

Charter Bylaw 19420

A Bylaw to amend Bylaw 12800, as  
amended, The Edmonton Zoning Bylaw  
Amendment No. 3081

WHEREAS Lot 1, Block 15, Plan 1923234; located at 2704 - 184 Street SW, Keswick, Edmonton, Alberta, is specified on the Zoning Map as (CNC) Neighbourhood Convenience Zone and (RA8) Medium Rise Apartment Zone; 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 1, Block 15, Plan 1923234; located at 2704 - 184 Street SW, Keswick, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule "A", from (CNC) Neighbourhood Convenience Zone and (RA8) Medium Rise Apartment Zone 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 22nd day of September , A. D. 2020;

READ a second time this 22nd day of September , A. D. 2020;

READ a third time this 22nd day of September , A. D. 2020;

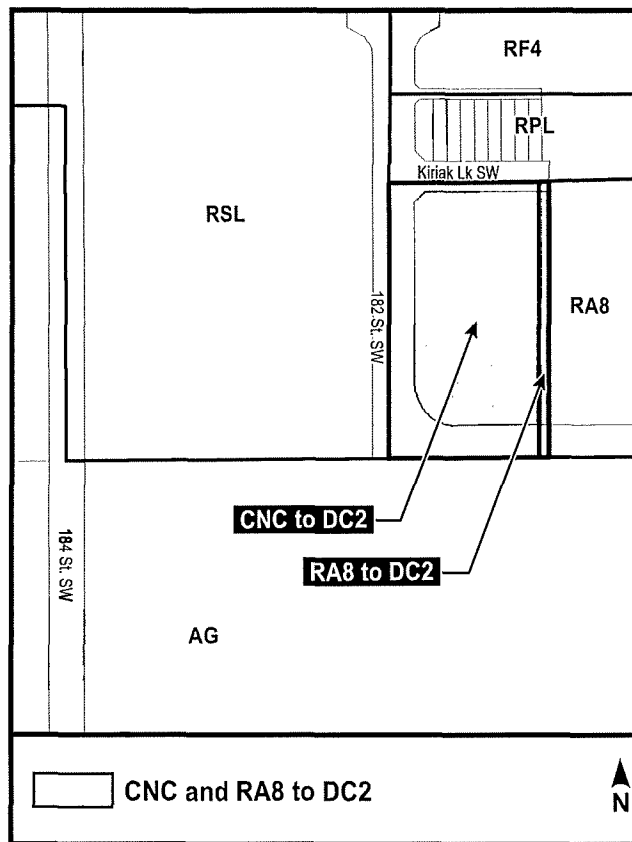
SIGNED and PASSED this 22nd day of September , A. D. 2020.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

## CHARTER BYLAW 19420



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

The purpose of this provision is to provide the opportunity for variety of commercial uses that serve the community and are compatible with the neighbourhood plan.

**2. Area of Application**

This provision shall apply to Lot 1, Block 15, Plan 1923234, Keswick.

**3. Uses**

1. Bars and Neighbourhood Pubs
2. Breweries, Wineries and Distilleries
3. Cannabis Retail Sales
4. Child Care Services
5. Commercial Schools
6. Convenience Retail Stores
7. Creation and Production Establishments
8. Gas Bars
9. General Retail Stores
10. Health Services
11. Indoor Participant Recreation Services
12. Liquor Stores
13. Minor Amusement Establishments
14. Minor Service Stations
15. Personal Service Shops
16. Professional, Financial and Office Support Services
17. Public Libraries and Cultural Exhibits
18. Restaurants
19. Secondhand Stores
20. Specialty Food Services
21. Veterinary Services
22. Fascia On-premise Signs
23. Freestanding On-premise Signs
24. Projecting On-premises Signs
25. Minor Digital On-premises Signs

**4. Development Regulations**

1. Development shall be in general conformance with Appendix I, Site Plan.
2. The maximum Floor Area Ratio shall be 1.0.

3. A minimum Setback of 4.5 m shall be required where a Site abuts a public roadway, other than a Lane.
4. A minimum Setback of 3.5 m shall be required where the Rear or Side Lot Line of the Site abuts the lot line of a Site in a Residential Zone.
5. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a Setback. Loading, storage and trash collection areas shall be screened from view from any adjacent Sites, public roadways. If the rear or sides of a Site are used for parking, an outdoor service display area or both, and abut a Residential Zone or a Lane servicing a Residential Zone, such areas shall be screened.
6. The maximum building Height shall not exceed 10.0 m.
7. Where Uses, that may in the opinion of the Development Officer, create negative impacts such as noise, light or odours which may be noticeable on adjacent properties, and where the Site containing such Uses is directly adjacent to Sites used or zoned for residential activities, the Development Officer may, at the Development Officer's discretion, require that these potential impacts be minimized or negated. This may be achieved through a variety of measures including: Landscaping; berming or screening, which may exceed the requirements of the Zoning Bylaw; noise attenuation measures such as structural soundproofing; downward direction of all exterior lighting on to the proposed development; and any other measures as the Development Officer may deem appropriate.
8. Any business premises or multiple occupancy building having a Floor Area greater than 1 000 m<sup>2</sup> or a single wall length greater than 20.0 m that is visible from a public road, shall comply with the following criteria:
  - a. the roof line and building Façade shall include design elements and add architectural interest; and
  - b. Landscaping adjacent to exterior walls shall be used to minimize the perceived mass of the building and to create visual interest
9. 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.
10. Signs shall comply with the regulations found in Schedule 59D.

## **5. Additional Development Regulations for Specific Uses**

1. Notwithstanding Section 12.3 of the Zoning Bylaw, Bars and Neighbourhood Pubs; Breweries, Wineries and Distilleries; Cannabis Retail Sales; Child Care Services; Creation and Production Establishments; Gas Bars; Indoor Participant Recreation Services; Liquor Stores; Minor Amusement Establishments; Minor Service Stations; Restaurants; Secondhand Stores; and Veterinary Services shall be processed as Class B development.
2. Bars and Neighbourhood Pubs, Restaurants and Specialty Food Services shall be limited to 100 occupants and 120m<sup>2</sup> of Public Space.
3. Cannabis Retail Sales, Convenience Retail Stores, Health Services, Personal Service Shops, Professional, Financial and Office Support Services, Liquor Stores and Secondhand Stores shall be limited to 275m<sup>2</sup>.
4. Breweries, Wineries and Distilleries, Child Care Services, Commercial Schools, Creation and Production Establishments, Gas Bars, General Retail Stores, Indoor Participant Recreation Services, Minor Amusement Establishments, Minor Service Stations, Public Libraries and Cultural Exhibits and Veterinary Services shall be limited to 1 000 m<sup>2</sup> except that a grocery store or supermarket may be permitted a Floor Area of up to 2 500 m<sup>2</sup>.

