

Bylaw 20880

A Bylaw to amend Charter Bylaw 20001, as amended,  
The Edmonton Zoning Bylaw  
Amendment No. 92

WHEREAS the lands shown on Schedule “A” and Schedule “B”, and legally described as Lots 129 to 131, Block 12, Plan B4 and on Schedule “C”, located at 10315 - 113 Street NW and 10319 - 113 Street NW, and the lands south of 104 Avenue NW from the alley between 124 and 123 Street NW to 111 Street NW, Oliver, Edmonton, Alberta, are specified on the Zoning Map as Direct Control Zone (DC1.19855); and

WHEREAS an application was made to rezone the above described properties to Direct Control Zone (DC) and Medium Scale Residential Zone (RM h28.0);

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 Lots 129 to 131, Block 12, Plan B4, located at 10315 - 113 Street NW and 10319 - 113 Street NW, Oliver, Edmonton, Alberta, which lands are shown on the sketch plan attached as Schedule “A”, from Direct Control Zone (DC1.19855) to Medium Scale Residential Zone (RM h28.0).
2. The Zoning Map, being Part 1.20 to Charter Bylaw 20001 The Edmonton Zoning Bylaw is hereby amended by rezoning the lands south of 104 Avenue NW from the alley between 124 and 123 Street NW to 111 Street NW, Oliver, Edmonton, Alberta, legally described on Schedule “C”, which lands are shown on the sketch plan attached as Schedule “B”, from Direct Control Zone (DC1.19855) to Direct Control Zone (DC).
3. The uses and regulations of the aforementioned DC Zone referenced in section 2 of this Bylaw are annexed hereto as Schedule "D".

4. The sketch plan annexed hereto as Schedule “B” and the uses and regulations of the DC Zone shown on Schedule "D" annexed hereto are hereby incorporated into the Zoning Bylaw, being Part 4 to Charter Bylaw 20001, The Edmonton Zoning Bylaw.
  
5. Despite Subsection 3 of Section 7.80 of Charter Bylaw 20001, The Edmonton Zoning Bylaw, Pre-Application Notification Requirements do not apply in respect of the rezoning outlined in this Bylaw for the lands south of 104 Avenue NW from the alley between 124 and 123 Street NW to 111 Street NW, Oliver, Edmonton, Alberta, legally described on Schedule “C”, which lands are shown on the sketch plan attached as Schedule “B”.

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

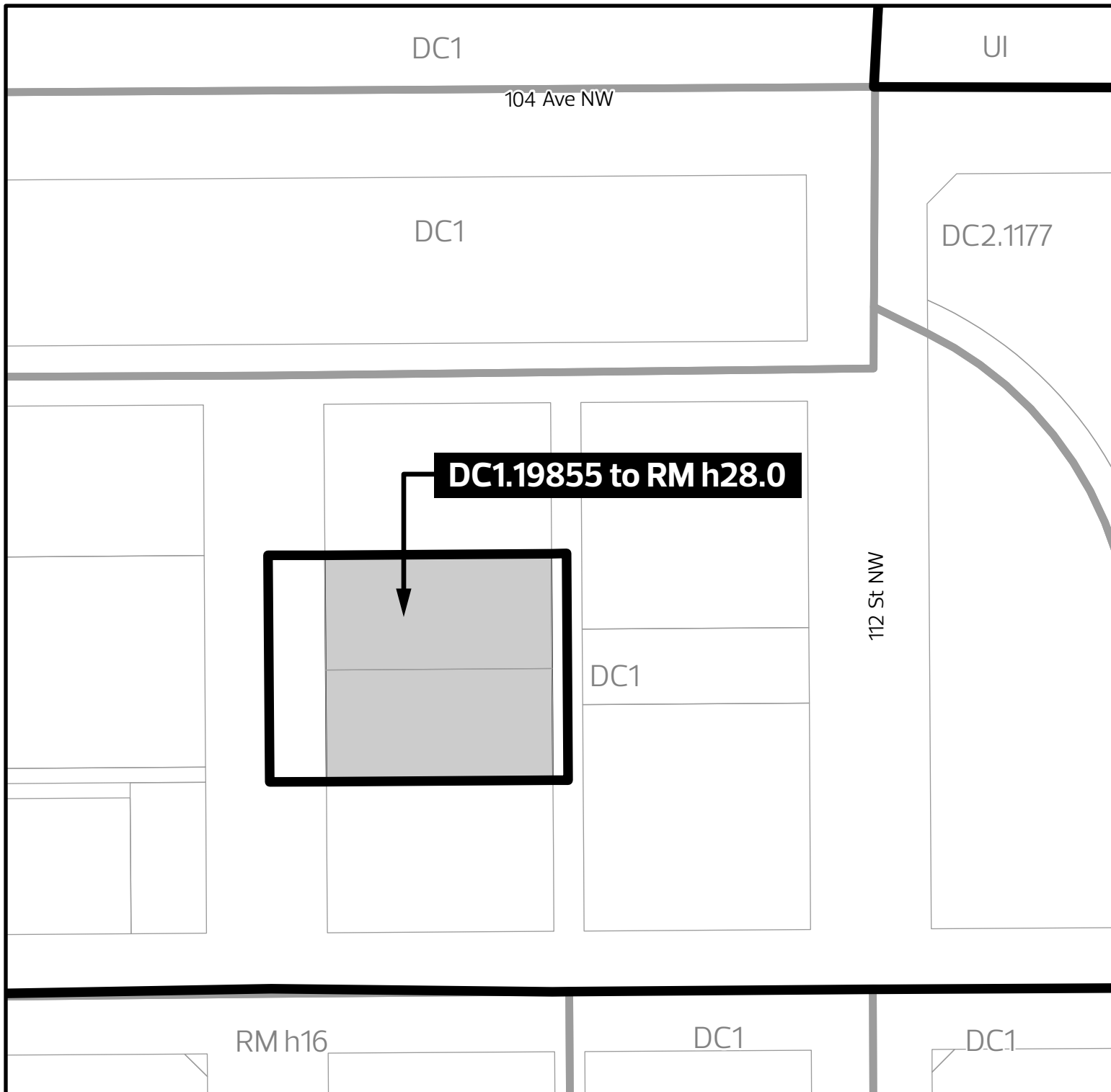
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MAYOR

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CITY CLERK

# BYLAW 20880



DC1.19855 to RM h28.0





**SCHEDULE "C"**

<b>Address</b>	<b>Legal Description</b>	<b>From</b>	<b>To</b>
10320 - 122 STREET NW	Plan 4044AC Block 3 Lots 3-5,A	DC1	DC
10340 - 122 STREET NW	Plan 4044AC Block 3 Lots 8-9	DC1	DC
10320 - 119 STREET NW	Plan 4423AJ Block 19 Lot 346	DC1	DC
10316 - 119 STREET NW	Plan 4423AJ Block 19 Lot 347	DC1	DC
12120 - 103 AVENUE NW	Plan 7726AH Block D Lots 1-4	DC1	DC
10305 - 114 STREET NW	Plan B3 Block 13 Lot 139	DC1	DC
10335 - 114 STREET NW	Plan B3 Block 13 Lot 144	DC1	DC
10345 - 114 STREET NW	Plan B3 Block 13 Lot 145	DC1	DC
10310 - 113 STREET NW	Plan B3 Block 13 Lot 156	DC1	DC
10325 - 115 STREET NW	Plan B3 Block 14 Lots 107-108	DC1	DC
10335 - 115 STREET NW	Plan B3 Block 14 Lots 109-110	DC1	DC
10332 - 114 STREET NW	Plan B3 Block 14 Lot 119	DC1	DC
10303 - 115 STREET NW	Plan B3 Block 14 Lots 104-105	DC1	DC
10334 - 115 STREET NW	Plan B3 Block 15 Lot 117	DC1	DC
10330 - 115 STREET NW	Plan B3 Block 15 Lot 118	DC1	DC
10320 - 115 STREET NW	Plan B3 Block 15 Lots 120 -121	DC1	DC
10308 - 115 STREET NW	Plan B3 Block 15 Lots 122-123	DC1	DC
10326 - 112 STREET NW	Plan B4 Block 12 Lot 143	DC1	DC
10306 - 112 STREET NW	Plan B4 Block 12 Lots 144-146	DC1	DC
10335 - 123 STREET NW	Plan RN22 Block 10 Lots 3-9	DC1	DC
12323 - 104 AVENUE NW	Plan RN22 Block 21 Lots 1,20	DC1	DC
11720 - 103 AVENUE NW	Plan 2022241 Block 17 Lot 5	DC1	DC
10308 - 119 STREET NW	Plan 2583EO Block 19 Lots D, E, and F	DC1	DC
10340 - 122 STREET NW	Plan 4044AC Block 3 Lot 7	DC1	DC
10316 - 119 STREET NW	Plan 4423AJ Block 19 Lot 348	DC1	DC
10315 - 120 STREET NW	Plan 4423AJ Block 19 Lot 53	DC1	DC

<b>Address</b>	<b>Legal Description</b>	<b>From</b>	<b>To</b>
10309 - 117 STREET NW	Plan 7261AB Block 16 Lot 53	DC1	DC
10321 - 117 STREET NW	Plan 7261AB Block 16 Lot 55	DC1	DC
10325 - 117 STREET NW	Plan 7261AB Block 16 Lots 56-57	DC1	DC
10338 - 116 STREET NW	Plan 7261AB Block 16 Lots 67-68	DC1	DC
10340 - 117 STREET NW	Plan 7261AB Block 17 Lots 65-66	DC1	DC
10322 - 117 STREET NW	Plan 7261AB Block 17 Lots 69-70	DC1	DC
10315 - 118 STREET NW	Plan 7261AB Block 17 Lots 49-50	DC1	DC
10308 - 117 STREET NW	Plan 7261AB Block 17 Lots 70-72	DC1	DC
10337 - 122 STREET NW	Plan 7726AH Block D Lots 9-11	DC1	DC
10310 - 122 STREET NW	Plan 7821329 Block 3 Lot 1A	DC1	DC
10315 - 114 STREET NW	Plan B3 Block 13 Lots 140-141	DC1	DC
10325 - 114 STREET NW	Plan B3 Block 13 Lots 142-143	DC1	DC
10336 - 114 STREET NW	Plan B3 Block 14 Lots 117-118	DC1	DC
10315 - 116 STREET NW	Plan B3 Block 15 Lots 106-107	DC1	DC
10330 - 115 STREET NW	Plan B3 Block 15 Lots 119-120	DC1	DC
10308 - 115 STREET NW	Plan B3 Block 15 Lots 122-123	DC1	DC
11220 - 103 AVENUE NW	Plan B4 Block 12 Lots 127-128	DC1	DC
10325 - 123 STREET NW	Plan RN22 Block 10 Lot 10	DC1	DC
10320 - 123 STREET NW	Plan RN22 Block 21 Lots 13-14	DC1	DC
10330 - 123 STREET NW	Plan RN22 Block 21 Lots 15-17	DC1	DC
10340 - 123 STREET NW	Plan RN22 Block 21 Lots 18-19	DC1	DC
10330 - 113 Street NW & 101-406, 10330 - 113 STREET NW	Units 1 - 22, Condominium Plan 0024641	DC1	DC
10308 - 114 Street NW & 101-412, 10308 - 114 STREET NW	Units 1 - 48, Condominium Plan 0221162	DC1	DC
10326 - 117 Street NW & 101-407, 10326 - 117 STREET NW	Units 1 - 20, Condominium Plan 0524105	DC1	DC
10345 - 123 STREET NW & 101-307, 10345 - 123 STREET NW	Units 1 - 20, Condominium Plan 0626816	DC1	DC
10305 - 116 STREET NW & 101-307, 10305 - 116 STREET NW	Units 1 - 20, Condominium Plan 0725960	DC1	DC
10315 - 115 STREET NW & 1-12, 10315 - 115 STREET NW	Units 1 - 12, Condominium Plan 0726597	DC1	DC
11203 - 103A AVENUE NW & 102-410, 11203 - 103A AVENUE NW	Units 1 - 84 Condominium Plan 0826638	DC1	DC
10333 - 112 STREET NW & 101-624, 10333 - 112 STREET NW	Units 1 - 350, Condominium Plan 0924724	DC1	DC
1-4, 10319 - 120 STREET NW & 10319C - 120 STREET NW	Units 1 - 4, Condominium Plan 1522705	DC1	DC
1-5, 10307 - 120 STREET NW & 10307C - 120 STREET NW	Units 1 - 5, Condominium Plan 1621568	DC1	DC
12304 - 103 AVENUE NW & 1-19, 12304 - 103 AVENUE NW	Units 1 -18, Condominium Plan 7520668	DC1	DC

<b>Address</b>	<b>Legal Description</b>	<b>From</b>	<b>To</b>
10320 - 113 STREET NW & 101-406, 10320 - 113 STREET NW	Units 1 - 24, Condominium Plan 7720017	DC1	DC
10305 - 120 STREET NW & 101-406, 10305 - 120 STREET NW	Units 1 -22, Condominium Plan 7921522	DC1	DC
10335 - 118 STREET NW & 101-410, 10335 - 118 STREET NW	Units 1 - 65, Condominium Plan 7923147	DC1	DC
10330 - 116 STREET NW & 101-411, 10330 - 116 STREET NW	Units 1 - 42, Condominium Plan 8221227	DC1	DC
10311 - 117 STREET NW	Unit 4, Condominium Plan 9022146	DC1	DC
10313 - 117 STREET NW	Unit 1, Condominium Plan 9022146	DC1	DC
10315 - 117 STREET NW	Unit 2, Condominium Plan 9022146	DC1	DC
10317 - 117 STREET NW	Unit 3, Condominium Plan 9022146	DC1	DC
11640 - 103 AVENUE NW	Unit 1, Condominium Plan 9220876	DC1	DC
11642 - 103 AVENUE NW	Unit 2, Condominium Plan 9220876	DC1	DC
11644 - 103 AVENUE NW	Unit 3, Condominium Plan 9220876	DC1	DC
11646 - 103 AVENUE NW	Unit 4, Condominium Plan 9220876	DC1	DC
11648 - 103 AVENUE NW	Unit 5, Condominium Plan 9220876	DC1	DC
11650 - 103 AVENUE NW	Unit 6, Condominium Plan 9220876	DC1	DC
11652 - 103 AVENUE NW	Unit 7, Condominium Plan 9220876	DC1	DC
10302 - 113 STREET NW	Unit 1, Condominium Plan 9321093	DC1	DC
10304 - 113 STREET NW	Unit 2, Condominium Plan 9321093	DC1	DC
10306 - 113 STREET NW	Unit 3, Condominium Plan 9321093	DC1	DC
10308 - 113 STREET NW	Unit 4, Condominium Plan 9321093	DC1	DC
11316 - 103 AVENUE NW & 101-305, 11316 - 103 AVENUE NW	Unit 1-14, Condominium Plan 9321419	DC1	DC
10324 - 119 STREET NW & 1-20, 10324 - 119 STREET NW	Unit 1-20, Condominium Plan 9322850	DC1	DC
11219 - 103A AVENUE NW & 1-20, 11219 - 103A AVENUE NW	Unit 1-20, Condominium Plan 9423298	DC1	DC
10321 - 121 STREET NW	Unit 1, Condominium Plan 9520125	DC1	DC
10319 - 121 STREET NW	Unit 4, Condominium Plan 9520125	DC1	DC
10323 - 121 STREET NW	Unit 7, Condominium Plan 9520125	DC1	DC
10317 - 121 STREET NW & 2-3, 5-6, 8-9, 10317 - 121 STREET NW	Units 2-3, 5-6, 8-9, Condominium Plan 9520125	DC1	DC
12028 - 103 AVENUE NW & 101-411, 12028 - 103 AVENUE NW	Units 1-44, Condominium Plan 9520231	DC1	DC





- 3.8. Fascia Sign
- 3.9. Freestanding Sign
- 3.10. Portable Sign

#### **4. Additional Regulations for Specific Uses**

- 4.1. Home Based Businesses must comply with Section 6.60 of the Zoning Bylaw.
- 4.2. Lodging Houses and Supportive Housing must comply with Section 6.80 of the Zoning Bylaw.
- 4.3. The following regulations apply to Indoor Sales and Service, Office, Residential Sales Centre, and Food and Drink Service Uses:
  - 4.3.1. The total Floor Area of these Uses on a Site must not exceed 275 m<sup>2</sup>.
  - 4.3.2. These Uses must not be permitted in any freestanding structure separate from a structure containing Residential Uses. These Uses must be limited to the Ground Floor. Principal entrances to these Uses must be a separate, outside entrance located at Ground Floor.
  - 4.3.3. Despite Subsection 4.3.2, existing Single Detached, Semi-detached, and Duplex Housing may be converted to Commercial Uses.
- 4.4. Child Care Services must comply with Section 6.40.
- 4.5. Signs must comply with Section 6.90 of the Zoning Bylaw, including Subsection 4 of Section 6.90, except that Signs are limited to On-premises Advertising.

#### **5. Site and Building Regulations**

- 5.1. The maximum Floor Area Ratio is 3.0.
- 5.2. The maximum Density is 300 Dwellings/ha.
- 5.3. The maximum Height is 23.0 m.
- 5.4. The minimum Front Setback must be consistent, within 1.0 m, with the Setback of development on Abutting Sites; but, must not be less than 5.0 m.
- 5.5. The minimum Rear Setback is 0.0 m.
- 5.6. The minimum side Setback is 1.5 m. Where the side Yard Abuts a Flanking Side Lot Line, the minimum side Setback must be 4.5 m.

#### **6. Design Regulations**

- 6.1. The Facade of the building must have a Stepback a minimum of 3.0 m from the front wall of the building above a height of 14.5 m. In the case of a Corner Lot, this Stepback must apply to both Street facing Facades.
- 6.2. Buildings must address all adjacent Streets with individual entrances that are clearly visible to lend a sense of occupancy to the Street.
- 6.3. Entrances and Corners
  - 6.3.1. Residential entrances must be designed to address the Street in a prominent manner.
  - 6.3.2. Ground Floor Residential units must provide separate, individual access and feature identifiable doorways, landscape terraces, pedestrian lighting, and patios. To ensure adequate privacy, the applicant must provide screening to indicate separate individual access to each unit.
- 6.4. Perceived massing must be minimized through the following design elements:
  - 6.4.1. Building Setback variations, building orientation, window placement, awnings, articulation around entranceways, roof treatment, and the choice of exterior materials and colors;
  - 6.4.2. Landscaping situated so as to mitigate the perceived mass of the Street Facade; and
  - 6.4.3. The total length of any building Facade must not exceed 48.0 m.
- 6.5. Building Facade, materials, and exterior finishing:
  - 6.5.1. All exposed building faces must have consistent and harmonious exterior finishing materials.
  - 6.5.2. Building materials must be sustainable, timeless, durable, high quality and appropriate for the development within the context of the neighbourhood. The contextual fit, design, proportion, quality, texture and application of various finishing materials must be to the satisfaction of the Development Planner.
  - 6.5.3. Building materials on the lower floor must be used so as to improve visual quality and permeability of the building.

## **7. Parking, Loading, Storage and Access Regulations**

- 7.1. Vehicle access must be from an Alley where a Site Abuts an Alley.