

Charter Bylaw 19550

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 3153

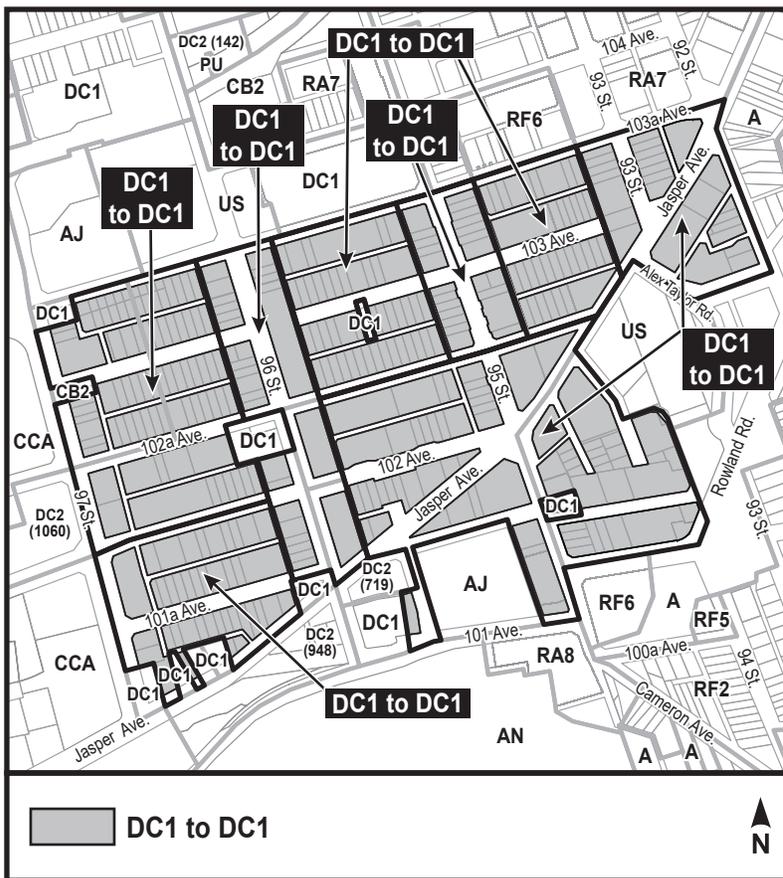
WHEREAS the lands shown on Schedule “A” and legally described on Schedule “B”, located at the area generally bounded between 97 Street NW and 92 Street NW, and between 103A Avenue NW and 101 Avenue NW, Boyle Street, Edmonton, Alberta, are specified on the Zoning Map as (DC1) Direct Development Control Provision; and

WHEREAS an application was made to rezone the above described 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 between 97 Street NW and 92 Street NW, and between 103A Avenue NW and 101 Avenue 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, all as more specifically described on Schedule “B”.
2. The uses and regulations of the aforementioned DC1 Provision are attached as Schedule "C", "D", "E", "F", "G" and "H".

CHARTER BYLAW 19550



LEGAL DESCRIPTIONS	ADDRESS	TO
Plan RN23 Blk 2 Lot 16	10257 - 95 STREET NW	DC1
Plan RN23 Blk 2 Lot 22	9428 - 102A AVENUE NW	DC1
Plan RN23 Blk 2 Lot 23	9424 - 102A AVENUE NW	DC1
Plan RN23 Blk 2 Lot 24	9420 - 102A AVENUE NW	DC1
Plan RN23 Blk 2 Lot 25	9416 - 102A AVENUE NW	DC1
Plan RN23 Blk 2 Lot 26	9408 - 102A AVENUE NW	DC1
Plan RN23 Blk 2 Lot 27	9404 - 102A AVENUE NW	DC1
Plan RN23 Blk 3 Lot 9	9315 - 103A AVENUE NW	DC1
Plan RN23 Blk 3 Lot 10	9319 - 103A AVENUE NW	DC1
Plan RN23 Blk 3 Lot 15	9335 - 103A AVENUE NW	DC1
Plan RN23 Blk 1 Lot 1	9420 - JASPER AVENUE NW	DC1
Plan RN23 Blk 2 Lot 4	9321 - 103 AVENUE NW	DC1
Plan RN23 Blk 2 Lot 5	9323 - 103 AVENUE NW	DC1
Plan RN23 Blk 2 Lot 6	9327 - 103 AVENUE NW	DC1
Plan RN23 Blk 2 Lot 7	9331 - 103 AVENUE NW	DC1
Plan RN23 Blk 2 Lot 8	9335 - 103 AVENUE NW	DC1
Plan RN23 Blk 2 Lot 9	9337 - 103 AVENUE NW	DC1
Plan RN23 Blk 2 Lot 10	9341 - 103 AVENUE NW	DC1
Plan RN23 Blk 2 Lot 11	9345 - 103 AVENUE NW	DC1
Plan RN23 Blk 2 Lot 12	9347 - 103 AVENUE NW	DC1
Plan RN23 Blk 2 Lot 13	9351 - 103 AVENUE NW	DC1
Plan RN23 Blk 4 Lot 5	10331 - 93 STREET NW	DC1
Plan RN23 Blk 4 Lot 6	10327 - 93 STREET NW	DC1
Plan RN23 Blk 4 Lot 7	10323 - 93 STREET NW	DC1
Plan RN23 Blk 4 Lot 8	10319 - 93 STREET NW	DC1
Plan RN23 Blk 4 Lot 9	10315 - 93 STREET NW	DC1
Plan RN23 Blk 4 Lot 10	10311 - 93 STREET NW	DC1
Plan RN23 Blk 4 Lot 11	9244 - JASPER AVENUE NW	DC1
Plan ND Blk 8 Lot 45	9518 - 102A AVENUE NW	DC1
Plan ND Blk 10 Lot 2	10308 - 96 STREET NW	DC1
Plan ND Blk 10 Lot 20	9649 - 103A AVENUE NW	DC1
Plan ND Blk 8 Lot 7	10264 - 95 STREET NW	DC1
Plan RN82 Blk 2 Lot 5	10155 - 94 STREET NW	DC1
Plan 7922137 Blk 2 Lot 6	10159 - 94 STREET NW	DC1
Plan RN49 Lot 4	10131 - 95 STREET NW	DC1
Plan ND Blk 10 Lot 43	9620 - 103 AVENUE NW	DC1
Plan ND Blk 10 Lot 44	9618 - 103 AVENUE NW	DC1
Plan ND Blk 10 Lot 45	9612 - 103 AVENUE NW	DC1
Plan ND Blk 9 Lot 19	9547 - 103A AVENUE NW	DC1
Plan ND Blk 9 Lot 22	9557 - 103A AVENUE NW	DC1
Plan ND Blk 9 Lot 25	10325 - 96 STREET NW	DC1
Plan ND Blk 9 Lot 27	10315 - 96 STREET NW	DC1
Plan ND Blk 7 Lot 15	9633 - 103 AVENUE NW	DC1
Plan ND Blk 7 Lot 16	9635 - 103 AVENUE NW	DC1
Plan ND Blk 7 Lot 17	9639 - 103 AVENUE NW	DC1
Plan ND Blk 7 Lot 18	9643 - 103 AVENUE NW	DC1
Plan ND Blk 7 Lot 19	9645 - 103 AVENUE NW	DC1
Plan ND Blk 7 Lot 20	9649 - 103 AVENUE NW	DC1

Plan ND Blk 7 Lot 21	9657 - 103 AVENUE NW	DC1
Plan ND Blk 7 Lot 25	10273 - 97 STREET NW	DC1
Plan 1008CL Blk 7 Lot 30	10249 - 97 STREET NW	DC1
Plan 1008CL Blk 7 Lot 31	10247 - 97 STREET NW	DC1
Plan ND Blk 7 Lot 32	9662 - 102A AVENUE NW	DC1
Plan ND Blk 7 Lot 33	9658 - 102A AVENUE NW	DC1
Plan ND Blk 7 Lot 34	9654 - 102A AVENUE NW	DC1
Plan ND Blk 10 Lot 11	9619 - 103A AVENUE NW	DC1
Plan ND Blk 10 Lot 12	9623 - 103A AVENUE NW	DC1
Plan ND Blk 10 Lot 13	9625 - 103A AVENUE NW	DC1
Plan ND Blk 10 Lot 10	9615 - 103A AVENUE NW	DC1
Plan ND Blk 10 Lot 14	9629 - 103A AVENUE NW	DC1
Plan ND Blk 10 Lot 15	9633 - 103A AVENUE NW	DC1
Plan ND Blk 10 Lot 16	9637 - 103A AVENUE NW	DC1
Plan ND Blk 10 Lot 17	9639 - 103A AVENUE NW	DC1
Plan ND Blk 10 Lot 18	9643 - 103A AVENUE NW	DC1
Plan ND Blk 10 Lot 19	9645 - 103A AVENUE NW	DC1
Plan ND Blk 10 Lot 21	9651 - 103A AVENUE NW	DC1
Plan ND Blk 10 Lot 22	9657 - 103A AVENUE NW	DC1
Plan ND Blk 10 Lot 39	9638 - 103 AVENUE NW	DC1
Plan ND Blk 10 Lot 40	9634 - 103 AVENUE NW	DC1
Plan ND Blk 10 Lot 41	9630 - 103 AVENUE NW	DC1
Plan ND Blk 10 Lot 42	9626 - 103 AVENUE NW	DC1
Plan ND Blk 8 Lot 11	9519 - 103 AVENUE NW	DC1
Plan ND Blk 8 Lot 12	9523 - 103 AVENUE NW	DC1
Plan ND Blk 8 Lot 13	9527 - 103 AVENUE NW	DC1
Plan ND Blk 8 Lot 14	9529 - 103 AVENUE NW	DC1
Plan ND Blk 8 Lot 15	9533 - 103 AVENUE NW	DC1
Plan ND Blk 8 Lot 16	9537 - 103 AVENUE NW	DC1
Plan ND Blk 8 Lot 20	9549 - 103 AVENUE NW	DC1
Plan ND Blk 8 Lot 21	9553 - 103 AVENUE NW	DC1
Plan ND Blk 8 Lot 22	9555 - 103 AVENUE NW	DC1
Plan ND Blk 8 Lot 23	9559 - 103 AVENUE NW	DC1
Plan ND Blk 8 Lot 32	9560 - 102A AVENUE NW	DC1
Plan ND Blk 8 Lot 33	9556 - 102A AVENUE NW	DC1
Plan ND Blk 8 Lot 34	9554 - 102A AVENUE NW	DC1
Plan ND Blk 8 Lot 35	9550 - 102A AVENUE NW	DC1
Plan ND Blk 8 Lot 36	9548 - 102A AVENUE NW	DC1
Plan ND Blk 8 Lot 37	9544 - 102A AVENUE NW	DC1
Plan ND Blk 8 Lot 38	9542 - 102A AVENUE NW	DC1
Plan ND Blk 8 Lot 39	9536 - 102A AVENUE NW	DC1
Plan ND Blk 8 Lot 40	9534 - 102A AVENUE NW	DC1
Plan ND Blk 8 Lot 41	9530 - 102A AVENUE NW	DC1
Plan ND Blk 8 Lot 42	9528 - 102A AVENUE NW	DC1
Plan ND Blk 8 Lot 43	9524 - 102A AVENUE NW	DC1
Plan ND Blk 8 Lot 44	9522 - 102A AVENUE NW	DC1
Plan ND Blk 8 Lot 46	9514 - 102A AVENUE NW	DC1
Plan ND Blk 9 Lot 3	10312 - 95 STREET NW	DC1
Plan ND Blk 9 Lot 4	10318 - 95 STREET NW	DC1
Plan ND Blk 9 Lot 5	10320 - 95 STREET NW	DC1

Plan ND Blk 7 Lot 35	9650 - 102A AVENUE NW	DC1
Plan ND Blk 7 Lot 36	9646 - 102A AVENUE NW	DC1
Plan ND Blk 7 Lot 37	9644 - 102A AVENUE NW	DC1
Plan ND Blk 7 Lot 38	9640 - 102A AVENUE NW	DC1
Plan ND Blk 7 Lot 41	9630 - 102A AVENUE NW	DC1
Plan ND Blk 7 Lot 42	9626 - 102A AVENUE NW	DC1
Plan ND Blk 7 Lot 43	9624 - 102A AVENUE NW	DC1
Plan ND Blk 7 Lot 44	9620 - 102A AVENUE NW	DC1
Plan ND Blk 7 Lot 45	9616 - 102A AVENUE NW	DC1
Plan ND Blk 7 Lot 46	9614 - 102A AVENUE NW	DC1
Plan ND Blk 8 Lot 4	10250 - 95 STREET NW	DC1
Plan ND Blk 8 Lot 5	10256 - 95 STREET NW	DC1
Plan ND Blk 8 Lot 6	10260 - 95 STREET NW	DC1
Plan ND Blk 8 Lot 8	10268 - 95 STREET NW	DC1
Plan ND Blk 8 Lot 9	9513 - 103 AVENUE NW	DC1
Plan ND Blk 8 Lot 10	9517 - 103 AVENUE NW	DC1
Plan ND Blk 9 Lot 31	9560 - 103 AVENUE NW	DC1
Plan ND Blk 9 Lot 32	9556 - 103 AVENUE NW	DC1
Plan ND Blk 9 Lot 33	9554 - 103 AVENUE NW	DC1
Plan ND Blk 9 Lot 34	9550 - 103 AVENUE NW	DC1
Plan ND Blk 9 Lot 35	9546 - 103 AVENUE NW	DC1
Plan ND Blk 9 Lot 36	9544 - 103 AVENUE NW	DC1
Plan ND Blk 9 Lot 37	9540 - 103 AVENUE NW	DC1
Plan ND Blk 10 Lot 1	9604 - 103 AVENUE NW	DC1
Plan ND Blk 10 Lot 3	10312 - 96 STREET NW	DC1
Plan ND Blk 10 Lot 4	10316 - 96 STREET NW	DC1
Plan ND Blk 10 Lot 9	9611 - 103A AVENUE NW	DC1
Plan 8923158 Blk 4 Lot 49	10148 - 95 STREET NW	DC1
Plan ND Blk 2 Lot 33	9676 - JASPER AVENUE NW	DC1
Plan ND Blk 3 Lot 3	10146 - 96 STREET NW	DC1
Plan ND Blk 1 Lot 8	10128 - 95 STREET NW	DC1
Plan ND Blk 6 Lot 42	9634 - 102 AVENUE NW	DC1
Plan ND Blk 6 Lot 43	9630 - 102 AVENUE NW	DC1
Plan ND Blk 6 Lot 46	9616 - 102 AVENUE NW	DC1
Plan ND Blk 6 Lot 47	9612 - 102 AVENUE NW	DC1
Plan ND Blk 7 Lot 1	9610 - 102A AVENUE NW	DC1
Plan ND Blk 7 Lot 2	10240 - 96 STREET NW	DC1
Plan ND Blk 7 Lot 6	10260 - 96 STREET NW	DC1
Plan ND Blk 7 Lot 9	9613 - 103 AVENUE NW	DC1
Plan ND Blk 7 Lot 10	9617 - 103 AVENUE NW	DC1
Plan ND Blk 7 Lot 11	9619 - 103 AVENUE NW	DC1
Plan ND Blk 7 Lot 12	9623 - 103 AVENUE NW	DC1
Plan ND Blk 2 Lot 16	9637 - 101A AVENUE NW	DC1
Plan 3557ET Blk 2 Lot 17	9641 - 101A AVENUE NW	DC1
Plan 3557ET Blk 2 Lot 18	9643A - 101A AVENUE NW	DC1
Plan 3557ET Blk 2 Lot 19	9645 - 101A AVENUE NW	DC1
Plan 3557ET Blk 2 Lot 20	9649 - 101A AVENUE NW	DC1
Plan ND Blk 3 Lot 14	9633 - 102 AVENUE NW	DC1
Plan ND Blk 3 Lot 17	9641 - 102 AVENUE NW	DC1
Plan ND Blk 3 Lot 39	9642 - 101A AVENUE NW	DC1

Plan ND Blk 3 Lot 42	9632 - 101A AVENUE NW	DC1
Plan ND Blk 3 Lot 43	9630 - 101A AVENUE NW	DC1
Plan 226CL Blk 4 Lot 33A	9568 - JASPER AVENUE NW	DC1
Plan ND Blk 6 Lot 19	9651 - 102A AVENUE NW	DC1
Plan 226CL Blk 4 Lot 46A	9523 - JASPER AVENUE NW	DC1
Plan ND Blk 5 Lot 4	10216 - 95 STREET NW	DC1
Plan ND Blk 4 Lot 22	9549 - 102 AVENUE NW	DC1
Plan 6109ET Lot A	10166 - 94A STREET NW	DC1
Plan 6109ET Lot B	10164 - 94A STREET NW	DC1
Plan RN49 Lot 15	9431 - 101A AVENUE NW	DC1
Plan RN49 Lot 16	9435 - 101A AVENUE NW	DC1
Plan RN23 Blk 3 Lot 18	9345 - 103A AVENUE NW	DC1
Plan RN23 Blk 3 Lot 19	9349 - 103A AVENUE NW	DC1
Plan RN23 Blk 3 Lot 21	10335 - 95 STREET NW	DC1
Plan RN23 Blk 3 Lot 22	10329 - 95 STREET NW	DC1
Plan RN23 Blk 3 Lot 23	10325 - 95 STREET NW	DC1
Plan RN23 Blk 3 Lot 24	10319 - 95 STREET NW	DC1
Plan RN23 Blk 3 Lot 25	10315 - 95 STREET NW	DC1
Plan RN23 Blk 3 Lot 26	10313 - 95 STREET NW	DC1
Plan 585CL Blk 3 Lot J	9328 - 103 AVENUE NW	DC1
Plan 8520193 Blk 1 Lot 4A	9411 - JASPER AVENUE NW	DC1
Plan 8520193 Lot 10	9441 - JASPER AVENUE NW	DC1
Plan 9221325 Blk 1 Lot J1	10250 - 92 STREET NW	DC1
Plan 2228RS Blk 1 Lot 11A	9203 - JASPER AVENUE NW	DC1
Plan 2312Q Blk 1 Lot B	10258 - 92 STREET NW	DC1
Plan 2312Q Blk 1 Lot C	10264 - 92 STREET NW	DC1
Plan 2312Q Blk 1 Lot D	10266 - 92 STREET NW	DC1
Plan 3337AM Lot 13	10256 - 92 STREET NW	DC1
Plan 2830MC Blk 1 Lot 1	9245 - JASPER AVENUE NW	DC1
Plan ND Blk 6 Lot 44	9620 - 102 AVENUE NW	DC1
Plan ND Blk 3 Lot 4	10152 - 96 STREET NW	DC1
Plan ND Blk 5 Lot 44	9524 - 102 AVENUE NW	DC1
Plan ND Blk 5 Lot 6	10230 - 95 STREET NW	DC1
Plan ND Blk 5 Lot 3	9502 - 102 AVENUE NW	DC1
Plan ND Blk 8 Lot 3	9504 - 102A AVENUE NW	DC1
Plan ND Blk 3 Lot 13	9629 - 102 AVENUE NW	DC1
Plan ND Blk 6 Lot 45	9620 - 102 AVENUE NW	DC1
Plan ND Blk 7 Lot 5	10256 - 96 STREET NW	DC1
Plan ND Blk 9 Lot 10	9515 - 103A AVENUE NW	DC1
Plan ND Blk 2 Lot 24	9663 - 101A AVENUE NW	DC1
Plan ND Blk 2 Lot 23	9663 - 101A AVENUE NW	DC1
Plan ND Blk 4 Lot 23	9557 - 102 AVENUE NW	DC1
Plan ND Blk 4 Lot 24	9557 - 102 AVENUE NW	DC1
Plan ND Blk 9 Lot 40	9526 - 103 AVENUE NW	DC1
Plan ND Blk 9 Lot 41	9526 - 103 AVENUE NW	DC1
Plan ND Blk 9 Lot 9	9515 - 103A AVENUE NW	DC1
Plan ND Blk 5 Lot 5	10230 - 95 STREET NW	DC1
Plan 9623683 Blk 5 Lot 11A	9525 - 102A AVENUE NW	DC1
Plan 9925360 Lot 1A	9342 - 101A AVENUE NW	DC1
Plan 8520193 Blk 1 Lot 5PUL	10170 - 94 STREET NW	DC1

Plan RN49 Lot 1	10123 - 95 STREET NW	DC1
Plan RN49 Lot 2	10127 - 95 STREET NW	DC1
Plan RN49 Lot 3	10129 - 95 STREET NW	DC1
Plan 2356EO Lot A	9402 - ROWLAND ROAD NW	DC1
Plan 6109ET Lot C	10160 - 94A STREET NW	DC1
Plan 6109ET Lot D	10156 - 94A STREET NW	DC1
Plan 2312Q Blk 1 Lot A	10264A - 92 STREET NW	DC1
Plan RN23 Blk 2 Lot 1	10310 - 93 STREET NW	DC1
Plan RN23 Blk 2 Lot 2	9135 - 103 AVENUE NW	DC1
Plan RN23 Blk 2 Lot 3	9319 - 103 AVENUE NW	DC1
Plan RN23 Blk 3 Lot 5	10310 - 93 STREET NW	DC1
Plan RN23 Blk 3 Lot 8	10310 - 93 STREET NW	DC1
Plan RN23 Blk 3 Lot 7	10310 - 93 STREET NW	DC1
Plan RN23 Blk 3 Lot 6	10310 - 93 STREET NW	DC1
Plan 0227867 Blk 5 Lot 16A	9539 - 102A AVENUE NW	DC1
Condo Common Area (Plan 0421589)	10118 - 95 STREET NW	DC1
Plan ND Blk 1 Lot 1	10102 - 95 STREET NW	DC1
Plan RN23 Blk 3 Lot 20	9351 - 103A AVENUE NW	DC1
Plan RN23 Blk 2 Lot 21	10235 - 95 STREET NW	DC1
Condo Common Area (Plan 9521582)	10245 - 95 STREET NW	DC1
Plan ND Blk 3 Lots 23-24	9659 - 102 AVENUE NW	DC1
Plan ND Blk 3 Lots 20-22	9655 - 102 AVENUE NW	DC1
Plan ND Blk 3 Lots 18-19	9645 - 102 AVENUE NW	DC1
Plan ND Blk 3 Lots 15-16	9637 - 102 AVENUE NW	DC1
Plan ND Blk 3 Lots 11-12	9629 - 102 AVENUE NW	DC1
Plan ND Blk 3 Lots 9-10	9629 - 102 AVENUE NW	DC1
Plan ND Blk 3 Lots 40-41	9636 - 101A AVENUE NW	DC1
Plan ND Blk 3 Lots 44-48	9616 - 101A AVENUE NW	DC1
Plan ND Blk 3 Lots 5-6	10152 - 96 STREET NW	DC1
Plan ND Blk 3 Lots 7-8	10164 - 96 STREET NW	DC1
Plan ND Blk 3 Lot 34	9650 - 101A AVENUE NW	DC1
Plan ND Blk 3 Lot 35	9650 - 101A AVENUE NW	DC1
Plan ND Blk 3 Lot 36	9650 - 101A AVENUE NW	DC1
Plan ND Blk 3 Lot 37	9650 - 101A AVENUE NW	DC1
Plan ND Blk 3 Lot 38	9650 - 101A AVENUE NW	DC1
Plan RN35 Lot 9	10155 - 95 STREET NW	DC1
Plan RN23 Blk 4 Lots 1-4	9208 - JASPER AVENUE NW	DC1
Plan 5557KS Blk 1 Lots 7-8	9209 - JASPER AVENUE NW	DC1
Plan 5128S Lots E,F,G	10252 - 92 STREET NW	DC1
Plan RN23 Blk 3 Lots 11-13	9321 - 103A AVENUE NW	DC1
Plan RN23 Blk 3 Lots 16-17	9339 - 103A AVENUE NW	DC1
Plan RN23 Blk 3 Lots 39-40	9318 - 103 AVENUE NW	DC1
Plan RN23 Blk 3 Lot 40	9316 - 103 AVENUE NW	DC1
Plan RN23 Blk 3 Lot 37	9326 - 103 AVENUE NW	DC1
Plan RN23 Blk 3 Lots 37-38	9322 - 103 AVENUE NW	DC1
Plan RN23 Blk 3 Lots 38-39	9320 - 103 AVENUE NW	DC1
Plan RN23 Blk 3 Lots 1-4	10310 - 93 STREET NW	DC1
Plan RN23 Blk OT	10310 - 93 STREET NW	DC1
Plan ND Blk 9 Lots 20-21	9551 - 103A AVENUE NW	DC1
Plan ND Blk 9 Lots 23-24	10329 - 96 STREET NW	DC1

Plan ND Blk 9 Lot 26	10321 - 96 STREET NW	DC1
Plan ND Blk 9 Lot 26	10319U - 96 STREET NW	DC1
Plan ND Blk 9 Lots 38-39	9536 - 103 AVENUE NW	DC1
Plan ND Blk 9 Lots 42-45	9520 - 103 AVENUE NW	DC1
Plan ND Blk 9 Lots 6-8	10330 - 95 STREET NW	DC1
Plan ND Blk 9 Lots 1-2	10306 - 95 STREET NW	DC1
Plan RN23 Blk 3 Lots 27-28	10305 - 95 STREET NW	DC1
Plan RN23 Blk 2 Lots 14-15	9355 - 103 AVENUE NW	DC1
Plan RN23 Blk 2 Lots 14-15	10265 - 95 STREET NW	DC1
Plan ND Blk 8 Lots 18-19	9543 - 103 AVENUE NW	DC1
Plan ND Blk 8 Lots 1-2	9504 - 102A AVENUE NW	DC1
Plan ND Blk 5 Lots 7-8	10230 - 95 STREET NW	DC1
Plan ND Blk 5 Lots 1-2	9502 - 102 AVENUE NW	DC1
Plan ND Blk 5 Lots 45-47	9516 - 102 AVENUE NW	DC1
Plan ND Blk 5 Lot 9	9513 - 102A AVENUE NW	DC1
Plan ND Blk 5 Lots 9-10	9517 - 102A AVENUE NW	DC1
Plan 226CL Blk 4 Lots 34A,35A,36A	9566 - JASPER AVENUE NW	DC1
Plan 226CL Blk 4 Lots 9A,10A,11A	9516 - JASPER AVENUE NW	DC1
Plan 226CL Blk 4 Lots 12A,13A	9524 - JASPER AVENUE NW	DC1
Plan 226CL Blk 4 Lots 14A,16A	9530 - JASPER AVENUE NW	DC1
Plan 226CL Blk 4 Lots 43A,44A,45A	9531 - JASPER AVENUE NW	DC1
Plan 226CL Blk 4 Lots 38A,39A,40A,41A,42A	9539 - JASPER AVENUE NW	DC1
Plan RN49 Lots 9-11	9356 - 101A AVENUE NW	DC1
Plan RN49 Lots 13-14	9323 - 101A AVENUE NW	DC1
Plan RN74 Lots 3-8,10-16	9323 - 101A AVENUE NW	DC1
Plan RN74 Lots 9-10	9321 - 101A AVENUE NW	DC1
Plan 9221542 Blk 2 Lot 6A	10157 - 94 STREET NW	DC1
Plan RN82 Blk 1 Lot 6	10166 - 94 STREET NW	DC1
Plan RN82 Blk 1 Lot 7	10160 - 94 STREET NW	DC1
Plan RN82 Blk 1 Lot 8	10158 - 94 STREET NW	DC1
Plan RN82 Blk 1 Lot 8	10153 - 94A STREET NW	DC1
Plan RN82 Blk 1 Lot 7	10157 - 94A STREET NW	DC1
Plan RN82 Blk 1 Lot 6	10163 - 94A STREET NW	DC1
Plan RN82 Blk 1 Lots 6-7	10159 - 94A STREET NW	DC1
Plan 5281X Blk 2 Lot OT	10175U - 94 STREET NW	DC1
Plan ND Blk 10 Lots 7-8	10334 - 96 STREET NW	DC1
Plan ND Blk 10 Lot 5	10318A - 96 STREET NW	DC1
Plan ND Blk 10 Lots 5-6	10318 - 96 STREET NW	DC1
Plan ND Blk 10 Lots 37-38	9646 - 103 AVENUE NW	DC1
Plan ND Blk 10 Lots 35-36	10305 - 97 STREET NW	DC1
Plan ND Blk 10 Lots 34-35	10305 - 97 STREET NW	DC1
Plan ND Blk 10 Lots 33,A	10305 - 97 STREET NW	DC1
Plan ND Blk 10 Lots 25-26	10319 - 97 STREET NW	DC1
Plan 8421054 Blk OT	9651 - 103A AVENUE NW	DC1
Plan 8421054 Blk OT	9657 - 103A AVENUE NW	DC1
Plan ND Blk 10 Lot 25	10325 - 97 STREET NW	DC1
Plan 8421054 Blk OT	9625 - 103A AVENUE NW	DC1
Plan 8421054 Blk OT	9629 - 103A AVENUE NW	DC1
Plan 8421054 Blk OT	9633 - 103A AVENUE NW	DC1
Plan 8421054 Blk OT	9637 - 103A AVENUE NW	DC1

Plan 8421054 Blk OT	9639 - 103A AVENUE NW	DC1
Plan 8421054 Blk OT	9643 - 103A AVENUE NW	DC1
Plan 8421054 Blk OT	9645 - 103A AVENUE NW	DC1
Plan 8421054 Blk OT	9649 - 103A AVENUE NW	DC1
Plan ND Blk 7 Lot 23	9863 - 103 AVENUE NW	DC1
Plan ND Blk 7 Lots 22-23	9659 - 103 AVENUE NW	DC1
Plan ND Blk 7 Lot 27	10263 - 97 STREET NW	DC1
Plan ND Blk 7 Lots 26-27	10269 - 97 STREET NW	DC1
Plan ND Blk 7 Lots 39-40	9636 - 102A AVENUE NW	DC1
Plan ND Blk 7 Lots 3-4	10246 - 96 STREET NW	DC1
Plan ND Blk 7 Lot 13	9625 - 103 AVENUE NW	DC1
Plan ND Blk 7 Lots 13-14	9629 - 103 AVENUE NW	DC1
Plan ND Blk 7 Lots 7-8	10266 - 96 STREET NW	DC1
Plan ND Blk 7 Lots 7-8	9609 - 103 AVENUE NW	DC1
Plan ND Blk 6 Lots 24-27	10217 - 97 STREET NW	DC1
Plan ND Blk 6 Lots 28-31	10203 - 97 STREET NW	DC1
Plan ND Blk 6 Lots 20-23	9653 - 102A AVENUE NW	DC1
Plan ND Blk 6 Lot 1	10204 - 96 STREET NW	DC1
Plan ND Blk 6 Lots 1-4	10212 - 96 STREET NW	DC1
Plan ND Blk 2 Lots 21-22	9655 - 101A AVENUE NW	DC1
Plan ND Blk 2 Lots 25-26	9665 - 101A AVENUE NW	DC1
Plan ND Blk 2 Lots 30-31	9688 - JASPER AVENUE NW	DC1
Plan ND Blk 2 Lots 27-28	10131 - 97 STREET NW	DC1
Plan 226CL Blk 2 Lot 39A	9652 - JASPER AVENUE NW	DC1
Plan 226CL Blk 2 Lots 38A,39A	9658A - JASPER AVENUE NW	DC1
Plan 226CL Blk 2 Lot 13A	9640 - JASPER AVENUE NW	DC1
Plan 226CL Blk 2 Lots 14A,15A	9633 - 101A AVENUE NW	DC1
Plan 226CL Blk 2 Lots 13A,14A	9646 - JASPER AVENUE NW	DC1
Plan 226CL Blk 2 Lots 11A,12A,13A	9636 - JASPER AVENUE NW	DC1
Plan 226CL Blk 2 Lots 9A,10A	9616 - JASPER AVENUE NW	DC1
Plan ND Blk 1 Lots 37-38	9562 - 101 AVENUE NW	DC1
Plan ND Blk 3 Lot 1	9604 - 101A AVENUE NW	DC1
Plan ND Blk 3 Lots 1-2	10134 - 96 STREET NW	DC1
Condo Common Area (Plan 0626443)	9320C - JASPER AVENUE NW	DC1
Condo Common Area (Plan 0720476)	9331 - 103A AVENUE NW	DC1
Condo Common Area (Plan 0825270)	9342 - 103 AVENUE NW	DC1
Plan 0829118 Blk 1 Lot 14	10245 - ALEX TAYLOR ROAD NW	DC1
Plan 0921522 Blk 3 Lot 25A	10153 - 97 STREET NW	DC1
Plan ND Blk 3 Lot 33	9650 - 101A AVENUE NW	DC1
Plan 1221938 Blk 1 Lot 2	10215 - 95 STREET NW	DC1
Plan 1008CL Blk 7 Lots 28-29	10255 - 97 STREET NW	DC1
Plan 1323656 Blk 4 Lot 1	9576 - JASPER AVENUE NW	DC1
Plan 1422957 Blk 6 Lot 48	9635 - 102A AVENUE NW	DC1
Plan 226CL Blk 4 Lots 17A,18A	9542 - JASPER AVENUE NW	DC1
Plan 226CL Blk 4 Lot 19A	9556 - JASPER AVENUE NW	DC1
Plan 226CL Blk 4 Lot 20A	9560 - JASPER AVENUE NW	DC1
Plan ND Blk 4 Lot 21	9545 - 102 AVENUE NW	DC1
Plan 1524883 Blk 9 Lot 18A	9521 - 103A AVENUE NW	DC1
Plan ND Blk 5 Lots 38-40	9540 - 102 AVENUE NW	DC1
Plan ND Blk 5 Lots 32-37	9550 - 102 AVENUE NW	DC1

Plan ND Blk 5 Lot 41	9530 - 102 AVENUE NW	DC1
Plan ND Blk 5 Lot 42	9530 - 102 AVENUE NW	DC1
Plan ND Blk 5 Lot 43	9530 - 102 AVENUE NW	DC1
Plan 1821372 Blk 5 Lot 48	10203 - 96 STREET NW	DC1
Plan 1922596 Blk 8 Lot 25	10245 - 96 STREET NW	DC1
Plan ND Blk 6 Lots 16-18	9641 - 102A AVENUE NW	DC1
Plan ND Blk 1 Lots 9-11	10136 - 95 STREET NW	DC1
Plan 2022823 Blk 6 Lot 32A	9638 - 102 AVENUE NW	DC1

(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 NW 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. Auctioneering Establishments
- c. Bars and Neighbourhood Pubs
- d. Breweries, Wineries and Distilleries
- e. Business Support Services
- f. Cannabis Retail Sales
- g. Carnivals
- h. Child Care Services
- i. Commercial Schools
- j. Community Recreation Services
- k. Convenience Retail Stores
- l. Creation and Production Establishments
- m. Exhibition and Convention Facilities
- n. Extended Medical Treatment Services

- o. General Retail Stores
- p. Government Services
- q. Health Services
- r. Hotels
- s. Household Repair Services
- t. Indoor Participant Recreation Services
- u. Limited Contractor Services
- v. Liquor Stores
- w. Live Work Unit
- x. Lodging Houses
- y. Major Amusement Establishments
- z. Major Home Based Business
- aa. Market
- bb. Media Studios
- cc. Minor Amusement Establishments
- dd. Minor Home Based Business
- ee. Mobile Catering Food Services
- ff. Multi-unit Housing
- gg. Natural Science Exhibits
- hh. Nightclubs
- ii. Personal Service Shops
- jj. Private Clubs
- kk. Private Education Services
- ll. Professional, Financial and Office Support Services
- mm. Protective and Emergency Services

- nn. Public Education Services
- oo. Public Libraries and Cultural Exhibits
- pp. Residential Sales Centre
- qq. Religious Assembly
- rr. Restaurants
- ss. Special Event
- tt. Specialty Food Services
- uu. Spectator Entertainment Establishments
- vv. Supportive Housing
- ww. Urban Gardens
- xx. Urban Outdoor Farms
- yy. Urban Indoor Farms
- zz. Veterinary Services
- aaa. Fascia On-premises Signs
- bbb. Projecting On-premises Signs
- ccc. Temporary On-premises Signs

4. Development Regulations

Area 1

- a. The minimum building Height shall not be less than 11.0 m.
- b. The maximum building Height shall not exceed 77.0 m, 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.
- b. The maximum building Height shall not exceed 113.0 m, 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. 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.
- b. All on-Site resident and tenant parking shall be provided within a structure. Visitor and customer parking may be provided at ground level to a maximum of 2 stalls per 10.0 m of Site Frontage.
- c. The Frontage of any first floor, including the associated entranceway, shall have a maximum ground level separation of 1.2 m from any Abutting public sidewalk.
- d. 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.
- e. Parking shall be provided in accordance with Section 860 of the Zoning Bylaw.
- f. Signage
 - i. Signs shall be provided in accordance with Section 59 and Schedule 59B of the Zoning Bylaw.
 - ii. Temporary On-premises Signs shall only be allowed as part of a Residential Sales Centre and shall not include Changeable Copy

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 except that:
 - i. A minimum 1.5 m Setback shall be required from an Abutting Lane.
 - 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 Subdivision and Development Coordination (Transportation).
- 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 Lot 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, Lane, 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



-  Civic Quarter Sub-Areas
-  The Quarters Downtown Overlay Boundary

**(DC1) DIRECT DEVELOPMENT CONTROL PROVISION
(FQ) FIVE CORNERS HIGH DENSITY QUARTER**

1. General Purpose

The purpose of this Provision is to accommodate a predominately high-rise, high density residential development with ground oriented commercial Uses. The development shall be pedestrian friendly and compatible in scale, function, built form and urban 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.

2. Area of Application

This Provision shall apply to Area 1, Area 2, and Area 3 as shown on Appendix I.

3. Uses

Area 1

- a. Apartment Hotels
- b. Bars and Neighbourhood Pubs
- c. Breweries, Wineries and Distilleries
- d. Business Support Services
- e. Child Care Services
- f. Garden Suites, where developed on a lot occupied by Single Detached Housing at the date of passage of this Provision
- g. Lodging Houses
- h. Live-work Unit
- i. Major Home Based Business
- j. Market
- k. Minor Home Based Business

- l. Multi-unit Housing
- m. Private Education Services
- n. Religious Assembly
- o. Residential Sales Centre
- p. Secondary Suites, where developed within existing Single Detached Housing at the date of passage of this Provision
- q. Single Detached Housing, where existing at the date of passage of this Provision
- r. Special Event
- s. Supportive Housing
- t. Temporary On-premises Signs
- u. Urban Gardens
- v. Urban Outdoor Farms

Area 2 and Area 3

- a. All Uses listed in Area 1
- b. Business Support Services
- c. Cannabis Retail Sales
- d. Carnivals
- e. Commercial Schools
- f. Community Recreation Services
- g. Convenience Retail Stores
- h. Creation and Production Establishments
- i. Extended Medical Treatment Services
- j. General Retail Stores
- k. Government Services
- l. Health Services

- m. Hotels
- n. Indoor Participant Recreation Services
- o. Liquor Stores
- p. Media Studios
- q. Minor Amusement Establishment
- r. Mobile Catering Food Services
- s. Nightclubs
- t. Outdoor Amusement Establishments
- u. Outdoor Participant Recreation Services
- v. Personal Service Shops
- w. Private Clubs
- x. Professional, Financial and Office Support Services
- y. Protective and Emergency Services
- z. Public Education Services
- aa. Public Libraries and Cultural Exhibits
- bb. Religious Assembly
- cc. Restaurants
- dd. Secondhand Stores
- ee. Special Event
- ff. Spectator Entertainment Establishments
- gg. Specialty Food Services
- hh. Urban Indoor Farms
- ii. Veterinary Services
- jj. Fascia On-premises Signs
- kk. Freestanding On-premises Signs

- ll. Projecting On-premises Signs

4. Development Regulations

Area 1

- a. The minimum building Height shall not be less than 11.0 m.
- b. The maximum building Height shall not exceed 85.0 m, 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. 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.
- b. The maximum building Height shall not exceed 85.0 m, subject to Section 860 of the Zoning Bylaw and Section 810 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 3

- a. The minimum building Height shall not be less than 11.0 m.
- b. The maximum building Height shall not exceed 150.0 m, subject to Section 860 of the Zoning Bylaw and Section 810 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 13.5, subject to Section 860 of the Zoning Bylaw.

General Provisions

- a. The minimum Site area shall be 600 m²; excepting that the minimum Site area for a Tower is 860 m².

- b. The second and third Storeys of developments located in the areas identified for Commercial Uses may be used exclusively for either Residential Uses or Commercial Uses.
- c. Residential and Live Work Units shall occupy no less than 33.3% of the Floor Area in new buildings.
- d. For Areas 2 and 3, all on-Site resident and tenant parking shall be provided within a structure. Visitor and customer parking may be provided at ground level to a maximum of 2 stalls per 10.0 m of Site Frontage.
- e. 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.
- f. Parking shall be provided in accordance with Section 860 of the Zoning Bylaw.
- g. Signage
 - i. Signs shall be developed in accordance with Section 59 and Schedule 59B of the Zoning Bylaw.
 - ii. Temporary On-premises Signs shall only be allowed as part of a Residential Sales Centre and shall not include Changeable Copy
 - iii. Freestanding Signs shall be limited to neighbourhood identification signage.

5. Urban Design regulations

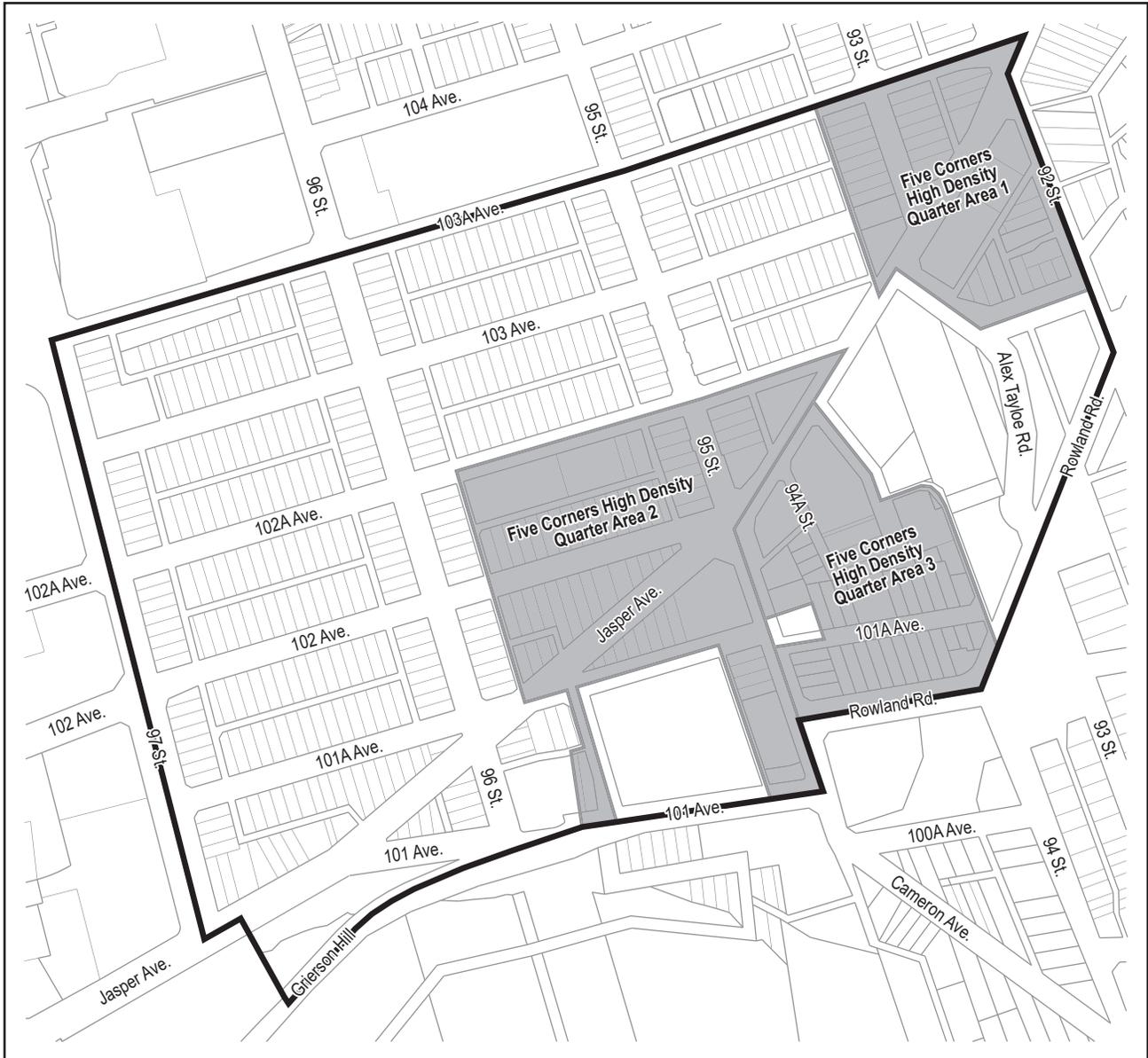
- a. Site planning shall be in accordance with The Quarters Downtown Urban Design Plan.
- b. In Area 1, a minimum 4.5 m Setback shall be required from any Lot line abutting a Lane, except for entrances to underground parkades.
- c. In Area 1, a minimum 1.0 m Setback shall be required from Lot lines internal to a block for every Storey of buildings up to 6 Storeys in Height. A minimum 7.5 m Setback shall be required from Lot lines internal to a block for buildings greater than 6 Storeys in Height.

- d. In Areas 2 and 3, a minimum 1.5 m Setback shall be required from any Lot line abutting a Lane, except for entrances to underground parkades.
- e. In Areas 1 and 2, additional building Setbacks shall be provided at the discretion of the Development Officer to ensure new development is Setback in manner consistent with existing heritage buildings.
- f. Buildings at the intersection of Jasper Avenue NW, 95 Street NW and 102 Avenue NW shall be Setback to the satisfaction of the Development Officer as follows:
 - i. The first 8.0 m (2 floors) of every building at the intersection of Jasper Avenue NW and 95 Street NW shall be Setback a minimum of 35.0 m from where the centrelines of Jasper Avenue NW and 95 Street NW intersect.
 - ii. Additional building Setbacks shall be provided to address sight lines at roadway intersections to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination (Transportation).
- g. 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.
- h. Stepbacks
 - i. In Area 2 and 3, no Stepbacks are required adjacent to streets and avenues.
 - ii. In Areas 2 and 3, a minimum 3.0 m Stepback shall be required for Towers adjacent to Lane at approximately 11.0 m of building Height
 - iii. In Areas 2 and 3, a minimum 7.5 m Stepback shall be required for Towers adjacent to internal Lot lines at approximately 11.0 m of building Height.
 - iv. At the discretion of the Development Officer, Stepbacks may be required adjacent to streets, avenues, and 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.
- i. Parking areas shall be developed in accordance with Section 860 of the Zoning Bylaw.

- 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.



Five Corners High Density Quarter



-  Five Corners High Density Quarter Sub-Areas
-  The Quarters Downtown Overlay Boundary

**(DC1) DIRECT DEVELOPMENT CONTROL PROVISION
(HQ) HERITAGE QUARTER**

1. General purpose

The purpose of this Provision is to preserve and integrate a concentration of Provincially and Municipally designated Historic Resources with new development. This Quarter shall include mixed-Use development with active commercial or residential Frontages that is tourist and pedestrian friendly and compatible in scale, function, built form and design with the historical and architectural character of the area, 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. Auctioneering Establishments
- c. Bars and Neighbourhood Pubs
- d. Breweries, Wineries and Distilleries
- e. Business Support Services
- f. Cannabis Retail Sales
- g. Carnivals
- h. Child Care Services
- i. Commercial Schools
- j. Community Recreation Services
- k. Convenience Retail Stores
- l. General Retail Stores
- m. Government Services
- n. Health Services

- o. Hotels
- p. Indoor Participant Recreation Services
- q. Lodging Houses
- r. Liquor Stores
- s. Limited Contractor Service
- t. Live Work Unit
- u. Market
- v. Major Home Based Business
- w. Media Studios
- x. Minor Amusement Establishment
- y. Minor Home Based Business
- z. Multi-unit Housing
- aa. Personal Service Shops
- bb. Private Clubs
- cc. Professional, Financial and Office Support Services
- dd. Protective and Emergency Services
- ee. Public Education Services
- ff. Public Libraries and Cultural Exhibits
- gg. Religious Assembly
- hh. Secondhand Stores
- ii. Special Event
- jj. Supportive Housing
- kk. Residential Sales Centre
- ll. Restaurants
- mm. Specialty Food Services

- nn. Urban Gardens
- oo. Urban Indoor Farms
- pp. Urban Outdoor Farms
- qq. Veterinary Services
- rr. Fascia On-premises Signs
- ss. Freestanding On-premises Signs
- tt. Projecting On-premises Signs
- uu. Temporary On-premises Signs

4. Development Regulations

Area 1

- a. The minimum building Height shall not be less than 11.0 m.
- b. The maximum building Height shall not exceed 23.0 m, 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 4.5, subject to Section 860 of the Zoning Bylaw.

Area 2

- a. The minimum building Height shall not be less than 11.0 m.
- b. The maximum building Height shall not exceed 50.0 m, subject to Section 860 of the Zoning Bylaw and Section 810 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 6.0, subject to Section 860 of the Zoning Bylaw.

General Provisions

- a. Residential and Residential Related Uses shall be located above the ground floor.
- b. Residential and Live Work Units shall occupy no less than 33.3% of the Floor Area in new buildings.
- c. Minor Amusement Establishments shall only be permitted as an Accessory Use to a Restaurant.
- d. 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.
- e. Parking shall be provided in accordance with Section 860 of the Zoning Bylaw.
- f. Signage
 - i. Signs shall comply with Section 59 and Schedule 59B of the Zoning Bylaw
 - ii. Temporary On-premises Signs shall only be allowed as part of a Residential Sales Centre and shall not include Changeable Copy.
 - iii. Freestanding Signs shall be limited to neighbourhood identification signage.

5. Urban Design Regulations

- a. Site planning shall be in accordance with The Quarters Downtown Urban Design Plan.
- b. No building Setbacks are required except that:
 - i. The minimum building Setback from an Abutting Lane in Area 2 shall be 1.5m, and
 - ii. Sufficient building Setbacks to allow for staircases to project from the building wall to the Lot line must be provided.
- c. Additional building Setbacks may be required where the north-south mid-block pedestrian street intersects Jasper Avenue, or 101A and 102 Avenue NW to

provide visual interest and enhance sightlines to the satisfaction of the Development Officer.

- d. Additional building Setbacks shall be provided to address sight lines at roadway intersections to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination (Transportation).
- e. 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.
- f. 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 property line, and
 - ii. to contain a combination of hard and soft Landscaping.
- g. 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.
- h. Building Stepbacks
 - i. In Area 1, no building Stepbacks are required.
 - ii. In Area 2, no building Stepbacks are required for buildings adjacent to Street right-of-ways or Lot lines internal to a block;
 - iii. In Area 2, a minimum 3.0 m Stepback shall be required for buildings at approximately 21.0 m of building Height;
 - iv. In Area 2, a minimum 3.0 m Stepback shall be required for buildings adjacent to the north-south, mid-block pedestrian street at approximately 7.0 m and 14.0 m of building Height; or
 - v. In Area 2, a minimum 6.0 m Stepback shall be required for buildings adjacent to any north-south, mid-block pedestrian street at approximately 11.0 m of building Height.
 - vi. At the discretion of the Development Officer, Stepbacks may be required for buildings adjacent to Street rights-of-way or Lot lines internal to a block, having regard for the character of the surrounding built form, the objectives of The Quarters Downtown Urban Design Plan and Crime Prevention Through Environmental Design principles. Parking Areas shall be developed in accordance with Section 860 of the Zoning Bylaw.

- i. Building entrances shall be developed in accordance with Section 860 of the Zoning Bylaw.
- j. Weather protection shall be provided in accordance with Section 860 of the Zoning Bylaw.
- k. Architectural control shall be in accordance with Section 860 of the Zoning Bylaw.



Heritage Quarter



-  Heritage Quarter Sub-Areas
-  The Quarters Downtown Overlay Boundary

(DC1) DIRECT DEVELOPMENT CONTROL PROVISION**(MQ) MCCAULEY QUARTER AREAS 1 AND 3****1. General Purpose**

The purpose of this Provision is to accommodate low to medium density residential development in a mix of built forms. Development shall be pedestrian friendly and compatible in scale, function, and built form 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 3 as shown on Appendix 1.

3. Uses

- a. Apartment Hotels
- b. Child Care Services
- c. Convenience Retail Stores
- d. Duplex Housing
- e. Garden Suite
- f. Live-Work Unit
- g. Lodging Houses
- h. Major Home Based Business
- i. Market
- j. Minor Home Based Business
- k. Multi-unit Housing
- l. Personal Service Shops
- m. Professional, Financial and Office and Support Services

- n. Religious Assembly
- o. Residential Sales Centre
- p. Secondary Suite
- q. Semi-detached Housing
- r. Single Detached Housing
- s. Special Event
- t. Supportive Housing
- u. Urban Gardens
- v. Urban Indoor Farms
- w. Urban Outdoor Farms
- x. Fascia On-premises Signs
- y. Freestanding On-premises Signs
- z. Projecting On-premises Signs
- aa. Temporary On-premises Signs

4. Development Regulations

Area 1

1. The maximum building Height shall not exceed 23.0 m, subject to Section 860.5 of the Zoning Bylaw.
2. The maximum Floor Area Ratio shall be 3.5, subject to Section 860 of the Zoning Bylaw.

Area 3

1. The maximum building Height shall not exceed 27.0 m, subject to Section 860.5 of the Zoning Bylaw.
2. The maximum Floor Area Ratio shall be 4.0, subject to Section 860 of the Zoning Bylaw.

General Provisions

- a. The minimum building Height shall not be less than 7.0 m.

- b. Multi-unit Housing and Lodging Houses shall not isolate an adjacent Site of 500 m² or less.
- c. Residential and Live Work Units shall occupy no less than 50% of the Floor Area in new buildings. Notwithstanding the preceding statement, Residential and Residential Related Uses shall occupy no less than 50% of the Floor Area in new buildings for Lot 18A, Block 9, Plan 1524883 (municipal address 9521 - 103A Avenue NW).
- d. 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.
- e. Parking shall be provided in accordance with Section 860 of the Zoning Bylaw.
- f. Signage
 - i. shall be applied in accordance with Section 59 and Schedule 59B of the Zoning Bylaw.
 - ii. Temporary On-premises Signs shall only be allowed as part of a Residential Sales Centre and shall not include Changeable Copy.
 - iii. Freestanding Signs shall be limited to neighbourhood identification signage.

5. Urban Design Regulation

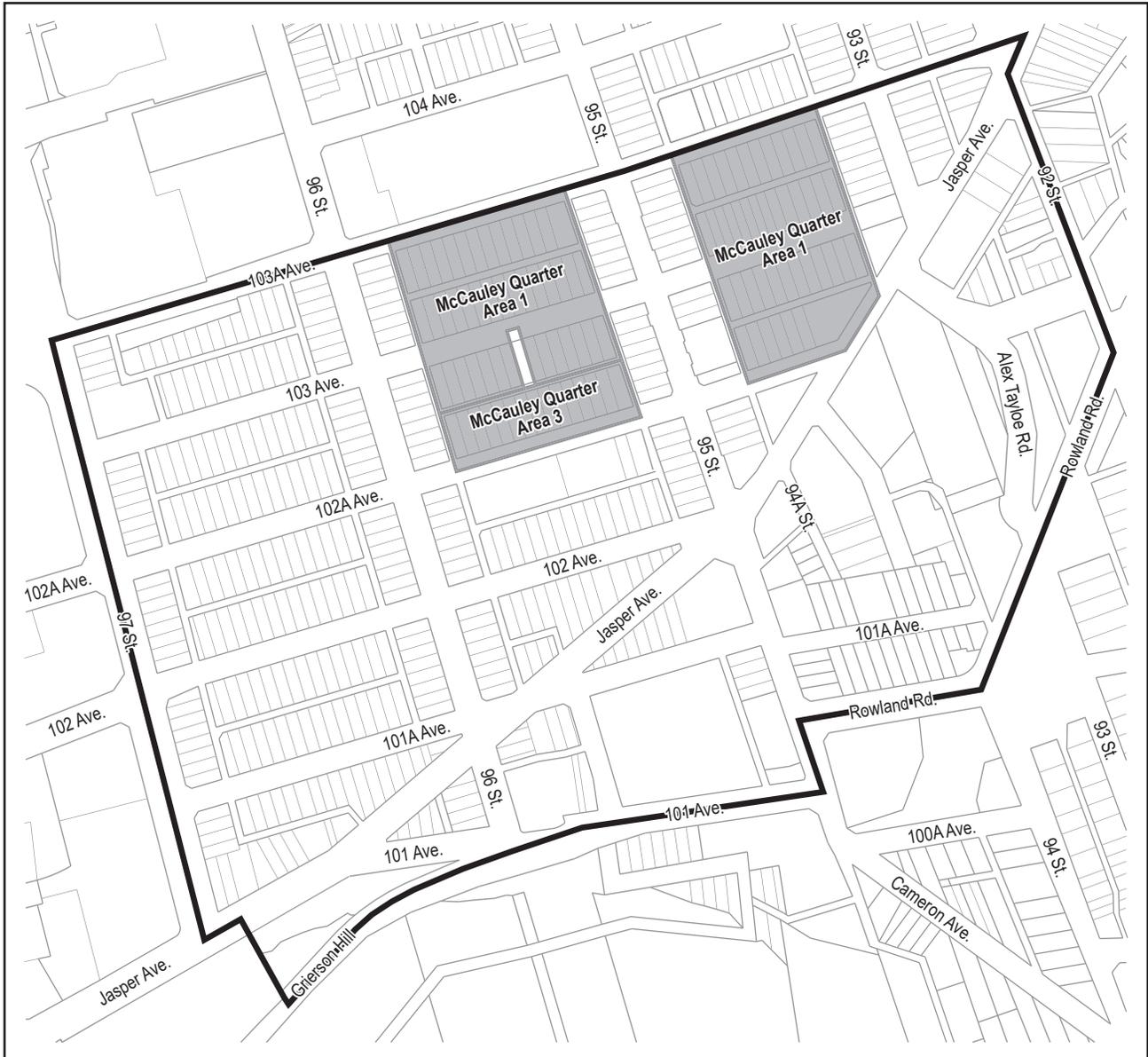
- a. Site Planning shall be in accordance with The Quarters Downtown Urban Design Plan and Section 860 of the Zoning Bylaw.
- b. Setbacks
 - i. A minimum 3.0 m Setback shall be required from the Front Lot Line Abutting the avenue road right-of-way.
 - ii. A minimum 7.5 m Setback shall be required from the Rear Lot Line for the principal structure and a 1.2 m Setback shall be required from the Rear Lot Line for an Accessory building that is a detached Garage.

- iii. A minimum 1.2 m to 3.0 m Setback shall be required from Side Lot Lines including those Abutting a Lane based on the following:
 - A. For Sites 370 m² or less, the minimum Setback shall be 1.2 m from the Side Lot Line;
 - B. For Sites greater than 370 m² and less than 740 m², the minimum Setback shall be 2.1 m from the Side Lot Line; and
 - C. For Sites greater than 740 m², the minimum Setback shall be 3.0 m from the Side Lot Line.
 - iv. Additional building Setbacks shall be provided to address sight lines at roadway intersections to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination (Transportation).
 - v. Where the ground floor of any development is designed for Residential or Residential Related Uses, the Front Setback area shall contain a combination of hard and soft Landscaping.
 - vi. Where the ground floor of any development is designed for Residential or Residential Related Uses and is Setback from the Lot line, the Development Officer may allow one Storey features, such as bay windows, front porches, and staircases to project from the building wall to the Lot line, provided the area where the feature is projecting is Landscaped.
- c. Stepbacks
- i. In Area 1, no building Stepbacks are required.
 - ii. In Area 3, a minimum 3.0 m Stepback shall be required for buildings adjacent to an east/west Lane above approximately 7.0 m of building Height.
 - iii. In Area 3, a minimum 3.0 m Stepback shall be required adjacent to the avenue above approximately 7.0 m of building height. No building Stepbacks are required from any Lot lines internal to a block in Area 3.
 - iv. At the discretion of the Development Officer, Stepbacks may be required from 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.

- d. Fences along the primary Frontage shall not exceed 1.2 m.
- e. Parking areas shall be developed in accordance with Section 860 of the Zoning Bylaw.
- f. Building Entrances shall be developed in accordance with Section 860 of the Zoning Bylaw.
- g. Weather Protection shall be developed in accordance with Section 860 of the Zoning Bylaw.
- h. Built forms shall be developed in accordance with Section 860 of the Zoning Bylaw.



McCauley Quarter Areas 1 & 3



-  McCauley Quarter Sub-Areas 1 & 3
-  The Quarters Downtown Overlay Boundary

(DC1) DIRECT DEVELOPMENT CONTROL PROVISION**(MQ) MCCAULEY QUARTER AREA 2****1. General Purpose**

The purpose of this Provision is to accommodate a mix of low to medium density residential and local commercial development that is pedestrian friendly and compatible in scale, function, built form and urban design with surrounding developments; all 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 2 as shown in Appendix I.

3. Uses

- a. Apartment Hotels
- b. Business Support Services
- c. Child Care Services
- d. Commercial Schools
- e. Community Recreation Services
- f. Convenience Retail Stores
- g. Creation and Production Establishments
- h. Duplex Housing
- i. Equipment Rentals
- j. General Retail Stores
- k. Live-Work Unit
- l. Health Services
- m. Household Repair Services

- n. Limited Contractor Services
- o. Lodging Houses
- p. Major Home Based Business
- q. Minor Amusement Establishment
- r. Minor Home Based Business
- s. Multi-unit Housing
- t. Personal Service Shops
- u. Public Libraries and Cultural Exhibits
- v. Professional, Financial and Office Support Services
- w. Religious Assembly
- x. Residential Sales Centre
- y. Restaurants
- z. Special Event
- aa. Semi-detached Housing
- bb. Spectator Entertainment Establishments
- cc. Specialty Food Services
- dd. Supportive Housing restricted to Limited Supportive Housing
- ee. Urban Gardens
- ff. Urban Indoor Farms
- gg. Urban Outdoor Farms
- hh. Veterinary Services
- ii. Projecting On-premises Signs
- jj. Fascia On-premises Signs
- kk. Freestanding On-premises Signs
- ll. Temporary On-premises Signs

4. Development Regulations

- a. The minimum building Height shall be no less than 7.0 m.
- b. The maximum building Height shall not exceed 23.0 m, subject to Section 860 of the Zoning Bylaw.
- c. The minimum Floor Area Ratio shall be 2.0, subject to Section 860 of the Zoning Bylaw.
- d. The maximum Floor Area Ratio shall be 3.5, subject to Section 860 of the Zoning Bylaw.

General Provisions

- a. Residential and Live Work Units shall occupy no less than 50% of the Floor Area in new buildings.
- b. Equipment Rentals shall be within an enclosed building.
- c. Minor Amusement Establishments shall only be permitted as an Accessory Use to a Restaurant.
- d. Semi-detached and Duplex Housing shall not isolate another Site within this Zone of less than 500 m².
- e. Residential and Residential Related Uses shall occupy no less than 50% of the Floor Area in new buildings.
- f. 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.
- g. Parking shall be provided in accordance with Section 860 of the Zoning Bylaw.
- h. Signage
 - i. Signs shall be developed in accordance with Section 59 and Schedule 59B of the Zoning Bylaw

- ii. Temporary On-premises Signs shall be limited to project advertising and residential sale purposes only. Trailer mounted signs and/or signs with Changeable Copy shall not be permitted.
- iii. Freestanding Signs shall be limited to neighbourhood identification signage.

5. Urban Design Regulations

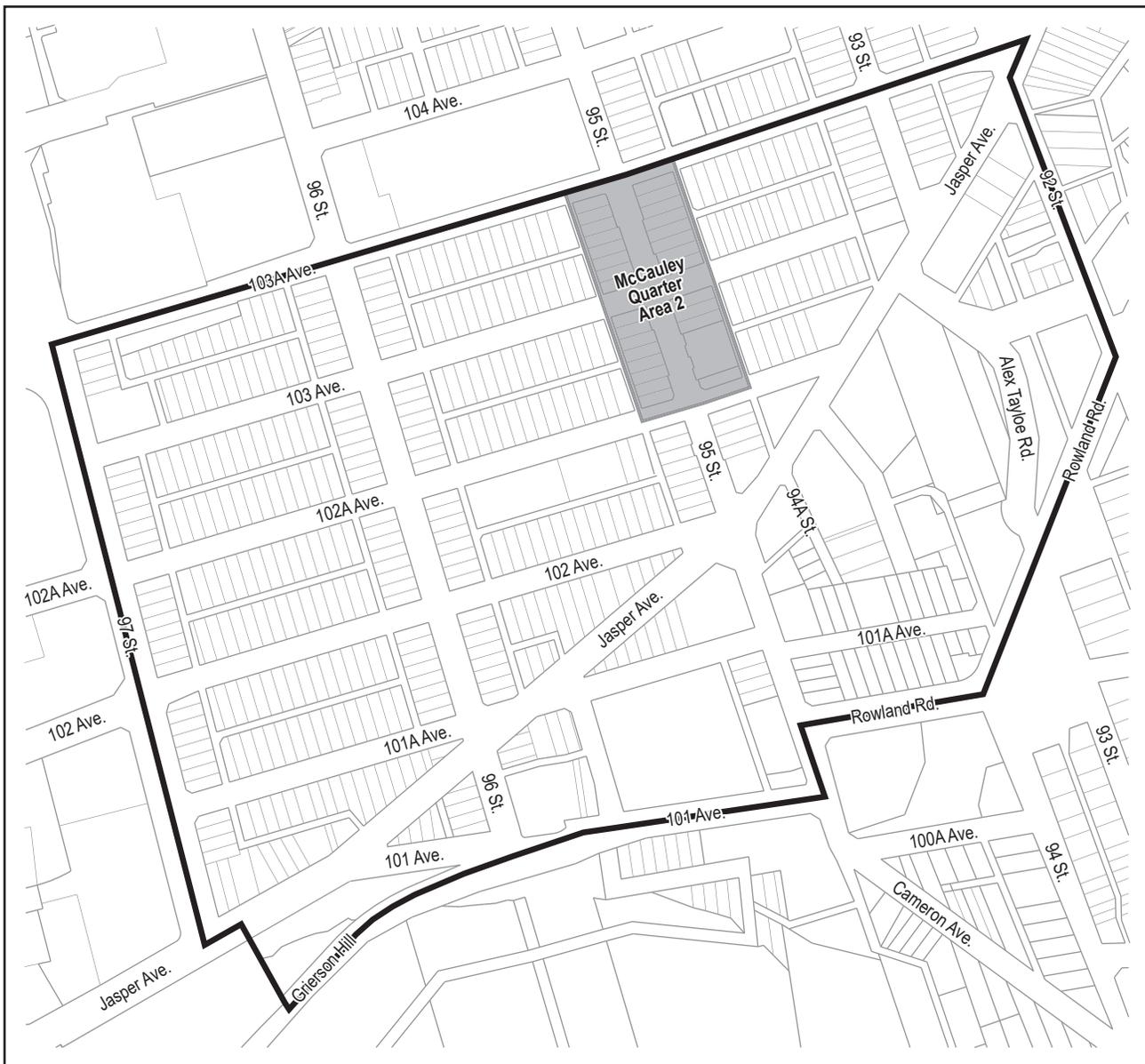
- a. Site Planning shall be in accordance with The Quarters Downtown Urban Design Plan.
- b. Setbacks
 - i. A minimum 3.0 m Setback shall be required from the Front Lot Line Abutting the avenue road right-of-way.
 - ii. A minimum 7.5 m Setback shall be required from the Rear Lot Line for the principal structure and a minimum 1.2 m Setback shall be required from the Rear Lot Line for an Accessory building that is a detached Garage.
 - iii. A minimum 1.2 m to 3.0 m Setback shall be required from Side Lot Lines including those Abutting a Lane based on the following:
 - A. For Sites 370 m² or less, the minimum Setback shall be 1.2 m from the Side Lot Line;
 - B. For Sites greater than 370 m² and less than 740 m², the minimum Setback shall be 2.1 m from the Side Lot Line; and
 - C. For Sites greater than 740 m², the minimum Setback shall be 3.0 m from the Side Lot Line.
 - iv. Additional building Setbacks shall be provided to address sight lines at roadway intersections to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination (Transportation).
 - v. Where the ground floor of any development is designed for Residential or Residential Related Uses, the Front Setback area shall contain a combination of hard and soft Landscaping.
 - vi. Where the ground floor of any development is designed for Residential or Residential Related Uses and is set back from the Lot line, the

Development Officer may allow one Storey features, such as bay windows, front porches, and staircases to project from the building wall to the Lot line, provided the area where the feature is projecting is landscaped.

- c. Stepbacks
 - i. In Area 1, no building Stepbacks are required.
 - ii. In Area 3, a minimum 3.0 m Stepback shall be required for buildings adjacent to an east/west Lane above approximately 7.0 m of building Height.
 - iii. In Area 3, a minimum 3.0 m Stepback shall be required adjacent to the avenue above approximately 7.0 m of building height. No building Stepbacks are required from any Lot lines internal to a block in Area 3.
 - iv. At the discretion of the Development Officer, Stepbacks may be required from 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.
- d. Fences along the primary Frontage shall not exceed 1.2 m.
- e. Parking areas shall be developed in accordance with Section 860 of the Zoning Bylaw.
- f. Building Entrances shall be developed in accordance with Section 860 of the Zoning Bylaw.
- g. Weather Protection shall be developed in accordance with Section 860 of the Zoning Bylaw.
- h. Built forms shall be developed in accordance with Section 860 of the Zoning Bylaw.



McCauley Quarter Area 2



-  McCauley Quarter Sub-Area 2
-  The Quarters Downtown Overlay Boundary

(DC1) DIRECT DEVELOPMENT CONTROL PROVISION**(AQ) THE ARMATURE QUARTER AREA 1, 2, & 3**

1. General purpose

The purpose of this Provision is to accommodate mid- and high-rise mixed-Use (but predominantly residential) development with active retail and residential street Frontages that is pedestrian friendly and compatible in scale, function, built form and design with surrounding developments and open space and/or accessible public assembly space for passive and active Use, all 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, Area 2, and Area 3 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. Cannabis Retail Sales
- f. Carnivals
- g. Child Care Services
- h. Commercial Schools
- i. Community Recreation Services
- j. Convenience Retail Stores
- k. Creation and Production Establishments

- l. Equipment Rentals
- m. General Retail Stores
- n. Health Services
- o. Hotels
- p. Household Repair Services
- q. Indoor Participant Recreation Services
- r. Liquor Stores
- s. Live-Work Unit
- t. Lodging Houses
- u. Major Home Based Business
- v. Market
- w. Media Studios
- x. Minor Amusement Establishment
- y. Minor Home Based Business
- z. Multi-unit Housing
- aa. Nightclubs
- bb. Personal Service Shops
- cc. Private Clubs
- dd. Professional, Financial and Office Support Services
- ee. Public Libraries and Cultural Events
- ff. Public Park
- gg. Residential Sales Centre
- hh. Restaurants
- ii. Specialty Food Services
- jj. Special Event

- kk. Spectator Entertainment Establishments
- ll. Supportive Housing restricted to Limited Supportive Housing
- mm. Urban Gardens
- nn. Urban Indoor Farms
- oo. Urban Outdoor Farms
- pp. Veterinary Services
- qq. Fascia On-premises Signs
- rr. Freestanding On-premises Signs
- ss. Projecting On-premises Signs
- tt. Temporary On-premises Signs

4. Development Regulations

- a. The minimum building Height shall not be less than 11.0 m
- b. The maximum building Height within Area 1 shall not exceed 52.0 m, subject to Section 860 of the Zoning Bylaw.
- c. The maximum building Height within Area 2 shall not exceed 40.0 m subject to Section 860 of the Zoning Bylaw.
- d. The maximum building Height within Area 3 shall not exceed 23.0 m, subject to Section 860 of the Zoning Bylaw.
- e. The minimum Floor Area Ratio shall be 3.0 subject to Section 860 of the Zoning Bylaw.
- f. The Maximum Floor Area Ratio within Area 1 shall be 8.75 subject to Section 860 of the Zoning Bylaw.
- g. The Maximum Floor Area Ratio within Area 2 shall be 6.5 subject to Section 860 of the Zoning Bylaw.
- h. The Maximum Floor Area Ratio within Area 3 shall be 4.5 subject to Section 860 of the Zoning Bylaw.
- i. Lodging Houses shall not isolate an adjacent Site within this Zone of less than 800 m².

- j. Equipment Rentals shall be fully enclosed within a building.
- k. General Retail Stores shall not exceed a capacity of 750 m² of gross Floor Area.
- l. Minor Amusement Establishments shall only be permitted as an Accessory Use to a Restaurant.
- m. The first floor of any Frontage, including the associated entranceway, shall have a maximum ground level separation of 1.2 m from any Abutting public sidewalk.
- n. 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 that a signed agreement has been executed between the City and the Owner requiring the Owner to provide the City at the time of Development Permit approval, the option to purchase 5% of the proposed number of residential units at 85% of the list price, or to provide the equivalent value as cash-in-lieu to the City, or as prescribed in any future City of Edmonton Affordable Housing Policy initiatives as prescribed by City Council. C582.

Except:

Within Area 1, the Development Officer shall ensure that a signed agreement has been executed between the City and the Owner requiring a cash-in-lieu contribution equivalent to 0.75% of the construction value of the entire facility.

- o. Within Area 1 and 2, the applicant and/or owner shall provide proof satisfactory to the Development Officer in consultation with Alberta Environment, Albert Health, and the City of Edmonton Subdivision and Development Coordination (Transportation) that, if necessary, the land has been remediated to allow for the intended Uses, excepting the parkade excavation Building Permit. The Development Officer shall not physically release the Development Permit for the purposes of a Building Permit until this condition has been adequately satisfied through sign-off letters from the reviewing agencies.
- p. Within Area 1, an updated Transportation Impact Assessment shall be provided prior to the issuance of any Development Permit. The issuance of any Development Permit for the site is subject to there being sufficient capacity on the adjacent roadway network, as well as adequate access via the adjacent alley to accommodate the traffic associated with the development, and shall be to the satisfaction of the Development Officer and Subdivision and Development Coordination (Transportation).

- q. Within Area 3, Residential and Live Work Units shall occupy no less than 33.3% of the Floor Area in any new building.
- r. Parking shall be provided in accordance with Section 860 of the Zoning Bylaw.
- s. Signage
 - i. Signs shall be provided in accordance with Section 59 and Schedule 59B of the Zoning Bylaw.
 - ii. Temporary On-premises Signs shall be limited to project advertising and residential sale purposes only. Trailer mounted signs and/or signs with Changeable Copy shall not be permitted.
 - iii. Freestanding Signs shall be limited to neighbourhood identification signage.

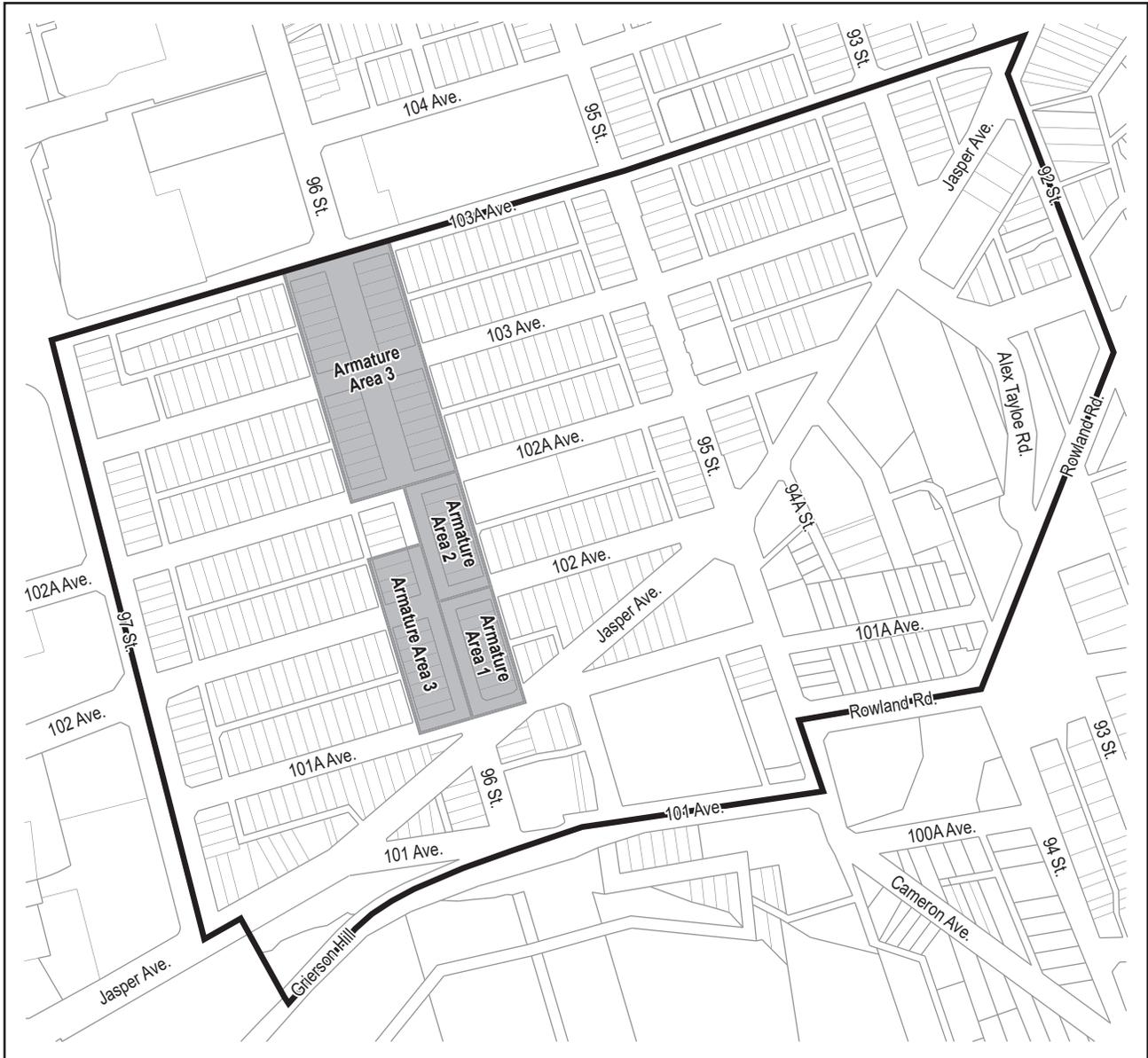
5. Urban Design Regulations

- a. Site Planning shall be in accordance with the Quarters Downtown Urban Design Plan.
- b. Setbacks:
 - i. East of 96 Street NW, no building Setbacks are required.
 - ii. West of 96 Street NW, no Setbacks are required except a minimum 1.0 m Setback shall be required from any Lot line Abutting a Lane for each Storey of building Height.
- c. Stepbacks:
 - i. No Stepbacks are required for buildings adjacent to avenues.
 - ii. For buildings adjacent to the east side of 96 Street NW within Area 3, a minimum 3.0 m Stepback shall be provided at approximately 7.0 m OR 11.0 m building Height.
 - iii. For buildings adjacent to the west side of 96 Street NW, two Stepbacks, a minimum 3.0 m each shall be provided at approximately 7.0 m and 14.0 m of building Height.
 - iv. For buildings adjacent to the Lane west side of 96 Street NW, a Stepback may be required at approximately 11.0 m of building Height.

- v. At the discretion of the Development Officer, 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.
- d. Building entrances shall be developed in accordance with Section 860 of the Zoning Bylaw.
- e. Weather protection shall be provided in accordance with Section 860 of the Zoning Bylaw.
- f. Architectural control shall be in accordance with Section 860 of the Zoning.



The Armature Quarter



-  The Armature Quarter Sub-Areas
-  The Quarters Downtown Overlay Boundary