

Charter Bylaw 19487

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 3116

WHEREAS Lots 5 and 6, Block 30, Plan 2452HW; located at 10819 and 10823 - 61 Avenue NW, Pleasantview, Edmonton, Alberta, are specified on the Zoning Map as (RF1) Single Detached Residential Zone; and

WHEREAS an application was made to rezone the above described properties 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 Lots 5 and 6, Block 30, Plan 2452HW; located at 10819 and 10823 - 61 Avenue NW, Pleasantview, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule "A", from (RF1) Single Detached Residential Zone to (DC2) Site Specific Development Control Provision.
2. The uses and regulations of the aforementioned DC2 Provision are attached as Schedule "B".

3. The sketch plan attached as Schedule "A" and the uses and regulations of the DC2 Provision shown on Schedule "B" attached are hereby incorporated into the Zoning Bylaw, being Part IV to Bylaw 12800, The Edmonton Zoning Bylaw.

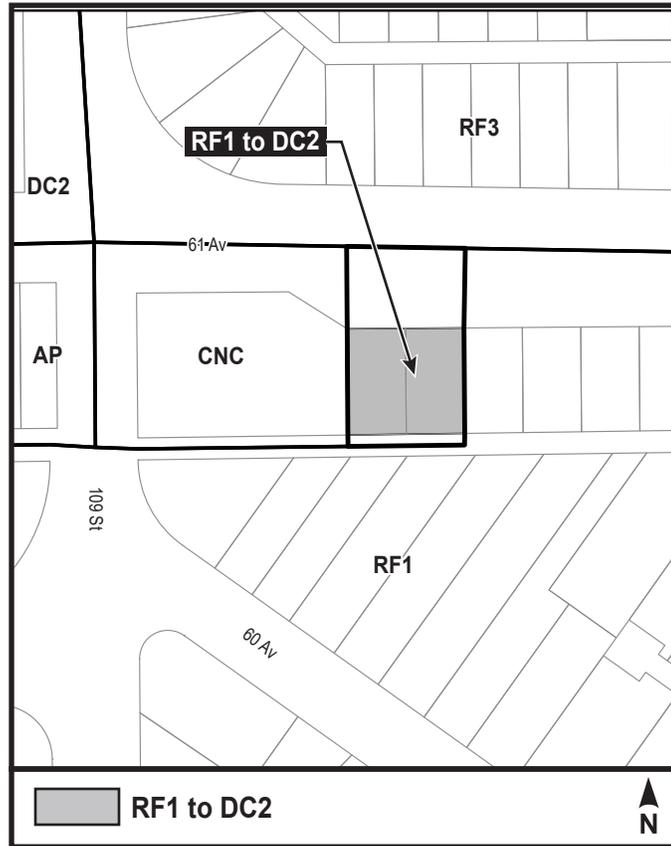
READ a first time this	day of	, A. D. 2021;
READ a second time this	day of	, A. D. 2021;
READ a third time this	day of	, A. D. 2021;
SIGNED and PASSED this	day of	, A. D. 2021.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

CHARTER BYLAW 19487



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

The purpose of this Provision is to provide the opportunity for convenience commercial, which are intended to serve the day-to-day needs of residents within residential neighbourhoods.

DC2.XXX.2. Area of Application

This Provision shall apply to Lot 5 and 6, Block 30, Plan 2452HW, located Southeast of the 61st Avenue and 109th Street intersection, as shown on Schedule "A" of the Bylaw adopting this Provision, Pleasantview.

DC2.XXX.3. Uses

1. Child Care Services
2. Convenience Retail Stores
3. General Retail Stores
4. Group Homes
5. Health Services
6. Limited Group Homes
7. Live Work Units
8. Major Home Based Business
9. Minor Home Based Business
10. Multi-unit Housing
11. Personal Service Shops
12. Professional, Financial and Office Support Services
13. Residential Sales Centres
14. Restaurants
15. Specialty Food Services
16. Urban Gardens
17. Veterinary Services
18. Fascia On-premises Signs
19. Freestanding On-premises Signs
20. Projecting On-premises Signs
21. Temporary On-premise Signs

DC2.XXX.4. Development Regulations for Uses

1. The maximum Floor Area of any individual business premises shall not exceed 275 m².
2. Signs shall comply with the regulations found in Schedule 59D of the Zoning Bylaw, with the following exceptions:
 - a. Only 1 Freestanding Sign shall be permitted on the northwest portion of the Site, facing 61 Avenue to a maximum Height of 7.0 m or to the Height of the building, whichever is smaller; and
 - b. Fascia On-premises Signs and Projection On-premises Signs shall be permitted to face west.

DC2.XXX.5. Development Regulations for Site Layout and Built Form

1. The development shall be in general accordance with Appendix I - Contextual Site Plan.
2. The maximum Floor Area Ratio shall be 1.0.
3. The minimum Setback from the north property line shall be 1.0m to a maximum Setback of 2.5 m.
4. The minimum Setback from the east property line shall be 3.0 m.
5. The maximum building Height shall not exceed 10.0 m.

DC2.XXX.6. Development Regulations for Building Design and Features

1. Where a Commercial Use is provided at ground level Abutting a public roadway, other than a Lane, the principal entrance shall be designed for universal accessibility and have direct external access to the adjacent public sidewalk. A maximum of two ground floor commercial units may share a common entranceway.
2. The maximum Frontage width shall be 11.0 m. Where the width of ground floor commercial Uses exceeds 11.0 m, the front Façade of the building shall be designed to break the appearance into 11.0 m sections or less to the satisfaction of the Development Officer.
3. To improve architectural interest of the principal structure and create a pedestrian-friendly environment for all seasons, design techniques such as entrance features, varied roof design, architectural features, or Landscaping shall be incorporated.
4. Winter design elements such as the use of colour and functional and decorative lighting to enhance the appearance of the building while minimizing light pollution during the winter months shall be incorporated.
5. Each Storey shall have windows on all Façades facing a public roadway.
6. Landscaping of Sites shall use plant materials that provide colour throughout the year to enhance appearance during the winter months.
7. The following regulations shall only apply to Multi-unit Housing developments:
 - a. Multi-unit Housing shall be permitted where the first Storey is used for commercial purposes;
 - b. The housing component shall have access at ground level, which is separated from the access for the commercial premises; and
8. The Façade of the building facing the east Lot Line shall be articulated to improve the visual interest and reduce the perceived mass of the building using one or more of the following techniques:
 - a. Stepbacks of a minimum depth of 1.0 m for any portion of the Façade above 8.9 m in Height or;
 - b. Projection or recession of portions of the Façade of a minimum depth of 1.0 m or;
 - c. Projecting architectural features; or
 - d. Projecting or recessed Platform Structures of a minimum depth of 1.5 m.
9. A maximum of 10% of the first Storey glazing may be covered by Signs. The remainder of the glazing shall remain free from obstruction.
10. A Rooftop Terrace facing a Residential Zone that allows Single Detached Housing as a Permitted Use or the RF5 Zone, shall:
 - a. Require Privacy Screening along the full length of the Rooftop Terrace facing the applicable Residential Zone that;
 - i. Is a minimum of 1.5 m in Height; and
 - ii. Shall not exceed 1.7 m in Height.

DC2.XXX.7. Development Regulations for Parking, Loading, Storage, and Access

1. All existing and proposed surface parking, underground parking access, drive through aisles, and queuing spaces shall be screened from view from a public roadway other than a Lane and adjacent Sites using methods such as Landscaping, fencing or other materials. Crime Prevention Through Environmental Design principles shall be used to enhance the appearance, natural surveillance and safety of the parking area.
2. All vehicle parking shall be accessed from the abutting Lane in general accordance with Appendix I.
3. Parking, loading, and passenger drop-off areas shall be designed to minimize pedestrian-vehicle conflicts and prioritize pedestrian movement through the Site.
4. Waste collection shall be located at the rear or side of the building, and shall be screened from view from any adjacent Sites and public roadways in accordance with the Zoning Bylaw.
5. Notwithstanding DC2.XXX.5.c, parking, loading, storage, and/or trash collection shall be permitted within the east Setback, provided there is a minimum 1.5 m wide landscaping buffer extending out from

the shared property line for the purpose of screening all parking and service areas from view from the Abutting property.

DC2.XXX.8. Off-Site Improvements

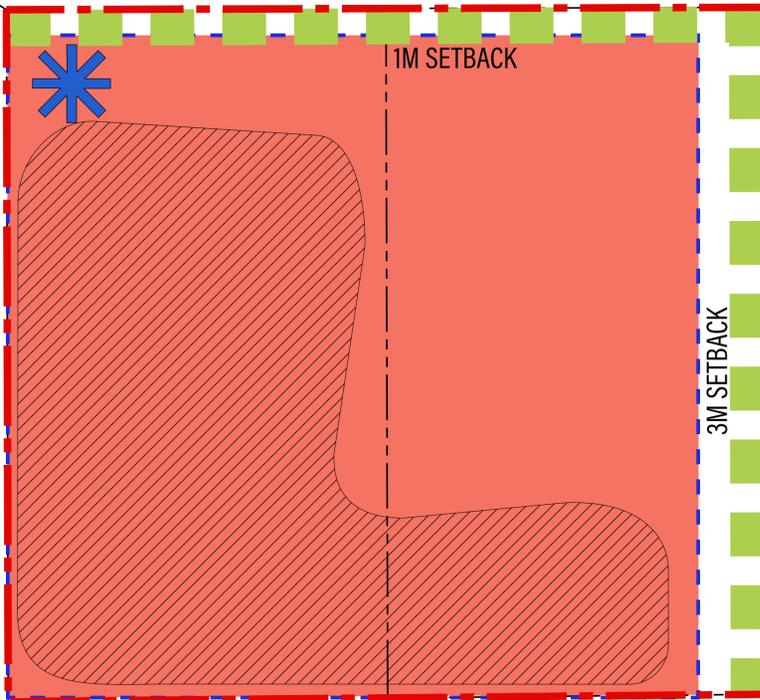
1. As a condition of any Development Permit, the owner shall enter into an Agreement with the City of Edmonton for off-Site improvements necessary to serve the development, such improvements to be constructed at the owner's cost, and to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination (Transportation) and Parking Services. The agreement process includes an engineering drawing review and approval process. Improvements to address in the Agreement include, but are not limited to:
 - a. Reconstruction of the sidewalk on the south side of the 61 Avenue NW service road directly abutting the site.
 - b. Removal of all existing accesses to the 61 Avenue NW service road and construction of the curb and gutter, and the adjacent access, as required.
 - c. Upgrading of the alley between 108 Street and 109 Street to a commercial alley standard if deemed necessary by the Development Officer in consultation with Subdivision and Development Coordination (Transportation).
 - d. Repair of any damage to the abutting roadways, sidewalks and/or boulevards resulting from construction of the development.



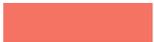
61 AVENUE

SERVICE ROAD

ALLEY



Legend

-  Site Boundary
-  Development Area
-  Potential Parking Area
-  Primary Landscaping Area

-  Approximate Location of Freestanding Sign
-  Setback

Appendix 1

Contextual Site Plan

Pleasantview
 Lot 6, Block 30, Plan 2452HW
 Lot 5, Block 30, Plan 2452HW