

Bylaw 21423

A Bylaw to amend Charter Bylaw 20001, as amended,  
The Edmonton Zoning Bylaw  
Amendment No. 373

WHEREAS the lands shown on Schedule "A" and legally described on Schedule "B" generally located east of the rail line, north of 19 Avenue NW, west of Parsons Road NW, and south of 23 Avenue NW, South Edmonton Common, Edmonton, Alberta, are specified on the Zoning Map as Direct Control Zone (DC2.1111); 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 on Schedule "B" generally located east of the rail line, north of 19 Avenue NW, west of Parsons Road, and south of 23 Avenue NW, South Edmonton Common, Edmonton, Alberta, which lands are shown on the sketch plan attached as Schedule "A", from Direct Control Zone (DC2.1111) to Direct Control Zone (DC).
2. The uses and regulations of the aforementioned DC Zone are annexed hereto as Schedule "C".

3. The sketch plan annexed hereto as Schedule "A" and the uses and regulations of the DC Zone shown on Schedule "C" annexed hereto are hereby incorporated into the Zoning Bylaw, being Part 4 to Charter Bylaw 20001, The Edmonton Zoning Bylaw.
4. Despite Section 7.50.4.7 of Charter Bylaw 20001, The Edmonton Zoning Bylaw, only two Rezoning Amendment Application Information Signs are required for the rezoning outlined in this Bylaw.

|                         |        |               |
|-------------------------|--------|---------------|
| READ a first time this  | day of | , A. D. 2026; |
| READ a second time this | day of | , A. D. 2026; |
| READ a third time this  | day of | , A. D. 2026; |
| SIGNED and PASSED this  | day of | , A. D. 2026. |

THE CITY OF EDMONTON

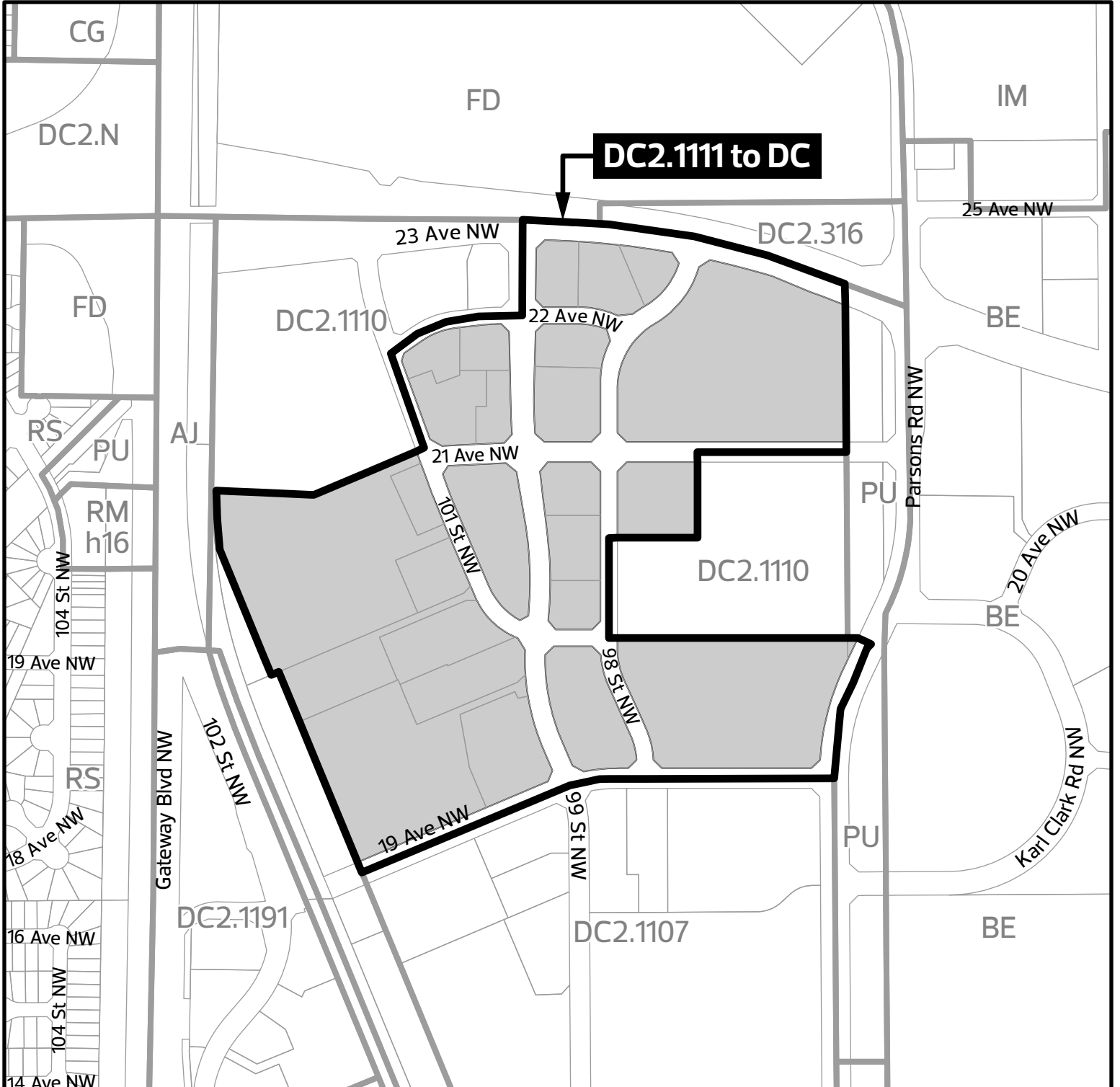
---


MAYOR

---

CITY CLERK

# BYLAW 21423



 DC2.1111 to DC



| <b>Address</b>       | <b>Legal Description</b>   | <b>From</b> | <b>To</b> |
|----------------------|----------------------------|-------------|-----------|
| 1907 - 99 STREET NW  | Plan 0323867 Blk 21 Lot 1  | DC2.1111    | DC        |
| 1910 - 99 STREET NW  | Plan 0123330 Blk 8 Lot 6   | DC2.1111    | DC        |
| 1920 - 99 STREET NW  | Plan 0123330 Blk 8 Lot 7   | DC2.1111    | DC        |
| 1970 - 99 STREET NW  | Plan 0123648 Blk 8 Lot 8   | DC2.1111    | DC        |
| 2003 - 99 STREET NW  | Plan 9926548 Blk 14 Lot 1  | DC2.1111    | DC        |
| 2003 - 99 STREET NW  | Plan 9926548 Blk 14 Lot 2  | DC2.1111    | DC        |
| 2003 - 99 STREET NW  | Plan 9926548 Blk 14 Lot 3  | DC2.1111    | DC        |
| 2004 - 101 STREET NW | Plan 0123648 Blk 8 Lot 5   | DC2.1111    | DC        |
| 2004 - 99 STREET NW  | Plan 0023941 Blk 13 Lot 1  | DC2.1111    | DC        |
| 2008 - 101 STREET NW | Plan 9926800 Blk 8 Lot 4   | DC2.1111    | DC        |
| 2010 - 101 STREET NW | Plan 9722024 Blk 8 Lot 3   | DC2.1111    | DC        |
| 2020 - 101 STREET NW | Plan 9722024 Blk 8 Lot 1   | DC2.1111    | DC        |
| 2030 - 101 STREET NW | Plan 1120571 Blk 8 Lot 9   | DC2.1111    | DC        |
| 2045 - 98 STREET NW  | Plan 9823278 Blk 7 Lot 4   | DC2.1111    | DC        |
| 2103 - 99 STREET NW  | Plan 0223443 Blk 16 Lot 2  | DC2.1111    | DC        |
| 2104 - 99 STREET NW  | Plan 0123321 Blk 12 Lot 2  | DC2.1111    | DC        |
| 2121 - 101 STREET NW | Plan 0324383 Blk 12 Lot 3  | DC2.1111    | DC        |
| 2133 - 99 STREET NW  | Plan 0024240 Blk 16 Lot 1  | DC2.1111    | DC        |
| 2142 - 99 STREET NW  | Plan 0324383 Blk 12 Lot 4  | DC2.1111    | DC        |
| 2203 - 99 STREET NW  | Plan 9823278 Blk 10 Lot 1  | DC2.1111    | DC        |
| 2254 - 98 STREET NW  | Plan 9923735 Blk 10 Lot 3  | DC2.1111    | DC        |
| 9704 - 19 AVENUE NW  | Plan 0226204 Blk 7 Lot 6   | DC2.1111    | DC        |
| 9711 - 23 AVENUE NW  | Plan 0020087 Blk 6 Lot 3   | DC2.1111    | DC        |
| 9804 - 22 AVENUE NW  | Plan 9923735 Blk 10 Lot 2  | DC2.1111    | DC        |
| 9903 - 22 AVENUE NW  | Plan 9926070 Blk 12 Lot 1A | DC2.1111    | DC        |

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

- 1.1. To accommodate a range of commercial uses, with site development regulations that will ensure a high standard of appearance appropriate to the site's location at the intersection of a major entrance route to the City and a major arterial (23 Avenue NW).

**2. Area of Application**

- 2.1. This zone applies to Lot 4, Block 12, Plan 0324383; Lot 3, Block 6, Plan 0020087; Lot 3, Block 10, Plan 9923735; Lot 2, Block 10, Plan 9923735; Lot 1, Block 10, Plan 9823278; Lot 1, Block 16, Plan 0024240; Lot 2, Block 16, Plan 0223443; Lot 3, Block 12, Plan 0324383; Lot 1A, Block 12, Plan 9926070; Lot 2, Block 12, Plan 0123321; Lot 1, Block 13, Plan 0023941; Lot 4, Block 7, Plan 9823278; Lot 1, Block 8, Plan 9722024; Lot 3, Block 8, Plan 9722024; Lot 9, Block 8, Plan 1120571; Lot 1, Block 21, Plan 0323867; Lot 6, Block 8, Plan 0123330; Lot 7, Block 8, Plan 0123330; Lot 4, Block 8, Plan 9926800; Lot 5, Block 8, Plan 0123648; Lot 8, Block 8, Plan 0123648; Lot 6, Block 7, Plan 0226204; Lot 1, 2 & 3, Block 14, Plan 9926548; east of the rail line, north of 19 Avenue NW, west of Parsons Road NW and south of 23 Avenue NW, as shown in Schedule "A" of the Bylaw adopting this Zone, South Edmonton Common.

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

- 3.1. Bar
- 3.2. Cannabis Retail Store
- 3.3. Food and Drink Service
- 3.4. Indoor Sales and Service
- 3.5. Liquor Store
- 3.6. Major Indoor Entertainment
- 3.7. Minor Indoor Entertainment
- 3.8. Office
- 3.9. Outdoor Sales and Service

3.10. Parking Facility

3.11. Vehicle Support Service

**Industrial Uses**

3.12. Custom Manufacturing

**Community Uses**

3.13. Child Care Service

3.14. Community Service

**Basic Service Uses**

3.15. Health Care Facility

3.16. Recycling Drop-Off Centre

**Agricultural Uses**

3.17. Urban Agriculture

**Sign Uses**

3.18. Fascia Sign

3.19. Freestanding Sign

3.20. Portable Sign

3.21. Projecting Sign

3.22. Major Digital Sign

3.23. Minor Digital Sign

**4. Additional Regulations for Specific Uses**

4.1. Child Care Service must comply with Section 6.40 of the Zoning Bylaw.

4.2. The following regulations apply to Vehicle Support Services that provide vehicle rental services (not including courtesy vehicles):

4.2.1. Servicing and repair operation can be permitted only as an Accessory Use;

4.2.2. All storage, display or parking areas must be hard surfaced; and

4.2.3. Lighting for the display areas must be mounted on lamp

standards and no exposed bulbs or strings of lights can be used.

- 4.3. Indoor Sales and Service Uses for recreational sport participation are limited to athletic and health fitness centres.
- 4.4. All activities associated with vehicle repairs, equipment rentals, or veterinary services must be contained within an enclosed building.
- 4.5. Signs must comply with Section 6.90 of the Zoning Bylaw, including Subsection 6 of Section 6.90. Despite Subsection 6 of Section 6.90, the following regulation applies:
  - 4.5.1. Minor and Major Digital Signs are not permitted directly facing the Calgary Trail/Gateway Boulevard corridor.
- 4.6. Cannabis Retail Stores must comply with Section 6.30 of the Zoning Bylaw.

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

- 5.1. The overall site development must be in general conformance with Appendix 1.
- 5.2. The maximum Floor Area Ratio (FAR) is 1.0 except that the maximum FAR for the Office use is 1.5.
- 5.3. The maximum building Height is 15.0 m.
- 5.4. A minimum building Setback of 14.0 m must be provided from property lines adjacent to 23 Avenue NW, the rail line, and Parsons Road NW.
- 5.5. A minimum building Setback of 5.0 m must be provided from all pipeline right-of-ways.
  - 5.5.1. This Setback may be modified by the Development Planner in consultation with the City department responsible for risk assessment after review of a risk assessment report prepared by a qualified professional who specializes in risk assessment.
  - 5.5.2. The Development Planner must consider the recommendations of the risk assessment before making a decision on a Development Permit application.
  - 5.5.3. In consultation with the appropriate City department responsible for risk assessment, the Development Planner may impose any conditions on the Development Permit necessary to implement any of the mitigation recommendations identified in the risk assessment.

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

- 6.1. No Parking, loading, storage, trash collection, outdoor service or display area are permitted within a required Yard. All waste collection, storage, or loading areas must be located to the rear or sides of the principal buildings, must be screened from view of any adjacent Sites or streets, and designed to the satisfaction of the Development Planner in consultation with the City department responsible for waste collection. Gates and/or doors of the waste enclosure must not open or encroach into the road right-of-way. Waste collection siting must provide opportunities for recycling initiatives.

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

- 7.1. A landscaped Yard a minimum of 7.5 m in width must be provided from the property line adjacent to the rail line (where it parallels Gateway Boulevard NW), 23 Avenue NW and Parsons Road NW. Landscaping must consist of a discontinuous undulating berm a maximum of 1.0 m in Height, and planting of four deciduous trees (a minimum of 8 cm caliper), four coniferous trees (a minimum of 3.0 m in height) and a twenty shrubs for every 35 m of lineal yard frontage, with the plant material being grouped within modules not greater than 25 m in length or 4.5 m in width.
- 7.2. A landscaped Yard a minimum of 4.5 m in width must be provided adjacent to all internal streets.
- 7.3. A landscaped Yard a minimum of 3.0 m in width must be provided adjacent to the rail line (where it does not parallel Gateway Boulevard NW).

## **8. General Regulations**

- 8.1. Prior to the issuance of a Development Permit, except for Development Permits for demolition, excavation, shoring or signage, additional Environmental Site Assessment work, an Environmental Risk Management Plan and Remedial Action Plan, as required by the Development Planner, must be submitted and reviewed to the satisfaction of the Development Planner in consultation with the City department responsible for environmental planning. The Development Planner must impose any Development Permit conditions necessary, prior to the release of the drawings for Building Permit review, to ensure that the Site is suitable for the full range of Uses contemplated in the Development Permit application.

