
30. Secondhand Stores
31. Special Events
32. Specialty Food Services
33. Urban Gardens
34. Urban Indoor Farms
35. Urban Outdoor Farms
36. Veterinary Services
37. Fascia On-premises Signs
38. Freestanding On-premises Signs
39. Projecting On-premises Signs
40. Temporary On-premises Signs

#### **4. Development Regulations**

1. The minimum Floor Area Ratio (FAR) shall be 1.0.
2. The maximum building Height shall be 12.0 m for commercial Uses. This Height may be extended to 14.5 m for Multi-Unit Housing.
3. A minimum Setback of 6.0 m shall be required along the north and east Lot lines.
4. A minimum Setback of 3.0 m shall be required along the south and west Lot lines.
5. Each use of Bars and Neighbourhood Pubs and Restaurants shall be limited to 200 occupants and 240 m<sup>2</sup> of Public Space.
6. Specialty Food Services shall be limited to 100 occupants and 120 m<sup>2</sup> of Public Space.
7. Equipment Rentals shall ensure that all equipment and goods for rent are contained within an enclosed building.
8. Multi-Unit Housing may only be permitted above a commercial building. Multi-Unit Housing shall be designed and sited so as to minimize any impacts from the

commercial component and adjacent Residential Uses to the north related to noise, traffic circulation and/or loss of privacy.

9. For buildings over 10.0 m in Height, the portion of the building above this Height shall require a minimum Setback of 8.5 m from the north Lot line.
10. Multi-Unit Housing shall have access at ground level, which is separate from the access for the non-Residential and non-Residential Related Uses.
11. Notwithstanding the Zoning Bylaw Sign Schedule 59H, Signs shall be provided in accordance with Schedule 59F of the Zoning Bylaw.
12. For the areas and buffers depicted in Appendix I prior to the issuance of a Development Permit, excluding a development permit for demolition, excavation or signage, Environmental Site Assessment (ESA) work such as, but not limited to, additional Phase II ESAs, Remedial Action Plan(s), and/or Risk Management Plan(s), may be required at the discretion of the Development Officer in consultation with the Environmental Planner, to be submitted and reviewed to the satisfaction of the Development Officer. The Development Officer shall impose any Development Permit conditions necessary, prior to the release of the drawings for Building Permit review, to ensure that the Site is suitable for the full range of uses contemplated in the Development Permit application.

## **5. Development Regulations – Vehicular Oriented Uses**

1. Drive-in Food Services, Gas Bars, Minor Service Stations shall comply with the regulations of the Zoning Bylaw, except that, where both commercial and residential uses are on the same site:
  - i. Gas Bars, and Minor Service Stations shall be located not less than 15.0 m from any portion of a building containing a Residential or Residential-related Use. This distance shall be measured from the closest pump island, fill pipes, vent pipes, drive-through vehicle service or service station to the Residential Use. This Setback distance may be reduced at the discretion of the Development Officer if the Development Officer is satisfied that impacts on the Residential or Residential-related Use shall be minimal due to structural and design measures incorporated into the proposed development.
  - ii. Drive-in Food Services and associated access aisles and queuing spaces shall be located not less than 20 m from any portion of a building containing a Residential or Residential-related Use. This Setback distance may be reduced at the discretion of the Development Officer if the Development Officer is satisfied that impacts on the Residential or Residential-related Use shall be minimal due to structural and design measures incorporated into the proposed development.
  - iii. Where Drive-in Food Services and associated access aisles and queuing spaces are located within 30 m of a building containing a Residential or Residential-related Use, notwithstanding Section 7(3), the following Fencing, Screening and Landscaping requirements shall apply:

- a. Solid, screen Fencing constructed of wood or suitable wood-like synthetic substitute, 1.83 m in Height; and
- b. Required Fencing shall be augmented with tree and shrub planting designed to soften the visual effect of the required Fencing, and shall be provided in accordance with the standards identified in Section 55.

iv. The location, orientation and setback of drive-through service windows shall be to the satisfaction of the Development Officer in consultation with Transportation Services, having regard to the minimization of on-site and off-site traffic impacts.

## **6. Parking, Loading and Access**

1. Vehicular access shall be from the adjacent public roadways, to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination.
2. Loading, storage and waste collection areas shall be located to the rear or sides of the principal building and shall be screened from view from any adjacent Sites and public roadways.
3. Parking, loading and passenger drop-off areas shall be designed to minimize pedestrian-vehicle conflicts and prioritize pedestrian movement through the Site.

## **7. Landscaping**

1. When required to be submitted as part of a Development Permit application, a Landscape Plan prepared by a Landscape Architect, registered with the Alberta Association of Landscape Architects (ALAA), shall be submitted for review and approval by the Development Officer.
2. 20 percent additional Landscaping above the Zoning Bylaw requirements shall be provided along the north Lot line to provide a Landscaped buffer and visual screening to the satisfaction of the Development Officer.
3. A 1.83m high screen fence shall be required along the north Lot line.

## **8. Urban Design Regulations**

1. Building design shall use a variety of architectural elements and treatments, materials, colours, and articulation to break up the massing, add architectural interest and provide human-scale development.
2. Building materials must be durable, high quality and appropriate for the development. The contextual fit, design, proportion, quality, texture, and application of various finishing materials shall be to the satisfaction of the Development Officer.

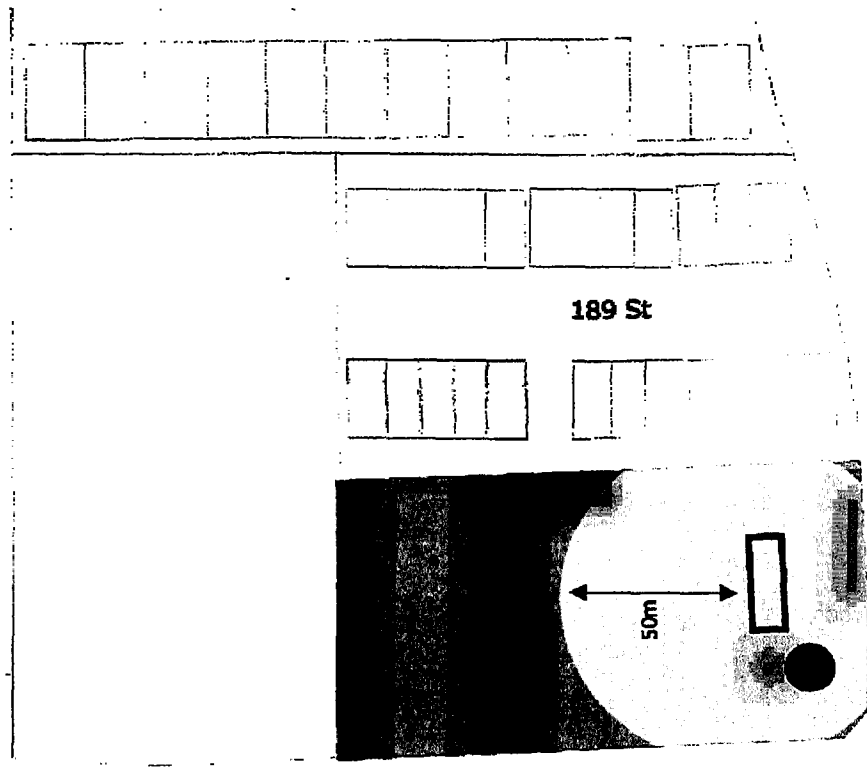
3. Lighting shall be designed and finished in a manner consistent with the design and finishing of the development and shall enhance the appearance of the building, minimize light pollution, and ensure a safe well-lit environment, to the satisfaction of the Development Officer. The Development Officer shall require the applicant to provide a plan showing the location and details of perimeter lighting to ensure adequate lighting.
4. Weather protection in the form of a canopy or other architectural elements shall be provided at above ground floor entrances to create a comfortable environment for pedestrians.
5. All mechanical equipment, including roof mechanical units, shall be concealed by screening in a manner compatible with the architectural character of the building or concealed by incorporating it within the building, to the satisfaction of the Development Officer.
6. The ground floor Façade facing a public roadway shall have a minimum of 70% clear, non-reflective glazing on the exterior of the ground floor to promote pedestrian interaction and safety. The proportion of glazing is calculated as a percent of linear meters at 1.5m above finished Grade.

**9. Crime Prevention Through Environmental Design**

1. 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.

**Appendix I**





87 Av

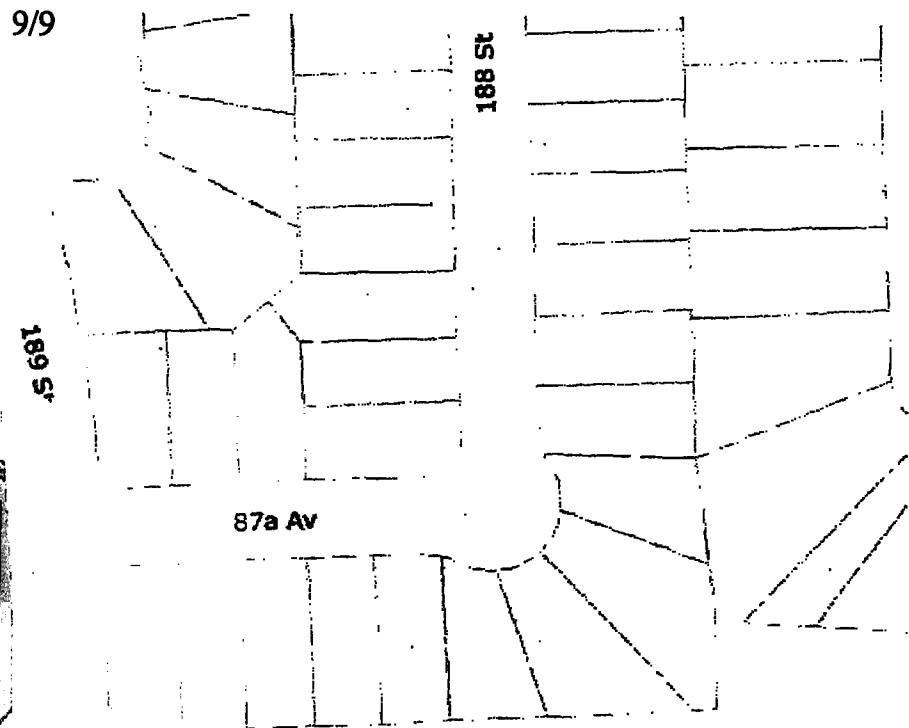
87 Av

189 St

50m



86a Av



189 St

188 St

87a Av

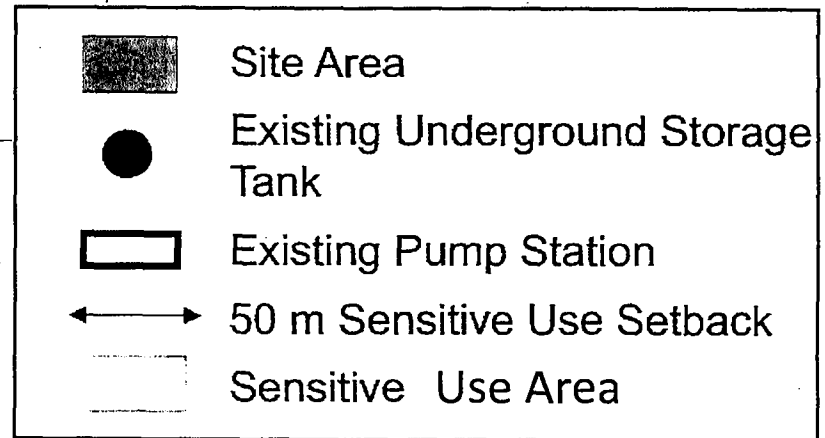
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189 St



Appendix I – Conceptual Site Plan (Not to Scale)

July 2019