

Bylaw 21145

A Bylaw to amend Charter Bylaw 20001, as amended,  
The Edmonton Zoning Bylaw  
Amendment No. 228

WHEREAS Plan 2421130 Blk 1 Lot 2 and a portion of Plan 1821976 Blk 1 Lot 1; located at 19904 - 21 Avenue NW, and 2110 - 199 Street NW, Stillwater, Edmonton, Alberta, are specified on the Zoning Map as Agriculture Zone (AG), and General Commercial Zone (CG); 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 2421130 Blk 1 Lot 2 and a portion of Plan 1821976 Blk 1 Lot 1; located at 19904 - 21 Avenue NW, and 2110 - 199 Street NW, Stillwater, Edmonton, Alberta, which lands are shown on the sketch plan attached as Schedule "A", from Agriculture Zone (AG), and General Commercial Zone (CG) 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	7th day of May	, A. D. 2025;
READ a second time this	7th day of May	, A. D. 2025;
READ a third time this	7th day of May	, A. D. 2025;
SIGNED and PASSED this	7th day of May	, A. D. 2025.

THE CITY OF EDMONTON



\_\_\_\_\_  
MAYOR

  
\_\_\_\_\_  
A/ CITY CLERK

This map displays various land parcels with their respective zoning codes. The highlighted area, shaded in grey, is labeled 'AG, CG to DC'. The map includes several streets: 25 Ave NW, 23 Ave NW, 19 Ave NW, Stillwater Blvd NW, Richard Rice Blvd NW, 199 St NW, and Maskékosihk Trl NW. The parcels are labeled with zoning codes: PU, A, RSF, RTCMR, AG, DC1, RTCR, SRA, SLD, NA, PS, RM h16, and SRH. A legend at the bottom left shows a grey box next to the text 'AG, CG to DC'. A north arrow is located at the bottom right.

## DIRECT CONTROL ZONE (DC)

**1. Purpose**

To allow for a variety of commercial businesses, the development of a human scaled main street area and limited residential opportunities within the Riverview area, that provides a sensitive transition to the natural area to the south of the site while allowing for a welcoming interface that promotes natural surveillance and connectivity.

**2. Area of Application**

This Zone applies to a portion of Lot 1, Block 1, Plan 1821976 and Lot 2, Block 1, Plan 2421130, located south of Maskêkosihk Trail and west of 199 Street NW, as shown in Schedule "A" of the Bylaw adopting this Zone, Stillwater.

**3. Uses****Commercial Uses**

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

**Residential Uses**

- 3.16. Home Based Business
- 3.17. Residential, limited to:
  - 3.17.1. Lodging House



3.17.2. Multi-unit Housing

3.17.3. Supportive Housing

### **Industrial Uses**

3.18. Indoor Self Storage

### **Community Uses**

3.19. Child Care Service

3.20. Community Service

3.21. Library

3.22. Park

3.23. School

3.24. Special Event

### **Basic Service Uses**

3.25. Emergency Service

3.26. Health Care Facility

3.27. Transit Facility

### **Agricultural Uses**

3.28. Urban Agriculture

### **Sign Uses**

3.29. Fascia Sign

3.30. Freestanding Sign

3.31. Major Digital Sign

3.32. Minor Digital Sign

3.33. Portable Sign

3.34. Projecting Sign

## **4. Definitions**

4.1. Private Street means all privately owned and maintained roadways and associated pedestrian and bicycle infrastructure contained within the Site.

- 4.2. Main Street Area means an area that includes pedestrian-oriented development with Commercial or Community Uses on the ground floor with opportunities for Residential Uses above, that is Abutting a Main Street.
- 4.3. Main Street means a pedestrian-oriented Private Street that is generally located as per Appendix I. Design elements for the Main Street must include features such as but not limited to: wider sidewalks, narrower drive aisles, curb extensions, landscaping, marked pedestrian crossings, etc.
- 4.4. Pedestrian Connections means pedestrian connections through the Site that are developed using a minimum of 2 the following techniques: sidewalks, Shared Use Paths, a variety of paving materials, Landscaping, colours, or other similar techniques.

## **5. Additional Regulations for Specific Uses**

### **Commercial Uses**

- 5.1. Custom Manufacturing
  - 5.1.1. The maximum Floor Area is 690 m<sup>2</sup> per individual establishment.
  - 5.1.2. Manufacturing activities and storage must be located within an enclosed building.
- 5.2. Vehicle Support Services and Uses with Drive-through Services:
  - 5.2.1. must not be permitted within the Main Street Area or Abutting the Natural Area as shown in Appendix I;
  - 5.2.2. must be designed to direct queuing away from the Main Street; and
  - 5.2.3. where located adjacent to the Natural Area, Drive Aisles and queuing lanes must not be located between the building and the Natural Area.
- 5.3. Outdoor Sales and Services
  - 5.3.1. Outdoor display and service areas visible and adjacent to a Site in a residential Zone, mixed use Zone or Natural Area, must be located and screened to minimize visual impacts. Screening must include a Landscape Buffer, Fencing, or other similar measures.
- 5.4. Residential Sales Centres may be approved for a maximum of 5 years.
- 5.5. Despite Subsections 3.2 and 3.19 Body Rub Uses must meet the minimum separation distances from Child Care Services as outlined in Section 6.20 of the Zoning Bylaw.

### **Residential Uses**

- 5.6. Where provided, must be located above the Ground Floor of non-residential Uses.
- 5.7. Despite Subsection 5.6, where located in the area labelled as "Stand Alone Multi-unit Housing Allowed" on Appendix I, Multi-unit Housing can be provided as a

stand alone building and must be developed in accordance with the Medium Scale Residential Zone with an h16 Height Modifier as per the Zoning Bylaw, except that:

- 5.7.1. Development must be a minimum of 3.0 m from the back of curb of the roadway to the north.

### **Industrial Uses**

#### **5.8. Indoor Self Storage**

- 5.8.1. All Facades associated with Indoor Self Storage must incorporate:

- 5.8.1.1. 2 or more design techniques or features, such as those described in Subsection 8.1, to minimize the perception of massing, eliminate large blank walls, and provide visual interest; and
- 5.8.1.2. windows at regular intervals on all Storeys where the Facade faces an Abutting Street.

- 5.8.2. Must not be located at ground level in a Main Street Area.

### **Basic Service Uses**

#### **5.9. Health Care Facilities**

- 5.9.1. The maximum Floor Area is 2,300 m<sup>2</sup> per individual establishment.
- 5.9.2. Perimeter screening using Fences, Landscape Buffers, or other similar features, must be provided to screen the view of drop-off areas and waste collection bins from Abutting Streets and Sites in non-Industrial Zones.

#### **5.10. Transit Facilities**

- 5.10.1. Despite the Setbacks specified in this Zone, Transit Facilities may project into a Setback Abutting a Street to integrate with transit infrastructure in the road right-of-way.

### **Agricultural Uses**

#### **5.11. Urban Agriculture**

- 5.11.1. With the exception of outdoor display areas of products for sale, Urban Agriculture Uses must be located within or on a building.
- 5.11.2. The Development Planner may consider a variance to Subsection 5.11.1 based on the recommendations provided in an environmental site assessment in compliance with Zoning Bylaw 20001 and may place conditions on any permit for Urban Agriculture in accordance with those recommendations.

### **Sign Uses**

- 5.12. Signs must comply with Subsections 3 and 6 of Section 6.90.
- 5.13. Fascia Signs, Freestanding Signs, Portable Signs, and Projecting Signs are limited to On-Premises Advertising.



## **6. Site and Building Regulations**

- 6.1. Development must be in general conformance with the conceptual plan as illustrated in Appendix I.
- 6.2. The maximum Height is 16.0 m, except that:
  - 6.2.1. The maximum Height for Hotels is 30.0 m.
- 6.3. The maximum Ground Floor Height for non-Residential Uses in new buildings is 4.0m.
- 6.4. The maximum total Floor Area Ratio is 3.5.
- 6.5. The maximum Floor Area Ratio for Residential Uses is 2.0.
- 6.6. The minimum Setback Abutting Maskêkosihk Trail, 199 Street NW, a Site in a residential Zone, or the Natural Area is 6.0 m.
- 6.7. Despite Subsection 6.6, in the area identified as "Stand Alone Multi-Unit Housing Allowed" in Appendix I, the minimum Setback from the property line along the right-of-way that includes a Shared Use Path Abutting the Site Zoned residential to the South is 1.5 m.
- 6.8. Minimum Setback Abutting Stillwater Boulevard NW is 4.5 m, except that:
  - 6.8.1. The minimum Setback Abutting Stillwater Boulevard in the area identified as "Stand Alone Multi-unit Housing Allowed" in Appendix I is 3.5 m

## **7. Private Road Design Regulations**

- 7.1. Private Streets, including Main Streets, must be developed in general conformance with Appendix 1, and to the satisfaction of the Development Planner in consultation with the City department responsible for transportation planning based on the specific development context at the Development Permit stage.
- 7.2. Vehicle parking spaces are permitted within the roadway of Private Streets.
  - 7.2.1. Despite Subsection 7.2, vehicle parking spaces on Private Streets outside of the Main Streets must be parallel parking.

### **Private Streets, other than a Main Street**

- 7.3. Development must be a minimum of 3.0 m from the back of curb of the roadway.
- 7.4. The following regulations apply to development of a Private Street, other than a Main Streets:
  - 7.4.1. Parking Areas, loading, waste collection, storage, service, and display areas must not be located within the distance specified in Subsection 7.3.
  - 7.4.2. Where Pedestrian Connections are identified on Appendix 1, a sidewalk with a minimum width of 1.8 m must be provided between the back of curb of the roadway and the development, and must be free from obstructions for the full length and width of the sidewalk.



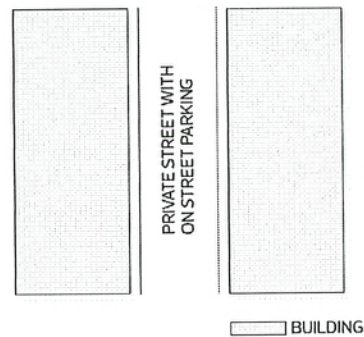
- 7.4.3. Where Shared Use Paths are identified on Appendix 1 as part of a Private Street, a sidewalk width a minimum of 3.0 m must be provided between the back of curb of the roadway and the development, and must be free from obstructions for the full length and width of the sidewalk.

#### **Main Street**

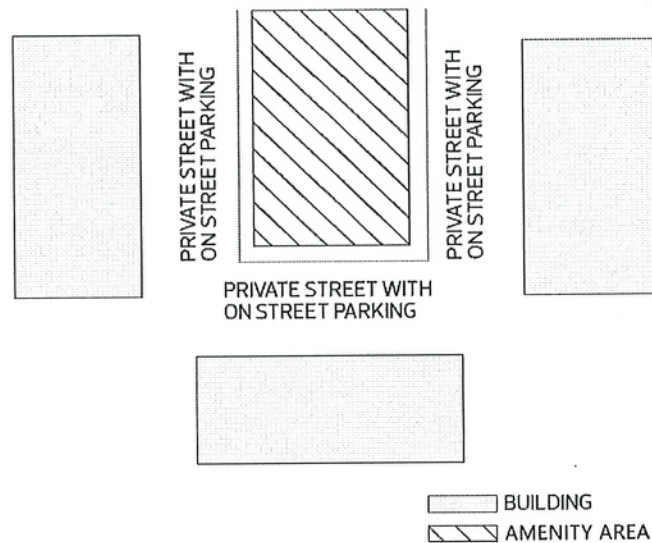
- 7.5. Buildings must be between a minimum of 4.7 m and maximum of 5.5 m from the back of the curb of the roadway, except that:
  - 7.5.1. If the Main Street is developed in accordance with Option 2 as described in Subsection 7.7.2, the distance between buildings and the back of curb of the roadway may be reduced to a minimum of 3.5 m and a maximum of 5.5 m.
- 7.6. The following regulations apply to development of Main Streets:
  - 7.6.1. Parking Areas, loading, waste collection, storage, service, and display areas must not be located within the distance specified in Subsection 7.5.
  - 7.6.2. Sidewalks, a minimum width of 2.5 m must be provided between the back of curb of the roadway and buildings, and must be free from obstructions for the full length and width of the sidewalk.
  - 7.6.3. Elements such as patios, gathering spaces, Landscaping, and public realm improvements that contribute to the pedestrian-oriented character of the area must be provided.
  - 7.6.4. Modal priority must be given to pedestrians through the incorporation of design elements, including but not limited to, traffic calming elements, curb extensions, enhanced pedestrian crossings, widened sidewalks, street trees, street furniture or other similar elements.
  - 7.6.5. Clear and delineated pedestrian crossings must be provided and must include elements such as but not limited to bump outs, markings, raised crossings, etc. to shorten the walking distance.
  - 7.6.6. Pedestrian crossings must be provided so that there is no more than 50 m between crossings.
- 7.7. The Main Street must be developed using 1 of the following options:
  - 7.7.1. Option 1 includes buildings on both sides of the Main Street as conceptually shown on the diagram below.
  - 7.7.2. Option 2 includes an Amenity Area as specified in Subsection 13.8.5 within the roadway as conceptually shown on the diagram below.

### Diagrams for Subsection 7.7

MAIN STREET OPTION 1



MAIN STREET OPTION 2



## 8. Building Design Regulations

8.1. Where a building wall has a total length greater than 25.0 m that:

- 8.1.1. faces a Street, Private Street, Park, or a Site in a residential or mixed use Zone;
- or
- 8.1.2. has a main entrance facing a Parking Area internal to the Site,

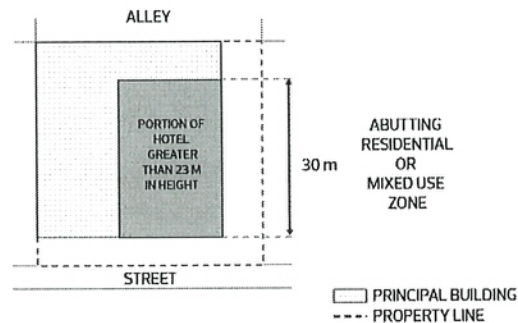
the Façade must be articulated using 2 or more design techniques or features to minimize the perception of massing, eliminate large blank walls, provide visual interest, and enhance

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; public art; use of a combination of finishing materials; or other similar techniques or features.

8.2. Subsection 8.1 does not apply to building walls facing and built to a shared Lot line in order to establish a continuous Street Wall.

8.3. The maximum Façade length is 30.0 m for portions of Hotels that are greater than 23.0 m in Height on Sites Abutting, or directly across an Alley from, a Site in a residential or mixed use Zone.

**Diagram for Subsection 8.3**



8.4. Where adjacent to 2 or more Streets or Private Streets, Façade design and materials must wrap around the side of the building to provide a consistent profile facing both Streets or Private Streets.

8.5. For new buildings and additions, main entrances must be level with, or have sloped doorway thresholds to, Abutting Pathways and public or private sidewalks.

8.6. 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.

8.7. In mixed use buildings, the Residential component must have access at Ground Floor that is separate from the access for the non-Residential Uses.

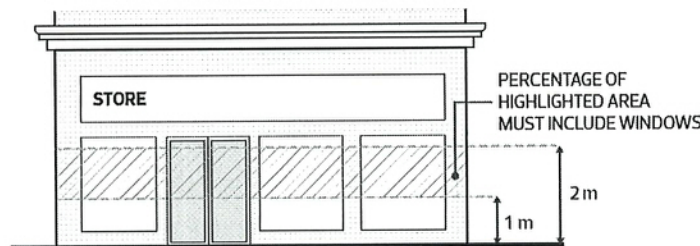
8.8. Blank walls must be minimized through the incorporation of features such as but not limited to windows, changes in materials or colours, recesses and projections.



## 9. Additional Building Design Regulations for Main Street Developments

- 9.1. The main entrance of new buildings and additions for non-Residential Uses must be directed towards the Main Street.
- 9.2. Ground Floor Facades facing the Main Street must be designed to break up the appearance into sections of 11.0 m or less by incorporating 2 or more design features such as those described in Subsection 8.1.
- 9.3. To promote pedestrian interaction and safety, any Facade Abutting the Main Street must comply with the following:
  - 9.3.1. A minimum of 65% of the Façade area between 1.0 m and 2.0 m above ground level must be windows.
  - 9.3.2. Despite Subsection 9.3.1 for exterior alterations to existing storefronts that involve adding or removing windows, a minimum of 50% of the Façade area between 1.0 m and 2.0 m above ground level facing the Main Street must be windows.

**Diagram for Subsection 9.3**



## 10. Safe Urban Environments

- 10.1. In addition to the regulations in Subsections 8 and 9, developments must include design elements that promote a safe urban environment for portions of development accessible to the public, including the following:
  - 10.1.1. Primary public access to a building must be located at entrances that are visible from a Street, Private Street or a Parking Area.
  - 10.1.2. A maximum of 10% of Ground Floor windows along Facades with a main entrance facing a Street, Private Street or Parking Area interior to the Site may be covered by non-transparent material. The remainder must be clear, untinted and free from obstruction.



- 10.1.3. Landscaping must be arranged to ensure clear sightlines into Ground Floor storefronts that are visible from a Street or a Private Street.

## **11. Development Interface with Natural Area**

- 11.1. Where development is adjacent to the Natural Area to the south, the following regulations apply:
- 11.1.1. A Private Street must be provided along 30% of the linear distance Abutting the Natural Area.
  - 11.1.2. As a condition of the first Development Permit issued, either
    - 11.1.2.1. a mix of post and rail Fence at a minimum of 1.2 m in Height and a Landscape Buffer, or
    - 11.1.2.2. a post and rail Fence at a minimum of 1.2 m in Height must be constructed and installed adjacent to the Natural Area along the south property line. This must be constructed at the time of construction of the first building.
  - 11.1.3. As a condition of any Development Permit adjacent to the Natural Area, a Landscape Buffer, a minimum 3.0 m wide, must be provided along the south property line Abutting the Natural Area and must comply with Subsection 5.60.5 of the Zoning Bylaw. The Landscape Buffer may include a combination of plantings and a post and rail Fence with a minimum height of 1.2 m to the satisfaction of the Development Planner in consultation with the City department responsible for ecological planning.
  - 11.1.4. A Lot Grading Plan demonstrating that surface water is drained away from the Natural Area must be submitted as part of a Development Permit application, to the satisfaction of the Development Planner in consultation with City departments responsible for ecological planning and lot grading.
  - 11.1.5. Pedestrian Connections between the Site and the Natural area, a minimum of 1.8 m in width, must be provided as generally shown on Appendix 1, to the satisfaction of the Development Planner in consultation with the City department responsible for ecological planning.
  - 11.1.6. Façades adjacent to the Natural Area 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; public art;

windows; patios; use of a combination of finishing materials; or other similar techniques or features.

## **12. Parking, Loading, Storage and Access Regulations**

- 12.1. Vehicle access to Residential developments must be from a Private Street.
- 12.2. Vehicle access to underground Parkades must be from a Private Street.
- 12.3. Surface Parking Lots and loading, waste collection, storage, service, and display areas must not be located within a required Setback.
- 12.4. Loading, waste collection, and storage areas must not be located between a building and a Street or a Private Street.
- 12.5. Despite Subsection 12.4:
  - 12.5.1. 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;
  - 12.5.2. Parking Areas are permitted to project a maximum of 1.0 m into a required Setback, other than the Setback Abutting the Natural Area where the use of screening techniques such as berming, Landscaping, or screen Fences are provided to the satisfaction of the Development Planner; and
  - 12.5.3. Loading, Drive Aisles, and Parking Areas are permitted to project a maximum of 3.0 m into the Setback Abutting the Natural Area, with the remainder of the Setback consisting of the Landscape Buffer required in Subsection 11.1.3.
- 12.6. Above ground Parkade Facades facing a Street, Private Street or a Park must be wrapped with Commercial or Community Uses, that have a minimum depth of 8.0 m of the Ground Floor.
- 12.7. Pedestrian Connections must be a minimum of 1.8 m wide and must be in general conformance with Appendix 1.
- 12.8. Despite Subsection 12.7, Pedestrian Connection locations may be adjusted due to site planning provided connections are maintained to the shared use paths along Maskekosikh Trail, Stillwater Boulevard, 199 Street and the Natural Area, as generally shown on Appendix I, in consultation with the Development Planner and the City department responsible for transportation planning at the Development Permit stage.
- 12.9. Despite Subsection 4.6 of Section 5.80 of Zoning Bylaw 20001, Pathways within Surface Parking Lots must be provided so that there is not more than:
  - 12.9.1. 65.0 m between a Pathway and the Shared Use Path Abutting Maskekosikh Trail; and
  - 12.9.2. 85.0 m between a Pathway and the Shared Use Path within the Natural Area.



- 12.10. Required Bike Parking for businesses along the Main Street may be consolidated into one area.
- 12.11. Despite Subsection 8.5 of Section 5.80 of Zoning Bylaw 20001, for Indoor Sales and Service Uses with a Floor Area of 5,000 m<sup>2</sup> or greater, a minimum of 15 bicycle stalls must be provided.
- 12.12. Despite Subsection 5.1.2 of Section 5.80 of Zoning Bylaw 20001, wheel stops are not required where a minimum 0.6 m clearance is provided between the edge of curb and any landscaping or Pathway.
- 12.13. All on-Site Shared Use Paths must be accessible to the public at all times through the registration of a 24-hour Public Access Easement in favour of the City of Edmonton, which must be a condition of a Development Permit adjacent to the Shared Use Path. Under this Easement, the owner is responsible for maintenance and liability and the spaces must be accessible to the public at all times.
- 12.14. The owner must register a Public Access Easement to ensure public access to the publicly accessible portions of the Amenity Areas as required in Subsections 13.6 through 13.8. The Easement must provide for access during the hours of operation of the Natural Area. Under this Easement, the owner is responsible for maintenance and liability and the spaces must be accessible to the public.

### **13. Landscaping, Lighting and Amenity Area Regulations**

#### **Landscaping**

- 13.1. The required Landscape Plan submitted as part of a Development Permit application must be prepared by a Landscape Architect registered with the Alberta Association of Landscape Architects.
- 13.2. Fences that contain or are constructed of hazardous materials such as barbed wire or that have sharp pickets extending above the top rail are not permitted.
- 13.3. Landscaping Abutting the Natural Area must incorporate native plant species that are zoned for the Edmonton Area and suited for the specific Site conditions.

#### **Lighting**

- 13.4. Lighting must not extend beyond the boundaries of the Site.
- 13.5. Lighting Abutting the Natural Area must be wildlife friendly in design and to the satisfaction of the Development Planner in consultation with the department responsible for ecological planning.

#### **Amenity Areas**

- 13.6. Amenity Areas must be provided as generally shown on Appendix 1.
- 13.7. The total Amenity Area must be a minimum of 850 m<sup>2</sup>.

- 13.8. Amenity Areas, as generally shown on Appendix 1, must comply with the following:
- 13.8.1. Amenity Area 1 is intended to offer a space for passive enjoyment of the Natural Area and must include design features such as seating, waste receptacles, or landscaping.
  - 13.8.2. Amenity Area 2 is intended to offer a space for a mix of both semi-private and public spaces and must include design features such as patio spaces for adjacent businesses, pedestrian connection to the natural area, seating or gathering space. The semi-private space must be a maximum of 100 m<sup>2</sup> of the total Amenity Area specified in Subsection 13.7.
  - 13.8.3. Despite Subsection 13.6, if Main Street Option 1 is developed, then Amenity Area 3 is not required.
  - 13.8.4. If Amenity Area 3 is not provided, Amenity Area 2 must also include the components of an urban plaza and incorporate design features such as open areas for informal and formal gatherings, or landscaping.
  - 13.8.5. If Main Street Option 2 is developed, Amenity Area 3 must offer a programmable urban plaza in conjunction with the Main Street and must include design features such as seating, open areas for informal and formal gatherings, or landscaping.
  - 13.8.6. Amenity Area 4 is intended to offer a space for passive enjoyment and must include features such as seating, waste receptacles, or landscaping.

## **14. Off-Site Improvements**

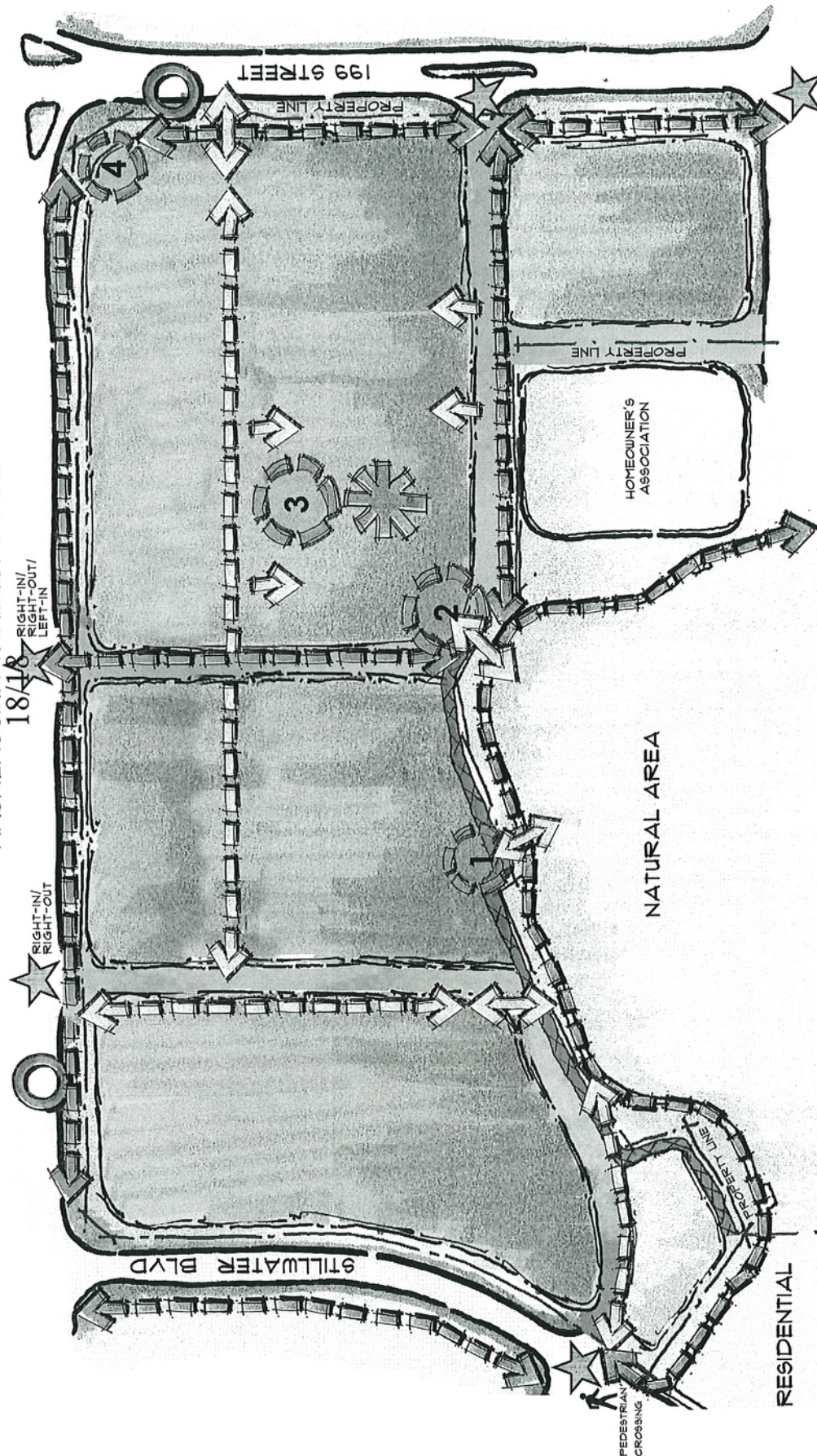
- 14.1. As a condition of any Development Permit, the owner must enter into an Agreement with the City of Edmonton for off-site improvements necessary to serve development, to the satisfaction of the Development Planner in consultation with the department responsible for transportation services and development coordination. Such improvements must be constructed at the owner's cost. The Agreement process must include an engineering drawing review and approval. Improvements to address in the Agreement include, but are not limited to:
- a. Construction of new site accesses along Maskêkosihk Trail in general conformance with Appendix I, including an eastbound auxiliary lane along Maskêkosihk Trail along with a right-in/right-out access and a right-in/right-out/left-in access. This roadway improvement will include, but is not limited to, modifications to the existing travel lane alignment and two adjacent intersections, 3 m shared pathway and utility relocation and/or modification, bus stop relocation, modifications to the existing accesses, paint line marking modifications, landscaping, and any channelization and transitional



improvements. Details related to this requirement will be reviewed and finalized through the engineering drawing review and approval process.

- b. Construction of a pedestrian crosswalk at the intersection of the Site access and Stillwater Boulevard NW. The exact location of the crosswalk will be determined at the Development Permit stage to the satisfaction of the Development Planner in consultation with the City department responsible for transportation planning. Crosswalk installation may include, but is not limited to, design elements such as curb extensions, pavement markings, signage, and/or rapid flashing beacons.

MASKEKOSIHK TRAIL (23RD AVE)



- ★ PROPOSED CONCEPTUAL ACCESS
- SUP(SHARED USE PATH)
- PEDESTRIAN CONNECTION (MIN 1.8M WIDTH)
- BUS STOP
- ▨ LANDSCAPE BUFFER

- ★ MAINSTREET
- ★ PROPOSED AMENITY AREA
- RETAIL CENTRE
- STAND ALONE MULTI-UNIT HOUSING ALLOWED
- ▨ PRIVATE STREET



# CONCEPTUAL PLAN

Appendix 1