

Bylaw 21276

A Bylaw to amend Charter Bylaw 20001, as amended,  
The Edmonton Zoning Bylaw  
Amendment No. 293

WHEREAS the lands shown on Schedule “A” and Schedule “B”; and legally described as Plan 1437TR Lot 3B; Plan 2416HW Lot 2; Plan 3900R Blk 39 Lots 24, 25, 32 & 33; Plan 3900R Blk OT; Plan 4451S Blk 38 Lots OT, 3 - 5, 20 - 22 & 27 - 29; and Plan 9920051 Lot 7, and on Schedule “C”; located at 6904 & 6810 - Gateway Boulevard NW and 10340 - 68 Avenue NW and the lands generally bounded by 63 Avenue NW to the South, 78 Avenue NW to the North, 105 Street NW to the West, and the CPR Irvine rail corridor to the East, Strathcona Junction and Allendale, Edmonton, Alberta, are specified on the Zoning Map as Direct Control Zone (DC1.19986); and

WHEREAS an application was made to rezone the above described properties to two 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 1437TR Lot 3B; Plan 2416HW Lot 2; Plan 3900R Blk 39 Lots 24, 25, 32 & 33; Plan 3900R Blk OT; Plan 4451S Blk 38 Lots OT, 3 - 5, 20 - 22 & 27 - 29; and Plan 9920051 Lot 7; located at 6904 & 6810 - Gateway Boulevard NW and 10340 - 68 Avenue NW, Strathcona Junction, Edmonton, Alberta, which lands are shown on the sketch plan attached as Schedule “A”, from Direct Control Zone (DC1.19986) to Direct Control Zone (DC).

2. The Zoning Map, being Part 1.20 to Charter Bylaw 20001 The Edmonton Zoning Bylaw is hereby amended by rezoning the lands legally described on Schedule “C”; generally bounded by 63 Avenue NW to the South, 78 Avenue NW to the North, 105 Street NW to the West, and the CPR Irvine rail corridor to the East, Strathcona Junction and Allendale, which lands are shown on the sketch plan attached as Schedule “B”, from Direct Control Zone (DC1.19986) to Direct Control Zone (DC).
3. The uses and regulations of the aforementioned DC Zone in section 1 of this Bylaw are annexed hereto as Schedule “D”.
4. The uses and regulations of the aforementioned DC Zone in section 2 of this Bylaw are annexed hereto as Schedule “E”.
5. The sketch plans annexed hereto as Schedule "A" and Schedule “B” and the uses and regulations of the DC Zones shown on Schedule "D" and Schedule “E” 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

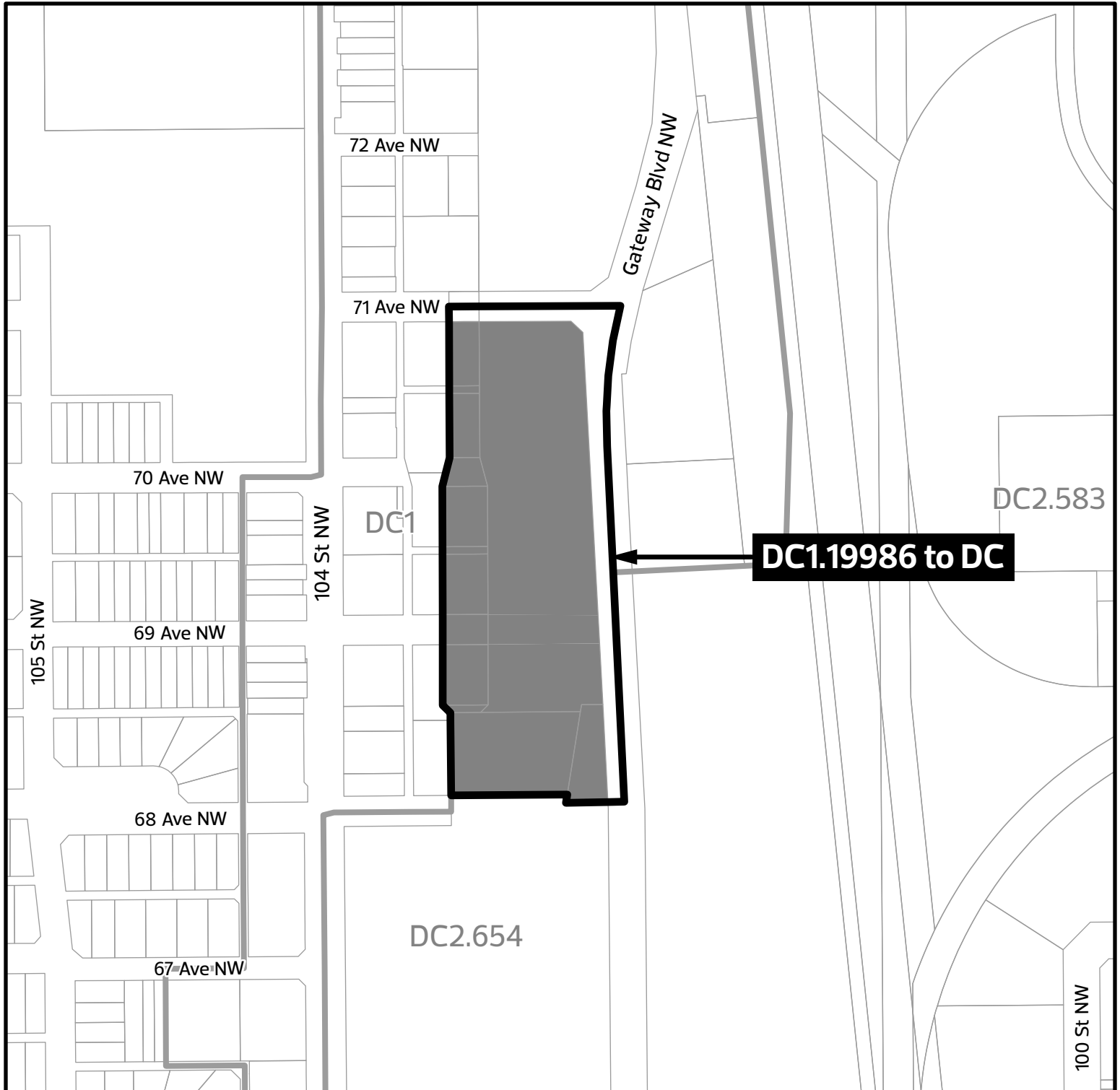
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MAYOR

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CITY CLERK

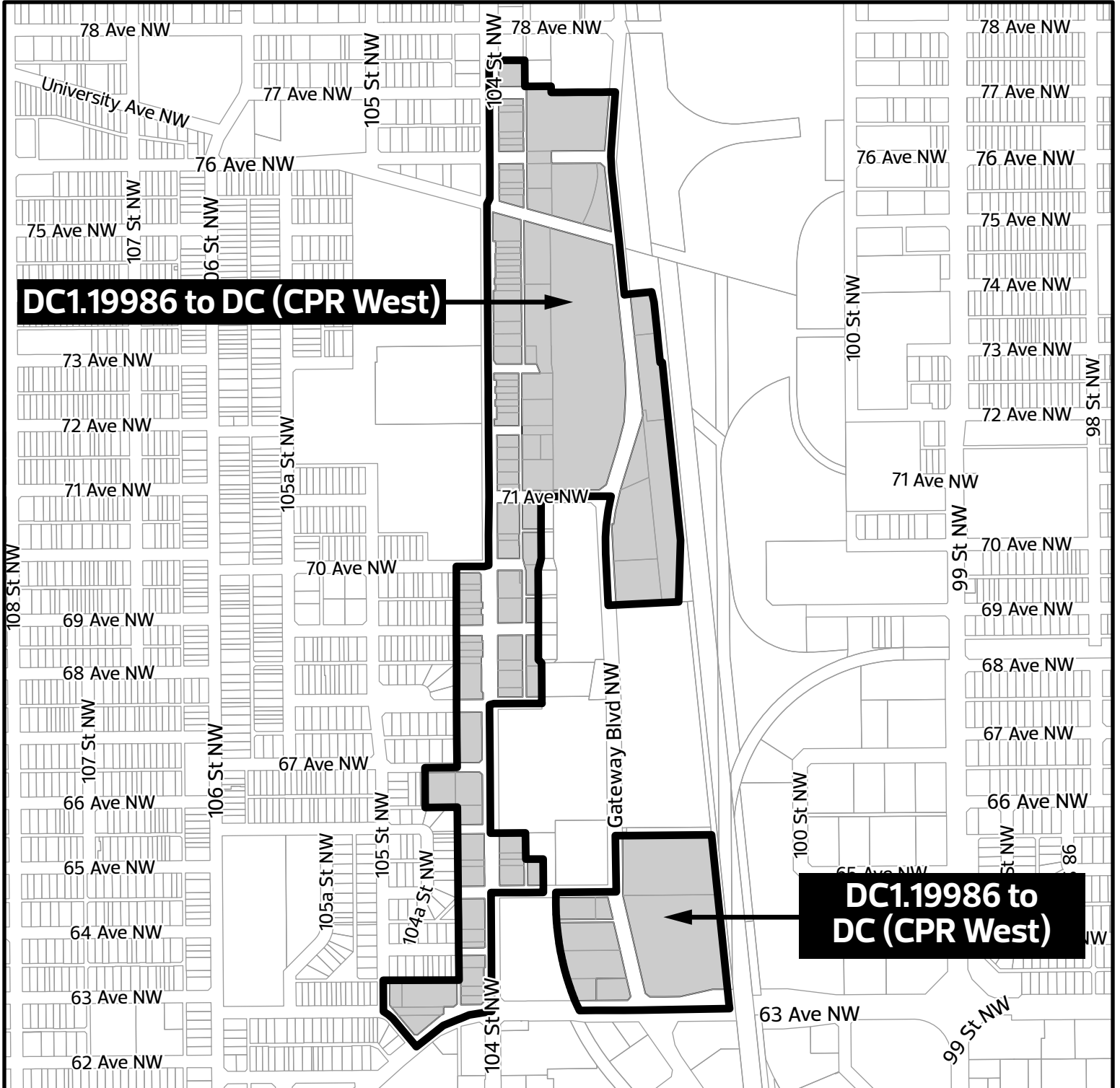
# BYLAW 21276



DC1.19886 to DC



# BYLAW 21276



**DC1.19986 to DC (CPR West)**

**DC1.19986 to DC (CPR West)**



DC1.19986 to DC (CPR West)



## SCHEDULE "C"

| Address                      | Legal Description                 | From | To |
|------------------------------|-----------------------------------|------|----|
| 7319 - 104 STREET NW         | Plan 0225257 Blk 41 Lot 21A       | DC1  | DC |
| 10316 - 76 AVENUE NW         | Plan 0823458 Blk 1 Lot 1          | DC1  | DC |
| 7508 - GATEWAY BOULEVARD NW  | Plan 1584HW Blk S Lot A           | DC1  | DC |
| 7603 - 104 STREET NW         | Plan 1750R Blk 14A Lot 1          | DC1  | DC |
| 7605 - 104 STREET NW         | Plan 1750R Blk 14A Lot 2          | DC1  | DC |
| 7607 - 104 STREET NW         | Plan 1750R Blk 14A Lot 3          | DC1  | DC |
| 7621 - 104 STREET NW         | Plan 1750R Blk 14A Lot 7          | DC1  | DC |
| 7625 - 104 STREET NW         | Plan 1750R Blk 14A Lot 8          | DC1  | DC |
| 10346 - UNIVERSITY AVENUE NW | Plan 1750R Blk 9A Lot 1           | DC1  | DC |
| 7505 - 104 STREET NW         | Plan 1750R Blk 9A Lot 2           | DC1  | DC |
| 7507 - 104 STREET NW         | Plan 1750R Blk 9A Lot 3           | DC1  | DC |
| 7517 - 104 STREET NW         | Plan 1750R Blk 9A Lot 6           | DC1  | DC |
| 7601 - 104 STREET NW         | Plan 1750R Blk OT                 | DC1  | DC |
| 6925 - GATEWAY BOULEVARD NW  | Plan 2416HW Lots 10-11            | DC1  | DC |
| 6520 - 104 STREET NW         | Plan 3553P Blk 32 Lot 5           | DC1  | DC |
| 10404 - 64 AVENUE NW         | Plan 3553P Blk 33 Lot 8           | DC1  | DC |
| 7105 - 104 STREET NW         | Plan 3900R Blk 39 Lot 10          | DC1  | DC |
| 10340 - 71 AVENUE NW         | Plan 3900R Blk 39 Lots 15-19,OT,X | DC1  | DC |
| 10343 - 71 AVENUE NW         | Plan 3900R Blk OT                 | DC1  | DC |
| 6304 - 104 STREET NW         | Plan 3999MC Blk 34 Lot 8          | DC1  | DC |
| 10303 - 65 AVENUE NW         | Plan 4022HW Blk 6 Lot A           | DC1  | DC |
| 6424 - GATEWAY BOULEVARD NW  | Plan 4022HW Blk 6 Lot D           | DC1  | DC |
| 10320 - 63 AVENUE NW         | Plan 4022HW Blk 6 Lot E           | DC1  | DC |
| 6320 - GATEWAY BOULEVARD NW  | Plan 4022HW Blk 6 Lot E           | DC1  | DC |
| 10326 - 63 AVENUE NW         | Plan 4022HW Blk 6 Lot F           | DC1  | DC |
| 10355 - 70 AVENUE NW         | Plan 4451S Blk 38 Lot 32          | DC1  | DC |
| 6801 - 104 STREET NW         | Plan 5740AI Blk 66 Lot 5          | DC1  | DC |
| 6511 - 104 STREET NW         | Plan 5740AI Blk 73 Lot 4          | DC1  | DC |
| 7351 - 104 STREET NW         | Plan 6082Q Blk 41 Lot 10          | DC1  | DC |
| 7347 - 104 STREET NW         | Plan 6082Q Blk 41 Lot 11          | DC1  | DC |
| 7345 - 104 STREET NW         | Plan 6082Q Blk 41 Lot 12          | DC1  | DC |
| 7341 - 104 STREET NW         | Plan 6082Q Blk 41 Lot 13          | DC1  | DC |
| 7359 - 104 STREET NW         | Plan 6082Q Blk 41 Lot 6           | DC1  | DC |
| 7359 - 104 STREET NW         | Plan 6082Q Blk 41 Lot 7           | DC1  | DC |
| 7355 - 104 STREET NW         | Plan 6082Q Blk 41 Lot 8           | DC1  | DC |
| 7353 - 104 STREET NW         | Plan 6082Q Blk 41 Lot 9           | DC1  | DC |
| 6926 - 104 STREET NW         | Plan 735AR Blk 5 Lot 1            | DC1  | DC |
| 7303 - GATEWAY BOULEVARD NW  | Plan 8322229 Lot 2                | DC1  | DC |

|                              |                                 |     |    |
|------------------------------|---------------------------------|-----|----|
| 7215 - GATEWAY BOULEVARD NW  | Plan 8322229 Lot 3              | DC1 | DC |
| 7203 - GATEWAY BOULEVARD NW  | Plan 8322229 Lot 4              | DC1 | DC |
| 7221 - 104 STREET NW         | Plan 8671S Blk 40 Lot 10        | DC1 | DC |
| 7223 - 104 STREET NW         | Plan 8671S Blk 40 Lot 11        | DC1 | DC |
| 7225 - 104 STREET NW         | Plan 8671S Blk 40 Lot 12        | DC1 | DC |
| 7215 - 104 STREET NW         | Plan 8671S Blk 40 Lot 8         | DC1 | DC |
| 7219 - 104 STREET NW         | Plan 8671S Blk 40 Lot 9         | DC1 | DC |
| 6820 - 104 STREET NW         | Plan I29 Blk 44 Lot 1           | DC1 | DC |
| 6824 - 104 STREET NW         | Plan I29 Blk 44 Lot 2           | DC1 | DC |
| 6908 - 104 STREET NW         | Plan I29 Blk 44 Lot 29          | DC1 | DC |
| 6922 - 104 STREET NW         | Plan I29 Blk 44 Lot 30          | DC1 | DC |
| 6924A - 104 STREET N         | Plan I29 Blk 44 Lot 31          | DC1 | DC |
| 6834 - 104 STREET NW         | Plan I29 Blk 44 Lot 4           | DC1 | DC |
| 6836 - 104 STREET NW         | Plan I29 Blk 44 Lot 4           | DC1 | DC |
| 6832 - 104 STREET NW         | Plan I29 Blk 44 Lots 3-4        | DC1 | DC |
| 7110 - GATEWAY BOULEVARD NW  | Plan 0521096 Blk 40 Lot 14A     | DC1 | DC |
| 10333 - UNIVERSITY AVENUE NW | Plan 0620356 Blk 41 Lot 43      | DC1 | DC |
| 10328 - 73 AVENUE NW         | Plan 0822259 Blk 41 Lot 44      | DC1 | DC |
| 7303 - 104 STREET NW         | Plan 1520737 Blk 40 Lot 15A     | DC1 | DC |
| 6501 - 104 STREET NW         | Plan 1524926 Blk 73 Lot 26      | DC1 | DC |
| 7617 - 104 STREET NW         | Plan 1750R Blk 14A Lots 4-6     | DC1 | DC |
| 7707 - 104 STREET NW         | Plan 1750R Blk 25A Lots 1-4     | DC1 | DC |
| 10328 - UNIVERSITY AVENUE NW | Plan 1750R Blk 9A Lots 11-14    | DC1 | DC |
| 7515 - 104 STREET NW         | Plan 1750R Blk 9A Lots 4-5      | DC1 | DC |
| 10351 - 76 AVENUE NW         | Plan 1750R Blk 9A Lots 7-10     | DC1 | DC |
| 6608 - 104 STREET NW         | Plan 3553P Blk 31 Lots 6-8      | DC1 | DC |
| 6528 - 104 STREET NW         | Plan 3553P Blk 32 Lots 1-4      | DC1 | DC |
| 6504 - 104 STREET NW         | Plan 3553P Blk 32 Lots 6-8      | DC1 | DC |
| 6420 - 104 STREET NW         | Plan 3553P Blk 33 Lots 1-5      | DC1 | DC |
| 6410 - 104 STREET NW         | Plan 3553P Blk 33 Lots 6-7      | DC1 | DC |
| 6328 - 104 STREET NW         | Plan 3553P Blk 34 Lots 1-2      | DC1 | DC |
| 6320 - 104 STREET NW         | Plan 3553P Blk 34 Lots 3-5      | DC1 | DC |
| 6304 - 104 STREET NW         | Plan 3553P Blk 34 Lots 6-7      | DC1 | DC |
| 6804 - 104 STREET NW         | Plan 3553P Blk A Lots 1-5       | DC1 | DC |
| 6720 - 104 STREET NW         | Plan 3553P Blk B Lots 1-4,27-30 | DC1 | DC |
| 7109 - 104 STREET NW         | Plan 3900R Blk 39 Lots 11-12    | DC1 | DC |
| 7005 - 104 STREET NW         | Plan 3900R Blk 39 Lots 1-3      | DC1 | DC |
| 7119 - 104 STREET NW         | Plan 3900R Blk 39 Lots 13-14    | DC1 | DC |
| 10347 - 71 AVENUE NW         | Plan 3900R Blk 39 Lots 26-28    | DC1 | DC |
| 7011 - 104 STREET NW         | Plan 3900R Blk 39 Lots 3-4      | DC1 | DC |

|   |                                      |     |    |
|---|--------------------------------------|-----|----|
| 7019 - 104 STREET NW  | Plan 3900R Blk 39 Lots 5-9           | DC1 | DC |
| 10315 - 65 AVENUE NW  | Plan 4022HW Blk 6 Lots B,C           | DC1 | DC |
| 6909 - 104 STREET NW  | Plan 4451S Blk 38 Lots 13-19         | DC1 | DC |
| 10436 - 63 AVENUE NW  | Plan 4976KS Blk 34 Lot 10            | DC1 | DC |
| 6303 - 105 STREET NW  | Plan 4976KS Blk 34 Lot 11U           | DC1 | DC |
| 10410 - ALLENDALE ROAD NW   | Plan 4976KS Blk 34 Lots 9,12         | DC1 | DC |
| 7025 - GATEWAY BOULEVARD NW   | Plan 5096NY Lot 11A                  | DC1 | DC |
| 7203 - GATEWAY BOULEVARD NW   | Plan 5096NY Lot 12U                  | DC1 | DC |
| 6511 - 104 STREET NW  | Plan 5740AI Blk 73 Lots 1-3,5        | DC1 | DC |
| 10366 - 65 AVENUE NW  | Plan 5740AI Blk 73 Lots 9-10         | DC1 | DC |
| 7331 - 104 STREET NW  | Plan 6082Q Blk 41 Lots 14-18         | DC1 | DC |
| 7371 - 104 STREET NW  | Plan 6082Q Blk 41 Lots 1-5           | DC1 | DC |
| 7321 - 104 STREET NW  | Plan 6082Q Blk 41 Lots 19-20         | DC1 | DC |
| 6932 - 104 STREET NW  | Plan 735AR Blk 5 Lots 2-3            | DC1 | DC |
| 6925 - 104 STREET NW  | Plan 7621517 Blk 38 Lot 33A          | DC1 | DC |
| 6325 - GATEWAY BOULEVARD NW   | Plan 7622436 Blk 7 Lot 7A            | DC1 | DC |
| 10345 - 69 AVENUE NW  | Plan 7722853 Blk 66 Lot 1A           | DC1 | DC |
| 6819 - 104 STREET NW  | Plan 7722853 Blk 66 Lot 2A           | DC1 | DC |
| 6811 - 104 STREET NW  | Plan 7722853 Blk 66 Lot 3A           | DC1 | DC |
| 10354 - 68 AVENUE NW  | Plan 7722853 Blk 66 Lot 6A           | DC1 | DC |
| 7508 - GATEWAY BOULEVARD NW   | Plan 8122038 Blk OT                  | DC1 | DC |
| 7121 - 104 STREET NW  | Plan 8671S Blk 40 Lots 1-2           | DC1 | DC |
| 10336 - 73 AVENUE NW  | Plan 8671S Blk 40 Lots 16-17         | DC1 | DC |
| 7127 - 104 STREET NW  | Plan 8671S Blk 40 Lots 3-4           | DC1 | DC |
| 10333 - 72 AVENUE NW  | Plan 8671S Blk 40 Lots 34-35         | DC1 | DC |
| 10351 - 72 AVENUE NW  | Plan 8671S Blk 40 Lots 36-38         | DC1 | DC |
| 7207 - 104 STREET NW  | Plan 8671S Blk 40 Lots 5-6           | DC1 | DC |
| 7211 - 104 STREET NW  | Plan 8671S Blk 40 Lots 6-7           | DC1 | DC |
| 10417 - 67 AVENUE NW  | Plan 9021531 Blk 31 Lot 7            | DC1 | DC |
| 10348 - 70 AVENUE NW  | Plan 9221389 Blk 39 Lot 31A          | DC1 | DC |
| 6622 - 104 STREET NW  | Plan 9221628 Blk 31 Lot 5A           | DC1 | DC |
| 10345 - 73 AVENUE NW  | Plan 9222812 Blk 40 Lot A            | DC1 | DC |
| 10350 - 72 AVENUE NW  | Plan 9222812 Blk 40 Lot B            | DC1 | DC |
| 10348 - 70 AVENUE NW  | Plan 9223014 Blk 38 Lot 31B          | DC1 | DC |
| 6926 - 104 STREET NW  | Plan I29 Blk 44 Lots 32-33           | DC1 | DC |
| 6525, 6527, 6529, 6531, 6533, 6535, 6537, 6539, 6541, 6543, 6547, 6549, 6551, 6553, 6555, 6557, 6561, 6563, 6565, 6567, 6569, & 6571 - GATEWAY BOULEVARD NW | Units 1-22, Condominium Plan 0221079 | DC1 | DC |
| 6805 & 6807 - 104 STREET NW   | Units 1-2, Condominium Plan 9921378  | DC1 | DC |

**SCHEDULE “D”****DIRECT CONTROL ZONE (DC)****1. Purpose**

- 1.1 To allow for mixed use development as well as the development of a car dealership and its ancillary uses along Gateway Boulevard NW.

**2. Area of Application**

- 2.1 This Zone applies to Plan 1437TR Lot 3B; Plan 2416HW Lot 2; Plan 3900R Blk 39 Lots 24, 25, 32 & 33; Plan 3900R Blk OT; Plan 4451S Blk 38 Lots OT, 3 - 5, 20 - 22 & 27 - 29; and Plan 9920051 Lot 7, located west of Gateway Boulevard NW between 68 Avenue NW and 71 Avenue NW, as shown in Schedule “A” of the Bylaw adopting this Zone, Strathcona Junction.

**3. Uses****Residential Uses**

- 3.1 Home Based Business
- 3.2 Residential, limited to:
- 3.2.1 Lodging House
  - 3.2.2 Multi-unit Housing
  - 3.2.3 Row Housing
  - 3.2.4 Secondary Suite
  - 3.2.5 Supportive Housing

**Commercial Uses**

- 3.3 Bar
- 3.4 Cannabis Retail Store
- 3.5 Custom Manufacturing
- 3.6 Food and Drink Service
- 3.7 Health Service
- 3.8 Hotel

- 3.9 Indoor Sales and Service
- 3.10 Liquor Store
- 3.11 Major Indoor Entertainment
- 3.12 Minor Indoor Entertainment
- 3.13 Office
- 3.14 Outdoor Sales and Service
- 3.15 Residential Sales Centre
- 3.16 Standalone Parking Facility
- 3.17 Vehicle Support Service

**Industrial Uses**

- 3.18 Indoor Self Storage
- 3.19 Minor Industrial

**Community Use**

- 3.20 Child Care Service
- 3.21 Community Service
- 3.22 Library
- 3.23 Park
- 3.24 School
- 3.25 Special Event

**Basic Service Uses**

- 3.26 Emergency Service
- 3.27 Health Care Facility
- 3.28 Recycling Drop-off Centre
- 3.29 Transit Facility

**Agricultural Uses**

3.30 Urban Agriculture

**Sign Uses**

3.31 Fascia Sign

3.32 Freestanding Sign

3.33 Major Digital Sign

3.34 Minor Digital Sign

3.35 Portable Sign

3.36 Projecting Sign

**4. Additional Regulations for Specific Uses**

**Residential Uses**

4.1 Home Based Businesses must comply with Section 6.60 of the Zoning Bylaw.

4.2 Lodging Houses and Supportive Housing must comply with Section 6.80 of the Zoning Bylaw.

4.3 Row Housing is only permitted where developed on the same Site as Multi-unit Housing or non-Residential Uses.

4.4 A Residential Use must not be located on the same Site as a Minor Industrial Use.

**Commercial Uses**

4.5 Cannabis Retail Stores must comply with Section 6.30 of the Zoning Bylaw.

4.6 Custom Manufacturing:

4.6.1 The maximum Floor Area is 600 m<sup>2</sup> per individual establishment.

4.6.2 Manufacturing activities and storage must be located within an enclosed building.

4.7 Hotels:

4.7.1 Ground Floor guest rooms must not be located adjacent to a Street.

4.8 Liquor Stores must comply with Section 6.70 of the Zoning Bylaw.

4.9 Major Indoor Entertainment:

- 4.9.1 The maximum Floor Area is 500 m<sup>2</sup> per individual establishment, except where located on a Site greater than 1 ha.
- 4.10 Outdoor Sales and Service, Vehicle Support Service and Minor Industrial Uses must not be developed in the absence of an Indoor Sales and Service Use on the same Site.
  - 4.10.1 Despite subsection 4.10 of this Zone, Outdoor Sales and Service and Vehicle Support Service can be developed on their own south of 69 Avenue NW.
- 4.11 The Standalone Parking Facility Use is restricted to south of 69 Avenue NW.
- 4.12 Vehicle Support Services and Uses with Drive-through Services must comply with Section 6.110 of the Zoning Bylaw.
- 4.13 Fuel stations and car washes are only permitted where Accessory to a Vehicle Support Services.
- 4.14 Residential Sales Centres may be approved for a maximum of 8 years.

#### **Industrial Uses**

- 4.15 The Minor Industrial Use is limited to an auto body repair shop which is Accessory to an Indoor Sales and Service Use.
- 4.16 Indoor Self Storage:
  - 4.16.1 Must not be developed as a standalone building.
  - 4.16.2 Must incorporate windows at regular intervals on all Storeys on Facades facing Abutting Streets. Windows must be clear, transparent and non-reflective.
  - 4.16.3 The maximum Ground Floor building Frontage for Indoor Self storage is 11.0 m. The remaining Ground Floor building Frontage must be used for Community Uses or Commercial Uses other than Vehicle Support Services.

#### **Community Uses**

- 4.17 Child Care Services must comply with Section 6.40 of the Zoning Bylaw.
- 4.18 Special Events must comply with Section 6.100 of the Zoning Bylaw.

#### **Basic Service Uses**

- 4.19 Basic Service Uses must be on a Site with at least 1 additional Use other than a Sign Use.

4.20 Health Care Facilities:

4.20.1 The maximum Floor Area is 1,000 m<sup>2</sup> per individual establishment.

4.21 Recycling Drop-off Centres:

4.21.1 The maximum total area for a Recycling Drop-off Centre in a Site is 300 m<sup>2</sup>.

4.21.2 Recycling bins and associated drive aisles and queuing lanes must not be located between a building and a Street.

4.21.3 Perimeter screening using Fences, Landscape Buffers, or other similar features, must be provided to screen the view of drop off areas and bins from Abutting Streets and Sites in non-industrial Zones.

4.22 Transit Facilities:

4.22.1 Despite the Setbacks specified in Section 5, Transit Facilities may project into a Setback Abutting a Street to integrate with transit infrastructure in the road right-of-way.

### **Agricultural Uses**

4.23 The maximum Floor Area is 600 m<sup>2</sup> per individual establishment.

4.24 With the exception of outdoor display areas of products for sale, Urban Agriculture Uses must be located within or on a building.

4.25 Despite Subsection 4.24, Urban Agriculture Uses can be located outside of a building based on the recommendations provided in an environmental site assessment in compliance with Section 7.140 of the Zoning Bylaw.

### **Sign Uses**

4.26 Signs must comply with Section 6.90 of the Zoning Bylaw, including Subsection 5 of Section 6.90.

### **Uses with Total Area and Floor Area Exceptions**

4.27 Total area or Floor Area of a non-Residential Use can be increased by 10% if adequate mitigation measures are used to reduce negative impacts to Abutting Uses or Sites, including:

4.27.1 Measures specified in Subsection 2 of Section 5.120 of the Zoning Bylaw;

4.27.2 Modification of site plans to locate Uses or activities in a location to minimize visual, noise, lighting, odour, or other similar Nuisances; or

4.27.3 Other similar measures.

## **5. Site and Building Regulations**

- 5.1 The development must be in general conformance with the attached Appendix 1.
- 5.2 The maximum Height is 16.0 m.
- 5.3 The maximum Floor Area Ratio is 3.5.
- 5.4 The minimum Setbacks are:
  - 5.4.1 5.5 m from Gateway Boulevard NW, except that any service related activities as part of the car dealership, including the auto body shop must be located a minimum of 35.0 m from Gateway Boulevard NW;
  - 5.4.2 4.5 m from 71 Avenue NW and 69 Avenue NW;
  - 5.4.3 4.5 m from the south Lot line; and
  - 5.4.4 0.0 m from Abutting Sites to the west.
- 5.5 The maximum Setback for buildings from Gateway Boulevard NW is 25.0 m, except for buildings with service related activities outlined in Subsection 5.4.1 of this Zone.
- 5.6 Floor Area associated with Residential Uses is excluded from the calculation of the maximum Floor Area Ratio where a minimum of 10% of all Dwellings:
  - 5.6.1 Comply with the inclusive design requirements of Section 5.5 of the Zoning Bylaw;
  - 5.6.2 Have a Floor Area greater than 100 m<sup>2</sup>, a minimum of 3 bedrooms, and have:
    - 5.6.2.1 Access to an outdoor Common Amenity Area designed for children of at least 50.0 m<sup>2</sup>; and
    - 5.6.2.2 Dedicated and enhanced bulk storage within the Dwelling or within the building; or
  - 5.6.3 Comply with any combination of Subsections 5.6.1 and 5.6.2 of this Zone.
- 5.7 The maximum Floor Area Ratio is increased by 1.0 where:
  - 5.7.1 A minimum of 30% if all Supportive Housing Units comply with the inclusive design requirements of Section 5.50 of the Zoning Bylaw.

## 6. Design Regulations

### Building Design Regulations

- 6.1 The North, East and South Facades of buildings 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.
- 6.2 On Corner Sites, the Facade design and materials facing Gateway Boulevard NW must wrap around the side of the building facing the other Street to a minimum depth of 10.0 m to provide a consistent profile facing both Streets.
- 6.3 Each Storey must have windows on all building Facades facing a Street.
- 6.4 For new buildings and additions, where a Use is located on the Ground Floor adjacent to a Street, the main entrance for non-Residential Uses must:
  - 6.4.1 be directed towards the Street; and
  - 6.4.2 be level with or have sloped doorway thresholds with safe access to Abutting Pathways and public sidewalks.
- 6.5 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.
- 6.6 Ground Floor Facades facing a 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 6.1 of this Zone.
- 6.7 To promote pedestrian interaction and safety, Ground Floor non-residential Facades must comply with the following:
  - 6.7.1 Where a Facade faces a Street, a minimum of 65% of the Facade area between 1.0 m and 2.0 m above ground level must be windows.
    - 6.7.1.1 Despite Subsection 6.7.1 of this Zone, for exterior alterations to existing storefronts that involve adding or removing windows, a minimum of 50% of the Facade area between 1.0 m and 2.0 m above ground level facing a Street must be windows.

- 6.7.2 A maximum of 10% of all Ground Floor windows facing a Street, a Park or along Facades with a main entrance facing a Public Amenity Area or Parking Area interior to the Site may be covered by non-transparent material. The remainder must be clear, non-reflective and free from obstruction.

## **7. Other Regulations**

### **Safe Urban Environments**

- 7.1 In addition to the regulations in Section 5.110 of the Zoning Bylaw, developments must include design elements that promote a safe urban environment for portions of development accessible to the public, including the following:
- 7.1.1 Primary public access to a building must be located at entrances that are visible from a Street or Surface Parking Lot.
- 7.1.2 Landscaping must be arranged to ensure clear sightlines into Ground Floor storefronts that are visible from a Street.

## **8. Parking, Loading, Storage, Lighting and Access**

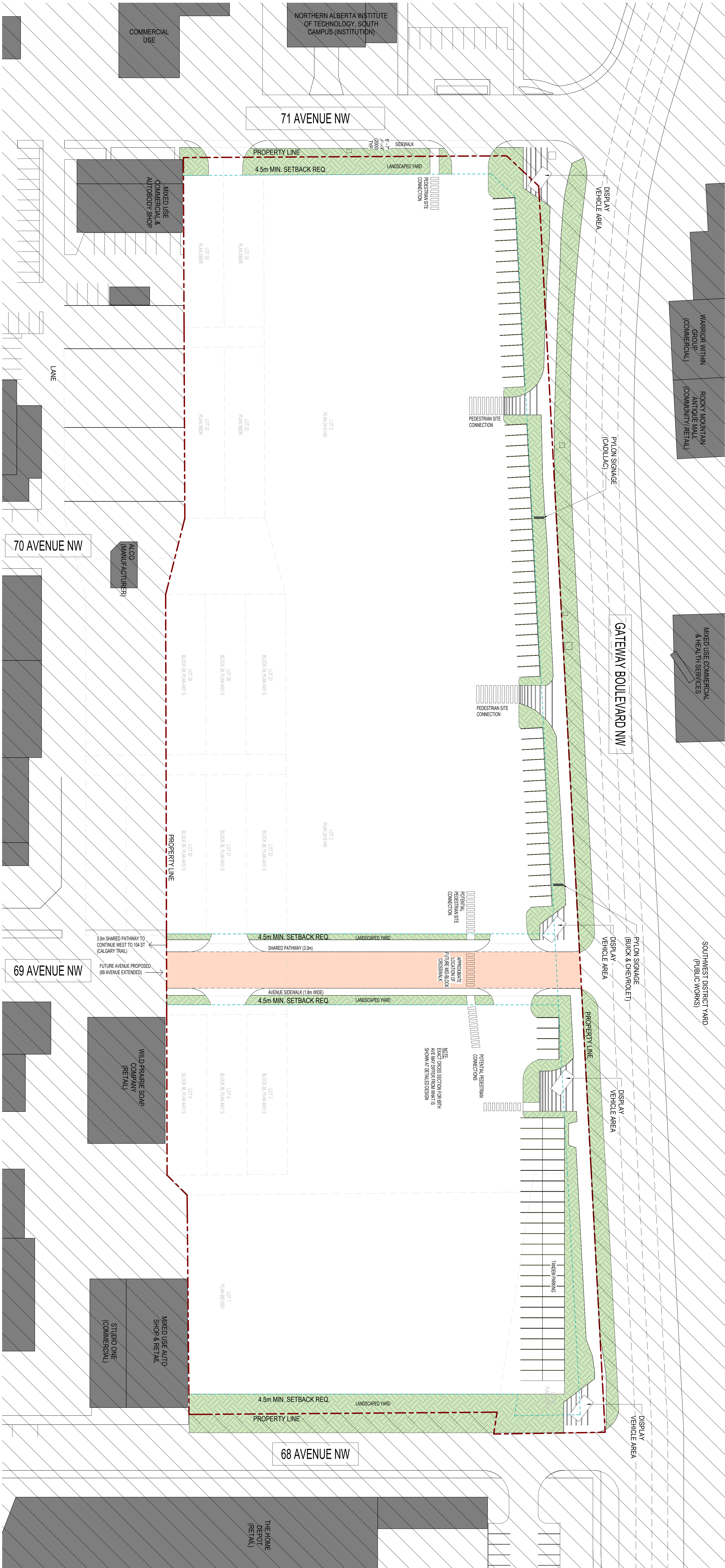
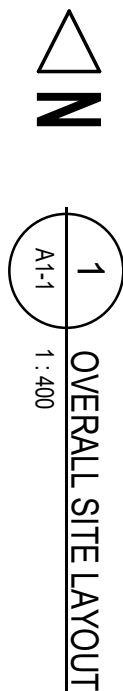
- 8.1 Vehicular Access to the Site must not be provided from Gateway Boulevard NW.
- 8.2 Loading, waste collection, display and storage areas must not be located within a required Setback, except that:
- 8.2.1 a maximum of four (4) vehicle display areas associated with an Indoor Sales and Service or Outdoor Sales and Service Use on the same Site, as generally shown on Appendix 1, are permitted within the Setback from Gateway Boulevard NW.
- 8.3 Without limiting the authority of these sections, except as otherwise specified in this DC Zone, Subsection 4 of Section 5.60 and Subsection 4 of Section 5.80 of the Zoning Bylaw apply to any Surface Parking Lots associated with service areas, display and storage of vehicles as part of an Indoor Sales and Service or Outdoor Sales and Service Use.
- 8.4 Parking is permitted between buildings and Gateway Boulevard NW, 71 Avenue NW, 69 Avenue NW and 68 Avenue NW where a landscape buffer is provided.
- 8.4.1 Only one row of parking and one drive aisle is permitted between a building and Gateway Boulevard NW.

- 8.5 Despite Subsection 4.1 of Section 5.60 of the Zoning Bylaw, 1 tree and 2 shrubs must be provided per 25 m<sup>2</sup> of landscaped buffers between Surface Parking Lots and Streets.
- 8.6 A minimum of two (2) pedestrian connections are required from the shared Pathway along Gateway Boulevard NW as generally shown on Appendix 1 to the building(s). The following regulations apply to these pedestrian connections:
  - 8.6.1 the Pathways must be clearly demarcated through methods such as but not limited to signage, changes in material and paint;
  - 8.6.2 one of these connections must generally align with the existing pedestrian crosswalk across Gateway Boulevard NW south of 71 Avenue NW; and
  - 8.6.3 one of these connections must include an adjacent Public Amenity Area with the following characteristics:
    - 8.6.3.1 a minimum of 150 m<sup>2</sup> in area; and
    - 8.6.3.2 features such as but not limited to seating, public art and landscaping.
- 8.7 Above-ground Parkade Facades facing a Street must be wrapped with Residential, Commercial or Community Uses, with a minimum depth of 8.0 m, on the Ground Floor.
- 8.8 Above-ground Parkades must be designed to be adaptable for future non-parking Uses by having:
  - 8.8.1 a minimum floor to ceiling clearance of 4.0 m at ground level, and 3.1 m above the Ground Floor;
  - 8.8.2 floors that can readily become level; and
  - 8.8.3 drive ramps located and designed to allow for future removal without interfering with developable space.
- 8.9 Subsection 8.8 does not apply to a single level of vehicular parking located on the roof above any Commercial or Industrial Use, as long as it is screened from view from all Abutting Streets.
- 8.10 Access from the Site to the roadway on the adjacent land to the south that is aligned with 68 Avenue NW must only be allowed if a cross lot access easement or equivalent is registered on title with Lot B, Plan 9923278 or the roadway is registered as road right-of-way at the time of Development Permit approval.

## **9. Public Improvements**

- 9.1 Prior to the issuance of the first Development Permit for new building construction, sufficient public access must be satisfactorily provided between 69 Avenue NW from the western edge of the property to Gateway Boulevard NW as shown on Appendix 1.
- 9.2 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 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:
  - 9.2.1 Construction of 69 Avenue NW from its current terminus east of 104 Street NW to Gateway Boulevard NW, to Complete Streets Design and Construction Standards, and including the following to the satisfaction of the Development Planner in consultation with the City department responsible for mobility and road right-of-way management:
    - 9.2.1.1 a shared pathway with a minimum width of 3.0 m along the north side of 69 Avenue NW;
    - 9.2.1.2 a sidewalk with a minimum width of 1.8 m on the south side of 69 Avenue NW;
    - 9.2.1.3 mid-block crosswalks at logical locations; and
    - 9.2.1.4 street trees on at least one side.
  - 9.2.2 Construction of a shared pathway with a minimum width of 3.0 m along the north side of 69 Avenue NW from 104 Street NW connecting to the shared pathway described in subsection 9.2.1.1 above.
  - 9.2.3 Removal of the existing accesses from Gateway Boulevard NW.
  - 9.2.4 Removal of the existing lay-by on Gateway Boulevard NW.
  - 9.2.5 A hard surfaced shared pathway with a minimum width of 3.0 m is required either on public road right of way or private property by means of a public access easement along the west side of Gateway Boulevard NW. The following regulations must apply to shared pathways on the west side of Gateway Boulevard NW:

- 9.2.5.1 subdivision applications may require the dedication of additional road right-of way along the west side of Gateway Boulevard NW to accommodate shared pathways with a minimum width of 3.0 m;
- 9.2.5.2 where no subdivision occurs, a 24 hour public access easement is required on private property along the west side of Gateway Boulevard NW for any portion of the required shared pathway on private property which the City will be responsible to maintain;
- 9.2.5.3 regardless of whether or not shared pathways are located within public road right-of-way or wholly or partially on private property, the following separations must be maintained:
  - 9.2.5.3.1 2.5 m between the eastern edge of the shared pathway and the curb of Gateway Boulevard NW, except that where the shared pathway existing on the date of approval of the bylaw adopting this DC Zone is maintained, the existing distance between the curb of Gateway Boulevard NW and the shared pathway may remain at its existing width;
  - 9.2.5.3.2 2.5 m between the western edge of the shared pathway and any building;
  - 9.2.5.3.3 where an applicant elects to move a shared pathway consistent with the regulations in Subsection 9.2.5 of this Zone, the cost of moving the pathway must be paid by the applicant; and
  - 9.2.5.3.4 in cases where an existing or future shared pathway is located within private property the Landscaped Yard may include the shared pathway or a portion of the shared pathway.



**SCHEDULE “E”****DIRECT CONTROL ZONE (DC)****(CPR West)****1. Purpose**

- 1.1. To provide transition for the area to become a pedestrian-oriented, urban style commercial mixed use area, while respecting the character of 104 Street NW and Gateway Boulevard NW. This Zone enhances the pedestrian environment by incorporating pedestrian scaled architecture, amenities and landscaping.

**2. Area of Application**

- 2.1. This Zone applies to the properties generally located between 63 Avenue NW to the south, 78 Avenue NW to the north, between 105 Street NW to the west and the CPR Irvine rail corridor to the east, as shown on Schedule “B” of the Bylaw adopting this Zone, Strathcona Junction and Allendale.
- 2.2. This DC Zone is divided into four areas as shown in Appendix 1. Area 1 is adjacent to 104 Street NW, Area 2 is adjacent to the west side of Gateway Boulevard NW, Area 3 is on the east side of Gateway Boulevard NW and Area 4 is the northwest corner of 63 Avenue NW and Gateway Boulevard NW.

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

- 3.1. Cannabis Retail Store
- 3.2. Custom Manufacturing
- 3.3. Food and Drink Service
- 3.4. Health Service
- 3.5. Indoor Sales and Service
- 3.6. Liquor Store
- 3.7. Major Indoor Entertainment
- 3.8. Minor Indoor Entertainment

3.9. Office

3.10. Residential Sales Centre

3.11. Vehicle Support Service

**Community Uses**

3.12. Community Service

3.13. Library

3.14. School

3.15. Special Event

**Basic Service Uses**

3.16. Emergency Service

**Industrial Uses**

3.17. Minor Industrial

**Agricultural Uses**

3.18. Urban Agriculture

**Sign Uses**

3.19. Fascia Sign

3.20. Minor Digital Sign

3.21. Projecting Sign

**4. Additional Uses – Area 1**

4.1. Bar

4.2. Child Care Service

4.3. Home Based Business

4.4. Hotel

4.5. Residential, limited to:

- 4.5.1. Lodging House
- 4.5.2. Multi-unit Housing
- 4.5.3. Supportive Housing

**5. Additional Uses – Area 2 and Area 4**

- 5.1. Bar
- 5.2. Child Care Service
- 5.3. Crematorium
- 5.4. Hotel
- 5.5. Indoor Self Storage
- 5.6. Outdoor Entertainment
- 5.7. Residential, limited to:
  - 5.7.1. Lodging House
  - 5.7.2. Multi-unit Housing
  - 5.7.3. Supportive Housing
- 5.8. School
- 5.9. Freestanding Sign

**6. Additional Uses – Area 3**

- 6.1. Crematorium
- 6.2. Indoor Self Storage
- 6.3. Major Industrial
- 6.4. Freestanding Sign

**7. Additional Regulations for Specific Uses**

- 7.1. The following regulations apply to Residential Uses:

- 7.1.1. Residential Uses are only allowed when above Non-Residential Uses, except at 10333 - University Avenue NW (legally described as Lot 43, Block 41, Plan 0620356), where the building existing on the date of approval of the Bylaw adopting this Zone is allowed to convert the entire building, including the ground level Storey, to Residential Uses.
- 7.1.2. Residential Uses are not permitted in Area 2 unless a detailed risk assessment, satisfactory to the Development Planner, is completed in consultation with the City department responsible for risk assessment, which provides that risk levels are acceptable.
- 7.1.3. The housing component of any mixed-use building must be designed and sited to minimize any impacts from the non-residential component of the development related to noise, traffic, circulation or loss of privacy.
- 7.1.4. A noise study prepared by a registered professional must be submitted with any residential Development Permit application. If the study demonstrates that exterior Facade sound levels at any edge of the Site exceed Leq 60 dBA in a 24- hour period, the development must include mitigation measures that would achieve a projected interior noise level of 45 dBA.
- 7.2. Community Service Uses in the form of a Religious Assembly must not include rectories, manses, dormitories, convents, monasteries and other residential buildings.
- 7.3. Cannabis Retail Stores must comply with Section 6.30 of the Zoning Bylaw.
- 7.4. Child Care Services must comply with Section 6.40 of the Zoning Bylaw.
- 7.5. Crematoriums must comply with Section 6.50 of the Zoning Bylaw.
- 7.6. Home Based Businesses must comply with Section 6.60 of the Zoning Bylaw.
- 7.7. Liquor Stores must comply with Section 6.70 of the Zoning Bylaw and are only allowed on Sites east of 104 Street NW.
- 7.8. Lodging Houses and Supportive Housing must comply with Section 6.80 of the Zoning Bylaw.
- 7.9. Signs must comply with Section 6.90 of the Zoning Bylaw, including Subsection 5 of Section 6.90, and the following:
  - 7.9.1. Signs must be provided with the intent to complement a

pedestrian-oriented environment;

- 7.9.2. the maximum Height of a Freestanding Sign is 6.0 m;
  - 7.9.3. a Projecting Sign may be used to identify businesses that are located entirely at or above the second Storey level;
  - 7.9.4. the top of a Projecting Sign on a building two Storeys or higher must not extend more than 0.75 m above the floor of the second or third Storey, nor higher than the windowsill level of the second or third Storey; and
  - 7.9.5. In Areas 2 and 3, Freestanding Sign must only be on Sites Abutting Gateway Boulevard NW.
- 7.10. Special Events must comply with Section 6.100 of the Zoning Bylaw.
  - 7.11. Vehicle Support Services and Uses with Drive-through Services must comply with Section 6.110 of the Zoning Bylaw.

## **8. General Development and Design Regulations**

- 8.1. Within the areas identified in Appendix 2 as Future Avenue, where road right-of-way has not been dedicated or a public easement has not been obtained on private property, development must be restricted as follows:
  - 8.1.1. no new buildings are allowed to be constructed;
  - 8.1.2. temporary developments, including tents, covered enclosures and Signs may be only allowed on an interim basis; and
  - 8.1.3. the width of a Future Avenue where development is restricted must be the same width of the existing road right-of-way of the avenue of which the Future Avenue is an extension, unless reduced by the Development Planner in consultation with the City department responsible for mobility and road right-of-way management.
- 8.2. Construction of roadways within areas identified in Appendix 2 as Future Avenues must comply with the following:
  - 8.2.1. construction of roadways within the Future Avenues must be a requirement of comprehensive developments (new buildings or major expansions) on Sites that include or that Abut a Future Avenue, whether it is public road right-of-way or an easement on private property, except where a building already exists within the Future Avenue and is to be

retained;

8.2.2. roadway construction must include the entire area of the Future Avenue;  
and

8.2.3. construction of Future Avenue roadways must be designed to:

8.2.3.1. allow vehicular traffic to and from Gateway Boulevard NW  
and/or connecting portions of existing avenue stubs east of 104  
Street NW;

8.2.3.2. have sidewalks on both sides with a minimum clear walking  
width of 2.0 m and mid-block crosswalks at logical locations;

8.2.3.3. minimize the number of vehicular accesses crossing the  
sidewalks to the Future Avenue;

8.2.3.4. have pedestrian-oriented street lighting;

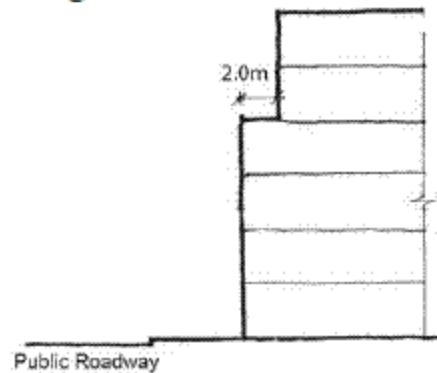
8.2.3.5. have street trees and curbside parking on at least one side but not  
necessarily the same side; and

8.2.3.6. be to the satisfaction of the Development Planner in consultation  
with the City department responsible for mobility and road  
right-of-way management.

8.3. At the discretion of the Development Planner in consultation with the City  
department responsible for mobility analysis, a Traffic Impact Assessment  
prepared by a registered Professional Engineer may be required as part of the  
application for a Development Permit. Issuance of the Development Permit is  
subject to there being sufficient capacity on the adjacent mobility network,  
adequate access to and from the Site and, where warranted, a Development  
Agreement to construct or pay for the construction of any off-site improvements  
needed to accommodate the additional multi-modal traffic associated with the  
development.

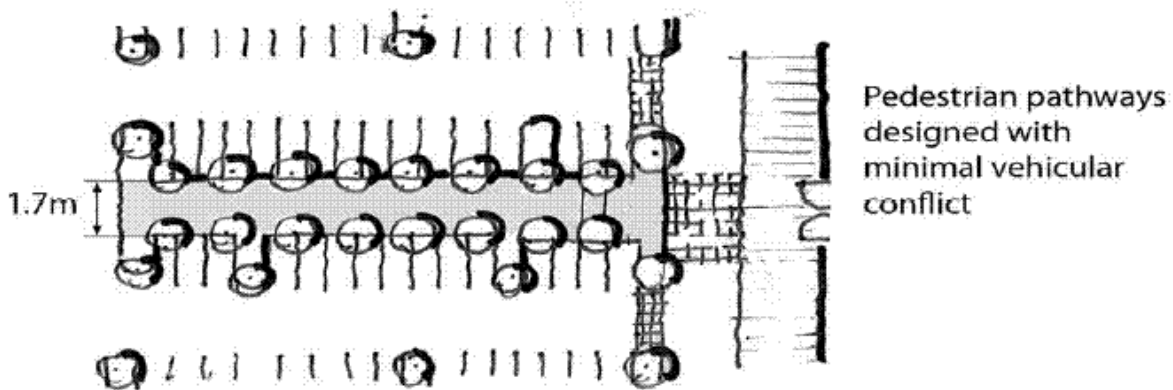
8.4. Buildings must not exceed 14.0 m in Height, except that buildings east of 104  
Street NW in Area 1 and within Area 2 are permitted an increase in Height up to  
23.0 m, provided that:

8.4.1. any building above four Storeys is subject to a minimum 2.0 m Stepback  
for that portion of the building above four Storeys (see Figure 1); and

**Figure 1**

- 8.4.2. massing and sun/shadow impacts are addressed to the satisfaction of the Development Planner.
- 8.5. The maximum Floor Area Ratio is:
  - 8.5.1. 4.0 for non-industrial developments; and
  - 8.5.2. 2.0 for industrial developments.
- 8.6. Building entrances must be at street level.
- 8.7. All buildings over one Storey in Height must be designed to include a discernible top, middle and bottom by use of different architectural elements and treatments to break up vertical massing.
- 8.8. Facade treatments of new or substantially renovated buildings must incorporate canopies, awnings or arcades, entrance features or other features to enhance pedestrian comfort and visual interest along the street.
- 8.9. On Corner Sites the Facade treatment must wrap around the side of the building to provide a consistent profile facing both public roadways, and special treatments such as a corner entrance must be considered.
- 8.10. Where a Hotel is to be developed, a maximum 30% of the first Storey Frontage along the Street can be used for lobbies, with the remaining floor area used for other Uses.
- 8.11. The number of vehicular accesses to Sites must be minimized by means of limiting access to an adjacent Alley, cross lot access or as a shared access with an adjacent land owner where possible.

- 8.12. Loading docks must be fully screened from Streets and from Future Avenues as identified in Appendix 2.
- 8.13. The following regulations apply to vehicular parking:
  - 8.13.1. development must locate and organize vehicular parking to improve the safety and attractiveness of adjacent streets and any open spaces by:
    - 8.13.1.1. integrating any above-ground parking structures with building design, and having commercial or other active Uses at ground level facing adjacent streets, parks and open spaces;
    - 8.13.1.2. designing pedestrian routes within Surface Parking Lots of over 30 spaces to connect from the Surface Parking Lot to building entrances, open spaces, parking spaces, public sidewalks, future transit stops and any other pedestrian destinations. As illustrated in Figure 2, this must include:
      - 8.13.1.2.1. a barrier-free Pathway with a minimum clear width of 1.7 m;
      - 8.13.1.2.2. landscaping along both sides of the Pathway;
      - 8.13.1.2.3. pedestrian-scale lighting to illuminate and define the route;
      - 8.13.1.2.4. orientation of parking spaces to minimize the number of traffic aisles that pedestrians must cross;
      - 8.13.1.2.5. wheel stops or other barriers to ensure vehicles do not overhang into the pedestrian Pathway; and
      - 8.13.1.2.6. a clear division from vehicular areas;

**Figure 2**

- 8.13.1.3. in addition to the requirements of Section 5.60 of the Zoning Bylaw, Landscaping must be used to separate public sidewalks from the Surface Parking Lot and to separate the Surface Parking Lot from a public or internal private roadway; and
  - 8.13.1.4. on Sites where surface parking is proposed and comprises an area of 1500 m<sup>2</sup> or greater, a concept plan must be provided for new development applications demonstrating how a minimum Floor Area Ratio of 0.8 could be achieved through future phases of development. Such concept plans are intended to illustrate how future densification could be accommodated without prejudicing future development, and must not imply a commitment or obligation to such future development.
- 8.14. Prior to the issuance of any Development Permit, the applicant must provide proof, through a Phase 1 Environmental Impact Assessment, and, where required, subsequent environmental impact assessments, satisfactory to the Development Planner in consultation with the City department responsible for environmental planning, that the lands have been remediated or are otherwise suitable to allow the intended Uses in the following cases:
- 8.14.1. any Development Permit for a change of Use to a Residential Use, or for a change of Use that includes an accessory Residential Use; and
  - 8.14.2. at the discretion of the Development Planner, any Development Permit for a new structure or additions not covered in Subsection 8.14.1 of this

Zone (above).

- 8.15. Green building and Landscaping features such as geothermal heating, solar orientation, natural ventilation, green roofs, bioswales, rain gardens and permeable pavement should be considered as part of new development and conversions in order to minimize their environmental impact.
- 8.16. Public art should be considered for inclusion within publicly accessible open spaces to make the buildings and their open spaces more attractive and interesting.

**9. Additional Development and Design Regulations – Area 1**

- 9.1. Minor Industrial Uses are only allowed if existing at the time of the approval of the Bylaw adopting this Zone but must exclude auto body repair and paint shops.
- 9.2. Each Bar Use is limited to 240 m<sup>2</sup> of Public Space.
- 9.3. Major Indoor Entertainment Uses in the form of nightclubs are only permitted on the east side of 104 Street NW, must be limited to 240 m<sup>2</sup> of Public Space per Use, and must only be permitted where the Use does not share a Site with, nor does the Site Abut, any Residential Uses.
- 9.4. Buildings must be built to the front and side Lot lines. The Development Planner may allow building Setbacks up to 2.5 m to accommodate street related activities such as sidewalk cafes, architectural features and Landscaping that contribute to the pedestrian-oriented character of the area.
- 9.5. The maximum Frontage for Sites Abutting 104 Street NW is 10.1 m except that it may exceed 10.1 m if the front Facade of the building is designed to break the appearance into 10.1 m sections or modules, each with its own entrance.
- 9.6. A minimum of 50% of the width of the ground floor level portion of the front Facade must be comprised of clear, non-reflective glazing.
- 9.7. Development on Sites that Abut the existing north-south Alley located east of 104 Street NW must be designed to:
  - 9.7.1. facilitate pedestrian connections between the development and the Alley;
  - 9.7.2. maximize sight lines between the development and the Alley with potential lighting and where possible through building and window

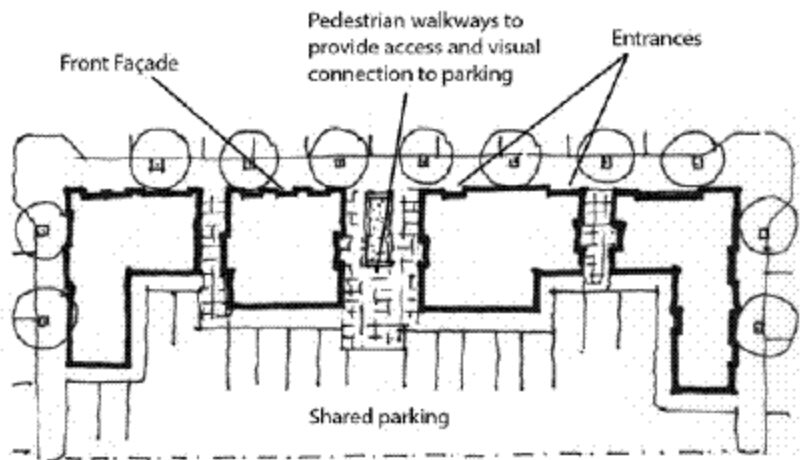
orientation;

- 9.7.3. improve the overall appearance of the development abutting the Alley through building and Site design; and
- 9.7.4. provide adequate parking and loading facilities accessed by the Alley so as to minimize the need for parking along 104 Street NW and the avenues.
- 9.8. A minimum landscaped Yard of 6.0 m is required where the Rear or Side Lot Line of the Site Abuts a Residential Zone.
- 9.9. A minimum 2.0 m landscaped Yard is required where the Rear or Side Lot Line of the Site Abuts the Alley on the west side of 104 Street NW.
- 9.10. Development on Sites between Allendale Road NW, 105 Street NW, the Alley south of 64 Avenue NW and the Alley west of 104 Street NW must be oriented to Allendale Road NW and 105 Street NW. There must be a minimum setback of 6.0 m from the Alley south of 64 Avenue NW and a minimum landscaped Yard of 2.0 m, and site planning and building massing must minimize the sun-shadow effect on properties to the north.

## **10. Additional Development and Design Regulations – Area 2 and Area 3**

- 10.1. Each Bar Use is limited to 240 m<sup>2</sup> of Public Space.
- 10.2. Major Indoor Entertainment Uses in the form of nightclubs are not permitted to share a Site that includes, nor be on a Site that Abuts, any Residential Uses.
- 10.3. Minor and Major Industrial Uses must have all equipment and goods contained within an enclosed building.
- 10.4. Each Indoor Sales and Service Use is limited to 6,500 m<sup>2</sup> of Floor Area.
- 10.5. Indoor Sales and Service Uses having a single Floor Area greater than 3,000 m<sup>2</sup> must comply with the following:
  - 10.5.1. at the development permit stage, a generalized, non-binding concept plan must be submitted for all new building development or substantial redevelopment of existing buildings for the purpose of illustrating how the proposed development will integrate with existing and future surrounding and on-site development. The concept plan must show the location of existing and future buildings, parking areas, vehicular and

- pedestrian routes and amenity area(s);
- 10.5.2. the building must be a minimum of two Storeys;
- 10.5.3. the development must incorporate a mix of uses including ground level retail commercial and a minimum of one of either an office commercial Use or residential Use located above non-residential Uses;
- 10.5.4. non-retail Uses must be a minimum of 60% of the Floor Area of the Indoor Sales and Service development;
- 10.5.5. exposed roof area above the first Storey must have some amount of landscaping and be physically accessible for use; or if not a flat surface, must provide a visually interesting roof line; and
- 10.5.6. buildings must be designed to support street-level pedestrian activity with features such as multiple independent entrances, extensive clear glazing, canopies and awnings. Facades along Gateway Boulevard NW are exempted from this but are required to be articulated and architecturally enhanced.
- 10.6. The front Facade of a building must be built to the Lot line abutting a Street or to the edge of an area identified in Appendix 2 as a Future Avenue. The Development Planner may allow buildings to be set back up to 2.5 m to accommodate street related activities, such as sidewalk cafes, architectural features and Landscaping that contribute to the pedestrian-oriented shopping character of the area.
- 10.7. A building's main entrance(s) must be located on its front Facade. See Figure 3.

**Figure 3**

- 10.8. A minimum of 50% of the width of the ground floor level portion of the front Facade must be comprised of clear, non-reflective glazing.
- 10.9. Where a Facade of a building facing Gateway Boulevard NW, or any Avenue or Future Avenue as shown in Appendix 2 (either as a public or private roadway), is more than 15.0 m long, any new buildings or substantial renovations of existing buildings must be designed to add architectural interest and reduce the perceived mass of the building. This must be done through features that articulate the Facade at minimum 15.0 m intervals, through one or more of the following:
  - 10.9.1. the use of non-reflective glazing;
  - 10.9.2. recessions and projections that may include arcades, porticos, colonnades, awnings, or public spaces; or
  - 10.9.3. the use of colour, texture and materials.
- 10.10. The following regulations applies along the west side of Gateway Boulevard NW:
  - 10.10.1. Landscaped Yards with a minimum depth of 4.5 m must be provided adjacent to the west side of Gateway Boulevard NW. The Development Planner may use variance power to reduce this requirement to a minimum depth of 3.0 m provided that the average depth of the landscaped Yard is not less than 4.5 m.
  - 10.10.2. The Setback for buildings along the west side of Gateway Boulevard NW must be no greater than the landscaped Yard as determined in Subsection

10.10.1 of this Zone (above).

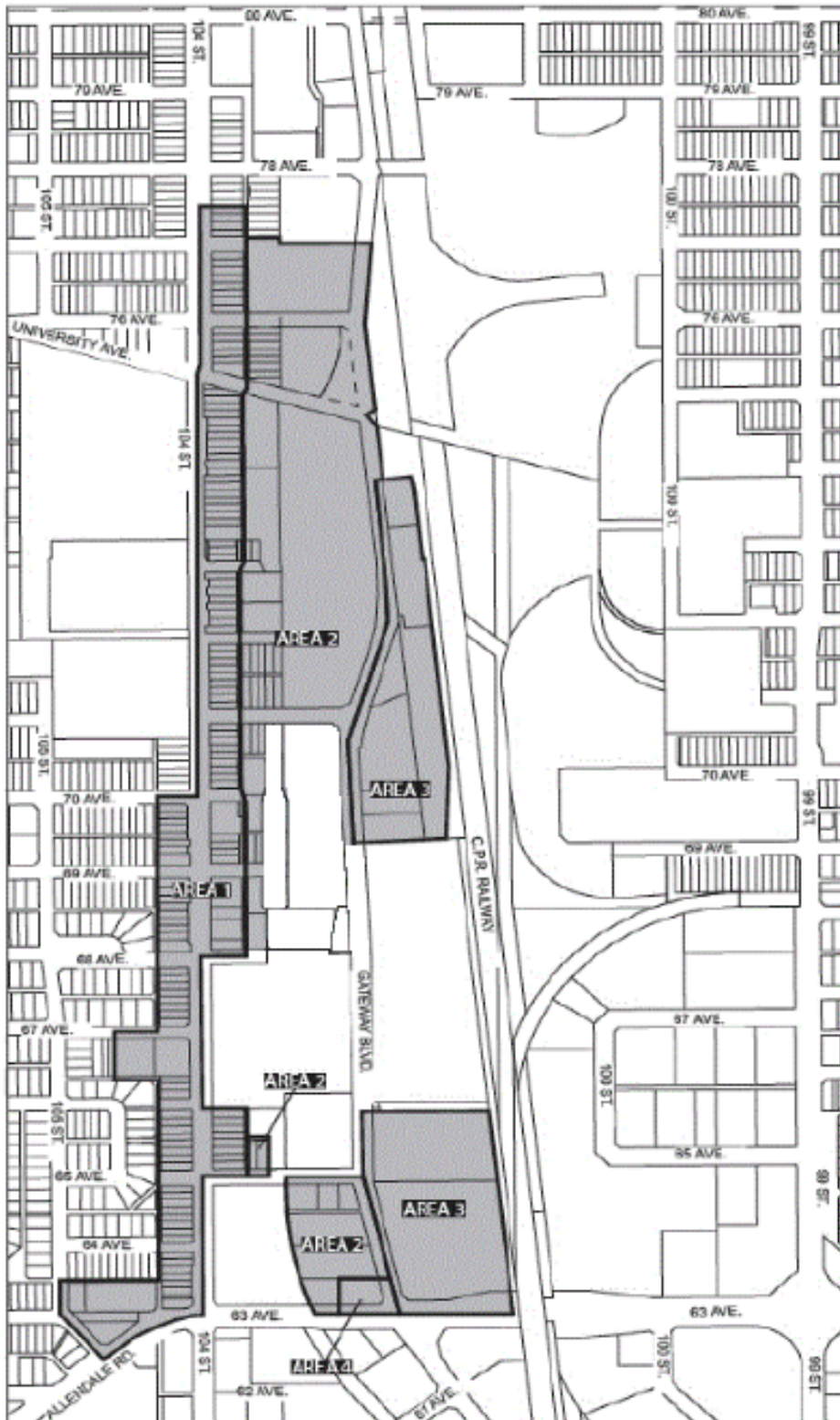
- 10.10.3. A hard surfaced shared pathway with a minimum width of 3.0 m is required either on public road right of way or private property by means of a 24 hour public access easement along the west side of Gateway Boulevard NW which the City will be responsible to maintain. The following regulations must apply to shared pathways on the west side of Gateway Boulevard NW:
- 10.10.3.1. subdivision applications may require the dedication of additional road right-of way along the west side of Gateway Boulevard NW to accommodate pathways with a minimum width of 3.0 m;
  - 10.10.3.2. where no subdivision occurs, a public access easement is required located on private property along the west side of Gateway Boulevard NW to accommodate shared pathways with a minimum width of 3.0 m;
  - 10.10.3.3. regardless of whether or not shared pathways are located within public road right-of-way or wholly or partially on private property, the following separations must be maintained:
    - 10.10.3.3.1. a minimum of 2.5 m between the eastern edge of the shared pathway and the curb of Gateway Boulevard NW;
    - 10.10.3.3.2. a minimum of 2.5 m between the western edge of the shared pathway and any building;
    - 10.10.3.3.3. where an applicant elects to move a shared pathway consistent with the regulations in Subsection 10.10 of this Zone, the cost of moving the pathway must be paid by the applicant; and
    - 10.10.3.3.4. in cases where an existing or future shared pathway is located within private property the Landscaped Yard may include the shared pathway or a portion of the shared pathway.
- 10.11. Landscaping along the west side of Gateway Boulevard NW must visually screen any parked vehicles, but not completely obstruct views so that adequate sight lines are maintained to support vehicular and pedestrian safety and security.

- 10.12. Landscaped Yards with a minimum depth of 3.0 m must be provided adjacent to the east side of Gateway Boulevard NW.
- 10.13. Landscaping along the east side of Gateway Boulevard NW must visually screen any parked vehicles, but not completely obstruct views so that adequate sight lines are maintained to support vehicular and pedestrian safety and security.

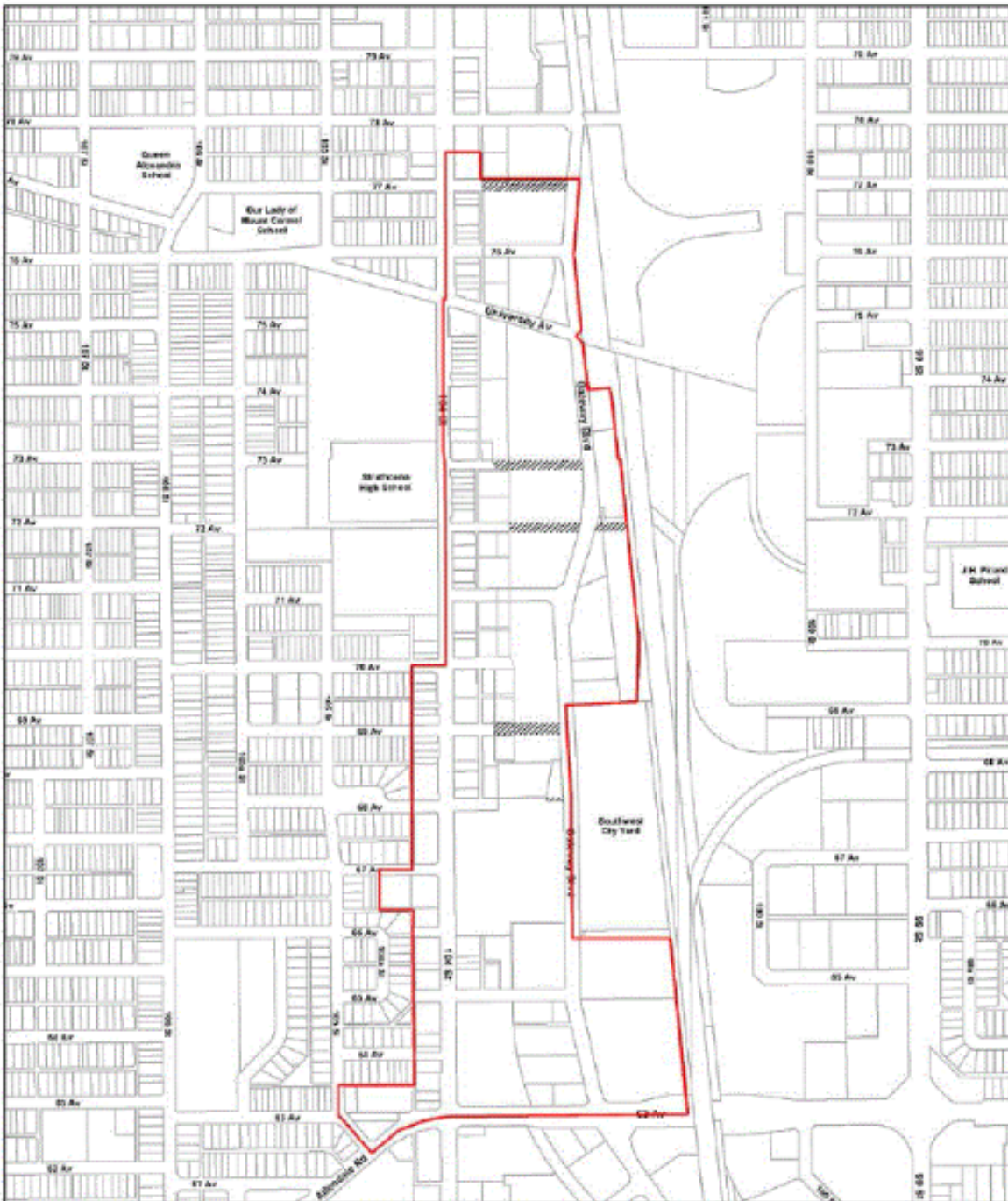
**11. Addition Development and Design Regulations - Area 4**

- 11.1. Despite other regulations in this Zone, buildings existing as of March 16, 2015, as shown on Appendix 3 – Area 4 Site Plan, are not subject to the regulations of this Zone but are subject to the regulations of the applicable Zone as it existed on March 16, 2015.
- 11.2. In the case of Industrial Uses existing on Mar 16, 2015, as shown on Appendix 3 – Area 4 Site Plan, all equipment and goods must be contained within enclosed buildings.
- 11.3. Buildings existing as of Mar 16, 2015, as shown on Appendix 3 – Area 4 Site Plan, must not be enlarged or added to and no structural alterations must be made thereto or therein.
- 11.4. Upon demolition of any building existing as of Mar 16, 2015, as shown on Appendix 3 – Area 4 Site Plan, all new Development must comply with the regulations found in Sections 7, 8 and 10 of this Zone.
- 11.5. If any buildings existing as of Mar 16, 2015, as shown on Appendix 3 – Area 4 Site Plan, are damaged or destroyed to more than 75% of the value of that building above its foundation, then that building may not be repaired or rebuilt unless it complies with the regulations found in Sections 7, 8 and 10 of this Zone.

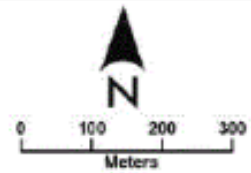
## Appendix 1 - DC Areas



## Appendix 2 - Building Construction Not Allowed

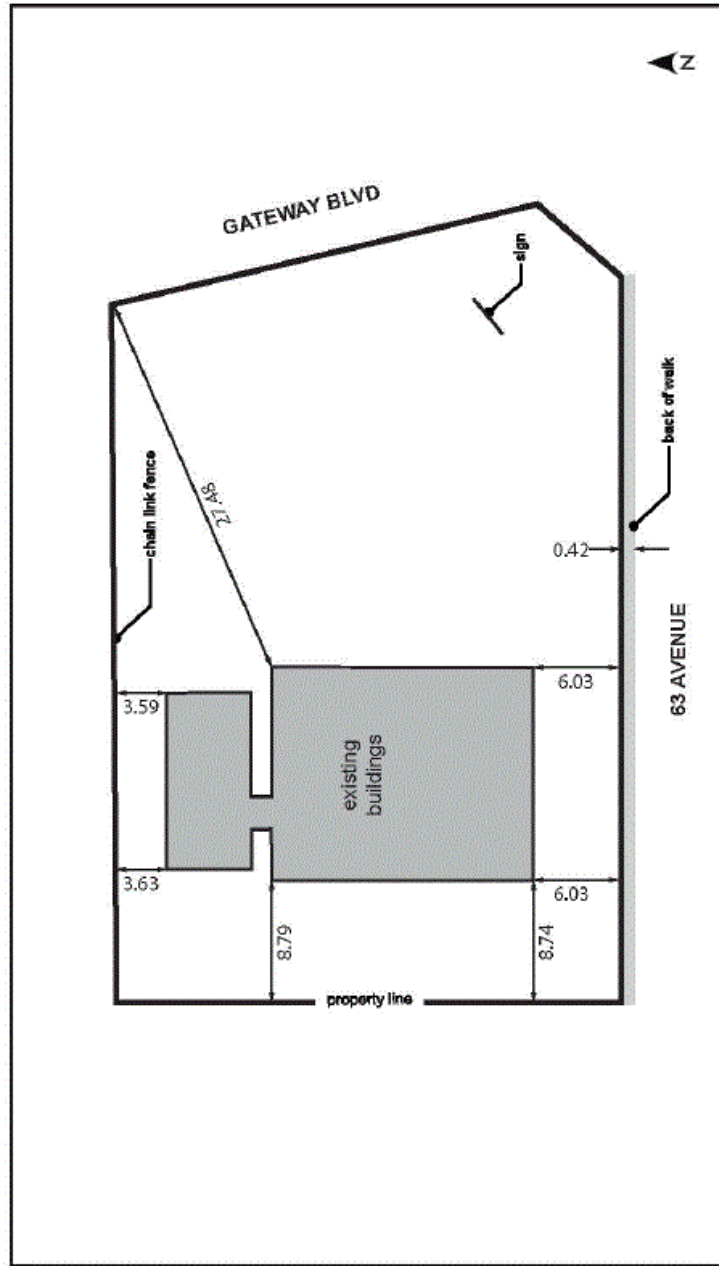


New Building Construction Not Allowed - Future Avenue



## APPENDIX 3 – Area 4 Site Plan

Appendix 3 - Area 4 Site Plan

**10320 - 63 AVENUE**  
Site Plan