

Charter Bylaw 19051

A Bylaw to amend Bylaw 12800, as amended,  
The Edmonton Zoning Bylaw  
Amendment No. 2904

WHEREAS lands shown on Schedule "A" and legally described on Schedule "B", generally located between 103A Avenue NW and 102 Avenue NW and 96 Street NW and 97 Street NW, Boyle Street, 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 properties 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 shown on Schedule "A" and legally described on Schedule "B", generally located between 103A Avenue NW and 102 Avenue NW and 96 Street NW and 97 Street NW, Boyle Street, 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.
2. The uses and regulations of the aforementioned DC1 Provision are attached as Schedules "C" and "D".

3. The sketch plan attached as Schedule "A" and the uses and regulations of the DC1 Provision shown on Schedules "C" and "D" attached are hereby incorporated into the Zoning Bylaw, being Part IV to Bylaw 12800, The Edmonton Zoning Bylaw.

READ a first time this	4th	day of	November	, A. D. 2019;
READ a second time this	4th	day of	November	, A. D. 2019;
READ a third time this	4th	day of	November	, A. D. 2019;
SIGNED and PASSED this	4th	day of	November	, A. D. 2019.

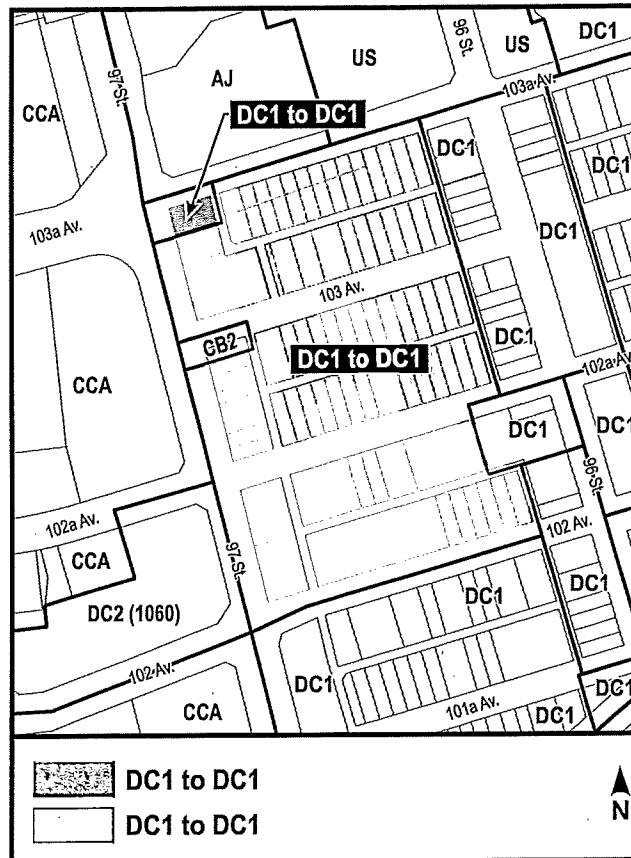
THE CITY OF EDMONTON

MAYOR

A/

CITY CLERK

## CHARTER BYLAW 19051



## SCHEDULE "B"

Address	Legal Description	From	To
9649 - 103A AVENUE NW	Plan ND Blk 10 Lot 20	DC1	DC1
9620 - 103 AVENUE NW	Plan ND Blk 10 Lot 43	DC1	DC1
9618 - 103 AVENUE NW	Plan ND Blk 10 Lot 44	DC1	DC1
9612 - 103 AVENUE NW	Plan ND Blk 10 Lot 45	DC1	DC1
9633 - 103 AVENUE NW	Plan ND Blk 7 Lot 15	DC1	DC1
9635 - 103 AVENUE NW	Plan ND Blk 7 Lot 16	DC1	DC1
9639 - 103 AVENUE NW	Plan ND Blk 7 Lot 17	DC1	DC1
9643 - 103 AVENUE NW	Plan ND Blk 7 Lot 18	DC1	DC1
9645 - 103 AVENUE NW	Plan ND Blk 7 Lot 19	DC1	DC1
9649 - 103 AVENUE NW	Plan ND Blk 7 Lot 20	DC1	DC1
9657 - 103 AVENUE NW	Plan ND Blk 7 Lot 21	DC1	DC1
10273 - 97 STREET NW	Plan ND Blk 7 Lot 25	DC1	DC1
10249 - 97 STREET NW	Plan 1008CL Blk 7 Lot 30	DC1	DC1
10247 - 97 STREET NW	Plan 1008CL Blk 7 Lot 31	DC1	DC1
9662 - 102A AVENUE NW	Plan ND Blk 7 Lot 32	DC1	DC1
9658 - 102A AVENUE NW	Plan ND Blk 7 Lot 33	DC1	DC1
9654 - 102A AVENUE NW	Plan ND Blk 7 Lot 34	DC1	DC1
9619 - 103A AVENUE NW	Plan ND Blk 10 Lot 11	DC1	DC1
9623 - 103A AVENUE NW	Plan ND Blk 10 Lot 12	DC1	DC1
9625 - 103A AVENUE NW	Plan ND Blk 10 Lot 13	DC1	DC1
9615 - 103A AVENUE NW	Plan ND Blk 10 Lot 10	DC1	DC1
9629 - 103A AVENUE NW	Plan ND Blk 10 Lot 14	DC1	DC1
9633 - 103A AVENUE NW	Plan ND Blk 10 Lot 15	DC1	DC1
9637 - 103A AVENUE NW	Plan ND Blk 10 Lot 16	DC1	DC1
9639 - 103A AVENUE NW	Plan ND Blk 10 Lot 17	DC1	DC1
9643 - 103A AVENUE NW	Plan ND Blk 10 Lot 18	DC1	DC1
9645 - 103A AVENUE NW	Plan ND Blk 10 Lot 19	DC1	DC1
9651 - 103A AVENUE NW	Plan ND Blk 10 Lot 21	DC1	DC1
9657 - 103A AVENUE NW	Plan ND Blk 10 Lot 22	DC1	DC1
9638 - 103 AVENUE NW	Plan ND Blk 10 Lot 39	DC1	DC1
9634 - 103 AVENUE NW	Plan ND Blk 10 Lot 40	DC1	DC1
9630 - 103 AVENUE NW	Plan ND Blk 10 Lot 41	DC1	DC1
9626 - 103 AVENUE NW	Plan ND Blk 10 Lot 42	DC1	DC1
9650 - 102A AVENUE NW	Plan ND Blk 7 Lot 35	DC1	DC1
9646 - 102A AVENUE NW	Plan ND Blk 7 Lot 36	DC1	DC1
9644 - 102A AVENUE NW	Plan ND Blk 7 Lot 37	DC1	DC1

## SCHEDULE "B"

9640 - 102A AVENUE NW	Plan ND Blk 7 Lot 38	DC1	DC1
9630 - 102A AVENUE NW	Plan ND Blk 7 Lot 41	DC1	DC1
9626 - 102A AVENUE NW	Plan ND Blk 7 Lot 42	DC1	DC1
9624 - 102A AVENUE NW	Plan ND Blk 7 Lot 43	DC1	DC1
9620 - 102A AVENUE NW	Plan ND Blk 7 Lot 44	DC1	DC1
9616 - 102A AVENUE NW	Plan ND Blk 7 Lot 45	DC1	DC1
9614 - 102A AVENUE NW	Plan ND Blk 7 Lot 46	DC1	DC1
9611 - 103A AVENUE NW	Plan ND Blk 10 Lot 9	DC1	DC1
9613 - 103 AVENUE NW	Plan ND Blk 7 Lot 9	DC1	DC1
9617 - 103 AVENUE NW	Plan ND Blk 7 Lot 10	DC1	DC1
9619 - 103 AVENUE NW	Plan ND Blk 7 Lot 11	DC1	DC1
9623 - 103 AVENUE NW	Plan ND Blk 7 Lot 12	DC1	DC1
9646 - 103 AVENUE NW	Plan ND Blk 10 Lots 37-38	DC1	DC1
10305 - 97 STREET NW	Plan ND Blk 10 Lots 35-36	DC1	DC1
10305 - 97 STREET NW	Plan ND Blk 10 Lots 34-35	DC1	DC1
10305- 97 STREET NW	Plan ND Blk 10 Lots 33,A	DC1	DC1
10319 - 97 STREET NW	Plan ND Blk 10 Lots 25-26	DC1	DC1
9651 - 103A AVENUE NW	Plan 8421054 Blk OT	DC1	DC1
9657 - 103A AVENUE NW	Plan 8421054 Blk OT	DC1	DC1
10325 - 97 STREET NW	Plan ND Blk 10 Lot 25	DC1	DC1
10327 - 97 STREET NW	Plan ND Blk 10 Lots 23- 24	DC1	DC1
9625 - 103A AVENUE NW	Plan 8421054 Blk OT	DC1	DC1
9629 - 103A AVENUE NW	Plan 8421054 Blk OT	DC1	DC1
9633 - 103A AVENUE NW	Plan 8421054 Blk OT	DC1	DC1
9637 - 103A AVENUE NW	Plan 8421054 Blk OT	DC1	DC1
9639 - 103A AVENUE NW	Plan 8421054 Blk OT	DC1	DC1
9643 - 103A AVENUE NW	Plan 8421054 Blk OT	DC1	DC1
9645 - 103A AVENUE NW	Plan 8421054 Blk OT	DC1	DC1
9649 - 103A AVENUE NW	Plan 8421054 Blk OT	DC1	DC1
9863 - 103 AVENUE NW	Plan ND Blk 7 Lot 23	DC1	DC1
9659 - 103 AVENUE NW	Plan ND Blk 7 Lots 22-23	DC1	DC1
10263 - 97 STREET NW	Plan ND Blk 7 Lot 27	DC1	DC1
10269 - 97 STREET NW	Plan ND Blk 7 Lots 26-27	DC1	DC1
9636 - 102A AVENUE NW	Plan ND Blk 7 Lots 39-40	DC1	DC1
9625 - 103 AVENUE NW	Plan ND Blk 7 Lot 13	DC1	DC1
9629 - 103 AVENUE NW	Plan ND Blk 7 Lots 13- 14	DC1	DC1
10255 - 97 STREET NW	Plan 1008CL Blk 7 Lots 28-29	DC1	DC1

**(DC1) DIRECT DEVELOPMENT CONTROL PROVISION**

1. General Purpose  
To preserve and enhance the Stovel Block, a municipally designated historic building, while providing an active, pedestrian friendly frontage and accommodating a range of uses to operate within the building.
2. Area of Application  
This Provision shall apply to Lots 23 & 24, Block 10, Plan ND, located at 10327-97 Street NW, as shown on Schedule "A" appended to the Bylaw adopting this Provision, Boyle Street.
3. Uses
  - a. Apartment Hotels
  - b. Bars and Neighbourhood Pubs
  - c. Breweries, Wineries and Distilleries
  - d. Business Support Services
  - e. Cannabis Retail Sales
  - f. Child Care Services
  - g. Commercial Schools
  - h. Convenience Retail Stores
  - i. General Retail Stores
  - j. Group Home
  - k. Health Services
  - l. Hotels
  - m. Liquor Stores
  - n. Live Work Unit
  - o. Lodging Houses
  - p. Major Home Based Business
  - q. Minor Amusement Establishments
  - r. Minor Home Based Business
  - s. Multi-unit Housing
  - t. Nightclubs
  - u. Personal Service Shops
  - v. Private Clubs
  - w. Private Education Services
  - x. Professional, Financial and Office Support Services
  - y. Public Libraries and Cultural Exhibits
  - z. Residential Sales Centre
  - aa. Restaurants
  - bb. Specialty Food Services
  - cc. Urban Gardens
  - dd. Urban Outdoor Farms
  - ee. Veterinary Services
  - ff. Fascia On-premises Signs
  - gg. Projecting On-premises Signs

4. General Provisions

- a. No Site plan shall be required.
- b. The maximum building Height shall not exceed 18.0 m.
- c. The maximum Floor Area Ratio shall be 4.0.
- d. No building Setbacks are required.

5. Development Regulations – Heritage

- a. The Stovel Block and the associated lands are a Designated Municipal Historic Resource. Exterior alterations and additions shall be sympathetic to and compatible with the historic Façades of the Stovel Block to the satisfaction of the Development Officer in consultation with the Heritage Officer. The following standards and guidelines shall be applied when reviewing Development Permit applications for the Stovel Block:
  - i. the General Guidelines for Rehabilitation contained in the City of Edmonton Bylaw 18979, a Bylaw to designate the Stovel Block as a Municipal Historic Resource; and
  - ii. The Standards and Guidelines for the Conservation of Historic Places in Canada.

6. Signage

- a. Signs shall comply with the regulations found in Schedule 59H.
- b. A Comprehensive Sign Design Plan in accordance with the Provisions of Section 59.3 shall be required to the satisfaction of the Development Officer in consultation with the Heritage Officer.
- c. Signs erected on the designated heritage Façades and any addition shall comply with the following regulations to the satisfaction of the Development Officer in consultation with the Heritage Officer:
  - i. may face a public roadway or a Lane.
  - ii. Signs may only be illuminated from an external source or individually backlit logogram or lettering. Internally lit or canned backlit signs are not permitted.
  - iii. A maximum of 10% of the first Storey glazing along the west and north Façades may be covered by Signs. The remainder of the glazing shall remain free from obstruction.

7. Parking, Loading, and Storage

- a. Vehicular access and egress shall be provided from the abutting Lane.
- b. No vehicle parking shall be required.
- c. No off-street loading space shall be required.
- d. Bicycle Parking shall be provided in accordance with the Zoning Bylaw, except that:
  - i. a minimum of 10 Bicycle Parking spaces shall be provided in a secure facility within the building; and
  - ii. a minimum of 1 short term Bicycle Parking space for visitors shall be provided in an easily accessible location and available for public use.
- e. Vehicular parking, loading, storage and waste collection areas shall be located to the rear of the building, entirely on private property, and shall be screened from view from 103a Avenue NW, which shall include trees and shrubs, to the satisfaction of the Development Officer, in consultation with Waste Management Services.
- f. Any outdoor decorative or security lighting shall be designed and finished in a manner consistent with the design and finishing of the development and shall be provided to ensure a well-lit and safe environment for pedestrians, to the satisfaction of the Development Officer in consultation with the Heritage Officer.

**(DC1) DIRECT DEVELOPMENT CONTROL PROVISION  
(CQ) CIVIC QUARTER**

**1. General Purpose**

The purpose of this Provision is to accommodate civic Uses and mixed-use, medium and high rise development. Development should have active, pedestrian friendly retail frontage along 97 Street that is compatible in scale, function, built form and design with surrounding developments, in accordance with Section 860 of the Zoning Bylaw, The Quarters Downtown Area Redevelopment Plan and The Quarters Downtown Urban Design Plan.

**2. Area of Application**

This Provision shall apply to Area 1 and Area 2 as shown on Appendix I.

**3. Uses**

- a. Apartment Hotels
- b. Bars and Neighbourhood Pubs
- c. Breweries, Wineries and Distilleries
- d. Business Support Services
- e. Child Care Services
- f. Commercial Schools
- g. Convenience Retail Stores
- h. Extended Medical Treatment Services
- i. General Retail Stores
- j. Government Services
- k. Group Home
- l. Health Services
- m. Hotels
- n. Indoor Participant Recreation Services
- o. Liquor Stores
- p. Lodging Houses
- q. Minor Amusement Establishments
- r. Minor Home Based Business
- s. Multi-unit Housing
- t. Nightclubs
- u. Personal Service Shops
- v. Private Clubs
- w. Private Education Services
- x. Professional, Financial and Office Support Services
- y. Protective and Emergency Services



- z. Public Education Services
- aa. Public Libraries and Cultural Exhibits
- bb. Residential Sales Centres
- cc. Restaurants
- dd. Specialty Food Services
- ee. Urban Gardens
- ff. Urban Outdoor Farms
- gg. Veterinary Services
- hh. Fascia On-premises Signs
- ii. Projecting On-premises Signs
- jj. Temporary On-premises Signs

#### **4. Development Regulations**

##### **Area 1**

- a. The minimum building Height shall not be less than 11.0 m, nor 3 Storeys.
- b. The maximum building Height shall not exceed 77.0 m, nor 23 Storeys subject to Section 860 of the Zoning Bylaw.
- c. The minimum Floor Area Ratio shall be 3.0 subject to Section 860 of the Zoning Bylaw.
- d. The maximum Floor Area Ratio shall be 8.0 subject to Section 860 of the Zoning Bylaw.

##### **Area 2**

- a. The minimum building Height shall not be less than 11.0 m, nor 3 Storeys.
- b. The maximum building Height shall not exceed 113.0 m, nor 33 Storeys subject to Section 860 of the Zoning Bylaw of the Zoning Bylaw.
- c. The minimum Floor Area Ratio shall be 3.0. subject to Section 860 of the Zoning Bylaw.
- d. The maximum Floor Area Ratio shall be 10.0 subject to Section 860 of the Zoning Bylaw.

##### **General Provisions**

- a. Bars and Neighbourhood Pubs and Nightclubs shall not exceed a capacity of 200 Occupants or 240 m<sup>2</sup> of Public Space.
- b. General Retail Store shall not exceed a gross Floor Area of 2,100 m<sup>2</sup>.
- c. Specialty Food Services shall not exceed a capacity of 200 Occupants or 120m<sup>2</sup> of Public Space.
- d. Temporary On-premises Signs shall be limited to project advertising and residential sale purposes only. Trailer mounted Signs and/or Signs with Changeable Copy are not permitted.

- e. The second and the third Storeys of developments located in the areas identified for Commercial Uses may be used exclusively for either Residential Uses or Commercial Uses.
- f. All on-Site resident and tenant parking shall be provided within a structure. Visitor and customer parking may be provided at Grade to a maximum of 2 stalls per 10.0 m of Site frontage.
- g. The first floor of any frontage, including the associated entranceway, shall have a maximum Grade separation of 1.2 m from any Abutting public sidewalk.
- h. Notwithstanding the Incentive System provided for in Section 860 of the Zoning Bylaw, prior to the issuance of a Development Permit for any base level development, the Development Officer shall ensure a signed agreement exists between the City and the Owner providing the City the option to purchase 5% of the proposed number of residential dwellings at 85% of the market price, OR to address affordable housing contributions as prescribed by City Council policy C582.
- i. Parking shall be provided in accordance with Section 860 of the Zoning Bylaw.
- j. Signage shall be provided in accordance with Section 860 of the Zoning Bylaw.

## **5. Urban Design Regulations**

- a. Site Planning shall be addressed in accordance with The Quarters Downtown Urban Design Plan.
- b. Setbacks
  - No building Setbacks are required excepting that:
    - i. A minimum 1.5 m Setback shall be required from an Abutting laneway.
    - ii. A minimum 3.0 m Setback shall be required from north-south mid-block pedestrian street.
- c. Additional building Setbacks may be required where the north-south mid-block pedestrian street intersects 102, 102A, 103 and/ or 103A Avenues NW to provide visual interest and enhance sight-lines to the satisfaction of the Development Officer.
- d. No building Setbacks are required from Lot lines Abutting Avenue or Street right-of-ways or from Lot lines internal to a block.
- e. Additional building Setbacks shall be provided to address sight lines at roadway intersections to the satisfaction of the Development Officer in consultation with Transportation Planning and Engineering.
- f. Additional building Setbacks shall be provided at the discretion of the Development Officer to ensure new development is Setback in a manner consistent with existing heritage buildings.
- g. Where the ground floor of any development is designed for Residential Uses, the Development Officer may allow a Setback for the following purposes:
  - i. to allow for staircases to project from the building wall to the Lot line, and
  - ii. to contain a combination of hard and soft Landscaping.

- h. Where the ground floor of any development is designed for Commercial Uses, buildings shall be built to the front and side Lot lines. The Development Officer may allow a front Setback to accommodate street related activities such as sidewalk cafes, architectural features and Landscaping.
- i. Stepbacks
  - i. In Areas 1 and 2, a minimum 3.0 m Stepback shall be required for buildings adjacent to an Avenue, Street, laneway, or north-south mid-block pedestrian street at approximately 11.0 m of building Height.
  - ii. At the discretion of the Development Officer, additional Stepbacks may be required adjacent to Lot lines internal to a block having regard to the character of the surrounding built form, the objectives of The Quarters Downtown Urban Design Plan and Crime Prevention Through Environmental Design principles.
- j. Building Entrances shall be developed in accordance with Section 860 of the Zoning Bylaw.
- k. Weather protection shall be provided in accordance with Section 860 of the Zoning Bylaw.
- l. Architectural Control shall be in accordance with Section 860 of the Zoning Bylaw.



*Civic Quarter*

