

Charter Bylaw 18454

A Bylaw to amend Bylaw 12800, as amended,  
The Edmonton Zoning Bylaw  
Amendment No. 2588

WHEREAS Lots 1 and 2, Block 7, Plan 965AH; located at 10601 and 10605, 156 Street NW, Canora, Edmonton, Alberta, are specified on the Zoning Map as (RA7) Low Rise Apartment Zone; and

WHEREAS an application was made to rezone the above described property 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 1 and 2, Block 7, Plan 965AH; located at 10601 and 10605, 156 Street NW, Canora, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule "A", from (RA7) Low Rise Apartment Zone 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	day of	, A. D. 2018;
READ a second time this	day of	, A. D. 2018;
READ a third time this	day of	, A. D. 2018;
SIGNED and PASSED this	day of	, A. D. 2018.

THE CITY OF EDMONTON

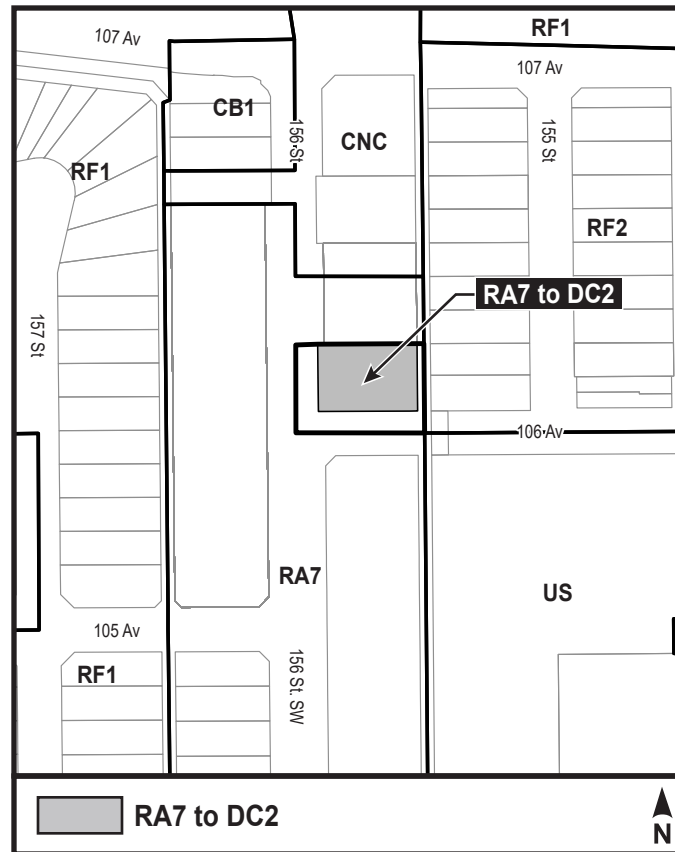
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MAYOR

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CITY CLERK

## CHARTER BYLAW 18454



**SCHEDULE “B”****(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION****1. General Purpose**

To accommodate a high quality mixed-use building in a low-rise built form with commercial uses on the ground floor and residential apartment housing above, developed in a manner that is compatible and sympathetic to the surrounding residential uses.

**2. Area of Application**

This DC2 Provision shall apply to Lots 1 and 2, Block 7, Plan 965AH, within the Canora Neighbourhood as shown on Schedule “A” of this Bylaw.

**3. Uses**

- a. Apartment Housing
- b. Bars and Neighbourhood Pubs
- c. Breweries, Wineries and Distilleries
- d. Business Support Services
- e. Child Care Services
- f. Commercial Schools
- g. Convenience Retail Stores
- h. Creation and Production Establishments
- i. General Retail Stores
- j. Government Services
- k. Group Homes
- l. Health Services
- m. Household Repair Services
- n. Indoor Participant Recreation Services
- o. Limited Group Homes
- p. Lodging Houses
- q. Media Studios
- r. Minor Alcohol Sales
- s. Minor Amusement Establishments
- t. Personal Service Shops
- u. Private Education Services

- v. Private Clubs
- w. Professional, Financial and Office Support Services
- x. Restaurants
- y. Residential Sales Centres
- z. Secondhand Stores
- aa. Specialty Food Services
- bb. Veterinary Services
- cc. Fascia On-premises Signs
- dd. Projecting On-premises Signs
- ee. Temporary On-premises Signs
- ff. Minor Digital On-premises Signs

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

- a. Development within this Provision shall be in general accordance with the appendices.
- b. The maximum Floor Area Ratio shall be 1.9.
- c. The maximum building Height shall not exceed 14.0 m.
- d. The maximum number of Dwelling units shall be 30.
- e. The minimum building Setbacks shall be as follows:
  - i. 3.0 m from the west Lot line;
  - ii. 11.0 m from the east Lot line;
  - iii. 2.0 m from the south Lot line;
  - iv. 3.0 m from the north Lot line.
- f. Each use of Bars and Neighbourhood Pubs, Restaurants and Specialty Food Services shall be limited to 100 occupants and 120 m<sup>2</sup> of Public Space.
- g. Residential Sales Centres shall be limited to the sale or lease of Dwellings on Site.
- h. All ground level Commercial Uses shall have an external entrance at Grade that shall be universally accessible and oriented to face 156 Street NW.
- i. Apartment Housing shall have access at grade, which is separate from the access for the Commercial Uses.
- j. A minimum Amenity Area of 7.5 m<sup>2</sup> per Dwelling shall be provide on the Site.
- k. A minimum of 100 m<sup>2</sup> of outdoor communal Amenity Area shall be provided on the rooftop, which may include, but not be limited to, amenities geared towards families and children.

- l. A Crime Prevention Through Environmental Design Assessment shall be provided to the satisfaction of the Development Officer to ensure that the development provides a safe urban environment in accordance with the guidelines and principles established in the Design Guide for a Safer City (City of Edmonton, 1995) in accordance to Section 58 of the Zoning Bylaw.
- m. An arborist report and tree preservation plan, to the satisfaction of the Development Officer in consultation with Urban Forestry, shall be submitted with the Development Permit application to determine the impact of the proposed development, including excavation and construction, on the existing boulevard tree along 156 Street NW. If required by the Development Officer, in consultation with Urban Forestry, an air spading tool shall be used to determine the amount and size of roots that may need to be cut for the foundation wall. If:
  - i. the arborist report indicates that the development will unduly compromise the ongoing viability and health of a tree or trees, each tree shall be removed and replaced by a new tree within an enhanced growing medium at the cost of the owner; or
  - ii. the arborist report indicates that the development will not unduly compromise the ongoing viability and health of a tree or trees, each tree shall be retained and protected as per the City's Corporate Tree Management Policy C456a to the satisfaction of the Development Officer in consultation with Urban Forestry.
- n. Signs shall comply with the regulations in Schedule 59B.

## **5. Parking, Loading and Access**

- a. Off-street vehicular parking is to be provided as per Section 54, Schedule 1(c) Transit Oriented Development and Main Street Overlay of the Zoning Bylaw.
- b. Vehicular access shall be from the Abutting Lane, as generally shown on Appendix I, to the satisfaction of the Development Officer, in consultation with Subdivision and Development Coordination.
- c. Vehicular parking, loading, storage and waste collection areas shall be located to the rear of the building and shall be screened from view from any adjacent Sites or public roadways.
- d. A waste collection area shall be located adjacent to the Lane and entirely within private property, in general conformance with Appendix I – Site Plan. The waste collection area shall be screened in accordance with Section 55 of the Zoning Bylaw. The waste bins shall be equipped with a locking mechanism and the enclosure shall be secured to the satisfaction of the Development Officer, in consultation with Waste Management Services.
- e. Bicycle Parking shall be provided in accordance with the Zoning Bylaw, except that:

- i. A minimum of 16 Bicycle parking spaces shall be provided in a secured facility within the building on the main floor to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination; and
  - ii. A minimum of 8 Bicycle parking spaces for visitors shall be provided in an easy accessible location and available for public use.
- f. The owner shall enter into an Agreement with the City of Edmonton, as a condition of any Development Permit(s) for the repair of any damage to the abutting roadways, and/or sidewalks resulting from construction of the development to the satisfaction of Subdivision and Development Coordination. The site shall be inspected by Subdivision and Development Coordination prior to the start of construction and when construction is complete.

## **6. Landscaping**

- a. To ensure a high standard of appearance a Landscape Plan prepared by a registered AALA Landscape Architect shall be submitted as part of a Development Permit application, to the satisfaction of the Development Officer.
- b. Landscaping on the Site shall consider the use of plant materials that provide colour throughout the year to enhance the appearance of the development during the cold weather months.
- c. The Landscape Plan shall include pavement materials, exterior lighting, sizes and species of new tree plantings and other Landscaping elements as applicable.
- d. A 1.83 m decorative screen fence shall be provided along the south Lot line, adjacent to the surface parking lot, to establish an attractive interface between the parking lot and the public sidewalk along 106 Avenue NW.
- e. A 1.83 m high screen fence shall be provided along the north Lot line, except within the required west setback.
- f. The owner shall enter into an Agreement with the City of Edmonton, as a condition of any Development Permit(s) to plant and maintain boulevard shrubs in the City road right-of-way between the south property line and the sidewalk along the north side of 106 Avenue NW. This shall be included in the Landscape Plan and the detailed engineering drawing(s) to be completed prior to the issuance of a Development Permit.
- g. Landscaping that extends onto or over City-owned lands shall be developed in accordance with Traffic Bylaw 5590 and the City Design and Construction Standards.

## **7. Urban Design Regulations**

- a. Building materials must be durable, high quality and appropriate for the development. The contextual fit, design, proportion, quality, texture, and

application of various finishing materials shall be to the satisfaction of the Development Officer.

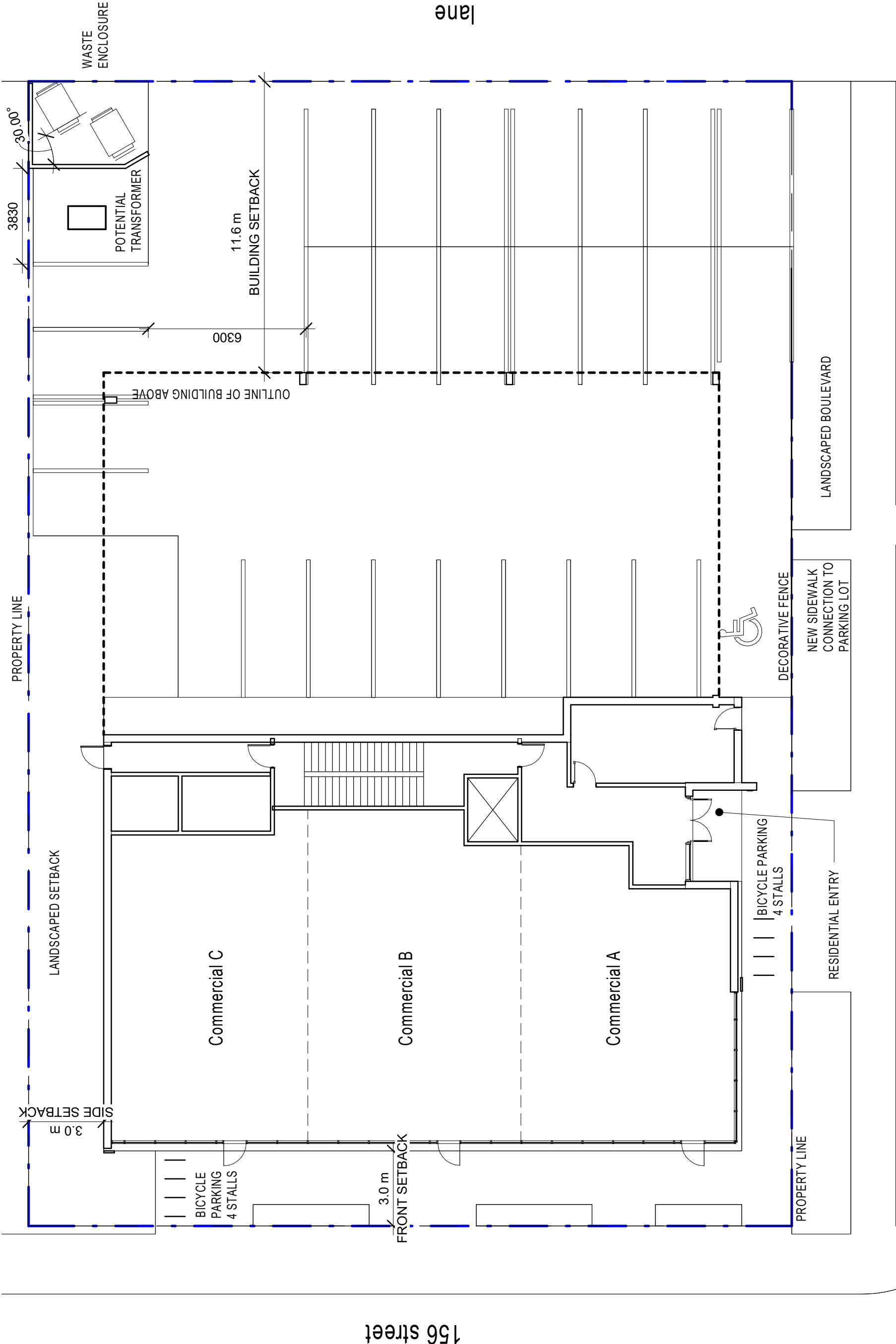
- b. All exposed building Facades shall have consistent and harmonious exterior finishing materials.
- c. The building shall be designed to include the use of different architectural elements and treatments, articulated Façades, materials, and colours to add variety, rhythm, break up the massing and provide a sense of human scale.
- d. The development shall address, and have entrances on both 156 Street NW and 106 Avenue NW and shall provide distinctive architectural features consistent with the style of the building to enhance the corner.
- e. All ground floor window glazing shall be transparent and shall be placed to allow viewing into the building to promote a positive interface with 156 Street NW and 106 Avenue NW to the satisfaction of the Development Officer. Tinted, reflective or opaque treatments shall be prohibited.
- f. All mechanical equipment, including roof mechanical units, shall be concealed by screening in a manner compatible with the architectural character of the building or concealed by incorporating it within the building, to the satisfaction of the Development Officer.
- g. 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 safe well-lit environment. All exterior lighting of the Site shall be designed to ensure that it is directed away from the adjacent residential development and that illumination shall not extend beyond the boundaries of the site nor upwards into the sky in accordance with Section 51 of the Zoning Bylaw. A detailed exterior lighting plan shall be provided to the satisfaction of the Development Officer.
- h. Weather protection in the form of a canopy or other architectural element shall be provided above ground floor entrances on 156 Street NW and 106 Avenue NW to create a comfortable environment for pedestrians.

## **8. Public Contributions**

- a. Prior to the issuance of the Development Permit, 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 the Development Permit approval, the option to purchase up to 5% of the total number of units at 85% of market value or provide the equivalent as cash in lieu (cash in lieu option at the discretion of the owner).
- b. Prior to the issuance of a Development Permit, the owner shall enter into an agreement with the City of Edmonton whereby the owner shall provide a minimum contribution of \$25,687.50 towards the acquisition of public art. Such agreement shall require that:



- i. Prior to the issuance of a Development Permit a public art plan shall be prepared and submitted to the City of Edmonton for review and approval by the Development Officer. Artworks shall be commissioned or purchased by the owner(s) and all costs and procedures related to the procurement of the artworks, operation and future maintenance shall be the responsibility of the owner(s).
- ii. The art shall be located on-Site and the exact location must be to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination.
- iii. Upon completion of the building, the Owner shall demonstrate, to the satisfaction of the Development Officer, that the public art described in the public art plan submitted at the time of Development Permit application is located as specified.
- iv. If a development application has not been made within five (5) years of the date of passage of this Bylaw, the Public Art contribution shall be increased from that point forward according to the annual rate of national inflation as determined by Statistics Canada.





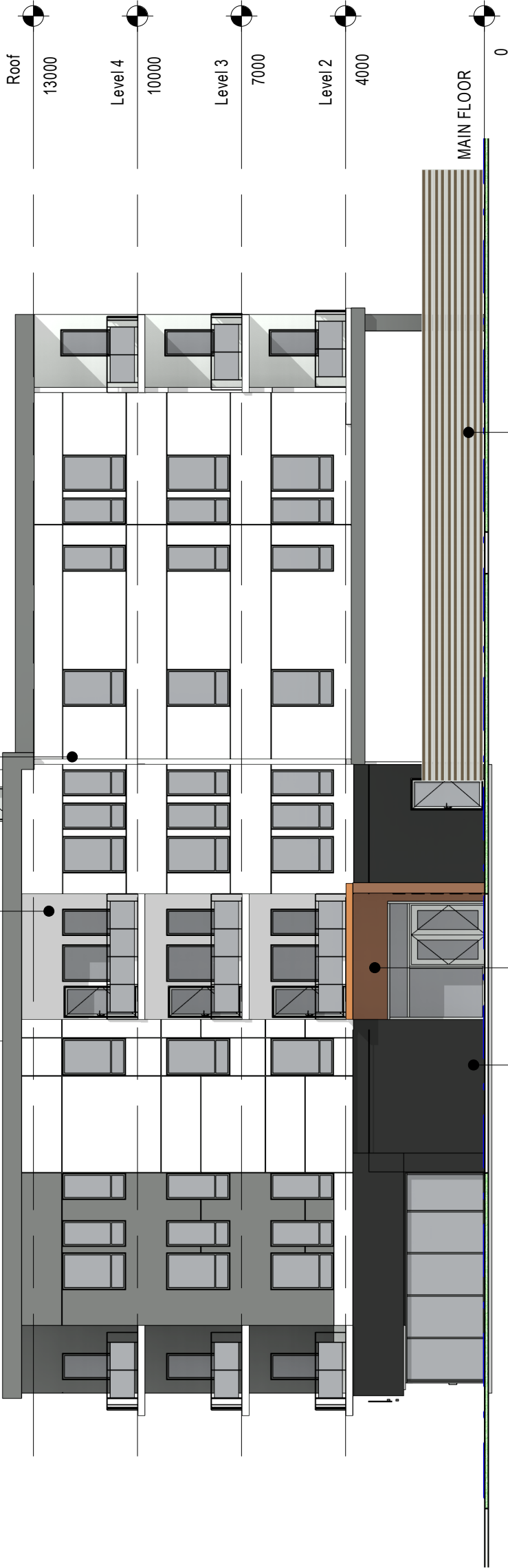
1 | **WEST ELEVATION**

REF: A202

SCALE: 1 : 150

STUCCO CLADDING, COLORS AS SHOWN (MAY VARY)

MECHANICAL PENTHOUSE



2 | **SOUTH ELEVATION**

REF: A202

SCALE: 1 : 150

BLACK METAL CLADDING /  
MASONRY AROUND BASE

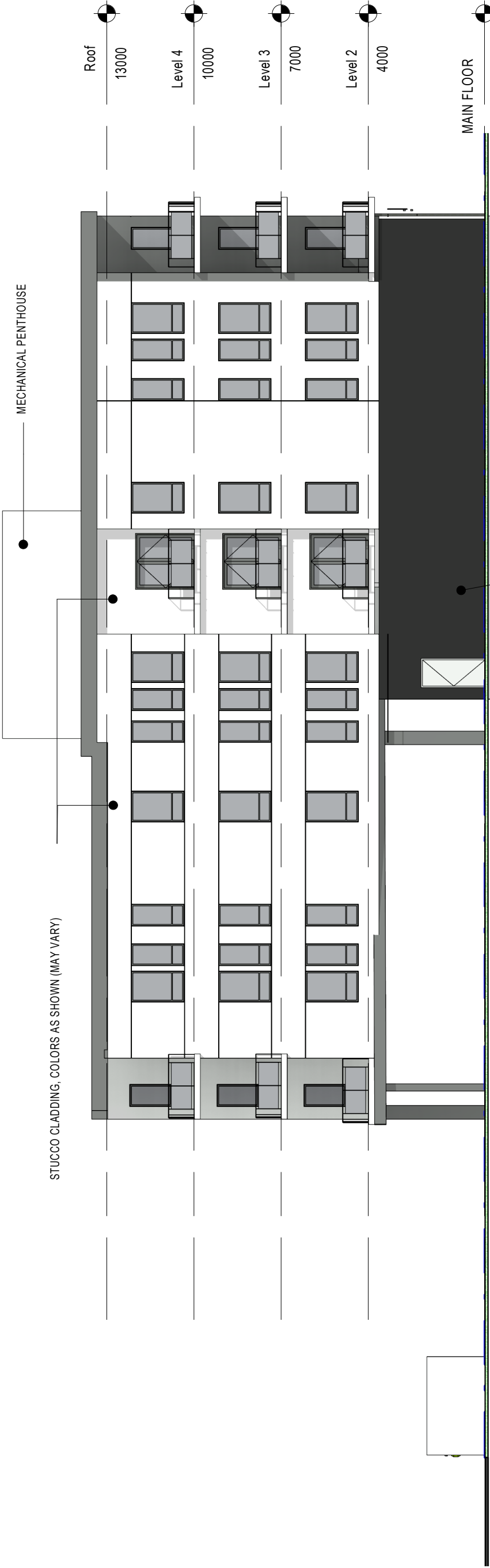
COPPER METAL  
CLADDING

DECORATIVE PARKING SCREEN

Appendix II - West + South Elevations

A401

1 : 150



1 NORTH ELEVATION

SCALE: 1 : 150 REF: A202



2 EAST ELEVATION

SCALE: 1 : 150 REF: A202