

Bylaw 20974

A Bylaw to amend Charter Bylaw 20001, as amended,  
The Edmonton Zoning Bylaw  
Amendment No. 142

WHEREAS the lands shown on Schedule "A" and Schedule "B", and legally described as Plan 2421860 Blk 29 Lot 10A and on Schedule "C", located at 9511 - 109 Avenue NW, and the lands generally bounded by the alley east of 92 Street NW, the alley east of 97 Street NW, 107A Avenue NW and 110A Avenue NW, McCauley, Edmonton, Alberta, are specified on the Zoning Map as Direct Control Zone (DC1.17665); and

WHEREAS an application was made to rezone the above described properties to two Direct Control Zones (DC);

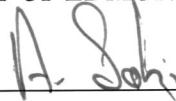
NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

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 Plan 2421860 Blk 29 Lot 10A, located at 9511 - 109 Avenue NW, McCauley, Edmonton, Alberta, which lands are shown on the sketch plan attached as Schedule "A", from Direct Control Zone (DC1.17665) to Direct Control Zone (DC).
2. The Zoning Map, being Part 1.20 to Charter Bylaw 20001 The Edmonton Zoning Bylaw is hereby amended by rezoning the lands legally described on Schedule "C", lands generally bounded by the alley east of 92 Street NW, the alley east of 97 Street NW, 107A Avenue NW and 110A Avenue NW, McCauley, Edmonton, Alberta, which lands are shown on the sketch plan attached as Schedule "B", from Direct Control Zone (DC1.17665) to Direct Control Zone (DC).
3. The uses and regulations of the aforementioned DC Zone referenced in section 1 of this Bylaw are annexed hereto as Schedule "D".
4. The uses and regulations of the aforementioned DC Zone referenced in section 2 of this Bylaw are annexed hereto as Schedule "E".

5. The sketch plans annexed hereto as Schedule "A" and Schedule "B" and the uses and regulations of the DC Zones shown on Schedules "D" and "E" annexed hereto are hereby incorporated into the Zoning Bylaw, being Part 4 to Charter Bylaw 20001, The Edmonton Zoning Bylaw.
  
6. 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 legally described on Schedule "C", lands generally bounded by the alley east of 92 Street NW, the alley east of 97 Street NW, 107A Avenue NW and 110A Avenue NW, McCauley, Edmonton, Alberta, which lands are shown on the sketch plan attached as Schedule "B".
  
7. Despite Subsection 4 of Section 7.50 of Charter Bylaw 20001, The Edmonton Zoning Bylaw, Rezoning Amendment Application Information Sign Requirements do not apply in respect of the rezoning outlined in this Bylaw for the lands legally described on Schedule "C", lands generally bounded by the alley east of 92 Street NW, the alley east of 97 Street NW, 107A Avenue NW and 110A Avenue NW, McCauley, Edmonton, Alberta, which lands are shown on the sketch plan attached as Schedule "B".

READ a first time this	4th day of November	, A. D. 2024;
READ a second time this	4th day of November	, A. D. 2024;
READ a third time this	4th day of November	, A. D. 2024;
SIGNED and PASSED this	4th day of November	, A. D. 2024.

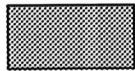
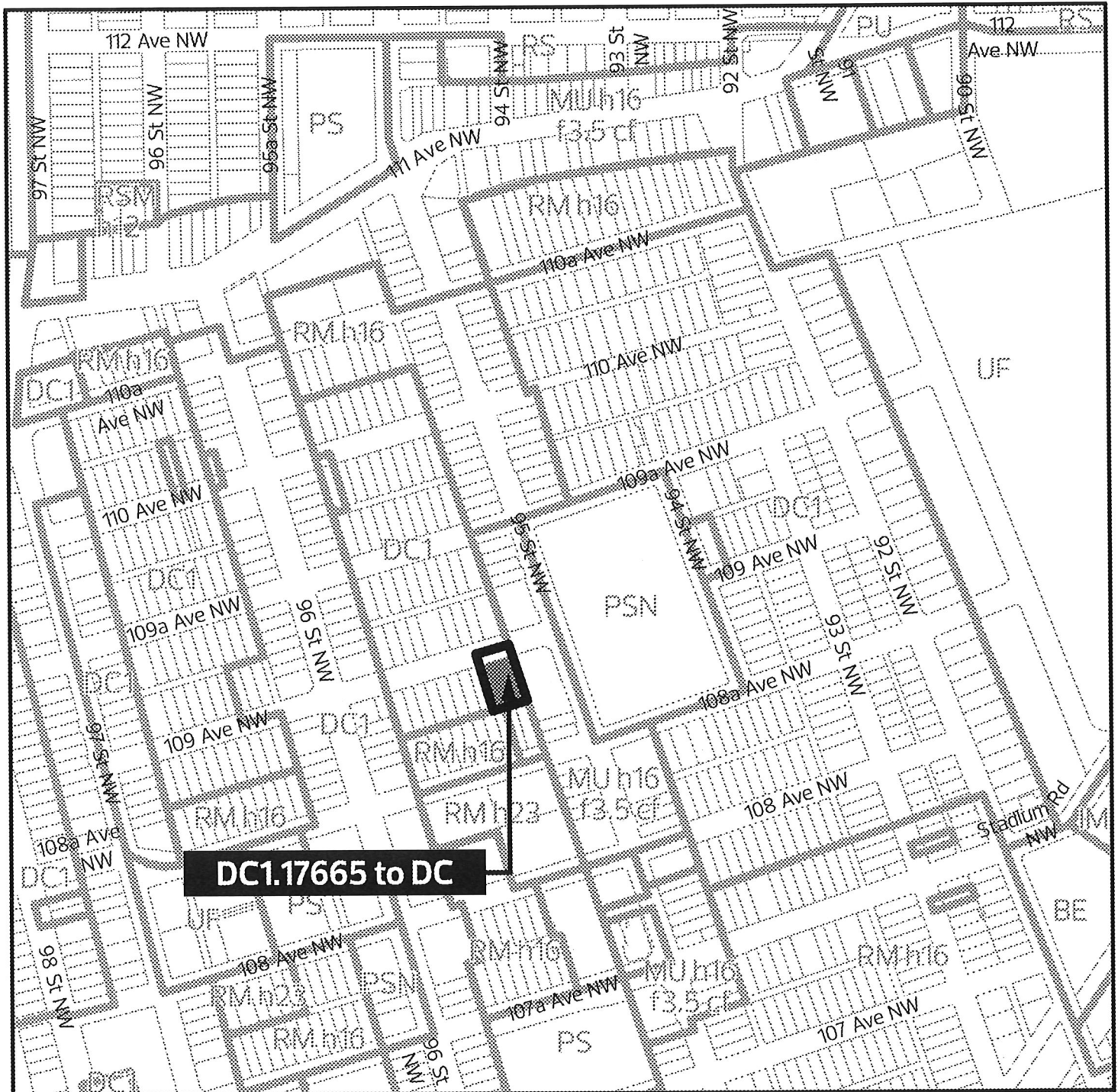
THE CITY OF EDMONTON



\_\_\_\_\_  
MAYOR

  
\_\_\_\_\_  
CITY CLERK

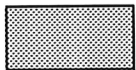
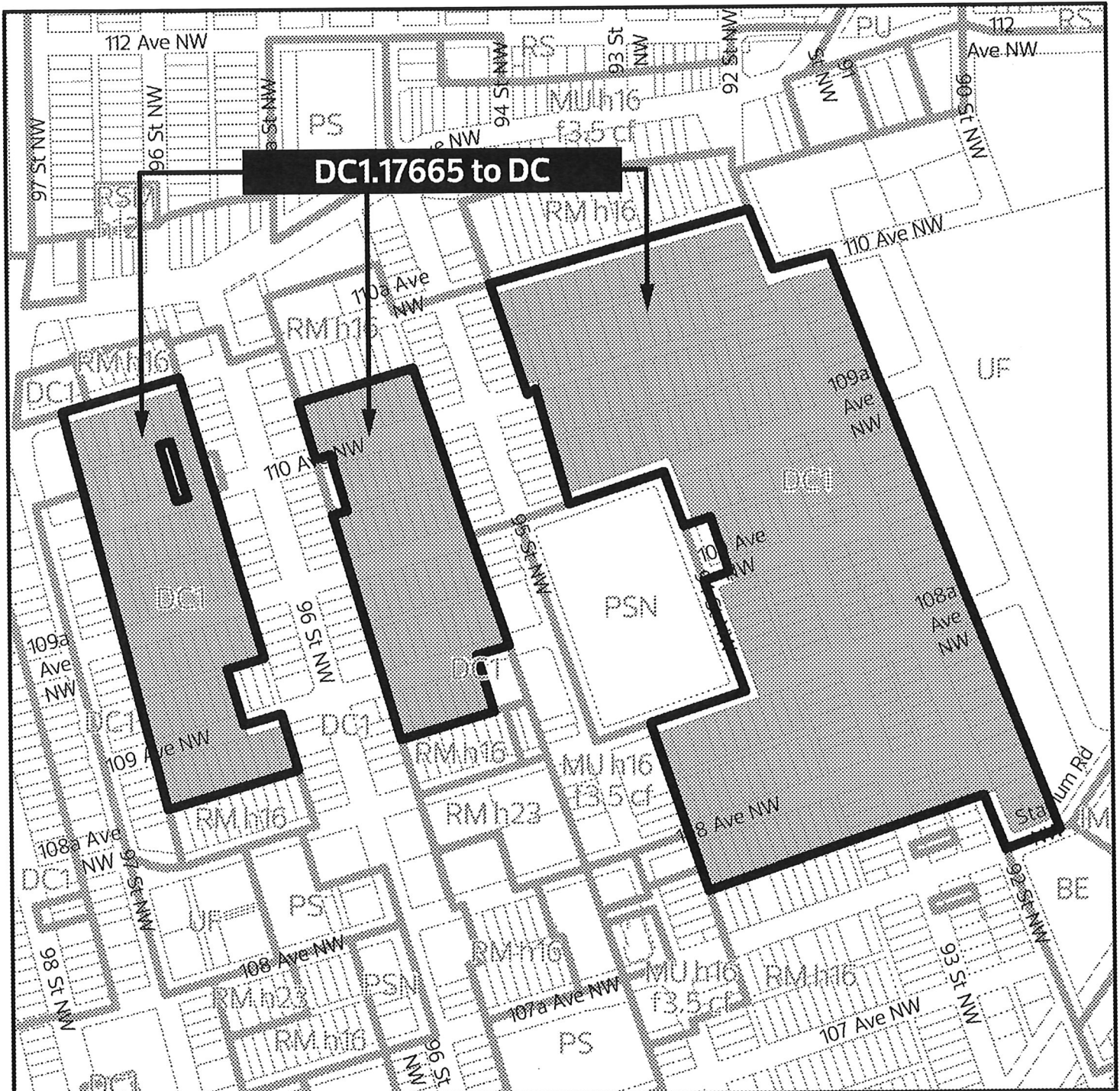
# BYLAW 20974



DC1.17665 to DC



# BYLAW 20974



DC1.17665 to DC



## SCHEDULE "C"

Address	Legal Description	From	To
10841 - 93 STREET NW	Plan 0524693 Blk 24 Lot 9	DC1	DC
9425 - 110 AVENUE NW	Plan 1294W Blk 5 Lots 7-8	DC1	DC
10766 - 92 STREET NW	Plan 1653AI Blk 20 Lot 10	DC1	DC
10760 - 92 STREET NW	Plan 1653AI Blk 20 Lot 11	DC1	DC
10829 - 93 STREET NW	Plan 2317AK Blk 21 Lot 10	DC1	DC
10825 - 93 STREET NW	Plan 2317AK Blk 21 Lot 11	DC1	DC
10819 - 93 STREET NW	Plan 2317AK Blk 21 Lot 12	DC1	DC
10815 - 93 STREET NW	Plan 2317AK Blk 21 Lot 13	DC1	DC
10811 - 93 STREET NW	Plan 2317AK Blk 21 Lot 14	DC1	DC
10807 - 93 STREET NW	Plan 2317AK Blk 21 Lot 15	DC1	DC
10803 - 93 STREET NW	Plan 2317AK Blk 21 Lot 16	DC1	DC
10928 - 92 STREET NW	Plan 5455AF Blk 25 Lot 10	DC1	DC
10924 - 92 STREET NW	Plan 5455AF Blk 25 Lot 11	DC1	DC
10920 - 92 STREET NW	Plan 5455AF Blk 25 Lot 12	DC1	DC
10914 - 92 STREET NW	Plan 5455AF Blk 25 Lot 13	DC1	DC
10926 - 93 STREET NW	Plan 6219HW Blk 26 Lot 12	DC1	DC
10922 - 93 STREET NW	Plan 6219HW Blk 26 Lot 13	DC1	DC
9648 - 109 AVENUE NW	Plan ND Blk 31 Lots 27-28	DC1	DC
9642 - 109A AVENUE NW	Plan ND Blk 34 Lots 27-28	DC1	DC
9271 - 110A AVENUE NW	Plan 3816P Lot 10	DC1	DC
9267 - 110A AVENUE NW	Plan 3816P Lot 11	DC1	DC
9418 - 110 AVENUE NW	Plan 3816P Lot 14	DC1	DC
9422 - 110 AVENUE NW	Plan 3816P Lot 15	DC1	DC
9426 - 110 AVENUE NW	Plan 3816P Lot 16	DC1	DC
9430 - 110 AVENUE NW	Plan 3816P Lot 17	DC1	DC
10802 - 93 STREET NW	Plan RN23 Blk 22 Lots 1-2	DC1	DC
10927 - 94 STREET NW	Plan RN23 Blk 26 Lots 8-9	DC1	DC
10966 - 92 STREET NW	Plan 1144Q Lot 1	DC1	DC
10962 - 92 STREET NW	Plan 1144Q Lot 2	DC1	DC
10956 - 92 STREET NW	Plan 1144Q Lot 3	DC1	DC
9613 - 109 AVENUE NW	Plan ND Blk 30 Lot 9	DC1	DC
9613 - 109A AVENUE NW	Plan ND Blk 31 Lot 9	DC1	DC
9513 - 109A AVENUE NW	Plan ND Blk 32 Lot 9	DC1	DC
9513 - 110 AVENUE NW	Plan ND Blk 33 Lot 9	DC1	DC
9613 - 110 AVENUE NW	Plan ND Blk 34 Lot 9	DC1	DC
9515 - 110A AVENUE NW	Plan ND Blk 36 Lot 9	DC1	DC
9401 - 110 AVENUE NW	Plan RN26 Lot 4	DC1	DC

9405 - 110 AVENUE NW	Plan RN26 Lot 4	DC1	DC
9409 - 110 AVENUE NW	Plan RN26 Lot 4	DC1	DC
9411 - 110 AVENUE NW	Plan RN26 Lot 4	DC1	DC
9400 - 109A AVENUE NW	Plan RN26 Lot 4	DC1	DC
9406 - 109A AVENUE NW	Plan RN26 Lot 4	DC1	DC
9408 - 109A AVENUE NW	Plan RN26 Lot 4	DC1	DC
10855 - 93 STREET NW	Plan 0120565 Blk 24 Lot 5A	DC1	DC
10858 - 92 STREET NW	Plan 0120565 Blk 24 Lot 5B	DC1	DC
10905 - 93 STREET NW	Plan 0122563 Blk 25 Lot 2A	DC1	DC
10906 - 92 STREET NW	Plan 0122563 Blk 25 Lot 2B	DC1	DC
9619 - 110 AVENUE NW	Plan 0023874 Blk 34 Lot 11A	DC1	DC
9621 - 110 AVENUE NW	Plan 0023874 Blk 34 Lot 11B	DC1	DC
10842 - 92 STREET NW	Plan 0524693 Blk 24 Lot 10	DC1	DC
9530 - 109 AVENUE NW	Plan 0420821 Blk 32 Lot 31A	DC1	DC
10925 - 92 STREET NW	Plan 155HW Blk 14 Lots 11-12	DC1	DC
10939 - 92 STREET NW	Plan 155HW Blk 14 Lots 12-13	DC1	DC
10758 - 92 STREET NW	Plan 9925916 Blk 20 Lot 12A	DC1	DC
10756 - 92 STREET NW	Plan 9925916 Blk 20 Lot 12B	DC1	DC
10747 - 92 STREET NW	Plan 9624360 Blk 13 Lot 2A	DC1	DC
10745 - 92 STREET NW	Plan 9624360 Blk 13 Lot 2B	DC1	DC
10741 - 92 STREET NW	Plan 155HW Blk 13 Lot 1	DC1	DC
10757 - 92 STREET NW	Plan 155HW Blk 13 Lot 5	DC1	DC
10761 - 92 STREET NW	Plan 155HW Blk 13 Lot 6	DC1	DC
10765 - 92 STREET NW	Plan 155HW Blk 13 Lot 7	DC1	DC
10805 - 92 STREET NW	Plan 155HW Blk 13 Lot 8	DC1	DC
10813 - 92 STREET NW	Plan 155HW Blk 13 Lot 9	DC1	DC
10839 - 92 STREET NW	Plan 155HW Blk 14 Lot 1	DC1	DC
10843 - 92 STREET NW	Plan 155HW Blk 14 Lot 2	DC1	DC
10847 - 92 STREET NW	Plan 155HW Blk 14 Lot 3	DC1	DC
10851 - 92 STREET NW	Plan 155HW Blk 14 Lot 4	DC1	DC
10855 - 92 STREET NW	Plan 155HW Blk 14 Lot 5	DC1	DC
10859 - 92 STREET NW	Plan 155HW Blk 14 Lot 6	DC1	DC
10865 - 92 STREET NW	Plan 155HW Blk 14 Lot 7	DC1	DC
10905 - 92 STREET NW	Plan 155HW Blk 14 Lot 8	DC1	DC
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10945 - 92 STREET NW	Plan 155HW Blk 15 Lot 1	DC1	DC
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10953 - 92 STREET NW	Plan 155HW Blk 15 Lot 3	DC1	DC
10957 - 92 STREET NW	Plan 155HW Blk 15 Lot 4	DC1	DC
10959 - 92 STREET NW	Plan 155HW Blk 15 Lot 5	DC1	DC
10963 - 92 STREET NW	Plan 155HW Blk 15 Lot 6	DC1	DC

10967 - 92 STREET NW	Plan 155HW Blk 15 Lot 7	DC1	DC
10971 - 92 STREET NW	Plan 155HW Blk 15 Lot 8	DC1	DC
10838 - 93 STREET NW	Plan 1710U Blk 23 Lot 1	DC1	DC
10844 - 93 STREET NW	Plan 1710U Blk 23 Lot 2	DC1	DC
10846 - 93 STREET NW	Plan 1710U Blk 23 Lot 3	DC1	DC
10848 - 93 STREET NW	Plan 1710U Blk 23 Lot 4	DC1	DC
10856 - 93 STREET NW	Plan 1710U Blk 23 Lot 5	DC1	DC
10860 - 93 STREET NW	Plan 1710U Blk 23 Lot 6	DC1	DC
10864 - 93 STREET NW	Plan 1710U Blk 23 Lot 7	DC1	DC
10868 - 93 STREET NW	Plan 1710U Blk 23 Lot 8	DC1	DC
10869 - 94 STREET NW	Plan 1710U Blk 23 Lot 9	DC1	DC
9317 - 108 AVENUE NW	Plan RN23 Blk 19 Lot 10	DC1	DC
9329 - 108 AVENUE NW	Plan RN23 Blk 19 Lot 13	DC1	DC
9333 - 108 AVENUE NW	Plan RN23 Blk 19 Lot 14	DC1	DC
9335 - 108 AVENUE NW	Plan RN23 Blk 19 Lot 15	DC1	DC
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9401 - 108A AVENUE NW	Plan RN23 Blk 22 Lot 13	DC1	DC
9405 - 108A AVENUE NW	Plan RN23 Blk 22 Lot 14	DC1	DC
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9409 - 108A AVENUE NW	Plan RN23 Blk 22 Lot 16	DC1	DC
9423 - 108A AVENUE NW	Plan RN23 Blk 22 Lot 20	DC1	DC
9352 - 108 AVENUE NW	Plan RN23 Blk 22 Lot 29	DC1	DC
9350 - 108 AVENUE NW	Plan RN23 Blk 22 Lot 30	DC1	DC
9346 - 108 AVENUE NW	Plan RN23 Blk 22 Lot 31	DC1	DC
9342 - 108 AVENUE NW	Plan RN23 Blk 22 Lot 32	DC1	DC
9340 - 108 AVENUE NW	Plan RN23 Blk 22 Lot 33	DC1	DC
9336 - 108 AVENUE NW	Plan RN23 Blk 22 Lot 34	DC1	DC
9332 - 108 AVENUE NW	Plan RN23 Blk 22 Lot 35	DC1	DC
9330 - 108 AVENUE NW	Plan RN23 Blk 22 Lot 36	DC1	DC
9326 - 108 AVENUE NW	Plan RN23 Blk 22 Lot 37	DC1	DC
9322 - 108 AVENUE NW	Plan RN23 Blk 22 Lot 38	DC1	DC
9318 - 108 AVENUE NW	Plan RN23 Blk 22 Lot 39	DC1	DC
10923 - 94 STREET NW	Plan RN23 Blk 26 Lot 10	DC1	DC
9313 - 109A AVENUE NW	Plan RN23 Blk 26 Lot 11	DC1	DC

9613&9615 - 110A AVENUE NW	Units 1&2, Condominium Plan 0627878	DC1	DC
9527 - 110A AVENUE NW	Unit 1-8, Condominium Plan 0825099	DC1	DC
9538C, 9538, & 9540 - 109 AVENUE NW	Units 1&2, Condominium Plan 1420525	DC1	DC
9314C, 9314, & 9316 - 108 AVENUE NW	Units 1&2, Condominium Plan 1721900	DC1	DC
10753C, 10753, & 10755 - 92 STREET NW	Units 1&2, Condominium Plan 1920632	DC1	DC
10749C, 10749, & 10751 - 92 STREET NW	Units 1&2, Condominium Plan 1920638	DC1	DC
9526C, 9526, & 9528 - 109A AVENUE NW	Units 1&2, Condominium Plan 1921386	DC1	DC
9534C, 9534, & 9536 - 109A AVENUE NW	Units 1&2, Condominium Plan 1923334	DC1	DC
9321C, 9321, & 9323 - 108 AVENUE NW	Units 1&2, Condominium Plan 2020267	DC1	DC
1-2, 9316 - 109 AVENUE NW & 9316C - 109 Avenue NW	Unit 1-2, Condominium Plan 2321633	DC1	DC
9325 & 9327 - 108 AVENUE NW	Units 1&2, Condominium Plan 2322600	DC1	DC
9202 - 109A AVENUE NW	Plan 1144Q Lot 4	DC1	DC
9208 - 109A AVENUE NW	Plan 1144Q Lot 5	DC1	DC
9212 - 109A AVENUE NW	Plan 1144Q Lot 6	DC1	DC
9216 - 109A AVENUE NW	Plan 1144Q Lot 7	DC1	DC
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9318 - 109A AVENUE NW	Plan 2765V Lot 2	DC1	DC
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9325 - 110 AVENUE NW	Plan 2765V Lot 5	DC1	DC
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9219 - 110 AVENUE NW	Plan 376AA Lot 6	DC1	DC
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9245 - 110A AVENUE NW	Plan 448HW Lot E	DC1	DC
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9239 - 110A AVENUE NW	Plan 448HW Lot G	DC1	DC
9235 - 110A AVENUE NW	Plan 448HW Lot H	DC1	DC
9231 - 110A AVENUE NW	Plan 448HW Lot J	DC1	DC
9412 - 109A AVENUE NW	Plan 4726S Lot 1	DC1	DC



9418 - 109A AVENUE NW	Plan 4726S Lot 2	DC1	DC
9415 - 110 AVENUE NW	Plan 4726S Lot 4	DC1	DC
9263 - 110A AVENUE NW	Plan 706HW Lot A	DC1	DC
9257 - 110A AVENUE NW	Plan 706HW Lot B	DC1	DC
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9326 - 110 AVENUE NW	Plan 706HW Lot T	DC1	DC
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9414 - 110 AVENUE NW	Plan 706HW Lot X	DC1	DC
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9304 - 109A AVENUE NW	Plan 376AA Blk 2 Lot 2	DC1	DC
9308 - 109A AVENUE NW	Plan 376AA Blk 2 Lot 3	DC1	DC
9310 - 109A AVENUE NW	Plan 376AA Blk 2 Lot 4	DC1	DC
9217 - 110 AVENUE NW	Plan 376AA Blk 2 Lot 7	DC1	DC
9215 - 110 AVENUE NW	Plan 376AA Blk 2 Lot 8	DC1	DC
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10758 - 93 STREET NW	Plan RN23 Blk 19 Lot 6	DC1	DC
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10768 - 93 STREET NW	Plan RN23 Blk 19 Lot 8	DC1	DC
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9315 - 108A AVENUE NW	Plan RN23 Blk 22 Lot 9	DC1	DC
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10867 - 93 STREET NW	Plan RN23 Blk 24 Lot 8	DC1	DC
10868 - 92 STREET NW	Plan RN23 Blk 24 Lot 8	DC1	DC
10903 - 93 STREET NW	Plan RN23 Blk 25 Lot 1	DC1	DC
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10909 - 93 STREET NW	Plan RN23 Blk 25 Lot 3	DC1	DC
10910 - 92 STREET NW	Plan RN23 Blk 25 Lot 3	DC1	DC
9302 - 109 AVENUE NW	Plan RN23 Blk 26 Lot 1	DC1	DC
9304 - 109 AVENUE NW	Plan RN23 Blk 26 Lot 2	DC1	DC
9308 - 109 AVENUE NW	Plan RN23 Blk 26 Lot 3	DC1	DC
9312 - 109 AVENUE NW	Plan RN23 Blk 26 Lot 4	DC1	DC
9318 - 109 AVENUE NW	Plan RN23 Blk 26 Lot 6	DC1	DC
9404 - 109A AVENUE NW	Plan 1223941 Blk 4 Lot 1	DC1	DC
9402 - 109A AVENUE NW	Plan 1223941 Blk 4 Lot 2	DC1	DC
10813 - 92 STREET NW	Plan 155HW Blk 13 Lot 10	DC1	DC
10815 - 92 STREET NW	Plan 155HW Blk 13 Lot 11	DC1	DC
10819 - 92 STREET NW	Plan 155HW Blk 13 Lot 12	DC1	DC
10823 - 92 STREET NW	Plan 155HW Blk 13 Lot 13	DC1	DC
10915 - 92 STREET NW	Plan 155HW Blk 14 Lot 10	DC1	DC
10755 - 93 STREET NW	Plan 1653AI Blk 20 Lot 5	DC1	DC
10759 - 93 STREET NW	Plan 1653AI Blk 20 Lot 6	DC1	DC
10763 - 93 STREET NW	Plan 1653AI Blk 20 Lot 7	DC1	DC
10767 - 93 STREET NW	Plan 1653AI Blk 20 Lot 8	DC1	DC
10770 - 92 STREET NW	Plan 1653AI Blk 20 Lot 9	DC1	DC
10865 - 94 STREET NW	Plan 1710U Blk 23 Lot 10	DC1	DC
10859 - 94 STREET NW	Plan 1710U Blk 23 Lot 11	DC1	DC
10855 - 94 STREET NW	Plan 1710U Blk 23 Lot 12	DC1	DC
10851 - 94 STREET NW	Plan 1710U Blk 23 Lot 13	DC1	DC
10847 - 94 STREET NW	Plan 1710U Blk 23 Lot 14	DC1	DC
10843 - 94 STREET NW	Plan 1710U Blk 23 Lot 15	DC1	DC
10839 - 94 STREET NW	Plan 1710U Blk 23 Lot 16	DC1	DC

10804 - 92 STREET NW	Plan 2317AK Blk 21 Lot 1	DC1	DC
10808 - 92 STREET NW	Plan 2317AK Blk 21 Lot 2	DC1	DC
10812 - 92 STREET NW	Plan 2317AK Blk 21 Lot 3	DC1	DC
10816 - 92 STREET NW	Plan 2317AK Blk 21 Lot 4	DC1	DC
10820 - 92 STREET NW	Plan 2317AK Blk 21 Lot 5	DC1	DC
10824 - 92 STREET NW	Plan 2317AK Blk 21 Lot 6	DC1	DC
10830 - 92 STREET NW	Plan 2317AK Blk 21 Lot 7	DC1	DC
10834 - 92 STREET NW	Plan 2317AK Blk 21 Lot 8	DC1	DC
10833 - 93 STREET NW	Plan 2317AK Blk 21 Lot 9	DC1	DC
10915 - 93 STREET NW	Plan 5455AF Blk 25 Lot 4	DC1	DC
10921 - 93 STREET NW	Plan 5455AF Blk 25 Lot 5	DC1	DC
10923 - 93 STREET NW	Plan 5455AF Blk 25 Lot 6	DC1	DC
10927 - 93 STREET NW	Plan 5455AF Blk 25 Lot 7	DC1	DC
10933 - 93 STREET NW	Plan 5455AF Blk 25 Lot 8	DC1	DC
10932 - 92 STREET NW	Plan 5455AF Blk 25 Lot 9	DC1	DC
9214 - 110 AVENUE NW	Plan 6218AK Blk 12 Lot 1	DC1	DC
11004 - 92 STREET NW	Plan 6218AK Blk 12 Lot 1	DC1	DC
11010 - 92 STREET NW	Plan 6218AK Blk 12 Lot 2	DC1	DC
11014 - 92 STREET NW	Plan 6218AK Blk 12 Lot 3	DC1	DC
11018 - 92 STREET NW	Plan 6218AK Blk 12 Lot 4	DC1	DC
11022 - 92 STREET NW	Plan 6218AK Blk 12 Lot 5	DC1	DC
11030 - 92 STREET NW	Plan 6218AK Blk 12 Lot 6	DC1	DC
11034 - 92 STREET NW	Plan 6218AK Blk 12 Lot 7	DC1	DC
9521 - 109 AVENUE NW	Plan ND Blk 29 Lot 11	DC1	DC
9525 - 109 AVENUE NW	Plan ND Blk 29 Lot 12	DC1	DC
9529 - 109 AVENUE NW	Plan ND Blk 29 Lot 13	DC1	DC
9531 - 109 AVENUE NW	Plan ND Blk 29 Lot 14	DC1	DC
9535 - 109 AVENUE NW	Plan ND Blk 29 Lot 15	DC1	DC
9537 - 109 AVENUE NW	Plan ND Blk 29 Lot 16	DC1	DC
9541 - 109 AVENUE NW	Plan ND Blk 29 Lot 17	DC1	DC
9545 - 109 AVENUE NW	Plan ND Blk 29 Lot 18	DC1	DC
9617 - 109 AVENUE NW	Plan ND Blk 30 Lot 10	DC1	DC
9621 - 109 AVENUE NW	Plan ND Blk 30 Lot 11	DC1	DC
9623 - 109 AVENUE NW	Plan ND Blk 30 Lot 12	DC1	DC
9625 - 109 AVENUE NW	Plan ND Blk 30 Lot 13	DC1	DC
9629 - 109 AVENUE NW	Plan ND Blk 30 Lot 14	DC1	DC
9633 - 109 AVENUE NW	Plan ND Blk 30 Lot 15	DC1	DC
9635 - 109 AVENUE NW	Plan ND Blk 30 Lot 16	DC1	DC
9639 - 109 AVENUE NW	Plan ND Blk 30 Lot 17	DC1	DC
9643 - 109 AVENUE NW	Plan ND Blk 30 Lot 18	DC1	DC
9647 - 109 AVENUE NW	Plan ND Blk 30 Lot 19	DC1	DC

9617 - 109A AVENUE NW	Plan ND Blk 31 Lot 10	DC1	DC
9619 - 109A AVENUE NW	Plan ND Blk 31 Lot 11	DC1	DC
9623 - 109A AVENUE NW	Plan ND Blk 31 Lot 12	DC1	DC
9627 - 109A AVENUE NW	Plan ND Blk 31 Lot 13	DC1	DC
9631 - 109A AVENUE NW	Plan ND Blk 31 Lot 14	DC1	DC
9633 - 109A AVENUE NW	Plan ND Blk 31 Lot 15	DC1	DC
9637 - 109A AVENUE NW	Plan ND Blk 31 Lot 16	DC1	DC
9641 - 109A AVENUE NW	Plan ND Blk 31 Lot 17	DC1	DC
9645 - 109A AVENUE NW	Plan ND Blk 31 Lot 18	DC1	DC
9642 - 109 AVENUE NW	Plan ND Blk 31 Lot 29	DC1	DC
9638 - 109 AVENUE NW	Plan ND Blk 31 Lot 30	DC1	DC
9634 - 109 AVENUE NW	Plan ND Blk 31 Lot 31	DC1	DC
9630 - 109 AVENUE NW	Plan ND Blk 31 Lot 32	DC1	DC
9628 - 109 AVENUE NW	Plan ND Blk 31 Lot 33	DC1	DC
9624 - 109 AVENUE NW	Plan ND Blk 31 Lot 34	DC1	DC
9517 - 109A AVENUE NW	Plan ND Blk 32 Lot 10	DC1	DC
9519 - 109A AVENUE NW	Plan ND Blk 32 Lot 11	DC1	DC
9523 - 109A AVENUE NW	Plan ND Blk 32 Lot 12	DC1	DC
9527 - 109A AVENUE NW	Plan ND Blk 32 Lot 13	DC1	DC
9531 - 109A AVENUE NW	Plan ND Blk 32 Lot 14	DC1	DC
9535 - 109A AVENUE NW	Plan ND Blk 32 Lot 15	DC1	DC
9537 - 109A AVENUE NW	Plan ND Blk 32 Lot 16	DC1	DC
9541 - 109A AVENUE NW	Plan ND Blk 32 Lot 17	DC1	DC
9543 - 109A AVENUE NW	Plan ND Blk 32 Lot 18	DC1	DC
9546 - 109 AVENUE NW	Plan ND Blk 32 Lot 27	DC1	DC
9542 - 109 AVENUE NW	Plan ND Blk 32 Lot 28	DC1	DC
9534 - 109 AVENUE NW	Plan ND Blk 32 Lot 30	DC1	DC
9526 - 109 AVENUE NW	Plan ND Blk 32 Lot 33	DC1	DC
9522 - 109 AVENUE NW	Plan ND Blk 32 Lot 34	DC1	DC
9520 - 109 AVENUE NW	Plan ND Blk 32 Lot 35	DC1	DC
9514 - 109 AVENUE NW	Plan ND Blk 32 Lot 36	DC1	DC
9515 - 110 AVENUE NW	Plan ND Blk 33 Lot 10	DC1	DC
9517 - 110 AVENUE NW	Plan ND Blk 33 Lot 11	DC1	DC
9523 - 110 AVENUE NW	Plan ND Blk 33 Lot 12	DC1	DC
9525 - 110 AVENUE NW	Plan ND Blk 33 Lot 13	DC1	DC
9529 - 110 AVENUE NW	Plan ND Blk 33 Lot 14	DC1	DC
9533 - 110 AVENUE NW	Plan ND Blk 33 Lot 15	DC1	DC
9535 - 110 AVENUE NW	Plan ND Blk 33 Lot 16	DC1	DC
9539 - 110 AVENUE NW	Plan ND Blk 33 Lot 17	DC1	DC
9543 - 110 AVENUE NW	Plan ND Blk 33 Lot 18	DC1	DC
9544 - 109A AVENUE NW	Plan ND Blk 33 Lot 27	DC1	DC

9542 - 109A AVENUE NW	Plan ND Blk 33 Lot 28	DC1	DC
9538 - 109A AVENUE NW	Plan ND Blk 33 Lot 29	DC1	DC
9530 - 109A AVENUE NW	Plan ND Blk 33 Lot 31	DC1	DC
9524 - 109A AVENUE NW	Plan ND Blk 33 Lot 33	DC1	DC
9522 - 109A AVENUE NW	Plan ND Blk 33 Lot 34	DC1	DC
9520 - 109A AVENUE NW	Plan ND Blk 33 Lot 35	DC1	DC
9516 - 109A AVENUE NW	Plan ND Blk 33 Lot 36	DC1	DC
9617 - 110 AVENUE NW	Plan ND Blk 34 Lot 10	DC1	DC
9623 - 110 AVENUE NW	Plan ND Blk 34 Lot 12	DC1	DC
9627 - 110 AVENUE NW	Plan ND Blk 34 Lot 13	DC1	DC
9629 - 110 AVENUE NW	Plan ND Blk 34 Lot 14	DC1	DC
9633 - 110 AVENUE NW	Plan ND Blk 34 Lot 15	DC1	DC
9635 - 110 AVENUE NW	Plan ND Blk 34 Lot 16	DC1	DC
9639 - 110 AVENUE NW	Plan ND Blk 34 Lot 17	DC1	DC
9645 - 110 AVENUE NW	Plan ND Blk 34 Lot 18	DC1	DC
9640 - 109A AVENUE NW	Plan ND Blk 34 Lot 28	DC1	DC
9638 - 109A AVENUE NW	Plan ND Blk 34 Lot 29	DC1	DC
9636 - 109A AVENUE NW	Plan ND Blk 34 Lot 30	DC1	DC
9630 - 109A AVENUE NW	Plan ND Blk 34 Lot 31	DC1	DC
9626 - 109A AVENUE NW	Plan ND Blk 34 Lot 32	DC1	DC
9624 - 109A AVENUE NW	Plan ND Blk 34 Lot 33	DC1	DC
9620 - 109A AVENUE NW	Plan ND Blk 34 Lot 34	DC1	DC
9618 - 109A AVENUE NW	Plan ND Blk 34 Lot 35	DC1	DC
9614 - 109A AVENUE NW	Plan ND Blk 34 Lot 36	DC1	DC
9617 - 110A AVENUE NW	Plan ND Blk 35 Lot 10	DC1	DC
9621 - 110A AVENUE NW	Plan ND Blk 35 Lot 11	DC1	DC
9623 - 110A AVENUE NW	Plan ND Blk 35 Lot 12	DC1	DC
9627 - 110A AVENUE NW	Plan ND Blk 35 Lot 13	DC1	DC
9629 - 110A AVENUE NW	Plan ND Blk 35 Lot 14	DC1	DC
9633 - 110A AVENUE NW	Plan ND Blk 35 Lot 15	DC1	DC
9635 - 110A AVENUE NW	Plan ND Blk 35 Lot 16	DC1	DC
9639 - 110A AVENUE NW	Plan ND Blk 35 Lot 17	DC1	DC
9643 - 110A AVENUE NW	Plan ND Blk 35 Lot 18	DC1	DC
9644 - 110 AVENUE NW	Plan ND Blk 35 Lot 27	DC1	DC
9640 - 110 AVENUE NW	Plan ND Blk 35 Lot 28	DC1	DC
9636 - 110 AVENUE NW	Plan ND Blk 35 Lot 29	DC1	DC
9634 - 110 AVENUE NW	Plan ND Blk 35 Lot 30	DC1	DC
9632 - 110 AVENUE NW	Plan ND Blk 35 Lot 31	DC1	DC
9628 - 110 AVENUE NW	Plan ND Blk 35 Lot 32	DC1	DC
9624 - 110 AVENUE NW	Plan ND Blk 35 Lot 33	DC1	DC
9618 - 110 AVENUE NW	Plan ND Blk 35 Lot 35	DC1	DC

9614 - 110 AVENUE NW	Plan ND Blk 35 Lot 36	DC1	DC
9519 - 110A AVENUE NW	Plan ND Blk 36 Lot 10	DC1	DC
9521 - 110A AVENUE NW	Plan ND Blk 36 Lot 11	DC1	DC
9525 - 110A AVENUE NW	Plan ND Blk 36 Lot 12	DC1	DC
9533 - 110A AVENUE NW	Plan ND Blk 36 Lot 15	DC1	DC
9537 - 110A AVENUE NW	Plan ND Blk 36 Lot 16	DC1	DC
9541 - 110A AVENUE NW	Plan ND Blk 36 Lot 17	DC1	DC
9538 - 110 AVENUE NW	Plan ND Blk 36 Lot 27	DC1	DC
9536 - 110 AVENUE NW	Plan ND Blk 36 Lot 28	DC1	DC
9534 - 110 AVENUE NW	Plan ND Blk 36 Lot 29	DC1	DC
9530 - 110 AVENUE NW	Plan ND Blk 36 Lot 30	DC1	DC
9526 - 110 AVENUE NW	Plan ND Blk 36 Lot 31	DC1	DC
9522 - 110 AVENUE NW	Plan ND Blk 36 Lot 32	DC1	DC
9512 - 110 AVENUE NW	Plan ND Blk 36 Lot 33	DC1	DC
9512 - 110 AVENUE NW	Plan ND Blk 36 Lot 34	DC1	DC
9411 - 108A AVENUE NW	Plan RN23 Blk 22 Lots 17-18	DC1	DC
9419 - 108A AVENUE NW	Plan RN23 Blk 22 Lots 18-19	DC1	DC

**SCHEDULE "D"**

**DIRECT CONTROL ZONE (DC)**

**1. Purpose**

- 1.1. To accommodate warehousing, office, and limited commercial uses within a structure that provides a sensitive interface with the Street and where no Nuisance is created.

**2. Area of Application**

- 2.1. This Zone applies to Lot 10A, Block 29, Plan 2421860 as shown in Schedule "A" of the Bylaw adopting this Zone, McCauley.

**3. Uses**

**Industrial Uses**

- 3.1. Minor Industrial

**Commercial Uses**

- 3.2. Custom Manufacturing
- 3.3. Indoor Sales and Service
- 3.4. Office

**Community Uses**

- 3.5. Child Care Service
- 3.6. Special Event

**Agricultural Uses**

- 3.7. Urban Agriculture

**Sign Uses**

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

**4. Additional Regulations for Specific Uses**

- 4.1. Minor Industrial activities are limited to the manufacturing, handling, and storing of goods and materials.

- 4.2. Custom Manufacturing and Minor Industrial activities and storage must be located within an enclosed building.
- 4.3. Office uses must be located within the northern portion of the building to promote interaction and an active frontage along 109 Avenue NW.
- 4.4. Child Care Services must comply with Section 6.40.
- 4.5. Special Events must comply with Section 6.100.
- 4.6. Urban Agriculture Uses must be located within or on a building.
- 4.7. Fascia Signs, Freestanding Signs, and Projecting Signs are limited to On-premises Advertising.
- 4.8. Signs must comply with Section 6.90 of the Zoning Bylaw, including Subsection 4 of Section 6.90.

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

- 5.1. The development must be in general conformance with the attached appendix.
- 5.2. The maximum Height is 12.0 m.
- 5.3. The maximum Floor Area Ratio is 1.6.
- 5.4. The minimum north Setback is 3.5 m.
- 5.5. The minimum east Setback is 5.5 m.
- 5.6. The minimum south Setback is 0.0 m.
- 5.7. The minimum west Setback is 2.8 m.

## **6. Design Regulations**

- 6.1. The building Facades 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 features may include: variations in rooflines; vertical or horizontal building wall projection or recessions; visual breaks of building Facades into smaller sections; using a combination of finishing materials; or other similar techniques or features.
- 6.2. All mechanical and electrical equipment, transformers, ducts, cooling towers, materials handling equipment or other similar exposed projections must be screened from view from Abutting Streets and Sites.
- 6.3. In addition to the regulations in Section 5.110 of the Zoning Bylaw, developments must incorporate design elements that promote a safe urban environment, including the following:
  - 6.3.1. A prominent main entrance must be visible from and directed towards 109 Avenue NW.
  - 6.3.2. A maximum of 10% of windows facing a Street may be covered by non-transparent material. The remainder must be clear, untinted and free from obstruction.



- 6.4. Ground Floor Facades facing a Street 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 of this Zone.
- 6.5. To promote pedestrian interaction and safety, for Facades facing a Street, a minimum of 35% of the Facade area between 1.0 m and 6.5 m above ground level must be windows.
- 6.6. The Facade design and materials must wrap around the side of the building to provide a consistent profile for building corners facing Streets and Alleys to a minimum of 8.0 m, except, Facades facing an Alley do not require windows after the 8.0 m.

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

- 7.1. Vehicle access must be from an abutting Alley.
- 7.2. Warehousing doors may only be located on the east Facade of the building.
- 7.3. Surface Parking Lots, and loading, waste collection, storage, service, and display areas must not be located within a Setback from an Abutting Site or Street and must be screened from view from Abutting Streets and Abutting Sites in residential Zones using methods such as Landscaping (minimum of 2 trees), Fencing, or other similar measures.

## **8. Landscaping**

- 8.1. A Landscaped Buffer, including a minimum of 4 trees, must be provided along the west Interior Side Yard to provide additional screening for the Abutting site.

## **9. Public Improvements and Contributions**

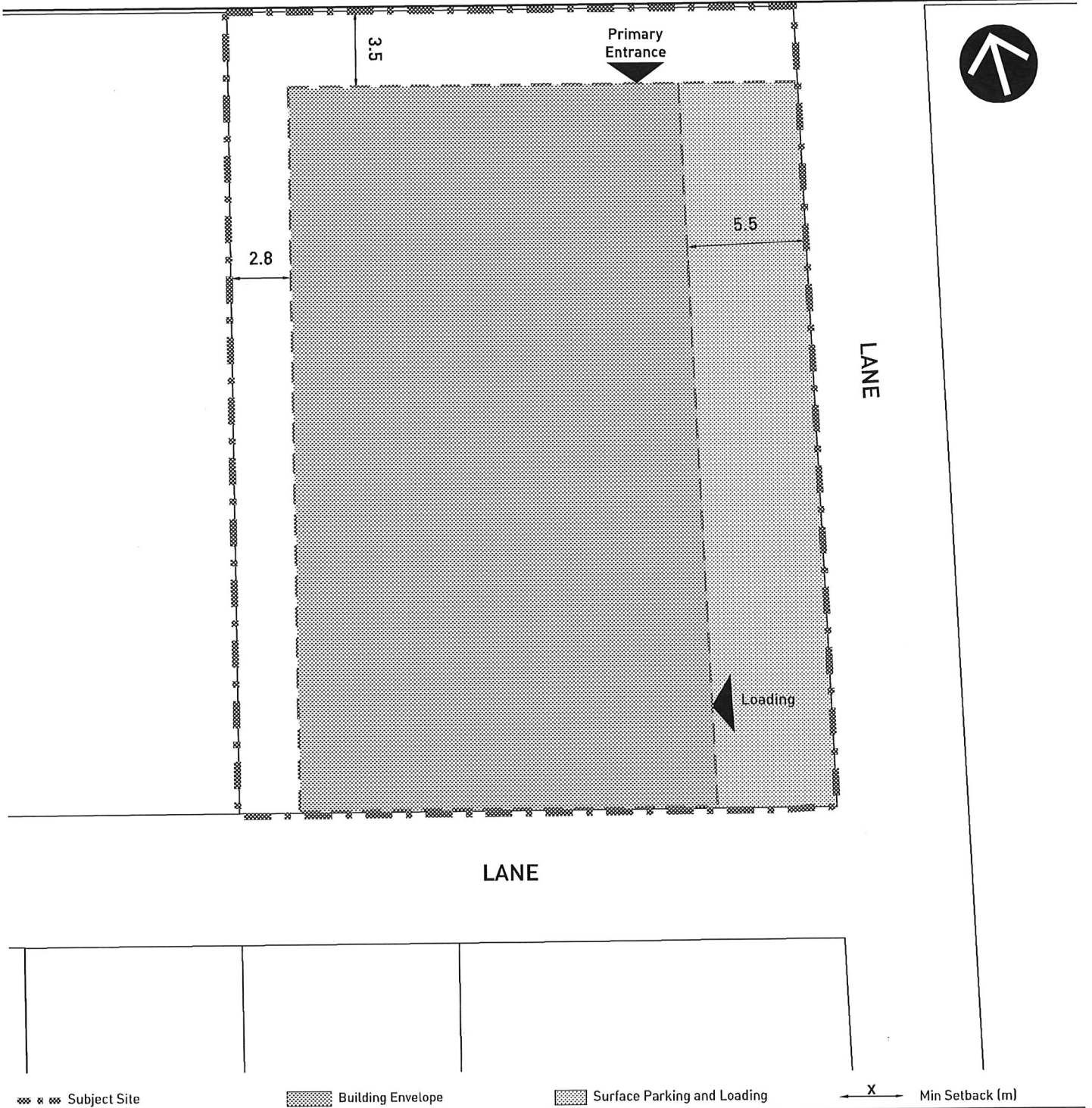
- 9.1. The owner shall enter into an Agreement with the City of Edmonton for off-site improvements necessary to serve the development. The agreement must be executed prior to the release of drawings for building permit review. The Agreement shall include an engineering drawing review and approval process. Improvements to be addressed in the Agreement include but are not limited to the following:
  - 9.1.1. Repair of any damage to the Abutting roadways, sidewalks or boulevards resulting from construction of the development, to the satisfaction of Development Services (Transportation).
  - 9.1.2. Utilities and services within road right-of-way that must be considered during construction. The owner shall be responsible for the relocation of all underground and above utilities and maintaining required clearances and service standards as specified by the utility companies. Any costs

associated with relocations or removals shall be at the expense of the owner.

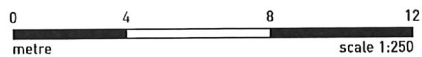
**10. Other Regulations**

10.1. No development or Use can create a Nuisance.

109 AVENUE NW



## Appendix 1 Site Plan



**DIRECT CONTROL ZONE (DC)**

**1. Purpose**

- 1.1. To accommodate limited small scale housing opportunities.

**2. Area of Application**

- 2.1. This Zone applies to portions of land generally bounded by the alley east of 92 Street NW, the alley east of 97 Street NW, 107A Avenue NW and 110A Avenue NW; as shown in Schedule "B" of the Bylaw adopting this Zone, McCauley.

**3. Uses**

**Residential Uses**

- 3.1. Home Based Business
- 3.2. Residential, limited to:
  - 3.2.1. Backyard Housing
  - 3.2.2. Duplex Housing
  - 3.2.3. Secondary Suite
  - 3.2.4. Semi-detached Housing
  - 3.2.5. Single Detached Housing
  - 3.2.6. Supportive Housing

**Commercial Uses**

- 3.3. Residential Sales Centre

**Community Uses**

- 3.4. Child Care Service
- 3.5. Community Service

**Agricultural Uses**

- 3.6. Urban Agriculture

**Sign Uses**

- 3.7. Fascia Sign
- 3.8. Freestanding Sign

#### 4. Additional Regulations for Specific Uses

##### Residential Uses

- 4.1. Home Based Businesses must comply with Section 6.60 of the Zoning Bylaw.
- 4.2. Backyard Housing must comply with Section 6.10 of the Zoning Bylaw.
- 4.3. Supportive Housing must comply with Section 6.80 of the Zoning Bylaw.
- 4.4. Single Detached Housing:
  - 4.4.1. The minimum Site area is 312 m<sup>2</sup>.
  - 4.4.2. The minimum Site Width is 10.0 m.
  - 4.4.3. The maximum total Site Coverage is 40%. The maximum Site Coverage for the principal building is 28%, and the maximum Site Coverage for Accessory buildings is 12%, except that
    - 4.4.3.1. The maximum Site Coverage for the principal building is 40% where a Garage is attached to, or designed as an integral part of a Dwelling.
- 4.5. Duplex Housing and Semi-detached Housing:
  - 4.5.1. May not be developed on a Lot without a rear or flanking Alley.
  - 4.5.2. The minimum Site area for each Dwelling is 180.0 m<sup>2</sup>.
  - 4.5.3. The minimum Site Width is 10.0 m.
  - 4.5.4. The maximum total Site Coverage is 50%. The maximum Site Coverage for a principal building is 38%, and the maximum Site Coverage for accessory buildings is 12%.

##### Community Uses

- 4.6. Community Service is limited to Religious Assembly.
- 4.7. Child Care Service must comply with Section 6.40 of the Zoning Bylaw.

##### Agricultural Uses

- 4.8. At least 21 days before submitting a Development Permit application for Urban Agriculture, the applicant must send a notice to:
  - 4.8.1. The assessed owner of land that is subject to the Development Permit;
  - 4.8.2. The municipal address and the address of the assessed owners of land that are wholly or partly within 60.0 m of the boundaries of the Site;
  - 4.8.3. The president of any applicable community leagues; and
  - 4.8.4. The executive director of each business improvement area operating within 60.0 m of the Site.

**Sign Uses**

- 4.9. Signs must comply with Section 6.90 of the Zoning Bylaw, including Subsection 4 of Section 6.90.

**5. Site and Building Regulations**

- 5.1. The maximum Height is 10.0 m.
- 5.2. The minimum Front Setback is 4.5 m.
- 5.3. The minimum Rear Setback is 7.5 m, except for Uses other than Semi-detached Housing, the minimum Rear Setback for a Corner Site is 5.0 m.
- 5.4. The minimum Side Setbacks must total 20% of the Site Width, to a maximum of 6.0 m, except that
  - 5.4.1. A minimum Setback of 1.2 m must always be provided on each side.
- 5.5. The minimum Flanking Side Setback is 4.5 m on a Corner Site where the building fronts a Flanking Street.
- 5.6. Despite Section 5.10 of the Zoning Bylaw, the minimum Rear Setback for a rear detached Garage where the vehicle door faces an abutting Alley is 0.6 m from the Rear Lot Line.

**6. Parking, Loading, Storage, and Access Regulations**

- 6.1. Vehicular access must be from a rear or flanking Alley.
- 6.2. All parking must be located within the Rear Setback.

**7. Other Regulations**

- 7.1. The Development Planner may grant relaxations to the regulations contained in Part 5 - General Development Regulations of the Zoning Bylaw and the regulations of this Zone, if, in their opinion, such a variance would be in keeping with the purpose of this Zone and would not materially interfere with or affect the use, enjoyment, or value of neighbouring properties.