

Bylaw 21193

A Bylaw to amend Charter Bylaw 20001, as amended,
The Edmonton Zoning Bylaw
Amendment No. 252

WHEREAS Plan ND Blk 20 Lots 36 - 39; located at 9526 - 106 Avenue NW, McCauley, Edmonton, Alberta, are specified on the Zoning Map as Direct Control Zone (DC2.1246); 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 ND Blk 20 Lots 36 - 39; located at 9526 - 106 Avenue NW, McCauley, Edmonton, Alberta, which lands are shown on the sketch plan attached as Schedule "A", from Direct Control Zone (DC2.1246) 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 21193



 DC2.1246 to DC



SCHEDULE "B"

DIRECT CONTROL ZONE (DC)

1. Purpose

- 1.1. To accommodate a small scale mixed-use building with a focus on supportive housing, community services, and other support services.

2. Area of Application

- 2.1. This Zone applies to Lot 36 to 39, Block 20, Plan ND located north of 106 Avenue NW and west of 95 Street NW as shown in Schedule "A" of the Bylaw adopting this Zone, McCauley.

3. Uses

Residential Uses

- 3.1. Home Based Business
- 3.2. Residential

Commercial Uses

- 3.3. Food and Drink Service
- 3.4. Health Service
- 3.5. Hotel
- 3.6. Indoor Sales and Service
- 3.7. Office
- 3.8. Residential Sales Centre

Community Uses

- 3.9. Child Care Service
- 3.10. Community Service
- 3.11. School
- 3.12. Special Event

Basic Service Uses

- 3.13. Health Care Facility

Agricultural Uses

- 3.14. Urban Agriculture

Sign Uses

- 3.15. Fascia Sign
- 3.16. Projecting Sign

4. Additional Regulations for Specific Uses

- 4.1. The maximum Floor Area for a Health Care Facility is 1,500.0 m².
- 4.2. Signs must comply with Section 6.90 of the Zoning Bylaw, including Subsection 4 of Section 6.90.
- 4.3. Any Development Permit for Community Service in the form of a Year-round Shelter or Seasonal Shelter must be temporary and expire on July 1, 2027.

5. Site and Building Regulations

- 5.1. The maximum Height is 12.0 m.
- 5.2. The maximum Floor Area Ratio is 1.3.
- 5.3. The minimum north Setback is 0.0 m.
- 5.4. The minimum east Setback is 1.0 m.
- 5.5. The minimum south Setback is 1.5 m.
- 5.6. The minimum west Setback is 1.0 m.

6. Parking, Loading, Storage, and Access Regulations

- 6.1. Vehicular access must be from the Alley.
- 6.2. Surface parking is not permitted to be located between any building and a Street.
- 6.3. The maximum number of vehicular parking spaces is 4.
- 6.4. The minimum number of bicycle parking spaces is 15.

7. Landscaping, Lighting and Amenity Area Regulations

- 7.1. Despite the Amenity Area Regulations of the Zoning Bylaw, a minimum Amenity Area of 100 m² is required.

8. Public Improvements and Contributions

- 8.1. As a condition of a Development Permit for construction of a principal building, the owner must enter into an Agreement with the City of Edmonton for off-Site improvements necessary to serve or enhance the development, to the satisfaction of the Development Planner in consultation with the City department responsible for transportation planning. 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:

- 8.1.1. Repair of any damage to the abutting roadways, sidewalks and boulevard, including Alleys not directly adjacent to the Site, caused by the construction of the development.