

Charter Bylaw 19571

A Bylaw to amend Bylaw 12800, as amended,  
The Edmonton Zoning Bylaw  
Amendment No. 3162

WHEREAS Lots 3 & 4, Block 1, Plan 8720395 and Lot 13, Block 1, Plan 8822949; located at 11007 - 23 Avenue NW & 2011 - 111 Street NW, Keheewin, 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 (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 Lots 3 & 4, Block 1, Plan 8720395 and Lot 13, Block 1, Plan 8822949; located at 11007 - 23 Avenue NW & 2011 - 111 Street NW, Keheewin, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule "A", from (DC2) Site Specific 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. 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

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MAYOR

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CITY CLERK



**(DC2) Site Specific Development Control Provision****1. General Purpose**

To establish a Site-Specific Development Control District for a shopping centre such that, by limiting the range of uses and establishing specific site development criteria, a compatible relationship with surrounding land uses will be achieved.

**2. Area of Application**

This Provision shall apply to Lots 3 and 4, Block 1, Plan 872 0395 and Lot 13, Block 1, 8720395 located on the southeast corner of 111 Street NW and 28 Avenue NW, as shown on Schedule "A", of the Charter Bylaw adopting this Provision, Keheewin.

**3. Uses**

- a. Bars and Neighbourhood Pubs; for less than 100 occupants
- b. Business Support Services
- c. Cannabis Retail Sales
- d. Childcare Services
- e. Commercial Schools
- f. Convenience Retail Stores
- g. Drive-in Food Services
- h. Gas Bars
- i. General Retail Stores
- j. Government Services
- k. Health Services
- l. Indoor Participant Recreation Services
- m. Liquor Stores
- n. Media Studios
- o. Minor Amusement Establishments
- p. Minor Service Stations
- q. Personal Service Shops
- r. Professional, Financial and Office Support Services
- s. Private Clubs
- t. Public Libraries and Cultural Exhibits
- u. Rapid Drive-through Vehicle Services
- v. Religious Assembly
- w. Residential Sales Centre
- x. Restaurants
- y. Second Hand Stores
- z. Specialty Food Services
- aa. Veterinary Services
- bb. Fascia On-premises Signs

- cc. Freestanding On-premises Signs
- dd. Projecting On-premises Signs
- ee. Temporary On-premises Signs

#### **4. Development Regulations**

- a. The maximum floor area ratio shall be 0.83.
- b. A landscaped yard, a minimum of 4.5 m (14.76 ft.) in width shall be provided adjacent to the north, east and west property lines of the site. The landscaped treatment for the yard adjacent to the west and north property lines shall include a berm of an average height of 1 m and the planting of three mature deciduous trees (a minimum caliper of 8 cm), two evergreen trees (a minimum of 2.5 m in height) and 10 shrubs for each 35 m of frontage, with the planting to be grouped in modules not greater than 25 m in length. The landscape treatment for the portion of the eastern yard adjacent to the walkway, shall include the planting of mature evergreen trees (a minimum of 3.0 m in height) and mature deciduous trees (a minimum caliper of 8 cm) with the planting intervals not to be greater than 4.5 m in length. To ensure that a high standard of appearance is achieved, detailed landscaping plans shall be submitted with the initial development permit application for approval by the Development Officer in consultation with the Parks and Recreation Department.
- c. Uniform screen fencing of a solid design and a minimum of 1.8 m in height shall be provided along the south property line and along the property line where the site abuts the walkway right-of-way to the east.
- d. Loading and trash collection may be permitted at the southeastern corner of the site at a minimum distance of 15 m from the eastern property line provided that the service area is screened from the apartment site by a wall, a minimum of 2.4 m in height. Any service lane in the aforementioned section, will be limited to a one- way single lane not to exceed 9 m in width which shall be used solely for through circulation purposes.
- e. A minimum building setback of 13.5 m shall be required for all buildings, structures, and accessory parking garages other than at grade parking lots where the site is adjacent to the walkway along the eastern perimeter. This minimum building setback may be reduced to the minimum yard requirements at the discretion of the Development Officer, where, in his opinion, the provision of landscaping, fencing, berming, building facade treatment or other design features adequately protect the amenities of nearby residential areas.
- f. A minimum building setback of 7.5 m shall be required from the west property line of the site, provided that this minimum building setback shall be increased to 23 m for any buildings 1,000 m<sup>2</sup> or greater in gross floor area, and further provided that a minimum

building setback of 44 m shall be required for any building greater than 10 m or two storeys in height.

- g. The maximum building height shall not exceed 14 m, subject to the building setback requirements of Clause f) above.
- h. Development shall be in accordance with the following architectural guidelines, to the satisfaction of the Development Officer:
  - i. all exterior finishing materials must be of good quality, durable and attractive in appearance and all exposed building faces shall have consistent and harmonious exterior finishing materials and the treatment of the rear elevation of buildings adjacent to the walkway along the eastern perimeter of the site shall be consistent with that of the front elevation.
  - ii. all mechanical equipment on the roof of any building on the site shall be completely screened or incorporated within the building roof.
- i. Notwithstanding Section 720.3.2. no site plan is required.

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

- a. Gas Bars, Minor Service Stations, Rapid Drive-through Vehicle Services and Drive-in Food Services shall be oriented such that their primary business exposure and access is not directed towards 111 Street.
- b. The seating capacity of Specialty Food Services, Restaurant, and Private Clubs shall be limited to 200 persons, except that the seating capacity of facilities primarily intended for the provision of theatre, dancing or cabaret entertainment shall be limited to 100 persons. Private Clubs shall be oriented such that their primary business exposure and access is not directed towards 111 Street.
- c. Signs shall be developed in accordance with Schedule 59H.
- d. Where the gross floor area of an individual business premise for a General Retail Store exceeds 1860 m<sup>2</sup>, such businesses premises shall be oriented so that their primary business exposure and access is not directed towards 111 Street.