

Charter Bylaw 20712

A Charter Bylaw to amend Charter Bylaw 20001, as amended,
The Edmonton Zoning Bylaw
Amendment No. 3

WHEREAS Lot 18, Block 1, Plan 9422776; located at 15625 - Stony Plain Road NW, Glenwood, Edmonton, Alberta, is specified on the Zoning Map as (MU h16.0 f3.5 cf) Mixed Use Zone; and

WHEREAS an application was made to rezone the above described property to (DC) Direct Control Zone;

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 1.20 to Charter Bylaw 20001 The Edmonton Zoning Bylaw is hereby amended by rezoning the lands legally described as Lot 18, Block 1, Plan 9422776; located at 15625 - Stony Plain Road NW, Glenwood, Edmonton, Alberta, which lands are shown on the sketch plan attached as Schedule "A", from (MU h16.0 f3.5 cf) Mixed Use Zone to (DC) Direct Control Zone.
2. The uses and regulations of the aforementioned DC Zone are annexed hereto as Schedule "B".

3. The sketch plan annexed hereto as Schedule "A" and the uses and regulations of the DC Zone shown on Schedule "B" annexed hereto are hereby incorporated into the Zoning Bylaw, being Part 4 to Charter Bylaw 20001, The Edmonton Zoning Bylaw.

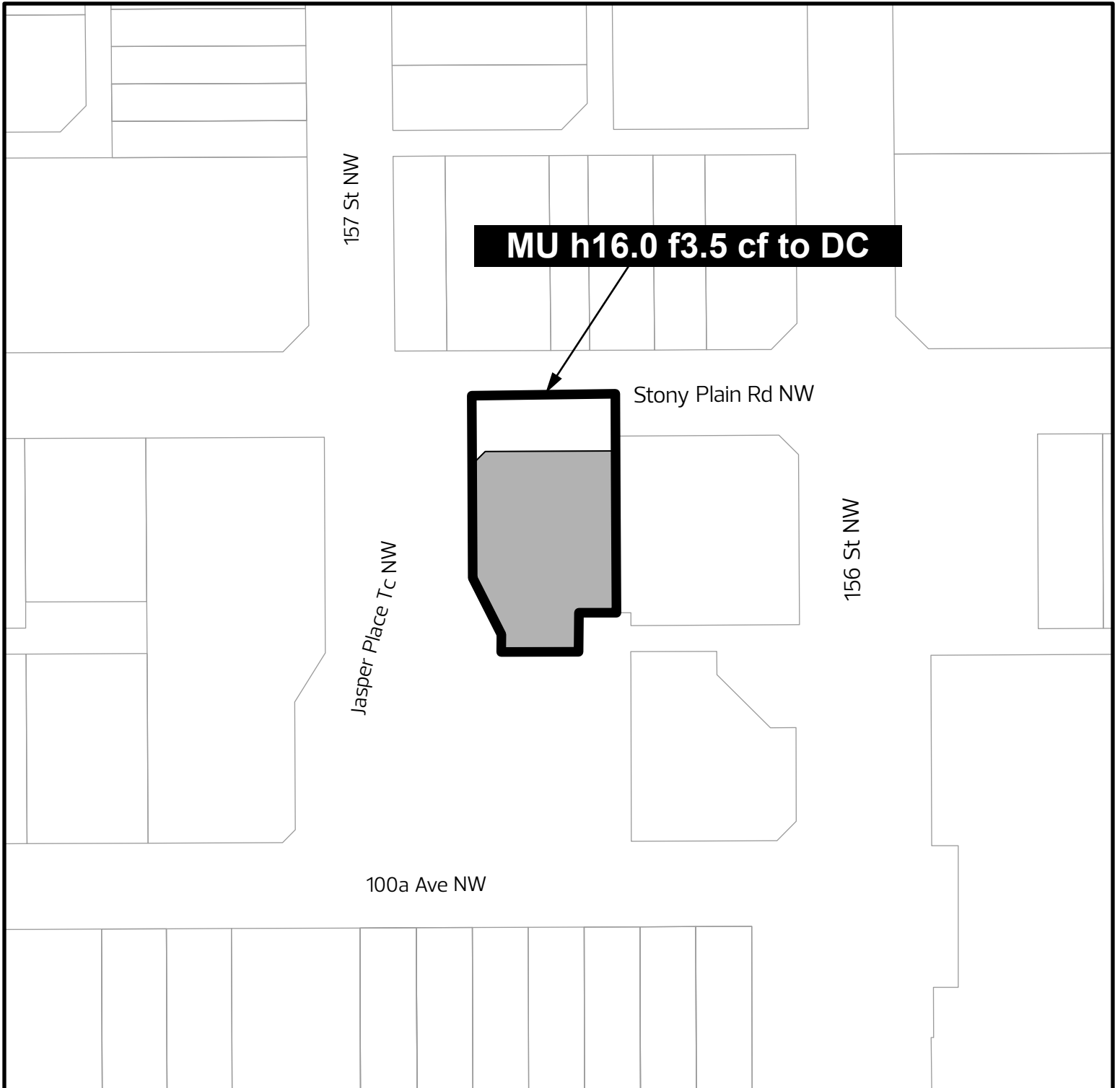
READ a first time this	day of	, A. D. 2024;
READ a second time this	day of	, A. D. 2024;
READ a third time this	day of	, A. D. 2024;
SIGNED and PASSED this	day of	, A. D. 2024.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

CHARTER BYLAW 20712



MU h16.0 f3.5 cf to DC

157 St NW

Stony Plain Rd NW

Jasper Place T_c NW

156 St NW

100a Ave NW



MU h16.0 f3.5 cf to DC



SCHEDULE “B”**(DC) DIRECT CONTROL ZONE****1. Purpose**

- 1.1. To allow for mixed use development with a range of Uses that supports housing, services, recreation, commerce, and employment opportunities. Site and building design in this Zone promotes development that enhances the public realm and publicly accessible amenities to create vibrant, walkable destinations at a scale inviting to pedestrians.

2. Area of Application

- 2.1. This Zone applies to Lot 18, Block 1, Plan 9422776, located on the south side of Stony Plain Road NW, west of 156 Street NW, as shown in Schedule “A” of the Charter Bylaw adopting this Zone, Glenwood.

3. Uses**Residential Uses**

- 3.1. Home Based Business
- 3.2. Residential, limited to:
 - 3.2.1. Lodging House
 - 3.2.2. Multi-unit Housing
 - 3.2.3. Supportive Housing

Commercial Uses

- 3.3. Custom Manufacturing
- 3.4. Food and Drink Service
- 3.5. Health Service
- 3.6. Hotel
- 3.7. Indoor Sales and Service
- 3.8. Major Indoor Entertainment
- 3.9. Minor Indoor Entertainment

3.10. Office

3.11. Residential Sales Centre

Community Uses

3.12. Child Care Service

3.13. Community Service

3.14. Library

3.15. Park

3.16. School

3.17. Special Event

Basic Service Uses

3.18. Emergency Service

3.19. Health Care Facility

3.20. Transit Facility

Agricultural Uses

3.21. Urban Agriculture

Sign Uses

3.22. Fascia Sign

3.23. Freestanding Sign

3.24. Major Digital Sign

3.25. Minor Digital Sign

3.26. Portable Sign

3.27. Projecting Sign

4. Additional Regulations for Specific Uses

4.1. All Ground Floor building Frontages adjacent to Stony Plain Road NW must consist of non-Residential Uses.

- 4.2. Ground Floor non-Residential Uses must have an entrance that faces Stony Plain Road NW.
- 4.3. Home Based Businesses must comply with Section 6.60 of the Zoning Bylaw.
- 4.4. Custom Manufacturing
 - 4.4.1. The maximum Floor Area is 600 m² per individual establishment.
 - 4.4.2. Manufacturing activities and storage must be located within an enclosed building.
- 4.5. Hotels
 - 4.5.1. Ground Floor guest rooms must not be located adjacent to Stony Plain Road NW or the Jasper Place Transit Centre.
- 4.6. Major Indoor Entertainment
 - 4.6.1. The maximum Floor Area is 500 m² per individual establishment.
- 4.7. Residential Sales Centres may be approved for a maximum of 5 years.
- 4.8. Vehicle Support Services and Uses with Drive-through Services are not allowed.
- 4.9. Child Care Services must comply with Section 6.40 of the Zoning Bylaw.
- 4.10. Special Events must comply with Section 6.100 of the Zoning Bylaw.
- 4.11. Health Care Facility
 - 4.11.1. The maximum combined Floor Area for this Use is 2000 m².
- 4.12. Transit Facilities
 - 4.12.1. Despite the Setbacks in Subsection 5 below, Transit Facilities may project into a Setback to integrate with transit infrastructure in the road right-of-way.
- 4.13. Urban Agriculture
 - 4.13.1. The maximum Floor Area is 600 m² per individual establishment.
 - 4.13.2. With the exception of outdoor display areas of products for sale, Urban Agriculture Uses must be located within or on a building.

- 4.13.3. The Development Planner may consider a variance to Subsection 4.13.2 based on the recommendations provided in an environmental site assessment in compliance with Section 7.140 of the Zoning Bylaw.
- 4.14. Signs must comply with Section 6.90 and Subsection 5 of Section 6.90 of the Zoning Bylaw.
- 4.15. The Development Planner may consider a variance to the maximum total area or Floor Area of a non-Residential Use if adequate mitigation measures are used to reduce negative impacts to Abutting Uses or Sites, including:
 - 4.15.1. measures specified in Subsection 2 of Section 5.120 of the Zoning Bylaw;
 - 4.15.2. modification of Site plans to locate Uses or activities in a location to minimize visual, noise, lighting, odour or other similar Nuisances; or
 - 4.15.3. other similar measures.

5. Site and Building Regulations

- 5.1. The development shall be in general conformance with the attached appendices.
- 5.2. The maximum Height is 16.0 m.
- 5.3. The maximum Floor Area Ratio is 3.5.
- 5.4. Despite Subsection 5.3, Floor Area associated with Residential Uses is excluded from the calculation of the maximum Floor Area Ratio where a minimum of 10% of all Dwellings:
 - 5.4.1. comply with the inclusive design requirements of Section 5.50 of the Zoning Bylaw;
 - 5.4.2. have a Floor Area greater than 100 m² and have;
 - 5.4.2.1. access to an outdoor Common Amenity Area designed for children of at least 50.0 m²; and
 - 5.4.2.2. dedicated and enhanced bulk storage within the Dwelling or on the same floor as the Dwelling; or
 - 5.4.3. comply with any combination of Subsections 5.4.1 and 5.4.2.
- 5.5. The minimum Setback Abutting Stony Plain Road NW is 1.5 m.
- 5.6. The minimum Setback Abutting the Jasper Place Transit Centre is 0.0.

- 5.7. The minimum Setbacks from Abutting Sites is 0.0.
- 5.8. The minimum Setbacks Abutting Alleys are 1.5 m and 10.0 m at the locations shown on Appendix 1 - Site Plan.

6. Design Regulations

Building Design Regulations

- 6.1. Where a building wall faces Stony Plain Road NW or the Jasper Place Transit Centre, the Facade must be articulated using 2 or more design techniques or features to minimize the perception of massing, eliminate large blank walls, provide visual interest, and enhance the appearance of buildings during winter months. Design techniques or features may include: variations in rooflines; vertical or horizontal building wall projections or recessions; visual breaks of building Facades into smaller sections; use of a combination of finishing materials; or other similar techniques or features.
- 6.2. Ground Floor non-Residential Facades facing Stony Plain Road NW or the Jasper Place Transit Centre must be designed to break up the appearance into sections of 11.0 m or less by incorporating 2 or more design features such as those described in Subsection 6.1.
- 6.3. Each Storey must have windows on all building Facades facing Stony Plain Road NW.
- 6.4. To promote pedestrian interaction and safety, Ground Floor non-Residential Facades must comply with the following:
 - 6.4.1. Where a Facade faces Stony Plain Road NW, a minimum of 65% of the Facade area between 1.0 m and 2.0 m above ground level must be windows.
 - 6.4.2. Despite Subsection 6.4.1, for exterior alterations to existing storefronts that involve adding or removing windows, a minimum of 50% of the Facade area between 1.0 m and 2.0 m above ground level facing Stony Plain Road NW must be windows.
 - 6.4.3. A maximum of 10% of all Ground Floor windows facing Stony Plain Road NW or the Jasper Place Transit Centre may be covered by non-transparent material. The remainder must be clear, non-reflective and free from obstruction.

- 6.5. The Facade design and materials must wrap around the side of the building to provide a consistent profile facing both Stony Plain Road NW and the Jasper Place Transit Centre.

Entrance Design Regulations

- 6.6. Ground Floor non-Residential Uses adjacent to Stony Plain Road NW must have separate individual entrances, but may share a common vestibule.
- 6.7. For new buildings and additions, where a Use is located on the Ground Floor adjacent to Stony Plain Road NW or the Jasper Place Transit Centre:
 - 6.7.1. the main entrance for the Use must be directed towards Stony Plain Road NW or the Jasper Place Transit Centre; and
 - 6.7.2. the main entrance for non-Residential Uses, and shared entrances for Multi-unit Housing or Supportive Housing, must be level with or have sloped doorway thresholds to Abutting Pathways and public sidewalks.
- 6.8. Main entrances must incorporate weather protection features in the form of canopies, awnings, overhangs, vestibules, recessed entrances or other Architectural Elements to provide all-season weather protection to pedestrians and to enhance the visibility of entrances.

7. General Regulations

Parking, Loading, Storage and Access

- 7.1. For redevelopment that involves the removal and replacement of the existing principal building on site on the date of approval of the Charter Bylaw adopting this Zone, vehicle access must only be from the Abutting Alley.
- 7.2. Despite the Setbacks specified in Section 5:
 - 7.2.1. Surface Parking Lots and loading, storage, and waste collection areas must not be located between the principal building and Stony Plain Road NW.
 - 7.2.2. Surface Parking Lots and loading, storage, and waste collection areas may project into, or be located within, a Setback Abutting another Site where a minimum 1.5 m wide Landscape Buffer is provided within the Setback.

- 7.3. Above-ground Parkade Facades facing a Street or a Park must be wrapped with Commercial or Community Uses, that have a minimum depth of 8.0 m, on the Ground Floor.
- 7.4. Above-ground Parkades must be designed to be adaptable for future non-parking Uses by having:
 - 7.4.1. a minimum floor to ceiling clearance of 4.0 m at ground level, and 3.1 m above the Ground Floor;
 - 7.4.2. floors that can readily become level; and
 - 7.4.3. drive ramps located and designed to allow for future removal without interfering with developable space.
- 7.5. For redevelopment that involves the removal and replacement of the existing principal building on site on the date of approval of the Charter Bylaw adopting this Zone, a walkway must be constructed on the west side of the development from Stony Plain Road NW to the south Lot line, to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination (Transportation).

Landscaping Regulations

- 7.6. Landscaping must use plant materials that provide colour throughout the year to enhance appearance during the cold weather months.
- 7.7. Landscaping must incorporate native and/or drought-tolerant species into the Landscaping design.
- 7.8. Two shrubs that are well-suited to survive in a high traffic environment must be provided in the landscaped area along the north property line.

Other Regulations

- 7.9. Despite the Setbacks in Subsection 5, outdoor display areas and Public Space may be located in a Setback Abutting Stony Plain Road NW.
- 7.10. Due to the recent passage of the Zoning Bylaw 20001 in the City of Edmonton, despite Subsection 4 of Section 7.100 of the Zoning Bylaw, the Development Planner may approve a Development Permit application, with or without conditions, that does not comply with this DC Zone by granting a variance in compliance with Subsections 5 and 6 of Section 7.100 of the Zoning Bylaw.

11/12

STONY PLAIN ROAD

EXISTING SITE
ACCESS
RIGHT-IN

2 EXISTING BIKE STALLS
TO REMAIN

3 EXISTING BIKE STALLS
TO REMAIN

EXISTING CONCRETE
BOLLARDS TO REMAIN

LINE OF OVERHANG ABOVE

STAFF ENTRANCE

NO PARKING ZONE

JASPER PLACE TRANSIT CENTRE

EXISTING 2 STOREY CRU
15625 STONY PLAIN ROAD,
EDMONTON, T5P 3Z4

0m SETBACK

LINE OF
OVERHANG
ABOVE

EXISTING
NEW

PROPOSED 3 STOREY
ADDITION

ONE WAY

LINE OF OVERHANG ABOVE
(OVERHEAD CLEARANCE 3.0m)

0m SETBACK

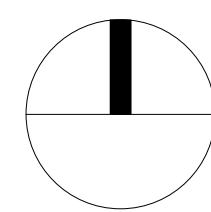
ONE WAY

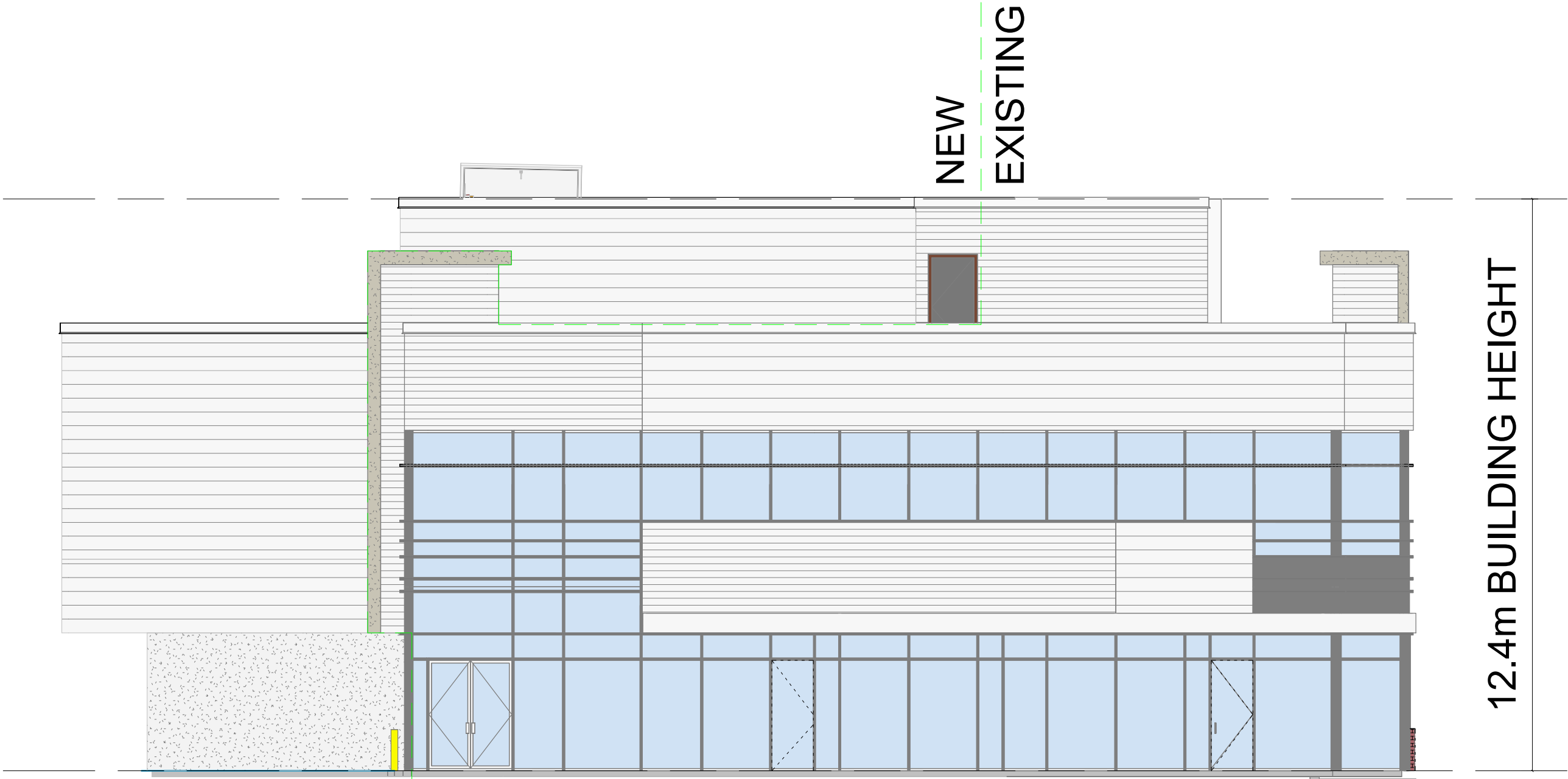
- EXISTING ONE STEP DOWN
- NEW LANDSCAPE PLANTER
- PUBLIC ENTRANCE
- EXISTING SIDEWALK TO REMAIN
- EXISTING CURB TO REMAIN
- EXISTING MOLOK BINS TO REMAIN
- EXISTING POWER POLE TO REMAIN

11.0m
10.0m MINIMUM

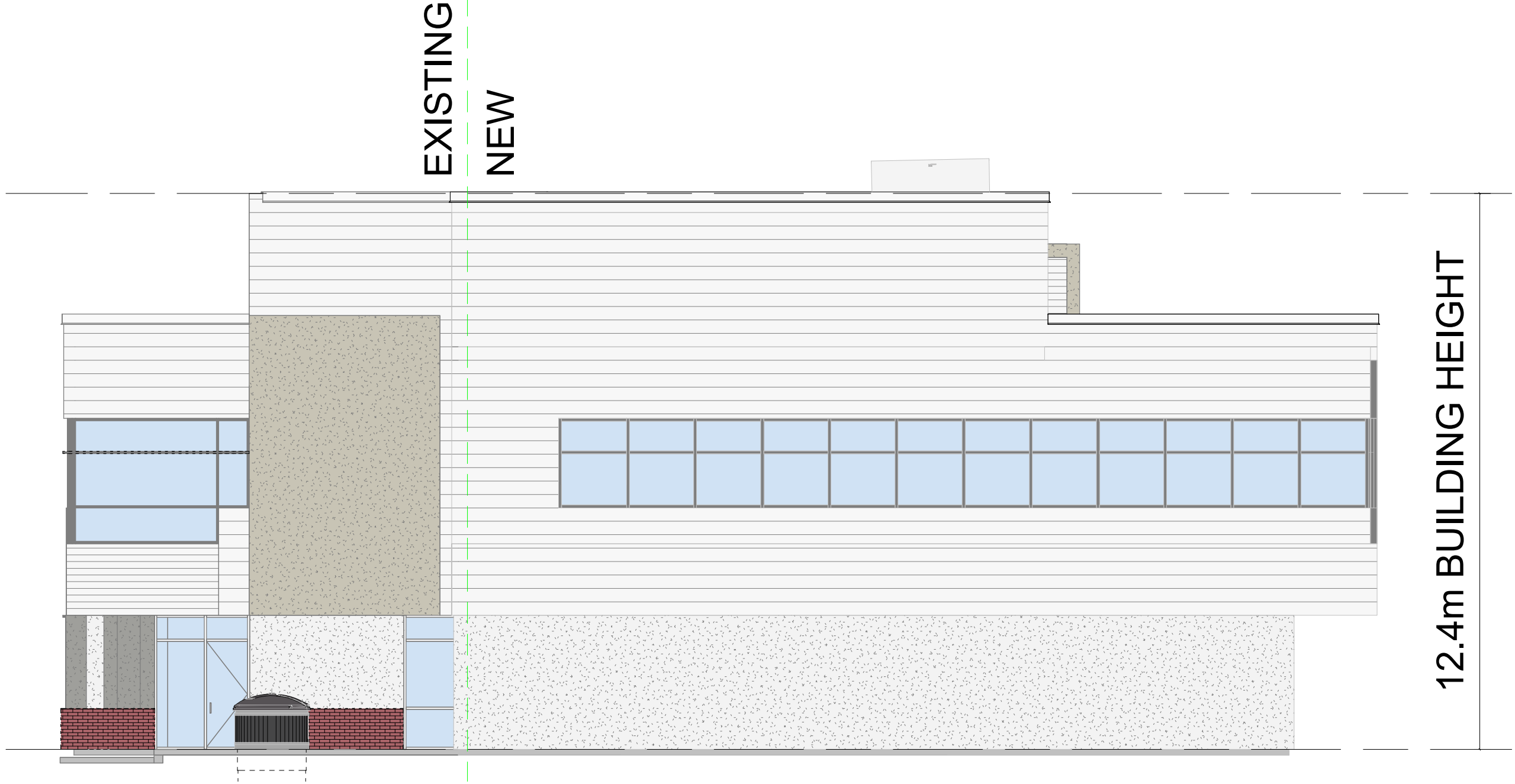
REAR ALLEY

EXISTING POWER
POLE TO REMAIN

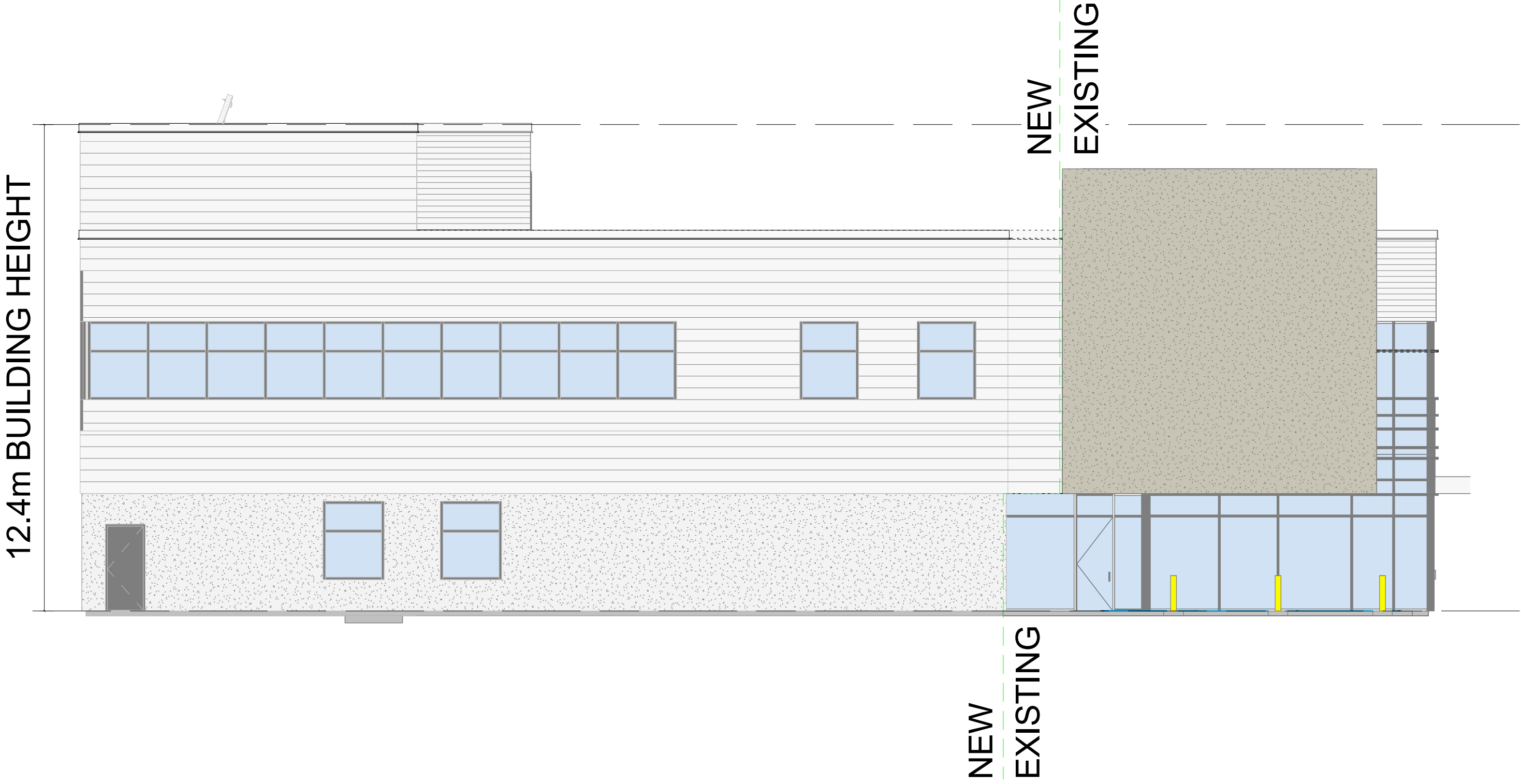




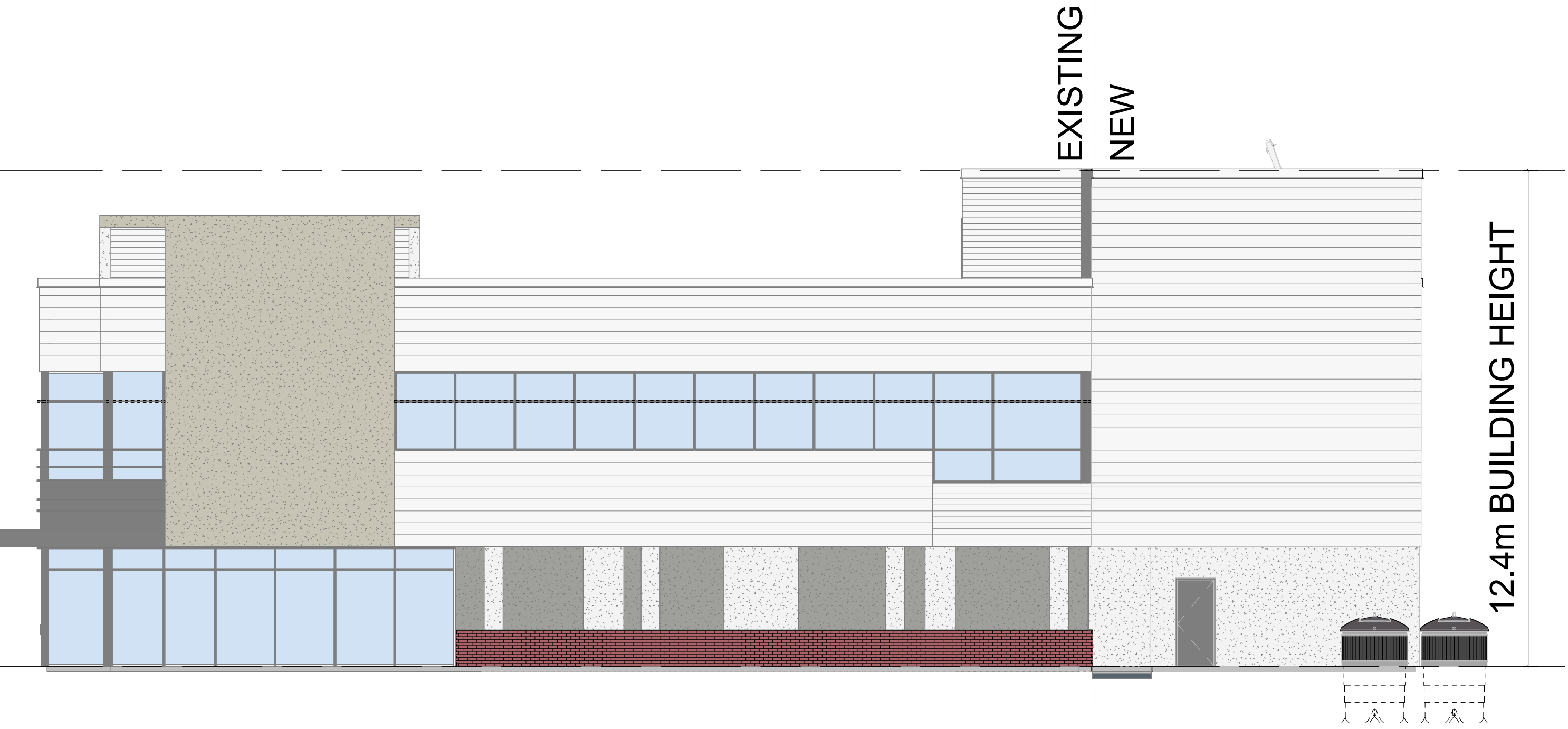
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION