

Bylaw 21131

A Bylaw to amend Charter Bylaw 20001, as amended,
The Edmonton Zoning Bylaw
Amendment No. 221

WHEREAS the lands shown on Schedule “A”, “B”, and “C”, and legally described as portions of SW-19-52-25-4, portions of NW-19-52-25-4, and Plan 1421367 Blk 1 Lot 1; located at 2050 - Glastonbury Boulevard NW, 6841 - Winterburn Road NW, 3131 - Granville Drive NW, 7003 - Winterburn Road NW, 7231 - Winterburn Road NW, Granville, Edmonton, Alberta, are specified on the Zoning Map as Direct Control Zone (DC1.15753), Small Scale Flex Residential Zone (RSF), Small-Medium Scale Transition Residential Zone (RSM h12.0), and Medium Scale Residential Zone (RM h16.0); and

WHEREAS an application was made to rezone the above described properties to two Direct Control Zones (DC) and General Commercial Zone (CG);

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 a portion of NW-19-52-25-4, located at 3131 - Granville Drive NW, Edmonton, Alberta, which lands are shown on the sketch plan attached as Schedule “A”, from Direct Control Zone (DC1.15753) and Small-Medium Scale Transition Residential Zone (RSM h12.0) 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 as Plan 1421367 Blk 1 Lot 1, and portions of NW-19-52-25-4, located at 3131 - Granville Drive NW, 7003 - Winterburn Road NW, 7231 - Winterburn Road NW, Granville, Edmonton, Alberta, which lands are shown on the sketch plan attached as Schedule “B”, from Direct Control Zone (DC1.15753) and Small-Medium Scale Transition Residential Zone (RSM h12.0) to Direct Control Zone (DC).

3. 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 portions of SW-19-52-25-4, located at 2050 - Glastonbury Boulevard NW, and 6841 - Winterburn Road NW, Granville, Edmonton, Alberta, which lands are shown on the sketch plan attached as Schedule "C", from Small Scale Flex Residential Zone (RSF) and Medium Scale Residential Zone (RM h16.0) to General Commercial Zone (CG).
4. The uses and regulations of the aforementioned DC Zone referenced in section 1 of this Bylaw are annexed hereto as Schedules "D".
5. The uses and regulations of the aforementioned DC Zone referenced in section 2 of this Bylaw are annexed hereto as Schedule "E".
6. 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.

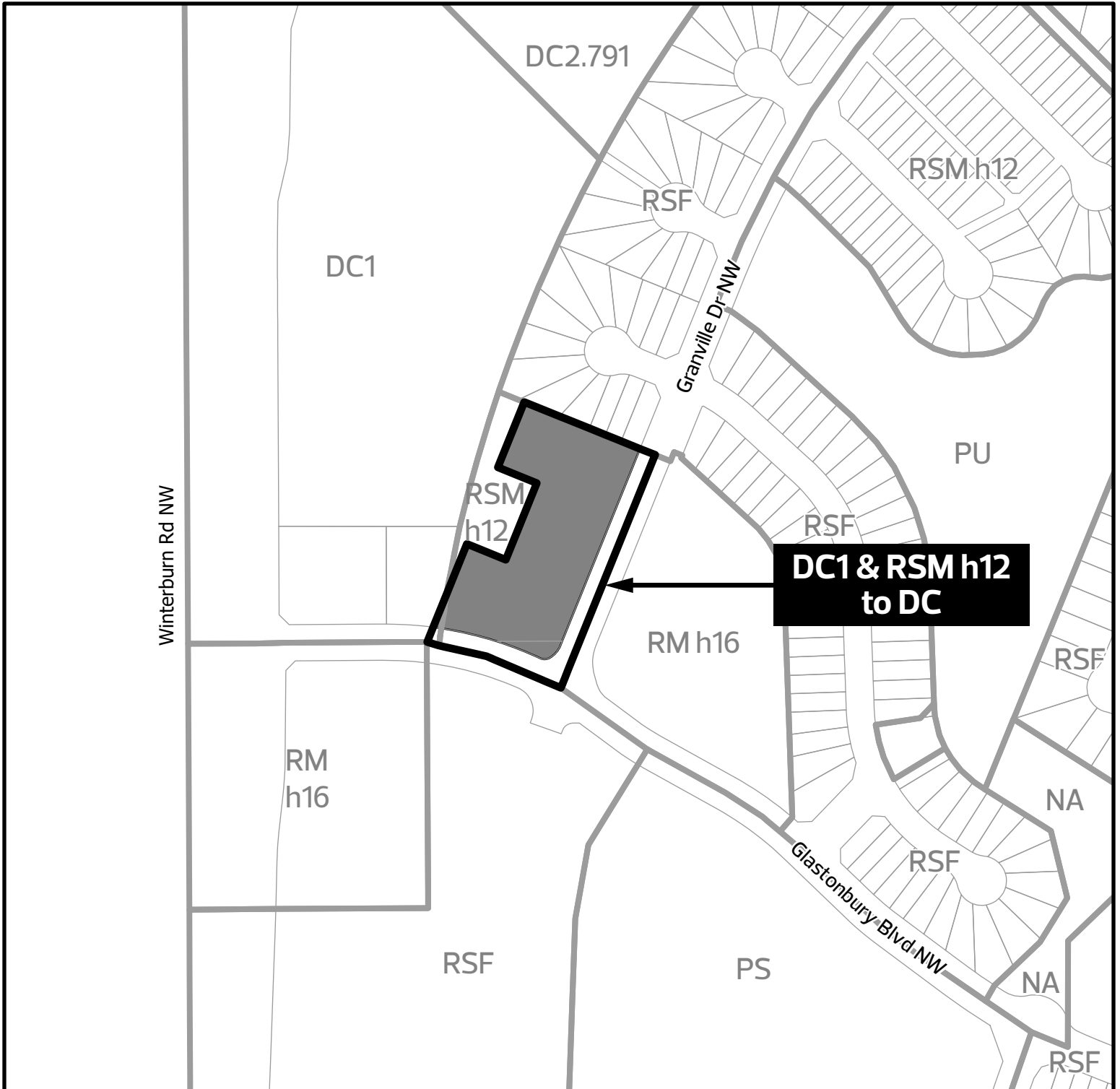
READ a first time this	day of	, A. D. 2025;
READ a second time this	day of	, A. D. 2025;
READ a third time this	day of	, A. D. 2025;
SIGNED and PASSED this	day of	, A. D. 2025.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

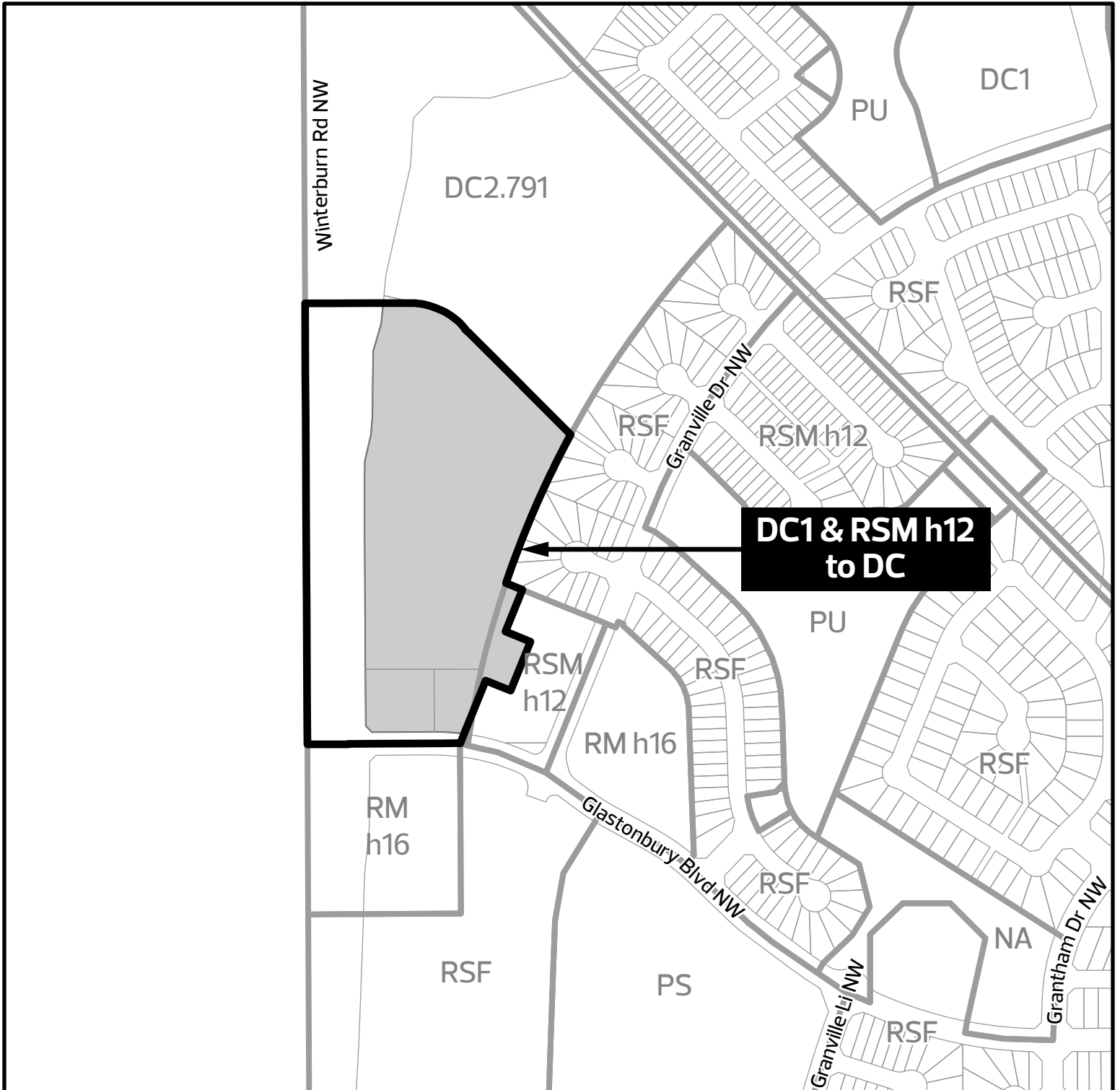
BYLAW 21131



DC1 & RSM h12 to DC



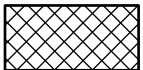
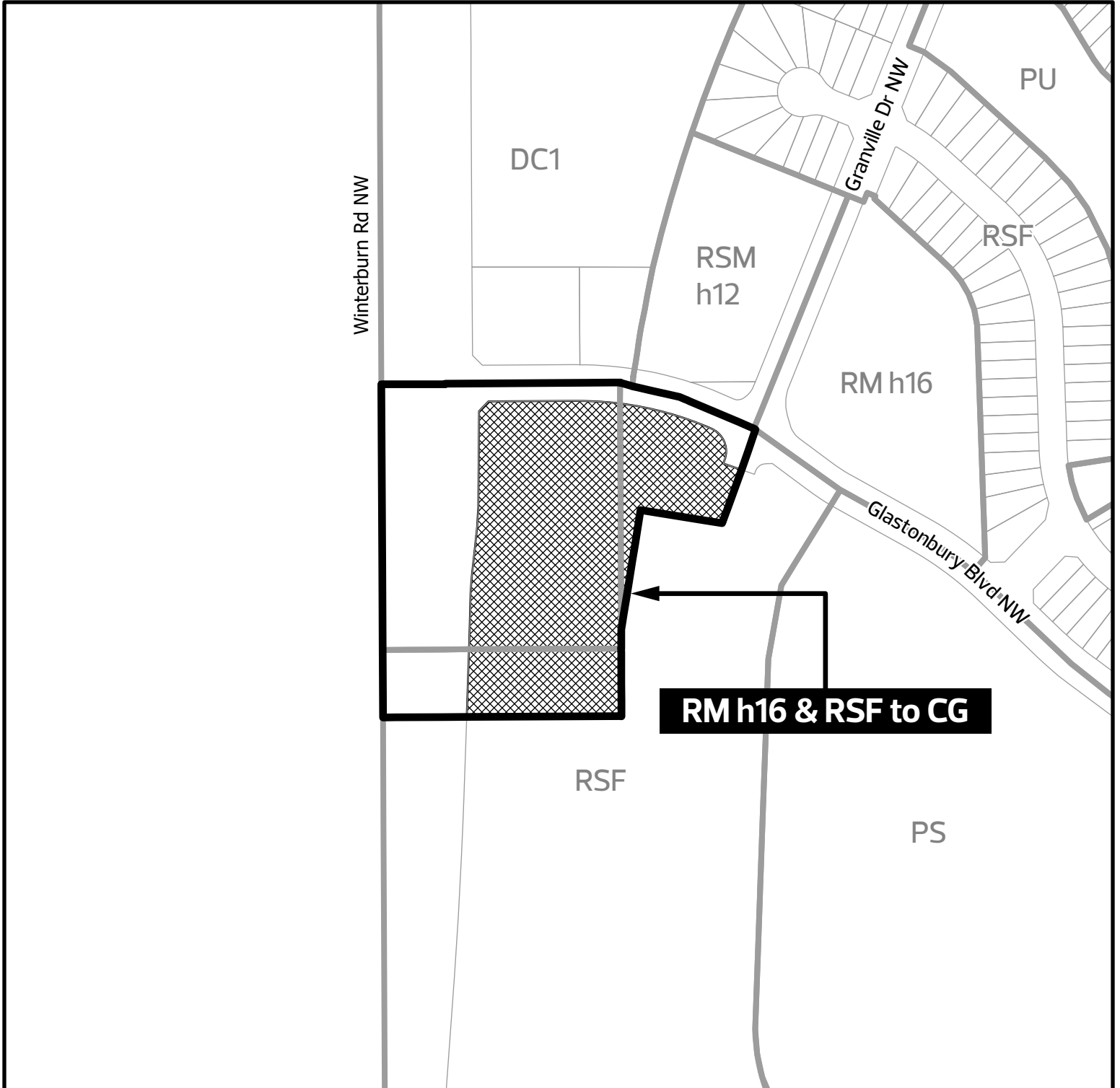
BYLAW 21131



DC1 & RSM h12 to DC



BYLAW 21131



RM h16 & RSF to CG



SCHEDULE “D”

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

- 1.1 To allow for two medium-rise apartment buildings that integrate appropriately with nearby single-detached housing and commercial land and include shared underground parking, providing housing variety in the Granville neighbourhood.

2. Area of Application

- 2.1 The Zone applies to a portion of NW-19-52-25-4, located north of Glastonbury Boulevard NW and west of Granville Drive NW as shown on Schedule “A” of the Bylaw adopting this Zone, Granville.

3. Uses**Residential Uses**

- 3.1 Home Based Business
- 3.2 Residential

Commercial Uses

- 3.3 Food and Drink Service
- 3.4 Health Service
- 3.5 Indoor Sales and Service
- 3.6 Minor Indoor Entertainment
- 3.7 Office
- 3.8 Residential Sales Centre

Community Uses

- 3.9 Child Care Services
- 3.10 Community Service
- 3.11 Park
- 3.12 Special Event

Agricultural Uses

- 3.13 Urban Agriculture

Sign Uses

- 3.14 Fascia Sign
- 3.15 Freestanding Sign
- 3.16 Portable Sign
- 3.17 Projecting Sign

4. Additional Regulations for Specific Uses

Commercial Uses

- 4.1 Commercial Uses must only be located on the Ground Floor of Residential buildings.
- 4.2 The maximum Floor Area is 300 m² per individual establishment.
- 4.3 Commercial Uses must not be permitted in any freestanding structure separate from a structure containing Residential Uses. The principal entrance to these Uses must be a separate, outside entrance.
- 4.4 Residential Sales Centres may be approved for a maximum of 5 years.

Agricultural Uses

- 4.5 Urban Agriculture must not be the only Use in a principal building.

Sign Uses

- 4.4 Signs are limited to On-premises Advertising.
- 4.5 Signs must comply with Subsections 3 and 4 of Section 6.90 of the Zoning Bylaw.

5. Site and Building Regulations

- 5.1 The Development must be in general conformance with the attached appendices.
- 5.2 The maximum Floor Area Ratio is 1.9.
- 5.3 The maximum number of Dwellings is 192.
- 5.4 The maximum Height is 23.0 m.
- 5.5 The minimum Setbacks must be as shown on Appendix 1 and as follows:
 - 5.5.1 18.0 m from the north Lot line;
 - 5.5.2 6.0 m from the east Lot line;
 - 5.5.3 4.5 m from the south Lot line; and
 - 5.5.4 4.5 m from the west Lot line.
- 5.6 The portions of the Parkade below ground level must not be subject to required Setbacks and can extend to all Lot lines, as shown in Appendix 2, provided there is sufficient soil capacity to support the required Landscaping above.

6. Design Regulations

Building Design Regulations

- 6.1 Where a building wall faces a Street or faces a Site in a residential Zone, the Facade must be articulated using 2 or more design techniques or features to minimize the perception of massing, eliminate large blank walls, and provide visual interest. Design techniques or features may include: variations in rooflines; vertical or horizontal building wall projection or recessions; visual breaks of building Facades into smaller sections; features such as windows, balconies, or porches; use of a combination of finishing materials; or other similar techniques or features.

Entrance Design Regulations

- 6.2 Main entrances must incorporate weather protection features in the form of canopies, awnings, overhangs, vestibules, recessed entrances or other architectural elements to provide all-season weather protection to pedestrians and to enhance the visibility of entrances.
- 6.3 All ground oriented Residential units facing Granville Drive NW and Glastonbury Boulevard NW, as shown on Appendix 1, must have an individual external entrances which are clearly visible and must have Pathway connections to the public sidewalk.
- 6.4 Sliding patio doors must not serve as the main entrance of a Dwelling.
- 6.5 Surface Parking Lots must not be located between any building and a Street, other than an Alley.

7. Parking, Loading, Storage and Access Regulations

- 7.1 Vehicle access must be from Granville Drive NW.
- 7.2 Parking Areas must be located in the general areas shown as a Surface Parking Lot in Appendix 1 or a below-ground Parkade, as shown in Appendix 2
- 7.3 Bike Parking Space must be provided in accordance with the Zoning Bylaw.
- 7.4 Despite Section 7.3, Bike Parking Space may be provided in the form of stacked bike parking.
- 7.5 Waste collection areas must in general conformance with Appendix 1 and be designed to the satisfaction of the Development Planner in consultation with the departments responsible for waste management services and transportation.

8. Landscaping Regulations

- 8.1 Despite Section 5.60, Subsection 4.1.1 of the Zoning Bylaw, the development must have a minimum of 80 trees and 160 shrubs in the Setback areas shown in Appendix 1.
- 8.2 A Landscape Plan prepared by a registered AALA landscape architect must be submitted with a Development Permit application for new building construction and must include:
 - 8.2.1. a plant material palette that provides a variety of colours and textures to create seasonal interest particularly during the winter months;
 - 8.2.2. a mix of hard and soft landscaping elements;
 - 8.2.3. the incorporation of native or drought-tolerant species into the Landscaping design; and
 - 8.2.4. a mix of seating areas such as benches and picnic tables.
- 8.3 Landscaping must be provided in areas that do not interfere with entrances, patios, or Public Pathways. Given the presence of an underground Parkade, landscaping design must consider soil depth limitations, and plant species must be selected accordingly.

9. Other Regulations

- 9.1 The building's entrances must be connected to City sidewalks through 1.8 m internal Pathways as shown on Appendix 1.
- 9.2 1.8 m Public Pathway connections, including lighting, must be provided between internal Public Pathways and the commercial site to the west as shown on Appendix 3.
- 9.3 Public Pathways on the Site must align with Public Pathways on the adjacent commercial Site to the west, as shown on Appendix 3, and this connection between Sites must be unobstructed. No barriers, such as fencing, curbs, landscaping or Grade changes are allowed where the Public Pathways meet the adjacent commercial Site to the west.
- 9.4 Crosswalks and curb ramps are required where Public Pathways on the Site, as shown on Appendix 3, cross Drive Aisles to the satisfaction of the Development Planner in consultation with the department responsible for transportation.
- 9.5 Pedestrian barriers, such as fencing, over 1.0 m in Height are prohibited along the east and north sides of CRU 10, located west of the Site, as shown in Appendix 3.
- 9.6 Prior to the issuance of the Development Permit for construction of the principal building, a Wind Impact Study must be submitted for review. The Development must incorporate design features to minimize adverse microclimatic effects such as wind tunneling, snow drifting, rain sheeting both on and off Site, consistent with the recommendations of the Wind Impact Study to the satisfaction of the Development Planner.
- 9.7 Site and building layouts must include design elements that take the principles of

Crime Prevention Through Environmental Design (CPTED) into consideration. These elements may include, but are not limited to, elements that allow for natural surveillance, increase sightlines and use; and high quality interior and exterior lighting. The physical layout and landscaping must reduce the vulnerability of pedestrians by avoiding areas of concealment or entrapment such as: long public corridor spaces, stairwells, or other movement predictors; avoiding landscaping hazards such as: unpruned trees, rocks that can be thrown, or blind corners; and by locating parking areas close to building access points and using wayfinding mechanisms. The Development Planner may require a Crime Prevention Through Environmental Design assessment prepared by a qualified security consultant, and may apply conditions to the approval of the Development Permit based on the recommendations of the CPTED assessment to promote a safe physical environment.

10. Public Improvements and Contributions

- 10.1 Prior to Development Permit, the owner must enter into an Agreement with the City of Edmonton for off-site improvements necessary to serve the development, such improvements to be constructed at the owner's cost, to the satisfaction of the Development Planner in consultation with Subdivision and Development Coordination (Transportation). The Agreement process includes an engineering drawing review and approval process. Improvements to be addressed in the Agreement include, but are not limited to, the following:
 - 10.1.1 modification of the 215 / Glastonbury Boulevard intersection, including but not limited to, pavement marking modifications at the east approach to include two outbound lanes;
 - 10.1.2 removal of the existing western egress (right-out) on Glastonbury Boulevard and restoration of curb and gutter, sidewalk, and boulevard;
 - 10.1.3 construction of the first two urban lanes of 215 Street from Hope Road to south of 62 Avenue. Construction must include the entire intersection of 215 Street and Hope Road and any required turning bays;
 - 10.1.4 construction of a shared pathway on the east side of 215 Street from Hope Road to 62 Avenue;
 - 10.1.5 installation of traffic signal at the 215 Street/ 62 Avenue Intersection; and
 - 10.1.6 installation of necessary parking restrictions signage on both sides of Glastonbury Boulevard between 215 Street and Granville Drive.
- 10.2 The drainage systems required to service the development, including off-site improvements and on-site stormwater management, must be in general conformance with the Drainage Servicing Report or alternatives consistent with the intent of the Drainage Servicing Report to the satisfaction of the Development Planner in consultation with the department responsible for drainage). Such improvements are to be constructed at the owner's cost.

GENERAL PROJECT INFORMATION

LEGAL DESCRIPTION:
QUADRANT NW, SECTION 19, TOWNSHIP 52, RANGE 25

MUNICIPAL ADDRESS:
3131 GRANVILLE DRIVE
EDMONTON, AB

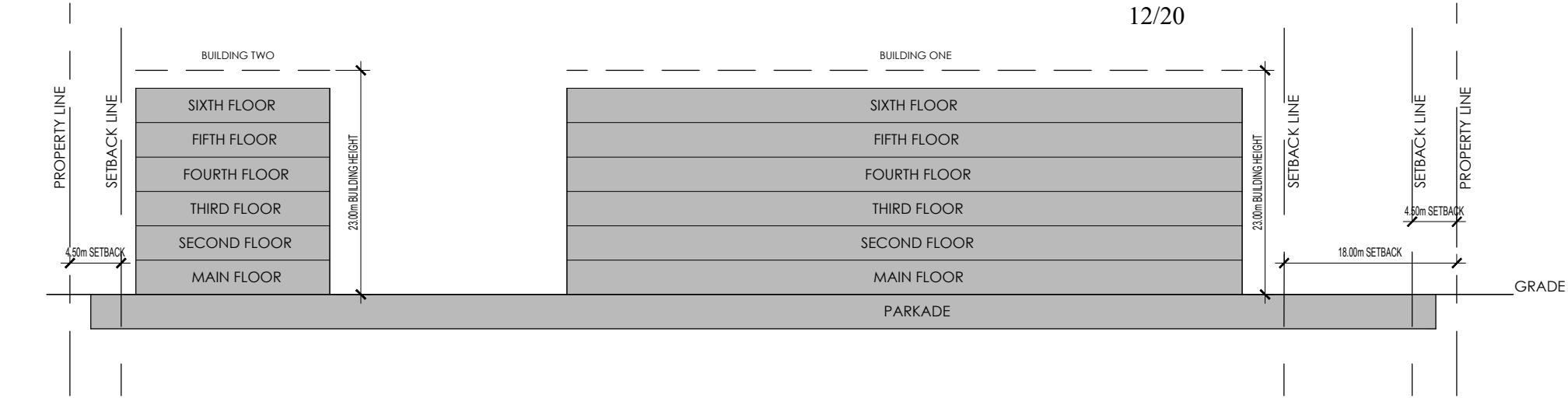
SITE AREA:
9,482.14 m² (102,065 ft²) (2.343 acres) (0.948 ha)

MINIMUM SETBACKS:

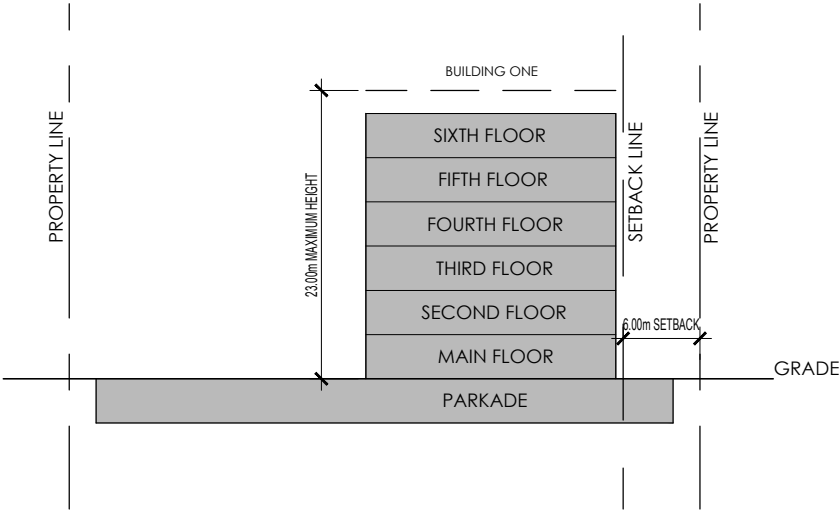
NORTH BUILDING SETBACK: 18.0m(59.0')
EAST SETBACK: 6.0m(19.84')
SOUTH SETBACK: 4.5m(14.76')
WEST SETBACK: 4.5m(14.76')



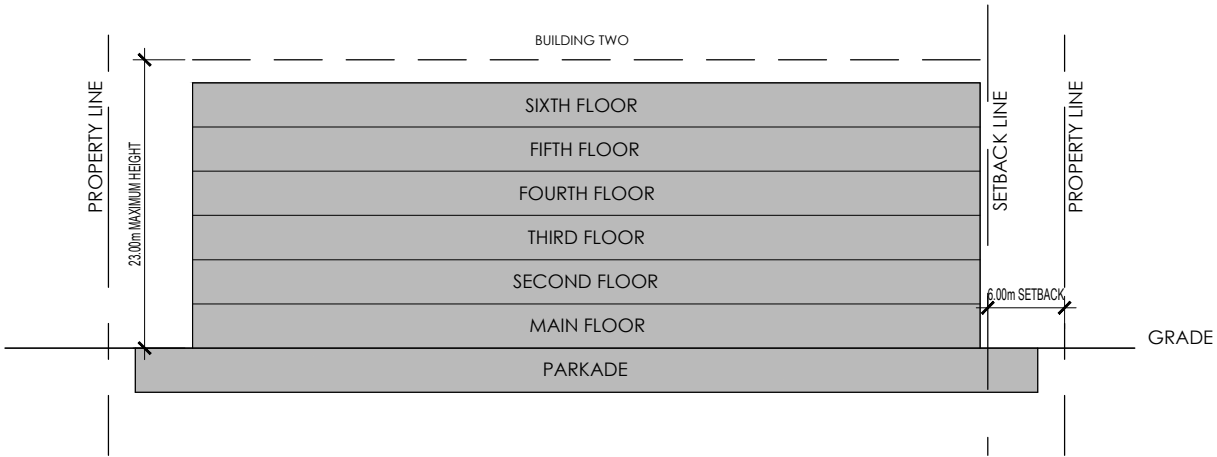
APPENDIX 1 - SITE PLAN



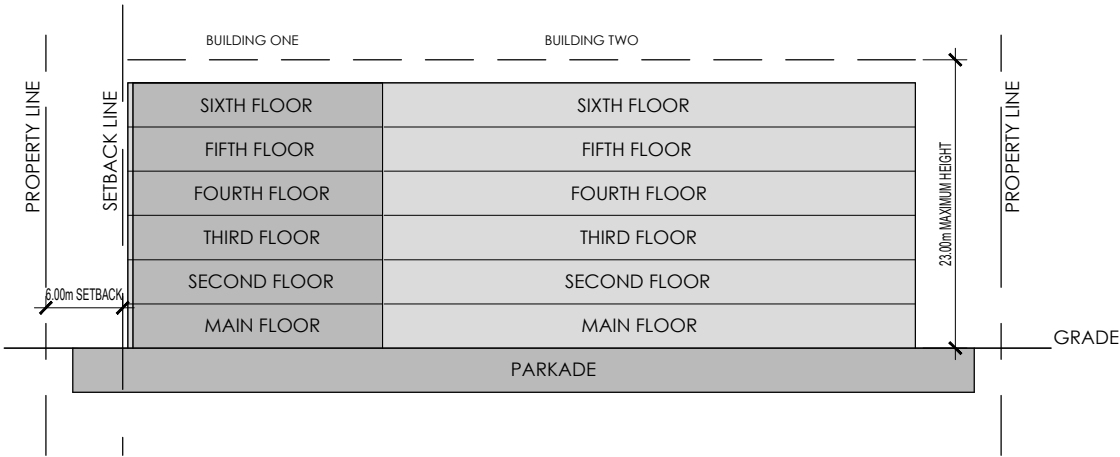
WEST ELEVATION



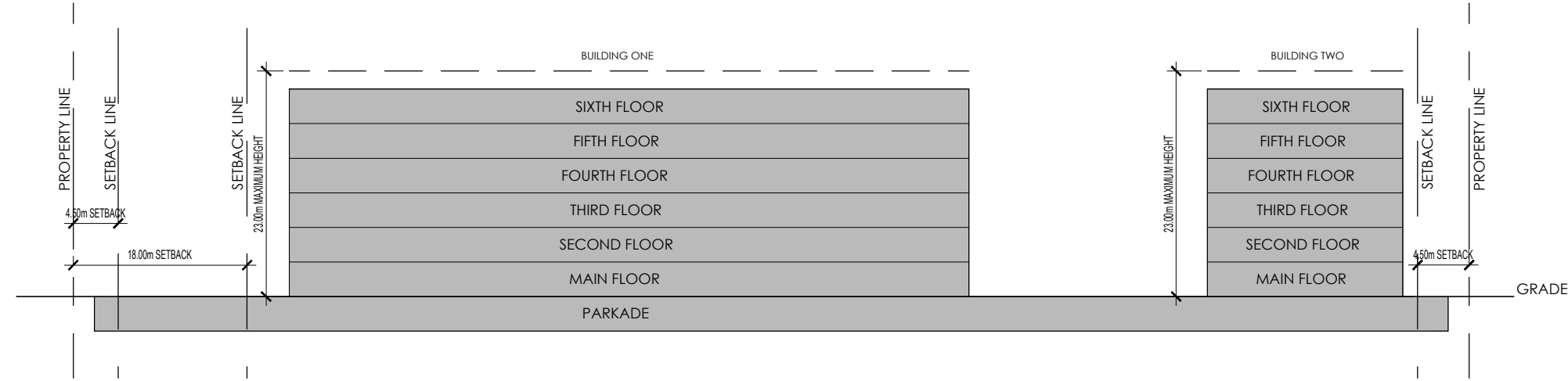
SOUTH ELEVATION - BUILDING 1



SOUTH ELEVATION - BUILDING 2

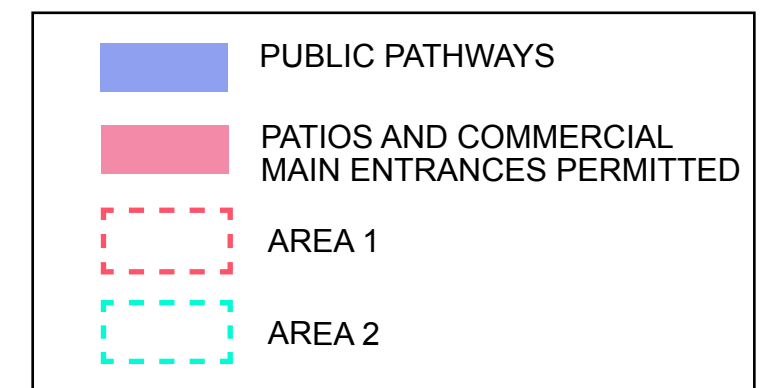
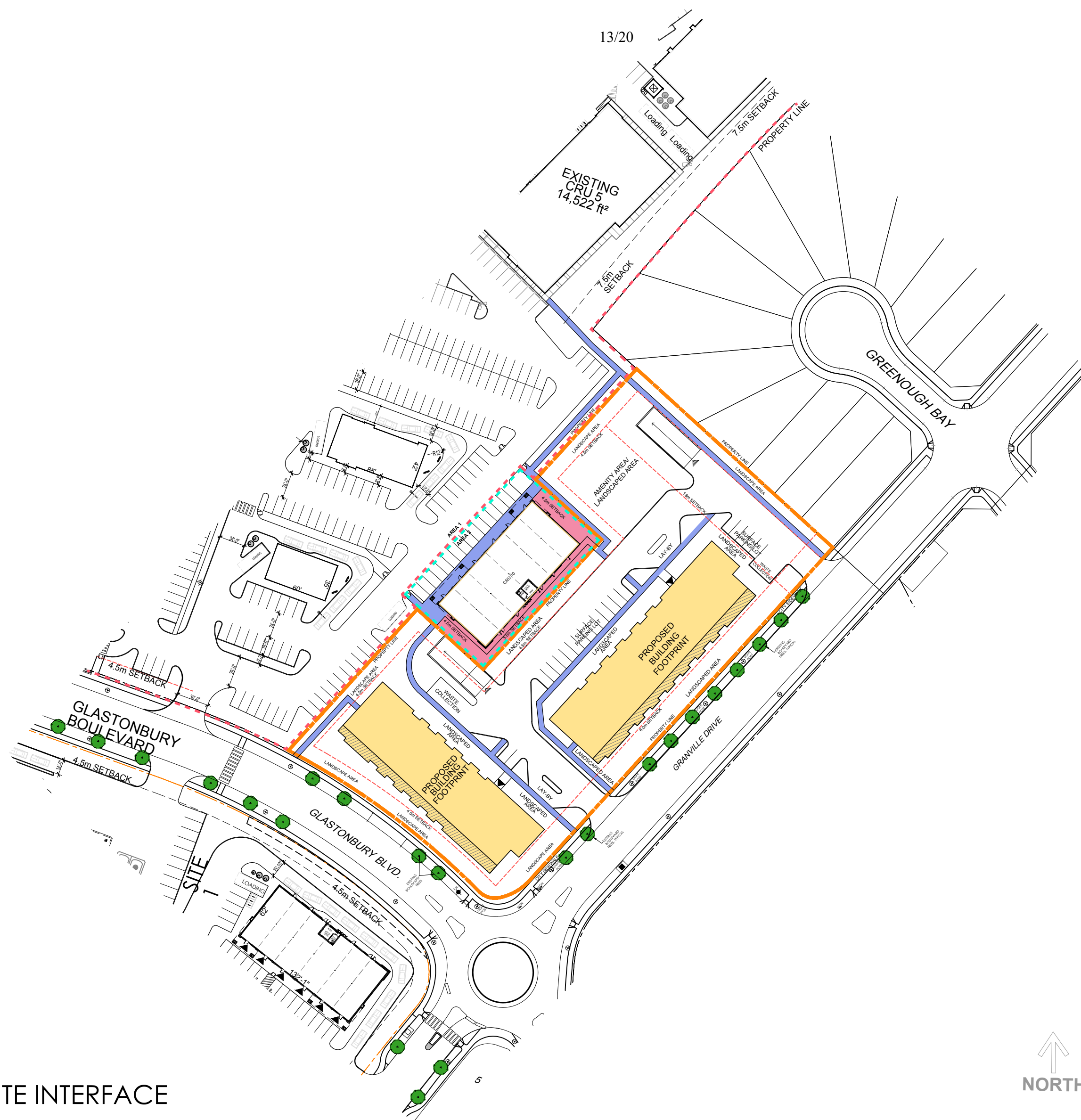


NORTH ELEVATION



EAST ELEVATION

APPENDIX 2 - ELEVATIONS



SCHEDULE “E”

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

- 1.1 To accommodate a range of commercial uses intended to serve a community and/or regional trade area, with low intensity commercial, office and service uses, and for businesses requiring sites in a location with good visibility and accessibility along, or adjacent to, major public roadways. Direct Control regulations will ensure compatibility with residential land uses located to the east and a higher standard of appearance.

2. Area of Application

- 2.1 This Zone applies to a portion of NW-19-52-25-4 and Plan 1421367 Blk 1 Lot 1, located north of Glastonbury Boulevard NW and east of Winterburn Road NW as shown on Schedule “B” of the Bylaw adopting this Zone, Granville.

3. Uses**Commercial Uses**

- 3.1 Bar
- 3.2 Cannabis Retail Store
- 3.3 Food and Drink Service
- 3.4 Health Service
- 3.5 Hotel
- 3.6 Indoor Sales and Service
- 3.7 Liquor Store
- 3.8 Major Indoor Entertainment
- 3.9 Minor Indoor Entertainment
- 3.10 Office
- 3.11 Outdoor Sales and Service
- 3.12 Residential Sales Centre
- 3.13 Vehicle Support Service

Industrial Uses

- 3.14 Indoor Self Storage

Community Uses

- 3.16 Child Care Service
- 3.17 Community Service

Agricultural Uses

- 3.18 Urban Agriculture

Sign Uses

- 3.19 Fascia Sign
- 3.20 Freestanding Sign
- 3.21 Portable Sign
- 3.22 Projecting Sign

4. Additional Regulations for Specific Uses

- 4.1. Appendix 1 illustrates the Site and delineates Areas “1” and “2” which have specific development regulations that apply to each Area. In cases where regulations do not explicitly specify an Area, such regulations apply to both Areas “1” and “2”.

Commercial Uses

- 4.2. The maximum height of Hotels must be 28.0 m.
- 4.3. Outdoor Sales and Services with outdoor display and service areas visible and adjacent to a Site in a residential or mixed use Zone, must be located and screened to minimize visual impacts. Screening must include a Landscape Buffer, Fencing, or other similar measures.
- 4.4. Residential Sales Centres may be approved for a maximum of 5 years.

Industrial Uses

- 4.5. Indoor Self Storage
 - a. Facades associated with Indoor Self Storage must incorporate 2 or more design features to minimize the perception of massing, eliminate large blank walls, and provide visual interest.
 - b. Facades associated with Indoor Self Storage must incorporate windows at regular intervals on all Storeys where the Facade faces an Abutting Street.

Sign Uses

- 4.6. Signs must comply with Subsection 3 and 6 of Section 6.90 of the Zoning Bylaw.

5. Site and Building Regulations

- 5.1 The minimum Site Area must be 0.40 ha.
- 5.2 The maximum Floor Area Ratio must be 1.0 for Indoor Self Storage and 3.5 for other Uses.
- 5.3 Despite 4.2 the maximum building Height must not exceed 14.0 m nor four storeys for any structure located a minimum of 7.5 m from the Rear Lot Line of any Residential Lot located east of the Site.

6. Design Regulations

- 6.1 All mechanical equipment on the roof of any building must be reasonably concealed from ground level by screening in a manner compatible with the architectural character of the building, or concealed by incorporating it within the building roof.
- 6.2 Where a building wall has a total length greater than 25.0 m that:
 - a. faces a Street, Park, or a Site in a residential or mixed use Zone; or
 - b. has a main entrance facing a Parking Area internal to the Site,

the Facade must be articulated using 2 or more design techniques or features to minimize the perception of massing, eliminate large blank walls, provide visual interest, and enhance the appearance of buildings during winter months. Design techniques or features may include: variations in rooflines; vertical or horizontal building wall projections or recessions; visual breaks of building Facades into smaller sections; use of a combination of finishing materials; or other similar techniques or features.

- 6.3 Subsection 6.2 does not apply to building walls facing and built to a shared Lot line in order to establish a continuous Street Wall with the Abutting Site.
- 6.4 On Corner Sites, the Facade design and materials must wrap around the side of the building to provide a consistent profile facing both Streets.
- 6.5 For new buildings and additions, main entrances must be level with, or have sloped doorway thresholds to, Abutting Pathways and public sidewalks.
- 6.6 Main entrances must incorporate weather protection features in the form of canopies, awnings, overhangs, vestibules, recessed entrances, or other Architectural Elements to provide all-season weather protection to pedestrians and to enhance the visibility of entrances.

7. Parking, Loading, Storage and Access Regulations

- 7.1 No parking, loading, storage, trash collection, or outdoor service, or display area is permitted within a required Yard. Loading, storage, and trash collection areas must be located to the rear or sides of the principal building where reasonably possible and must be screened from view from adjacent Residential areas including any adjacent Sites or Streets with planting, earth berms, masonry walls, fencing or other person-made features, to the satisfaction of the Development Planner.
- 7.2 Surface Parking Lots and loading, waste collection, storage, service, and display areas must not be located within a required Setback.
- 7.3 Loading, waste collection, and storage areas must not be located between a building and a Street.
- 7.4 Despite Subsection 7.3, 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.

8. Landscaping

- 8.1 A landscaped Yard of a minimum of 4.5 m in depth must be provided adjacent to 215 Street and Glastonbury Boulevard as shown on Appendix 1.
- 8.2 A landscaped Yard of a minimum of 7.5 m in depth with 1.8 m height wood screen fence and 1.0 m height berm must be provided along the east property line adjacent to low density Residential areas as shown on Appendix 1. Landscaping in these Yards must include the planting of deciduous trees (minimum 6.0 cm in calliper) or coniferous trees (minimum 2.5 m in height) to provide screening to the adjacent residential uses.
- 8.3 Landscaping must be provided in areas that do not interfere with entrances, patios, or Public Pathways. Given the presence of an underground Parkade, landscaping design must consider soil depth limitations, and plant species that can live in such soil depth must be selected.
- 8.4 Patios and commercial main entrances are permitted on all sides of CRU 10, as shown in Appendix 2. Landscaping is required in Setback areas shown on Appendix 2 if no patio or main entrance is present.
- 8.5 Pedestrian barriers, such as fencing, over 1.0 m in Height are prohibited along the east and north sides of the CRU 10, as shown in Appendix 2.

9. Public Improvements and Contributions

9.1 As a condition of Development Permit, pedestrian connectivity throughout Areas 1 and 2 must be provided via Public Pathways with a minimum width of 1.8 meters as shown in Appendix 2. Pedestrian connectivity must also be provided between the Site and City sidewalks and shared use paths.

9.1.1 A Public Pathway must be provided along the west side of CRU 10 in Area 2, extending from the building's southwest corner to the existing CRU 5 in Area 1.

9.1.2 Public Pathways on the Site must align with the Public Pathways on the adjacent residential Site to the east, as shown on Appendix 2, and this connection between Sites must be unobstructed. No barriers, such as fencing, curbs, landscaping or Grade changes are allowed where the Public Pathways meet the adjacent Residential Site to the east.

215 STREET

7.5m LANDSCAPE YARD
WITH 1.0M HEIGHT BERM
AND 1.8M HEIGHT
WOOD SCREEN FENCE

DC

LANDSCAPE
YARD 4.5M

AREA 1

AREA 2

MULTI FAMILY
RESIDENTIAL

LANDSCAPE
YARD 4.5M

GLASTONBURY BLVD.

