

Charter Bylaw 19412

A Bylaw to amend Bylaw 12800, as amended,  
The Edmonton Zoning Bylaw  
Amendment No. 3073

WHEREAS Lot 183, Block 51, Plan 8422616; located at 8103 - 160 Avenue NW, Mayliewan, Edmonton, Alberta, is specified on the Zoning Map as (DC2) Site Specific Direct Control Provision; and

WHEREAS an application was made to rezone the above described property to (DC2) Site Specific Direct 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 183, Block 51, Plan 8422616; located at 8103 - 160 Avenue NW, Mayliewan, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule "A", from (DC2) Site Specific Direct Control Provision to (DC2) Site Specific Direct 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;

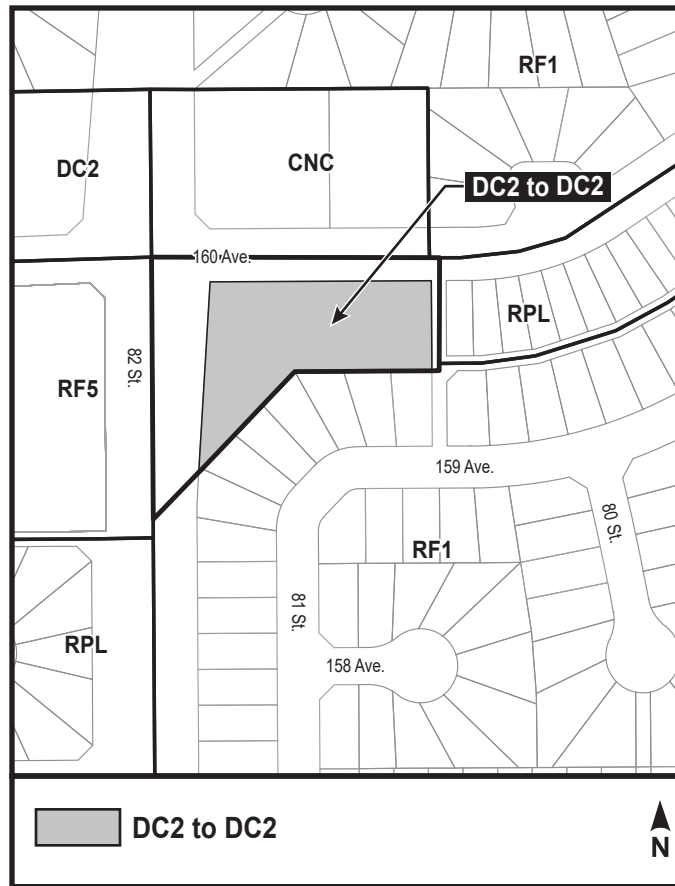
SIGNED and PASSED this                      day of                      , A. D. 2020.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

## CHARTER BYLAW 19412



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

To establish a Site Specific Development Control District to accommodate convenience commercial and related business uses which are intended to serve the day to day needs of residents and to prescribe development regulations which will ensure compatibility with existing and proposed adjacent residential development .

**2. Area of Application**

This provision shall apply to Lot 183, Block 51, Plan 842 2616, located at the southeast intersection of 82 Street NW and 160 Avenue NW, Mayliewan.

**3. Uses**

- a.. Business Support Services
- b.. Cannabis Retail Sales
- c.. Commercial Schools
- d.. Convenience Retail Stores
- e.. Child Care services
- f.. Health Services
- g.. Liquor Stores
- h.. Market
- i.. Personal Service Shops
- j.. Professional, Financial and Office Support Services
- k.. Rapid Drive-through Vehicle Services
- l.. Drive-in Food Services
- m.. Special Event
- n.. Specialty Food Services
- o. Restaurants
- p. . Veterinary Services
- q.. Fascia On Premises Signs
- r.. Minor digital on premise off premise signs

- s.. Minor digital off premise signs
- t. . Minor digital on premise signs
- u.. Freestanding On Premise signs
- v.. Projecting On Premise signs
- w.. Temporary On premise signs

#### **4. Development Criteria**

- a. The maximum gross floor area of any individual business premise shall not exceed 275 m<sup>2</sup> (2,960.07 sq. ft.), except that the Development Officer may allow an individual business premise to have a gross floor area of 371.6 m<sup>2</sup> (4,000 sq. ft.) if in his opinion the proposed business is primarily intended to serve residents of the neighbourhood and surrounding area.
- b. The maximum floor area ratio shall be 2.0.
- c. The maximum building height shall not exceed 8.5 m nor two storeys.
- d. A minimum yard of 3 m shall be required where the site abuts 82 Street and along the northern property line of the site. A berm a minimum of .78 m in height shall be required in these yards, such berm to be landscaped with trees and shrubs so as to screen the view of parking from the adjacent roadways.
- e. A minimum yard of 4.6 m shall be required where the rear or side lot line of the site abuts the lot line of an adjacent residential district.
- f. A minimum building setback of 6 m shall be required along 160 Avenue.
- g. Continuous screen fencing of a solid design, a minimum of 2 m in height shall be provided along the entire length of the east and south property lines of the site.
- h. Substantial landscaping shall be provided along the east and south property lines of the site, inside the screen fencing and in other areas on the site, to ensure a high standard of appearance and provide a transitional buffer to the adjacent residential development.
- i. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a required yard. Loading, storage and trash collection areas shall not be located adjacent to the residential areas and shall be screened from view from the adjacent sites and the public roadways.
- j. Development shall comply with the following architectural guidelines:
  - i. the exterior building finishes shall reflect the predominant material used in the adjacent developments, including, but not limited to brick, cedar, split stone and concrete.
  - ii. building roofs shall be designed and finished with cedar shakes, clay tiles, asphalt shingles or other material to reflect a residential aspect.
  - iii. the colour of the exterior finishing materials shall be limited to muted earth tones with strong colours to be used as accents, and
  - iv. mechanical equipment on the roof of any building shall be screened from the public view or incorporated in the building structure.

- k. Signs shall be allowed in this District as provided for in Sign Schedule 59E and in accordance with Section 59.1 to 59.3 inclusive, of the Zoning Bylaw.
- l. Development in this district shall be evaluated with respect to compliance with the General Development Regulations contained in Section 50 to 99 inclusive of the Zoning Bylaw. In this evaluation, the Development Officer may grant relaxations to the General Regulations and the provisions of this District if, in his opinion, the variance would be in keeping with the general purpose of this district, and would not adversely affect the amenities, use, enjoyment and privacy of adjoining properties.

**5. Additional Development Regulations for Specified Uses**

- a. Development under the Rapid Drive-through Vehicles Services Use Class shall be limited to a single bay car wash. The orientation and design of the car wash shall be to the satisfaction of the Development Officer, in order to mitigate visual and noise impacts on adjacent residential developments.
- b. Specialty Food Services or Restaurants shall not exceed 200 occupants and 240 m<sup>2</sup> of Public Space