

Charter Bylaw 20089

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 3444

WHEREAS Lot 2, Block 7, Plan 5518NY; located at 11840 - 106A Street NW, Blatchford Area, Edmonton, Alberta, is specified on the Zoning Map as (PU) Public Utility Zone; and

WHEREAS an application was made to rezone the above described property to (UI) Urban Institutional 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 Lot 2, Block 7, Plan 5518NY; located at 11840 - 106A Street NW, Blatchford Area, Edmonton, Alberta, which lands are shown on the sketch plan attached as Schedule "A", from (PU) Public Utility Zone to (UI) Urban Institutional Zone.

2. The Edmonton Zoning Bylaw is hereby further amended by deleting Appendix IV of Section 574 in its entirety and replacing it with the new Appendix IV of Section 574, attached hereto as Schedule “B”, and forming part of this 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;

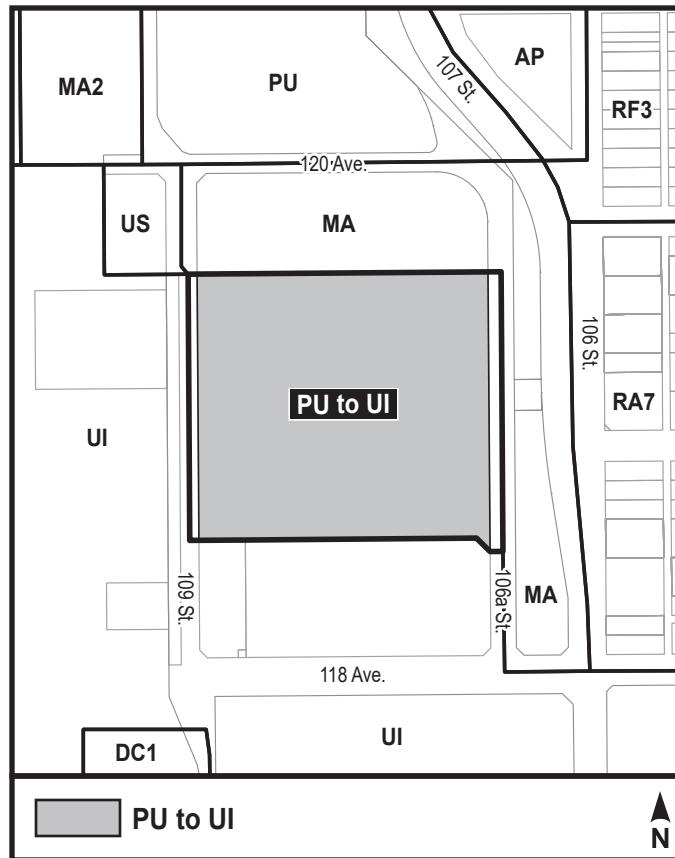
SIGNED and PASSED this _____ day of _____, A. D. 2022.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

CHARTER BYLAW 20089



Appendix IV**Northern Alberta Institute of Technology - Main Campus****1. Area of Application**

The lands legally described as:

- Lot 5, Block 3C, Plan 162 1813
 - Lot 3, Block 3C, Plan 122 1513
 - Lot C, Plan 002 0707
 - Lots 2, 3 and 3A, Block 7, Plan 5518NY
 - Lot 15A, Block 5C, Plan 812 2142
 - Lot 15B, Block C, Plan 812 2142
 - Lot 14, Block 5C, Plan 5426KS
- as illustrated on Map 5.

2. Discretionary Uses:

1. Apartment Housing
2. Bars and Neighbourhood Pubs greater than 140 m² of Public Space
3. General Retail Stores for 500 m² of Public Space or more
4. Lodging Houses
5. Commercial Schools
6. Community Recreation Services
7. Essential Utility Services
8. General Industrial Uses
9. Minor Impact Utility Services
10. Media Studios
11. Mobile Catering Food Services
12. Temporary Storage
13. Vehicle Parking
14. Religious Assembly
15. Restaurants for 240 m² of Public Space or more
16. Urban Indoor Farms
17. Major Digital On-premise Signs
18. Temporary On-Premise Signs

3. Site Specific Development Regulations for Permitted and Discretionary Uses

1. All uses shall be designed as integral component of the NAIT Campus and, as such, shall be primarily oriented to serve the educational or residential needs of NAIT students.
2. Notwithstanding subsection 574.4(4) a minimum Setback of 3.0 m shall be required where the Site Abuts 106A Street, Princess Elizabeth Avenue, 118 Avenue, 106 Street and 109 Street.

3. Bicycle Parking shall be provided in accordance with Section 54.5 of the Zoning Bylaw, except that:
 - a. A minimum of 250 Bicycle Parking spaces shall be required. The minimum requirement of 250 Bicycle Parking spaces shall be considered to represent the bicycle parking requirements for all uses located within the area of application as depicted on Map 5. At least 25 of these spaces shall be constructed in association with a Development Permit for a principal building within the area of application as depicted on Map 5;
 - b. Bicycle Parking may take the form of short term spaces or long term spaces, but a minimum of 40% of the Bicycle Parking spaces must be long term spaces;
 - c. Long term spaces shall be provided in Parking Garages or another secure location that is easily accessible to cyclists via access ramps, or a route through the building(s) which facilitates easy and efficient transportation of bicycles; and
 - d. Short term spaces may be provided within common bicycle parking facilities located within 400 metres of the proposed development.

4. Vehicle parking shall be provided in accordance with Section 54 of the Zoning Bylaw, except that:
 - a. A maximum of 6300 off-street vehicular parking spaces shall be provided for the area shown on Map 5;
 - b. Required off-street parking may be provided within common parking facilities located on-site or off-Site within the area shown Map 5; and
 - c. A variance of the parking rate, minimum, or the maximum number of parking spaces may be granted by the Development Officer in consultation with Subdivision and Development Coordination with the submission, review and approval of a parking study.

5. On-Site vehicle loading facilities shall be provided in accordance with Section 54 of the Zoning Bylaw, except that:
 - a. A centralized loading facility serving development within the areas of Map 5 may be used to satisfy the required loading spaces.
 - b. For new building construction, or the expansion of existing structures, vehicular loading requirements may be varied upon the submission of vehicular loading demand study to the satisfaction of the Development Officer in Consultation with Subdivision and Development Coordination.

6. Notwithstanding subsection 574.4(4), two Bars and Neighbourhood Pubs shall be permitted within the areas shown on Map 5.

7. For Sub-Area 4, as depicted on Map 5, the following regulations shall apply:

- a. The maximum Height shall not exceed 23.0 m.
- b. The maximum Floor Area Ratio (FAR) shall be 2.5.
- c. A minimum 3.0 m stepback shall be provided from the rear property line at a maximum height of 10.0 m. Projections or balconies shall not be permitted within the stepback area.
- d. Design techniques including, but not limited to, the use of sloped roofs, variations in building setbacks and materials or colors and articulation of building façades, shall be employed in order to minimize the perception of massing of the building when viewed from adjacent residential areas and roadways.
- e. Vehicle access to the Site shall be from the Abutting Lanes.
- f. Parking shall be located underground or at the rear of the building and shall be accessed from the Abutting Lane.
- g. All mechanical equipment shall be screened in a manner compatible with the architectural character of the building or concealed by incorporating it within the building.

8. Specific Regulations for Temporary Storage

- a. The following regulations shall apply to Temporary Storage:
 - i. Shall only be permitted within the location identified in Sub-Area 2 as depicted on Map 5;
 - ii. Any Temporary Storage Use shall be screened from view from a public roadway, and from adjacent Sites, by building walls, freestanding walls, landscape materials, berms, screen Fences or a combination of these;
 - A. Except for landscape materials, screening materials shall have a maximum height of 3.7 m.
 - iii. Shall not be subject to Section 574.5 of the Zoning Bylaw
 - iv. A Development Permit for Temporary Storage Use shall be limited to a maximum of 10 years in duration. Any subsequent Development Permit for Temporary Storage on the same Site shall be limited to 5 years in duration.

9. Specific Regulations for General Industrial Uses

- a. The following regulations shall apply to General Industrial Uses:
 - i. Shall be restricted to storage facilities only;
 - ii. Shall only be permitted within Sub-Area 2 as depicted on Map 5;
 - iii. Storage may be provided both indoors and/or outdoors. Where provided outdoors, storage areas
 - A. shall be located away from public roads either internally or to the rear of the site;
 - B. shall be screened from view from public roadways through methods such as but not limited to fencing, landscaping, or other similar methods;

- i. Except for landscape materials, screening materials shall have a maximum height of 3.7 m.
- iv. Shall not be subject to Section 574.5 of the Zoning Bylaw.

4. Environmental Site Assessment and Risk Management Regulations

- 1. For Sub-Areas 2 and 3 as depicted on Map 5, the following shall apply:
 - a. Prior to the issuance of a Development Permit, excluding a development permit for demolition, excavation or signs, a Phase II Environmental Site Assessment and any subsequent work may be required, at the discretion of the Development Officer in consultation with the Environmental Planner, to be submitted, reviewed and approved to the satisfaction of the Development Officer for any development that creates a new building footprint or expands an existing building footprint by more than 250 m².

5. Other Regulations

- 1. To ensure ongoing analysis of transportation related issues throughout the development of the lands within this area of application, a Transportation Impact Assessment will be required to support any Development Permit application for a principal building in the area of application, with the exception of Temporary Storage and General Industrial Uses for storage purposes, as depicted on Map 5. The scope of the Transportation Impact Assessment will build off other studies in the area, and shall be to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination (Transportation). The Development Office may impose conditions requiring improvements to the adjacent roadway network, including 118 Avenue, 120 Avenue, 106 Street and 109 Street based on the findings of the Transportation Impact Assessment.

Map 5:

