

Charter Bylaw 18992

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 2872

WHEREAS Lot 6A, Block 55, Plan 9523673 and Lot 7, Block 55, Plan 9520970; located 5004 and 5040 Manning Drive NW, York, Edmonton, Alberta, are specified on the Zoning Map as (DC2) Site Specific Development Control Provision; and

WHEREAS an application was made to rezone the above described properties to (CB2) General Business Zone and (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 6A, Block 55, Plan 9523673 and Lot 7, Block 55, Plan 9520970; located 5004 and 5040 Manning Drive NW, York, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule "A", from (DC2) Site Specific Development Control Provision to (CB2) General Business Zone and (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.

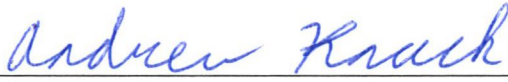
READ a first time this 9th day of September , A. D. 2019;

READ a second time this 9th day of September , A. D. 2019;

READ a third time this 9th day of September , A. D. 2019;

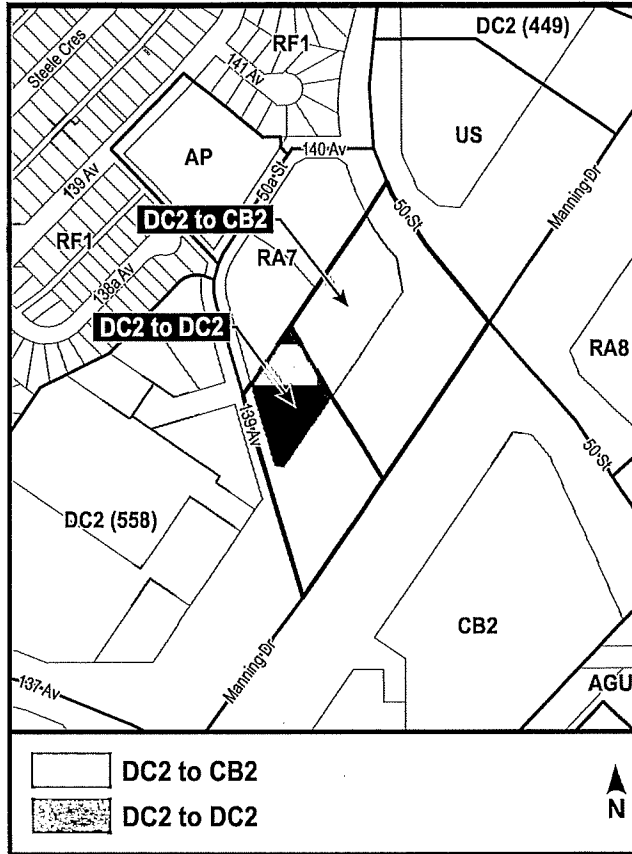
SIGNED and PASSED this 9th day of September , A. D. 2019.

THE CITY OF EDMONTON


MAYOR


A/ CITY CLERK

CHARTER BYLAW 18992



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

To allow for a commercial development that is compatible with adjacent residential development and to make provisions for enhancing the appearance of the commercial site from Manning Drive NW and 139 Avenue NW.

2. Area of Application

This provision shall apply to Lot 7, Block 55, Plan 9520970, as shown on Schedule "A" of the Charter Bylaw adopting this Provision; York.

3. Uses

1. Business Support Services
2. Equipment Rentals
3. Health Services
4. Personal Services Shops
5. Professional, Financial and Office Support Services
6. Fascia On-premises Signs
7. Freestanding On-premises Signs
8. Projecting On-premises Signs
9. Temporary On-premises Signs

4. Development Criteria

1. The maximum Floor Area Ratio shall be 1.2.
2. A minimum Setback of 6 m shall be required where any Lot line of a Site Abuts a public roadway, other than a lane, or Abuts the property line of a Residential Zone.
3. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a Setback.
4. The maximum Height shall not exceed 12.0 m.
5. All Uses and activities, except those noted in clauses (6) and (7) below, shall be located and carried on within an enclosed building and there shall be no outdoor display areas.
6. All loading, service, trash collection and Accessory storage areas shall be located to the sides of the principal building, and shall be screened from view from any public roadway other than a Lane, and from adjacent Sites by building walls, freestanding walls, landscape materials, berms, wood Fences or a combination of these, the satisfaction of the Development Officer.
7. Except for landscape materials, screening shall have a maximum height of 3.7m.

8. The Development Officer may require that exposed projections outside the building such as mechanical and electrical equipment, transformer ducts, cooling towers and materials handling equipment be screened from view from any public roadway other than a Lane, and from adjacent Sites if such projections are inconsistent with the character and appearance of surrounding development or the intended visual qualities of this Zone.
9. The design and use of exterior finishing materials shall be to the satisfaction of the Development Officer who shall ensure, as far as reasonably practicable, that materials shall be used that ensure that the standard of the proposed buildings and structures shall be similar to, or better than the standard of surrounding development.
10. Landscaping shall be provided in accordance with the Zoning Bylaw, as amended, and as follows: Landscaping plans shall indicate, among other things, landscaping treatment on those portions of the sites abutting public roadways for the purpose of visually enhancing the appearance of the sites from these roadways, to the satisfaction of the Development Officer.
Furthermore,
 - a. landscaping treatment and screen fencing, a minimum of 1.83 (6 ft.) in height, shall be provided adjacent to the northwest property line of the commercial site which abut areas zoned for residential development. This landscaping treatment and screen fencing shall be sufficient to provide substantial interruption of view of the commercial site from adjacent residential areas.
11. Signs shall comply with the regulations found in Schedule 59D.