

Bylaw 21142

A Bylaw to amend Charter Bylaw 20001, as amended,
The Edmonton Zoning Bylaw
Amendment No. 227

WHEREAS Plan 7721468 Blk 17 Lot 1U; Plan 7721468 Blk 18 Lots 50U, 26W, 51U, 10W, 52U; Plan 7721465 Blk 14 Lot 40U; Plan 7721465 Blk 13 Lot 13U; Plan 7721465 Blk 12 Lot 84U; and Plan 9120984 Blk 18 Lot 53B; located at 5425 & 5428 - 35 Avenue NW, 408, 412, 432 & 440 - Woodvale Road East NW, 5329 & 5330 - 38A Avenue NW, 5130 - 39 Avenue NW, and 5403 - 38 Avenue NW, Greenview and Hillview, Edmonton, Alberta, are specified on the Zoning Map as Small Scale Residential Zone (RS), Medium Scale Residential Zone (RM h16), Small-Medium Scale Transition Residential Zone (RSM h12), and Direct Control Zone (DC2.1197); and

WHEREAS an application was made to rezone the above described property to Direct Control Zone (DC) and Public Utility Zone (PU);

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 7721468 Blk 17 Lot 1U; Plan 7721468 Blk 18 Lots 50U, 26W, 51U, 10W, 52U; Plan 7721465 Blk 14 Lot 40U; Plan 7721465 Blk 13 Lot 13U; Plan 7721465 Blk 12 Lot 84U; and Plan 9120984 Blk 18 Lot 53B; located at 5425 & 5428 - 35 Avenue NW, 408, 412, 432 & 440 - Woodvale Road East NW, 5329 & 5330 - 38A Avenue NW, 5130 - 39 Avenue NW, and 5403 - 38 Avenue NW, Greenview and Hillview, Edmonton, Alberta, which lands are shown on the sketch plan attached as Schedule "A", from Small Scale Residential Zone (RS), Medium Scale Residential Zone (RM h16), Small-Medium Scale Transition Residential Zone (RSM h12), and Direct Control Zone (DC2.1197) to Direct Control Zone (DC) and Public Utility Zone (PU).

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.

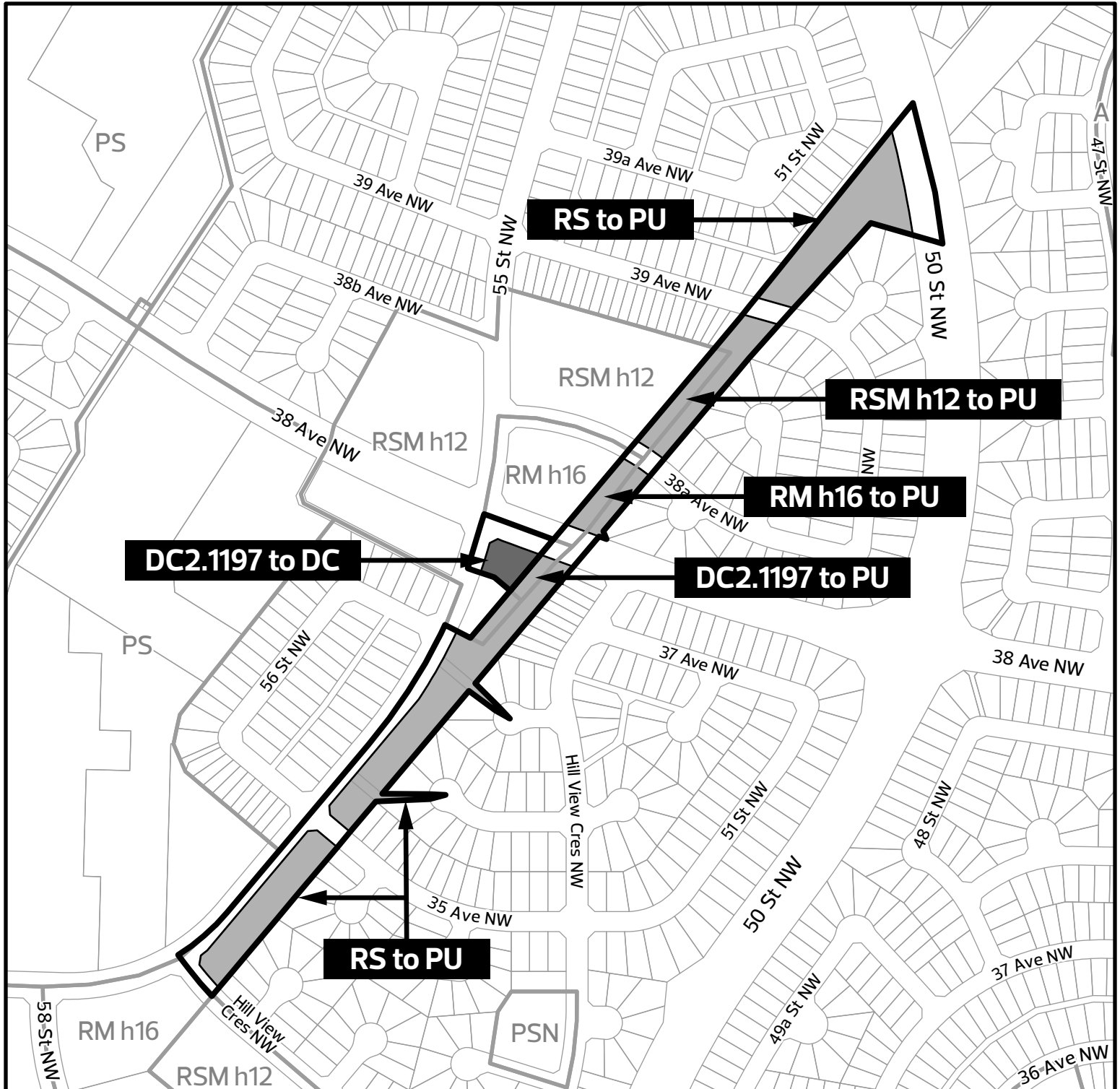
READ a first time this	day of	, A. D. 2025;
READ a second time this	day of	, A. D. 2025;
READ a third time this	day of	, A. D. 2025;
SIGNED and PASSED this	day of	, A. D. 2025.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

BYLAW 21142



DC2.1197 to DC



DC2.1197, RM h16, RSM h12 & RS to PU



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

- 1.1. To establish a Direct Control Zone to accommodate a limited number of commercial uses and to ensure compatibility with surrounding land uses.

2. Area of Application

- 2.1. This Zone applies to Lot 53B, Block 18, Plan 912 0984, located on the southeast corner of 38 Avenue and Woodvale Road East, as shown on Schedule "A" of the Bylaw adopting this Zone, Hillview.

3. Uses**Commercial Uses**

- 3.1. Bar
- 3.2. Cannabis Retail Store
- 3.3. Food and Drink Service
- 3.4. Indoor Sales and Service
- 3.5. Liquor Store
- 3.6. Vehicle Support Services

Sign Uses

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

4. Additional Regulations for Specific Uses**Commercial Uses**

- 4.1. Bars

- 4.1.1. The maximum Public Space is 120 m² for each individual establishment.
- 4.2. Indoor Sales and Services
 - 4.2.1. The maximum Floor Area is 200 m² per individual establishment.
- 4.3. Vehicle Support Services
 - 4.3.1. Any fuel pump islands associated with Vehicle Support Services must must adhere to the following regulations:
 - 4.3.1.1. the fuel pump islands must be designed, finished, and sited to the satisfaction of the Development Planner, having regard to achieving a consistent and compatible relationship with the overall design and finishing of the project, ensuring a high standard of appearance when viewed from adjacent streets, and minimizing traffic circulation conflicts both off and on-site; and
 - 4.3.1.2. any canopy located over the fuel pump islands must be designed and finished in a manner consistent with the design and finishing of the principal building, with the overall Height and scale of the canopy to be to the satisfaction of the Development Planner, such that the canopy is not obtrusive and is lower than, or maintains the consistency with, the eave line or parapet of the principal building.

Sign Uses

- 4.4. Signs must comply with Subsection 5 of Section 6.90

5. Site and Building Regulations

- 5.1. For Developments which are approved after the date of August 24, 1999, a development Setback of 7.5 m for all buildings, structures and underground storage tanks must be provided from the east lot line (pipeline right-of-way).

6. Design Regulations

- 6.1. Development must comply with the following architectural guidelines:
 - 6.1.1. the siting of the buildings and the placement of the windows must be oriented so as to minimize opposing views to the adjacent Residential areas to the east of this Site;

- 6.1.2. the perceived massing of the building when viewed from the adjacent Residential areas to the west, north and east must be minimized through the use of building Setbacks, the articulation of building Facades and roof lines, and the choice and colour of finishing materials, all to the satisfaction of the Development Planner;
- 6.1.3. all finishing materials must be of good quality, durable and attractive in appearance, with consistent treatment on all Facades of the building;
- 6.1.4. an architectural and landscaping theme compatible with the adjacent Residential neighbourhood must be created through the exterior treatment of buildings on the site and through the use of landscaping techniques and planting materials; and
- 6.1.5. all mechanical equipment on the roof of the building must be completely screened or incorporated in the building roof.

7. Parking, Loading, Storage and Access Regulations

- 7.1. No parking, loading, storage, trash collection, outdoor service, or display area must be permitted within a required Yard. Parking, loading, storage, and trash collection areas must be located in such a manner as to be screened from view from all adjacent Sites and Streets.
- 7.2. Access to the Site must be provided from 38 Avenue and Woodvale Road to the satisfaction of the Development Planner in consultation with the City department responsible for transportation services.

8. Landscaping, Lighting and Amenity Area Regulations

- 8.1. A landscaped Yard a minimum of 3 m in width must be provided adjacent to 38 Avenue and Woodvale Road East. Landscaping must consist of
 - 8.1.1. four deciduous trees (a minimum of 8 cm in caliper),
 - 8.1.2. four coniferous trees (a minimum of 3.0 m in height), and
 - 8.1.3. 20 shrubs

for every 30 m of frontage, with the plant material being grouped in modules not greater than 25 m in length.

- 8.2. A landscaped Yard of 3 m in width must be provided adjacent to the south property line. Within this Yard a combination of continuous screen Fencing, 1.8 m in Height, and a continuous row of shrubs, 1.0 m in Height, must be provided. The screen Fence must be located in the east portion of the landscaped Yard while the row of shrubs must be located on the west portion of the Site so as to achieve a distinct landscaped break between any parking lots or access driveways on the Site and the Site to the south. The screen Fence and the shrubs must be located to the satisfaction of the Development Planner.
- 8.3. Continuous screen Fencing of a solid and durable design, 1.82 m in Height, must be provided adjacent to the east lot line prior to any surface disturbances being undertaken adjacent to this lot line.
- 8.4. All exterior lighting for the Site must be designed so that such lighting is directed away from any adjacent Residential development, and the intensity of illumination must not extend beyond the boundaries of the Site.