

Charter Bylaw 18723

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 2743

WHEREAS Lots 353 and OT, Block 16, Plan 4423AJ; located at 10586 - 116 Street NW and 11623 - 106 Avenue NW, Queen Mary Park, Edmonton, Alberta, are specified on the Zoning Map as (US) Urban Services Zone and (DC2) Site Specific Development Control Provision; and

WHEREAS an application was made to rezone the above described property 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 353 and OT, Block 16, Plan 4423AJ; located at 10586 - 116 Street NW and 11623 - 106 Avenue NW, Queen Mary Park, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule "A", from (US) Urban Services Zone and (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.

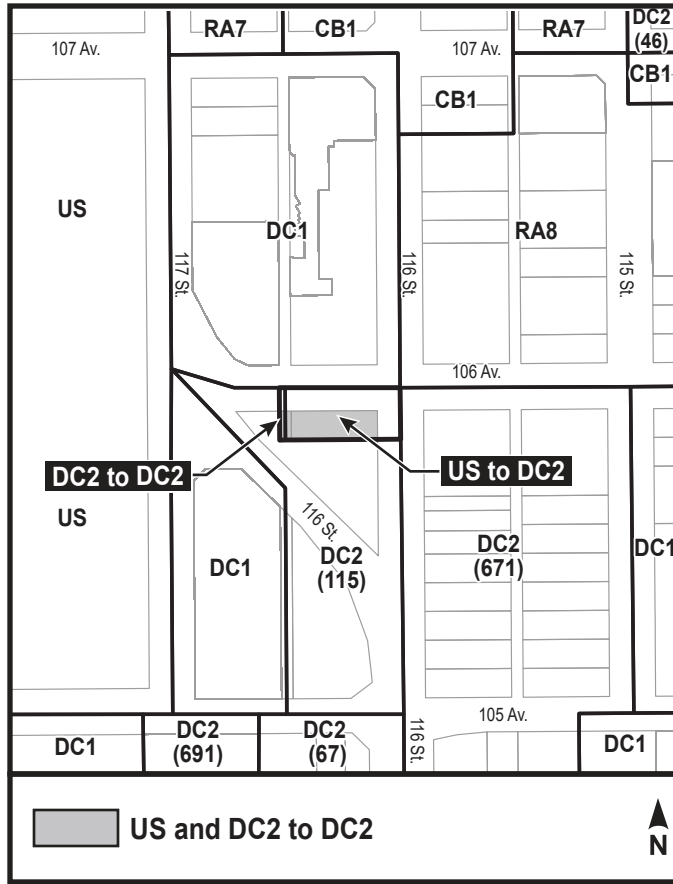
READ a first time this	day of	, A. D. 2019;
READ a second time this	day of	, A. D. 2019;
READ a third time this	day of	, A. D. 2019;
SIGNED and PASSED this	day of	, A. D. 2019.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

CHARTER BYLAW 18723



SCHEDULE 'B'

(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION

1. General Purpose

To provide for a mix of small-scale commercial, retail, and office uses within an existing commercial building.

2. Area of Application

This Provision shall apply to Lots 353 & OT, Block 16, Plan 4423AJ located on the Southwest corner of 116 Street NW and 106 Avenue NW, as shown on Schedule A.

3. Uses

- a. Bars and Neighbourhood Pubs
- b. Breweries, Wineries and Distilleries
- c. Business Support Services
- d. Commercial Schools
- e. Convenience Retail Stores
- f. Creation and Production Establishments
- g. General Industrial Uses
- h. General Retail Stores
- i. Health Services
- j. Household Repair Services
- k. Indoor Participant Recreation Services
- l. Limited Contractor Services
- m. Media Studios
- n. Minor Alcohol Sales
- o. Minor Amusement Establishments
- p. Personal Service Shops
- q. Private Clubs
- r. Private Education Services
- s. Professional, Financial and Office Support Services
- t. Restaurants
- u. Specialty Food Services
- v. Fascia On-premises Signs
- w. Projecting On-premises Signs

4. General

- a. Notwithstanding Section 720.3(2), no site plan is required.
- b. The maximum Floor Area Ratio shall be 1.8.
- c. The maximum building Height shall not exceed 12 m.
- d. The minimum building setback from the north, south, and east Lot line shall be 0 m.
- e. The minimum setback from the west Lot line shall be 9.0m.
- f. The minimum number of on-site parking spaces shall be 4.
- g. A minimum of one Off-street Loading space shall be required.
- h. Parking, loading, and garbage collection shall be permitted within the west setback. Loading, storage and garbage collection shall be screened from the view of adjacent properties and public roadways to the satisfaction of the Development Officer.
- i. All mechanical equipment, including roof mechanical units, shall be concealed by screening in a manner compatible with the architectural character of the building or concealed by incorporating it within the building.
- j. Signs shall comply with the regulations found in Schedule 59F.
- k. A Crime Prevention Through Environmental Design Assessment shall be provided to the satisfaction of the Development Officer to ensure that the development provides a safe urban environment in accordance with the guidelines and principles established in the Design Guide for a Safer City (City of Edmonton, 1995).

5. Development Regulations for Specific Uses

- a. Bars and Neighbourhood Pubs shall be limited to a maximum of 120 m² of Public Space.
- b. Restaurants shall be limited to a maximum of 120 m² of Public Space.
- c. Convenience Retail Stores Use shall be limited to 275 m² of gross Floor Area.
- d. Specialty Food Services shall be limited to a maximum of 120 m² Public Space.
- e. Breweries, Wineries and Distilleries shall be developed accessory to a Restaurant or Bar and Neighbourhood Pub.
- f. Personal Service Shops shall not include Body Rub Centres.
- g. General Industrial Uses shall be restricted to temporary storage rentals on the second storey. For the purpose of this provision, temporary storage rentals shall be defined as the storage of residential or commercial goods accessed through a separate entry. Storage of industrial or hazardous materials are not permitted.