

Charter Bylaw 19174

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 2966

WHEREAS Lot 101, Block 7, Plan 1822591; located at 11006 - 30 Avenue SW, Cavanagh, Edmonton, Alberta, is 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 Lot 101, Block 7, Plan 1822591; located at 11006 - 30 Avenue SW, Cavanagh, 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	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

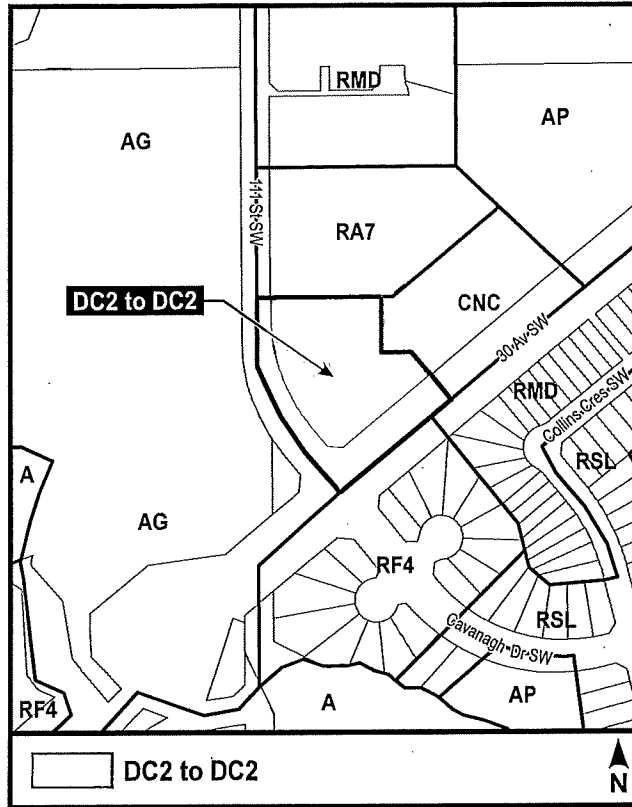


MAYOR



CITY CLERK

CHARTER BYLAW 19174



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

The purpose of this Zone is to provide the opportunity for small scale commercial Uses and residential Uses while promoting a design that is complementary to residential development in the area. Site specific regulations are intended to enhance the pedestrian environment by incorporating pedestrian scaled architecture, design and amenities.

2. Area of Application

This Provision shall apply to the lands legally described as Lot 101, Block 7, Plan 1822591, as shown on Schedule "A" of the Bylaw, adopting this Provision, Cavanagh.

3. Uses

- a. Bars and Neighbourhood Pubs
- b. Breweries, Wineries and Distilleries
- c. Child Care Services
- d. Commercial Schools
- e. Convenience Retail Stores
- f. Creation and Production Establishments
- g. Drive-in Food Services
- h. Gas Bars
- i. General Retail Stores
- j. Health Services
- k. Indoor Participant Recreation Services
- l. Live Work Unit
- m. Liquor Stores
- n. Multi-unit Housing
- o. Minor Amusement Establishments
- p. Minor Home Based Business
- q. Minor Service Stations
- r. Major Home Based Business
- s. Personal Service Shops
- t. Professional, Financial and Office Support Services
- u. Public Libraries and Cultural Exhibits

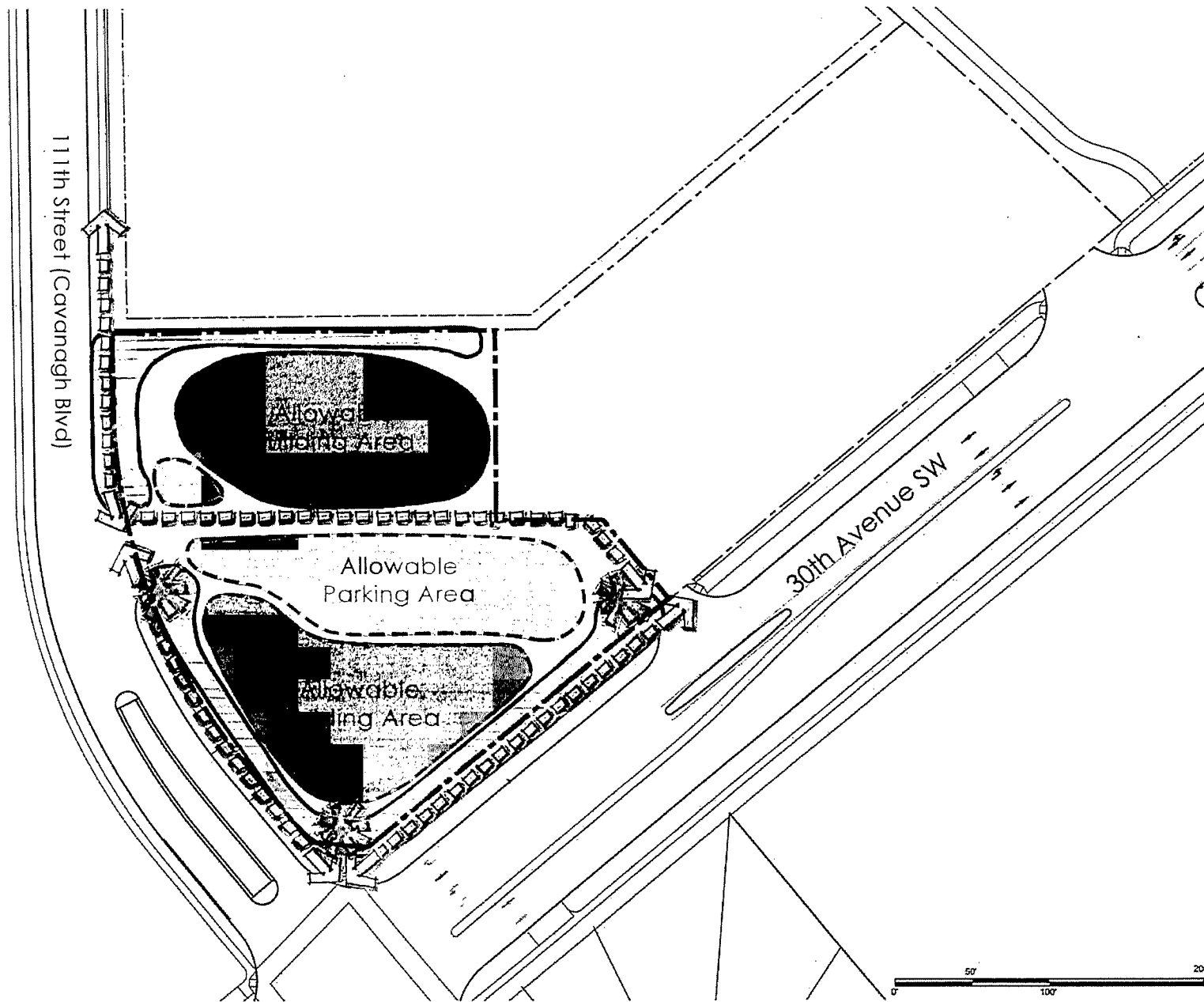
- v. Rapid Drive-through Vehicle Services
- w. Religious Assembly
- x. Residential Sales Centre
- y. Restaurants
- z. Secondhand Stores
- aa. Specialty Food Services
- bb. Urban Gardens
- cc. Urban Indoor Farms
- dd. Urban Outdoor Farms
- ee. Veterinary Services
- ff. Fascia On-premises Signs
- gg. Freestanding On-premises Signs
- hh. Projecting On-premises Signs
- ii. Temporary On-premises Signs

4. Development Regulations

- a. Development shall be in general accordance with Appendix 1 - Contextual Site Plan.
- b. Notwithstanding DC2.1034.4.a, vehicular parking may be permitted within the General Building Area, and portions of the building area may be permitted within the General Parking Area, as shown on Appendix 1, in order to complement and facilitate various building configurations on the site. This will be up to the discretion of the Development Officer.
- c. The maximum Floor Area Ratio shall be 1.0.
- d. A minimum Setback of 4.5 m shall be required where the Site Abuts a public roadway, other than a Lane.
- e. A minimum Setback of 3.0 m shall be required where the Rear or Side Lot Line of the Site Abuts the Lot line of a Site in a Residential Zone.
- f. The following regulations shall apply to Apartment Housing developments:
 - i. Apartment Housing shall be permitted only in buildings where the first Storey is used for commercial purposes; and,
 - ii. Apartment Housing shall have access at ground level, which is separate from the access for the commercial premises.

- g. The following regulations shall apply to Gas Bars and Minor Service Stations where proposed abutting a Residential Zone:
 - i. The Development Officer may, at the Development Officer's discretion, require potential noise or light impacts be minimized or negated through additional landscaping such as berming or screening; and
 - ii. Lighting shall not be directed towards the Residential Zone.
- h. 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 principal building and shall be screened from view from any adjacent Sites, or public roadways in accordance with the Landscaping regulations of the Zoning Bylaw, as amended.
- i. If the rear or side Yard of a Site are used for parking, an outdoor service display area or both, and Abut a Residential Zone or a Lane serving a Residential Zone, such areas shall be screened in accordance with the Landscaping regulations of the Zoning Bylaw, as in effect at the time a Development Permit is applied for..
- j. The maximum building Height shall not exceed 10.0 m.
- k. A minimum of one tree for each 22 m² and one shrub for each 13 m² of Setback along 30 Avenue SW and 111 Avenue SW (Cavanagh Boulevard) shall be provided, to the satisfaction of the Development Officer.
- l. Signs shall comply with the regulations found in Schedule 59D of the Zoning Bylaw, as amended.
- m. The following regulations shall apply to Rapid Drive-through Vehicle Services developments:
 - i. the total number of bays shall not exceed one;
 - ii. all operations and mechanical equipment associated with this Use shall be located within an enclosed building; and
 - iii. no portion of a Rapid Drive-through Vehicle Service shall be located adjacent to a building bay with an approved development permit for Child Care Services.
- n. On-Site pedestrian circulation shall be accommodated through the provision of Walkways, that connect building entrances to on-site Amenity Areas, parking areas, and adjacent public Walkways to the satisfaction of the Development Officer.
- o. To the satisfaction of the Development Officer, areas identified as 'Enhanced Site Development Opportunity' shall include features that contribute to a pedestrian friendly environment which may include features such as, but not limited to:
 - i. Outdoor patios and Amenity Areas;
 - ii. additional Landscaping which may exceed the Landscaping regulations of the Zoning Bylaw, as amended, and Section 4 (k.) of this Provision;

- iii. street furniture; and
- iv. public art.
- p. Outdoor patios and Amenity Areas shall be visible from adjacent public roadways and if screened, shall employ transparent materials. Fence height shall not exceed 1.85 m on Outdoor patios and Amenity Areas facing 30 Avenue SW and 111 Street NW (Cavanagh Boulevard).
- q. Buildings shall be designed with all exposed building Façades having consistent and harmonious exterior finishing materials.
- r. Building Façades shall be articulated through means which may include the use of recesses, entrances, entrance features, windows, projections, change in building materials, and/or physical breaks in building mass.
- s. A minimum of 60% of the linear frontage of ground floor Façades facing 111 Street SW (Cavanagh Boulevard) and 30 Avenue SW shall consist of clear glazing that is unobstructed by signs. Linear frontage shall be measured as the horizontal plane at 1.5 m above Grade.



Legend

-  Enhanced Site Development Opportunity
-  Allowable Building Area
-  Pedestrian Walkway
-  Allowable Parking Area
-  Landscaping Area
-  Site Boundary

Appendix 1 - Conceptual Site Plan

CAVANAGH