

Bylaw 20989

A Bylaw to amend Charter Bylaw 20001, as amended,  
The Edmonton Zoning Bylaw  
Amendment No. 152

WHEREAS Edmonton City Council at its meeting of October 23, 2023, gave third reading to Charter Bylaw 20001 (the “Edmonton Zoning Bylaw”);

WHEREAS Edmonton City Council considers it desirable to amend the text of the Edmonton Zoning Bylaw;

WHEREAS the lands shown on Schedules “A”, “B”, “C”, “D” and “E” and legally described on Schedules “F”, “G”, “H”, “I” and “J”; located in Wihkwêntôwin (Oliver), Central McDougall, and Queen Mary Park, Edmonton, Alberta, are specified on the Zoning Map as Direct Control Zones (DC1.17603, DC1.18547, DC1.18573 & DC1.20164); and

WHEREAS an application was made to rezone the above described property to five new 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. Charter Bylaw 20001, The Edmonton Zoning Bylaw, is hereby amended as follows:
  - a. In Section 2.40 RM - Medium Scale Residential Zone, adding “Centre City Temporary Parking” as a Use alphabetically under the Commercial Uses heading in Subsection 2 and renumbering the remainder of the Subsection accordingly;
  - b. In Section 2.40 RM - Medium Scale Residential Zone, adding “3.3 Centre City Temporary Parking must comply with Section 6.120.” as the first regulation under the Commercial Uses heading in Subsection 3 and renumbering the remainder of the Subsection accordingly;

- c. In Section 2.50 RL - Large Scale Residential Zone, adding “Centre City Temporary Parking” as a Use alphabetically under the Commercial Uses heading in Subsection 2 and renumbering the remainder of the Subsection accordingly;
  
- d. In Section 2.50 RL - Large Scale Residential Zone, adding “3.5 Centre City Temporary Parking must comply with Section 6.120.” as the second regulation under the Commercial Uses heading in Subsection 3 and renumbering the remainder of the Subsection accordingly;
  
- e. In Section 2.80 MU - Mixed Use Zone, adding “Centre City Temporary Parking” as a Use alphabetically under the Commercial Uses heading in Subsection 2 and renumbering the remainder of the Subsection accordingly;
  
- f. In Section 2.80 MU - Mixed Use Zone, adding “3.6 Centre City Temporary Parking must comply with Section 6.120.” as the second regulation under the Commercial Uses heading in Subsection 3 and renumbering the remainder of the Subsection accordingly;
  
- g. In Section 3.21 HDR - High Density Residential Zone, adding “Centre City Temporary Parking” as a Use alphabetically under the Commercial Uses heading in Subsection 2 and renumbering the remainder of the Subsection accordingly;
  
- h. In Section 3.21 HDR - High Density Residential Zone, adding “4.4 Centre City Temporary Parking must comply with Section 6.120.” as the last regulation under the Commercial Uses heading in Subsection 4 and renumbering the remainder of the Subsection accordingly;
  
- i. In Section 3.22 CMU - Commercial Mixed Use Zone, adding “Centre City Temporary Parking” as a Use alphabetically under the Commercial Uses heading in Subsection 2 and renumbering the remainder of the Subsection accordingly;

- j. In Section 3.22 CMU - Commercial Mixed Use Zone, adding “4.5 Centre City Temporary Parking must comply with Section 6.120.” as the fourth regulation under the Commercial Uses heading in Subsection 4 and renumbering the remainder of the Subsection accordingly;
- k. In Section 3.23 RMU - Residential Mixed Use Zone, adding “Centre City Temporary Parking” as a Use alphabetically under the Commercial Uses heading in Subsection 2 and renumbering the remainder of the Subsection accordingly;
- l. In Section 3.23 RMU - Residential Mixed Use Zone, adding “4.4 Centre City Temporary Parking must comply with Section 6.120.” as the third regulation under the Commercial Uses heading in Subsection 4 and renumbering the remainder of the Subsection accordingly;
- m. In Section 3.24 UW - Urban Warehouse Zone, adding “Centre City Temporary Parking” as a Use alphabetically under the Commercial Uses heading in Subsection 2 and renumbering the remainder of the Subsection accordingly;
- n. In Section 3.24 UW - Urban Warehouse Zone, adding “4.1 Centre City Temporary Parking must comply with Section 6.120.” as the first regulation under the Commercial Uses heading in Subsection 4 and renumbering the remainder of the Subsection accordingly;
- o. In Section 3.25 AED - Arena & Entertainment District Zone, adding “Centre City Temporary Parking” as a Use alphabetically under the Commercial Uses heading in Subsection 2 and renumbering the remainder of the Subsection accordingly;
- p. In Section 3.25 AED - Arena & Entertainment District Zone, adding “4.3 Centre City Temporary Parking must comply with Section 6.120.” as the second regulation under the Commercial Uses heading in Subsection 4 and renumbering the remainder of the Subsection accordingly;

- q. In Section 3.26 HA - Heritage Area Zone, adding "Centre City Temporary Parking" as a Use alphabetically under the Commercial Uses heading in Subsection 2 and renumbering the remainder of the Subsection accordingly;
- r. In Section 3.26 HA - Heritage Area Zone, adding "4.7 Centre City Temporary Parking must comply with Section 6.120." as the fourth regulation under the Commercial Uses heading in Subsection 4 and renumbering the remainder of the Subsection accordingly;
- s. In Section 3.27 CCA - Core Commercial Arts Zone, adding "Centre City Temporary Parking" as a Use alphabetically under the Commercial Uses heading in Subsection 2 and renumbering the remainder of the Subsection accordingly;
- t. In Section 3.27 CCA - Core Commercial Arts Zone, adding "4.6 Centre City Temporary Parking must comply with Section 6.120." as the fourth regulation under the Commercial Uses heading in Subsection 4 and renumbering the remainder of the Subsection accordingly;
- u. In Section 3.28 JAMSC - Jasper Avenue Main Street Commercial Zone, adding "Centre City Temporary Parking" as a Use alphabetically under the Commercial Uses heading in Subsection 2 and renumbering the remainder of the Subsection accordingly;
- v. In Section 3.28 JAMSC - Jasper Avenue Main Street Commercial Zone, adding "4.7 Centre City Temporary Parking must comply with Section 6.120." as the fifth regulation under the Commercial Uses heading in Subsection 4 and renumbering the remainder of the Subsection accordingly;
- w. Adding Section 6.120, annexed hereto as Schedule "Q";
- x. Adding the following Use definition alphabetically under the Commercial Uses heading of Section 8.10 Use Definitions:

“Centre City Temporary Parking

Centre City Temporary Parking means a temporary Surface Parking Lot that does not have another principal Use on the Site other than Signs and that was operating as a Surface Parking Lot as of January 1, 2024.”

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 Schedules “F”, “G”, “H”, “I” and “J”, located in Wihkwentôwin (Oliver), Central McDougall, and Queen Mary Park, Edmonton, Alberta, Edmonton, Alberta, which lands are shown on the sketch plans attached as Schedules “A”, “B”, “C”, “D” and “E”, from Direct Control Zones (DC1.17603, DC1.18547, DC1.18573 & DC1.20164) to Direct Control Zone (DC).
3. The uses and regulations of the DC Zone for the lands shown in Schedule “A” and legally described in Schedule “F” are annexed hereto as Schedule “K”.
4. The uses and regulations of the DC Zone for the lands shown in Schedule “B” and legally described in Schedule “G” are annexed hereto as Schedule “L”.
5. The uses and regulations of the DC Zone for the lands shown in Schedule “C” and legally described in Schedule “H” are annexed hereto as Schedule “M”.
6. The uses and regulations of the DC Zone for the lands shown in Schedule “D” and legally described in Schedule “I” are annexed hereto as Schedule “N”.
7. The uses and regulations of the DC Zone for the lands shown in Schedule “E” and legally described in Schedule “J” are annexed hereto as Schedule “O”.
8. The sketch plans annexed hereto as Schedules “A”, “B”, “C”, “D” and “E” and the uses and regulations of the DC Zones shown on Schedules "K", "L", "M", "N" and "O" annexed hereto are hereby incorporated into the Zoning Bylaw, being Part 4 to Charter Bylaw 20001,

The Edmonton Zoning Bylaw.

- 9. Despite Sections 7.50.4.5 through 7.50.4.13 of Charter Bylaw 20001, The Edmonton Zoning Bylaw, Rezoning Amendment Application Information Signs are not required for the rezoning outlined in this Bylaw.
  
- 10. Despite Section 7.50.2.2 of Charter Bylaw 20001, The Edmonton Zoning Bylaw, a written notice of this application is only required to be sent to the address of the assessed owners of land that are wholly or partially within 60.0 m of the lands shown on Schedule "P", that being the existing surface parking lots within the areas subject to rezoning, located in Wihkwêntôwin (Oliver), Central McDougall, and Queen Mary Park, Edmonton, Alberta.
  
- 11. Despite Section 7.50.4.2.3 of Charter Bylaw 20001, The Edmonton Zoning Bylaw, the Notification of Rezoning Amendment for this application is only required to be sent to the address of the assessed owners of land that are wholly or partially within 60.0 m of the lands legally described on Schedules "F", "G", "H", "I" and "J", located in Wihkwêntôwin (Oliver), Central McDougall, and Queen Mary Park, Edmonton, Alberta.

READ a first time this	9th day of December	, A. D. 2024;
READ a second time this	9th day of December	, A. D. 2024;
READ a third time this	9th day of December	, A. D. 2024;
SIGNED and PASSED this	9th day of December	, A. D. 2024.

THE CITY OF EDMONTON

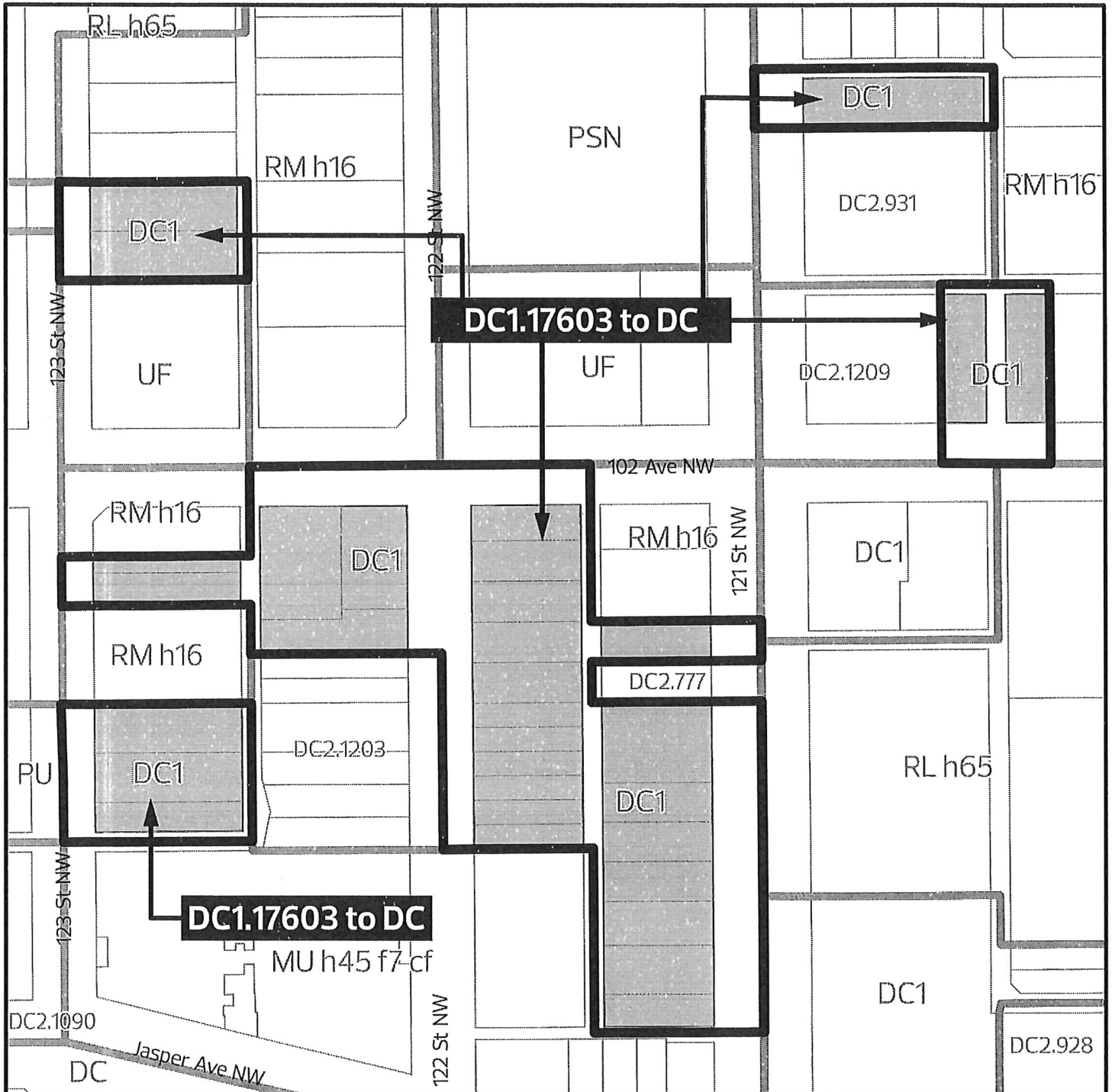
*A. Sohi*

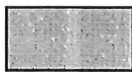
MAYOR

*Queen Ansbach*

CITY CLERK

# BYLAW 20989




 DC1.17603 to DC



# BYLAW 20989

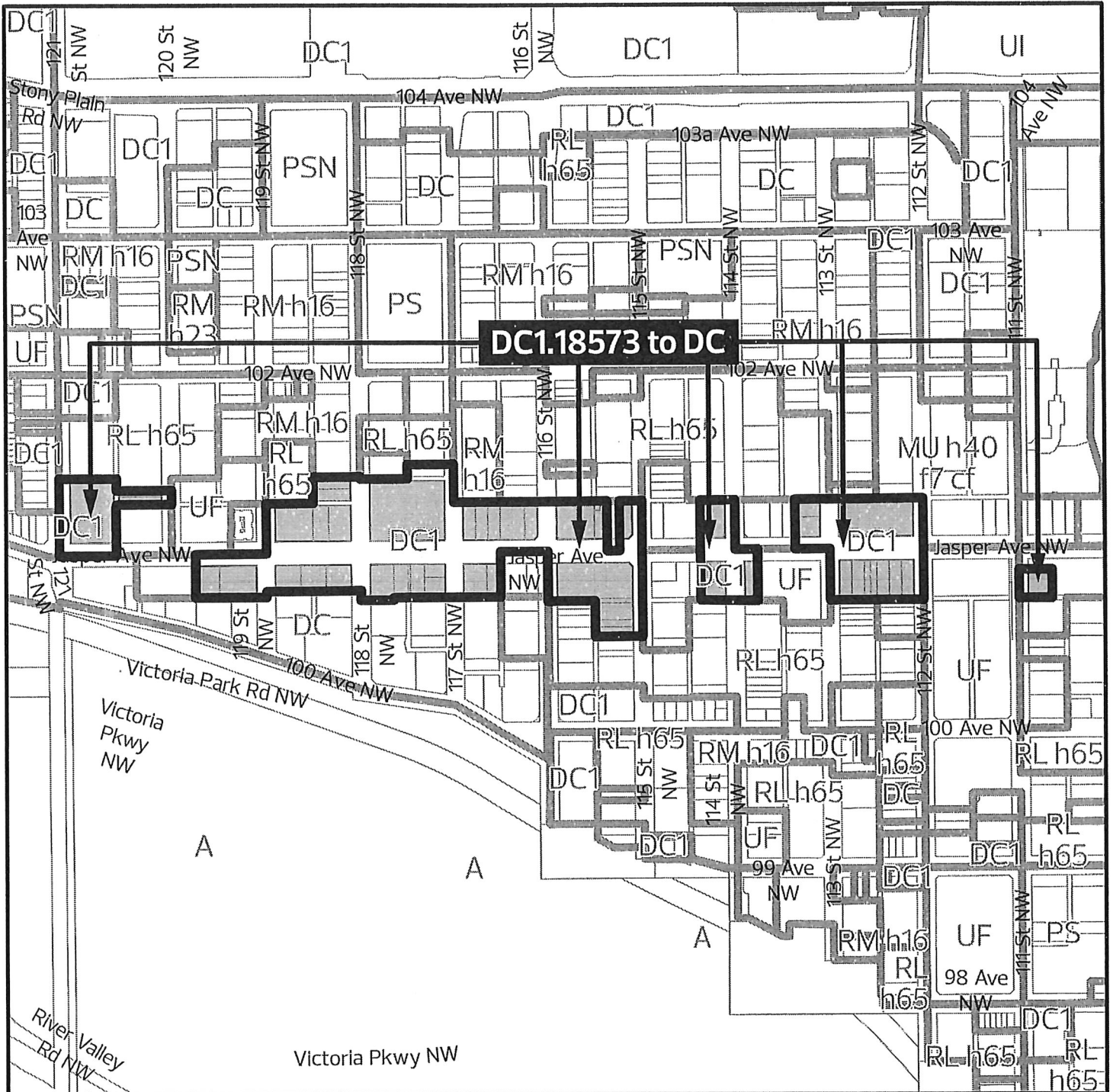



 DC1.17603 to DC





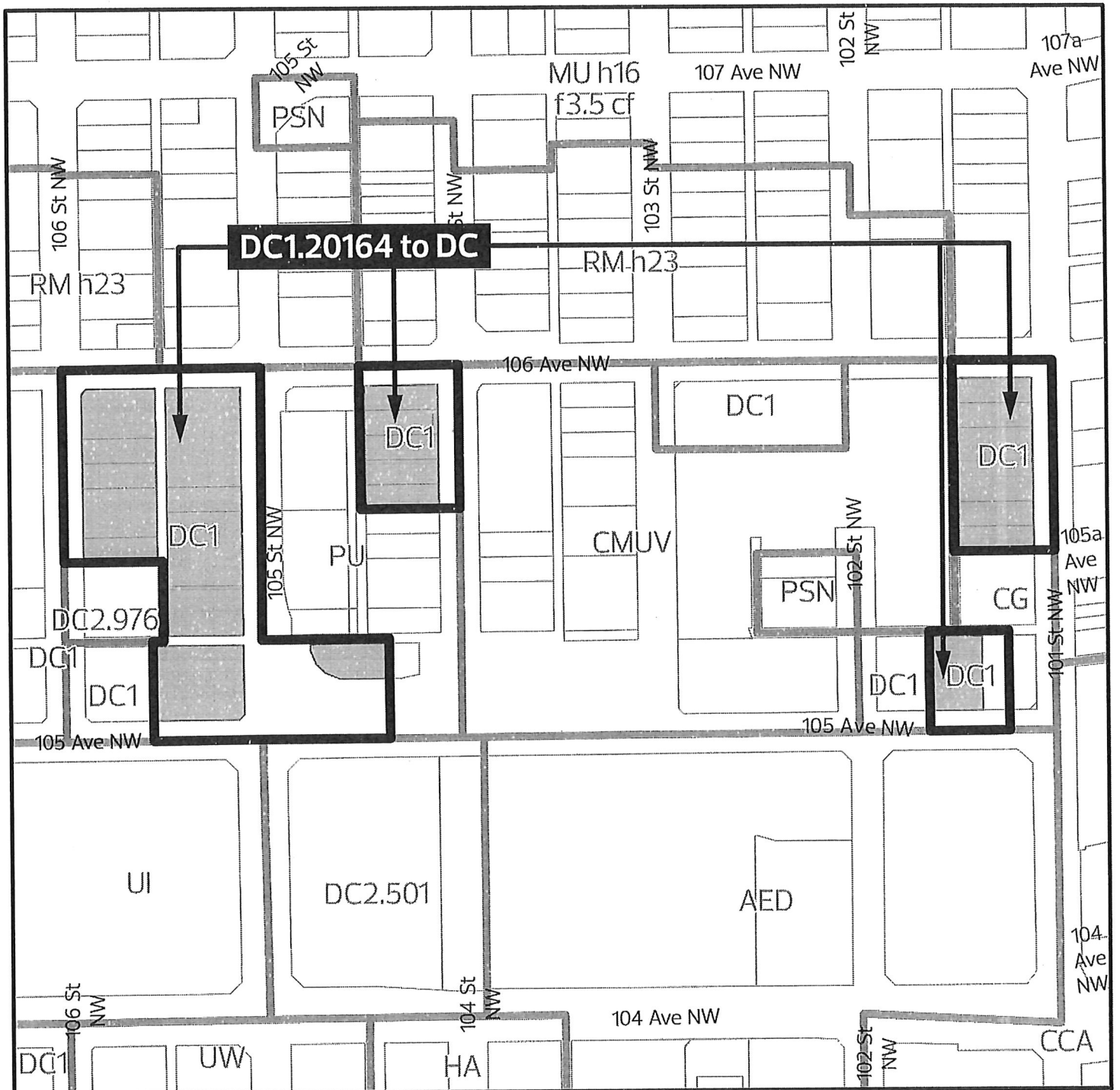
# BYLAW 20989



 DC1.18573 to DC



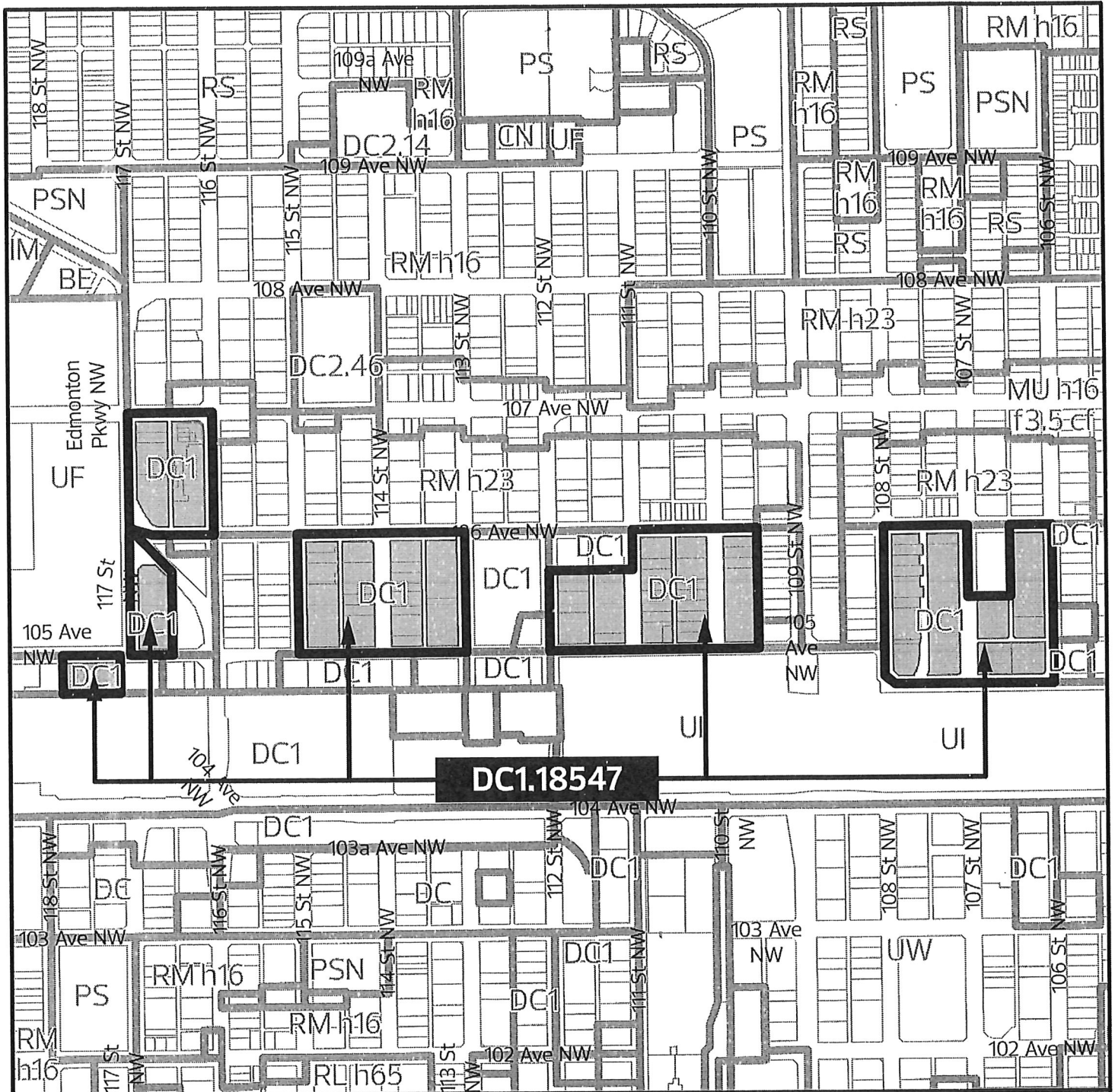
# BYLAW 20989




 DC1.20164 to DC



# BYLAW 20989



 DC1.18547 to DC



## SCHEDULE "F"

Address	Legal Description	From	To
10124 - 121 STREET NW	Plan 8355AK Blk B Lot 9	DC1.17603	DC
10221 - 123 STREET NW	Plan RN22 Blk 11 Lot 6	DC1.17603	DC
10219 - 123 STREET NW	Plan RN22 Blk 11 Lot 7	DC1.17603	DC
10129 - 123 STREET NW	Plan RN22 Blk 12 Lot 5	DC1.17603	DC
10123 - 123 STREET NW	Plan RN22 Blk 12 Lot 6	DC1.17603	DC
10119 - 123 STREET NW	Plan RN22 Blk 12 Lot 7	DC1.17603	DC
10145 - 122 STREET NW	Plan 6403ET Blk B Lot 1	DC1.17603	DC
10149 - 122 STREET NW	Plan 6403ET Blk B Lot 2	DC1.17603	DC
10153 - 122 STREET NW	Plan 6403ET Blk B Lot 3	DC1.17603	DC
10157 - 122 STREET NW	Plan 6403ET Blk B Lot 4	DC1.17603	DC
10154 - 121 STREET NW	Plan RN20 Blk B Lot 6	DC1.17603	DC
10141 - 122 STREET NW	Plan 5845AM Blk B Lot A	DC1.17603	DC
10138 - 121 STREET NW	Plan 8355AK Blk B Lot 6	DC1.17603	DC
10130 - 121 STREET NW	Plan 8355AK Blk B Lot 7	DC1.17603	DC
10128 - 121 STREET NW	Plan 8355AK Blk B Lot 8	DC1.17603	DC
12018 - 102 AVENUE NW	Plan 4423AJ Blk 20 Lot 27	DC1.17603	DC
12022 - 102 AVENUE NW	Plan 4423AJ Blk 20 Lot 28	DC1.17603	DC
10231 - 121 STREET NW	Plan 4423AJ Blk 20 Lot 35	DC1.17603	DC
10143 - 123 STREET NW	Plan RN22 Blk 12 Lot 2	DC1.17603	DC
10118 - 121 STREET NW	Plan RN20 Blk B Lot 10	DC1.17603	DC
10146 - 122 STREET NW	Plan 4044AC Blk 1 Lots 11-12	DC1.17603	DC
10150 - 122 STREET NW	Plan 4044AC Blk 1 Lots 12-14	DC1.17603	DC
12215 - 102 AVENUE NW	Plan 4044AC Blk 1 Lots 12-14	DC1.17603	DC
10146 - 121 STREET NW	Plan 5423AX Blk B Lots C,D	DC1.17603	DC

10124 - 121 STREET NW	Plan RN20 Blk B Lot 10	DC1.17603	DC
10129 - 122 STREET NW	Plan 0524543 Blk B Lot 4A	DC1.17603	DC
10127 - 122 STREET NW	Plan 0524543 Blk B Lot 4B	DC1.17603	DC
10133 - 122 STREET NW	Plan 0524543 Blk B Lot 5A	DC1.17603	DC
10131 - 122 STREET NW	Plan 0524543 Blk B Lot 5B	DC1.17603	DC
10137 - 122 STREET NW	Plan 0524543 Blk B Lot 6A	DC1.17603	DC
10135 - 122 STREET NW	Plan 0524543 Blk B Lot 6B	DC1.17603	DC

## SCHEDULE "G"

<b>Address</b>	<b>Legal Description</b>	<b>From</b>	<b>To</b>
10260 - 112 STREET NW	Plan B4 Blk 12 Lot 147	DC1.17603	DC
10242 - 112 STREET NW	Plan B4 Blk 12 Lot 150	DC1.17603	DC
10212 - 112 STREET NW	Plan 0020806 Blk 12 Lot 152A	DC1.17603	DC
10228 - 112 STREET NW	Plan B4 Blk 12 Lots 151-152	DC1.17603	DC
11212 - 102 AVENUE NW	Plan B4 Blk 12 Lots 155-156	DC1.17603	DC
10250 - 112 STREET NW	Plan B4 Blk 12 Lot 149	DC1.17603	DC
10256 - 112 STREET NW	Plan B4 Blk 12 Lots 148-149	DC1.17603	DC

## SCHEDULE "H"

Address	Legal Description	From	To
11235 - JASPER AVENUE NW	Plan NB Blk 12 Lot 55	DC1.18573	DC
11235 - JASPER AVENUE NW	Plan NB Blk 12 Lot 56	DC1.18573	DC
10060 - 115 STREET NW	Plan B3 Blk 15 Lot 60	DC1.18573	DC
11641 - JASPER AVENUE NW	Plan 2671AN Blk 16 Lot 25	DC1.18573	DC
11223 - JASPER AVENUE NW	Plan NB Blk 12 Lot 58	DC1.18573	DC
11219 - JASPER AVENUE NW	Plan NB Blk 12 Lot 59	DC1.18573	DC
10058 - 112 STREET NW	Plan NB Blk 12 Lot 60	DC1.18573	DC
11359 - JASPER AVENUE NW	Plan NB Blk 13 Lot 54	DC1.18573	DC
11508 - JASPER AVENUE NW	Plan B3 Blk 15 Lot 78	DC1.18573	DC
11540 - JASPER AVENUE NW	Plan B3 Blk 15 Lot 81	DC1.18573	DC
11618 - JASPER AVENUE NW	Plan 7261AB Blk 16 Lot 29	DC1.18573	DC
11656 - JASPER AVENUE NW	Plan 7261AB Blk 16 Lot 30	DC1.18573	DC
10103 - 117 STREET NW	Plan 7261AB Blk 16 Lot 31	DC1.18573	DC
11723 - JASPER AVENUE NW	Plan 7004ET Blk 17 Lot C	DC1.18573	DC
11745 - JASPER AVENUE NW	Plan 3171KS Blk 17 Lot 20A	DC1.18573	DC
10130 - 117 STREET NW	Plan 5349NY Blk 17 Lot 28A	DC1.18573	DC
10130 - 118 STREET NW	Plan 4423AJ Blk 18 Lot 325	DC1.18573	DC
10126 - 118 STREET NW	Plan 4423AJ Blk 18 Lot 326	DC1.18573	DC
11204 - JASPER AVENUE NW	Plan 9522442 Blk 12 Lot 167	DC1.18573	DC
10053 - 111 STREET NW	Plan 9823391 Blk 10 Lot 2A	DC1.18573	DC
11733U - JASPER AVENUE NW	Plan 3171KS Blk 17 Lot 20B	DC1.18573	DC
11202 - JASPER AVENUE NW	Plan NB Blk 12 Lot 101	DC1.18573	DC
11258 - JASPER AVENUE NW	Plan NB Blk 12 Lot 106	DC1.18573	DC
11645 - JASPER AVENUE NW	Plan 0325929 Blk 16 Lot 24A	DC1.18573	DC

11231 - JASPER AVENUE NW	Plan NB Blk 12 Lot 57	DC1.18573	DC
11235 - JASPER AVENUE NW	Plan NB Blk 12 Lot 57	DC1.18573	DC
10060 - 114 STREET NW	Plan B3 Blk 14 Lots 56-57	DC1.18573	DC
11525 - JASPER AVENUE NW	Plan B3 Blk 15 Lots 52-57	DC1.18573	DC
10060 - 115 STREET NW	Plan B3 Blk 15 Lot OT	DC1.18573	DC
10060 - 115 STREET NW	Plan B3 Blk 15 Lots 58-59	DC1.18573	DC
10060 - 115 STREET NW	Plan B3 Blk 15 Lot 59	DC1.18573	DC
10052 - 117 STREET NW	Plan 7004ET Blk 17 Lots A,B	DC1.18573	DC
11715 - JASPER AVENUE NW	Plan 7004ET Blk 17 Lots A,B	DC1.18573	DC
11811 - JASPER AVENUE NW	Plan 3549AE Blk 18 Lots 14-15	DC1.18573	DC
11811 - JASPER AVENUE NW	Plan 3549AE Blk 18 Lots 12-13	DC1.18573	DC
11811 - JASPER AVENUE NW	Plan 3549AE Blk 18 Lots 10-11	DC1.18573	DC
11310 - JASPER AVENUE NW	Plan NB Blk 13 Lots 113-114	DC1.18573	DC
11310 - JASPER AVENUE NW	Plan NB Blk 13 Lots 113-114	DC1.18573	DC
11404 - JASPER AVENUE NW	Plan B3 Blk 14 Lots 78-79	DC1.18573	DC
11402 - JASPER AVENUE NW	Plan B3 Blk 14 Lot 78	DC1.18573	DC
11558 - JASPER AVENUE NW	Plan B3 Blk 15 Lots 82-83	DC1.18573	DC
11528 - JASPER AVENUE NW	Plan B3 Blk 15 Lot 80	DC1.18573	DC
11530 - JASPER AVENUE NW	Plan B3 Blk 15 Lot 80	DC1.18573	DC
10101 - 116 STREET NW	Plan B3 Blk 15 Lot 83	DC1.18573	DC
11606 - JASPER AVENUE NW	Plan 7261AB Blk 16 Lots 26-27	DC1.18573	DC
11614 - JASPER AVENUE NW	Plan 7261AB Blk 16 Lots 27-28	DC1.18573	DC
10106 - 118 STREET NW	Plan 4423AJ Blk 18 Lots 19-20	DC1.18573	DC
11810 - JASPER AVENUE NW	Plan 4423AJ Blk 18 Lots 20-21	DC1.18573	DC
11830 - JASPER AVENUE NW	Plan 4423AJ Blk 18 Lots 22-24	DC1.18573	DC



10125 - 121 STREET NW	Plan 4423AJ Blk 20 Lots 5-10,355,OT	DC1.18573	DC
11907 & 11911 - JASPER AVENUE NW, 10032 - 119 STREET NW, 201-205, 301-306, 401-405, 501-506, 601-606, 701-706, 801-805, 901-905, 1001-1004, 1101-1104, 1201-1202, 10028 - 119 STREET NW	Units 1-145, Condominium Plan 0524500	DC1.18573	DC
11931 & 11937 - JASPER AVENUE NW, 201-207, 301-307, 401-407, 501-507, 601-603, 701-703, 801-803, 901-903, 1001-1002, 1101-1102, 1200, 11933 - JASPER AVENUE NW	Units 1-111, Condominium Plan 0822875	DC1.18573	DC
301-307, 401-407, 501-507, 601-607, 701-707, 801-807, 901-907, 1001, 1003-1007, 1101-1104, 1201, 1204, 10055 - 118 STREET NW, 11765, 11769, 11773, 11777 - JASPER AVENUE NW, 10063 - 118 STREET NW, 202-204, 10059 - 118 STREET NW, 201&205, 10059 - 118 STREET NW, 1202-1203, 10055 - 118 STREET NW, 10055C - 118 STREET NW	Units 1-63, 65-192 & 195-197 , Condominium Plan 0927089, Units 193A-194A, Condominium Plan 1023350, Units 198-199, Condominium Plan 1321593	DC1.18573	DC

## SCHEDULE "I"

Address	Legal Description	From	To
10560 - 105 STREET NW	Plan B3 Blk 5 Lot 233	DC1.20164	DC
10567 - 106 STREET NW	Plan B3 Blk 5 Lot 205	DC1.20164	DC
10575 - 106 STREET NW	Plan B3 Blk 5 Lot 206	DC1.20164	DC
10576 - 101 STREET NW	Plan B3 Blk 1 Lot 263	DC1.20164	DC
10576 - 101 STREET NW	Plan B3 Blk 1 Lot 264	DC1.20164	DC
10550 - 101 STREET NW	Plan B3 Blk 1 Lot 268	DC1.20164	DC
10546 & 10548 - 101 STREET NW	Units 1-2, Condominium Plan 9422217	DC1.20164	DC
10530 - 104 STREET NW	Plan B3 Blk 4 Lot 231	DC1.20164	DC
10530 - 104 STREET NW	Plan B3 Blk 4 Lot 232	DC1.20164	DC
10530 - 104 STREET NW	Plan B3 Blk 4 Lot 233	DC1.20164	DC
10405 - 106 AVENUE NW	Plan B3 Blk 4 Lot 229	DC1.20164	DC
10582 - 104 STREET NW	Plan B3 Blk 4 Lot 230	DC1.20164	DC
10542 - 105 STREET NW	Plan B3 Blk 5 Lots 234-236	DC1.20164	DC
10508 - 105 STREET NW	Plan B3 Blk 5 Lots 236-238	DC1.20164	DC
10589 - 106 STREET NW	Plan B3 Blk 5 Lots 207-208	DC1.20164	DC
10572 - 101 STREET NW	Plan B3 Blk 1 Lots 265-267	DC1.20164	DC
10118 - 105 AVENUE NW	Plan B3 Blk 1 Lots 229-230	DC1.20164	DC
10580 - 104 STREET NW	Plan B3 Blk 4 Lot 230	DC1.20164	DC
10572 - 105 STREET NW	Plan 0521580 Blk 5 Lot 239	DC1.20164	DC
10404 - 105 AVENUE NW	Plan B3 Blk 4 Lots 193-197	DC1.20164	DC
10551 - 106 STREET NW	Plan B3 Blk 5 Lots 203-204	DC1.20164	DC
10545 - 106 STREET NW	Plan B3 Blk 5 Lot 202	DC1.20164	DC
10502 - 105 AVENUE NW	Plan 2421798 Blk 5 Lot 1A	DC1.20164	DC

## SCHEDULE "J"

Address	Legal Description	From	To
10570 - 113 STREET NW	Plan 0623648 Blk 13 Lot 1	DC1.18547	DC
10510 - 111 STREET NW	Plan 1320011 Blk 11 Lot 121A	DC1.18547	DC
11703 - 105 AVENUE NW	Plan 1323995 Blk 17 Lot 113A	DC1.18547	DC
10557 - 112 STREET NW	Plan 1522372 Blk 11 Lot 219	DC1.18547	DC
10530 - 106 STREET NW	Plan 1522586 Blk 6 Lot 258A	DC1.18547	DC
10620 - 116 STREET NW	Plan 1822340 Blk 16 Lot 364	DC1.18547	DC
10635 - 117 STREET NW	Plan 4423AJ Blk 16 Lot 126	DC1.18547	DC
10625 - 117 STREET NW	Plan 4423AJ Blk 16 Lots 123-125	DC1.18547	DC
10515 - 107 STREET NW	Plan 7821744 Blk 6 Lot A	DC1.18547	DC
10523 - 108 STREET NW	Plan 8284ET Blk 7 Lot A	DC1.18547	DC
11130 - 105 AVENUE NW	Plan B4 Blk 11 Lots 159-161	DC1.18547	DC
10567 - 112 STREET NW	Plan B4 Blk 11 Lots 164-165	DC1.18547	DC
10515 - 114 STREET NW	Plan B4 Blk 13 Lots 186-187	DC1.18547	DC
10571 - 114 STREET NW	Plan B4 Blk 13 Lots 193-194	DC1.18547	DC
10575 - 115 STREET NW	Plan B4 Blk 14 Lots 156-157	DC1.18547	DC
10566 - 114 STREET NW	Plan B4 Blk 14 Lots 200-201	DC1.18547	DC
10529 - 108 STREET NW	Plan B4 Blk 7 Lot OT	DC1.18547	DC
10549 - 110 STREET NW	Plan B4 Blk 9 Lot 166	DC1.18547	DC
10921 - 106 AVENUE NW	Plan B4 Blk 9 Lot 168	DC1.18547	DC
10545 - 110 STREET NW	Plan B4 Blk 9 Lots 159-165	DC1.18547	DC
100-132, 200-232, 300-333, 400-433, 10531 - 117 STREET NW	Units 1-268, Condominium Plan 0821372	DC1.18547	DC
10530&10532 - 110 STREET NW, 201-204, 10536 - 110 STREET NW	Units 1-6, Condominium Plan 0828584	DC1.18547	DC

102-115, 201-216, 301-316, 401-416, 501-516, 601-615, 10518 - 113 STREET NW	Units 1-197, Condominium Plan 1122223	DC1.18547	DC
101-119, 201-219, 301-319, 401-419, 10611 - 117 STREET NW, 10611C - 117 STREET NW	Units 1- 166, Condominium Plan 1422029	DC1.18547	DC
11611 - 107 AVENUE NW, 101, 201, 301- 303, 305, 401-403, 11611 - 107 AVENUE NW, 11611C - 107 AVENUE NW, 303, 11611 - 107 AVENUE NW	Units 1, 2, 5-104, Condominium Plan 1823047, Units 105-106, Condominium Plan 2120775, Units 110 & 112, Condominium Plan 2222003, Units 113-115, Condominium Plan 2322617, Units 108-109, Condominium Plan 2120776	DC1.18547	DC
10534 - 106 STREET NW	Plan 0120130 Blk 6 Lot 249A	DC1.18547	DC
10550 - 107 STREET NW	Plan 0522017 Blk 7 Lot 210A	DC1.18547	DC
10544 - 114 STREET NW	Plan 0523261 Blk 14 Lot 206A	DC1.18547	DC
11611C - 107 AVENUE NW	Plan 2120775 Unit 106	DC1.18547	DC
11611 - 107 AVENUE NW	Plan 2222003 Unit 110	DC1.18547	DC
11611 - 107 AVENUE NW	Plan 2322617 Unit 113	DC1.18547	DC
10645 - 117 STREET NW	Plan 4423AJ Blk 16 Lot 127	DC1.18547	DC
10584 - 107 STREET NW	Plan 9322612 Blk 7 Lot 209A	DC1.18547	DC
10573 - 111 STREET NW	Plan B4 Blk 10 Lot 166	DC1.18547	DC
10550 - 110 STREET NW	Plan B4 Blk 10 Lot 213	DC1.18547	DC
10544 - 110 STREET NW	Plan B4 Blk 10 Lot 214	DC1.18547	DC
10538 - 110 STREET NW	Plan B4 Blk 10 Lot 215	DC1.18547	DC
10526 - 110 STREET NW	Plan B4 Blk 10 Lot 217	DC1.18547	DC
11012 - 105 AVENUE NW	Plan B4 Blk 10 Lot 218	DC1.18547	DC
10505 - 111 STREET NW	Plan B4 Blk 10 Lots 159-160	DC1.18547	DC
10505 - 111 STREET NW	Plan B4 Blk 10 Lots 159-161	DC1.18547	DC

10555 - 111 STREET NW	Plan B4 Blk 10 Lots 162-163	DC1.18547	DC
10563 - 111 STREET NW	Plan B4 Blk 10 Lots 164-165	DC1.18547	DC
10585 - 111 STREET NW	Plan B4 Blk 10 Lots 167-168	DC1.18547	DC
11007 - 106 AVENUE NW	Plan B4 Blk 10 Lots 209-210	DC1.18547	DC
10554 - 110 STREET NW	Plan B4 Blk 10 Lots 211-212	DC1.18547	DC
11106 - 105 AVENUE NW	Plan B4 Blk 11 Lot 218	DC1.18547	DC
11330 - 105 AVENUE NW	Plan B4 Blk 13 Lot 185	DC1.18547	DC
10547 - 114 STREET NW	Plan B4 Blk 13 Lot 188	DC1.18547	DC
10557 - 114 STREET NW	Plan B4 Blk 13 Lot 190	DC1.18547	DC
10557 - 114 STREET NW	Plan B4 Blk 13 Lot 191	DC1.18547	DC
10565 - 114 STREET NW	Plan B4 Blk 13 Lot 192	DC1.18547	DC
10551 - 114 STREET NW	Plan B4 Blk 13 Lots 188-190	DC1.18547	DC
10571 - 115 STREET NW	Plan B4 Blk 14 Lot 156	DC1.18547	DC
10583 - 115 STREET NW	Plan B4 Blk 14 Lot 158	DC1.18547	DC
10587U - 115 STREET NW	Plan B4 Blk 14 Lot 159	DC1.18547	DC
10587 - 115 STREET NW	Plan B4 Blk 14 Lot 159	DC1.18547	DC
11403 - 106 AVENUE NW	Plan B4 Blk 14 Lot 200	DC1.18547	DC
10552 - 114 STREET NW	Plan B4 Blk 14 Lot 205	DC1.18547	DC
10519 - 115 STREET NW	Plan B4 Blk 14 Lots 150-155	DC1.18547	DC
10554 - 114 STREET NW	Plan B4 Blk 14 Lots 202-204	DC1.18547	DC
10538 - 114 STREET NW	Plan B4 Blk 14 Lots 207-209	DC1.18547	DC
10604 - 105 AVENUE NW	Plan B4 Blk 6 Lots 193-195	DC1.18547	DC
10604 - 105 AVENUE NW	Plan B4 Blk 6 Lots 196-198	DC1.18547	DC
10549 - 108 STREET NW	Plan B4 Blk 7 Lot 162	DC1.18547	DC
10561 - 108 STREET NW	Plan B4 Blk 7 Lot 165	DC1.18547	DC

10575 - 108 STREET NW	Plan B4 Blk 7 Lot 166	DC1.18547	DC
10579 - 108 STREET NW	Plan B4 Blk 7 Lot 167	DC1.18547	DC
10583 - 108 STREET NW	Plan B4 Blk 7 Lot 168	DC1.18547	DC
10535 - 108 STREET NW	Plan B4 Blk 7 Lots 159-161	DC1.18547	DC
10557 - 108 STREET NW	Plan B4 Blk 7 Lots 163-164	DC1.18547	DC
10549 - 110 STREET NW	Plan B4 Blk 9 Lot 167	DC1.18547	DC

**DIRECT CONTROL ZONE (DC)****1. Purpose**

- 1.1. To accommodate the retention of existing residential structures, commercial conversions, and compatible new development.

**2. Area of Application**

- 2.1. This Zone applies to the area generally located between 103 Avenue NW and Jasper Avenue NW from 123 Street NW to 121 Street NW, and east of 121 Street NW, north of 102 Avenue NW as shown in Schedule "A" of the Bylaw adopting this Zone, Wihkwêntôwin (Oliver).

**3. Uses****Residential Uses**

- 3.1. Home Based Business
- 3.2. Residential, limited to:
  - 3.2.1. Duplex Housing
  - 3.2.2. Row 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. Centre City Temporary Parking
- 3.4. Custom Manufacturing
- 3.5. Food and Drink Service
- 3.6. Health Service
- 3.7. Indoor Sales and Service
- 3.8. Office

**Community Uses**

- 3.9. Child Care Service
- 3.10. Community Service
- 3.11. School

**DIRECT CONTROL ZONE (DC)****Basic Service Uses**

- 3.12. Essential Utility
- 3.13. Minor Utility

**Sign Uses**

- 3.14. Fascia Sign
- 3.15. Freestanding Sign
- 3.16. Portable Sign

**4. Additional Regulations for Specific Uses**

- 4.1. Child Care Service, Custom Manufacturing, Food and Drink Service, Health Service, Indoor Sales and Service, School, and Office Uses are only allowed if located in a converted residential structure, and are not allowed within new development.
- 4.2. The Development Planner will use the following guidelines when reviewing an application to convert Single Detached Housing to a Commercial Use:
  - 4.2.1. The maximum number of staff is 5 per individual establishment;
  - 4.2.2. The maximum number of seats for Food and Drink Services is 70 per individual establishment;
  - 4.2.3. The building must maintain the appearance of Single Detached Housing.
- 4.3. The minimum Setback requirements do not apply to the conversion of Single Detached Housing, except for additions.
- 4.4. Child Care Services must comply with Section 6.40 of the Zoning Bylaw.
- 4.5. Home Based Businesses must comply with Section 6.60 of the Zoning Bylaw.
- 4.6. Supportive Housing must comply with Section 6.80 of the Zoning Bylaw.
- 4.7. Centre City Temporary Parking must comply with Section 6.120 of the Zoning Bylaw.
- 4.8. 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 Design**

- 5.1. The maximum site area is 2,787 m<sup>2</sup>.
- 5.2. The maximum Height is 10.0 m.
- 5.3. The maximum Floor Area Ratio is 1.0.



**DIRECT CONTROL ZONE (DC)**

- 5.4. The maximum Density is 42 Dwellings/hectare.
- 5.5. The minimum Front Setback is the average of the Front Setbacks on adjacent Sites. Where an adjacent Site is vacant, the Front Setback is deemed to be 6.0 m for the purpose of calculating the Front Setback.
  - 5.5.1. At the discretion of the Development Planner, a porch, veranda, or portion of the building without a principal building above may extend into the minimum Front Setback by a maximum of 2.0 m.
- 5.6. The minimum Interior Side Setback is 1.0 m.
- 5.7. The minimum Flanking Side Setback is 3.0 m, except:
  - 5.7.1. The minimum Flanking Side Setback is 4.5 m on a Corner Site where the building fronts the Flanking Street.
- 5.8. The minimum Rear Setback is 7.5 m.

**6. Design Regulations**

- 6.1. New development must ensure that elements common to the residential architecture of the area are emphasized through the inclusion of features such as:
  - 6.1.1. Porches and verandas;
  - 6.1.2. Brick, clapboard, or stucco as prominent exterior finishes;
  - 6.1.3. Gambrel, pyramidal, gable, or hip roofs; or
  - 6.1.4. Dormers and bay windows.

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

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

**SCHEDULE "L"****DIRECT CONTROL ZONE (DC)****1. Purpose**

- 1.1. To provide a mix of residential and low intensity commercial uses, intended to buffer the predominantly residential areas fronting onto 113 Street NW, from the higher intensity commercial lands located on the east side of 112 Street NW.

**2. Area of Application**

- 2.1. This Zone applies to Lots west of 112 Street NW between 102 Avenue NW and 103 Avenue NW, as shown on Schedule "B" of the Bylaw adopting this Zone, Wihkwêntôwin (Oliver).

**3. Uses****Residential Uses**

- 3.1. Home Based Business
- 3.2. Residential

**Commercial Uses**

- 3.3. Centre City Temporary Parking
- 3.4. Custom Manufacturing
- 3.5. Health Service
- 3.6. Indoor Sales and Service
- 3.7. Major Indoor Entertainment
- 3.8. Minor Indoor Entertainment
- 3.9. Office

**Community Uses**

- 3.10. Child Care Service
- 3.11. Community Service
- 3.12. Library

**Basic Service Use**

- 3.13. Essential Utility
- 3.14. Minor Utility

**Sign Uses**

- 3.15. Fascia Sign
- 3.16. Freestanding Sign
- 3.17. Portable Sign
- 3.18. Projecting Sign

**4. Additional Regulations for Specific Uses**

- 4.1. Major Indoor Entertainment is limited to cultural exhibits or other similar activities.
- 4.2. Home Based Businesses must comply with Section 6.60 of the Zoning Bylaw.
- 4.3. Lodging Houses and Supportive Housing must comply with Section 6.80 of the Zoning Bylaw.
- 4.4. Centre City Temporary Parking must comply with Section 6.120 of the Zoning Bylaw.
- 4.5. Child Care Services must comply with Section 6.40 of the Zoning Bylaw.
- 4.6. Signs must comply with Section 6.90 of the Zoning Bylaw, including Subsection 5 of Section 6.90.

**5. Site and Building Regulations**

- 5.1. The maximum Height is 14.0 m.
- 5.2. The maximum Floor Area Ratio is 2.0.
- 5.3. The maximum Density is 125 Dwellings/ha.
- 5.4. A minimum Setback of 1.5 m is required where a Site Abuts a Street, except where adjacent commercial buildings Abut the property line to form a Main Street Development, no Front Setback is required.
- 5.5. The minimum side Setback is 1.0 m for each Storey or partial Storey, except that a total of at least 2.0 m must be provided in all cases. A side Setback must not be less than 4.5 m when it Abuts a Street.
- 5.6. Commercial Uses must provide a minimum side Setback of 3.0 m where the Rear or side Lot line Abuts the Lot line of a Site with a Residential Use.

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

- 6.1. Vehicle access must be from the Alley.

**SCHEDULE "M"****DIRECT CONTROL ZONE (DC)****1. Purpose**

- 1.1. To accommodate high-rise development with a mix of uses, with regulations to ensure the development is pedestrian oriented and compatible in function and urban design with the surrounding development. The Zone also provides the opportunity for the inclusion of Residential Uses above the ground floor level.

**2. Area of Application**

- 2.1. This Zone applies to Lots centred on Jasper Avenue NW between 110 Street NW and 121 Street NW, as shown on Schedule "C" of the Bylaw adopting this Zone, Wìhkwêntôwin (Oliver).

**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. Bar
- 3.4. Cannabis Retail Store
- 3.5. Centre City Temporary Parking
- 3.6. Creation and Production Establishments
- 3.7. Food and Drink Service
- 3.8. Health Service
- 3.9. Hotel

- 3.10. Indoor Sales and Service
- 3.11. Liquor Store
- 3.12. Major Indoor Entertainment
- 3.13. Minor Indoor Entertainment
- 3.14. Office
- 3.15. Parking Facility

**Community Uses**

- 3.16. Child Care Service
- 3.17. Community Service
- 3.18. Library
- 3.19. Park

**Basic Service Use**

- 3.20. Essential Utility
- 3.21. Emergency Service

**Sign Uses**

- 3.22. Fascia Sign
- 3.23. Freestanding Sign
- 3.24. Projecting Sign

**4. Additional Regulations for Specific Uses**

- 4.1. Residential Uses are not allowed on the Ground Floor.
- 4.2. Each Bar, Food and Drink Service, Minor Indoor Entertainment, and Major Indoor Entertainment Use is limited to 240 m<sup>2</sup> of Public Space.
- 4.3. Cannabis Retail Stores must comply with Section 6.30 of the Zoning Bylaw.
- 4.4. Centre City Temporary Parking must comply with Section 6.120 of the Zoning Bylaw.

- 4.5. Child Care Services must comply with Section 6.40 of the Zoning Bylaw.
- 4.6. Home Based Businesses must comply with Section 6.60 of the Zoning Bylaw.
- 4.7. Liquor Stores must comply with Section 6.70 of the Zoning Bylaw.
- 4.8. Lodging Houses and Supportive Housing must comply with Section 6.80 of the Zoning Bylaw.
- 4.9. Signs must comply with Section 6.90 of the Zoning Bylaw, including Subsection 5 of Section 6.90

**5. Site and Building Regulations**

- 5.1. The maximum Height is 36.6 m.
- 5.2. The maximum Floor Area Ratio is 6.0, except where developed as a Commercial Use, the maximum Floor Area Ratio is 3.0.
- 5.3. The maximum Density is 400 Dwellings/ha, except where development includes rooftop landscaped Amenity Area in excess of the Amenity Area requirements of the Zoning Bylaw, the maximum Density is increased to 450 Dwelling/ha.
- 5.4. The minimum Front Setback for Residential Uses is 6.0.m.
- 5.5. The minimum Flanking Side Setback is 2.0 m.
- 5.6. The minimum Rear Setback for Non-Residential Uses is 7.5 m, except that this may be reduced to 2.0 m provided adequate access is provided for service vehicles and parking.
- 5.7. The minimum Rear Setback for Residential Uses is 7.5 m.

**6. Design Regulations**

- 6.1. The maximum Frontage of individual Commercial Uses is 16.1 m.
- 6.2. Where a Parking Area is located at the rear of a development, edge treatment design elements, such as wrought iron fencing must be provided to the satisfaction of the Development Planner in accordance with CPTED (Crime Prevention Through Environmental Design) principles.
- 6.3. Architectural treatment of new developments and/or renovations must be designed to enhance the pedestrian character of Jasper Avenue NW by utilising the following features:

- 6.3.1. awnings and canopies over windows and doors;
- 6.3.2. a minimum window area of 50% of the front Facade (using clear, untinted glass);
- 6.3.3. entrance oriented towards Jasper Avenue NW; and
- 6.3.4. patio seating areas.

**7. Development Regulations for Parking, Loading, Storage and Access**

- 7.1. Parking Areas or Parkades must be located to the rear of the development and vehicle access must be from an Alley where a Site Abuts an Alley.

**SCHEDULE "N"****DIRECT CONTROL ZONE (DC)****1. Purpose**

- 1.1. To accommodate a transit-oriented development/high density residential mixed use node that creates a liveable "urban village" environment and generates an improved sense of place adjacent to Downtown and mass transit.

**2. Area of Application**

- 2.1. This Zone applies to some land located generally between 105 Avenue NW and 106 Avenue NW, and between 101 Street NW and 106 Street NW, as shown in Schedule "D" of the Bylaw adopting this Zone, Central McDougall.

**3. Uses****Residential Uses**

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

**Commercial Uses**

- 3.3. Centre City Temporary Parking
- 3.4. Food and Drink Service
- 3.5. Health Service
- 3.6. Indoor Sales and Service
- 3.7. Office
- 3.8. Parking Facility
- 3.9. Residential Sales Centre



**Community Uses**

- 3.10. Child Care Service
- 3.11. Community Service

**Sign Uses**

- 3.12. Fascia Sign
- 3.13. Freestanding Sign
- 3.14. Projecting Sign

**4. Additional Regulations for Specific Uses**

- 4.1. Commercial and Community Uses are only permitted when designed as an integral and secondary component of a Residential development, and must not be developed above the Ground Floor of a building.
  - 4.1.1. Despite the above, non-Residential Uses are permitted in buildings that existed prior to August 31, 2021.
- 4.2. A Community Service Use in the form of Religious Assemblies are only allowed where lawfully existing at the time of the passage of the Bylaw adopting this Zone.
- 4.3. Each Food and Drink Service Use is limited to 120 m<sup>2</sup> of Public Space.
- 4.4. Centre City Temporary Parking must comply with Section 6.120 of the Zoning Bylaw.
- 4.5. Child Care Services must comply with Section 6.40 of the Zoning Bylaw.
- 4.6. Home Based Businesses must comply with Section 6.60 of the Zoning Bylaw.
- 4.7. Lodging Houses and Supportive Housing must comply with Section 6.80 of the Zoning Bylaw.
- 4.8. Signs must comply with Section 6.90 of the Zoning Bylaw, including Subsection 5 of Section 6.90

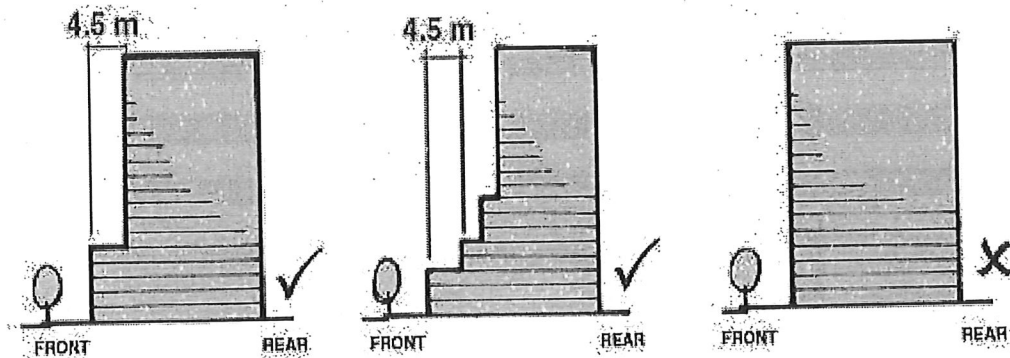
**5. Site and Building Regulations**

- 5.1. The maximum Height is 45.0 m.

- 5.2. The maximum Floor Area Ratio is 5.0, except that the Development Planner may use variance power to increase this maximum to 6.0 for developments with larger individual unit Floor Plates, and which comply with the Density regulations of this Zone.
- 5.3. The maximum Density is 500 Dwellings/ha.
- 5.4. No Setbacks are required from Streets or Abutting Sites.
  - 5.4.1. Where the Ground Floor of any development is designed for Commercial Uses, the Development Planner may allow a building Setback from the Street of up to 2.5 m, only to accommodate street related activities such as sidewalk cafés, colonnades, arcades, or plazas. The 2.5 m building Setback must not be used exclusively for Landscaping.
  - 5.4.2. Where the Ground Floor of any development is designed for Residential Uses, the Development Planner may allow a building Setback from the Street of up to 4.5 m, only to provide physical separation from the Abutting Street for the Dwellings provided this Setback accommodates patios, courtyards, terraces, or other private amenity space directly associated with the abutting Dwelling. The 4.5 m building Setback for Residential Uses must not be used exclusively for Landscaping.
- 5.5. A 2.0 m Setback is required from an Alley and must contain Landscaping to provide an improved appearance of the Alley.
- 5.6. There must be a minimum of 3 and a maximum of 5 Storeys of a building meeting the Setback requirements in Section 5.4 of this Zone, which will comprise the Podium. Any portion of a building exceeding a Height of 5 Storeys or 17.5 m must have a minimum 4.5 m Stepback from the Podium adjacent to the Street.

#### **Explanatory Note**

A 4.5 m Stepback between the front of the building and upper building storeys is intended to reduce the perceived mass of a building and promote the pedestrian scale of the street. The following graphic representation provides a possible conceptual application of this regulation for interpretive purposes.



- 5.7. All developments must provide a minimum 7.5 m building Setback from the Alley above the Podium level of the building.
- 5.8. All developments must provide a minimum 2.0 m building Setback from Abutting Sites above the Podium level of the building.

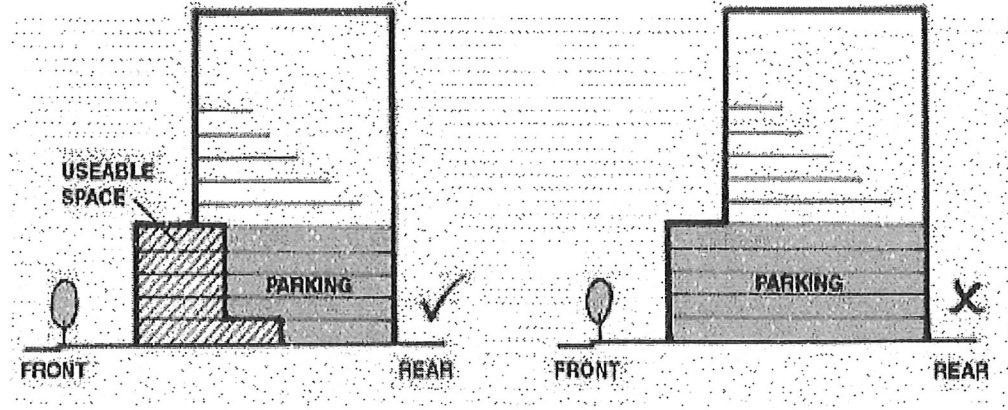
## 6. Design Regulations

- 6.1. Residential buildings with Commercial Uses on the ground floor must have access at ground level that is separate from the commercial premises.
- 6.2. All mechanical equipment, including roof mechanical units, must be concealed by screening in a manner compatible with the architectural character of the building or concealed by incorporating it within the building.
- 6.3. No portion of an above ground Parkade on the Ground Floor is allowed for a minimum depth of 10.0 m from any building Facade facing a Street.
- 6.4. No portion of an above ground Parkade above the Ground Floor of the Podium portion of a building is allowed for a minimum depth of 6.0 m from any building Facade facing a Street.

### Explanatory Note

Community identity, stability of ownership, and residential character all require that a relationship be developed between residents, businesses, and the neighbourhood. Minimum Setbacks for useable space, separating above ground parking from the front of a building, provides an opportunity for a range of building uses that bind people more fully to the community and thereby contribute to the character and identity of an area.

The following graphic representation provides a possible conceptual application of these regulations 6.3 and 6.4 for interpretive purposes.



- 6.5. Buildings must address all adjacent Streets, with individual entrances that are clearly visible to lend a sense of occupancy to the Street. Buildings on Corner Sites must address both Streets and must distinguish the Street intersection to give it prominence.
- 6.6. Where a Dwelling is provided at ground level Abutting a Street, the principal entrance to the Dwelling must have direct external access to the adjacent public sidewalk.
- 6.7. Where a Commercial Use is provided at ground level Abutting a Street, the principal entrance to the Use must have direct external access to the adjacent public sidewalk. A minimum of 50% of the Ground Floor portion of the Façade abutting a Street, must be comprised of clear, non-reflective glazing to promote pedestrian interaction and safety.
- 6.8. At least 80% of the floor elevation of the Ground Floor must be no higher than 1.0 m above the mean Grade of the adjacent public sidewalk, at the property line.
- 6.9. Any building with a single wall length greater than 15.0 m Abutting or visible from a Street must include design elements, materials, and articulation that reduce the perceived mass of the building Façade and add architectural interest.
- 6.10. Blank walls (with or without windows) of an above ground Parkade must not be developed adjacent to, or visible from, any Street.

- 6.11. The finishing of the Podium portion of any development must consist of materials such as glass and glazed window wall systems, brick, stone, architectural concrete, and/or precast coloured concrete.
- 6.12. The use of stucco as a finishing material is not permitted on the Podium portion of any development. The use of stucco on the Tower portion of any development is limited to a maximum of 15% of the exterior surface area of the Tower.
- 6.13. Where Commercial Uses are developed on the Ground Floor of a building, weather protection in the form of a canopy at least 2.0 m wide or any other method suitable to the architectural style of the building or street theme, must be provided one Storey above sidewalk level to provide a comfortable environment for pedestrians.
- 6.14. The Development Planner, in consultation with the Heritage Planner, must ensure that development within the Podium portion of any development immediately adjacent to the A. MacDonald Building complements the colour and materials of the historic buildings, which is a designated Municipal Historic Resources.
- 6.15. Main building entrances for any Use must be designed for universal accessibility. Level changes from the sidewalk to entrances of buildings must be minimized. Sidewalk furniture and other elements must be located out of the travel path to ensure they are not obstacles to building access.
- 6.16. The upper two to four Storeys of high rise buildings must step back from the lower levels of the Tower portion of the building and provide distinctive shaping or sculpting of the roof line to contribute to a unique and interesting skyline.
- 6.17. Where feasible, developments should provide gardens or patios on the top of the podium level and building rooftops to improve rooftop aesthetics and provide additional amenity space.

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

- 7.1. Access to Parking Areas or Parkades must be from an Abutting Alley. If no Abutting Alley is present, access may be taken from an Abutting Street, to the satisfaction of the Development Planner in consultation with the City department responsible for transportation services. However, in no instance can access be taken from 105 Avenue NW or 105 Street NW.
- 7.2. No Surface Parking Lots are permitted Abutting any Street.

- 7.3. Bike Parking must be provided at a minimum rate of one Bike Parking Space per Dwelling.
- 7.4. Passenger Drop-off:
  - 7.4.1. Passenger pick-up and drop-off spaces located on-Site must be located so as to provide for safe and efficient movement of vehicles onto and from the Site and within the Site.
  - 7.4.2. Passenger pick-up and drop-off spaces must be a minimum of 7.0 m in length and a minimum of 2.6 m in width when oriented parallel to the flow of traffic and must be a minimum of 5.5 m deep and a minimum of 2.6 m in width when oriented perpendicular to the flow of traffic. Where the flow of traffic is perpendicular to the flow of traffic, circulation drive aisles must be a minimum of 7.0 m wide.
  - 7.4.3. At the time of Development Permit application, provision must be made, to the satisfaction of the Development Planner in consultation with the City department responsible for transportation services, for pedestrians that are being dropped off or picked up to safely enter and exit the Site.

## **8. Landscaping, Lighting and Amenity Area Regulations**

- 8.1. No Amenity Area is required.
- 8.2. Development on a Site must incorporate functional and decorative lighting to enhance the appearance of the building during the winter months, and, if applicable, to provide additional lighting for the 105 Avenue NW corridor.

## **9. Other Regulations**

- 9.1. Prior to the issuance of a Development Permit, except for Development Permits for demolition or Sings, additional Environmental Site Assessment work, an Environmental Risk Management Plan and Remedial Action Plan, as required by the Development Planner, must be submitted and reviewed to the satisfaction of the Development Planner in consultation with the City department responsible for environmental planning. The Development Planner must impose any Development Permit conditions necessary, prior to the release of the drawings for Building Permit review, to ensure that the Site is suitable for the full range of Uses contemplated in the Development Permit application.

- 9.2. Site and building layouts must include design elements that take the principles of Crime Prevention Through Environmental Design (CPTED) into consideration. The Development Planner may, at their discretion, require a CPTED assessment prepared in accordance with Section 5.110 of the Zoning Bylaw to confirm this has been done to their satisfaction.
- 9.3. Buildings must be designed through their massing and location, to avoid adverse microclimatic effects such as wind tunnelling, snow drifting, rain sheeting, shadowing, and loss of sunlight, both on and off-Site. The Development Planner may require the submission of a Wind Impact Assessment, and/or a Sun Shadow Impact Study to determine that proposed development achieves these objectives.

## **10. Public Improvements and Contributions**

- 10.1. If requested by the Development Officer as a means of implementing direction of a Redevelopment Levy for Parkland Acquisition from the North Edge Area Redevelopment Plan, the owner must submit a market value appraisal for the subject Site at the time of the submission of a Development Permit application for the purposes of determining the amount of the redevelopment levy that applies to the Site. The appraisal will estimate the market value of the subject Site, based on the highest and best use of the land, as if vacant, and with the effective date of valuation being within 30 days of Development Permit application. The appraisal report must be reviewed and accepted by the Development Planner in consultation with the City department responsible for land sales and appraisals. The redevelopment levy must be an amount representing 8% of the estimated market value of the Site, as if vacant, and must be paid to the City of Edmonton as a condition of the approval of a Development Permit. All redevelopment levies collected will be used to fund the acquisition of public parks space as identified in the North Edge Area Redevelopment Plan.
- 10.2. The owner is responsible for the costs of the required streetscape improvements to the portion(s) of road right(s)-of-way Abutting a Site (from private property line to the new curb) that are identified by the 105 Avenue Corridor Study, and/or identified by the City. These costs must be paid to the City of Edmonton as a condition of the approval of a Development Permit. These streetscaping improvements may include, but are not limited to, new sidewalks, streetlights, boulevard landscaping, boulevard trees, street furniture, and/or the relocation of utilities underground.

- 10.3. Where applicable, the Site plan submitted with a Development Permit application must indicate the coordination between development on the subject Site and the adjacent 105 Avenue NW corridor, in accordance with the 105 Avenue Corridor Study.
- 10.4. The owner, when deemed necessary, is responsible for analyzing a portion of the sewer system affected by the development Site to determine sewer servicing and upgrading requirements to the satisfaction of the Development Planner in consultation with the City department responsible for drainage services. In addition, costs for relocating/abandoning sewer lines as a result of Street/Alley closures will be the responsibility of the owner.



**SCHEDULE "O"**

**DIRECT CONTROL ZONE (DC)**

**1. Purpose**

- 1.1. To accommodate a business residential mixed use node that creates a compatible and diverse mixture of residential, office, and commercial land uses at a human scale with a built form that has a strong relationship to the street and accommodates pedestrian activity along the 105 Avenue Multi-use Trail Corridor.

**2. Area of Application**

- 2.1. This Zone applies to some land located generally between 105 Avenue NW and 106 Avenue NW, and between 106 Street NW and 117 Street NW; on the south side of 105 Avenue NW west of 117 Street NW; and between 106 Avenue NW and 107 Avenue NW, between 116 Street NW and 117 Street NW; as shown in Schedule "E" of the Bylaw adopting this Zone, Central McDougall and Queen Mary Park.

**3. Uses**

**Residential Uses**

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

**Commercial Uses**

- 3.3. Cannabis Retail Store
- 3.4. Centre City Temporary Parking
- 3.5. Custom Manufacturing
- 3.6. Food and Drink Service

- 3.7. Health Service
- 3.8. Indoor Sales and Service
- 3.9. Major Indoor Entertainment
- 3.10. Minor Indoor Entertainment
- 3.11. Office
- 3.12. Residential Sales Centre

**Community Uses**

- 3.13. Child Care Service
- 3.14. Community Service
- 3.15. Library
- 3.16. School

**Sign Uses**

- 3.17. Fascia Sign
- 3.18. Freestanding Sign
- 3.19. Projecting Sign

**4. Additional Regulations for Specific Uses**

- 4.1. A Community Service Use in the form of Religious Assemblies are only allowed where lawfully existing at the time of the passage of the Bylaw adopting this Zone.
- 4.2. Major Indoor Entertainment is limited to cultural exhibits or other similar activities.
- 4.3. Each Food and Drink Service Use is limited to 120 m<sup>2</sup> of Public Space.
- 4.4. Cannabis Retail Stores must comply with Section 6.30 of the Zoning Bylaw.
- 4.5. Centre City Temporary Parking must comply with Section 6.120 of the Zoning Bylaw.

- 4.6. Child Care Services must comply with Section 6.40 of the Zoning Bylaw.
- 4.7. Home Based Businesses must comply with Section 6.60 of the Zoning Bylaw.
- 4.8. Lodging Houses and Supportive Housing must comply with Section 6.80 of the Zoning Bylaw.
- 4.9. Signs must comply with Section 6.90 of the Zoning Bylaw, including Subsection 5 of Section 6.90.

## **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. No Setbacks are required from Streets or Abutting Sites.
  - 5.4.1. Where the Ground Floor of any development is designed for Commercial Uses, the Development Planner may allow a building Setback from the Street of up to 2.5 m, only to accommodate street related activities such as sidewalk cafés, colonnades, arcades, or plazas. The 2.5 m building Setback must not be used exclusively for Landscaping.
  - 5.4.2. Where the Ground Floor of any development is designed for Residential Uses, the Development Planner may allow a building Setback from the Street of up to 4.5 m, only to provide physical separation from the Abutting Street for the Dwellings provided this Setback accommodates patios, courtyards, terraces, or other private amenity space directly associated with the abutting Dwelling. The 4.5 m building Setback for Residential Uses must not be used exclusively for Landscaping.
- 5.5. A 2.0 m Setback is required from an Alley and must contain Landscaping to provide an improved appearance of the Alley.

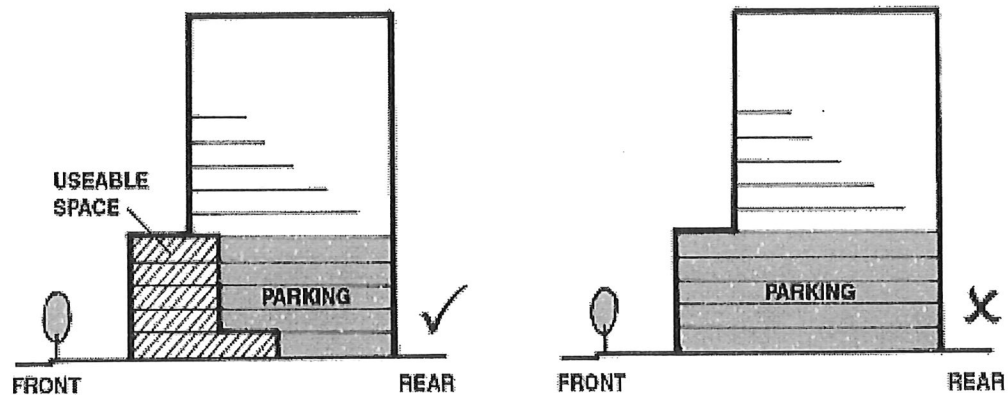
## **6. Design Regulations**

- 6.1. Residential buildings with Commercial Uses on the ground floor must have access at ground level that is separate from the commercial premises.

- 6.2. All mechanical equipment, including roof mechanical units, must be concealed by screening in a manner compatible with the architectural character of the building or concealed by incorporating it within the building.
- 6.3. All buildings must include design elements such as, but not limited to, articulation of the Facade, the use of recessions and projections such as canopies, bay windows, and entrance features, and architectural features such as cornices, sign bands, pilasters, and parapets to reduce the perceived mass of the building, add architectural interest, and to promote the pedestrian scale of the Abutting Street.
- 6.4. No portion of an above ground Parkade on the Ground Floor is allowed for a minimum depth of 10.0 m from any building Facade facing a Street.
- 6.5. No portion of an above ground Parkade above the Ground Floor of the Podium portion of a building is allowed for a minimum depth of 6.0 m from any building Facade facing a Street.

### Explanatory Note

Community identity, stability of ownership, and residential character all require that a relationship be developed between residents, businesses, and the neighbourhood. Minimum Setbacks for useable space, separating above ground parking from the front of a building, provides an opportunity for a range of building uses that bind people more fully to the community and thereby contribute to the character and identity of an area. The following graphic representation provides a possible conceptual application of these regulations 6.4 and 6.5 for interpretive purposes.



- 6.6. Buildings must address all adjacent Streets, with individual entrances that are clearly visible to lend a sense of occupancy to the Street. Buildings on Corner Sites must address both Streets and must distinguish the Street intersection to give it prominence.
- 6.7. Where a Dwelling is provided at ground level Abutting a Street, the principal entrance to the Dwelling must have direct external access to the adjacent public sidewalk.
- 6.8. Where a Commercial Use is provided at ground level Abutting a Street, the principal entrance to the Use must have direct external access to the adjacent public sidewalk. A minimum of 50% of the Ground Floor portion of the Façade abutting a Street, must be comprised of clear, non-reflective glazing to promote pedestrian interaction and safety.
- 6.9. At least 80% of the floor elevation of the Ground Floor must be no higher than 1.0 m above the mean Grade of the adjacent public sidewalk, at the property line.
- 6.10. Any building with a single wall length greater than 15.0 m Abutting or visible from a Street must include design elements, materials, and articulation that reduce the perceived mass of the building Façade and add architectural interest.
- 6.11. Blank walls (with or without windows) of an above ground Parkade must not be developed adjacent to, or visible from, any Street.
- 6.12. The finishing of the first 3 Storeys of any development must consist of materials such as glass and glazed window wall systems, brick, stone, architectural concrete, and/or precast coloured concrete.
- 6.13. The use of stucco as a finishing material is not permitted within the first 3 Storeys of any development. The use of stucco within the portion of any development above 3 Storeys is limited to a maximum of 15% of the exterior surface area of the portion of any development above 3 Storeys.
- 6.14. Where Commercial Uses are developed on the Ground Floor of a building, weather protection in the form of a canopy at least 2.0 m wide or any other method suitable to the architectural style of the building or street theme, must be provided one Storey above sidewalk level to provide a comfortable environment for pedestrians.

- 6.15. Main building entrances for any Use must be designed for universal accessibility. Level changes from the sidewalk to entrances of buildings must be minimized. Sidewalk furniture and other elements must be located out of the travel path to ensure they are not obstacles to building access.
- 6.16. Where feasible, developments should provide gardens or patios on the top of the podium level and building rooftops to improve rooftop aesthetics and provide additional amenity space.

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

- 7.1. Access to Parking Areas or Parkades must be from an Abutting Alley. If no Abutting Alley is present, access may be taken from an Abutting Street, to the satisfaction of the Development Planner in consultation with the City department responsible for transportation services. However, in no instance can access be taken from 105 Avenue NW, except where there is no Abutting Alley or Street other than 105 Avenue NW. Vehicular access from 105 Avenue NW must be in general conformance with the 105 Avenue Corridor Study and to the satisfaction of the Development Planner in consultation with the City department responsible for transportation services.
- 7.2. No Surface Parking Lots are permitted Abutting any Street.

## **8. Landscaping, Lighting and Amenity Area Regulations**

- 8.1. No Amenity Area is required.
- 8.2. Development on a Site must incorporate functional and decorative lighting to enhance the appearance of the building during the winter months, and, if applicable, to provide additional lighting for the 105 Avenue NW corridor.

## **9. Other Regulations**

- 9.1. Prior to the issuance of a Development Permit, except for Development Permits for demolition or Sings, additional Environmental Site Assessment work, an Environmental Risk Management Plan and Remedial Action Plan, as required by the Development Planner, must be submitted and reviewed to the satisfaction of the Development Planner in consultation with the City department responsible for environmental planning. The Development Planner must impose any Development

Permit conditions necessary, prior to the release of the drawings for Building Permit review, to ensure that the Site is suitable for the full range of Uses contemplated in the Development Permit application.

- 9.2. Site and building layouts must include design elements that take the principles of Crime Prevention Through Environmental Design (CPTED) into consideration. The Development Planner may, at their discretion, require a CPTED assessment prepared in accordance with Section 5.110 of the Zoning Bylaw to confirm this has been done to their satisfaction.
- 9.3. Buildings must be designed through their massing and location, to avoid adverse microclimatic effects such as wind tunnelling, snow drifting, rain sheeting, shadowing, and loss of sunlight, both on and off-Site. The Development Planner may require the submission of a Wind Impact Assessment, and/or a Sun Shadow Impact Study to determine that proposed development achieves these objectives.

## **10. Public Improvements and Contributions**

- 10.1. If requested by the Development Planner as a means of implementing direction of a Redevelopment Levy for Parkland Acquisition from the North Edge Area Redevelopment Plan, the owner must submit a market value appraisal for the subject Site at the time of the submission of a Development Permit application for the purposes of determining the amount of the redevelopment levy that applies to the Site. The appraisal will estimate the market value of the subject Site, based on the highest and best use of the land, as if vacant, and with the effective date of valuation being within 30 days of Development Permit application. The appraisal report must be reviewed and accepted by the Development Planner in consultation with the City department responsible for land sales and appraisals. The redevelopment levy must be an amount representing 8% of the estimated market value of the Site, as if vacant, and must be paid to the City of Edmonton as a condition of the approval of a Development Permit. All redevelopment levies collected will be used to fund the acquisition of public parks space as identified in the North Edge Area Redevelopment Plan.
- 10.2. The owner is responsible for the costs of the required streetscape improvements to the portion(s) of road right(s)-of-way Abutting a Site (from private property line to the new curb) that are identified by the 105 Avenue Corridor Study, and/or identified by the City. These costs must be


paid to the City of Edmonton as a condition of the approval of a Development Permit. These streetscaping improvements may include, but are not limited to, new sidewalks, streetlights, boulevard landscaping, boulevard trees, street furniture, and/or the relocation of utilities underground.

- 10.3. Where applicable, the Site plan submitted with a Development Permit application must indicate the coordination between development on the subject Site and the adjacent 105 Avenue NW corridor, in accordance with the 105 Avenue Corridor Study.
- 10.4. The owner, when deemed necessary, is responsible for analyzing a portion of the sewer system affected by the development Site to determine sewer servicing and upgrading requirements to the satisfaction of the Development Planner in consultation with the City department responsible for drainage services. In addition, costs for relocating/abandoning sewer lines as a result of Street/Alley closures will be the responsibility of the owner.



**SCHEDULE "P"**



 Existing surface parking lots within the areas subject to rezoning

**SCHEDULE “Q”****6.120 Centre City Temporary Parking****1. Application**

- 1.1. Centre City Temporary Parking must only be located within the boundary shown in Appendix I.
- 1.2. Despite Section 7.40, General Development Regulations in Part 5 and any development regulations of the underlying Zone, do not apply to Centre City Temporary Parking, except as noted in Section 6.120.

**2. General Regulations**

- 2.1. Development Permits for Centre City Temporary Parking are no longer valid after June 30, 2033.
- 2.2. Despite Subsection 2.1, where the Centre City Temporary Parking Lot is Hard Surfaced in accordance with Subsection 3.9.2, the permit is no longer valid after June 30, 2036.
- 2.3. Development must be completed within 18 months of the date of issuance of the Development Permit.
- 2.4. Development Permits for Centre City Temporary Parking must not be issued after June 30, 2026.

**3. Parking Design Regulations**

- 3.1. The following Subsections of Section 5.80 apply to Centre City Temporary Parking:
  - 3.1.1. Subsection 1;
  - 3.1.2. Subsection 5, excluding Subsections 5.3, 5.4, 5.7, 5.8, 5.9;
- 3.2. Vehicle access must be from an Alley where the Site Abuts an Alley, except that:
  - 3.2.1 an existing vehicle access from a Street may be permitted without a variance where the Development Planner, in consultation with the City department responsible for transportation planning, determines that the access is safe and compatible with the Abutting Street.
- 3.3. The minimum Setback Abutting a Street is 2.0 m.
- 3.4. Surface Parking Lots must be designed to:

- 3.4.1. include adequate, safe, and convenient:
  - 3.4.1.1. vehicle access;
  - 3.4.1.2. provisions for pedestrians and active mobility users;
  - 3.4.1.4. Drive Aisles; and
  - 3.4.1.5. ramps,to the satisfaction of the Development Planner in consultation with the City department responsible for transportation planning; and
- 3.4.2. include stormwater drainage facilities or provide stormwater retention or detention facilities to the satisfaction of the Development Planner in consultation with the City department responsible for drainage planning.
- 3.5. For Sites with a width or depth greater than 54.0 m, Pathways must be provided within the Surface Parking Lot so that there is no more than 54.0 m between Pathways.
- 3.6. All Sites must provide a Pathway through the Landscaped Setback Area Abutting a Street to connect the Surface Parking Lot to adjacent sidewalks.
- 3.7. Pathways must have a minimum width of 1.8 m and must be free from obstructions for the full width and length of the Pathway.
- 3.8. Despite the definition of Pathways, Pathways may be surfaced in accordance with Subsection 3.9.1 where the maximum duration of the validity of a Development Permit is in accordance with Subsection 2.1.
- 3.9. Surface Parking Lots must be:
  - 3.9.1. surfaced with hard-packed gravel using a well-graded material with a maximum aggregate particle size of 40 mm; or
  - 3.9.2. Hard Surfaced.
- 3.10. Each Barrier-free parking space must be:
  - 3.10.1. located Abutting a 2.4 m wide access space in which no parking is permitted;
  - 3.10.2. located adjacent to a Pathway or sidewalk;
  - 3.10.3. marked by a vertically mounted Sign; and

3.10.4. demarcated with a painted line where the Surface Parking Lot is Hard Surfaced.

3.11. The minimum number of Barrier-free parking spaces must comply with Table 3.11:

Table 3.11. Minimum Number of Barrier-free Parking Spaces		
Subsection	Number of Provided Parking Spaces	Barrier-free Parking Spaces
3.11.1.	2-10	1
3.11.2.	11-25	2
3.11.3.	26-50	3
3.11.4.	51-100	4
3.11.5.	For each additional increment of 100 or part thereof	1 additional space

3.12. A lighting plan must be submitted as part of a Development Permit application, and comply with Subsection 3 of Section 5.120.

#### **4. Landscaping Regulations**

4.1. The following Subsections of Section 5.60 apply to Centre City Temporary Parking:

4.1.1. Subsection 1;

4.1.2. Subsection 2, excluding Subsection 2.1;

4.1.3. Subsection 8;

4.1.4. Subsection 10, excluding Subsections 10.1 and 10.7; and

4.1.5. Subsection 11.

4.2. The requirement for Landscaping must be a condition of a Development Permit.

4.3. A minimum of 1 tree and 4 shrubs per 20.0 m<sup>2</sup> of total Setback area must be provided, except:

4.3.1 the Development Planner may approve a development that does not provide the minimum number of trees and shrubs, if the development provides low impact development (LID) installations that include plantings, to the satisfaction of the

Development Planner in consultation with the City departments responsible for lot grading, drainage and landscaping.

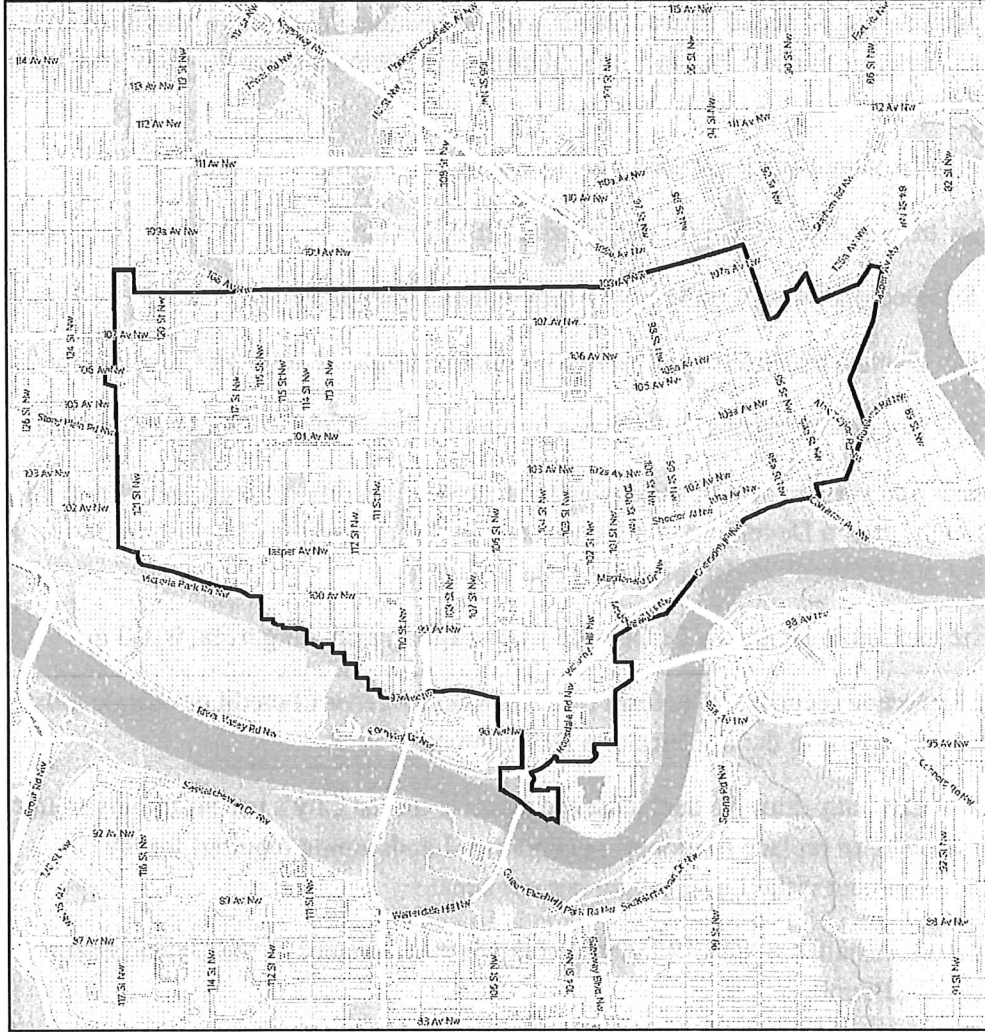
- 4.4. Landscaping provided in accordance with Subsection 4.3 must be provided along the perimeter of Surface Parking Lots Abutting Streets to enhance the view and soften the edge.
- 4.5. Only deciduous trees are permitted in a Setback Abutting a Street.
- 4.6 New trees and shrubs must comply with the following:
  - 4.6.1. Deciduous trees must have a minimum Caliper of 50 mm.
  - 4.6.2. Deciduous shrubs must have a minimum Height of 300 mm (5 gallon pot).
  - 4.6.3. Coniferous shrubs must have a minimum spread of 450 mm (5 gallon pot).
- 4.7. Trees and shrubs must be maintained in a healthy condition for a minimum of 24 months after a Development Planner determines, at the time of landscape inspection, that the required Landscaping has been installed.
- 4.8. The maximum Height of Fences and Landscaping, excluding trees, is 1.0 m.
- 4.9. A landscape security in the form of an irrevocable letter of credit or cheque must be provided prior to the issuance of a Development Permit.
- 4.10. The City may draw on the landscape security for the City's use absolutely to install, maintain, or replace improperly maintained Landscaping required for the development if the Landscaping has not been:
  - 4.10.1. installed within 18 months of the date of issuance of the Development Permit; or
  - 4.10.2. maintained in a healthy condition for a minimum of 24 months after the Landscaping has been determined to be installed in compliance with Subsection 10.5 of Section 5.60.

All expenses incurred by the City to renew or draw upon the security must be reimbursed by the property owner to the City by payment of an invoice or from the landscape security.

#### **Appendix I: Centre City Temporary Parking Boundary**



# Appendix I: Centre City Temporary Parking Boundary



Centre City Temporary Parking Boundary

