

Charter Bylaw 19936

A Bylaw to amend Bylaw 12800, as amended,  
The Edmonton Zoning Bylaw  
Amendment No. 3372

WHEREAS Lots 14-24, Block 7, Plan 2552S; Lots 30-39, Block 2, Plan 2552S; and Lots 2-9, Block 3, Plan 3600U; located at 12720, 12732, 12740, 12742, 12744, 12748, 12754, 12758, 12804, 12812, 12816, 12816A, 12834, 12844, 12866, and 12890 – Fort Road NW & 12820 – 64 St NW, Belvedere, Edmonton, Alberta, are specified on the Zoning Map as (DC1) Direct Development Control Provision; and

WHEREAS an application was made to rezone the above described properties to (DC1) Direct Development Control Provision and (CB2) General Business Zone;

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 14-24, Block 7, Plan 2552S; Lots 30-39, Block 2, Plan 2552S; and Lots 2-9, Block 3, Plan 3600U; located at 12720, 12732, 12740, 12742, 12744, 12748, 12754, 12758, 12804, 12812, 12816, 12816A, 12834, 12844, 12866, and 12890 – Fort Road NW & 12820 – 64 St NW, Belvedere, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule “A”, from (DC1) Direct Development Control Provision to (DC1) Direct Development Control Provision and (CB2) General Business Zone.
2. The uses and regulations of the aforementioned DC1 Provision are attached as Schedule "B".

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

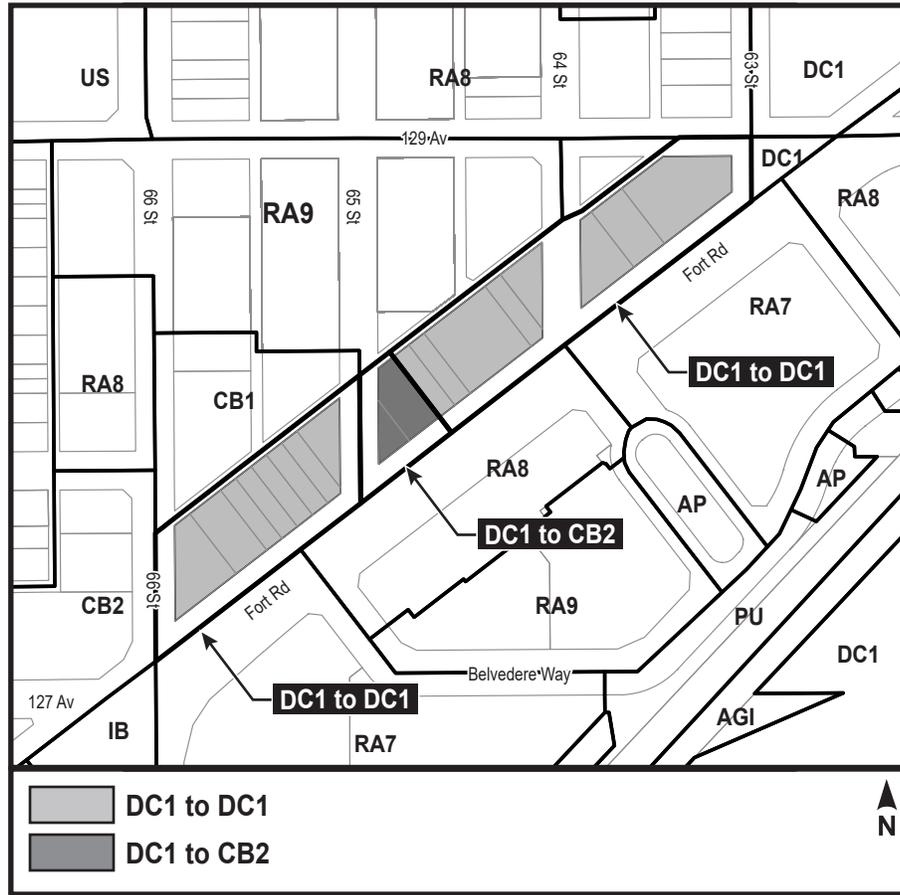
READ a first time this	day of	, A. D. 2022;
READ a second time this	day of	, A. D. 2022;
READ a third time this	day of	, A. D. 2022;
SIGNED and PASSED this	day of	, A. D. 2022.

THE CITY OF EDMONTON

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MAYOR

\_\_\_\_\_  
CITY CLERK

CHARTER BYLAW 19936



**(DC1) DIRECT DEVELOPMENT CONTROL PROVISION (AREA F)****1. General Purpose**

To accommodate a infill and intensification of the existing Fort Road commercial area as part of a transit-oriented, residential mixed use development that creates a liveable "urban village" environment through the retention of identified heritage structures, use of urban design regulations, and the introduction of a diversity of housing types within walking distance to the Belvedere LRT Station. Commercial uses will be developed on the ground floor of a number of the buildings as part of this development project.

**2. Area of Application**

This Provision shall apply to Lot 2-5, 6-9, Block 3, Plan 3600U; Lots 14, 15, 16-19, 20, 21, Block 7, Plan 2552S; and, Lot 30, 31, 32, 33, 34, 35, 36, 37, 38, and 39, Block 2, Plan 2552S, designated as Area F and shown on Appendix I.

**3. Uses**

1. Minor Home Based Business
2. Residential Sales Centre
3. Bars and Neighbourhood Pubs, for less than 100 occupants and 120 m<sup>2</sup> of Public Space.
4. Business Support Services
5. Convenience Retail Stores
6. General Retail Stores, not to exceed 3000 m<sup>2</sup>
7. Health Services
8. Hotels, limited to the existing Transit Hotel
9. Major and Minor Amusement Establishment as an accessory use to a restaurant
10. Liquor Stores
11. Multi-unit Housing
12. Personal Service Shops
13. Professional, Financial, and Office Support Services, excluding loan offices and similar financial uses
14. Restaurants, for less than 200 occupants and 240 m<sup>2</sup> of Public Space
15. Specialty Food Services, for less than 100 occupants and 120m<sup>2</sup> of Public Space
16. Fascia On-premises Signs
17. Temporary Freestanding On premises Signs, limited to project identification, building construction identification and real estate advertising signs during construction and initial sale excluding portable signs.
18. Projecting On-premises Signs

**4. Development Regulations**

1. The Developer shall provide proof satisfactory to the Development Officer, in consultation with Alberta Environment, and the Transportation and Streets Department that the lands have been remediated to allow the intended use prior to the issuance of a major development permit.

2. Development applications for new buildings and major additions are required to go before the Edmonton Design Committee prior to the issuance of a development permit.
3. The overall Site development shall be in accordance with the urban design criteria established herein and in the Fort Road Old Town Urban Design Plan for this Area.
4. Only Commercial Uses shall be located on the first (ground) floor in the areas identified on Appendix I.
5. The maximum Floor Area Ratio for Lots within Area F shall be 2.0.
6. The maximum Height for mid rise apartments shall not exceed 5 Storeys nor 18.0 m.
7. The maximum Height for buildings adjacent to Fort Road shall not exceed 5 Storeys nor 18 m.
8. 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 and is not included in building height.
9. A 2.0 m building Setback shall be provided at the Rear of the building. Landscaping shall be provided within the 2.0 m building Setback to provide an improved appearance of the Lane.
10. A Minimum Private Outdoor Amenity Area of 7.5 m<sup>2</sup> per Dwelling for Dwellings no part of which is contained in the lowest Storey shall be provided.
11. The second floor in the areas identified for Commercial Uses, as shown on Appendix I, may be used exclusively for either Residential Uses or Commercial Uses, excluding Restaurants, Bars and Neighbourhood Pubs.
12. All commercial and commercial related uses shall not be developed above the second storey of the building and shall be located as shown in the Appendix I.
13. A minimum of 3 storeys residential development shall be provided above any commercial development.
14. Apartment Housing with Commercial Uses on the ground floor shall have access at Grade that is separate from the Commercial premises.
15. Landscaping shall contain at least 10% more trees and shrubs within any Yard or Setback than are required under Section 55 of the Zoning Bylaw.
16. The landscape plan required through Section 55.4 of the Zoning Bylaw, shall include landscaping as it relates to the design of special feature areas identified in the Urban Design Plan. Outdoor amenity spaces shall be landscaped for the purpose of achieving pedestrian connectivity, opportunities for play and social interaction. Furthermore outdoor amenity spaces should create a sense of place, character and identity. In addition to landscaping, this shall be achieved through the use of park benches, pedestrian level lighting, waste receptacles and other means integrated with the landscaping and placed along public walking routes through the site to the satisfaction of the Development Officer.
17. Loading, storage, and trash collection areas shall be located in such a manner to be screened from view from adjacent sites, public roadways in accordance with the provisions of Section 55 of the Zoning Bylaw. If the Rear or Sides of a Site are used for surface vehicular parking, it shall be screened in accordance with the provisions of Section 55 of the Zoning Bylaw.
18. Vehicular access shall be to a lane where one is available. No direct access to parking will be permitted from Fort Road.

19. All residential parking shall be underground or in a structure, visitor and customer parking may be provided at grade.
20. Driveway ramps for underground parkades must not exceed a slope of 6% for the first 4.5 m from the property line and the ramp must be at Grade at the property line, to the satisfaction of the Transportation Department.
21. Vehicular parking shall be located at the rear of the building.
22. The owner shall submit a Crime Prevention Through Environmental Design (CPTED) Assessment that shall be reviewed and accepted by the Development Officer prior to the issuance of a Development Permit to ensure that development on the Site provides a safe urban environment in accordance with the guidelines and principles established in the Design Guide for a Safer City.
23. Signs in the areas identified for Commercial Uses shall comply with Schedule 59E of the Zoning Bylaw, with the intent to complement the pedestrian oriented commercial environment, except that:
  - a. a maximum Height of a Temporary Freestanding Sign shall be 6.0 m;
  - b. a Projecting Sign may be used to identify businesses that are located entirely at the second Storey level; and
  - c. the top Projecting Sign on a building two Storeys or higher shall not extend more than 75 cm above the floor of the second or third storey nor higher than the windowsill level of the second or third Story.
25. In the areas identified for Commercial uses, a Comprehensive Sign Plan and Schedule, consistent with the overall intent of subsection 59.3 of the Zoning Bylaw, shall be prepared for the development and submitted, with the Development Application, to be approved by the Development Officer.

## **5. Urban Design Regulations**

### **Site Planning**

- a. Surface parking for visitors and customers shall be accessed off the lane, located to the rear of each building fronting onto Fort Road and screened from the street by appropriate orientation of the built form and enhanced landscaping measures.
- b. In the case of future redevelopment of the site no surface vehicular parking areas are permitted abutting any public roadway, other than a Lane.

### **Street Wall**

- a. The maximum Frontage for Sites abutting a commercial shopping street shall be 10.06 m or consistent with the Frontage of other existing Sites abutting the shopping street and, where the Frontage for Sites abutting the commercial shopping street exceeds 10.06 m or the consistent development pattern for the street, the front façade of the building shall be designed to break the appearance into 10.06 m sections or modules consistently sized with other buildings on the shopping street.
- b. Blank walls (with or without windows) of vehicular Parking Garages shall not be developed adjacent to, or visible from, any public roadway.

### **Mid Rise Apartments**

- a. Buildings shall address all adjacent public roadways, other than Lanes, with individual entrances that are clearly visible to lend a sense of occupancy to the street. Buildings on

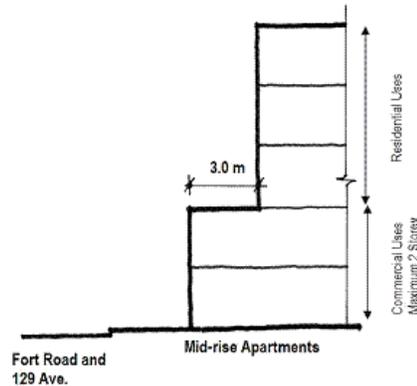
corner Sites shall address both the street and avenue and shall distinguish the street intersection to give it prominence.

### Building Setbacks

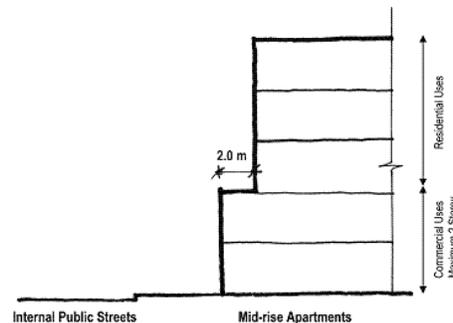
- a. Where the ground floor of any development is designed for Commercial Uses, buildings shall be built to the front and side property lines. The Development Officer may allow a maximum of 50% of the building to be setback by 1 m from the property line. This shall be done to create visual interest in the building. The Development Officer may allow an additional building setback, only to accommodate street related activities such as sidewalk cafes, colonnades, arcades or plazas.

### Building Stepbacks

- a. Where Residential Uses are located above Commercial Uses in a building, the residential portion of the building above the second floor shall be setback a minimum 3 m from the lower portion of the building adjacent to Fort Road, as illustrated in the following diagram for interpretive purposes.



- b. Where Residential Uses are located above Commercial Uses in a building, the residential portion of the building above the second floor shall be setback a minimum 2 m from the lower portion of the building adjacent to a public roadway, other than a Lane, as illustrated in the following diagram for interpretive purposes.



- c. All developments shall provide a minimum 7.5 m building Setback from the Rear property line above the podium level of the building.

- d. The ground floor of any commercial development shall have a minimum of 50% of its floor space dedicated to commercial activity where all activity must abut the street frontages and be a depth of at least 10m.
- e. If parking uses front on the public street in any portion of the podium above the first and/or second storey level of the mid-rise apartment building then:
  - i. An enhanced architectural façade treatment, harmonious with the adjacent commercial or residential frontage, shall be provided on the podium portion to the satisfaction of the development officer in consultation with the Urban Design Group; and
  - ii. Parking areas above second storey of the podium shall not be visible from the public street.

### **Entrances**

- a. Main building entrances for any Use shall be designed for universal accessibility. Level changes from the sidewalk to entrances of buildings shall be minimized. Sidewalk furniture and other elements shall be located out of the travel path to ensure they are not obstacles to building access.
- b. The first floor of any residential frontage, including associated entranceway, shall have a maximum grade separation of 1 m from any adjacent public sidewalk.
- c. The first floor of commercial frontage and entranceways shall be at grade with the property line.
- d. A separate and prominent access to residential buildings from Fort Road is required for any building whose podium portion fronts onto Fort Road.

### **Weather Protection**

- a. Where Commercial Uses are developed on the ground (first) floor of a building, weather protection in the form of a canopy at least 2.0 m wide or any other method suitable to the architectural style of the building or street theme, shall be provided one Storey above sidewalk level to provide a comfortable environment for pedestrians.

### **Architectural Control**

- a. The finishing of the podium portion of any development shall consist of a combination of materials such as glass and glazed window wall systems, brick, stone, architectural concrete, and/or pre-cast coloured concrete.
- b. The use of stucco as a finishing material is not permitted on the podium portion of any development.
- c. Special architectural treatment of building faces shall be provided as per Appendix I.
- d. Where a Commercial Use is provided at ground level abutting a public roadway, other than a Lane, the principal entrance to the unit shall have direct external access to the adjacent public sidewalk. A minimum of 70% of the ground (first) floor level portion of the façade abutting a public roadway, other than a Lane, shall be comprised of clear, non-reflective glazing to promote pedestrian interaction and safety.
- e. Development on a Site shall incorporate functional and decorative lighting to highlight the building's architectural features and enhance the appearance of the building during the winter months.

## **6. Development Guidelines**

- a. The developer is encouraged to incorporate a minimum of 10% adaptable dwelling units and to ensure universal accessibility.
- b. All building facades should use compatible and harmonious exterior finishing materials.
- c. Where feasible, developments should provide gardens or patios on the top of the podium level and building rooftops to improve rooftop aesthetics and provide additional amenity space.
- d. Where feasible, Dwellings and other elements of the development should be sited and oriented to minimize their impact on other Dwellings considering such things as daylight, sunlight, ventilation, quiet, visual privacy and views.
- e. Development in this Area should, to the greatest extent possible, utilize infrastructure practices, site designs and building developments that reduce the consumption of water, energy, and materials consistent with sustainability programs such as Built Green Alberta or Leadership in Energy and Environmental Design (LEED) accreditation.
- f. Landscaping of Sites in this Area should consider the use of plant materials that provide colour throughout the year to enhance their appearance during the winter months.
- g. Parking, loading and passenger drop-off areas should be easily accessible and designed to minimize pedestrian-vehicle conflicts.

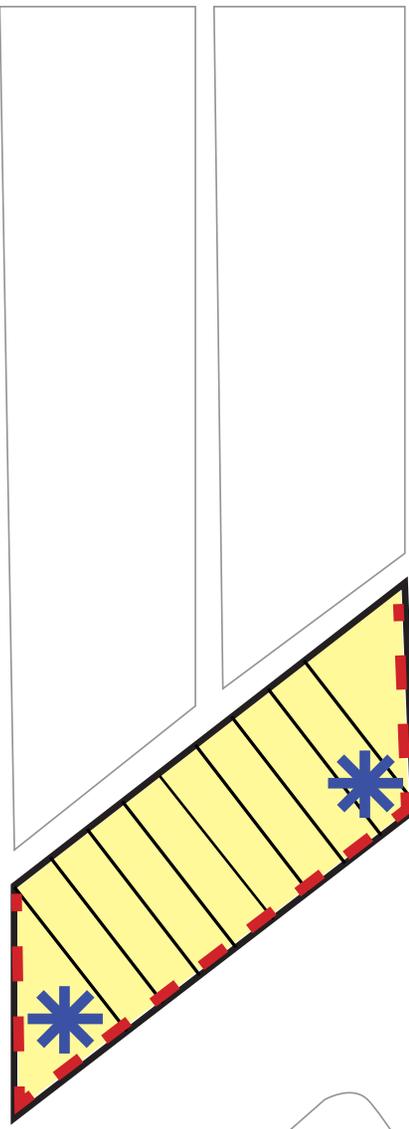
### **Historic Resources**

- a. The identified structures in Appendix II, should be retained and incorporated into any redevelopment, so that their historic façades and those elements of merit in the first 5 m become an integral part of the development, to the satisfaction of the Development Officer in consultation with the Heritage Officer.
- b. Any development behind or above should be set back from the principal façade of the identified historic structures and shall be complimentary in its design.
- c. Any redevelopment of the Transit Hotel should be to the rear of the original structure, such that the original structure be restored and maintained in appearance.

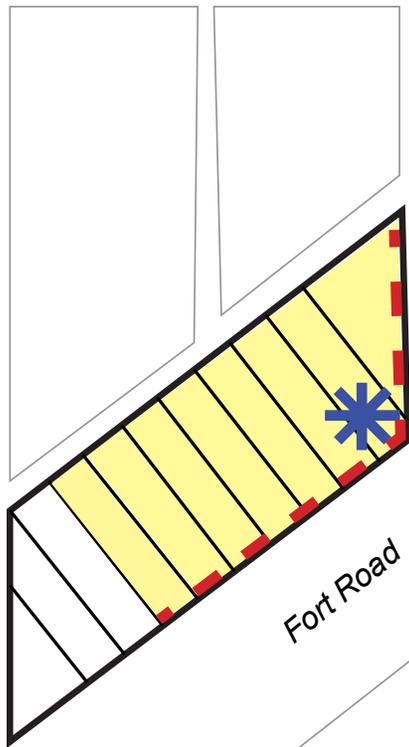
# APPENDIX I - AREA F - FORT ROAD DC1



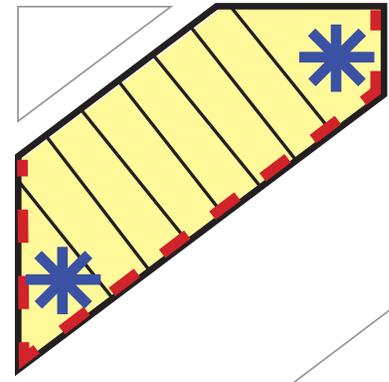
66 Street



65 Street



64 Street



Fort Road

## LEGEND

-  Special Architectural Treatment
-  Commercial Frontage
-  Area F Parcels

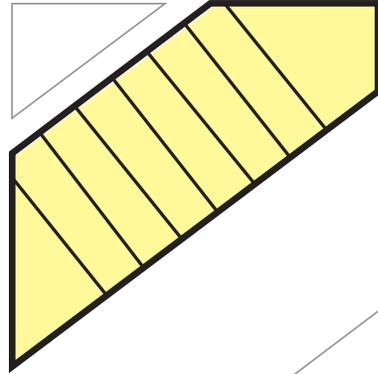
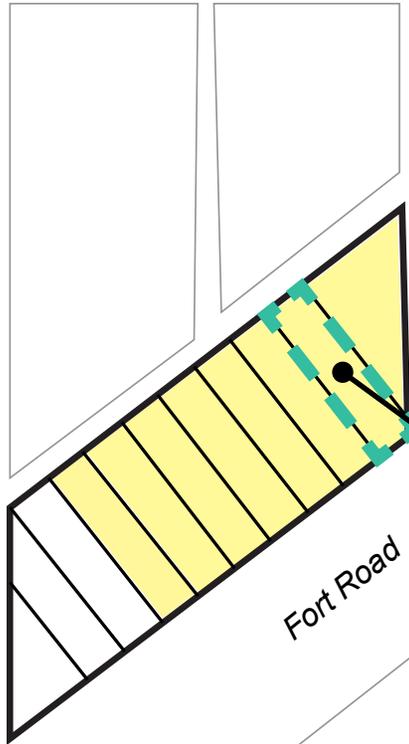
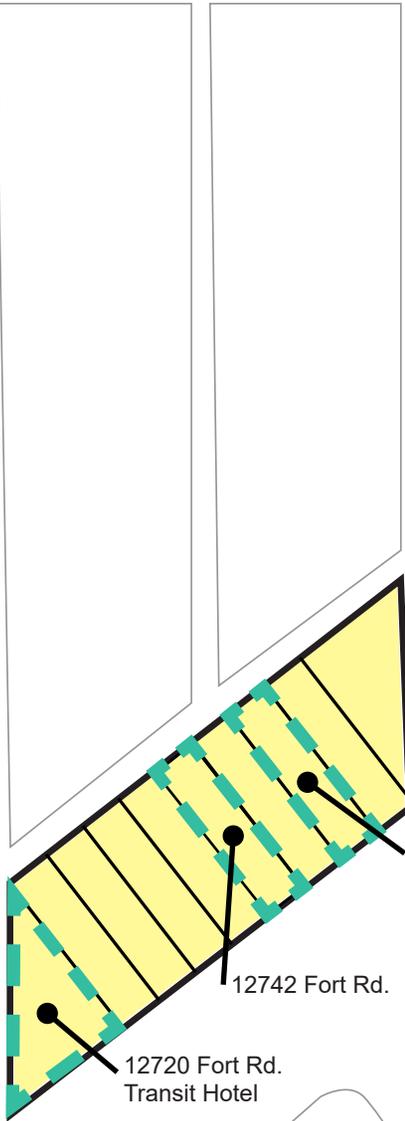
# APPENDIX II - AREA F - HERITAGE BUILDINGS



66 Street

65 Street

64 Street



Fort Road

12844 Fort Rd.

12748 Fort Rd.

12742 Fort Rd.

12720 Fort Rd.  
Transit Hotel

## LEGEND

-  Heritage Buildings
-  Area F Parcels