

Bylaw 21089

A Bylaw to amend Charter Bylaw 20001, as amended,
The Edmonton Zoning Bylaw
Amendment No. 201

WHEREAS Units 1-18, Condominium Plan 1623758; Plan 1520533 Blk 3 Lots 1-3; Plan 1820193 Blk 3 Lots 4A & 4B; Plan 1621452 Blk 4 Lot 6; Plan 1620984 Blk 4 Lot 5; and Plan 1521954 Blk 4 Lot 3; located at 6251C, 201-211 6271, 6251, 6255, 6259, 6263, 6267, 6275, 6279, 6283, 6291, 6287, 6231, 6203, 6135, 6125, and 6103 - Andrews Loop SW; 3445, 3485, and 3515 Allan Drive SW, Ambleside, Edmonton, Alberta, are specified on the Zoning Map as Direct Control Zone (DC1.17494); and

WHEREAS an application was made to rezone the above described properties to Direct Control Zone (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 Units 1-18, Condominium Plan 1623758; Plan 1520533 Blk 3 Lots 1-3; Plan 1820193 Blk 3 Lots 4A & 4B; Plan 1621452 Blk 4 Lot 6; Plan 1620984 Blk 4 Lot 5; and Plan 1521954 Blk 4 Lot 3; located at 6251C, 201-211 6271, 6251, 6255, 6259, 6263, 6267, 6275, 6279, 6283, 6291, 6287, 6231, 6203, 6135, 6125, and 6103 - Andrews Loop SW; 3445, 3485, and 3515 Allan Drive SW, Ambleside, Edmonton, Alberta, which lands are shown on the sketch plan attached as Schedule "A", from Direct Control Zone (DC1.17494) to Direct Control Zone (DC).
2. The uses and regulations of the aforementioned DC Zone are annexed hereto as Schedule "B".

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

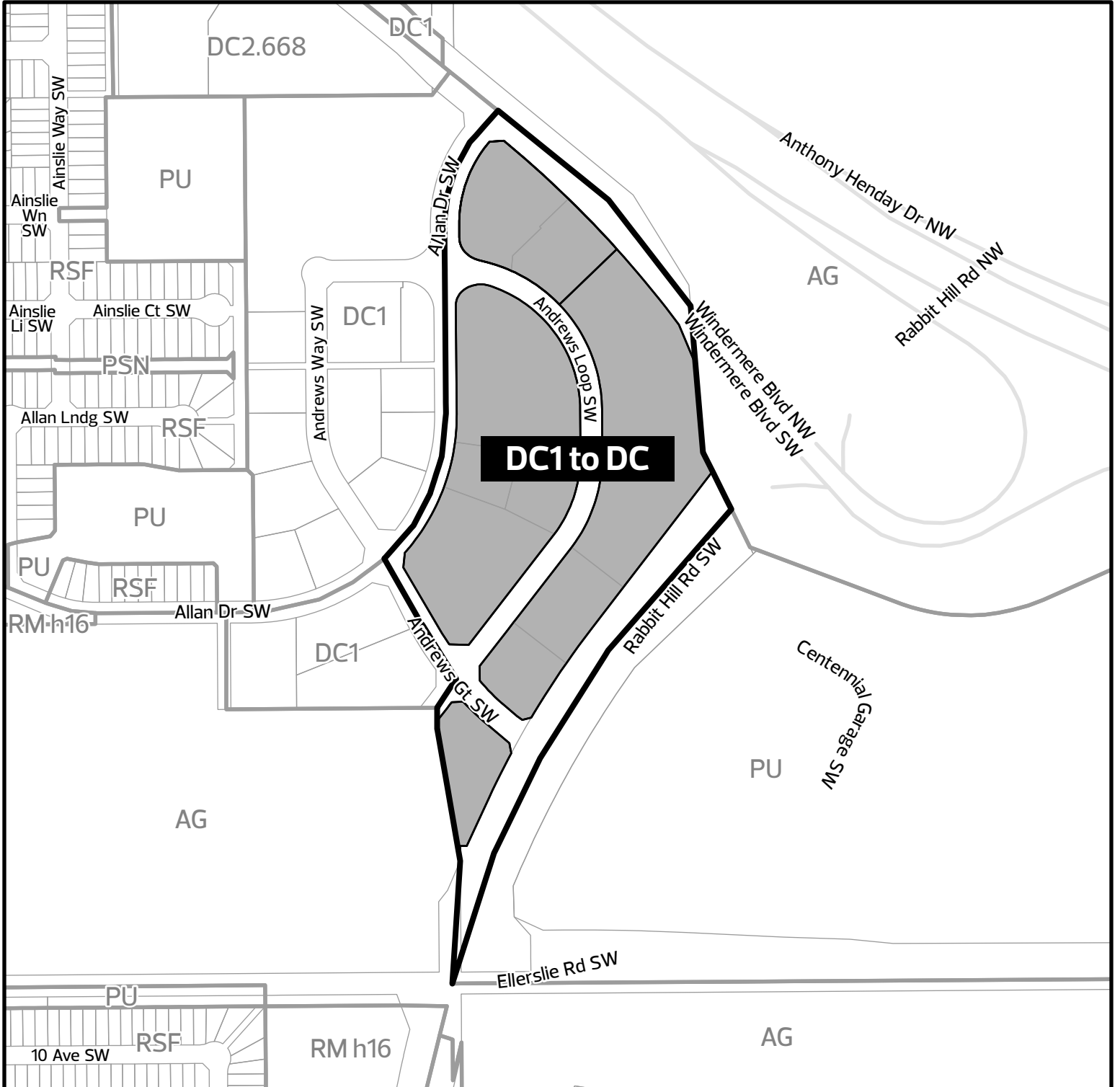
READ a first time this	day of	, A. D. 2025;
READ a second time this	day of	, A. D. 2025;
READ a third time this	day of	, A. D. 2025;
SIGNED and PASSED this	day of	, A. D. 2025.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

BYLAW 21089



 DC1 to DC



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

- 1.1. To accommodate the development of a range of business employment Uses with potential for limited commercial and service type Uses for servicing the greater neighbourhood. This Zone allows the opportunity for the development of high-rise buildings, which may be designed in a stand-alone or mixed-use format for Hotel and Office developments, together with ancillary and complementary commercial Uses. This Zone provides development controls and urban design regulations and guidelines to establish a high quality urban environment to ensure that the development is well integrated with the adjacent Ambleside commercial and residential areas, and to create an aesthetic and architecturally appealing development adjacent to Windermere Boulevard.

2. Area of Application

- 2.1. This Zone applies to Units 1-18, Condominium Plan 1623758; Plan 1520533 Blk 3 Lots 1-3; Plan 1820193 Blk 3 Lots 4A & 4B; Plan 1621452 Blk 4 Lot 6; Plan 1620984 Blk 4 Lot 5; and Plan 1521954 Blk 4 Lot 3, containing approximately 9.1 ha, west of Rabbit Hill Road and north of Ellerslie Road SW, Ambleside, as shown on Schedule "A" of the Bylaw adopting this Zone, Ambleside. Should the Site be further subdivided, this Zone must carry forward to the newly created parcels of land.

3. Uses

The areas for the following uses are identified on Appendix I.

Area "A"**Basic Service Uses**

- 3.1. Heath Care Facility
- 3.2. Minor Utility

Commercial Uses

- 3.3. Bar
- 3.4. Food and Drink Service
- 3.5. Health Service
- 3.6. Hotel

- 3.7. Indoor Sales and Service
- 3.8. Liquor Store
- 3.9. Major Indoor Entertainment
- 3.10. Minor Indoor Entertainment
- 3.11. Office

Community Uses

- 3.12. Child Care Services
- 3.13. Community Service
- 3.14. Park
- 3.15. Special Event

Sign Uses

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

Area “B”

Basic Service Uses

- 3.20. Minor Utility
- 3.21. Recycling Drop-off Centre

Commercial Uses

- 3.22. Custom Manufacturing
- 3.23. Food and Drink Service
- 3.24. Health Service
- 3.25. Indoor Sales and Service
- 3.26. Minor Indoor Entertainment
- 3.27. Office
- 3.28. Outdoor Sales and Service
- 3.29. Vehicle Support Service

Community Uses

- 3.30. Child Care Services

- 3.31. Community Service
- 3.32. School
- 3.33. Park
- 3.34. Special Event

Industrial Uses

- 3.35. Minor Industrial

Sign Uses

- 3.36. Fascia Sign
- 3.37. Freestanding Sign
- 3.38. Portable Sign
- 3.39. Projecting Sign

Area “C”

Basic Service Uses

- 3.40. Minor Utility
- 3.41. Recycling Drop-off Centre

Commercial Uses

- 3.42. Food and Drink Service
- 3.43. Health Service
- 3.44. Indoor Sales and Service
- 3.45. Liquor Store
- 3.46. Minor Indoor Entertainment
- 3.47. Office
- 3.48. Outdoor Sales and Service
- 3.49. Vehicle Support Service

Community Uses

- 3.50. Community Service
- 3.51. Park
- 3.52. Special Event

Industrial Uses

- 3.53. Crematorium
- 3.54. Minor Industrial

Sign Uses

- 3.55. Fascia Sign
- 3.56. Freestanding Sign
- 3.57. Portable Sign
- 3.58. Projecting Sign

Area “D”

Basic Service Uses

- 3.59. Minor Utility
- 3.60. Recycling Drop-off Centre

Commercial Uses

- 3.61. Food and Drink Service
- 3.62. Health Service
- 3.63. Indoor Sales and Service
- 3.64. Liquor Store
- 3.65. Minor Indoor Entertainment
- 3.66. Office
- 3.67. Outdoor Sales and Service
- 3.68. Vehicle Support Service

Community Uses

- 3.69. Community Service
- 3.70. Park
- 3.71. Special Event

Industrial Uses

- 3.72. Crematorium
- 3.73. Minor Industrial

Sign Uses

- 3.74. Fascia Sign
- 3.75. Freestanding Sign
- 3.76. Portable Sign
- 3.77. Projecting Sign

4. Additional Regulations for Specific Uses

- 4.1. The following Uses in Area ‘B’, ‘C’, and ‘D’ must be designed as an integral component of a Hotel or Office Use and must not have direct public access from the outside of the building:
 - 4.1.1.1. Indoor Sales and Service;
 - 4.1.1.2. Liquor Store;
 - 4.1.1.3. Major Indoor Entertainment; and
 - 4.1.1.4. Food and Drink Service.
- 4.2. Despite 4.1., in Area ‘C’, an Indoor Sales and Service may be developed as an integral component of a Vehicle Support Service.
- 4.3. Food and Drink Service Uses with Drive-through Services will not be located in Area ‘B’, ‘C’, and ‘D’.
- 4.4. Signs must comply with Section 6.90 of the Zoning Bylaw, including Subsection 6 of Section 6.90.
- 4.5. A Comprehensive Sign Design Plan and Schedule must be submitted, consistent with the overall intent of Section 6.90, including Subsection 6 of Section 6.90 of the Zoning Bylaw prior to the approval of any development permit.
- 4.6. Signs must be designed to reflect an aesthetically pleasing and cohesive approach to complement the architectural features of all buildings.
- 4.7. Individual business identification Signs located on the Façades of buildings must be similar in proportion, construction materials and placement. The design, scale and placement of Signs must not be obtrusive or detract from the overall appearance of the development and must have regard to the scale of the buildings on the Site and to the distance of the building Setback.

- 4.8. Directional Signs must be provided for wayfinding information at critical locations relating to tenants, pedestrian movement, Parking Areas, loading zones, pick up areas, entrances, exits and Amenity Areas.
- 4.9. Movement and brightness of Signs must be designed to minimize light pollution and visual intrusion on surrounding residential properties.
- 4.10. Vehicle Support Services and Uses with Drive-through Services must comply with Section 6.110 of the Zoning Bylaw and the following:
 - 4.10.1. Drive-through Service windows must be oriented away from any Yard Abutting a Street or private roadway and placed, where feasible, at the rear of the building;
 - 4.10.2. The design, finishing and siting of such development must achieve a compatible relationship with surrounding development and a high standard appearance when viewed from adjacent Streets and private roadways; and
 - 4.10.3. Landscaping must be used to screen and soften the impact of a Drivethrough Service window.
- 4.11. The maximum Floor Area for Indoor Sales and Service is 500m² per individual establishment, except that:
 - 4.11.1. The maximum Floor Area for warehouse sales establishments used for wholesale or retail sales of a limited range of bulky goods is 2,500 m² per individual establishment.

5. Site and Building Regulations

- 5.1. The minimum Site Frontage is 30.0 m.
- 5.2. Any development with a building Height greater than 23.0 m must be in a Podium and Tower configuration and comply with the following:
 - 5.2.1. The maximum Podium Height is 14.0m.
 - 5.2.2. The Podium must include design elements that create a pedestrian oriented built form, such as but not limited to, articulation around entrance ways, roof treatment, Setbacks and Stepbacks in the building mass, building articulation, and the architectural treatment of the facades.

- 5.2.3. The Podium must incorporate weather protection in the form of a wide canopy or any other architectural element on Facades wherever active commercial Frontages exist.
- 5.2.4. Towers must be differentiated from the Podium, but must reinforce some of the design details, materials, and architectural expression from the Podium.
- 5.2.5. The minimum Tower Stepback from the front Podium wall is 3.0 m.
- 5.2.6. The minimum distance between non-residential Towers is 20.0m.
- 5.2.7. The minimum distance between a residential Tower and any other Tower is 25.0 m.

5.3. Maximum Height and Maximum Floor Area			
Subsection	Area	Maximum Height	Maximum Floor Area Ratio
5.3.1.	Area A	60.0 m	3.0
5.3.2.	Area B	18.0 m	1.5
5.3.3.	Area C	18.0 m	1.5
5.3.4.	Area D	22.0m	2.5

6. Landscaping, Lighting and Amenity Area Regulations

- 6.1. A minimum Landscaped Yard of 6.0m must be provided Abutting Windermere Boulevard and Rabbit Hill Road and 3.0m along any other Street or private roadway.
- 6.2. A detailed Landscape Plan completed by a qualified landscape professional must be submitted in accordance with Section 5.60 of the Zoning Bylaw, prior to the approval of any Development Permit. The Landscape Plan must include pedestrian connection and fencing details, exterior lighting and street furniture elements, pedestrian seating areas, varied sizes and species of new plantings.
- 6.3. Despite Section 5.60 of the Zoning Bylaw, all Landscaped Yards must contain minimum plantings as outlined in the following:

- 6.3.1. One tree for each 17.5 m² and one shrub for each 10.0 m² of any required Yard or Setback at Grade; and
- 6.3.2. One tree for each 17.5 m² and one shrub for each 7.5 m² of required Landscaped islands. In no case will there be less than one tree per required Landscaped island.
- 6.4. Notwithstanding Section 5.60 of the Zoning Bylaw, all planting must conform to the following:
 - 6.4.1. Despite Section 5.60, Subsection 6.1.5, the total ratio of deciduous to coniferous trees and shrubs may exceed the 50:50 split once the minimum landscaping requirement has been met.
 - 6.4.2. 100% of required deciduous trees must be a minimum 60 mm Caliper; and
 - 6.4.3. 75% of required coniferous trees must be a minimum of 2.5 m in Height and 25% must be a minimum 3.5 m in Height.
- 6.5. The Development Planner must require that streetscape enhancements be applied to ensure cohesiveness with the overall area. Streetscape enhancements include including street trees, Fencing, pedestrian scaled lighting, street furniture and other amenities.
- 6.6. Landscaping must be used to highlight major circulation patterns, pedestrian Pathways and to provide cohesiveness to the overall development.
- 6.7. Landscaping must complement the overall Area and include a combination of plant material that provides visual interest with a variety of colour and texture throughout the year to enhance the appearance during winter months.
- 6.8. Landscaping must be used to soften the building form, through Landscaping treatments may include one or a combination of tree and shrub planting, water features, railings, curbs, low walls, fences, berms, walkways, Amenity Areas and public art.
- 6.9. Landscaping along Rabbit Hill Road must contribute to breaking up the Façade of building walls, and the enhancement of views and screening of Surface Parking Lots and service areas from adjacent Streets and private roads.

7. Design Regulations

- 7.1. A detailed urban design narrative must be submitted as part of the Development Application addressing the following Design Regulations:
 - 7.1.1. Development must be designed to incorporate variations in building design to avoid repetition and a uniformed design approach.
 - 7.1.2. Any canopies must be designed and finished in a manner consistent with the design and finishing of the principal building.
 - 7.1.3. Design techniques including, but not limited to, the use of sloped roofs, variations in building setbacks and articulation of building Facades must be utilized to minimize the perception of massing of the building when viewed from adjacent Sites and Streets.
 - 7.1.4. Building Facades must include design elements, finishing materials and variations that will reduce any perceived mass and linearity of large buildings and add architectural interest. At the Development Permit stage, coloured elevation plans and a detailed materials list must be submitted.
 - 7.1.5. The roof line of buildings must consist of sloped roofs of varying pitches which may be finished in any combination of metal, wood shakes, asphalt shingles, clay tiles, or roof materials having a similar texture and appearance or flat roofs where they are concealed by parapet walls that include articulation and use of design elements that are in harmony with the principal architectural theme that reduce any perceived mass and linearity of large buildings and add architectural interest.
 - 7.1.6. To reduce any perceived mass and linearity of large buildings and add architectural interest, the exterior finishing materials must incorporate vertical elements using a combination of brick, stone or other masonry materials, concrete, stucco, glazing or siding, having a similar character, with wood or metal trim, having regard to the objective of ensuring that the development is of a high quality and complementary theme. Abrupt and excessive differences in scale of adjacent buildings must be minimized through transitional building treatment.
 - 7.1.7. Priority must be placed on design elements and Façade enhancements, particularly to the first and second levels of buildings to create a

pedestrian friendly environment. Lower floors must be articulated to add variety, interest and a human scale dimension. Recommended design elements include placement of windows to allow for viewing into the building by pedestrians; transparency of windows; wall niches; entrance features; street furniture; canopies and features that lend visual interest and create a human scale.

7.1.8. Smaller buildings must incorporate complementary materials and architectural detailing to be consistent with the larger buildings.

7.1.9. Functional and decorative lighting must be provided within the development to enhance the appearance of the Site and buildings. Any building backing on to Anthony Henday Drive or fronting onto Windermere Boulevard must use Architectural Elements for building corners

7.1.10. The massing of building walls greater than 15.0 m in length must be reduced through architectural elements such as columns, ribs, pilasters or piers, changes in plane (e.g. recesses and projections), changes in building finishes, materials, and textures, or features that create an identifiable pattern.

7.1.11. Building entrances must be readily identifiable by using design elements such as distinctive materials and colours, human scale architecture, recessing, canopies, awnings, overhangs, articulation, projections and columns.

7.2. Pedestrian Environment

7.2.1. The development must create a pedestrian friendly environment, which may include, but not limited to, a combination of:

- 7.2.1.1. Entrance feature(s);
- 7.2.1.2. Pedestrian/directional signage;
- 7.2.1.3. Outdoor seating areas;
- 7.2.1.4. Canopies;
- 7.2.1.5. Landscaping and street furniture;
- 7.2.1.6. Convenient access to parking;
- 7.2.1.7. Public art; or,
- 7.2.1.8. Small parks, squares, plazas and/or greens.

- 7.2.2. Development within the Site must ensure that the design of the pedestrian environment is safe, comfortable, convenient, and visually attractive.
- 7.2.3. Pedestrian Pathways to building entrances, amenities and transit must be convenient, safe and well lit, with special paving or Landscaping to define connections.
- 7.2.4. Internal pedestrian corridors must connect buildings and Uses to Amenity Area(s) and adjacent Uses, transit stops, Windermere Boulevard and Allan Drive, shared pathways, and the adjacent commercial and residential areas. Connections from the building main entrances to bus stops on Allan Drive must be direct, well defined and follow natural desire lines for pedestrians. These connections must be to the satisfaction of the Development Planner in collaboration with the City department responsible for transportation planning;
- 7.2.5. A minimum 1.8 m Pathway with boulevard Landscaping must be provided on at least one side of internal roadways connecting internal pedestrian corridors throughout the Site to the satisfaction of the Development Planner in consultation with the City department responsible for transportation services

8. Parking, Loading, Storage and Access Regulations

- 8.1. Parking must be provided in accordance with Section 5.80 of the Zoning Bylaw.
- 8.2. Internal private roads and perimeter Streets must be tree lined and lit with appropriate lighting.
- 8.3. Sidewalks in Area 'A' must be provided immediately adjacent and in front of buildings and main entrances at a minimum of 3.0 m in width. Sidewalks in Areas 'B', 'C' and 'D' must be provided immediately adjacent and in front of buildings and main entrances at a minimum of 2.0 m in width.
- 8.4. Surface Parking Lots must be designed to minimize the number of Drive Aisle interruptions and minimize pedestrian and vehicular conflict.
- 8.5. Landscape Buffers must be used to enhance the appearance and screen Parking Areas adjacent to Windermere Boulevard and Rabbit Hill Road. Landscape Buffers may include berms, Landscaping, or other similar screening features.

- 8.6. Stand-alone above-ground Parkades are not permitted.
- 8.7. Above-ground Parkades must be designed to minimize visual impact by using materials and architectural elements similar to adjacent facades.
- 8.8. Above-ground Parkades must not front onto Windermere Boulevard.
- 8.9. Surface Parking Lots and loading, waste collections, storage, service, and display areas must not be located within a required Yard or Setback.
- 8.10. Loading, storage and waste collection areas must be located to the rear or sides of the principal building.
 - 8.10.1. Despite Subsection 8.6, waste collection areas for non-residential Uses in the form of containers with underground or semi-underground waste containment areas may be located in front of principal buildings in Parking Area islands.

9. Other Regulations

- 9.1. Barrier-free design principles must be used to guide the design of all buildings and public facilities, ensuring a high degree of accessibility and inclusion.

Appendix 1

