

Charter Bylaw 19229

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 2989

WHEREAS Lot 79, Block 15, Plan B3; located at 11516 - Jasper Avenue NW, Oliver, Edmonton, Alberta, is specified on the Zoning Map as (DC1) Direct 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 79, Block 15, Plan B3; located at 11516 - Jasper Avenue NW, Oliver, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule "A", from (DC1) Direct 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.

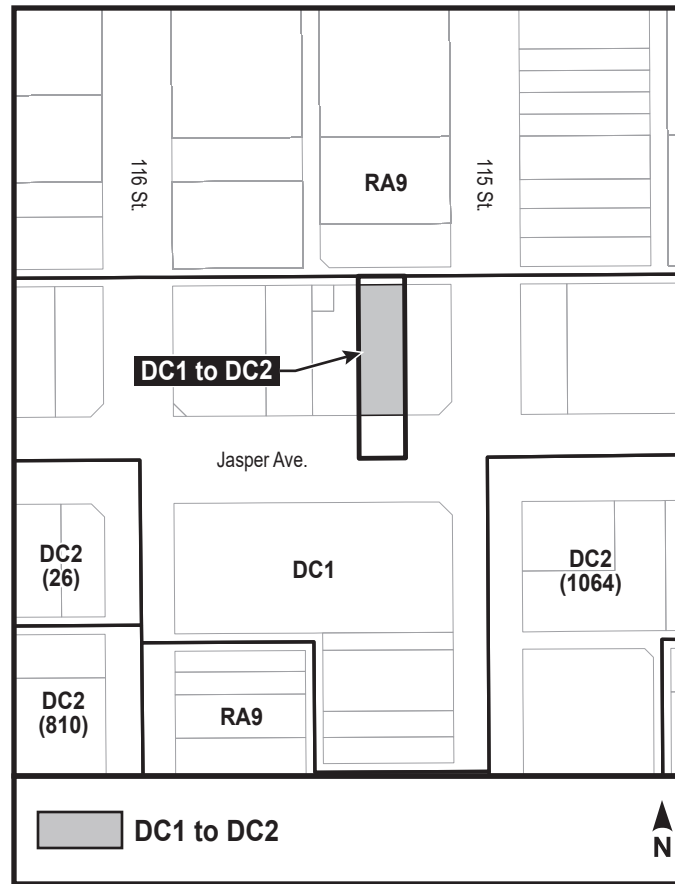
READ a first time this	day of	, A. D. 2020;
READ a second time this	day of	, A. D. 2020;
READ a third time this	day of	, A. D. 2020;
SIGNED and PASSED this	day of	, A. D. 2020.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

CHARTER BYLAW 19229



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

To provide for a range of uses, with the objective of promoting the continuing development of a pedestrian oriented commercial strip in terms of land use activities and design elements. The Provision also provides opportunity for the inclusion of residential uses above the ground floor level.

2. Area of Application

This provision shall apply to the lands legally described as Lot 79, Block 15, Plan B3, located at 11516 - Jasper Avenue NW, shown in Schedule “A” of the Charter Bylaw adopting this Provision, Oliver.

3. Uses

- a. Automotive and Minor Recreation Vehicles Sales/Rentals (where existing at the time of the adoption of this Bylaw 11619)
- b. Bars and Neighbourhood Pubs
- c. Business Support Services
- d. Cannabis Retail Sales
- e. Child Care Services
- f. Commercial Schools
- g. Community Recreation Services
- h. Convenience Retail Stores
- i. Creation and Production Establishments
- j. Essential Utility Services
- k. Exhibition and Convention Facilities
- l. General Retail Stores
- m. Government Services
- n. Group Home
- o. Health Services
- p. Hotels
- q. Household Repair Services
- r. Indoor Participant Recreation Services
- s. Limited Contractor Services

- t. Limited Group Home
- u. Liquor Stores
- v. Lodging Houses
- w. Major Amusement Establishments
- x. Minor Amusement Establishments
- y. Major Home Based Business
- z. Minor Home Based Business
- aa. Multi-unit Housing
- bb. Nightclubs
- cc. Personal Service Shops
- dd. Private Clubs
- ee. Professional, Financial and Office Support Services
- ff. Protective and Emergency Services
- gg. Public Libraries and Cultural Exhibits
- hh. Public Park
- ii. Restaurants
- jj. Religious Assembly
- kk. Secondhand Stores
- ll. Specialty Food Services
- mm. Spectator Entertainment Establishments
- nn. Vehicle Parking
- oo. Veterinary Services
- pp. Fascia On-premises Signs
- qq. Freestanding Off-premises Signs
- rr. Freestanding On-premises Signs
- ss. Roof On-premises Signs

4. Development Regulations

- a. The maximum total Floor Area Ratio shall be 6.0. Of this total, the maximum Floor Area Ratio for Commercial Uses shall be 3.0;
- b. The maximum density for Residential Uses shall be:
 - i. 450 Dwellings/ha where development includes roof top landscaped amenity space in excess of the amenity space requirements of the Zoning Bylaw; and
 - ii. 400 Dwellings/ha in all other cases;
- c. The maximum Height shall not exceed 36.6 m;

- d. Residential Uses shall not be allowed on the ground floor of any development;
- e. The maximum business frontage for establishments located on the ground level shall be 16.1 m;
- f. In order to promote the formation of a pedestrian-oriented shopping street, no minimum Front Yard shall be required;
- g. The minimum Rear Yard shall be 7.5 m, except that this may be reduced to 2.0 m provided adequate access is provided for service vehicles and parking;
- h. A minimum Side Yard of 2.0 m shall be required where a Lot Abuts a flanking roadway other than a Lane;
- i. Residential Uses shall be set back a minimum of 6.0 m from the Front Lot Line and 7.5 m from the Rear Lot Line;
- j. Developments within the Specialty Food Services, Restaurants, Bars and Neighbourhood Pubs, and Nightclubs Use Classes shall be limited to a maximum of 200 seats, unless it can be demonstrated to the satisfaction of the Development Officer that sufficient on-site parking is available to support additional seating.
- k. Vehicular parking shall be located to the rear of the development and shall be accessed from the Abutting rear Lane, where a rear Lane Abuts a Site;
- l. Where required vehicular parking is located to the rear of a development, edge treatment design elements, such as wrought iron fencing, shall be provided to the satisfaction of the Development Officer in accordance with CPTED (Crime Prevention Through Environmental Design) principles, as identified in the Zoning Bylaw;
- m. Architectural treatment of new developments and/or renovations shall be designed to enhance the pedestrian character of Jasper Avenue by utilizing the following design features:
 - i. awnings and canopies over windows and doors.
 - ii. a minimum window area of 50% of the front Façade (using clear, untinted glass);
 - iii. entrance oriented towards Jasper Avenue; and

- iv. patio seating areas;
- n. All exterior trash collection areas shall be screened from view in accordance with the Zoning Bylaw;
- o. Notwithstanding Section 70.1 of the Zoning Bylaw, this Provision shall not be subject to the minimum separation distance from any other approved Cannabis Retail Sales Use; and
- p. Signs shall be developed in accordance with Schedule 59F.