

Bylaw 21121

A Bylaw to amend Charter Bylaw 20001, as amended,
The Edmonton Zoning Bylaw
Amendment No. 216

WHEREAS Units 1-6, Condominium Plan 0223435; located at 5404, 5410, 5414, 5418, 5422, & 5424 - 97 Street NW, Coronet Industrial, Edmonton, Alberta, are specified on the Zoning Map as Medium Industrial Zone (IM); 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 Units 1-6, Condominium Plan 0223435; located at 5404, 5410, 5414, 5418, 5422, &-5424 - 97 Street NW, Coronet Industrial, Edmonton, Alberta, which lands are shown on the sketch plan attached as Schedule "A", from Medium Industrial Zone (IM) 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;

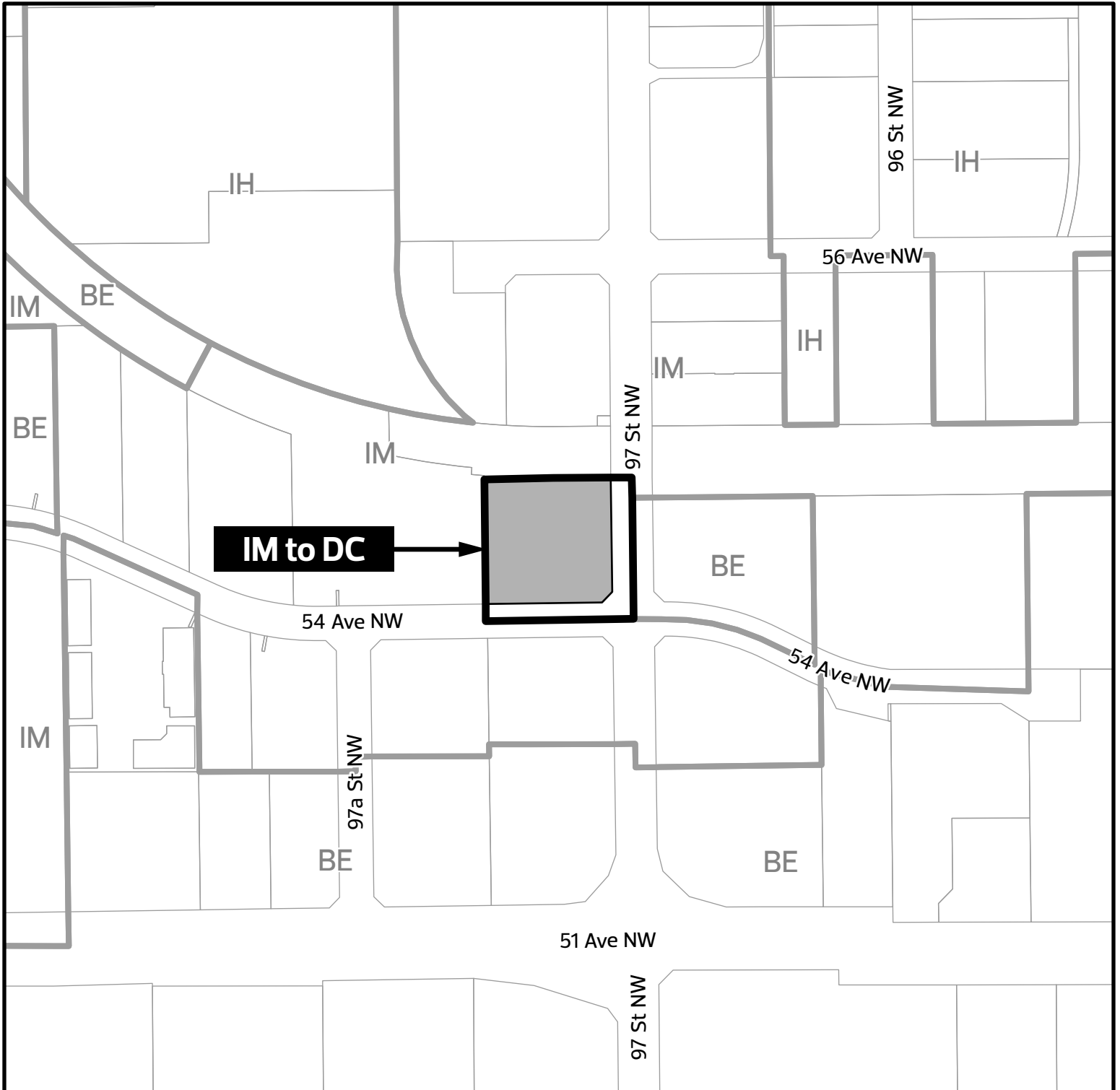
SIGNED and PASSED this _____ day of _____, A. D. 2025.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

BYLAW 21121



 IM to DC



SCHEDULE “B”**DIRECT CONTROL ZONE (DC)****1. Purpose**

- 1.1. To allow for light to medium industrial developments and a variety of small commercial businesses with a higher standard of design serving as a transition Zone to buffer adjacent medium and heavy industrial Zones.

2. Area of Application

- 2.1. This Zone applies to Plan 0223435 Units 1-6, located at 5404, 5410, 5414, 5418, 5422, & 5424 - 97 Street NW, as shown in Schedule “A” of the Bylaw adopting this Zone, Coronet Industrial.

3. Uses**Industrial Uses**

- 3.1. Crematorium
- 3.2. Indoor Self Storage
- 3.3. Minor Industrial

Commercial Uses

- 3.4. Bar
- 3.5. Cannabis Retail Store
- 3.6. Custom Manufacturing
- 3.7. Food and Drink Service
- 3.8. Health Service
- 3.9. Indoor Sales and Service
- 3.10. Liquor Store
- 3.11. Major Indoor Entertainment
- 3.12. Minor Indoor Entertainment
- 3.13. Office
- 3.14. Outdoor Sales and Service

- 3.15. Vehicle Support Service

Community Uses

- 3.16. Community Service
- 3.17. Special Event

Basic Service Uses

- 3.18. Emergency Service
- 3.19. Minor Utility
- 3.20. Recycling Drop-off Centre

Agricultural Uses

- 3.21. Urban Agriculture

Sign Uses

- 3.22. Fascia Sign
- 3.23. Freestanding Sign
- 3.24. Major Digital Sign
- 3.25. Minor Digital Sign
- 3.26. Portable Sign
- 3.27. Projecting Sign

4. Additional Regulations for Specific Uses

Industrial Uses

- 4.1. Minor Industrial
 - 4.1.1. Minor Industrial Uses must be located within an enclosed building except that loading, waste collection and storage activities may be located outdoors.

Commercial Uses

- 4.2. Bars, Food and Drink Services, Health Services, and Major Indoor Entertainment

4.2.1. The maximum Floor Area is 500 m² per individual establishment.

4.3. Cannabis Retail Stores

4.3.1. The maximum Floor Area is 500 m² per individual establishment.

4.4. Custom Manufacturing

4.4.1. Manufacturing activities must be located within an enclosed building.

4.5. Indoor Sales and Services

4.5.1. The maximum Floor Area is 500 m² per individual establishment, except that:

4.5.1.1. The maximum Floor Area does not apply to an Indoor Sales and Service Use existing as of January 1, 2024, but the Use must not expand its Floor Area.

4.6. Liquor Stores

4.6.1. The maximum Floor Area is 500 m² per individual establishment.

4.7. Outdoor Sales and Services and Outdoor Entertainment

4.7.1. Outdoor activities that are visible from a Street must be developed and carried out in a manner that does not create a Nuisance.

Basic Service Uses

4.8. Recycling Drop-Off Centres

4.8.1. The maximum total area for a Recycling Drop-off Centre on a Site is 650 m².

4.8.2. Perimeter screening using Fences, Landscape Buffers, or other similar features, must be provided to screen the view of drop-off areas and bins from Abutting Streets.

Agricultural Uses

4.9. Urban Agriculture

- 4.9.1. With the exception of outdoor display areas of products for sale, Urban Agriculture Uses must be located within or on a building.

Sign Uses

- 4.10. Signs must comply with Subsections 3 and 6 of Section 6.90 of the Zoning Bylaw.

5. Site and Building Regulations

- 5.1. The maximum Height is 18.0 m.
- 5.2. The maximum Floor Area Ratio is 2.0
- 5.3. The minimum north and west Setbacks are 0.0 m
- 5.4. The minimum east and south Setbacks are 3.0 m.

6. General Regulations

6.1. Design Regulations

- 6.1.1. 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 projection or recessions; visual breaks of building Facades into smaller sections; using a combination of finishing materials; windows at regular intervals, or other similar techniques or features.
- 6.1.2. All mechanical and electrical equipment, transformers, ducts, cooling towers, materials handling equipment or other similar exposed projections must be screened from view from Abutting Streets and Sites in non-industrial Zones.

6.2. Safe Urban Environment

- 6.2.1. In addition to the regulations in Section 5.110 of the Zoning Bylaw, developments must incorporate design elements that promote a safe urban environment for portions of development accessible to the public, including the following:
 - 6.2.1.1. Main entrances for public access to a building must be visible from a Street or Surface Parking Lot.
 - 6.2.1.2. Landscaping must be arranged to ensure clear sightlines into Ground Floor storefronts that are visible from a Street.

6.2.2. For Development that consists of the construction of an entirely new principal building, including the removal and replacement of a principal building:

6.2.2.1. A maximum of 10% of Ground Floor windows facing a Street or Surface Parking Lot may be covered by non-transparent material. The remainder must be clear, untinted and free from obstruction.

6.3. Parking, Loading, and Storage

6.3.1. Surface Parking Lots, and loading, storage, waste collection, service, and outdoor display areas must not be located within a required Setback.

6.3.2. Outdoor display areas visible from a Street must be located and Landscaped in a manner compatible with surrounding developments.

6.3.3. Loading, waste collection, storage, and service areas must not be located between a building and a Street and must be screened from view from 97 Street NW using methods such as Landscaping, Fencing, or other similar measures.