

Charter Bylaw 19739

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 3245

WHEREAS Lots 14A and 14B, Block 1, Plan 8222153 and Lots 15-18, Block 1, Plan 5572HW; located at 8741, 8739, 8735, 8731, 8725 and 8721 - 150 Street NW, Jasper Park, Edmonton, Alberta, are specified on the Zoning Map as (RF1) Single Detached Residential Zone and (DC2) Site Specific Development Control Provision; and

WHEREAS an application was made to rezone the above described properties to (DC2) Site Specific 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 as Lots 14A and 14B, Block 1, Plan 8222153 and Lots 15-18, Block 1, Plan 5572HW; located at 8741, 8739, 8735, 8731, 8725 and 8721 - 150 Street NW, Jasper Park, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule "A", from (RF1) Single Detached Residential Zone and (DC2) Site Specific Development Control Provision to (DC2) Site Specific Development Control Provision.
2. The uses and regulations of the aforementioned DC2 Provision are annexed hereto as Schedule "B".

3. The sketch plan annexed hereto as Schedule "A" and the uses and regulations of the DC2 Provision shown on Schedule "B" annexed hereto are hereby incorporated into the Zoning Bylaw, being Part IV to Bylaw 12800, The Edmonton Zoning Bylaw.

READ a first time this	23rd day of June	, A. D. 2021;
READ a second time this	23rd day of June	, A. D. 2021;
READ a third time this	23rd day of June	, A. D. 2021;
SIGNED and PASSED this	23rd day of June	, A. D. 2021.

THE CITY OF EDMONTON

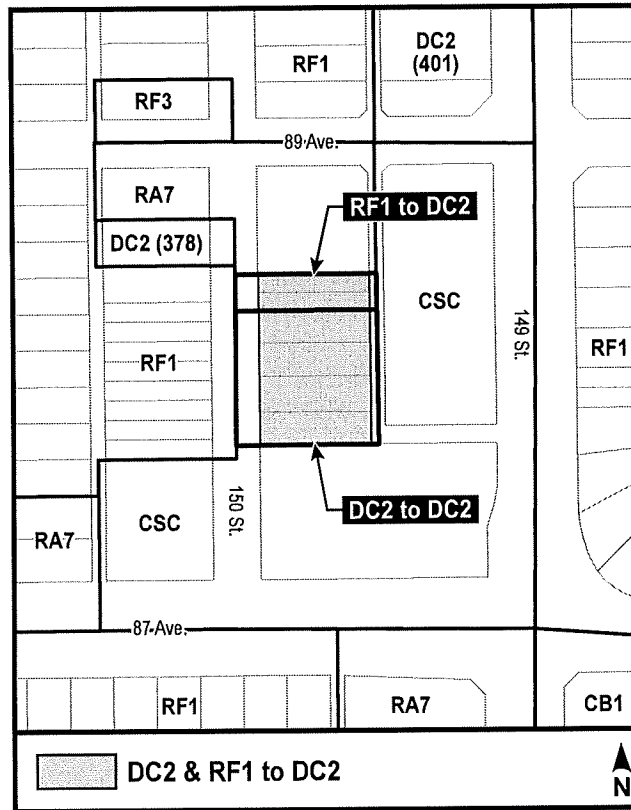


MAYOR



CITY CLERK

CHARTER BYLAW 19739



SCHEDULE "B"

(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION

1. General Purpose

To accommodate a medium-rise residential development with ground-oriented dwellings, in a manner that creates a sympathetic and pedestrian friendly environment to the surrounding neighbourhood context

2. Area of Application

This Provision shall apply to Lots 14A and 14B, Block 1, Plan 8222153 and Lots 15 – 18, Block 1, Plan 5572HW; located on the east side of 150 Street NW, approximately 45 metres south of 89 Avenue NW as shown on Schedule "A" of the Charter Bylaw adopting this Provision, Jasper Park.

3. Uses

1. Apartment Hotels
2. Live Work Unit
3. Lodging Houses
4. Major Home Based Business
5. Minor Home Based Business
6. Multi-unit Housing
7. Residential Sales Centre
8. Supportive Housing
9. Vehicle Parking
10. Fascia On-premises Signs
11. Projecting On-premises Signs
12. Temporary On-premises Signs

4. Development Regulations for Uses

1. Live Work Units shall be limited to the ground-oriented Dwellings.
2. Residential Sales Centres shall be limited to sales or lease of Dwellings on Site.
3. Vehicle Parking shall not be permitted as the sole Use within this Provision and shall be part of a development that contains a principal Use other than Signs.
4. Signs:
 - a. Signs shall comply with Schedule 59B of the Zoning Bylaw.
 - b. Temporary On-premises Signs shall be limited to project advertising associated with a Residential Sales Centre and shall not include trailer mounted Signs or Signs with changeable Copy.

5. Development Regulations for Site Layout and Built Form

1. The development shall be in general conformance with the attached appendices.
2. The maximum Floor Area Ratio shall be 2.4.
3. The maximum Height shall be 24.5 m.
4. The maximum number of Dwellings shall be 100.
5. The minimum Setbacks shall be:
 - a. 6.0 m from the west Lot line;
 - b. 3.7 from the east Lot line;
 - c. 3.0 m from the south Lot line; and
 - d. 3.0 m from the north Lot line.
6. The minimum Stepbacks above 16.5 m shall be:
 - a. 5.2 m from the north Lot line;
 - b. 5.0 m from the south Lot line; and
 - c. 6.0 m from the east Lot line.
7. The portions of the Parking Garage below ground level shall not be subject to any Setbacks and may extend to all Lot Lines provided there is sufficient soil capacity to support any required Landscaping, to the satisfaction of the Development Officer.

6. Development Regulations for Building Design and Features

1. Architectural treatment of all Façades of the building shall create a unified building exterior. The building shall incorporate design elements to reduce the perceived mass and add architectural interest, these design elements may include but not limited to:
 - a. clear articulation of the Façade, using colours to add variety;
 - b. the use of a variety of exterior building cladding materials;
 - c. variation of placement and physical breaks of material and architectural features; and
 - d. a prominent front entrance.
2. The development shall incorporate a prominent front entrance for Residential Uses facing 150 Street NW through distinct architectural treatment to the satisfaction of the Development Officer.
3. All ground storey Dwellings adjacent to a public roadway other than a Lane shall have the following features:
 - a. Dwellings shall be articulated as individual units;

- b. each Dwelling shall have individual and private entrance access to ground level. Entrances shall provide distinctive architectural features consistent with the style of the building. Sliding patio doors shall not serve as this entrance; and
 - c. a private outdoor Amenity Area of at least 15 m² shall be provided in front of each Dwelling facing 150 Street NW. Landscape features, such as decorative fencing, shrub beds, rock gardens and/or built elements such as private entrance features, verandas or porches, shall be included.
- 4. Winter design elements such as the use of colour, functional and decorative lighting to enhance the appearance of the building while minimizing light pollution shall be incorporated.
 - 5. All mechanical equipment, including surface level venting systems and transformers, shall be screened in a manner compatible with the architectural character of the building or be concealed by incorporating it within the building. Ground level vents shall be oriented away from adjacent Sites or on-Site amenity or pedestrian circulation areas.
 - 6. Architectural features such as balconies and roof projections may project into required Setbacks and Stepbacks to a maximum of 0.6 m, except within the north and south Setbacks and Stepbacks no projections shall be permitted.

7. Development Regulations for Parking, Loading, Storage and Access

- 1. Vehicular access and egress shall be provided from the east Lane abutting the Site.
- 2. All Vehicle Parking shall be provided within an Underground Parkade and/or Surface Parking Lot.
- 3. Bicycle Parking shall be provided in accordance with the Zoning Bylaw to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination (Transportation), except that:
 - a. A minimum of 60 long term Bicycle Parking spaces shall be provided in a secure facility within the building that is easily accessible to cyclists via access ramps, or a route through the building that facilitates easy and efficient transportation of bicycles;
 - b. A minimum of 10 short term Bicycle Parking spaces for visitors shall be provided in an easily accessible location and available for public use;
- 4. All loading, waste collection and storage areas shall be accessed from the adjacent Lane and be designed to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination (Transportation) and City Operations (Waste Management Services).

8. Development Regulations for Landscaping, Lighting and Amenity Areas

- 1. The required Landscape Plan, submitted with a Development Permit application for new building construction, shall be prepared by a Landscape Architect registered with the Alberta Association of Landscape Architects (AALA).
- 2. Landscaping on the Site shall include the use of plant materials that provide colour throughout the year to enhance the appearance of the development during the cold weather months.

3. Landscaping that extends onto City-owned lands shall be developed in accordance with the Traffic Bylaw 5590 and the City Design and Construction Standards to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination (Transportation).
4. Decorative and 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 environment for pedestrians, to accentuate building elements, and to highlight the development at nighttime and in winter months. Exterior lighting associated with the development shall be designed to minimize impacts on adjacent properties. A detailed exterior lighting plan shall be provided to the satisfaction of the Development Officer.
5. Except for areas where a private outdoor Amenity Area required ground storey Dwelling facing 150 Street NW, a minimum Amenity Area of 7.5 m² per Dwelling shall be provided and can be private and/or communal. This may be achieved using balconies with a minimum depth of 1.5 m, terraces/patios on top of the podium base, Rooftop Terraces, and indoor Common Amenity Areas such as communal lounges, entertainment rooms, fitness areas and bicycle rooms.
6. Outdoor rooftops shall provide enhancements to improve rooftop aesthetics. These enhancements may include, but are not limited to, landscape features, Amenity Area, screening elements and improved aesthetic rooftop materials
7. Of the total Amenity Area requirement, a minimum of 45 m² shall be in the form of a Common Amenity Area specifically designed for children located on the rooftop and/ or enclosed space.
8. Common Amenity Areas shall be located at the top of the building in the form of a Rooftop Terrace, and/or enclosed space.

9. Other Regulations

1. Site and building layouts shall include design elements that take the principles of Crime Prevention Through Environmental Design (CPTED) into consideration. These elements may include, but are not limited to, elements that allow for natural surveillance, increased sightlines and use; and high quality interior and exterior lighting. The physical layout and landscaping shall reduce the vulnerability of pedestrians by avoiding areas of concealment or entrapment such as: long public corridor spaces, stairwells, or other movement predictors; avoiding landscaping hazards such as: unpruned trees, rocks that can be thrown, or blind corners; and by locating parking areas close to building access points and using wayfinding mechanisms. The Development Officer may require a Crime Prevention Through Environmental Design assessment prepared by a qualified security consultant, and may apply conditions to the approval of the Development Permit based on the recommendations of the CPTED assessment to promote a safe physical environment.
2. Notwithstanding the other Development Regulations of this Provision, the Appendices of this Provision and Section 720.3(2) of the Zoning Bylaw, in the event that the owner/developer does not obtain a Building Permit and commence construction of the principal building under a valid

Development Permit within 5 years of the passage of the Bylaw adopting this Provision, development of the Site shall be in accordance with this Provision, except that:

- a. the maximum Height shall be 14.5 m; and
- b. the maximum Floor Area Ratio shall be 2.5.

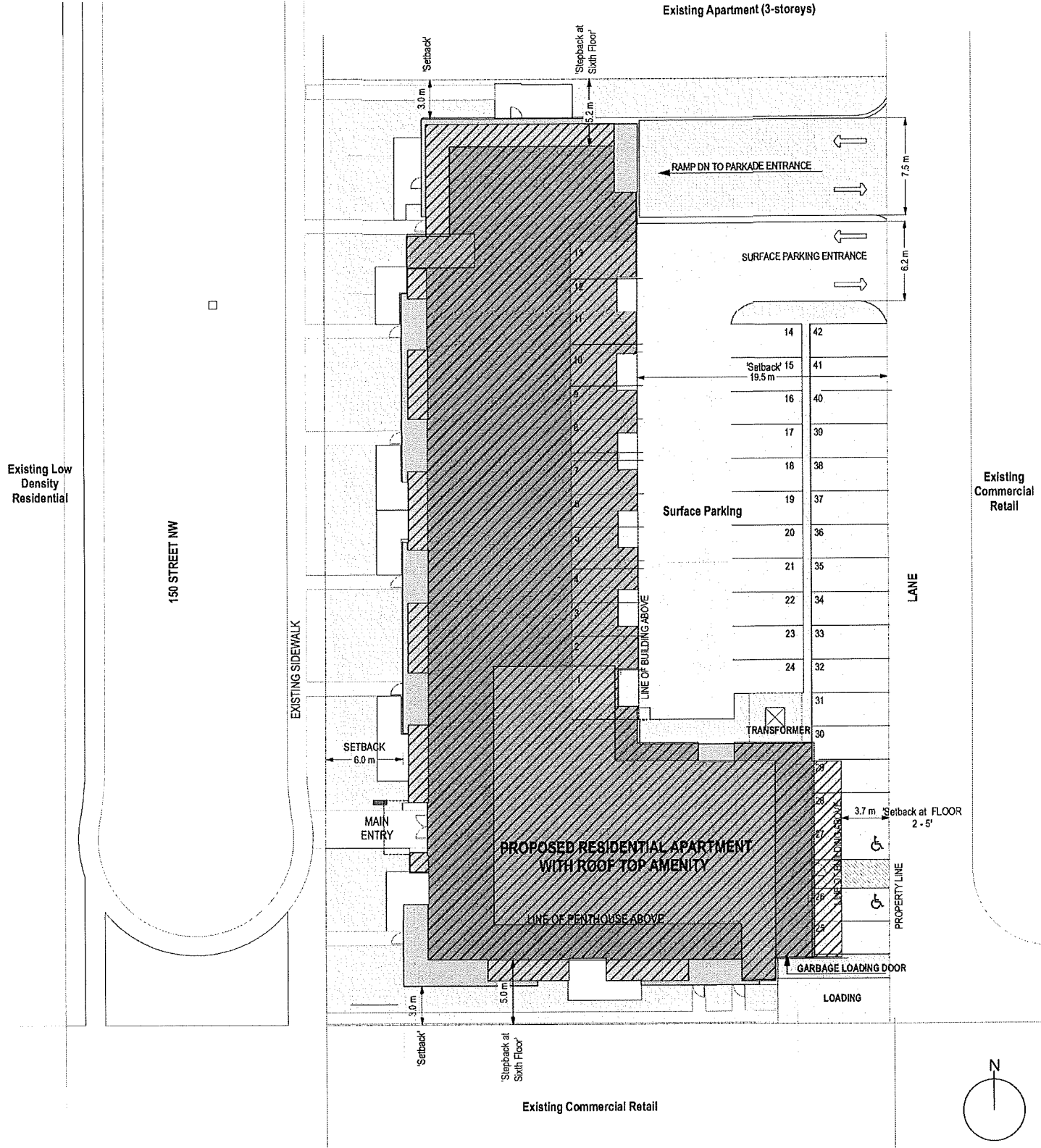
10. Public Improvements and Contributions

1. As a condition of any development permit, the Owner shall enter into an Agreement with the City of Edmonton for off-site improvements necessary to serve or enhance the development, to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination (Transportation). Such improvements shall be constructed at the owner's cost. The Agreement process shall include an engineering drawing review and approval. Improvements to be addressed in the Agreement include but are not limited to:
 - a. Construction of a sidewalk connection on the south side of 89 Avenue NW between 150 Street NW and the north-south Lane approximately 45 metres east of 150 Street NW;
 - b. resurfacing of the north-south Lane between 89 Avenue NW and the south property line of the site to a commercial alley standard;
 - c. resurfacing 25 metres of the east-west Lane from the east property line of the site to a commercial alley standard to ensure a smooth pavement tie-in; and
 - d. the repair of any damage resulting from construction of the development to the Abutting roadways, sidewalks and/or boulevard, including the Lane not directly adjacent to the Site but which may be used for construction purposes.
2. Prior to the issuance of a development permit for:
 - a. building that contains 12 or more Dwelling units; or
 - b. a building that contains less than 12 Dwelling units, but is part of a Site with 12 or more Dwelling units in total;

the Development Officer shall ensure a signed agreement has been executed between the City and the owner, requiring the owner to provide the City, at the time of each development permit approval, the option to purchase up to 5% of the proposed number of Dwelling units (rounded to the nearest Dwelling unit) in each building with Dwelling units, at 85% of market value or the equivalent value as cash in lieu (at the discretion of the owner) to the City.

3. A minimum of 5 Dwellings shall be designed to be suitable for families by conforming to the following:
 - a. have a minimum of three bedrooms;
 - b. be located at ground-level;

- c. have access to dedicated and enhanced bulk storage located within the Dwelling, or on the same Storey as the Dwelling;
 - d. have access to a dedicated and secured family bicycle parking room or cage which shall have racks or railings for a minimum of two bicycles per Dwelling allocated to use the parking room. This family bicycle parking room may be located within the Dwelling, on the same Storey as the Dwelling, or within the Bicycle Storage Facility; and
 - e. have access to the Common Amenity Area designed for children of at least 45.0 m², as described in Section 8.7 of this Provision.
4. Prior to the issuance of a Development Permit for the principal building, the owner shall enter into an agreement between the City and the owner to contribute \$8,907.00 to the creation of, or improvement to, an off-Site Public Amenity such as improvements to the closed portion of the boulevard on 150 Street NW adjacent to the Site, or parks, gardens or open spaces within the boundaries of the Jasper Park neighbourhood. The funds shall be submitted to the City prior to the issuance of a Development Permit and disbursed by the City according to a separate agreement between the City and the Community League. More specific agreement details shall be determined at the Development Permit stage between the owner and the City, in consultation with the Jasper Park Community League.
- a. Notwithstanding the above, if a Development Permit application has not been made within five (5) years of the date of approval of the Charter Bylaw adopting this Provision, this contribution amount shall be increased from that point forward according to the annual rate of national inflation as determined by Statistics Canada.



Existing Low Density Residential

150 STREET NW

EXISTING SIDEWALK

SETBACK 6.0 m

MAIN ENTRY

PROPOSED RESIDENTIAL APARTMENT WITH ROOF TOP AMENITY

LINE OF PENTHOUSE ABOVE

LINE OF BUILDING ABOVE

Surface Parking

TRANSFORMER

3.7 m Setback at FLOOR 2-5'

PROPERTY LINE

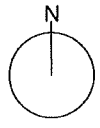
GARBAGE LOADING DOOR

LOADING

Existing Commercial Retail

Existing Commercial Retail

LANE





WEST ELEVATION

FINISHES:

- 1. CEMENTITIOUS PANEL / WOOD CLADDING
- 2. MASONRY (brick)
- 3. CEMENTITIOUS FINISH / CLADDING
- 4. GLASS RAILING
- 5. CLEAR GLAZING



SOUTH ELEVATION



EAST ELEVATION

FINISHES:

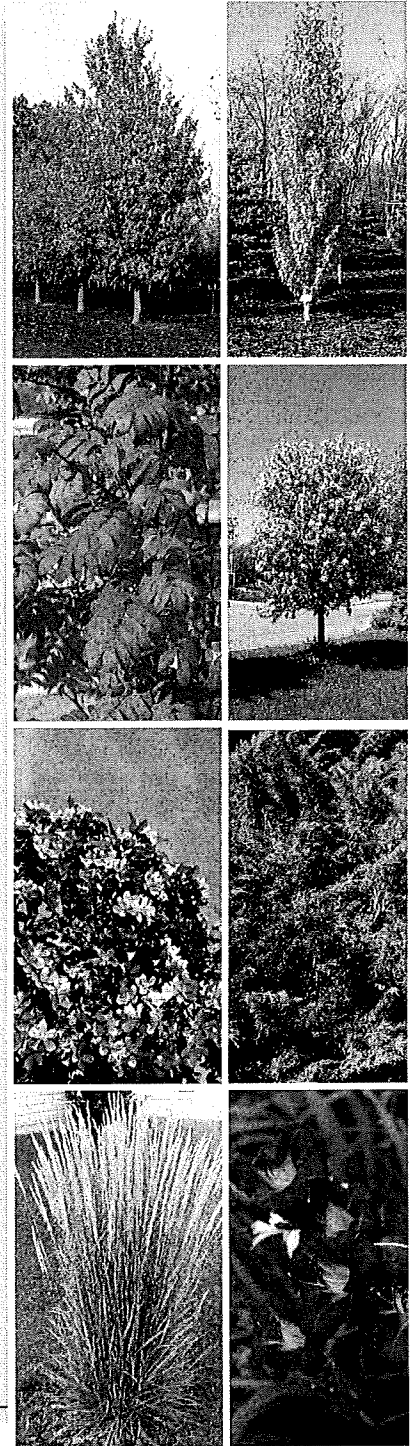
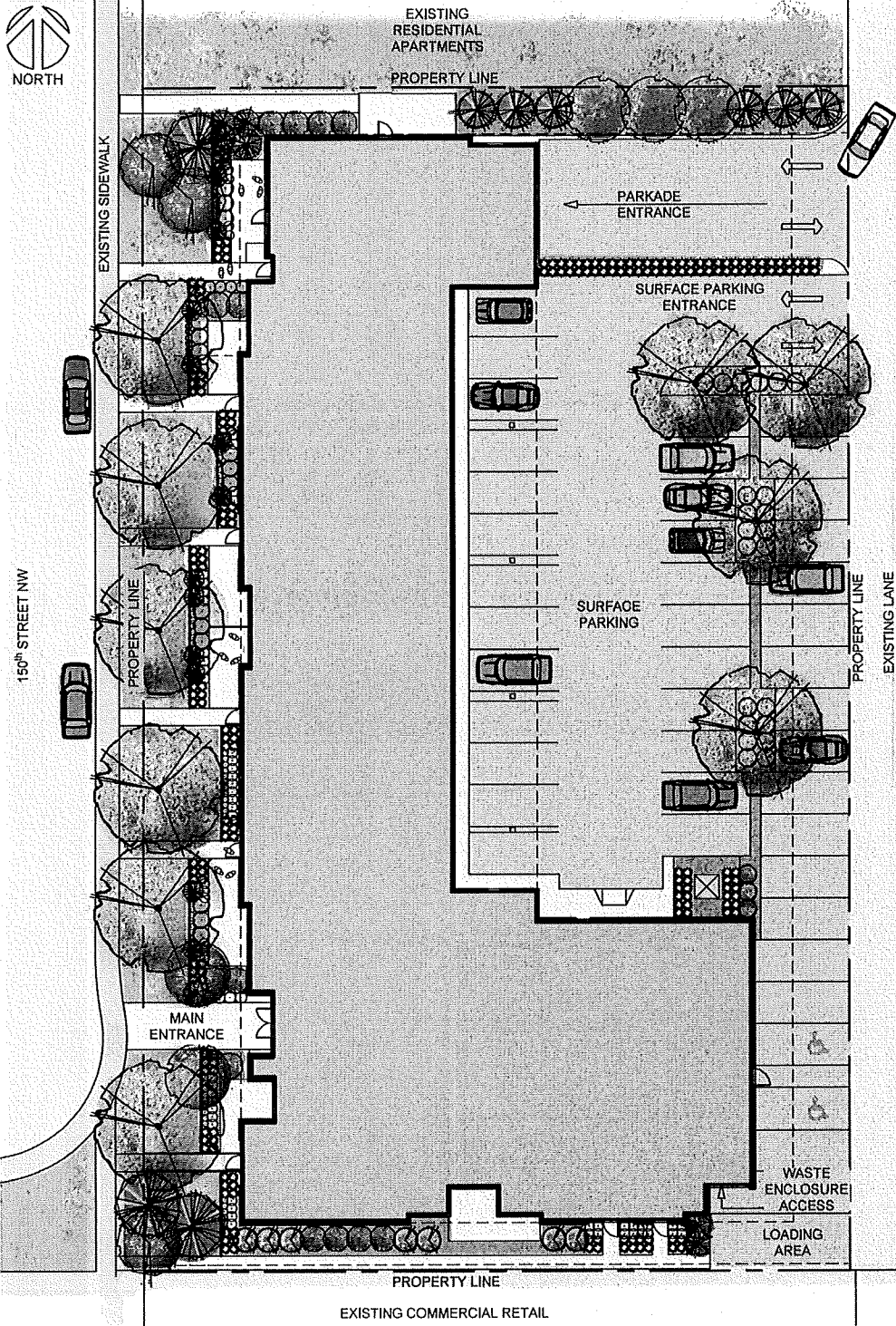
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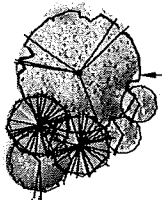
NORTH ELEVATION

APPENDIX 6: LANDSCAPE CONCEPT - SITE PLAN

SCALE 1:400



LEGEND



PROPOSED TREE PLANTINGS



PROPOSED DECIDUOUS & CONIFEROUS SHRUB PLANTINGS



PROPOSED PERENNIAL & DECORATIVE GRASS PLANTINGS