

Bylaw 21159

A Bylaw to amend Charter Bylaw 20001, as amended,
The Edmonton Zoning Bylaw
Amendment No. 233

WHEREAS Condominium Plan 1722732 Units 1-159; Condominium Plan 0923250 Units 2-3; Condominium Plan 0923262 Units 5-247; Condominium Plan 1123055 Units 248-361; Condominium Plan 1221883 Units 363-454; and Condominium Plan 1422975 Units 456-593; located at 7711C & 101 to 418, 7711 - 71 Street NW; 8015 & 8021 - 71 Street NW; 101 to 426, 7909 - 71 Street NW; 127 to 447, 7825 - 71 Street NW; and 148 to 461, 7805 - 71 Street NW, King Edward Park, Edmonton, Alberta, are specified on the Zoning Map as Direct Control Zone (DC2.767); and

WHEREAS an application was made to rezone the above described property 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 Condominium Plan 1722732 Units 1-159; Condominium Plan 0923250 Units 2-3; Condominium Plan 0923262 Units 5-247; Condominium Plan 1123055 Units 248-361; Condominium Plan 1221883 Units 363-454; and Condominium Plan 1422975 Units 456-593; located at 7711C & 101 to 418, 7711 - 71 Street NW; 8015 & 8021 - 71 Street NW; 101 to 426, 7909 - 71 Street NW; 127 to 447, 7825 - 71 Street NW; and 148 to 461, 7805 - 71 Street NW, King Edward Park, Edmonton, Alberta, which lands are shown on the sketch plan attached as Schedule "A", from Direct Control Zone (DC2.767) 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.
4. Despite Subsection 3 of Section 7.80 of Charter Bylaw 20001, The Edmonton Zoning Bylaw, Pre-Application Notification Requirements do not apply in respect of the rezoning outlined in this Bylaw.

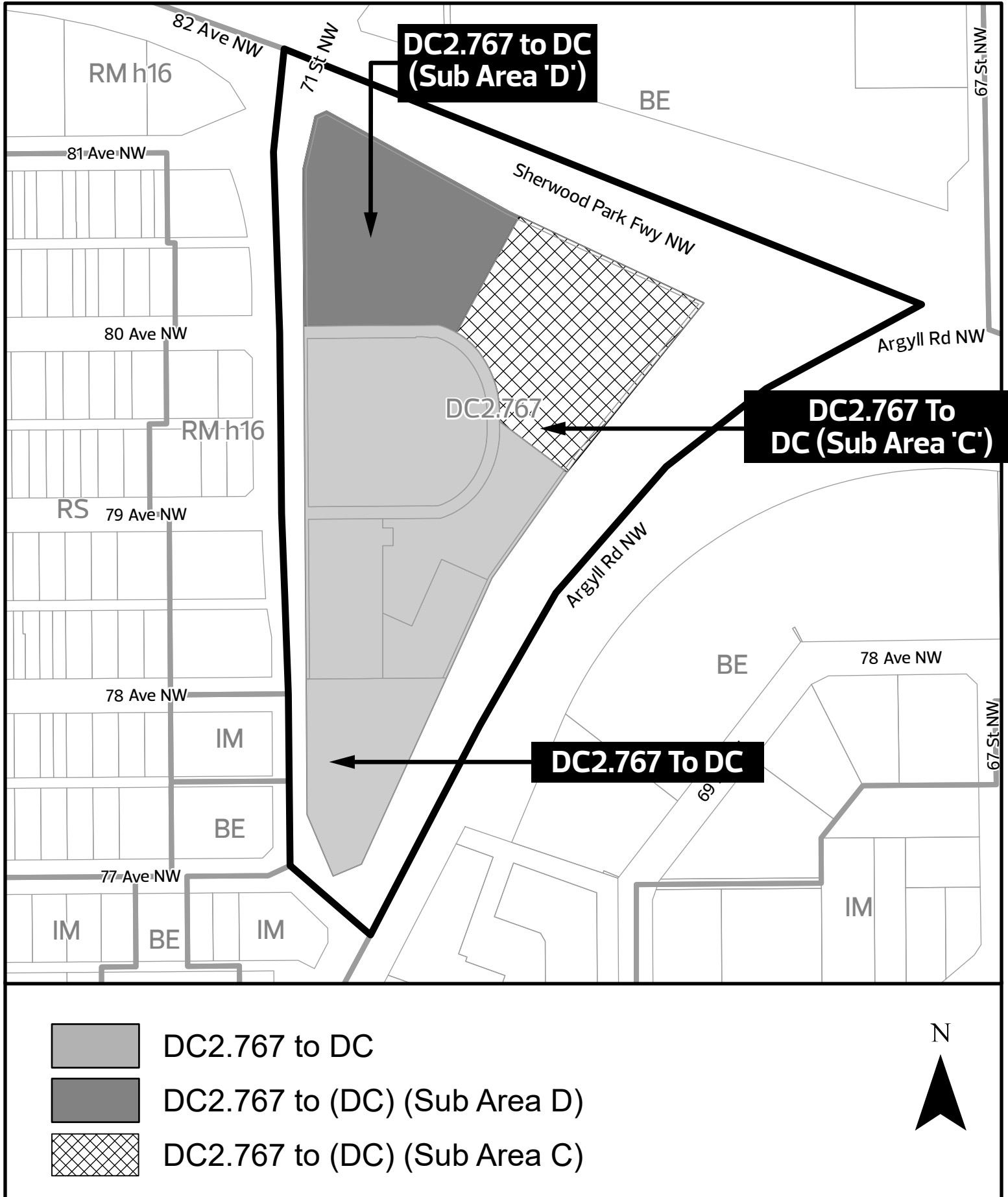
READ a first time this	day of	, A. D. 2025;
READ a second time this	day of	, A. D. 2025;
READ a third time this	day of	, A. D. 2025;
SIGNED and PASSED this	day of	, A. D. 2025.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

BYLAW 21159



SCHEDULE “B”

DIRECT CONTROL ZONE (DC)

1. General Purpose

- 1.1. To accommodate the development of a large irregularly shaped Site primarily to allow for multi-unit Residential development up to approximately 6 Storeys arranged in a variety of configurations.

2. Area of Application

- 2.1. This zone applies to Condominium Plan 1722732 Units 1-159; Condominium Plan 0923250 Units 2-3; Condominium Plan 0923262 Units 5-247; Condominium Plan 1123055 Units 248-361; Condominium Plan 1221883 Units 363-454; and Condominium Plan 1422975 Units 456-593, as shown in Schedule “A” of the Bylaw adopting this Zone, King Edward Park.

3. Uses for Areas A & B

Residential Uses

- 3.1. Home Based Businesses
- 3.2. Residential

Sign Uses

- 3.3. Fascia Sign
- 3.4. Portable Sign
- 3.5. Projecting Sign

4. Uses for Areas C & D

Residential Uses

- 4.1. Home Based Businesses
- 4.2. Residential

Commercial Uses

- 4.3. Food and Drink Service
- 4.4. Health Service
- 4.5. Indoor Sales and Service
- 4.6. Minor Indoor Entertainment
- 4.7. Office
- 4.8. Residential Sales Centre

Community Uses

- 4.9. Child Care Service
- 4.10. Community Service
- 4.11. Library
- 4.12. Park
- 4.13. Special Event

Agriculture Uses

- 4.14. Urban Agriculture

Sign Uses

- 4.15. Fascia Sign
- 4.16. Freestanding Sign
- 4.17. Portable Sign
- 4.18. Projecting Sign

5. Additional Regulations for Specific Uses

- 5.1. The following apply to Areas C & D:
 - 5.1.1. For Food and Drink Services, Health Services, Indoor Sales and Services, Minor Indoor Entertainment and Offices, the maximum Floor Area is 300.0 m² per individual establishment.
 - 5.1.2. Home Based Businesses must comply with Section 6.60 of the Zoning Bylaw.
 - 5.1.3. Child Care Services must comply with Section 6.40 of the Zoning Bylaw.
 - 5.1.4. Special Events must comply with Section 6.100 of the Zoning Bylaw.
 - 5.1.5. Urban Agriculture must not be the only Use in a principal building.
 - 5.1.6. Signs are limited to On-premises Advertising.
 - 5.1.7. Signs must comply with Section 6.90 of the Zoning Bylaw, including Subsection 4 of Section 6.90.

6. Site and Building Regulations

- 6.1. The development must be in general conformance with the attached appendices.
- 6.2. Buildings must be dispersed and separated by on-Site private roadways, landscaped Amenity Areas and Surface Parking Lots to reduce the perception of Height and massing of built forms.

- 6.3. Low and medium rise Multi-unit Housing buildings must be generally configured in shapes such as an "L" or a "U" to reduce the appearance of massing of any particular elevation.
- 6.4. An Amenity Area of approximately 0.27 hectares must be provided in the central portion of the Site.
- 6.5. A Pathway must be constructed along the east side of 71 Street NW, to the satisfaction of the Development Planner in consultation with the department responsible for Transportation Planning.
- 6.6. The following applies to Area A:
 - 6.6.1. The maximum building Height is 14.0 m.
 - 6.6.2. The maximum Floor Area Ratio is 1.4 and must be calculated on the basis of the area of Area A.
 - 6.6.3. A minimum Amenity Area of 7.5 m² must be provided for each Dwelling.
- 6.7. The following applies to Area B:
 - 6.7.1. The maximum building Height is 23.0 m.
 - 6.7.2. The maximum Floor Area Ratio is 1.5 and must be calculated on the basis of the area of Area B.
 - 6.7.3. A minimum Amenity Area of 7.5 m² must be provided for each Dwelling.
- 6.8. The following applies Areas C & D:
 - 6.8.1. The maximum building height is 23.0 m.
 - 6.8.2. The maximum Floor Area Ratio is 1.57 and must be calculated on the basis of the area of Area C & D.
 - 6.8.3. The minimum Density is 75 dwellings/ha and must be calculated on the basis of the area of Area C & D.
 - 6.8.4. The maximum total length of any new building or additions is 80.0 m.
 - 6.8.5. The minimum Setback from a Street or a private roadway is 3.0 m.
 - 6.8.6. The minimum Setback from an Abutting Site is 1.5 m, except that where a building wall is greater than 40.0 m in length and faces Area A or B, the

minimum Setback is 6.0 m

7. Design Regulations

- 7.1. Building Facades 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.
- 7.2. To promote pedestrian interaction and safety, Ground Floor non-Residential Facades must comply with the following:
 - 7.2.1. Where a Facade faces a Street, a minimum of 50% of the Facade area between 1.0 m and 2.0 m above ground level must be windows.
 - 7.2.2. A maximum of 10% of the Facade area windows facing a Street, a Park, or along Facades with a main entrance facing Parking Areas interior to the Site may be covered by non-transparent material. The remainder must be clear, non-reflective and free from obstruction.
- 7.3. In Areas C & D, the principal building Facades facing a Street must:
 - 7.3.1. Use exterior finishing colours and architectural features consistent with adjacent buildings in Areas A & B; and
 - 7.3.2. Include features such as windows, doors, or porches.
- 7.4. 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.
- 7.5. Sliding patio doors must not serve as the primary entrance to residential units.

8. Parking, Loading, Storage and Access Regulations

- 8.1. The following apply to Areas A & B:
 - 8.1.1. Vehicular and pedestrian access and visual sight lines into the Site must be provided at 78 Avenue NW, 79 Avenue NW and 80 Avenue NW.

- 8.1.2. Private roadways and the orientation of buildings to the private roadways must be arranged to appear as extensions of the grid street pattern west of 71 Street NW.
 - 8.1.3. Pedestrian Pathways between Multi-unit Housing buildings and Surface Parking Lots must be direct.
 - 8.1.4. Opportunities must be created for pedestrian circulation throughout the Site by connecting Pathways between private roadways, Amenity Areas, and Parking Areas in accordance with Section 5.110 of the Zoning Bylaw.
- 8.2. The following apply to Areas C & D:
- 8.2.1. Vehicular access to the Site must be from the internal private roadway.
 - 8.2.2. Surface Parking Lots and loading and waste collection areas must not be located between a principal building and adjacent Streets.
 - 8.2.3. Despite the Setbacks specified in 6.8, Surface Parking Lots and loading and waste collection areas may project into a Setback from:
 - 8.2.3.1. an Alley; or
 - 8.2.3.2. an Abutting Site, where a minimum 1.5 m wide Landscape Buffer is provided within the Setback.
 - 8.2.4. Pedestrian Pathways between Multi-unit Housing buildings and Surface Parking Lots must be direct.
 - 8.2.5. Opportunities must be created for pedestrian circulation throughout the Site by connecting Pathways between private roadways, Amenity Areas, and Parking Areas in accordance with Section 5.110 of the Zoning Bylaw.
 - 8.2.6. As a condition of a Development Permit within Areas C or D for construction of a new building, the owner must enter into an agreement with the City of Edmonton for off-Site improvements necessary to serve or enhance the development, to the satisfaction of the Development Planner in consultation with the department responsible for transportation planning. Such improvements must be constructed at the owner's cost. The Agreement process must include an engineering drawing review and approval as required. Improvements to address in the Agreement include, construction of a pedestrian crosswalk with pavement markings, signage, and curb extensions, at the northerly private roadway intersection with 71 Street NW. The curb extension must accommodate the northbound bus stop. No pedestrian-actuated signals are required as part of these improvements.

9. Landscaping, Lighting and Amenity Area Regulations

- 9.1. A landscaped yard, a minimum of 3.0 m in width, must be provided along the portions of the Site Abutting 71 Street NW, Sherwood Park Freeway NW and Argyll Road NW.
- 9.2. A minimum of five deciduous trees (with a minimum Calliper of 6.0 cm), three coniferous trees (with a minimum height of 3.0 m), and 20 shrubs must be required for each 35.0 m of linear Yard Frontage abutting Sherwood Park Freeway NW and Argyll Road NW.
- 9.3. There must be no relaxation of the minimum yard or landscaping requirements as specified in either this Zone or the Zoning Bylaw.
- 9.4. A 1.8 m uniform screen fence must be provided within the Lot lines Abutting Sherwood Park Freeway NW and Argyll Road NW as shown on Appendix I.

Appendix I