

Bylaw 15120

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 1044

WHEREAS Lots 44A and 50A, Block 14, Plan 902 3412, located east of 93 Street NW and north of 137 Avenue NW, Northmount, 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 property to (DC2) Site Specific Development Control Provision;

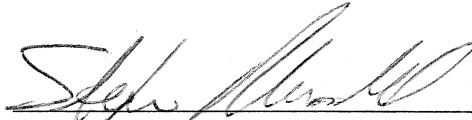
NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

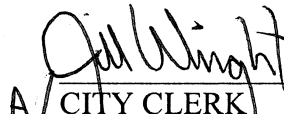
1. The Zoning Map, being Part III to Bylaw 12800 The Edmonton Zoning Bylaw is hereby amended by rezoning the lands legally described as Lots 44A and 50A, Block 14, Plan 902 3412, located east of 93 Street NW and north of 137 Avenue NW, Northmount, Edmonton, Alberta, which lands are shown on the sketch 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.

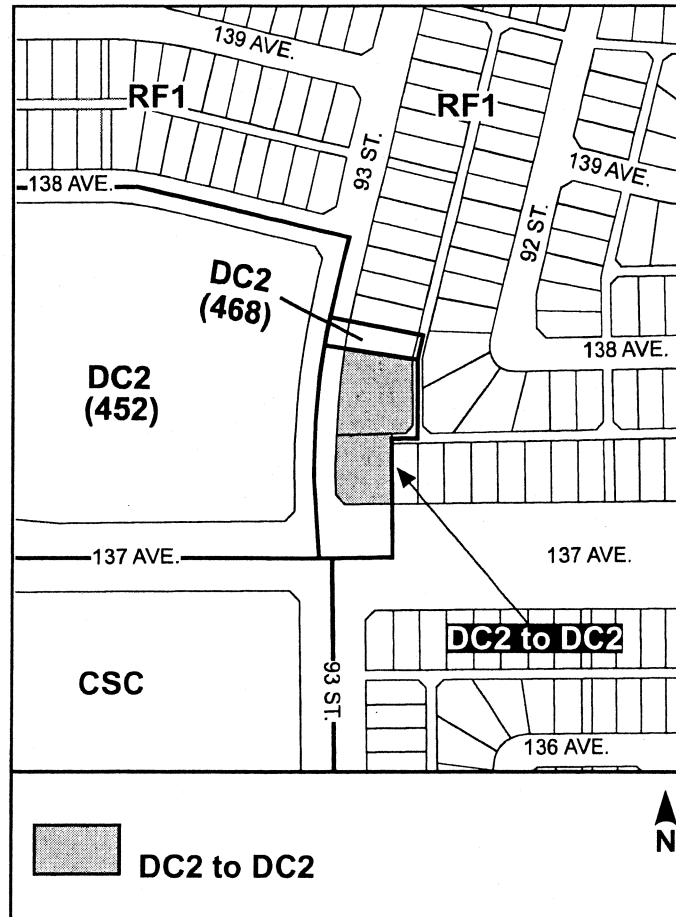
READ a first time this	23rd	day of	February	, A. D. 2009;
READ a second time this	23rd	day of	February	, A. D. 2009;
READ a third time this	23rd	day of	February	, A. D. 2009
SIGNED and PASSED this	23rd	day of	February	, A. D. 2009.

THE CITY OF EDMONTON


MAYOR


A/ CITY CLERK

BYLAW 15120



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

To establish a Site Specific Development Control District for convenience commercial, office and personal service uses, such that by developing sensitive site specific development criteria, impacts on adjacent residential properties are minimized.

2. Area of Application

Lot 44A and Lot 50A, Block 14, Plan 902 3412, located at 13703 – 93 Street NW and 13711 – 93 Street NW, as shown on Schedule "A" of this bylaw, adopting this provision, Northmount

3. Uses

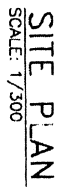
- a. Business Support Services
- b. General Retail Stores
- c. Health Services
- d. Personal Service Shops
- e. Professional, Financial and Office Support Services
- f. Facia On-premise Sign
- g. Freestanding On-premise Sign
- h. Projecting On-premise Sign
- i. Temporary On-premise Sign

4. Development Criteria

- a. The maximum floor area ratio shall be 1.0.

- b. The maximum building height shall not exceed 10m nor one and one half (1 ½) storeys.
- c. Landscaped yards, a minimum of 3m, shall be required on those portions of the site that abut Lots 44 and 50, Block 14, Plan 1294 T.R.
- d. A landscaped yard, a minimum of 2m, shall be provided on those portions of the site that abut 93 Street and 137 Avenue.
- e. A landscaped yard, a minimum of 1m, with an overall average of 3m, shall be provided on that portion of the site abutting the north/south lane.
- f. A minimum building setback of 3.048m shall be required from the north lot line.
- g. Screening shall be required within the yards abutting the north/south lane as well as the yards abutting Lots 44 and 50, Block 14, Plan 1294 T.R., which shall include a 1.8m screen fence and mature planting, for the purpose of visually screening/separating the development from the adjoining uses, to the satisfaction of the Development Officer.
- h. Landscaping Plans shall be submitted in accordance with Section 55 of the Zoning Bylaw.
- i. Landscaping along 137 Avenue to be provided in accordance with the City of Edmonton's Arterial Road policy
- j. The main public accesses to buildings located on the site shall not face or be oriented towards Lots 44 or 50, Block 14, Plan 1294 T.R.
- k. A minimum of 3.7 off-street parking spaces per 100 m² of gross floor area shall be provided.
- l. Direct vehicular access to the site shall only be allowed from 93 Street.
- m. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a required yard. Loading, storage and trash collection areas shall be screened from view from any adjacent residential sites and public roadways, including lanes, in accordance with the provisions of Section 54 of the Zoning Bylaw.

- n. Signs allowed in this Zone shall be in accordance with Section 59 of the Zoning Bylaw.
- o. That the owner enters into a Municipal Improvement Agreement with the City of Edmonton for off-site improvements necessary to serve the development. The Agreement process includes an engineering drawing review and approval process. Improvements to be addressed in the Agreement include but are not limited to the following:
 - i. Reconstruction of the existing north access to a 5 m right-out-only access to 93 Street, approximately 9 m from the north property line. The access must be properly signed indicating the operation of the access.
 - ii. Reconstruction of the existing south access to a minimum 7.5 m access to 93 Street, as per the City of Edmonton Design and Construction Standards.
 - iii. Relocation of the existing northbound bus stop on 93 Street to approximately 15 m north of the south access including construction of a 2.1m x 9 m bus stop pad, removal of the existing bus pad and restoration of the boulevard. A minimum 5 m clearance must be maintained from the north access.
 - i. Repair of any damage to the abutting roadways, sidewalks and/or boulevards resulting from construction of the development, to the satisfaction of the Transportation Department. The site must be inspected by the Transportation Department prior to the start of construction and once again when construction is complete.
- p. Development in this Zone shall be evaluated with respect to compliance with the Development Regulations of Sections 40 – 59, inclusive, of the Zoning Bylaw.
- q. The Development Officer shall not grant any relaxations to the parking requirements as set out in Section 54 of the Zoning Bylaw.



137th AVENUE NW