

Charter Bylaw 19145

A Bylaw to amend Bylaw 12800, as amended,  
The Edmonton Zoning Bylaw  
Amendment No. 2957

WHEREAS Lot 11, Block 83, Plan 1922987; located at 6020 - Gateway Boulevard NW, Calgary Trail North, Edmonton, Alberta, is specified on the Zoning Map as (CB2) General Business Zone and (IH) Heavy Industrial Zone; 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 Lot 11, Block 83, Plan 1922987; located at 6020 - Gateway Boulevard NW, Calgary Trail North, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule "A", from (CB2) General Business Zone and (IH) Heavy Industrial Zone 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	18th	day of	February	, A. D. 2020;
READ a second time this	18th	day of	February	, A. D. 2020;
READ a third time this	18th	day of	February	, A. D. 2020;
SIGNED and PASSED this	18th	day of	February	, A. D. 2020.

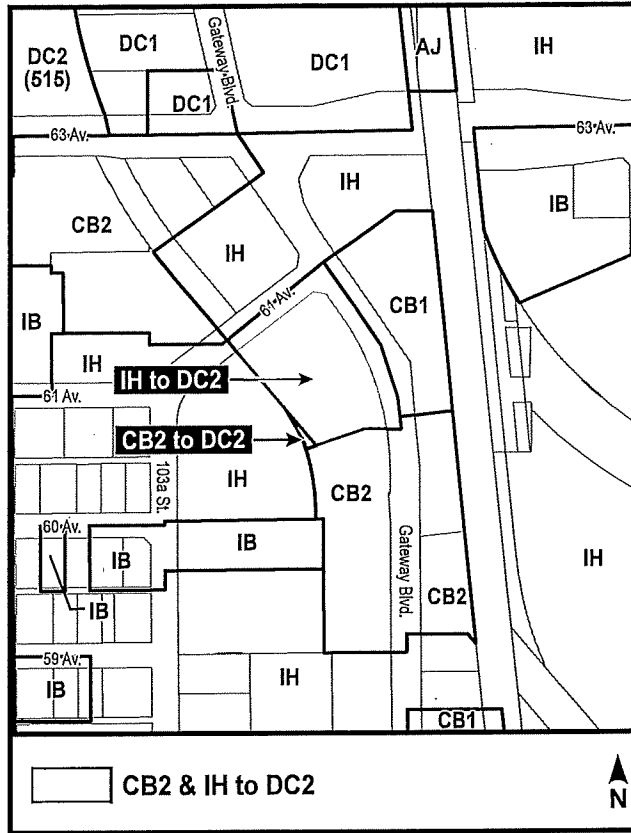
THE CITY OF EDMONTON

  
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MAYOR

  
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CITY CLERK

A/

CHARTER BYLAW 19145



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

The purpose of this Zone is to provide for General Industrial Uses that create no nuisance outside the existing building, Commercial Uses appropriate for the high traffic location, and ensure future redevelopment of the site will include appropriate Environmental reviews.

**2. Area of Application**

This provision shall apply to Lot 11, Block 83, Plan 192 2987, located west of Gateway Boulevard NW and south of 61 Avenue NW, as shown in Schedule "A" of the Charter Bylaw adopting this provision, Calgary Trail North.

**3. Uses**

- a. Animal Hospitals and Shelters
- b. Automotive and Equipment Repair Shops
- c. Bars and Neighbourhood Pubs
- d. Breweries, Wineries and Distilleries
- e. Business Support Services
- f. Cannabis Retail Sales
- g. Child Care Services
- h. Convenience Retail Stores
- i. Convenience Vehicle Rentals
- j. Creation and Production Establishments
- k. Drive-in Food Services
- l. Equipment Rentals
- m. Funeral, Cremation and Interment Services
- n. Gas Bars
- o. General Contract Services
- p. General Industrial Uses
- q. General Retail Stores
- r. Government Services
- s. Greenhouses, Plant Nurseries and Garden Centers
- t. Health Services
- u. Hotels
- v. Household Repair Services
- w. Limited Contractor Services
- x. Liquor Stores
- y. Media Studios
- z. Minor Service Stations
- aa. Mobile Catering Food Services
- bb. Motels
- cc. Nightclubs
- dd. Non-accessory Parking
- ee. Pawn Stores
- ff. Personal Service Shops
- gg. Private Clubs
- hh. Professional, Financial and Office Support Services
- ii. Restaurants
- jj. Secondhand Stores

- kk. Small Animal Breeding and Boarding Establishments
- ll. Specialty Food Services
- mm. Vehicle and Equipment Sales/Rentals
- nn. Veterinary Services
- oo. Warehouse Sales
- pp. Fascia On-premises Signs
- qq. Freestanding On-premises Signs
- rr. Projecting On-premises Signs
- ss. Roof On-premises Signs
- tt. Temporary On-premises Signs

#### 4. Development Regulations

- a. Notwithstanding Section 720.3(2) of the Zoning Bylaw, a Site Plan is not appended to this provision.
- b. The minimum Site Frontage shall be 30.0 m.
- c. The maximum Floor Area Ratio shall be 3.5
- d. A minimum Setback of 4.5 m shall be required where a Site abuts a public roadway, other than a Lane.
- e. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a Setback. Loading, storage and trash collection areas shall be located to the rear or sides of the principle building and shall be screened from view from any adjacent Sites or public roadways.
- f. The maximum building Height shall not exceed 14.5 m for flat, mansard and gambrel roofs, or 16.0 m for a roof type with a pitch of 4/12 (18.4 degrees) or greater, except the maximum Height for a Hotels shall not exceed 30.0 m
- g. Excepting the existing building, any future business premises or multiple occupancy building having a Floor Area greater than 3000 m<sup>2</sup> or a single wall length greater than 25.0 m visible from a public road, shall comply with the following criteria:
  - i. The roof line and building Façade shall include design elements that reduce the perceived mass of the building and add architectural interest; and
  - ii. Landscaping adjacent to exterior walls shall be used to minimize the perceived mass of the building and to create visual interest.
- h. 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.
- i. Prior to the issuance of a Development Permit, excluding a development permit for demolition, excavation, signage, tenant improvement or any exterior/Façade improvements for the existing building, Environmental Site Assessment (ESA) work such as, but not limited to, additional Phase II ESAs, Remedial Action Plan(s), and/or Risk Management Plan(s), may be required at the discretion of the Development Officer in consultation with the Environmental Planner. The Development Officer shall impose any Development Permit conditions necessary prior to the release of the drawings for Building Permit review to ensure that the Site is suitable for the full range of uses contemplated in the Development Permit application.

- j. Sign Schedule 59E shall apply and the following regulations:
  - i. Any Fascia On-premises Sign may cover up to 50% of the face of the wall where it is displayed up to a maximum Sign Area of 20 m<sup>2</sup>;
  - ii. Any Fascia On-premises Sign shall not extend higher than 75 cm above the floor of the second Storey. The top of a Fascia Sign on a one Storey building or two Storey building shall not extend more than 30 cm above the building roof or parapet wall; and
  - iii. A Comprehensive Sign Design Plan may be required at the discretion of the Development Officer.

## 5. Urban Design Regulations

- a. The roofline and building Façade(s) shall include design elements to reduce the perceived mass of the building and add architectural interest.
- b. Exterior finishing materials must be durable, sustainable, high quality and appropriate for the development within the context.
- c. Universal Design accessibility including, but not limited to 1.8 m wide walkway, curb cuts, ramps, front door access shall be provided from the surface parking area to the primary entrance(s) of the subject building located on the Site.
- d. Pedestrian weather protection, signage, shall be coordinated and integrated with building and landscaping.
- e. A maximum of 20% of the window glazing on the main floor may be covered with signs. Window Signs above the first storey shall be prohibited.
- f. The provision of lighting (for safety and amenity) shall be provided where appropriate. Excessive lighting and light overspill to neighboring Sites/public areas shall be avoided.
- g. Landscaping shall adhere the City of Edmonton's minimum design standards within the Zoning Bylaw and be provided to enhance the public realm along Gateway Boulevard to screen parking and servicing areas from streets and neighboring Sites.
- h. Any development affecting City road right-of-way, including upgrading of driveway accesses, are to be circulated to Urban Growth and Open Space Strategy. Arterial roadway / Major Commercial Corridor landscaping is required, including trees, shrubs and groundcovers, as per the City of Edmonton Design and Construction Standards, Volume 5, to the satisfaction of Urban Growth and Open Space Strategy.