

Charter Bylaw 18620

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 2687

WHEREAS Lot 2B, Block 14, Plan 1621104; located at 2750 - 91 Street NW, Parsons Industrial, 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 (IB) Industrial Business Zone and (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 2B, Block 14, Plan 1621104; located at 2750 - 91 Street NW, Parsons Industrial, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule "A", from (DC2) Site Specific Development Control Provision to (IB) Industrial Business Zone and (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	26th	day of	November	, A. D. 2018;
READ a second time this	26th	day of	November	, A. D. 2018;
READ a third time this	26th	day of	November	, A. D. 2018;
SIGNED and PASSED this	26th	day of	November	, A. D. 2018.

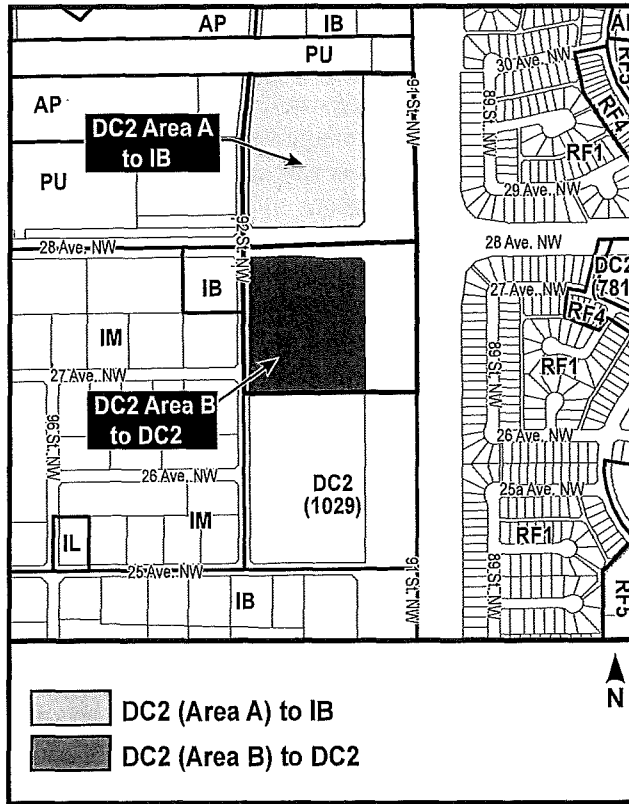
THE CITY OF EDMONTON


MAYOR


CITY CLERK



CHARTER BYLAW 18620



(DC2) Site Specific Development Control Provision**1. General Purpose**

To establish a Site Specific Development Control Provision to accommodate industrial business uses, offices and a limited range of commercial uses, that will ensure compatibility with residential land uses to the east and a high standard of appearance appropriate to the function of 91 Street.

2. Area of Application

This Provision shall apply to the portion of Lot 2B, Block 14, Plan 1621104 south of 28 Avenue NW, as shown on Schedule "A" of the Bylaw adopting this Provision, Parsons Industrial.

3. Uses

- a. Auctioneering Establishments
- b. Automotive and Equipment Repair Shops
- c. Automotive and Minor Recreation Vehicle Sales/Rentals
- d. Bars and Neighbourhood Pubs
- e. Business Support Services
- f. Commercial Schools
- g. Convenience Retail Stores
- h. Convenience Vehicle Rentals
- i. Drive-in Food Services
- j. Equipment Rentals
- k. Gas Bars
- l. General Retail Stores
- m. Government Services
- n. Greenhouses, Plant Nurseries and Garden Centres
- o. Health Services
- p. Hotels
- q. Indoor Participant Recreation Services
- r. Limited Contractor Services
- s. Major Amusement Establishments
- t. Motels
- u. Media Studios
- v. Minor Amusement Establishments
- w. Nightclubs
- x. Personal Service Shops
- y. Private Clubs
- z. Professional, Financial and Office Support Services
- aa. Rapid Drive through Vehicle Services
- bb. Restaurants
- cc. Specialty Food Services
- dd. Truck and Mobile Home Sales / Rentals

- ee. Urban Indoor Farms
- ff. Veterinary Services
- gg. Warehouse Sales
- hh. Fascia Off-premises Signs
- ii. Fascia On-premises Signs
- jj. Freestanding Off-premises Signs
- kk. Freestanding On-premises Signs
- ll. Projecting On-premises Signs
- mm. Temporary On-premises Signs

4. Development Regulations

- a. There is no site plan appended to this Provision.
- b. The maximum Floor Area Ratio shall be 1.2.
- c. Notwithstanding subsection 4(b) of this provision, the maximum Floor Area Ratio for Hotel and Motel Uses may be increased by 0.3 FAR.
- d. The maximum building Height shall not exceed 12 m.
- e. Notwithstanding subsection 4(d) of this provision, the maximum building Height for Hotels shall not exceed 33 m and the maximum building Height for Motels shall not exceed 16 m.
- f. A minimum 6.0 m Setback shall be provided adjacent to 91 Street.
- g. A minimum 3.0 m Setback shall be provided from all property lines abutting public roadways other than 91 Street.
- 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 Zoning Bylaw, to the satisfaction of the Development Officer.
- i. Signs shall comply with the regulations found in Schedule 59F.
- j. As a condition of Development Permit, the owner shall enter into an 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. The off-site improvements to be included in the Agreement shall include, but not be limited to the construction of:
 - i. a 1.5 m sidewalk on the south side of 28 Avenue from the existing bus stop to 91 Street;
 - ii. a 1.5 m sidewalk on the west side 91 Street, from 28 Avenue to 27 Avenue; and
 - iii. a curb and gutter along the east side of 92 Street, south of 28 Avenue.

5. Urban Design Regulations

- a. All exterior finishing materials must be of good quality, durable and attractive in appearance with consistent treatment on all faces of a building. No painted and/or scored concrete block construction will be permitted on any building facade which is visible from a public roadway.
- b. Any business premise or multiple occupancy building having a ground Floor Area greater than 2500 m² or with a single wall exceeding 30 m in length shall comply with the following design guidelines:
 - i. the roofline and building facade shall include design elements and variations that reduce the perceived mass of the building and add architectural interest;
 - ii. the exterior wall finishing materials shall be predominantly comprised of light earth tone or muted colours, and consist of brick, precast concrete, textured concrete, stone, glazing or stucco, with prefinished metal or wood limited to use as an accent;
 - iii. the finishing treatment of exterior walls shall be consistent on all building faces; and
 - iv. the provision of landscaping to minimize the perceived mass of the building and create visual interest.
- c. On-site security and building lighting shall be situated and designed such that the illumination is directed downwards and no direct rays of light are directed outward from the Site.
- d. All mechanical equipment on the roof of any building shall be concealed by screening in a manner compatible with the architectural character of the building, or concealed by incorporating it within the building roof.

6. Additional Development Regulations for Specific Uses

- a) The following regulations shall apply to Automotive and Minor Recreation Vehicle Sales/Rentals, Convenience Vehicle Rentals, and Truck and Mobile Home Sales/Rentals developments:
 - i) the size, location, screening and landscaping of any outdoor vehicular display areas shall be subject to the approval of the Development Officer, who shall ensure that development of the site is compatible with the appearance or site design of surrounding developments and achieves a high standard of appearance appropriate to the location of this DC2 Provision, adjacent to a major City arterial road;
 - ii) all storage, display or parking areas shall be Hardsurfaced in accordance with the Zoning Bylaw; and
 - iii) lighting for the display areas shall be mounted on lamp standards and no exposed bulbs or strings of lights shall be used.
- b) The minimum gross Floor Area for a Warehouse Sales establishment shall not be less than 1000 m² unless at least fifty percent of the gross Floor Area of the establishment is used for warehousing or storage of the goods sold or distributed from the

establishment.

- c) The maximum gross Floor Area for a General Retail Use shall be not greater than 2000 m² of retail space, not including storage, warehousing, or food processing (bakery, meat preparation, etc.) area.
- d) A General Retail Use shall be ancillary and complimentary to a Hotel/Motel development, a Warehouse Sales facility, Automotive and Minor Recreation Vehicle Sales or other large scale developments allowed as the principal uses of this DC2 Provision. Establishments that sell a broad range of personal and consumer goods typical of a department store, supermarket, or drug mart type of operation shall not be allowed.
- e) Automotive and Equipment Repair Shops and Rapid Drive-through Vehicle Services shall be located so that any overhead doors shall not be oriented towards 91 Street.
- f) Drive-in Food Services, Gas Bars, Rapid Drive-through Vehicle Services, and any accessory drive-up service windows in any listed Use shall be developed in accordance with the following additional criteria:
 - i) the design, finishing, and siting of development, including the orientation of gas pump islands, service bays, and accessory food drive-up service windows, shall be to the satisfaction of the Development Officer having regard to achieving a consistent and compatible relationship with the overall design and finishing of the project, ensuring a high standard of appearance when viewed from adjacent public roadways, and minimizing traffic circulation conflicts both off and on-site;
 - ii) any canopy located over the gas pump islands shall be designed and finished in a manner consistent with the design and finishing of any adjacent principal building; and
 - iii) the overall height and scale of the canopy shall be developed to the satisfaction of the Development Officer, such that the canopy is not obtrusive and maintains consistency with the eave line of the principal building.
- g) Auctioneering Establishments, Automotive and Equipment Repair Shops, and Equipment Rentals shall be completely enclosed, with no outdoor storage.