

Charter Bylaw 19595

A Bylaw to amend Bylaw 12800, as amended,  
The Edmonton Zoning Bylaw  
Amendment No. 3165

WHEREAS Lot 33, Block 3, Plan 7721180; Lot 40A, Block 3, Plan 0325323; Lot 39A, Block 3, Plan 0325323; Lot 36A, Block 3, Plan 1123613 and Lot 35, Block 3, Plan 9721604; located at 5011 – 23 Avenue NW, 5331 – 23 Avenue NW, 5403 – 23 Avenue NW, 5503 – 23 Avenue NW and 5661 – 23 Avenue NW, Meyokumin, 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 Lot 33, Block 3, Plan 7721180; Lot 40A, Block 3, Plan 0325323; Lot 39A, Block 3, Plan 0325323; Lot 36A, Block 3, Plan 1123613 and Lot 35, Block 3, Plan 9721604; located at 5011 – 23 Avenue NW, 5331 – 23 Avenue NW, 5403 – 23 Avenue NW, 5503 – 23 Avenue NW and 5661 – 23 Avenue NW, Meyokumin, 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

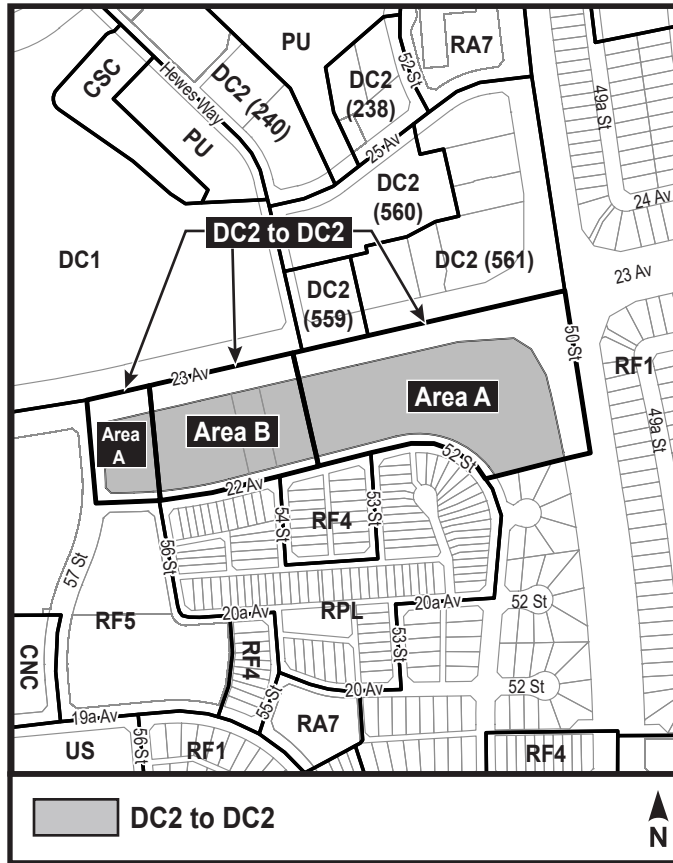
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MAYOR

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CITY CLERK

CHARTER BYLAW 19595



## **(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION**

### **1. General Purpose**

To accommodate community commercial development with site development regulations to ensure that development will be compatible with the adjacent low density residential development through the use of berms, fencing, and landscaping and restrictions on access from 22 Avenue.

### **2. Area of Application**

This Provision shall apply to Lot 33, Block 3, Plan 7721180; Lot 40A, Block 3, Plan 0325323; Lot 39A, Block 3, Plan 0325323; Lot 36A, Block 3, Plan 1123613 and Lot 35, Block 3, Plan 9721604, being a 4.5 hectare site located between 50 and 57 Streets, as shown in Schedule "A" of the Charter Bylaw adopting this Provision, Meyokumin.

### **3. Uses**

- a. Bars and Neighbourhood Pubs
- b. Business Support Services
- c. Child Care Services
- d. Drive-in Food Services
- e. Gas Bars
- f. General Retail Stores
- g. Government Services
- h. Health Services
- i. Liquor Stores
- j. Minor Amusement Establishments
- k. Minor Service Stations
- l. Nightclubs
- m. Personal Service Shops
- n. Professional, Financial and Office Support Services
- o. Protective and Emergency Services
- p. Rapid Drive-through Vehicle Services
- q. Restaurants
- r. Specialty Food Services
- s. Veterinary Services
- t. Fascia Off-premises Signs
- u. Fascia On-premises Signs
- v. Freestanding Off-premises Signs
- w. Major Digital Signs
- x. Minor Digital Off-premises Signs

- y. Minor Digital On-premises Signs
- z. Minor Digital On-premises Off-premises Signs
- aa. Roof On-premises Signs
- bb. Temporary Off-premises Signs

#### **Additional Use in Area B only**

- cc. Cannabis Retail Sales

#### **4. Development Regulations for Uses**

- a. All activity associated with the Veterinary Services use shall be contained within an enclosed building.
- b. Protective and Emergency Services shall be limited to a facility for the provision of ambulance, police, and fire safety services. Training facilities shall be excluded.
- c. Signs shall comply with Section 59F of the Zoning Bylaw.

#### **5. Development Regulations for Site Layout and Built Form**

- a. The maximum floor area ratio shall be 1.0.
- b. The maximum building height shall not exceed 10 m.
- c. In addition to the minimum yard requirement by clause (7a), a minimum building setback of 15 m shall be provided for all buildings adjacent to the property line abutting single detached residential development, and a building setback of 10 m shall be provided adjacent to 22 Avenue.
- d. Notwithstanding Section 720.3.2 of the Zoning Bylaw, no site plan is appended to this provision.

#### **6. Development Regulations for Parking, Loading, Storage, and Access**

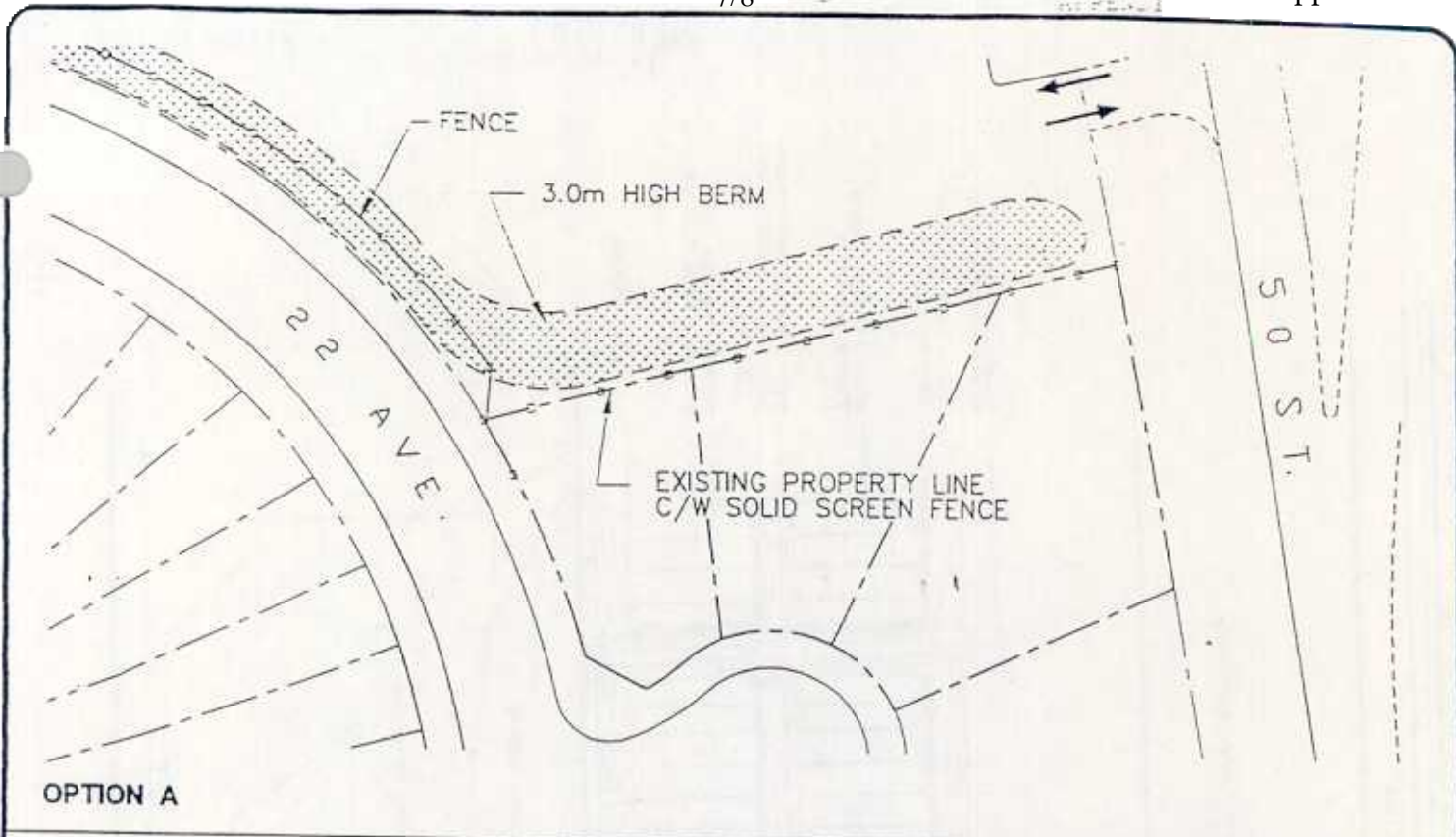
- a. There shall be no vehicular or pedestrian access to the site from 22 Avenue.
- b. No parking, loading, storage, or trash collection shall be permitted within a required yard. Loading, storage and trash collection areas shall be located in such a manner as to be screened from view from adjacent residential sites and public roadways.

#### **7. Development Regulations for Landscaping, Lighting, and Amenity Area**

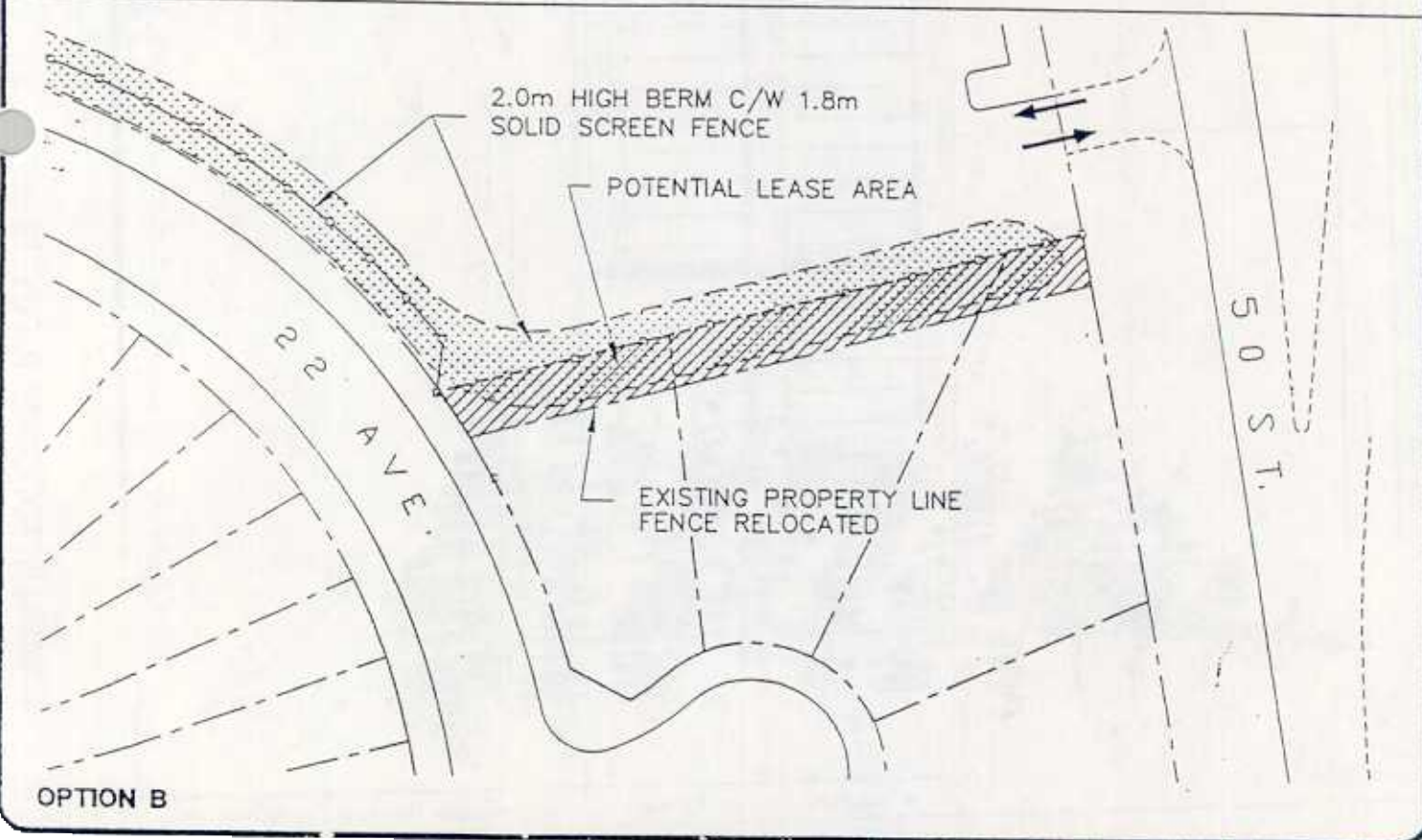
- a. A landscaped yard a minimum of 4.5 m in width shall be provided adjacent to 23 Avenue.
- b. Landscaped yards shall be provided adjacent to the property lines abutting 22 Avenue and single detached residential development. These yards shall be a minimum of 9 m in width adjacent to 22 Avenue and 12 m in width abutting single detached residential development. These yards shall adhere to the following requirements:
  - i. A 1.8 m high solid uniform screen fence placed at the apex of a 2 m high berm shall

be provided in the landscaped yard abutting 22 Avenue. This fence and berm combination shall also be provided in the landscaped yard abutting the existing single detached residential homes where the owners of these properties agree to lease a portion of the landscaped yard up to and including the fence at the apex of the berm. Should the lease of this portion of the yard to the abutting owners not occur, then a 3.0 m berm shall be provided in the yard abutting the single detached residential homes and a matching fence provided along the common property line between the site and the single detached residential homes. In any case a matching fence shall be provided from the fence placed on the apex of the 2 m berm to the fence on the common property line between the site and the single detached residential homes. The intent of the fence's placement in this location is to prevent access from 22 Avenue to the site. Refer to Appendix I for additional direction in the development of the fencing and berms along the south property line of the site.

- ii. Landscaping within these yards shall consist of two (2) mature deciduous trees, a minimum calliper of 7.5 cm, and two (2) coniferous trees, a minimum of 4.5 m in height, along with five (5) shrubs for each 35 m of lineal yard. No less than half of the required plant materials will be placed within the portion of yard located between the property line abutting 22 Avenue and the 1.8 m high solid uniform screen fence.
- iii. The 1.8 m (5.9 ft.) high solid uniform screen fence is to be constructed and finished substantially in accordance with Appendix I attached to this District.



OPTION A



OPTION B

# PROPOSED FENCE/BERM OPTIONS

SEPTEMBER 1996

**IBI**  
**GROUP**  
 ARCHITECTS  
 ENGINEERS  
 PLANNERS

