

Bylaw 21149

A Bylaw to amend Charter Bylaw 20001, as amended,
The Edmonton Zoning Bylaw
Amendment No. 229

WHEREAS Unit 1-118 and Units A-E Condominium Plan 1223097 and Units 1-66 Condominium Plan 1223111; located at Units 112-347, 18333 - Lessard Road NW and Units 1-66, 18343 - Lessard Road NW, Donsdale, Edmonton, Alberta, are specified on the Zoning Map as Direct Control Zone (DC2.953); and

WHEREAS an application was made to rezone the above described properties 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 Unit 1-118 and Units A-E Condominium Plan 1223097 and Units 1-66 Condominium Plan 1223111; located at Units 112-347, 18333 - Lessard Road NW and Units 1-66, 18343 - Lessard Road NW, Donsdale, Edmonton, Alberta, which lands are shown on the sketch plan attached as Schedule "A", from Direct Control Zone (DC2.953) 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	9th day of June	, A. D. 2025;
READ a second time this	9th day of June	, A. D. 2025;
READ a third time this	9th day of June	, A. D. 2025;
SIGNED and PASSED this	9th day of June	, A. D. 2025.

THE CITY OF EDMONTON

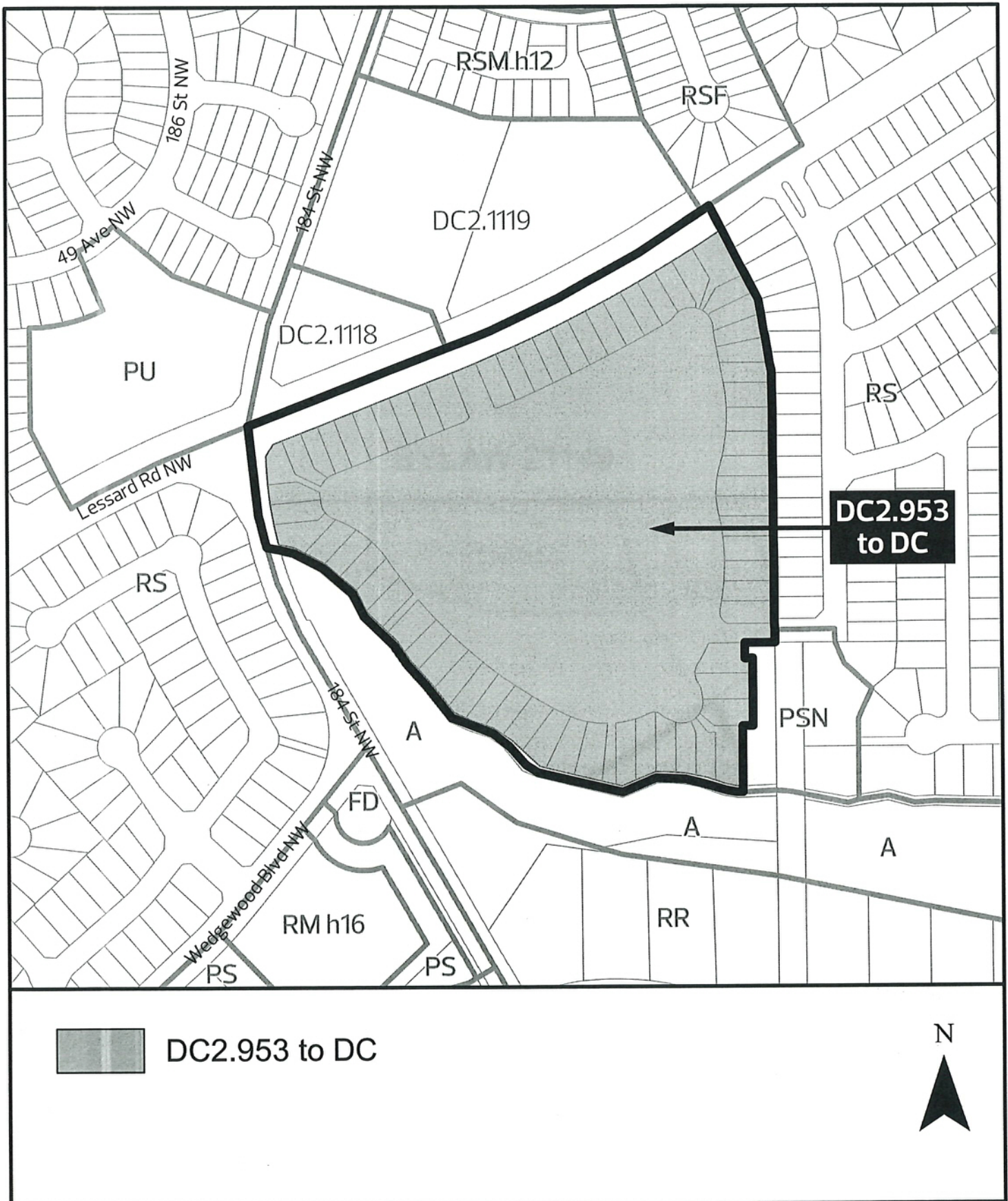


MAYOR



CITY CLERK

BYLAW 21149



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

- 1.1. To accommodate the development of a comprehensively planned, continuing care retirement community with low and medium density housing, institutional uses and a variety of ancillary uses.

2. Area of Application

- 2.1. This Zone applies to Units 1 – 66, Condominium Plan 122 3111, and Units 1-118 and A-E, Condominium Plan 1223097. This area is bounded by Lessard Road NW to the north, Dalhousie Way NW to the east, and Wedgewood Road NW to the West, as shown on Schedule "A" of the Bylaw adopting this Zone, Donsdale.
- 2.2. This Zone establishes three (3) Areas (A-C) identified in Appendix 1: Donsdale Site Layout.

3. Uses for Area A

- 3.1. Fascia Sign
- 3.2. Freestanding Sign
- 3.3. Home Based Business
- 3.4. Projecting Sign
- 3.5. Portable Sign
- 3.6. Residential, limited to:
 - 3.6.1. Semi-Detached Housing
 - 3.6.2. Single Detached Housing
- 3.7. Residential Sales Centre

4. Uses for Area B

- 4.1. Child Care Service
- 4.2. Community Services
- 4.3. Fascia Sign
- 4.4. Freestanding Sign
- 4.5. Health Care Facility
- 4.6. Health Service
- 4.7. Projecting Sign
- 4.8. Portable Sign
- 4.9. Residential, limited to:
 - 4.9.1. Multi-Unit Housing
 - 4.9.2. Lodging Houses

- 4.9.3. Supportive Housing
- 4.10. Minor Indoor Entertainment
- 4.11. Indoor Sales and Service
- 4.12. School
- 4.13. Community Service
- 4.14. Residential Sales Centre

5. Uses for Area C

- 5.1. Fascia Sign
- 5.2. Freestanding Sign
- 5.3. Health Care Facility
- 5.4. Health Service
- 5.5. Projecting Sign
- 5.6. Portable Sign

6. Definitions

- 6.1. For the purpose of this Direct Control Zone, the following terms are defined as follows:
 - 6.1.1. “Internal Roadway(s)” means all privately owned and maintained roadways contained within the lands within this Zone.

7. Additional Regulations for Specific Uses

- 7.1. Indoor Sales and Service Uses must be designed as an integral and secondary component of a Residential Use.
- 7.2. Despite the definition of Health Care Facility in the Zoning Bylaw, these Uses must not include out-patient services for non-residents of the continuing care retirement community.
- 7.3. Signs must comply with Section 6.90.

8. Site and Building Regulations

- 8.1. General Site and Building Regulations
 - 8.1.1. Development must be in general conformance with the attached Appendices.
- 8.2. Building Heights, Density, and Setbacks per Area
 - 8.2.1. Area A
 - 8.2.1.1. The maximum Height is 6.5m.
 - 8.2.1.2. The maximum number of Dwellings is 115.

- 8.2.1.3. The minimum Interior Side Setback is 1.2 m.
- 8.2.1.4. The minimum Flanking Setback is 3.0 m.
- 8.2.1.5. The minimum Front Setback is 4.5 m
- 8.2.1.6. The minimum Setback from the existing low density residential development on the eastern boundary of the Site is 7.5 m.
- 8.2.1.7. The minimum Setback from Lessard Road is 6.0 m.
- 8.2.1.8. The minimum Setback from 184 Street is 4.5 m.
- 8.2.1.9. The minimum Setback from Wedgewood Ravine is 4.5 m.
- 8.2.1.10. The minimum Setback from the Eastern Park is 4.5 m, except that
 - 8.2.1.10.1. the minimum Setback from the east property line for Unit 34, Plan 1223111 is 1.2 m.
- 8.2.2. Area B
 - 8.2.2.1. The maximum Height is 12.0 m.
 - 8.2.2.2. The maximum combined number of Dwellings and Sleeping Units is 280.
 - 8.2.2.3. The minimum Setback from the nearest edge of an Abutting Pathway along an Internal Roadway is 4.5 m.
- 8.2.3. Area C
 - 8.2.3.1. The maximum Height is 12.0 m.
 - 8.2.3.2. The maximum combined number of Dwellings and Sleeping Units is 96.
 - 8.2.3.3. The minimum Setback from the nearest edge of an Abutting Pathway along an Internal Roadway is 4.5 m.

9. Design Regulations

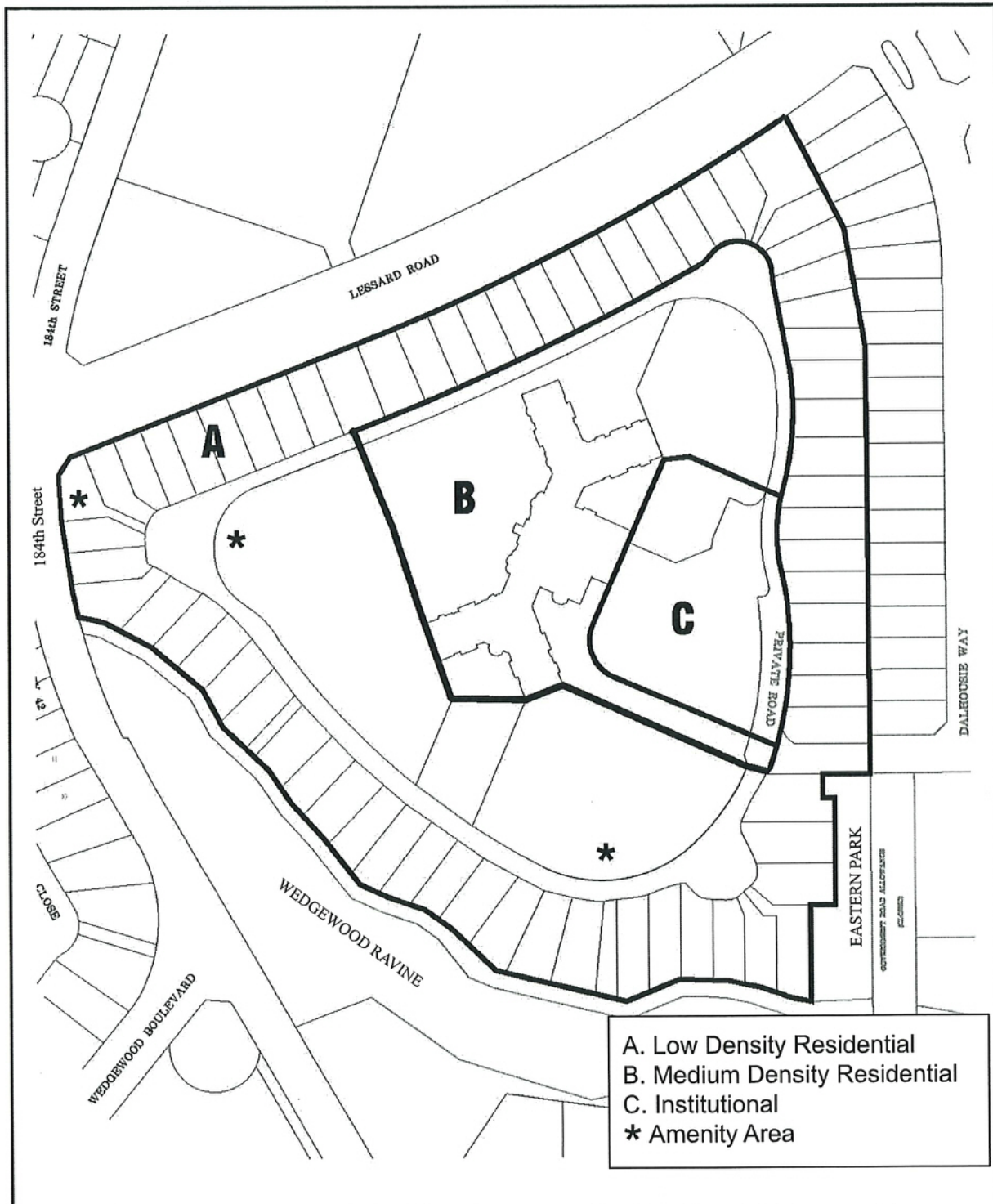
- 9.1. A screen Fence with a minimum Height of 1.8 m must be provided for the full length of the property lines adjacent to
 - 9.1.1. the existing low density residential development on the eastern boundary of the Site;
 - 9.1.2. Lessard Road; and
 - 9.1.3. 184 Street,to the satisfaction of the Development Planner.
- 9.2. A Screen Fence with a minimum 1.2 m Height must be provided for the full length of the property line adjacent to
 - 9.2.1. Wedgewood Ravine; and

9.2.2. the eastern park site,
to the satisfaction of the Development Planner.

10. Amenity Areas

10.1. Three communal Amenity Areas must be provided as generally shown on
Appendix 1.

DC Attachments
Appendix 1



TITLE:

Donsdale Site Layout