

Bylaw 21136

A Bylaw to amend Charter Bylaw 20001, as amended,
The Edmonton Zoning Bylaw
Amendment No. 225

WHEREAS Plan 1823005 Blk 6 Lot 5A; located at 11608 - 135 Street NW, Woodcroft, Edmonton, Alberta, is specified on the Zoning Map as Small Scale Residential Zone (RS); 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 Plan 1823005 Blk 6 Lot 5A; located at 11608 - 135 Street NW, Woodcroft, Edmonton, Alberta, which lands are shown on the sketch plan attached as Schedule "A", from Small Scale Residential Zone (RS) 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.

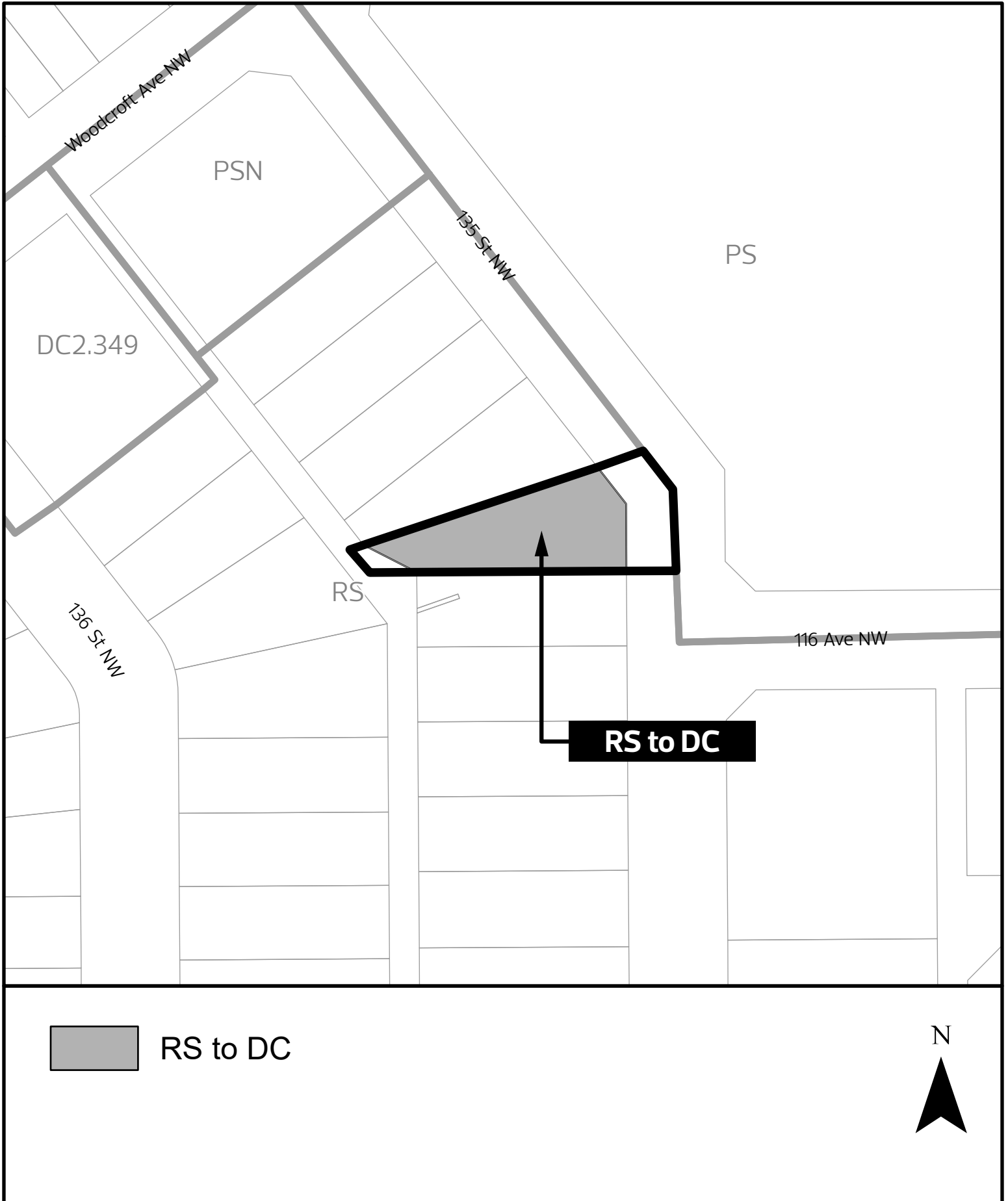
READ a first time this	day of	, A. D. 2025;
READ a second time this	day of	, A. D. 2025;
READ a third time this	day of	, A. D. 2025;
SIGNED and PASSED this	day of	, A. D. 2025.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

BYLAW 21136



SCHEDULE “B”

DIRECT CONTROL ZONE (DC)

1. Purpose

- 1.1. To accommodate development of a Child Care Services building, or small scale Residential development.

2. Area of Application

- 2.1. This Zone applies to Plan 1823005 Blk 6 Lot 5A, located on the west side of 135 Street NW, south of Woodcroft Avenue NW, as shown in Schedule “A” of the Bylaw adopting this Zone, Woodcroft.

3. Uses

Residential Uses

- 3.1. Home Based Business
- 3.2. Residential, limited to:
 - 3.2.1. Single Detached Housing
 - 3.2.2. Secondary Suites
 - 3.2.3. Backyard Housing
 - 3.2.4. Multi-unit Housing
 - 3.2.5. Supportive Housing

Community Uses

- 3.3. Child Care Services
- 3.4. Special Event

Agricultural Uses

- 3.5. Urban Agriculture

Sign Uses

- 3.6. Fascia Sign
- 3.7. Freestanding Sign
- 3.8. Portable Sign
- 3.9. Projecting Sign

4. Additional Regulations for Specific Uses

- 4.1. Urban Agriculture must not be the only Use in a principal building.
- 4.2. Despite the definition of Backyard Housing in the Zoning Bylaw, this Use is allowed on a Site within this DC Zone where the principal building on the Site is non-Residential or a mixed-use building.
- 4.3. Backyard Housing must comply with Section 6.10 of the Zoning Bylaw.
- 4.4. Child Care Services must comply with Section 6.40 of the Zoning Bylaw, except that:
 - 4.4.1. the maximum total Floor Area for this Use is 300 m²; and
 - 4.4.2. this Use is limited to the bottom two Storeys of the development and the Basement.
- 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. Signs must comply with Section 6.90 of the Zoning Bylaw, including Subsection 5 of Section 6.90, except that all Signs are limited to On-premises Advertising.
- 4.8. Special Events must comply with Section 6.100 of the Zoning Bylaw.

5. Site and Building Regulations

- 5.1. The principal building of a development which includes the Child Care Services Use must be in general conformance with the attached appendix. Potential Accessory buildings and Backyard Housing are not shown but are allowed as normally regulated by the Zoning Bylaw.
- 5.2. The maximum Height is 10.5 m.
- 5.3. The minimum Front Setback is 4.5 m
- 5.4. The minimum Rear Setback is 10.0 m.
- 5.5. The minimum Side Setback is 1.5 m.
- 5.6. The maximum Site Coverage is 45%.
- 5.7. The maximum number of Dwellings is 8.

6. Design Regulations

6.1. Where a building wall:

6.1.1. faces a Street; or

6.1.2. has a total length greater than 20 m facing 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, provide visual interest, and accentuate main entrances facing the Street. 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.

6.2. All principal ground-oriented Dwellings and non-Residential Uses adjacent to the Front Lot Line must have a main entrance door, porch, or landing facing the Front Lot Line.

6.3. For a building with a Child Care Services Use, the following applies:

6.3.1. The south and north Facades 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.

6.3.2. Should the building include a Residential Use, the main Residential entrance must be along the north Side Setback and must be level with, or have sloped doorway thresholds to the side Pathway.

6.3.3. The main Non-Residential entrance facing 135 Street NW must incorporate a weather protection feature in the form of a canopy, awning, overhang, vestibule, recessed entrance, or other Architectural Elements to provide all-season weather protection to pedestrians and to enhance the visibility of entrances.

- 6.3.4. Non-Residential Uses located on the Ground Floor adjacent to 135 Street NW must have the main entrance directed towards 135 Street NW.
- 6.3.5. To promote pedestrian interaction and safety, the east Facade must have a minimum of 50% of the Facade area between 1.0 m and 2.0 m above ground be windows.
- 6.3.6. Facade design and materials must be wrapped around the side of the building to provide a consistent profile for building corners, except that Facades facing an Alley do not require windows.
- 6.3.7. A minimum 1.8 m high wood screen fence must be provided for the full length of the north and south property lines, except within the Setback from 135 Street NW to the satisfaction of the Development Planner. Despite this,
 - 6.3.7.1. if required for safe visibility to the Alley from the rear Parking Area, the Development Planner may not require the fence to be within 3.0 m of the Alley; and
 - 6.3.7.2. fencing can still be provided within the Setback from 135 Street NW if it is for the purpose of screening/buffering exterior space associated with any Non-Residential Use.
- 6.4. For buildings which do not contain a Child Care Services Use the following applies:
 - 6.4.1. Multi-unit Housing principal buildings adjacent to a Street must have at least 1 main entrance:
 - 6.4.1.1. facing a Street; or
 - 6.4.1.2. facing an internal courtyard that is visible from a Street.
 - 6.4.2. Sliding patio doors must not serve as the main entrance of a Dwelling.
 - 6.4.3. Main entrances for Multi-unit Housing 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

- 7.1. Vehicle access must be from the Abutting Alley.
- 7.2. Rear attached Garages are not permitted.
- 7.3. Despite Subsection 6.10.3 of Section 5.80 of the Zoning Bylaw, the minimum number of passenger pick-up and drop-off spaces for Child Care Services is 3 and must be located in the parking, loading, and waste area shown on Appendix 1.
- 7.4. All waste collection, storage, or loading areas must be located adjacent to the Alley, to the satisfaction of the Development Planner in consultation with the City department responsible for waste collection and transportation services. Gates and/or doors of the waste enclosure must not open or encroach into the road right-of-way.

8. General Regulations

- 8.1. Where a proposed non-Residential Use or Home Based Business may create a Nuisance, as determined at the time of the Development Permit application, mitigation measures to reduce any negative impacts must be provided to the satisfaction of the Development Planner, including:
 - 8.1.1. additional screening such as building walls, freestanding walls, solid Fences, or Landscaping, to minimize visual Nuisances;
 - 8.1.2. additional features such as full cutoff lighting, building walls, freestanding walls, solid Fences, or Landscaping, to minimize lighting Nuisances;
 - 8.1.3. structural soundproofing or limiting the use of outdoor speakers and amplification systems, to minimize noise Nuisances;
 - 8.1.4. ventilation systems or filters that treat emissions before being vented out of a building, to minimize odour or emission Nuisances; and
 - 8.1.5. other similar measures.
- 8.2. The Development Planner may impose conditions on a Development Permit to require the implementation of mitigation measures to ensure compliance with Section 8.1 of this Zone.

9. Public Improvements and Contributions

- 9.1. Prior to the release of drawings for building permit review, the applicant shall submit documentation that demonstrates, to the satisfaction of the Development Planner in consultation with Fire Rescue Services and EPCOR Water Services, that the water network capacity and water servicing to the Site will be adequate for the proposed building and construction type, and be in accordance with the City of Edmonton Design and Construction Standards. The Development Planner must verify any infrastructure upgrades or systems required and place conditions on the Development Permit to ensure these standards are met.

