

Charter Bylaw 19844

A Bylaw to amend Bylaw 12800, as amended,  
The Edmonton Zoning Bylaw  
Amendment No. 3315

WHEREAS City Council at its meeting of February 22, 2001, gave third reading to Bylaw 12800, as amended; and

WHEREAS Council considers it desirable to amend the text of the Edmonton Zoning Bylaw;

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. Bylaw 12800, as amended, The Edmonton Zoning Bylaw is hereby further amended by :
  - a) adding a new appendix V to Section 574 as follows:

*“Appendix V*

*Northern Alberta Institute of Technology - Blatchford*

1. Area of Application

The lands legally described as Portions of Lot 2, Block 6A, Plan 9220135. as illustrated on Map 6.

2. Discretionary Uses:

Sub-Area A - Campus Academic:

1. Apartment Hotels, for 100 units or more
    2. Commercial Schools
    3. Community Recreation Services
    4. Fraternity and Sorority Housing
    5. Lodging Houses
    6. Media Studios

7. Minor Impact Utility Services
8. Multi-Unit Housing
9. Vehicle Parking
10. Religious Assembly
11. Urban Indoor Farms
12. Major Digital On-premise Signs
13. Temporary On-Premise Signs

Sub-Area B - Residences:

1. Apartment Hotels, for 100 units or more
2. Media Studios
3. Multi-Unit Housing
4. Lodging Houses
5. Religious Assembly

Sub-Area C - Market District:

1. Apartment Hotels, for 100 units or more
2. Bars and Neighbourhood Pubs, for 140 m2 of Public Space or more
3. Commercial Schools
4. Community Recreation Services
5. General Retail Stores, for 500m2 of Public Space or more
6. Lodging Houses
7. Media Studios
8. Minor Impact Utility Services
9. Multi-unit Housing
10. Religious Assembly
11. Restaurants, for 240 m2 of Public Space or more
12. Urban Indoor Farms
13. Vehicle Parking
14. Major Digital On-premise Signs
15. Temporary On-Premise Signs

### 3. Site Specific Development Regulations

1. Notwithstanding 574.4.3, up to one Apartment Hotel shall be allowed in each sub area.
2. Notwithstanding 574.4.4, Bars and Neighbourhood Pubs shall be limited to no more than one establishment per sub-area.
3. Site Specific Development Regulations for Sub-Area A (Campus Academic):
  - a. Notwithstanding Section 574.4 of the Zoning Bylaw, the following building Setbacks shall apply:
    - i. A minimum Setback of 2.0 m, to a maximum of 3.0 m, shall be required where the Site Abuts the LRT corridor or other public right-of-way, with the exception of 109 Street and 120 Avenue.
    - ii. A minimum Setback of 3.0 m, to a maximum of 5.0 m, shall be required where the Site Abuts 109 Street or 120 Avenue, to accommodate primary building entrances or to allow street oriented activities such as outdoor seating.
  - b. Notwithstanding Section 574.4 of the Zoning Bylaw:
    - i. the maximum Height shall be 55.0 m;
    - ii. the minimum Height shall be 16.0 m where the site is adjacent to an LRT Station; and
    - iii. The minimum height shall be 8.0 m where the Site Abuts the LRT corridor.
  - c. For buildings taller than 20.0 m in Height which Abut the LRT corridor, a minimum Stepback of 2.0 m shall be required above 20.0 m.
  - d. The maximum Floor Area Ratio shall be 6.0.
  - e. For buildings Abutting the LRT corridor, building massing shall be designed such that the length of each Frontage is visually differentiated at a maximum interval of 65.0 m. This shall be achieved through the use of significant material and architectural

changes that give the appearance of smaller buildings and/or physical breaks in the building.

- f. For buildings facing any public right-of-way a minimum of 60% of the Façade shall form a Street Wall.
- g. For buildings Abutting the LRT corridor, a minimum of 70% of the linear Frontage shall consist of transparent and unobstructed glazing. Linear Frontage shall be measured at 1.5 m above the finished Grade of the Abutting sidewalk.
- h. Buildings Abutting the LRT corridor shall be designed to front that Abutting Lot line with active Frontages and/or Amenity Areas.
- i. Primary entrances shall be provided adjacent to the LRT Station, and primary or secondary entrances shall be provided along the LRT corridor, in accordance with the following:
  - i. Entrances provided along the LRT corridor shall provide student and public access and be oriented to the corridor and cannot include maintenance or emergency accesses;
  - ii. Entrances shall be clearly indicated with architectural details such as canopies, signage, articulation of the Façade, etc.; and
  - iii. Entrances shall be provided a minimum of every 60.0 m.
- j. Buildings facing the LRT corridor shall be designed in accordance with the following:
  - i. The first Storey must be differentiated from the rest of the building, using glazing, material changes, Stepbacks or overhangs, canopies, etc.;
  - ii. The first Storey shall be a minimum of 3.5 m in Height;
  - iii. Architectural elements may project to a maximum of 2.0 m into the building Setback; and
  - iv. Ground floor architectural elements shall be provided at a maximum Height of 4.0 m.
- k. Exterior finishing materials must be durable, high quality, and appropriate for the development within the context of the surrounding

area. Appropriate materials include brick, split face architectural block, smooth face masonry, metal panels, architectural metal, cementitious paneling and siding, and composite wood. Cultured stone, and vinyl siding as a finishing material shall not be permitted. Smooth or sand float finish stucco shall be permitted for less than 30% of any Façade.

- l. Vehicle parking shall be provided in accordance with Section 54 of the Zoning Bylaw, except that:
  - i. Off-street vehicular parking spaces shall be provided to a maximum rate of 1 stall per 200 m<sup>2</sup> of Floor Area.
  - ii. Required off-street parking may be provided within common parking facilities.
  - iii. Surface parking and parking structures must not be visible from the LRT corridor or other public paths and streets.
  - iv. Parking shall be developed in conjunction with buildings and shall not be provided as an interim Use.
  - v. Surface Parking Lots shall be limited to a maximum of 100 stalls each.
  - vi. Parking structures shall not have direct access to/from 119 or 120 Streets.
  - vii. Parking shall be accessed from 109 Street or Private Lanes only.
- m. Bicycle Parking shall be provided in accordance with Section 54.5 of the Zoning Bylaw, except that Bicycle Parking spaces shall be provided to a minimum of 40% of the number of vehicular parking spaces provided on Site, and required Bicycle Parking spaces may be provided within common Bicycle Parking facilities located within 400 m of a proposed development.
- n. Where private Lanes are provided, they shall be in accordance with the following:
  - i. Private Lanes shall not be provided along the LRT corridor and shall not have access to/from the LRT corridor.

- ii. Private Lanes shall not be provided adjacent to any public right-of-way.
    - iii. Private Lanes shall only be accessed from 109 Street.
  - o. Landscaping, lighting, and Amenity Areas shall be provided in accordance with the following:
    - i. A publicly accessible private Walkway shall be provided between the north end of the LRT station and 109 Street, as generally indicated on Map 6.
    - ii. A publicly accessible private Walkway shall be provided aligning with Blatchford Road to connect 118 Avenue, as generally indicated on Map 6.
    - iii. Publicly accessible Walkways shall:
      - a. Be a minimum of 6.0 m wide;
      - b. Include a 3.0 m wide shared use path; and
      - c. Include pedestrian lighting and a landscaped buffer from adjacent buildings.
    - iv. For buildings Abutting the LRT corridor, building Setbacks shall be integrated with the public realm by providing seating, Landscaping, and planting that contributes to the pedestrian-oriented character of the area. The design shall not hinder the movement of pedestrians from the public realm to the buildings.
- 4. Site Specific Development Regulations for Sub-Area B (Residences):
  - a. Notwithstanding Section 574.4 of the Zoning Bylaw, a minimum Setback of 2.0 m, to a maximum of 3.0 m, shall be required. An increased Setback to a maximum of 4.5 m shall be allowed at entrances or to accommodate street-oriented amenities such as street furniture and public art.
  - b. Notwithstanding Section 574.4 of the Zoning Bylaw, the maximum Height shall be 45.0 m.
  - c. The maximum Floor Area Ratio shall be 6.0.

- d. Non-residential Uses shall only be permitted where they are Accessory to the Residential Use.
- e. Where a building exceeds 16.0 m in Height, a minimum 2.5 m Stepback shall be required above a Height of 14.0 m, on all sides Abutting a public right-of-way.
- f. Urban design shall be in accordance with the following:
  - i. Building massing shall be designed such that the length of each Frontage is visually differentiated at a maximum interval of 65.0 m. This shall be achieved through the use of significant material and architectural changes that give the appearance of smaller buildings and/or physical breaks in the building.
  - ii. Building massing above the podium shall provide a separately defined mass for every 1,000 m<sup>2</sup> of Floor Area, using articulation, Stepbacks, and/or materiality.
  - iii. For buildings facing any public right-of-way, a minimum of 75% of the Façade shall form a Street Wall.
  - iv. A minimum of 30% of the Frontage of Residential and Residential-related Uses shall consist of transparent and unobstructed glazing. Frontage shall be measured as the horizontal area between 0.9 m and 2.1 m above the finished Grade of the Abutting sidewalk.
  - v. A minimum of 70% of the Linear Frontage for any Common Amenity Area or non-Residential Use shall consist of transparent and unobstructed glazing. Linear Frontage shall be measured at 1.5 m above the finished Grade of the Abutting sidewalk.
- g. Building entrances shall be designed in accordance with the following:
  - i. Ground floor Residential Uses shall provide an individual or shared external entrance from the street, a maximum of 15.0 m apart.

- ii. Individual and shared external entrances shall be oriented and clearly visible to be readable from the public roadway using features such as, but not limited to, porches, staircases, and stoops.
  - iii. Sliding doors shall not serve as entrances.
  - iv. Entrances shall be designed to provide a semi-private outdoor area that establishes a transition area between the Dwelling and publicly accessible land using landscape features such as decorative fencing, change in grade, shrub beds, planters, rock gardens and/or other built elements.
  - v. Entrances shall not have solid Fences or other solid screening elements higher than 1.2 m in Height. Landscaping, retaining walls or other low Height elements may be utilized to visually separate the semi-private courtyards facing the public streets.
  - vi. Common Amenity Areas shall have access to the street through primary or secondary entrances.
- h. The first Storey and podiums of buildings shall be designed in accordance with the following:
- i. The first Storey shall be a maximum of 1.0 m above the adjoining and/or Abutting public land;
  - ii. Podiums shall be well-defined to support transitions to adjacent Residential Uses, such as distinct architecture, architectural projections, and varying Setbacks and Stepbacks;
  - iii. Canopies and other architectural elements may project in to building Setbacks to define the human scale of the ground floor and entrances. Canopies and other architectural elements shall be provided at a maximum Height of 4.0 m;
  - iv. To create attractive streetscapes and interfaces, podium Façades and rooflines shall be designed with detail and articulation to a maximum of 15.0 m intervals, through the use of materials,



Setbacks, and architectural features (see sketch below):



and;

- v. Blank Walls exceeding 12.0 m in length shall not be provided adjacent to any public right-of-way.
- i. Exterior finishing materials must be durable, high quality, and appropriate for the development within the context of the surrounding area. Appropriate materials include brick, split face architectural block, smooth face masonry, metal panels, architectural metal, cementitious paneling, and composite wood. Cultured stone, stucco and vinyl siding as a finishing material shall not be permitted.
- j. Vehicle parking shall be provided in accordance with Section 54 of the Zoning Bylaw, except that:
  - i. Off-street vehicular parking spaces shall be provided to a maximum rate of 0.5 stalls per Sleeping Unit.
  - ii. Off-street parking may be provided within common parking facilities.
  - iii. No parking shall be required for visitor, Commercial, Residential-related Uses and Non-Residential Uses.
  - iv. Vehicular parking must be provided underground, with a maximum surface Parking Area of 10% Site coverage allowed if screened from public roads with active building Frontage.

- v. Parkade access points shall not exceed one access per 90 linear metres and shall not be provided within 50 linear metres of a private Lane access.
- vi. Entrances to parking garages from public streets other than a Lane shall minimize the physical and visual impacts of the entrances and doors to the adjacent public realm by requiring the ramp to be located entirely within the building and through the design and materials of the entrance and surrounding Façade.
- k. Bicycle Parking shall be provided in accordance with Section 54.5 of the Zoning Bylaw, except that Bicycle Parking shall be provided at a minimum of 0.5 Bicycle Parking spaces per Sleeping Unit.
- l. Where private Lanes are provided, they shall be in accordance with the following:
  - i. Private Lanes shall not be provided along the LRT corridor.
  - ii. Private Lanes shall not be provided adjacent to any public right-of-way.
  - iii. Private Lane access points shall not exceed one access per 90 linear metres and shall not be provided within 50 linear metres of a parkade access.
- m. Landscaping, lighting, and Amenity Areas shall be provided in accordance with the following:
  - i. A publicly-accessible private Walkway must be provided as a mid-block pedestrian access, as generally indicated on Map 6.
  - ii. Outdoor Amenity Areas shall be designed to minimize light, and sound impacts on adjacent residential through the use of screening such as architectural screens, trees, and shrubs.
  - iii. Building Setbacks that do not provide private or semi-private Amenity Areas shall be integrated with the pedestrian oriented public realm by providing seating, Landscaping, and planting that contributes to the pedestrian oriented character of the area.

The design shall not hinder the movement of pedestrians from the public realm to the buildings.

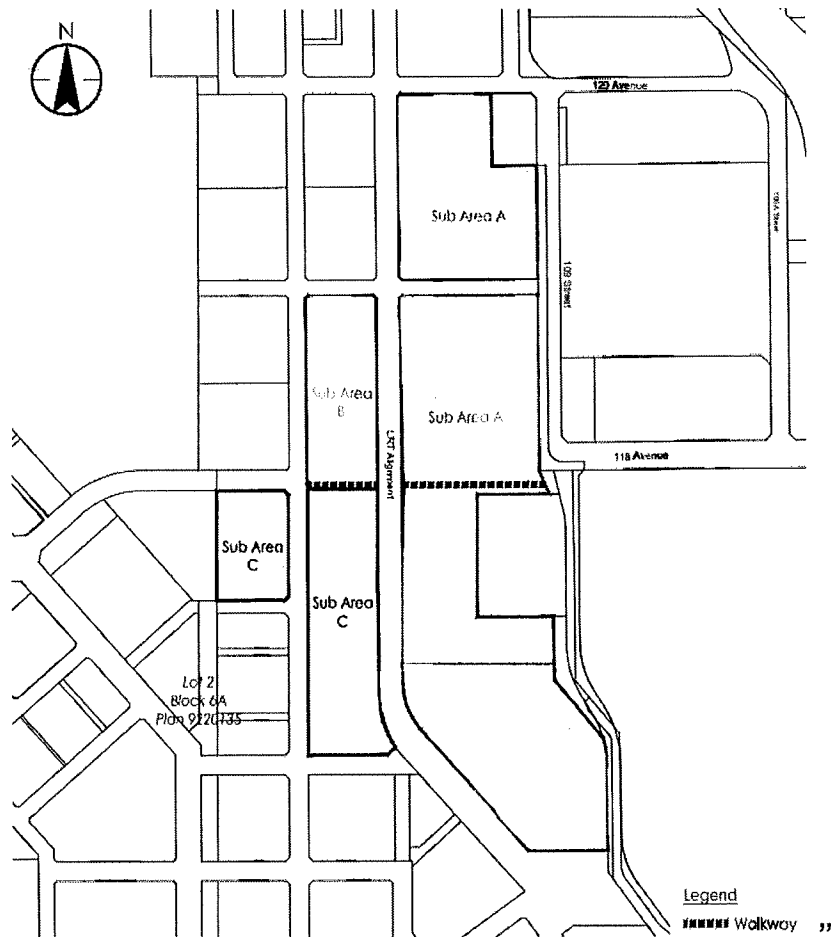
5. Site Specific Development Regulations for Sub-Area C (Market District):
  - a. Notwithstanding Section 574.4 of the Zoning Bylaw, the following building Setbacks shall apply:
    - i. A minimum Setback of 1.2 m, to a maximum of 3.0 m, shall be required.
    - ii. Increased Setbacks shall be allowed for up to 25% of the Façade, only to provide for pedestrian-oriented activities adjacent to entrances such as seating areas.
  - b. Notwithstanding Section 574.4 of the Zoning Bylaw, the maximum Height shall be 45.0 m, except that the maximum Height for a building with frontage onto the plaza shall be 55.0m.
  - c. The maximum Floor Area Ratio shall be 6.0.
  - d. The urban design within the Market District shall complement and enhance the surrounding Market District design, through the following:
    - i. Active frontages shall be provided at grade to ensure lively street relationships and integration with adjacent land uses.
    - ii. Where a building exceeds 20.0 m in Height, a minimum 2.5 m Stepback shall be required above 20.0 m.
    - iii. Building massing shall be designed such that the length of each Frontage is visually differentiated at a maximum interval of 65.0 m. This shall be achieved through the use of significant material and architectural changes that give the appearance of smaller buildings and/or physical breaks in the building.
    - iv. For buildings facing the plaza, a minimum of 90% of the Façade shall form a Street Wall.
    - v. For buildings facing any public right-of-way, a minimum of 75% of the Façade shall form a Street Wall.

- vi. Where street spacing exceeds 160 m, a mid-block pedestrian connection shall be provided through the block to maintain walkability and connectivity to nodal destinations.
  - vii. A minimum of 70% of the Frontage shall consist of transparent and unobstructed glazing. Frontage shall be measured as the horizontal area between 0.6 m and 3.0 m above the finished Grade of the Abutting sidewalk.
  - viii. Pitched roofs shall not be permitted.
- e. Building entrances shall be provided in accordance with the following:
- i. A minimum of four entrances shall be provided from the plaza; and
  - ii. Building entrances shall be provided at a minimum of every 30.0 m and shall be provided for any separate Uses on the first Storey.
- f. The first Storey and podiums of buildings shall be designed in accordance with the following:
- i. The first Storey shall have an elevation a maximum of 0.3 m above the adjoining and/or Abutting public land.
  - ii. The first Storey shall be differentiated from the rest of the building, using glazing, materials, Stepbacks, overhangs, canopies, etc.
  - iii. Canopies and other architectural elements may project in to building Setbacks to define the human scale of the ground floor and entrances. Canopies and other architectural elements shall be provided at a maximum Height of 4.0 m.
  - iv. Architectural projections above the ground floor shall be limited to a maximum projection of 2.0 m from the ground floor Façade and shall be a maximum of 10.0 m in length and comprise less than 40% of the overall Façade length, in order to promote a pedestrian scale and to avoid a tunnel effect at the street.

- v. Podium Façades shall be designed with detail and articulation to a maximum of 12.0 m intervals, to create attractive streetscapes and interfaces.
- g. Exterior finishing materials must be durable, high quality, and appropriate for the development within the context of the surrounding area. Appropriate materials include brick, split face architectural block, smooth face masonry, metal panels, architectural metal, cementitious paneling, and composite wood. Cultured stone, stucco and vinyl siding as a finishing material shall not be permitted.
- h. Vehicle parking shall be provided in accordance with Section 54 of the Zoning Bylaw, except that:
  - i. Parking spaces may be provided to a maximum rate of 1 stall per 100 m<sup>2</sup> of Floor Area.
  - ii. Off-street parking may be provided within common parking facilities.
  - iii. Any provided vehicular parking shall be located underground.
  - iv. Parkade access points shall not exceed one access per 90 linear m and shall not be provided within 50 linear m of a private Lane access.
  - v. Entrances to parking garages from public streets other than a Lane shall minimize the physical and visual impacts of the entrances and doors to the adjacent public realm by requiring the ramp to be located entirely within the building and through the design and materials of the entrance and surrounding Façade.
- i. Bicycle Parking shall be provided in accordance with Section 54.3 of the Zoning Bylaw, except that Bicycle Parking shall be provided at a minimum of 1 Bicycle Parking space per 100 m<sup>2</sup> of Floor Area.
- j. Where private Lanes are provided, they shall be in accordance with the following:

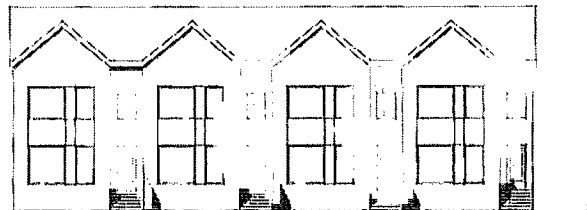
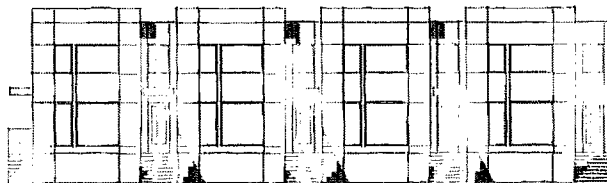
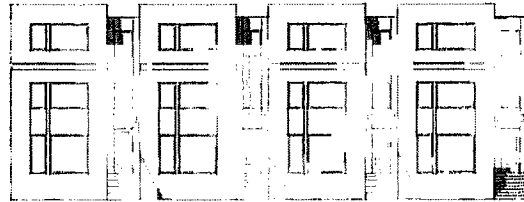
- i. Private Lanes shall not be provided adjacent to any public right-of-way.
    - ii. Private Lane access points shall not exceed one access per 90 linear m and shall not be provided within 50 linear m of a parkade access.
  - k. Landscaping, lighting, and Amenity Areas shall be provided in accordance with the following:
    - i. A publicly accessible private Walkway shall be provided, aligning with Blatchford Road to connect to 118 Ave, as generally indicated on Map 6.
    - ii. A publicly accessible private Walkway shall be provided as a mid-block pedestrian access, as generally indicated on Map 6.
    - iii. Publicly accessible Walkways shall:
      - a. Be a minimum of 6.0 m wide;
      - b. Include a 3.0 m wide shared use path; and
      - c. Include pedestrian lighting and a landscaped buffer from adjacent buildings.
    - iv. Building Setbacks shall be integrated with the pedestrian oriented public realm by providing seating, Landscaping, and planting that contributes to the pedestrian-oriented character of the area. The design shall not hinder the movement of pedestrians from the public realm to the buildings.
- 6. Sustainability and Environmental Regulations
  - a. A minimum of 50% of roof areas shall be used as amenity space, solar photovoltaic panels, Green Roofs, and/or other renewable energy production.
  - b. A Phase II Environmental Site Assessment and any subsequent work may be required for any development within Sub-Area B and C that creates a new building at the discretion of the Development Officer in consultation with the City of Edmonton's Environmental and Energy Coordination Unit.

Map 6



- b) deleting the wording of 997.8(4)(h)(i) and replacing it with the following:  
“a minimum setback of 2.0 m and a maximum setback of 4.0 m shall be required where a Lot line Abuts a public roadway other than a Lane, a public Walkway, or a Site zoned BP. The maximum Setback may be increased up to 6.0 m where an outdoor Amenity Area is provided adjacent to the Lot line Abutting a Site zoned BP; and”
- c) deleting the wording of 997.8(5)(a) and replacing it with the following:  
“All facades of a principal building, and any Accessory building containing a Blatchford Lane Suite, shall be designed with detail and articulation to ensure that each Dwelling unit is individually identifiable to create attractive streetscapes and interfaces where Abutting a Site zoned BP, a public street or a Lane. Building

facades shall be articulated by a combination of recesses, entrances, windows, projections, change in building materials, colours, or physical breaks in building mass. The following illustrations provide a conceptual application of this regulation for interpretive purposes.



- d) adding a new regulation following 997.8(4)(t), 997.9(4)(s), and 997.10(4)(u) with the following wording:

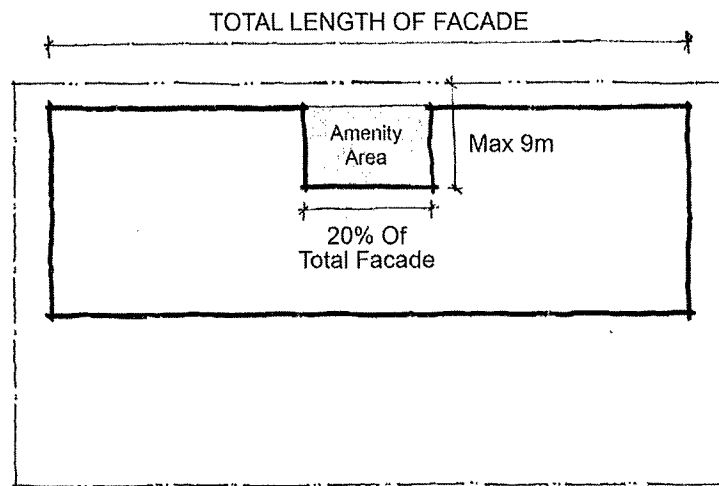
“Vehicular parking areas which abuts a public Walkway shall be screened from view from the adjacent Walkway.”

- e) deleting the wording of 997.9(4)(e) and 997.10(4)(e) and replace each with the following:

“Site Setbacks shall be a minimum of 2.0 m, and a maximum of 4.0 m, except that:



- i) a minimum 1.2 m Setback shall be provided from a Lot Line adjacent to a Lane;
- ii) for sites located adjacent to a Site zoned BP, the maximum Setback may be increased to a maximum of 6.0 m where outdoor Amenity Areas are provided adjacent to the Lot Line;
- iii) for a mixed use building where Commercial Uses are located at Grade, Site Setbacks fronting a public roadway other than a Lane, or Walkway shall be a minimum 1.0 m, and a maximum 3.0 m; and
- iv) for sites located on a Retail Street or a Primary Active Street, as defined in Section 997, to support amenity opportunities, the Setback may be increased up to a maximum of 9.0 m where an outdoor Common Amenity Area or Publicly Accessible Private Park is provided within the Setback area. The portion of the building which is Setback more than 4.0 m shall be a maximum of 20% of the total length of the building Façade. The following graphic representation provides a possible conceptual application of this regulation for interpretive purposes.



- f) renumbering Sections 997.8(4), 997.9(4) and 997.10(4) accordingly.


- g) deleting the wording of 997.8(5)(d), 997.9(5)(e), and 997.10(5)(e) and replacing each with the following:

“For any Dwelling fronting a public street or a Site zoned BP, all principal Dwellings along this Facade with Floor Area at ground level shall have an individually articulated entrance at ground level. Sliding patio doors shall not serve as this entrance. In addition, features such as porches, stoops, landscaped terraces, pedestrian lighting and patios, decks or gardens shall be provided. Where a Dwelling Abuts both a public street and a Site zoned BP, the entrance may face the public street or the site zoned BP.”

READ a first time this	8th day of September	, A. D. 2021;
READ a second time this	8th day of September	, A. D. 2021;
READ a third time this	8th day of September	, A. D. 2021;
SIGNED and PASSED this	8th day of September	, A. D. 2021.

THE CITY OF EDMONTON

  
MAYOR

  
A/ CITY CLERK