

Bylaw 21437

A Bylaw to amend Charter Bylaw 20001, as amended,
The Edmonton Zoning Bylaw
Amendment No. 379

WHEREAS the lands shown on Schedules "A" and "B" and legally described on Schedules "C" and "D"; generally located between 105 Avenue NW and 107 Avenue NW and between 101 Street NW and 117 Street NW, Central McDougall and Queen Mary Park, Edmonton, Alberta, are specified on the Zoning Map as Direct Control Zone (DC 20989) ; and

WHEREAS an application was made to rezone the above described properties to two new Direct Control Zones (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:

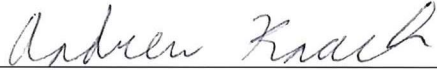
1. The Zoning Map, being Part 1.20 to Charter Bylaw 20001 The Edmonton Zoning Bylaw is hereby amended by rezoning the lands legally described on Schedules "C" and "D"; generally located between 105 Avenue NW and 107 Avenue NW and between 101 Street NW and 117 Street NW, Central McDougall and Queen Mary Park, Edmonton, Alberta, which lands are shown on the sketch plan attached as Schedule "A" and "B", from Direct Control Zone (DC 20989) to Direct Control Zone (DC).
2. The uses and regulations of the aforementioned DC Zone are annexed hereto as Schedules "E" and "F".

3. The sketch plan annexed hereto as Schedule "A" and "B" and the uses and regulations of the DC Zone shown on Schedules "E" and "F" annexed hereto are hereby incorporated into the Zoning Bylaw, being Part 4 to Charter Bylaw 20001, The Edmonton Zoning Bylaw.

4. Despite Sections 7.50 and 7.80 of Charter Bylaw 20001, The Edmonton Zoning Bylaw, Pre-Application Notification Requirements do not apply in respect of the rezoning outlined in this Bylaw for the lands legally described in Schedules "C" and "D" which lands are shown on the sketch plan attached as Schedules "A" and "B".

READ a first time this	10th day of March	, A. D. 2026;
READ a second time this	10th day of March	, A. D. 2026;
READ a third time this	10th day of March	, A. D. 2026;
SIGNED and PASSED this	10th day of March	, A. D. 2026.

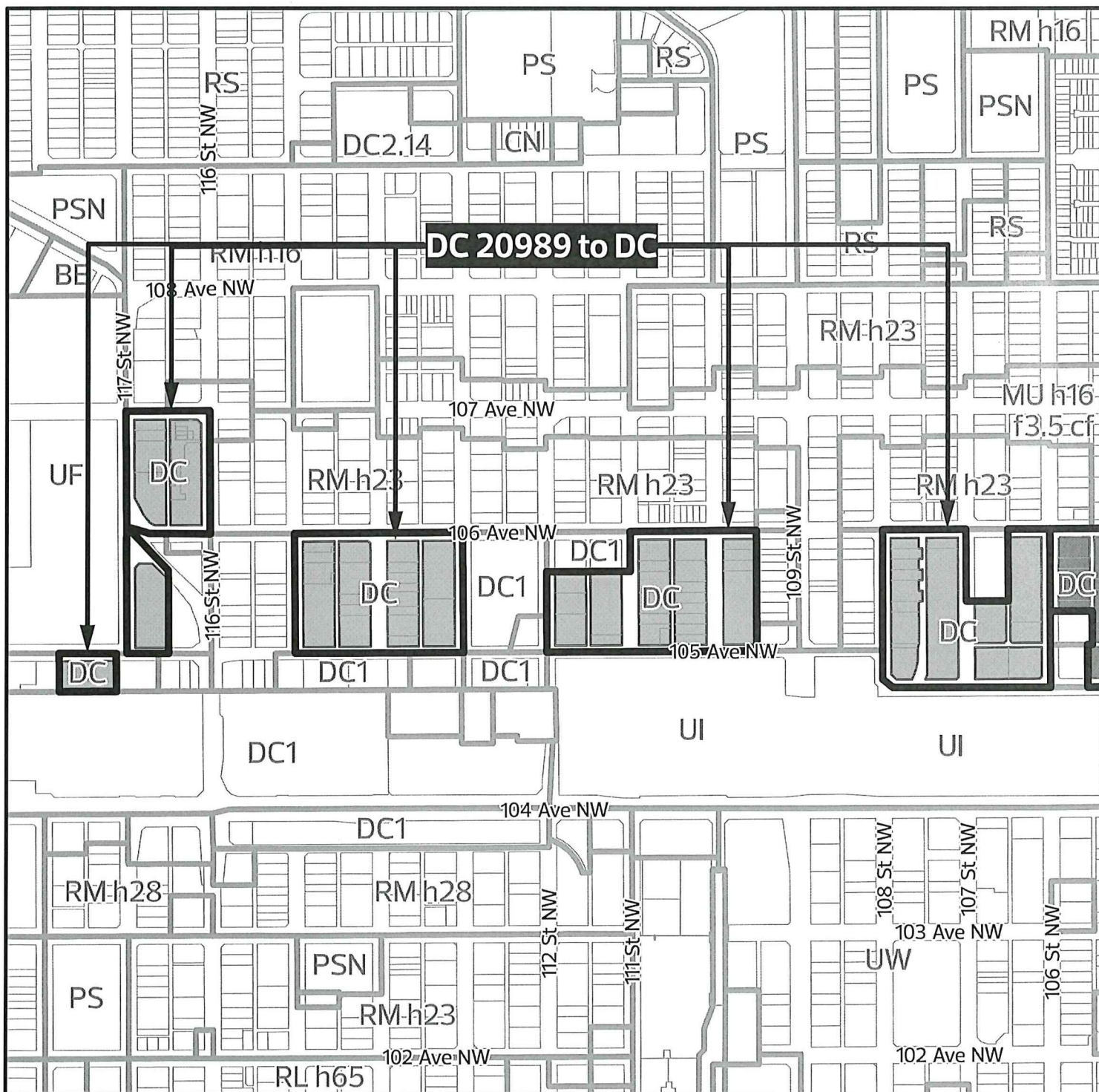
THE CITY OF EDMONTON



MAYOR


A _____
CITY CLERK

BYLAW 21437



 DC 20989 (Area 2) to DC



SCHEDULE "C"

Address	Legal Description	From	To
10502 - 105 AVENUE NW	Portion of Plan 2421798 Blk 5 Lot 1A	DC 20989	DC
10405 - 106 AVENUE NW	Plan B3 Blk 4 Lot 229	DC 20989	DC
10582 - 104 STREET NW	Plan B3 Blk 4 Lot 230	DC 20989	DC
10580 - 104 STREET NW	Plan B3 Blk 4 Lot 230	DC 20989	DC
10530 - 104 STREET NW	Plan B3 Blk 4 Lot 231	DC 20989	DC
10530 - 104 STREET NW	Plan B3 Blk 4 Lot 232	DC 20989	DC
10530 - 104 STREET NW	Plan B3 Blk 4 Lot 233	DC 20989	DC
10545 - 106 STREET NW	Plan B3 Blk 5 Lot 202	DC 20989	DC
10567 - 106 STREET NW	Plan B3 Blk 5 Lot 205	DC 20989	DC
10575 - 106 STREET NW	Plan B3 Blk 5 Lot 206	DC 20989	DC
10560 - 105 STREET NW	Plan B3 Blk 5 Lot 233	DC 20989	DC
10572 - 105 STREET NW	Plan 0521580 Blk 5 Lot 239	DC 20989	DC
10546 & 10548 - 101 STREET NW	Units 1 - 2, Condominium Plan 9422217	DC 20989	DC
10576 - 101 STREET NW	Plan B3 Blk 1 Lot 263	DC 20989	DC
10576 - 101 STREET NW	Plan B3 Blk 1 Lot 264	DC 20989	DC
10550 - 101 STREET NW	Plan B3 Blk 1 Lot 268	DC 20989	DC
10118 - 105 AVENUE NW	Plan B3 Blk 1 Lots 229-230	DC 20989	DC
10572 - 101 STREET NW	Plan B3 Blk 1 Lots 265-267	DC 20989	DC
10404 - 105 AVENUE NW	Portion of Plan B3 Blk 4 Lots 193-197	DC 20989	DC
10551 - 106 STREET NW	Plan B3 Blk 5 Lots 203-204	DC 20989	DC
10589 - 106 STREET NW	Plan B3 Blk 5 Lots 207-208	DC 20989	DC
10542 - 105 STREET NW	Plan B3 Blk 5 Lots 234-236	DC 20989	DC
10508 - 105 STREET NW	Plan B3 Blk 5 Lots 236-238	DC 20989	DC
10527 - 106 AVENUE NW	Plan B3 Blk 5 Lot 229	DC 20989	DC
10112 - 105 AVENUE NW	Plan B3 Blk 1 Lot 228	DC 20989	DC

SCHEDULE "D"

Address	Legal Description	From	To
10505 - 111 STREET NW	Plan B4 Blk 10 Lots 159-161	DC 20989	DC
10555 - 111 STREET NW	Plan B4 Blk 10 Lots 162-163	DC 20989	DC
10563 - 111 STREET NW	Plan B4 Blk 10 Lots 164-165	DC 20989	DC
10585 - 111 STREET NW	Plan B4 Blk 10 Lots 167-168	DC 20989	DC
11007 - 106 AVENUE NW	Plan B4 Blk 10 Lots 209-210	DC 20989	DC
10554 - 110 STREET NW	Plan B4 Blk 10 Lots 211-212	DC 20989	DC
11130 - 105 AVENUE NW	Plan B4 Blk 11 Lots 159-161	DC 20989	DC
10567 - 112 STREET NW	Plan B4 Blk 11 Lots 164-165	DC 20989	DC
10515 - 114 STREET NW	Plan B4 Blk 13 Lots 186-187	DC 20989	DC
10551 - 114 STREET NW	Plan B4 Blk 13 Lots 188-190	DC 20989	DC
10571 - 114 STREET NW	Plan B4 Blk 13 Lots 193-194	DC 20989	DC
10519 - 115 STREET NW	Plan B4 Blk 14 Lots 150-155	DC 20989	DC
10566 - 114 STREET NW	Plan B4 Blk 14 Lots 200-201	DC 20989	DC
10554 - 114 STREET NW	Plan B4 Blk 14 Lots 202-204	DC 20989	DC
10538 - 114 STREET NW	Plan B4 Blk 14 Lots 207-209	DC 20989	DC
10549 - 108 STREET NW	Plan B4 Blk 7 Lot 162	DC 20989	DC
10561 - 108 STREET NW	Plan B4 Blk 7 Lot 165	DC 20989	DC
10575 - 108 STREET NW	Plan B4 Blk 7 Lot 166	DC 20989	DC
10579 - 108 STREET NW	Plan B4 Blk 7 Lot 167	DC 20989	DC
10583 - 108 STREET NW	Plan B4 Blk 7 Lot 168	DC 20989	DC
10549 - 110 STREET NW	Plan B4 Blk 9 Lot 166	DC 20989	DC
10549 - 110 STREET NW	Plan B4 Blk 9 Lot 167	DC 20989	DC
10921 - 106 AVENUE NW	Plan B4 Blk 9 Lot 168	DC 20989	DC
11611 - 107 AVENUE NW, 101, 201, 301-303, 305, 401-403 10611 - 107 Avenue NW, 10611C - 107 Avenue NW, 303 11611 - 107 Avenue NW	Units 1, 2, 5 -104, Condominium Plan 1823047, Units 105 - 106, Condominium Plan 2120775, Units 110 & 112, Condominium Plan 2222003, Units 113 - 115, Condominium Plan 2322617, Units 108-109, Condominium Plan 2120776	DC 20989	DC
100-132, 200-232, 300-333, 400-433 10531 - 117 STREET NW	Units 1-268 Condominium Plan 0821372	DC 20989	DC
10530 & 10532 - 110 Street NW and Units 201 - 204 10536 - 110 STREET NW	Units 1 - 6, Condominium Plan 0828584	DC 20989	DC
102-115, 201-216, 301-316, 401-416, 501-516, 601-615, 10518 - 113 STREET NW	Units 1 - 197, Condominium Plan 1122223	DC 20989	DC
101-119, 201-219, 301-319,	Units 1 - 166, Condominium Plan 1422029	DC 20989	DC

401-419, 10611 - 117 STREET NW and 10611C - 117 Street NW			
10534 - 106 STREET NW	Plan 0120130 Blk 6 Lot 249A	DC 20989	DC
10550 - 107 STREET NW	Plan 0522017 Blk 7 Lot 210A	DC 20989	DC
10544 - 114 STREET NW	Plan 0523261 Blk 14 Lot 206A	DC 20989	DC
10570 - 113 STREET NW	Plan 0623648 Blk 13 Lot 1	DC 20989	DC
10510 - 111 STREET NW	Plan 1320011 Blk 11 Lot 121A	DC 20989	DC
10557 - 112 STREET NW	Plan 1522372 Blk 11 Lot 219	DC 20989	DC
10530 - 106 STREET NW	Plan 1522586 Blk 6 Lot 258A	DC 20989	DC
10620 - 116 STREET NW	Plan 1822340 Blk 16 Lot 364	DC 20989	DC
10635 - 117 STREET NW	Plan 4423AJ Blk 16 Lot 126	DC 20989	DC
10645 - 117 STREET NW	Plan 4423AJ Blk 16 Lot 127	DC 20989	DC
10625 - 117 STREET NW	Plan 4423AJ Blk 16 Lots 123-125	DC 20989	DC
10515 - 107 STREET NW	Plan 7821744 Blk 6 Lot A	DC 20989	DC
10523 - 108 STREET NW	Plan 8284ET Blk 7 Lot A	DC 20989	DC
10584 - 107 STREET NW	Plan 9322612 Blk 7 Lot 209A	DC 20989	DC
10573 - 111 STREET NW	Plan B4 Blk 10 Lot 166	DC 20989	DC
10550 - 110 STREET NW	Plan B4 Blk 10 Lot 213	DC 20989	DC
10544 - 110 STREET NW	Plan B4 Blk 10 Lot 214	DC 20989	DC
10538 - 110 STREET NW	Plan B4 Blk 10 Lot 215	DC 20989	DC
10526 - 110 STREET NW	Plan B4 Blk 10 Lot 217	DC 20989	DC
11012 - 105 AVENUE NW	Plan B4 Blk 10 Lot 218	DC 20989	DC
11106 - 105 AVENUE NW	Plan B4 Blk 11 Lot 218	DC 20989	DC
11330 - 105 AVENUE NW	Plan B4 Blk 13 Lot 185	DC 20989	DC
10547 - 114 STREET NW	Plan B4 Blk 13 Lot 188	DC 20989	DC
10557 - 114 STREET NW	Plan B4 Blk 13 Lot 190	DC 20989	DC
10557 - 114 STREET NW	Plan B4 Blk 13 Lot 191	DC 20989	DC
10565 - 114 STREET NW	Plan B4 Blk 13 Lot 192	DC 20989	DC
10571, 10575 - 115 STREET NW	Plan B4 Blk 14 Lots 156-157	DC 20989	DC
10583 - 115 STREET NW	Plan B4 Blk 14 Lot 158	DC 20989	DC
10587U - 115 STREET NW	Plan B4 Blk 14 Lot 159	DC 20989	DC
10587 - 115 STREET NW	Plan B4 Blk 14 Lot 159	DC 20989	DC
11403 - 106 AVENUE NW	Plan B4 Blk 14 Lot 200	DC 20989	DC
10552 - 114 STREET NW	Plan B4 Blk 14 Lot 205	DC 20989	DC
10604 - 105 AVENUE NW	Plan B4 Blk 6 Lots 193-195	DC 20989	DC
10604 - 105 AVENUE NW	Plan B4 Blk 6 Lots 196-198	DC 20989	DC
10535 - 108 STREET NW	Plan B4 Blk 7 Lots 159-161	DC 20989	DC
10557 - 108 STREET NW	Plan B4 Blk 7 Lots 163-164	DC 20989	DC
10545 - 110 STREET NW	Plan B4 Blk 9 Lots 159-165	DC 20989	DC
11703 - 105 AVENUE NW	Plan 1323995 Blk 17 Lot 113A	DC 20989	DC

DIRECT CONTROL ZONE

**Central McDougall (Area 1) - some land located generally between 105 Avenue NW and 106 Avenue NW,
and between 101 Street NW and 106 Street NW**

1. Purpose

- 1.1 To accommodate a transit-oriented development/high density residential mixed use node that creates a liveable "urban village" environment and generates an improved sense of place adjacent to Downtown and mass transit.

2. Area of Application

- 2.1 This zone applies to some land located generally between 105 Avenue NW and 106 Avenue NW, and between 101 Street NW and 106 Street NW, as shown in Schedule "D" of the Bylaw adopting this Zone, Central McDougall.

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 Supportive Housing

Commercial Uses

- 3.3 Centre City Temporary Parking
3.4 Food and Drink Service
3.5 Health Service
3.6 Indoor Sales and Service
3.7 Office
3.8 Parking Facility
3.9 Residential Sales Centre

Community Uses

- 3.10 Child Care Service
3.11 Community Service

Sign Uses

- 3.12 Fascia Sign
- 3.13 Freestanding Sign
- 3.14 Projecting Sign

4. Additional Regulations for Specific Uses

- 4.1 Commercial and Community Uses are only permitted when designed as an integral and secondary component of a Residential development, and must not be developed above the Ground Floor of a building.
 - 4.1.1 Despite the above, non-Residential Uses are permitted in buildings that existed prior to August 31, 2021.
- 4.2 A Community Service Use in the form of Religious Assemblies are only allowed where lawfully existing at the time of the passage of the Bylaw adopting this Zone.
- 4.3 Each Food and Drink Service Use is limited to 120 m² of Public Space.
- 4.4 Centre City Temporary Parking must comply with Section 6.120 of the Zoning Bylaw.
- 4.5 Child Care Services must comply with Section 6.40 of the Zoning Bylaw.
- 4.6 Home Based Businesses must comply with Section 6.60 of the Zoning Bylaw.
- 4.7 Lodging Houses and Supportive Housing must comply with Section 6.80 of the Zoning Bylaw.
- 4.8 Signs must comply with Section 6.90 of the Zoning Bylaw, including Subsection 5 of Section 6.90.

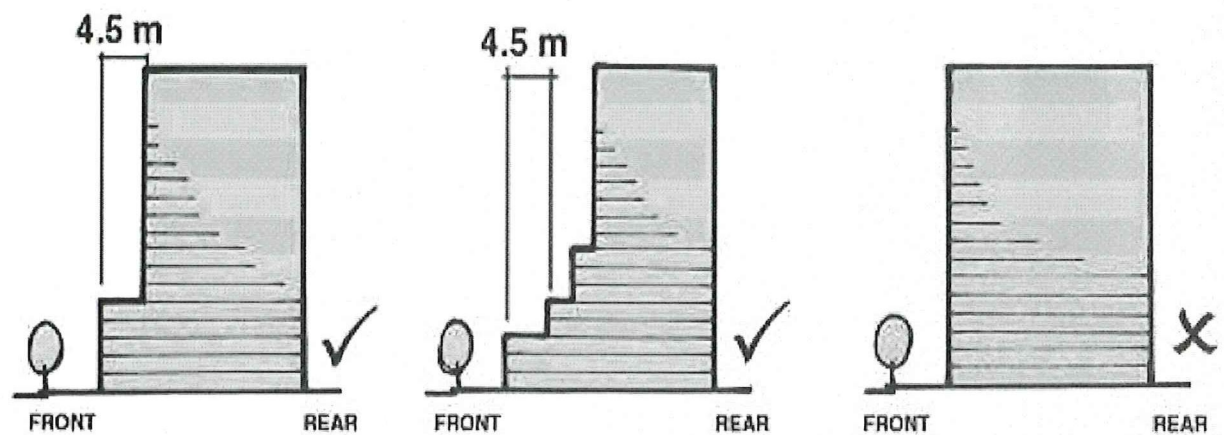
5. Site and Building Regulations

- 5.1 The maximum Height is 45.0 m.
- 5.2 The maximum Floor Area Ratio is 5.0, except that the Development Planner may use variance power to increase this maximum to 6.0 for developments with larger individual Floor Plates, and which comply with the Density regulations of this Zone.
- 5.3 The maximum Density is 500 Dwellings/ha.
- 5.4 No Setbacks are required from Streets or Abutting Sites.
 - 5.4.1 Where the Ground Floor of any development is designed for Commercial Uses, the Development Planner may allow a building setback from the Street of up to 2.5 m, only to accommodate street related activities such as sidewalk cafés, colonnades, arcades, or plazas. The 2.5 m building Setback must not be used exclusively for Landscaping.
 - 5.4.2 Where the Ground Floor of any development is designed for Residential Uses, the Development Planner may allow a building Setback from the Street of up to 4.5 m, only to provide physical separation from the Abutting Street for the Dwellings provided this Setback accommodates patios, courtyards, terraces, or other private amenity space directly associated with the abutting Dwelling. The 4.5 m building Setback for Residential Uses must not be used exclusively for Landscaping.

- 5.5 A 2.0 m Setback is required from an Alley and must contain Landscaping to provide an improved appearance of the Alley.
- 5.6 There must be a minimum of 3 and a maximum of 5 Storeys of a building meeting the Setback requirements in Section 5.4 of this Zone, which will comprise the Podium. Any portion of a building exceeding a Height of 5 Storeys or 17.5 m must have a minimum 4.5 m Stepback from the Podium adjacent to the Street.

Explanatory Note

A 4.5 m Stepback between the front of the building and upper building storeys is intended to reduce the perceived mass of a building and promote the pedestrian scale of the street. The following graphic representation provides a possible conceptual application of this regulation for interpretive purposes.



- 5.7 All developments must provide a minimum 7.5 m building Setback from the Alley above the Podium level of the building.
- 5.8 All developments must provide a minimum 2.0 m building Setback from Abutting Sites above the Podium level of the building.

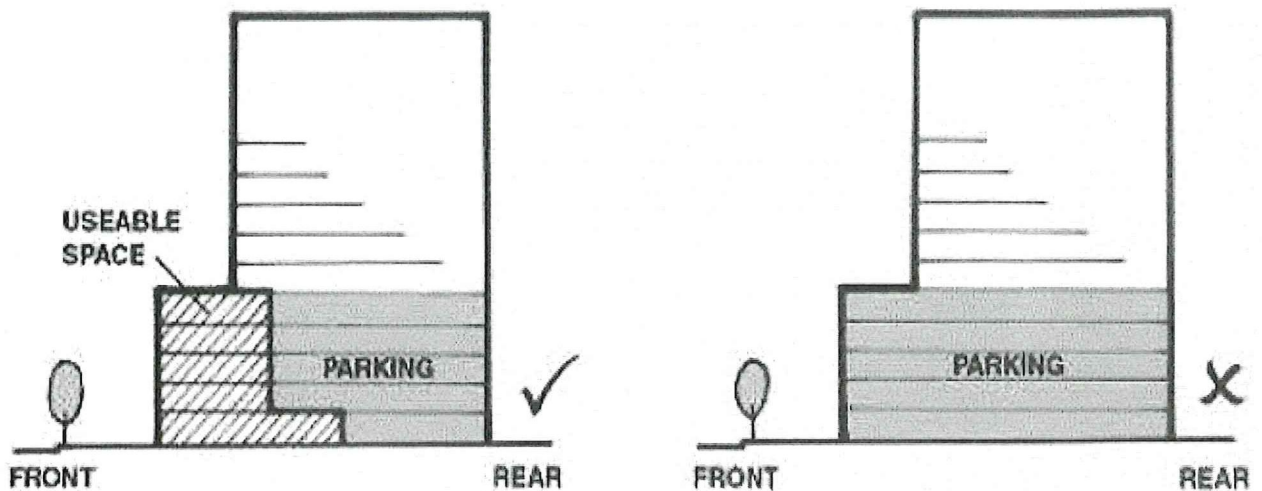
6. Design Regulations

- 6.1 Residential buildings with Commercial Uses on the ground floor must have access at ground level that is separate from the commercial premises.
- 6.2 All mechanical equipment, including roof mechanical units, must be concealed by screening in a manner compatible with the architectural character of the building or concealed by incorporating it within the building.
- 6.3 No portion of an above ground Parkade on the Ground Floor is allowed for a minimum depth of 10.0 m from any building Facade facing a Street.
- 6.4 No portion of an above ground Parkade above the Ground Floor of the Podium portion of a building is allowed for a minimum depth of 6.0 m from any building Facade facing a Street.

Explanatory Note

Community identity, stability of ownership, and residential character all require that a relationship be developed between residents, businesses, and the neighbourhood. Minimum Setbacks for useable space, separating above ground parking from the front of a building, provides an opportunity for a range of building uses that bind people more fully to the community and thereby contribute to the character and identity of an area.

The following graphic representation provides a possible conceptual application of these regulations 6.3 and 6.4 for interpretive purposes.



- 6.5 Buildings must address all adjacent Streets, with individual entrances that are clearly visible to lend a sense of occupancy to the Street. Buildings on Corner Sites must address both Streets and must distinguish the Street intersection to give it prominence.
- 6.6 Where a Dwelling is provided at ground level Abutting a Street, the principal entrance to the Dwelling must have direct external access to the adjacent public sidewalk.
- 6.7 Where a Commercial Use is provided at ground level Abutting a Street, the principal entrance to the Use must have direct external access to the adjacent public sidewalk. A minimum of 50% of the Ground Floor portion of the Façade abutting a Street, must be comprised of clear, non-reflective glazing to promote pedestrian interaction and safety.
- 6.8 At least 80% of the floor elevation of the Ground Floor must be no higher than 1.0 m above the mean Grade of the adjacent public sidewalk, at the property line.
- 6.9 Any building with a single wall length greater than 15.0 m Abutting or visible from a Street must include design elements, materials, and articulation that reduce the perceived mass of the building Façade and add architectural interest.
- 6.10 Blank walls (with or without windows) of an above ground Parkade must not be developed adjacent to, or visible from, any Street.
- 6.11 The finishing of the Podium portion of any development must consist of materials such as glass and glazed window wall systems, brick, stone, architectural concrete, and/or precast coloured concrete.

- 6.12 The use of stucco as a finishing material is not permitted on the Podium portion of any development. The use of stucco on the Tower portion of any development is limited to a maximum of 15% of the exterior surface area of the Tower.
- 6.13 Where Commercial Uses are developed on the Ground Floor of a building, weather protection in the form of a canopy at least 2.0 m wide or any other method suitable to the architectural style of the building or street theme, must be provided one Storey above sidewalk level to provide a comfortable environment for pedestrians.
- 6.14 The Development Planner, in consultation with the Heritage Planner, must ensure that development within the Podium portion of any development immediately adjacent to the A. MacDonald Building complements the colour and materials of the historic buildings, which is a designated Municipal Historic Resources.
- 6.15 Main building entrances for any Use must be designed for universal accessibility. Level changes from the sidewalk to entrances of buildings must be minimized. Sidewalk furniture and other elements must be located out of the travel path to ensure they are not obstacles to building access.
- 6.16 The upper two to four Storeys of high rise buildings must step back from the lower levels of the Tower portion of the building and provide distinctive shaping or sculpting of the roof line to contribute to a unique and interesting skyline.
- 6.17 Where feasible, developments should provide gardens or patios on the top of the podium level and building rooftops to improve rooftop aesthetics and provide additional amenity space.

7. Parking, Loading, Storage and Access Regulations

- 7.1 Access to Parking Areas or Parkades must be from an Abutting Alley. If no Abutting Alley is present, access may be taken from an Abutting Street, to the satisfaction of the Development Planner in consultation with the City department responsible for transportation services. However, in no instance can access be taken from 105 Avenue NW or 105 Street NW.
- 7.2 No Surface Parking Lots are permitted Abutting any Street.
- 7.3 Bike Parking must be provided at a minimum rate of one Bike Parking Space per Dwelling.
- 7.4 Passenger Drop-off:
 - 7.4.1 Passenger pick-up and drop-off spaces located on-Site must be located so as to provide for safe and efficient movement of vehicles onto and from the Site and within the Site.
 - 7.4.2 Passenger pick-up and drop-off spaces must be a minimum of 7.0 m in length and a minimum of 2.6 m in width when oriented parallel to the flow of traffic and must be a minimum of 5.5 m deep and a minimum of 2.6 m in width when oriented perpendicular to the flow of traffic. Where the flow of traffic is perpendicular to the flow of traffic, circulation drive aisles must be a minimum of 7.0 m wide.
 - 7.4.3 At the time of Development Permit application, provision must be made, to the satisfaction of the Development Planner in consultation with the City department responsible for transportation services, for pedestrians that are being dropped off or picked up to safely enter and exit the Site.

8. Landscaping, Lighting and Amenity Area Regulations

- 8.1 No Amenity Area is required.
- 8.2 Development on a Site must incorporate functional and decorative lighting to enhance the appearance of the building during the winter months, and, if applicable, to provide additional lighting for the 105 Avenue NW corridor.

9. Other Regulations

- 9.1 Prior to the issuance of a Development Permit, except for Development Permits for demolition or Sings, 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.
- 9.2 Site and building layouts must include design elements that take the principles of Crime Prevention Through Environmental Design (CPTED) into consideration. The Development Planner may, at their discretion, require a CPTED assessment prepared in accordance with Section 5.110 of the Zoning Bylaw to confirm this has been done to their satisfaction.
- 9.3 Buildings must be designed through their massing and location, to avoid adverse microclimatic effects such as wind tunnelling, snow drifting, rain sheeting, shadowing, and loss of sunlight, both on and off-Site. The Development Planner may require the submission of a Wind Impact Assessment, and/or a Sun Shadow Impact Study to determine that proposed development achieves these objectives.

10. Public Improvements and Contributions

- 10.1 If requested by the Development Officer as a means of implementing direction of a Redevelopment Levy for Parkland Acquisition from the North Edge Area Redevelopment Plan, the owner must submit a market value appraisal for the subject Site at the time of the submission of a Development Permit application for the purposes of determining the amount of the redevelopment levy that applies to the Site. The appraisal will estimate the market value of the subject Site, based on the highest and best use of the land, as if vacant, and with the effective date of valuation being within 30 days of Development Permit application. The appraisal report must be reviewed and accepted by the Development Planner in consultation with the City department responsible for land sales and appraisals. The redevelopment levy must be an amount representing 8% of the estimated market value of the Site, as if vacant, and must be paid to the City of Edmonton as a condition of the approval of a Development Permit. All redevelopment levies collected will be used to fund the acquisition of public parks space as identified in the North Edge Area Redevelopment Plan.
- 10.2 The owner is responsible for the costs of the required streetscape improvements to the portion(s) of road right(s)-of-way Abutting a Site (from private property line to the new curb) that are

SCHEDULE "E"

identified by the 105 Avenue Corridor Study, and/or identified by the City. These costs must be paid to the City of Edmonton as a condition of the approval of a Development Permit. These streetscaping improvements may include, but are not limited to, new sidewalks, streetlights, boulevard landscaping, boulevard trees, street furniture, and/or the relocation of utilities underground.

- 10.3 Where applicable, the Site plan submitted with a Development Permit application must indicate the coordination between development on the subject Site and the adjacent 105 Avenue NW corridor, in accordance with the 105 Avenue Corridor Study.
- 10.4 The owner, when deemed necessary, is responsible for analyzing a portion of the sewer system affected by the development Site to determine sewer servicing and upgrading requirements to the satisfaction of the Development Planner in consultation with the City department responsible for drainage services. In addition, costs for relocating/abandoning sewer lines as a result of Street/Alley closures will be the responsibility of the owner.

DIRECT CONTROL ZONE

Central McDougall/Queen Mary Park (Area 2) - some land located generally between 105 Avenue NW and 106 Avenue NW, and between 106 Street NW and 117 Street NW; on the south side of 105 Avenue west of 117 Street NW; and between 106 Avenue NW and 107 Avenue NW, between 116 Street NW and 117 Street NW

1. Purpose

- 1.1 To accommodate a business residential mixed use node that creates a compatible and diverse mixture of residential, office, and commercial land uses at a human scale with a built form that has a strong relationship to the street and accommodates pedestrian activity along the 105 Avenue Multi-use Trail Corridor.

2. Area of Application

- 2.1 This Zone applies to some land located generally between 105 Avenue NW and 106 Avenue NW, and between 106 Street NW and 117 Street NW; on the south side of 105 Avenue NW west of 117 Street NW; and between 106 Avenue NW and 107 Avenue NW, between 116 Street NW and 117 Street NW; as shown in Schedule "E" of the Bylaw adopting this Zone, Central McDougall and Queen Mary Park.

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 Supportive Housing

Commercial Uses

- 3.3 Cannabis Retail Store
3.4 Centre City Temporary Parking
3.5 Custom Manufacturing
3.6 Food and Drink Service
3.7 Health Service
3.8 Indoor Sales and Service
3.9 Major Indoor Entertainment

- 3.10 Minor Indoor Entertainment
- 3.11 Office
- 3.12 Residential Sales Centre

Community Uses

- 3.13 Child Care Service
- 3.14 Community Service
- 3.15 Library
- 3.16 School

Sign Uses

- 3.17 Fascia Sign
- 3.18 Freestanding Sign
- 3.19 Projecting Sign

4. Additional Regulations for Specific Uses

- 4.1 A Community Service Use in the form of Religious Assemblies are only allowed where lawfully existing at the time of the passage of the Bylaw adopting this Zone.
- 4.2 Major Indoor Entertainment is limited to cultural exhibits or other similar activities.
- 4.3 Each Food and Drink Service Use is limited to 120 m² of Public Space.
- 4.4 Cannabis Retail Stores must comply with Section 6.30 of the Zoning Bylaw.
- 4.5 Centre City Temporary Parking must comply with Section 6.120 of the Zoning Bylaw.
- 4.6 Child Care Services must comply with Section 6.40 of the Zoning Bylaw.
- 4.7 Home Based Businesses must comply with Section 6.60 of the Zoning Bylaw.
- 4.8 Lodging Houses and Supportive Housing must comply with Section 6.80 of the Zoning Bylaw.
- 4.9 Signs must comply with Section 6.90 of the Zoning Bylaw, including Subsection 5 of Section 6.90.

5. Site and Building Regulations

- 5.1 The maximum Floor Area Ratio is 3.0.
- 5.2 The maximum Density is 300 Dwellings/ha.
- 5.3 The maximum Height is 23.0 m.
- 5.4 No Setbacks are required from Streets or Abutting Sites.
 - 5.4.1 Where the Ground Floor of any development is designed for Commercial Uses, the Development Planner may allow a building Setback from the Street of up to 2.5 m, only to accommodate street related activities such as sidewalk cafés, colonnades, arcades, or plazas. The 2.5 m building Setback must not be used exclusively for Landscaping..
 - 5.4.2 Where the Ground Floor of any development is designed for Residential Uses, the Development Planner may allow a building Setback from the Street of up to 4.5 m, only to provide physical separation from the Abutting Street for the Dwellings provided this Setback accommodates patios, courtyards, terraces, or other private amenity space

directly associated with the abutting Dwelling. The 4.5 m building Setback for Residential Uses must not be used exclusively for Landscaping.

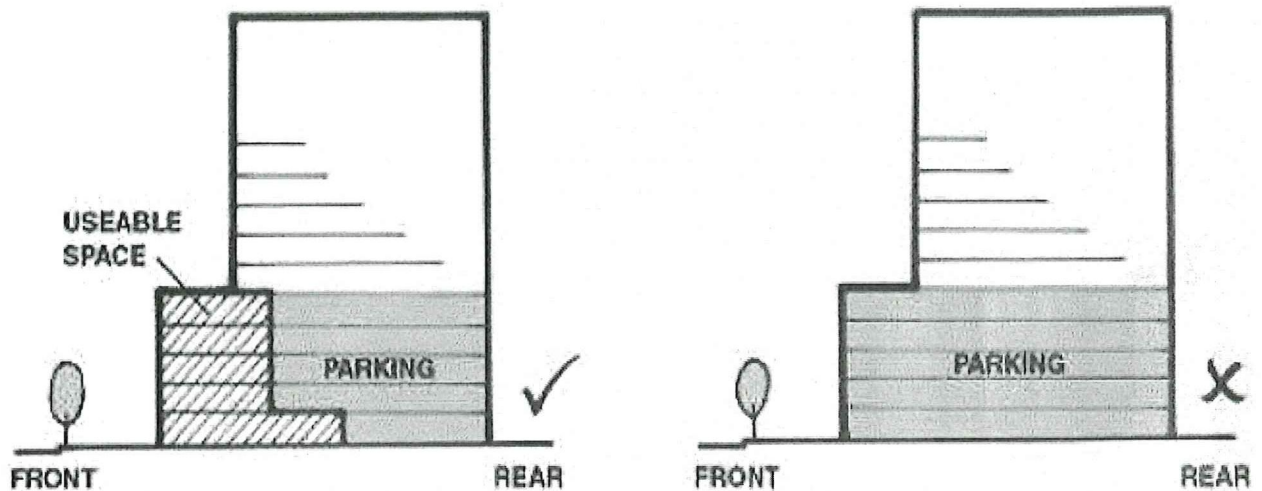
- 5.5 A 2.0 m Setback is required from an Alley and must contain Landscaping to provide an improved appearance of the Alley.

6. Design Regulations

- 6.1 Residential buildings with Commercial Uses on the ground floor must have access at ground level that is separate from the commercial premises.
- 6.2 All mechanical equipment, including roof mechanical units, must be concealed by screening in a manner compatible with the architectural character of the building or concealed by incorporating it within the building.
- 6.3 All buildings must include design elements such as, but not limited to, articulation of the Facade, the use of recessions and projections such as canopies, bay windows, and entrance features, and architectural features such as cornices, sign bands, pilasters, and parapets to reduce the perceived mass of the building, add architectural interest, and to promote the pedestrian scale of the Abutting Street.
- 6.4 No portion of an above ground Parkade on the Ground Floor is allowed for a minimum depth of 10.0 m from any building Facade facing a Street.
- 6.5 No portion of an above ground Parkade above the Ground Floor of the Podium portion of a building is allowed for a minimum depth of 6.0 m from any building Facade facing a Street.

Explanatory Note

Community identity, stability of ownership, and residential character all require that a relationship be developed between residents, businesses, and the neighbourhood. Minimum Setbacks for useable space, separating above ground parking from the front of a building, provides an opportunity for a range of building uses that bind people more fully to the community and thereby contribute to the character and identity of an area. The following graphic representation provides a possible conceptual application of these regulations 6.4 and 6.5 for interpretive purposes.



- 6.6 Buildings must address all adjacent Streets, with individual entrances that are clearly visible to lend a sense of occupancy to the Street. Buildings on Corner Sites must address both Streets and must distinguish the Street intersection to give it prominence.
- 6.7 Where a Dwelling is provided at ground level Abutting a Street, the principal entrance to the Dwelling must have direct external access to the adjacent public sidewalk.
- 6.8 Where a Commercial Use is provided at ground level Abutting a Street, the principal entrance to the Use must have direct external access to the adjacent public sidewalk. A minimum of 50% of the Ground Floor portion of the Façade abutting a Street, must be comprised of clear, non-reflective glazing to promote pedestrian interaction and safety.
- 6.9 At least 80% of the floor elevation of the Ground Floor must be no higher than 1.0 m above the mean Grade of the adjacent public sidewalk, at the property line.
- 6.10 Any building with a single wall length greater than 15.0 m Abutting or visible from a Street must include design elements, materials, and articulation that reduce the perceived mass of the building Façade and add architectural interest.
- 6.11 Blank walls (with or without windows) of an above ground Parkade must not be developed adjacent to, or visible from, any Street.
- 6.12 The finishing of the first 3 Storeys of any development must consist of materials such as glass and glazed window wall systems, brick, stone, architectural concrete, and/or precast coloured concrete.
- 6.13 The use of stucco as a finishing material is not permitted within the first 3 Storeys of any development. The use of stucco within the portion of any development above 3 Storeys is limited to a maximum of 15% of the exterior surface area of the portion of any development above 3 Storeys.
- 6.14 Where Commercial Uses are developed on the Ground Floor of a building, weather protection in the form of a canopy at least 2.0 m wide or any other method suitable to the architectural style of the building or street theme, must be provided one Storey above sidewalk level to provide a comfortable environment for pedestrians.
- 6.15 Main building entrances for any Use must be designed for universal accessibility. Level changes from the sidewalk to entrances of buildings must be minimized. Sidewalk furniture and other

elements must be located out of the travel path to ensure they are not obstacles to building access.

- 6.16 Where feasible, developments should provide gardens or patios on the top of the podium level and building rooftops to improve rooftop aesthetics and provide additional amenity space.

7. Parking, Loading, Storage and Access Regulations

- 7.1 Access to Parking Areas or Parkades must be from an Abutting Alley. If no Abutting Alley is present, access may be taken from an Abutting Street, to the satisfaction of the Development Planner in consultation with the City department responsible for transportation services. However, in no instance can access be taken from 105 Avenue NW, except where there is no Abutting Alley or Street other than 105 Avenue NW. Vehicular access from 105 Avenue NW must be in general conformance with the 105 Avenue Corridor Study and to the satisfaction of the Development Planner in consultation with the City department responsible for transportation services.
- 7.2 No Surface Parking Lots are permitted Abutting any Street.

8. Landscaping, Lighting and Amenity Area Regulations

- 8.1 No Amenity Area is required.
- 8.2 Development on a Site must incorporate functional and decorative lighting to enhance the appearance of the building during the winter months, and, if applicable, to provide additional lighting for the 105 Avenue NW corridor.

9. Other Regulations

- 9.1 Prior to the issuance of a Development Permit, except for Development Permits for demolition or Sings, 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.
- 9.2 Site and building layouts must include design elements that take the principles of Crime Prevention Through Environmental Design (CPTED) into consideration. The Development Planner may, at their discretion, require a CPTED assessment prepared in accordance with Section 5.110 of the Zoning Bylaw to confirm this has been done to their satisfaction.
- 9.3 Buildings must be designed through their massing and location, to avoid adverse microclimatic effects such as wind tunnelling, snow drifting, rain sheeting, shadowing, and loss of sunlight, both on and off-Site. The Development Planner may require the submission of a Wind Impact Assessment, and/or a Sun Shadow Impact Study to determine that proposed development achieves these objectives.

10. Public Improvements and Contributions

- 10.1 If requested by the Development Planner as a means of implementing direction of a Redevelopment Levy for Parkland Acquisition from the North Edge Area Redevelopment Plan, the owner must submit a market value appraisal for the subject Site at the time of the submission of a Development Permit application for the purposes of determining the amount of the redevelopment levy that applies to the Site. The appraisal will estimate the market value of the subject Site, based on the highest and best use of the land, as if vacant, and with the effective date of valuation being within 30 days of Development Permit application. The appraisal report must be reviewed and accepted by the Development Planner in consultation with the City department responsible for land sales and appraisals. The redevelopment levy must be an amount representing 8% of the estimated market value of the Site, as if vacant, and must be paid to the City of Edmonton as a condition of the approval of a Development Permit. All redevelopment levies collected will be used to fund the acquisition of public parks space as identified in the North Edge Area Redevelopment Plan.
- 10.2 The owner is responsible for the costs of the required streetscape improvements to the portion(s) of road right(s)-of-way Abutting a Site (from private property line to the new curb) that are identified by the 105 Avenue Corridor Study, and/or identified by the City. These costs must be paid to the City of Edmonton as a condition of the approval of a Development Permit. These streetscaping improvements may include, but are not limited to, new sidewalks, streetlights, boulevard landscaping, boulevard trees, street furniture, and/or the relocation of utilities underground.
- 10.3 Where applicable, the Site plan submitted with a Development Permit application must indicate the coordination between development on the subject Site and the adjacent 105 Avenue NW corridor, in accordance with the 105 Avenue Corridor Study.
- 10.4 The owner, when deemed necessary, is responsible for analyzing a portion of the sewer system affected by the development Site to determine sewer servicing and upgrading requirements to the satisfaction of the Development Planner in consultation with the City department responsible for drainage services. In addition, costs for relocating/abandoning sewer lines as a result of Street/Alley closures will be the responsibility of the owner.