

Charter Bylaw 19190

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 2971

WHEREAS the lands shown on Schedule "A" and legally described on Schedule "B", located at the area generally bounded by Gateway Boulevard NW, 105 Street NW, 81 Avenue NW and 83 Avenue NW, Strathcona, Queen Alexandra and Strathcona Junction, Edmonton, Alberta, are specified on the Zoning Map as (DC1) Direct Development Control Provision; and

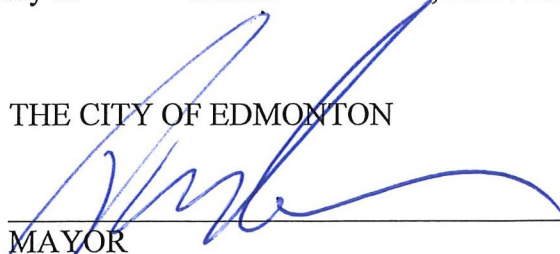
WHEREAS an application was made to rezone the above described property to (DC1) Direct Development Control Provision;

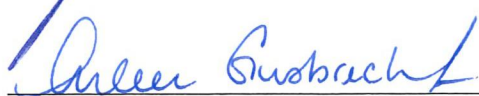
NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

1. The Zoning Map, being Part III to Bylaw 12800 The Edmonton Zoning Bylaw is hereby amended by rezoning the lands legally described on Schedule "B", located at the area generally bounded by Gateway Boulevard NW, 105 Street NW, 81 Avenue NW and 83 Avenue NW, Strathcona, Queen Alexandra and Strathcona Junction, Edmonton, Alberta, which lands are shown on the sketch plan attached as Schedule "A", from (DC1) Direct Development Control Provision to (DC1) Direct Development Control Provision, all as more specifically described on Schedule "B".

READ a first time this	10th	day of	March	, A. D. 2020;
READ a second time this	10th	day of	March	, A. D. 2020;
READ a third time this	10th	day of	March	, A. D. 2020;
SIGNED and PASSED this	10th	day of	March	, A. D. 2020.

THE CITY OF EDMONTON


MAYOR


CITY CLERK

The map illustrates the New Sub Area, bounded by 84 Ave. to the north, 83 Ave. to the south, 104 St. to the west, and Gateway Blvd. to the east. The area is divided into several lots, each with a specific zoning designation:

- Top Left:** RF5, RF4, RF6, US, RA9, US, RA7, CB2.
- Top Right:** DC2 (598) (A), DC2 (256) (3), DC1, AP, DC2 (256) (2).
- Center:** CB2, DC1, DC1, DC1 (1026), CB2, DC2 (1077), CB2.
- Bottom Right:** AJ, AP, DC1, CB2.

Key streets shown include 84 Ave., 83 Ave., 104 St., 105 St., Whyte Ave., 81 Ave., 80 Ave., and Gateway Blvd. A legend at the bottom indicates that the area is zoned DC1 to DC1. A north arrow is located in the bottom right corner.

Address	Legal Description	From	To
8239 - 104 STREET NW	Lot 16 Blk 68 Plan I	DC1	DC1
8236 - GATEWAY BOULEVARD NW	Lot 24 Blk 68 Plan I	DC1	DC1
8232 - GATEWAY BOULEVARD NW	Lot 25 Blk 68 Plan I	DC1	DC1
8223 - 104 STREET NW	Lot 15 Blk 68 Plan I	DC1	DC1
8222 - GATEWAY BOULEVARD NW	Lots 26-27 Blk 68 Plan I	DC1	DC1
8220 - 104 STREET NW	Lot 6A Blk 67 Plan 0225611	DC1	DC1
8216 - 104 STREET NW	Lot 7 Blk 67 Plan I	DC1	DC1
8216 - 104 STREET NW	Lots 5-6 Blk 67 Plan I	DC1	DC1
8207 - 105 STREET NW	Lots 21-22 Blk 67 Plan I	DC1	DC1
8204 - 104 STREET NW	Lots 1-4 Blk 67 Plan I	DC1	DC1
8155 - 105 STREET NW	Lot 35 Blk 62 Plan 1822892	DC1	DC1
8123 - 104 STREET NW	Lot 15 Blk 61 Plan I	DC1	DC1
8122 - GATEWAY BOULEVARD NW	Lot B Blk 61 Plan 1244HW	DC1	DC1
8116 - GATEWAY BOULEVARD NW	Lots 26-27 Blk 61 Plan I	DC1	DC1
8114 - 104 STREET NW	Lot 4 Blk 62 Plan I	DC1	DC1
8110 - 104 STREET NW	Lots 2-3 Blk 62 Plan I	DC1	DC1
8103 - 104 STREET NW	Lot 16 Blk 61 Plan I	DC1	DC1
8103 - 104 STREET NW	Lot 19 Blk 61 Plan I	DC1	DC1
8103 - 104 STREET NW	Lots 17-18 Blk 61 Plan I	DC1	DC1
8102 - 104 STREET NW	Lot 1 Blk 62 Plan I	DC1	DC1
10460 - 82 AVENUE NW	Lot 23 Blk 67 Plan I	DC1	DC1
10454 - 82 AVENUE NW	Lots 24-26 Blk 67 Plan I	DC1	DC1
10444 - 82 AVENUE NW	Lot 27 Blk 67 Plan I	DC1	DC1
10442 - 82 AVENUE NW	Lot 28 Blk 67 Plan I	DC1	DC1
10439 - 82 AVENUE NW	Lot 28 Blk 62 Plan I	DC1	DC1
10436 - 82 AVENUE NW	Lot 29 Blk 67 Plan I	DC1	DC1
10432 - 82 AVENUE NW	Lot 30 Blk 67 Plan I	DC1	DC1
10431 - 82 AVENUE NW	Lots 29-30 Blk 62 Plan I	DC1	DC1
10426 - 82 AVENUE NW	Lot 31 Blk 67 Plan I	DC1	DC1
10422 - 82 AVENUE NW	Lot 32 Blk 67 Plan I	DC1	DC1
10421 - 82 AVENUE NW	Lots 31-32 Blk 62 Plan I	DC1	DC1
10414 - 82 AVENUE NW	Lots A,B Blk 67 Plan 1007CL	DC1	DC1
10411 - 82 AVENUE NW	Lots 5-8 Blk 62 Plan I	DC1	DC1
10403 - 83 AVENUE NW	Unit 1, Condominium Plan 0822029	DC1	DC1
10407-83 Avenue NW	Unit 2, Condominium Plan 0822029	DC1	DC1
10415-83 Avenue NW	Unit 3, Condominium Plan 0822029	DC1	DC1
10401 - 82 AVENUE NW	Lots 6-8 Blk 62 Plan I	DC1	DC1
10359 - 82 AVENUE NW	Lot 14 Blk 61 Plan I	DC1	DC1
10358 - 82 AVENUE NW	Lots 13-14 Blk 68 Plan I	DC1	DC1
10358 - 82 AVENUE NW	Lots 12-13 Blk 68 Plan I	DC1	DC1
10355 - 82 AVENUE NW	Lot 13A Blk 61 Plan 5144NY	DC1	DC1
10352 - 82 AVENUE NW	Lot 11 Blk 68 Plan I	DC1	DC1
10349 - 82 AVENUE NW	Lot 12A Blk 61 Plan 5144NY	DC1	DC1

10346 - 82 AVENUE NW	Lot 10 Blk 68 Plan I	DC1	DC1
10345 - 82 AVENUE NW	Lot 11A Blk 61 Plan 5144NY	DC1	DC1
10341 - 82 AVENUE NW	Lot 10 Blk 61 Plan I	DC1	DC1
10340 - 82 AVENUE NW	Lot 9 Blk 68 Plan I	DC1	DC1
10336 - 82 AVENUE NW	Lot 8 Blk 68 Plan I	DC1	DC1
10335 - 83 AVENUE NW	Lot 17 Blk 68 Plan I	DC1	DC1
10335 - 83 AVENUE NW	Lot 18 Blk 68 Plan I	DC1	DC1
10335 - 82 AVENUE NW	Lot 9 Blk 61 Plan I	DC1	DC1
10330 - 82 AVENUE NW	Lot 7 Blk 68 Plan I	DC1	DC1
10329 - 82 AVENUE NW	Lots 6-8 Blk 61 Plan I	DC1	DC1
10328 - 81 AVENUE NW	Lot 25 Blk 61 Plan I	DC1	DC1
10328 - 81 AVENUE NW	Lot 21 Blk 61 Plan I	DC1	DC1
10328 - 81 AVENUE NW	Lot 22 Blk 61 Plan I	DC1	DC1
10328 - 81 AVENUE NW	Lot 20 Blk 61 Plan I	DC1	DC1
10328 - 81 AVENUE NW	Lots 23-24 Blk 61 Plan I	DC1	DC1
10326 - 82 AVENUE NW	Lot 6 Blk 68 Plan I	DC1	DC1
10325 - 83 AVENUE NW	Lots 19-22 Blk 68 Plan I	DC1	DC1
10324 - 82 AVENUE NW	Lot 5 Blk 68 Plan I	DC1	DC1
10323 - 83 AVENUE NW	Lot 23 Blk 68 Plan I	DC1	DC1
10319 - 82 AVENUE NW	Lots 4-5 Blk 61 Plan I	DC1	DC1
10318 - 82 AVENUE NW	Lot 3 Blk 68 Plan I	DC1	DC1
10318 - 82 AVENUE NW	Lots 3-4 Blk 68 Plan I	DC1	DC1
10314 - 82 AVENUE NW	Lots 2-3 Blk 68 Plan I	DC1	DC1
10310 - 82 AVENUE NW	Lot 2 Blk 68 Plan I	DC1	DC1
10309 - 82 AVENUE NW	Lot 3 Blk 61 Plan I	DC1	DC1
10308 - 81 AVENUE NW	Lots 28-29 Blk 61 Plan I	DC1	DC1
10302 - 82 AVENUE NW	Lots 1-2 Blk 68 Plan I	DC1	DC1
10301 - 82 AVENUE NW	Lot A Blk 61 Plan 1244HW	DC1	DC1