

Bylaw 21486

A Bylaw to amend Charter Bylaw 20001, as amended,
The Edmonton Zoning Bylaw
Amendment No. 408

WHEREAS Plan ND Blk 18 Lots 30-42; Plan ND Blk 15 Lots 5-15 & 18-21; Plan 0223207 Blk 15 Lot 44; and Plan 0422742 Blk 15 Lot 45; located at 9614, 9615, 9618, 9619, 9622, 9623, 9626, 9627, 9628, 9633, 9636, 9637, 9644, 9645, 9647, 9649, 9650 and 9653 - 105A Avenue NW, and 10502 & 10530 - 96 Street NW, McCauley, Edmonton, Alberta, is specified on the Zoning Map as Direct Control Zone (DC1.12813); and





WHEREAS an application was made to rezone the above described properties to General Mixed Use Zone (MU h16 f3.5) and one Direct Control Zone (DC);

NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

1. The Zoning Map, being Part 1.20 to Charter Bylaw 20001 The Edmonton Zoning Bylaw is hereby amended by rezoning the lands legally described as Plan ND Blk 18 Lots 30-42; Plan ND Blk 15 Lots 5-15 & 18-21; Plan 0223207 Blk 15 Lot 44; and Plan 0422742 Blk 15 Lot 45; located at 9614, 9615, 9618, 9619, 9622, 9623, 9626, 9627, 9628, 9633, 9636, 9637, 9644, 9645, 9647, 9649, 9650 and 9653 - 105A Avenue NW, and 10502 & 10530 - 96 Street NW, McCauley, Edmonton, Alberta, which lands are shown on the sketch plan attached as Schedule "A", from Direct Control Zone (DC1.12813) to General Mixed Use Zone (MU h16 f3.5) and Direct Control Zone (DC).
2. The uses and regulations of the aforementioned DC Zones are annexed hereto as Schedule "B" and Schedule "C".

BYLAW 21486



-  DC1.12813 to MU h16.0 f3.5
-  DC1.12813 to DC.21486 (Area 1 - Parcel A)
-  DC1.12813 to DC.21486 (Area 1 - Parcel B)
-  DC1.12813 to DC.21486 (Area 2)



DIRECT CONTROL ZONE**McCauley (Area 1) - Lands generally located between 97 and 96 Streets south of 105A Avenue****1. Purpose**

- 1.1 To accommodate comprehensive mixed use development with housing and an accessory parking lot for Provincial and Municipal purposes.

2. Area of Application

- 2.1 This Zone applies to lands generally located between 96 and 97 Streets, south of 105A Avenue, as shown in Schedule "A" of the Bylaw adopting this zone, McCauley.

3. Uses**Parcel A****Residential Uses**

- 3.1. Home Based Business
 3.2 Residential, limited to:
 3.2.1. Multi-unit Housing
 3.2.2. Supportive Housing

Commercial Uses

- 3.3. Bar
 3.4. Food and Drink Service
 3.5. Health Services
 3.6. Indoor Sales and Services
 3.7. Liquor Store
 3.8. Minor Indoor Entertainment
 3.9. Office
 3.10. Residential Sales Centre

Community Uses

- 3.12. Child Care Service
 3.13. Community Service

Parcel - B**Commercial Uses**

- 3.14. Standalone Parking Facility

4. Additional Regulations for Specific Uses**Parcel A****Residential Uses**

- 4.1 A minimum of 25% of the total floor area must be developed as Multi-unit Housing.

- 4.2 Where Multi-unit Housing is not developed with any additional Uses, it must be developed under the provisions of the RM Zone.

Parcel B

Commercial Uses

- 4.3 Standalone Parking Facilities must provide a 2.5 m wide Landscape Buffer where adjacent to a Street, a 2.0 m wide Landscape Buffer where adjacent to a shared use path and a 1.0 m Landscape Buffer where adjacent to an Alley or walkway in addition to the landscaping requirements of Section 5.60 of the Zoning Bylaw.

4.3.1 The Landscape Buffer must be landscaped with a minimum of one tree per 20.0 m² and one shrub per 10.0 m² of required Landscape Buffer area.

- 4.4 Standalone Parking Facilities developed as Surface Parking must provide a 1.83 m fence along any property line abutting a Street, Alley, or walkway.

5. Site and Building Regulations

Parcel A

- 5.1 The maximum Floor Area Ratio is 3.0.
- 5.2 The maximum Height is 14 m.
- 5.3 The ground floor must be constructed to the property lines facing a street unless to accommodate a design feature that enhances the overall streetscape.

6. Design Regulations

Parcel A

- 6.1 Where Multi-unit Housing is developed above a non-residential use, the Multi-unit Housing must have access at grade which is separate from the access for the non-residential use.

7. Parking, Loading, Storage and Access Regulations

Parcel A

- 7.1 Parking and loading must be located, wherever possible, in the Rear Yard.
- 7.2 Surface Parking Lots and loading, storage, and waste collection areas must not be located between a principal building and a Street and must provide a minimum 2.0 m wide Landscape Buffer where adjacent to a Street.
- 7.3 Surface Parking Lots and loading, storage, and waste collection areas may project into, or be located within, a Setback Abutting another Site where a minimum 1.5 m wide Landscape Buffer is provided within the Setback.

8. Landscaping, Lighting and Amenity Area Regulations

Parcel A

- 8.1 Where a development contains two or more Dwellings, a minimum of 7.5 m² of Amenity Area is required per dwelling, in accordance with the provisions of Section 5.20 of the Zoning Bylaw.

9. Other Regulations

- 9.1 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. The Development Planner must apply any conditions deemed necessary to the approval of the Development Permit based on the recommendations of the CPTED assessment to promote a safe physical environment.

- 9.2 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.

DIRECT CONTROL ZONE**McCauley (Area 2) - Lands located generally between 97 and 96 Streets north of 105A Avenue****1. Purpose**

1.1 To accommodate comprehensive mixed use commercial/residential development.

2. Area of Application

2.1 This Zone applies to lands generally located between 96 and 97 Streets, north of 105A Avenue, as shown in Schedule "A" of the Bylaw adopting this zone, McCauley

3. Uses**Residential Uses**

- 3.1. Home Based Business
- 3.2. Residential, limited to:
 - 3.2.1. Multi-unit Housing
 - 3.2.2. Supportive Housing

Commercial Uses

- 3.3. Bar
- 3.4. Food and Drink Service
- 3.5. Health Services
- 3.6. Indoor Sales and Services
- 3.7. Minor Indoor Entertainment
- 3.8. Office
- 3.9. Residential Sales Centre

Community Uses

- 3.10. Child Care Service
- 3.11. Community Service

4. Additional Regulations for Specific Uses

- 4.1 Multi-unit Housing shall only be permitted above ground floor non-residential uses.
- 4.2 A minimum of 25% of the total floor area must be developed as Multi-unit Housing.
- 4.3 The maximum floor area ratio for Multi-unit Housing is 1.0.

5. Site and Building Regulations

- 5.1 The maximum floor area ratio is 2.0.
- 5.2 The maximum height is 12.0 m
- 5.3 The ground floor must be constructed to the property lines facing a street unless to accommodate a design feature that enhances the overall streetscape.

6. Design Regulations

- 6.1 Where Multi-unit Housing is developed above a non-residential use, the Multi-unit Housing must have access at grade which is separate from the access for the non-residential use.

7. Parking, Loading, Storage and Access Regulations

- 7.1 Parking and loading must be located, wherever possible, in the Rear Yard.
- 7.2 Surface Parking Lots and loading, storage, and waste collection areas must not be located between a principal building and a Street and must provide a minimum 2.0 m wide Landscape Buffer where adjacent to a Street.
- 7.3 Surface Parking Lots and loading, storage, and waste collection areas may project into, or be located within, a Setback Abutting another Site where a minimum 1.5 m wide Landscape Buffer is provided within the Setback.

8. Landscaping, Lighting and Amenity Area Regulations

- 8.1 Where a development contains two or more Dwellings, a minimum of 7.5 m² of Amenity Area is required per dwelling, in accordance with the provisions of Section 5.20 of the Zoning Bylaw.

9. Other Regulations

- 9.1 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. The Development Planner must apply any conditions deemed necessary to the approval of the Development Permit based on the recommendations of the CPTED assessment to promote a safe physical environment.