

Charter Bylaw 20346

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 3576

WHEREAS Lot 30A, Block 17, Plan 1721859; located at 10135 - 118 Street NW, Oliver, Edmonton, Alberta, is specified on the Zoning Map as (DC2) Site Specific Development Control Provision; 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 Lot 30A, Block 17, Plan 1721859; located at 10135 - 118 Street NW, Oliver, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule "A", from (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.

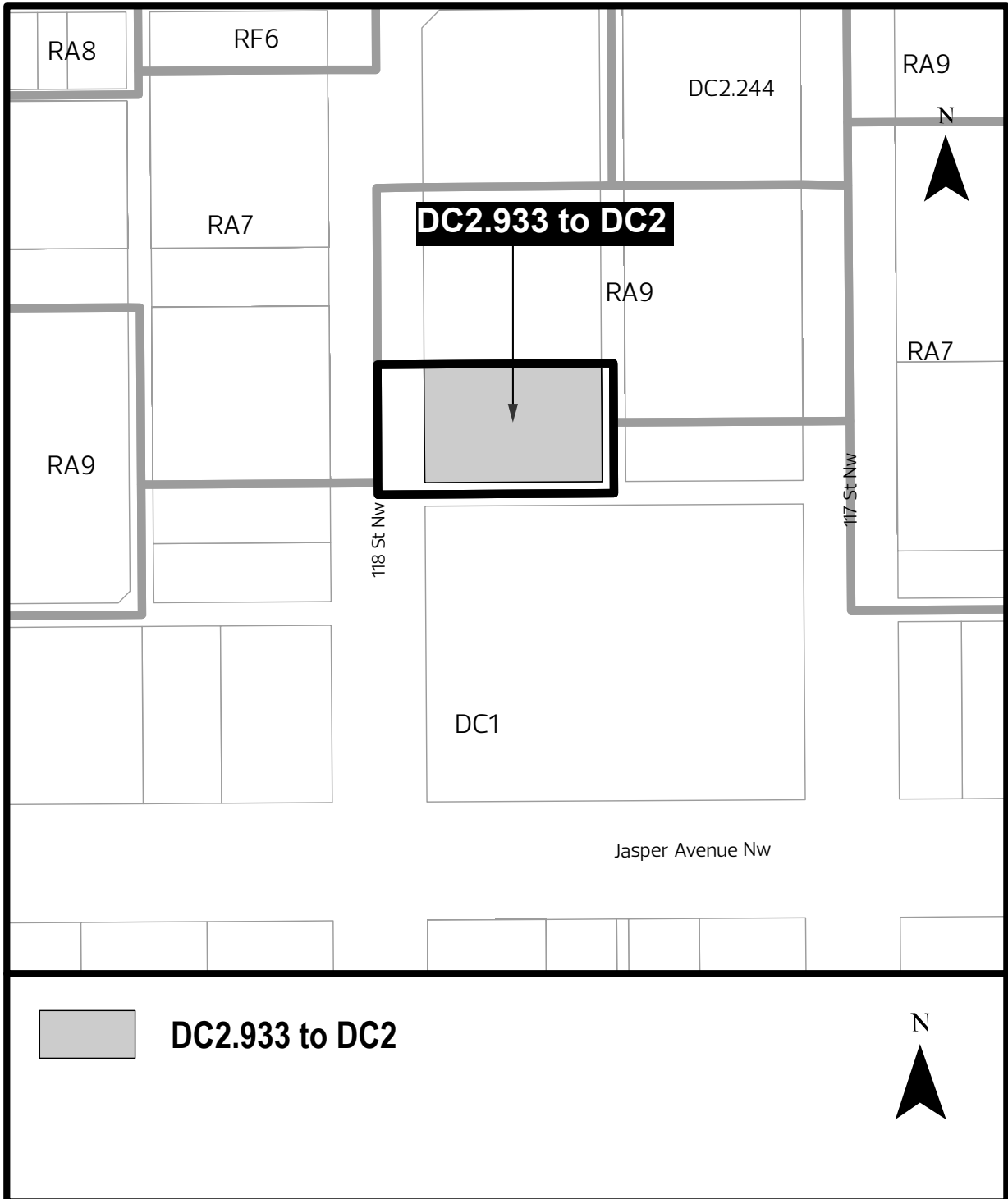
READ a first time this	day of	, A. D. 2022;
READ a second time this	day of	, A. D. 2022;
READ a third time this	day of	, A. D. 2022;
SIGNED and PASSED this	day of	, A. D. 2022.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

CHARTER BYLAW 20346



SCHEDULE "B"**(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION****1 General Purpose**

To establish a Site Specific Development Control Provision to accommodate a high density residential apartment building within a walkable neighbourhood that supports active transportation, transit, and an active streetscape with Dwellings provided on the ground floor facing onto 118 Street NW and east-west lane.

2 Area of Application

This Provision shall apply to Lot 30A, Block 17, Plan 1721859 located at 10135 - 118 Street NW, as shown on Schedule "A" of the Charter Bylaw adopting this Provision, Oliver.

3 Uses

1. Lodging Houses
2. Residential Sales Centre
3. Minor Home Based Business
4. Multi-unit Housing
5. Supportive Housing
6. Fascia On-premises Signs
7. Projecting On-premises Signs
8. Temporary On-premises Signs

4 Development Regulations for Uses

1. Residential Sales Centres shall be limited to the sale of on-Site condominium or the lease of rental Dwellings.
2. Signs shall comply with the regulations found in Schedule 59B and be in accordance with the General Provisions of Section 59 of the Zoning Bylaw.
3. Temporary On-premises Signs shall be limited to project advertising associated with a Residential Sales Centre and shall not include trailer mounted or signs with changeable canopy.

5 Development Regulations For Site Layout and Built Form

1. Development shall be in general conformance with the attached Appendices to the satisfaction of the Development Officer.
2. The maximum Height shall be 45.0 m.
3. The maximum Height of the podium shall be 8.5 m.
4. The maximum number of Dwellings shall be 110.

- a. at least 25% of Dwellings shall have two bedrooms or more.
5. The maximum Floor Area Ratio shall be 6.5.
6. The maximum Tower Floor Plate shall be 675.0 m².
7. Minimum Building Setbacks shall be in accordance to Appendices I and II and as follows:
 - a. 5.5 m from the east Lot line;
 - b. 6.0 m from the west Lot line;
 - c. 1.5 m from the north Lot line, with the exception of the covered parkade access ramp structure which can project up to 0 m from the north Lot line; and
 - d. 1.5 m on the South.
8. Minimum Tower Setbacks, above 8.5 m in Height, shall be in accordance to Appendix III and as follows:
 - a. 7.5 m from the east Lot line;
 - b. 7.5 m from the west Lot line;
 - c. 3.5 m from the north Lot line; and
 - d. 3.5 m from the south Lot line.
9. Notwithstanding regulations 5.7 and 5.8 of this Provision, architectural projections including platform structures (balconies) with the support walls may project up a maximum of 1.5 m in Setback areas.

6 Development Regulations for Building Design and Features

1. Building materials must be durable, of high quality and appropriate for the development within the urban context, including but not limited to brick, precast concrete, masonry, clear glazing, curtain wall, window wall, metal cladding, cementitious cladding panels and acrylic stucco. The contextual fit, design, proportion, quality, texture and application of various finishing materials shall be in general accordance with the appendices and to the satisfaction of the Development Officer.
2. All exposed building façades shall have consistent and harmonious exterior finishing materials and design in general accordance with appendices.
3. The sidewalls of the underground driveway ramp shall be designed and articulated to the satisfaction of the Development Officer.
4. Weather protection in the form of a canopy shall be provided at-Grade above the main floor entry from the Tower to create a comfortable environment for pedestrians. This may project a maximum of 4.5m from the building Façade in the west setback area.
5. The building shall be comprised of two distinct vertical sections: podium and tower. The distinct nature of the two vertical sections shall be differentiated through Stepbacks in the building mass and/or through the architectural treatment of the Facades.

6. Parkade(s) developed below Grade shall be permitted to be built to the property line provided there remains enough soil above the parkade structure to accommodate required Landscaping.
7. All ground level Residential Dwellings shall have an individual external entrance at Grade, which are clearly visible to be readable and lend a sense of occupancy to the public roadway fronting onto 118 Street NW and the east-west lane. Sliding patio doors shall not serve as a primary entrance. The principal entrance to the unit shall have direct external access to the adjacent public sidewalk along 118 Street.
8. All mechanical equipment, including roof mechanical units, surface level venting systems, and transformers shall be concealed by screening in a manner compatible with the architectural character of the building or concealed by incorporating it within the building.

7 Development Regulations for Parking, Loading, Storage and Access

1. Vehicular access and egress shall be from the abutting Lane in accordance with Appendix I.
2. The development shall include a maximum of 7 surface parking spaces, of which a minimum of 2 spaces shall be used to accommodate vehicles from a car share program. The car share program may be operated by the owner or a third-party vendor. Should this program be proven not to be implementable, the spaces may be used for visitor parking.
3. Bicycle Parking facilities shall be provided at a minimum rate of 0.7 spaces per Dwelling in a safe and secure location within the building that is easily accessible to cyclists via access ramps, or a route through the building which facilitates easy and efficient transportation of bicycles, to the satisfaction of the Development Officer.
4. A bicycle wash, repair, and maintenance station shall be required within the building that is easily accessible to cyclists or adjacent to the bike storage area.
5. Storage and waste collection areas shall be accessed from the east-west Lane, screened from view from adjacent sites, and located within the building. Waste collection areas shall be designed to the satisfaction of the Development Officer in consultation with Waste Management Services and Subdivision and Development Coordination (Transportation).

8 Development Regulations for Landscaping, Lighting and Amenity Areas

1. A detailed Landscape Plan, prepared by a registered Alberta Association of Landscape Architects (AALA) landscape architect, for the Site, shall be submitted for review and approval by the Development Officer, prior to the issuance of any Development Permit, except for a permit for excavation or shoring.
2. Landscaping on site shall use plant materials that provide colour throughout the year to enhance the appearance of the development during the cold weather months.
3. The communal outdoor garden on the North-West Corner of the site shall have a minimum area of 25.0 m²

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 the satisfaction of the Development Officer. Exterior lighting associated with the development shall be designed such that it has no negative impact on an adjacent property in accordance with Section 51 of the Zoning Bylaw. Prior to the issuance of any Development Permit, a detailed exterior lighting plan shall be provided to the satisfaction of the Development Officer.
5. Night-time light pollution shall be reduced by avoiding over-illumination of the development and using full cut-off exterior lighting fixtures, which direct light, to help ensure illumination does not extend beyond the boundaries of the Site.
6. A semi-private outdoor Amenity Area from each of the at-grade dwelling exterior entries shall be provided in a manner that establishes a transition area between the public roadway, including the east-west Lane, using landscape features such as decorative fencing and paving, shrub beds, trees and/or rock gardens, seating and/or built elements such as private entrance features and patios.

9 Other Regulations

1. A Comprehensive Sign Design Plan in accordance with Section 59.3 shall be required prior to the issuance of any Development Permit and to the satisfaction of the Development Officer.
2. 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, increase 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 shall apply any conditions necessary to the approval of the Development Permit based on the recommendations of the CPTED assessment to promote a safe physical environment.
3. Prior to the issuance of a Development Permit for any buildings greater than 20.0 m in Height, a Wind Impact Study shall be submitted for review. The development shall incorporate design features to minimize adverse microclimatic effects such as wind tunneling, snow drifting, rain sheeting both on and off Site, consistent with the recommendations of the Wind Impact Study.
4. Prior to the release of drawings for Building Permit Application review, a final Remedial Action Plan and/or Risk Management Plan, and a final report of remediation at the property shall be provided, to show the property has been remediated and/or risk managed to current applicable standards and is suitable for the intended uses. Based on the results of the remediation report, and at the discretion of the Development Officer in consultation with the Environmental Planner, further environmental work may be required to ensure the property is suitable for development.
5. Notwithstanding the other development regulations and appendices of this Provision, in the event that the owner/developer does not obtain a Building Permit and commence

construction under a valid Development Permit for the development within 5 years of the passage of this Bylaw, the maximum Floor Area Ratio shall be 6.0.

6. Built form, public realm interfaces, streetscape elements and pedestrian connections shall consider the City of Edmonton's Winter Design Guidelines in their design and implementation. A report outlining how the development conforms to these guidelines shall be submitted with the Development Permit for a principal building.
7. 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 trees along 118 Street. If required by the Development Officer, an air spading tool shall be used to determine the amount and size of roots that may need to be cut for the parkade/foundation wall. If:
 - a. 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 as part of the redevelopment of the site. The owner/developer shall be responsible for the cost of removal as well as for compensating the City for the value of the tree being removed. If required by the Development Officer, each tree removed shall be replaced by a new tree in an enhanced growing soil medium in the form of soil cells or continuous trenches, at the cost of the owner; or
 - b. 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 C456C.

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 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 process. Improvements to be addressed in the Agreement shall include but are not limited to:
 - a. Resurfacing of the north-south Lane between the north property line of the site and the east-west lane to a commercial alley standard;
 - b. Resurfacing of the east-west Lane between 117 Street NW and 118 Street NW to a commercial alley standard;
 - c. Repair of any damage to the abutting roadways, sidewalks, and boulevard, including Lanes not directly adjacent to the Site caused by the construction of the development; and
 - d. Removal of all existing vehicle accesses to 118 Street NW, including restoration of the curb, gutter, boulevard and sidewalk.
2. Prior to the issuance of the Development Permit for new building construction, the owner shall enter into an agreement with the City of Edmonton whereby the owner shall provide a minimum contribution of \$128,640 toward the acquisition and placement of public art. Such agreement shall require that:

- a. Prior to the issuance of the Development Permit, a public art plan showing the general location(s) of art shall be prepared and submitted to the City of Edmonton for review and approval by the Development Officer. The art will be acquired through an art procurement process administered by the owner(s) and all costs related to the procurement of the artworks, operation and future maintenance shall be the responsibility of the owner;
- b. Artworks shall be created by a professional artist;
- c. Artworks may be located on or within the public or private property and shall be in locations that are publicly viewable to the satisfaction of the Development Officer;
- d. If located on public property or roadway right of way, the location shall be to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination (Transportation) , City Operations and Integrated Infrastructure Services; and
- e. The Public Art contribution amount shall be increased every 5 years from the date of passage of the Bylaw adopting this Provision according to the annual rate of national inflation as determined by Statistics Canada

10159 118 STREET NW

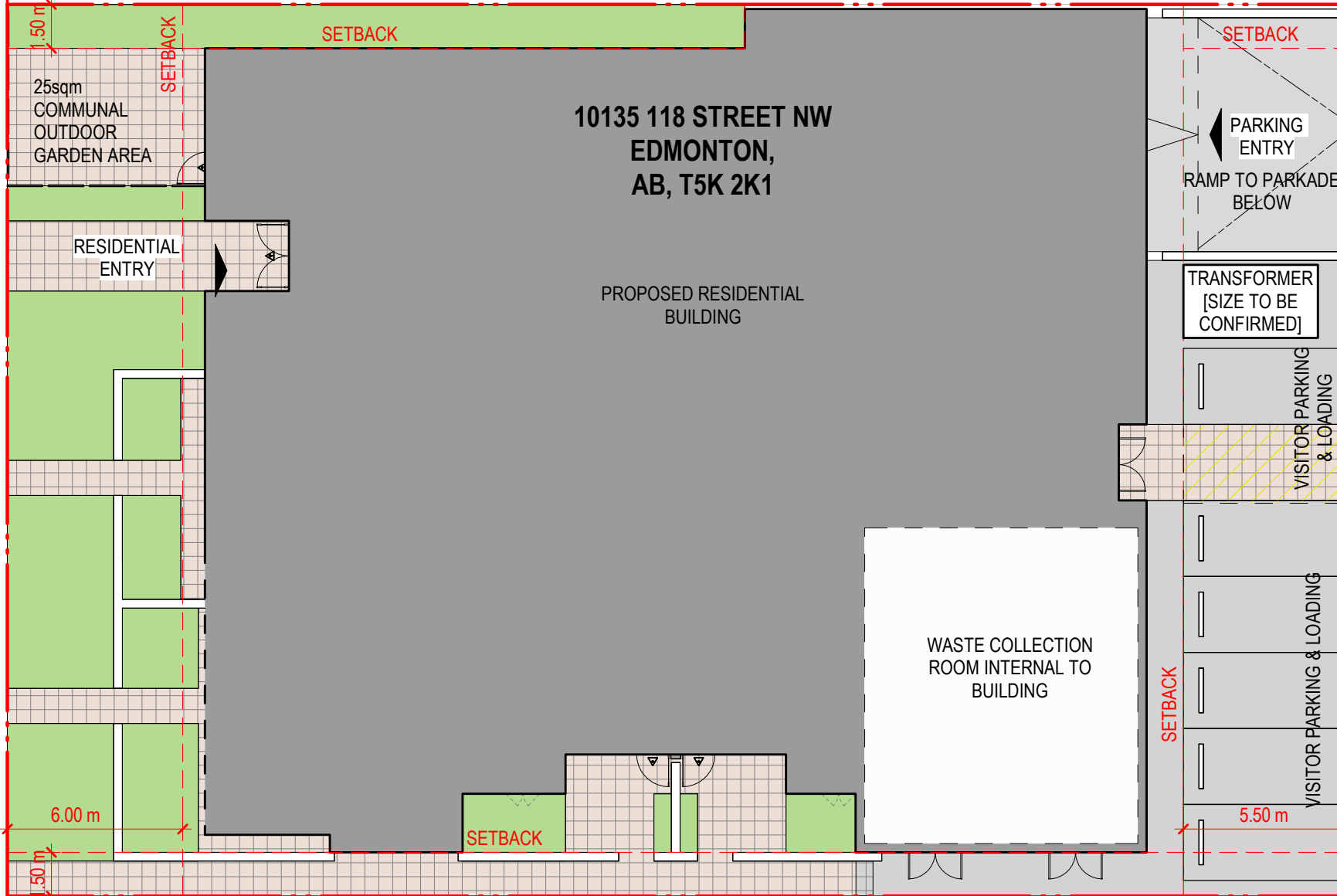
118 STREET

EXISTING BOULEVARD WITH PLANTING

EXISTING SIDEWALK

PROPERTY LINE

PROPERTY LINE



- BUILDING OUTLINE
- GARBAGE ROOM
- HARD LANDSCAPING [PEDESTRIAN USE]
- HARD LANDSCAPING [VEHICLE USE]
- SOFT LANDSCAPING

LANE

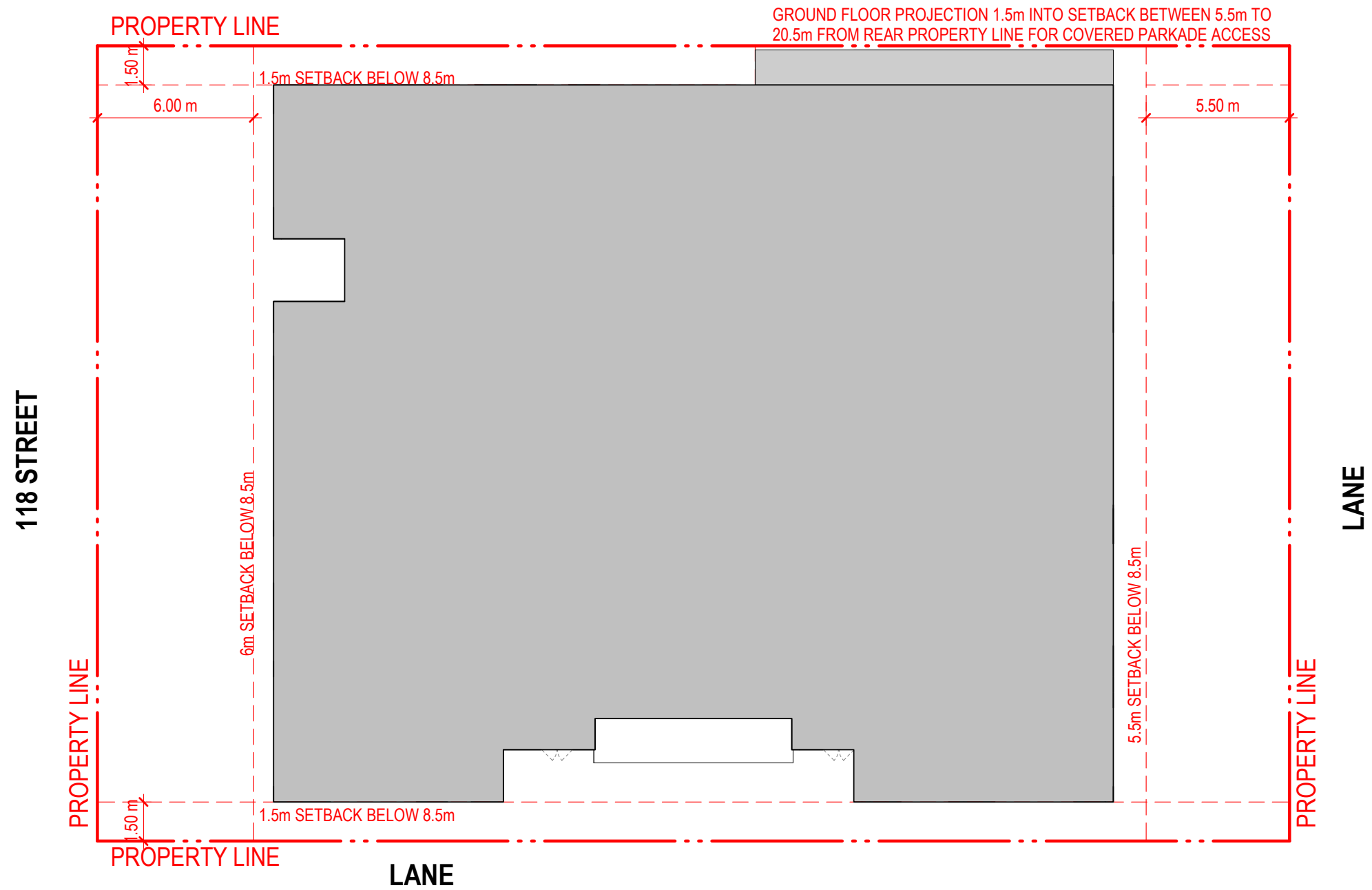
PROPERTY LINE

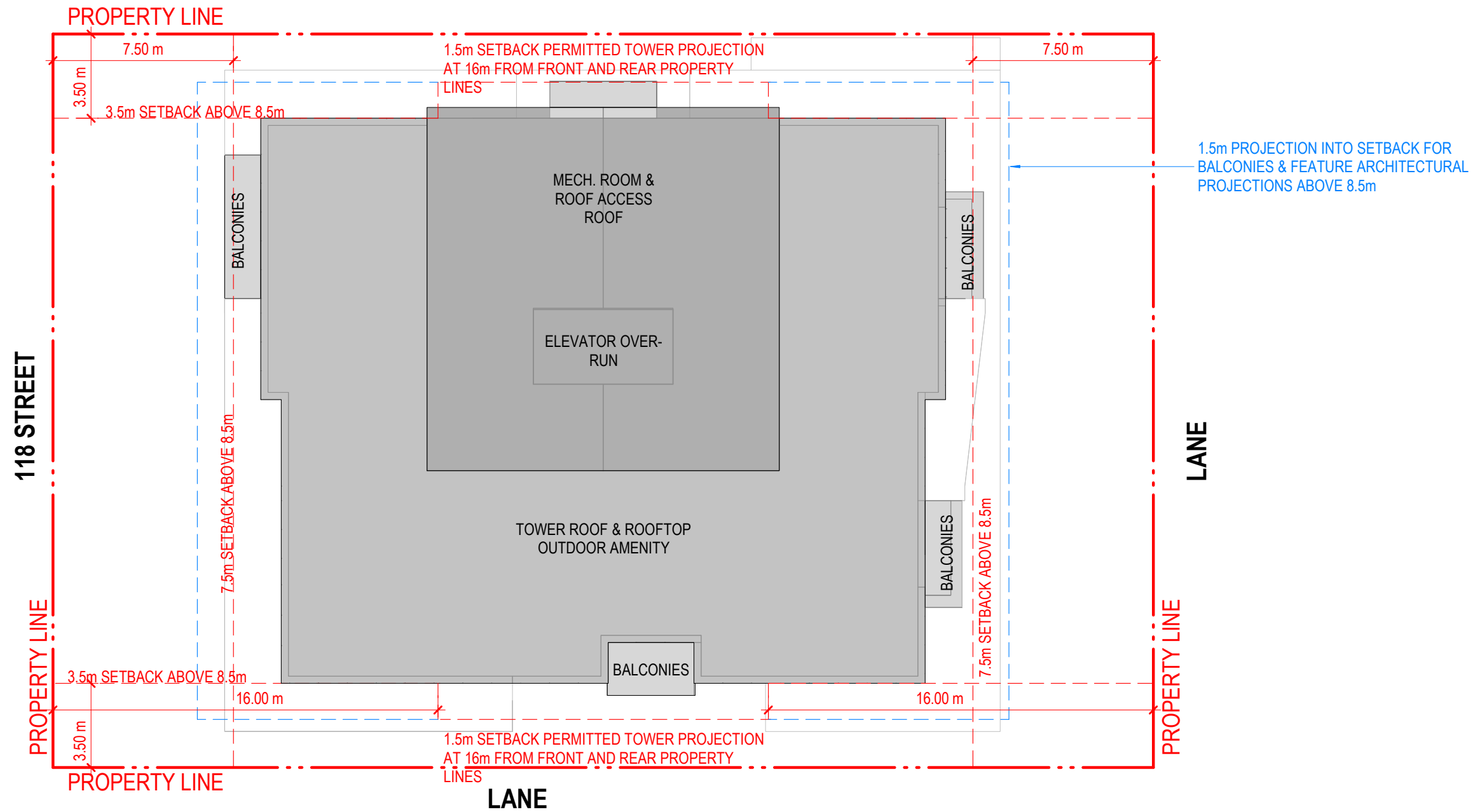
LANE

PLANTING/LANDSCAPING SHOWN AS INDICATIVE. LANDSCAPING REQUIREMENTS TO COMPLY WITH CITY OF EDMONTON ZONING BYLAW 12800 SECTION 55

10130 117 STREET NW



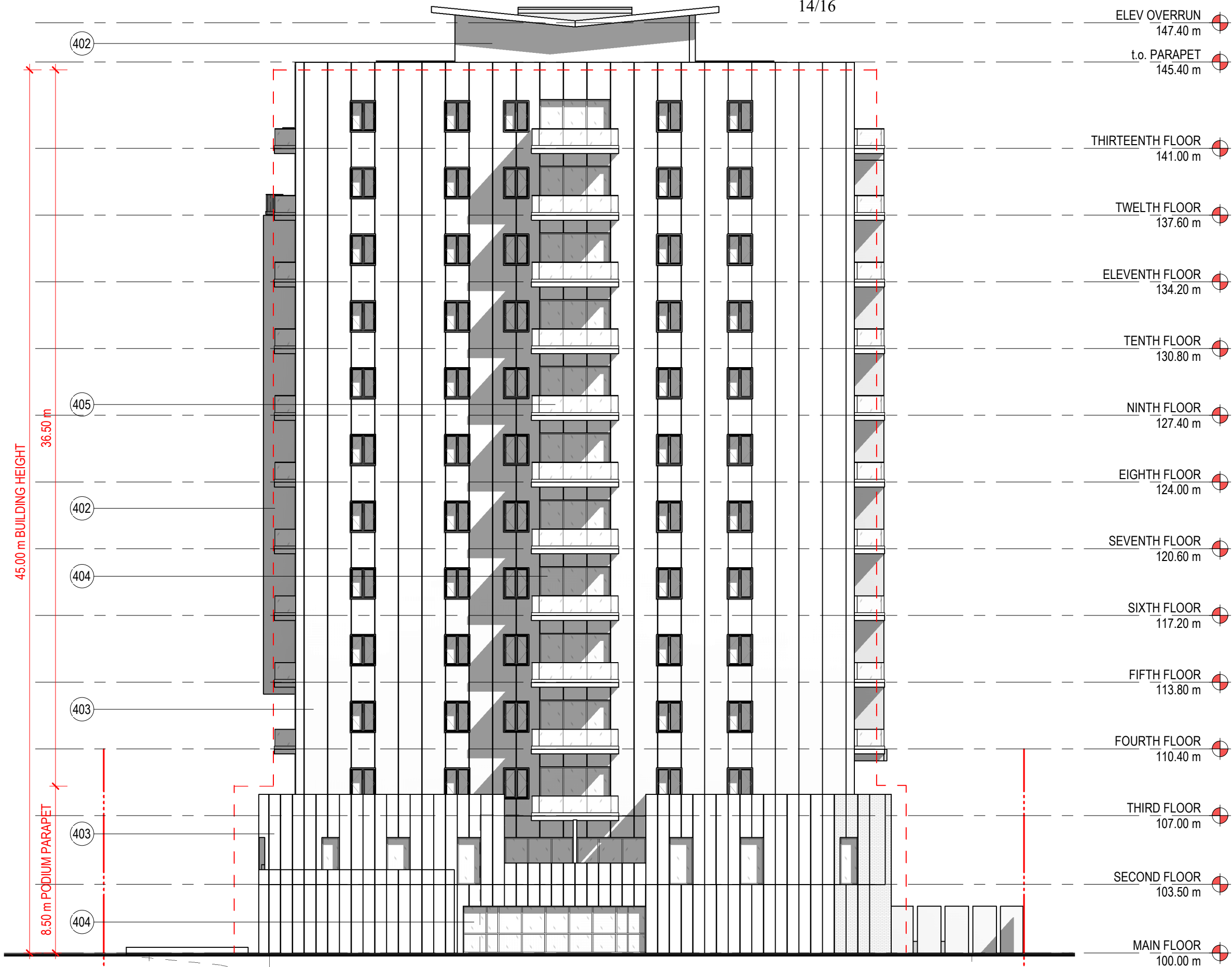






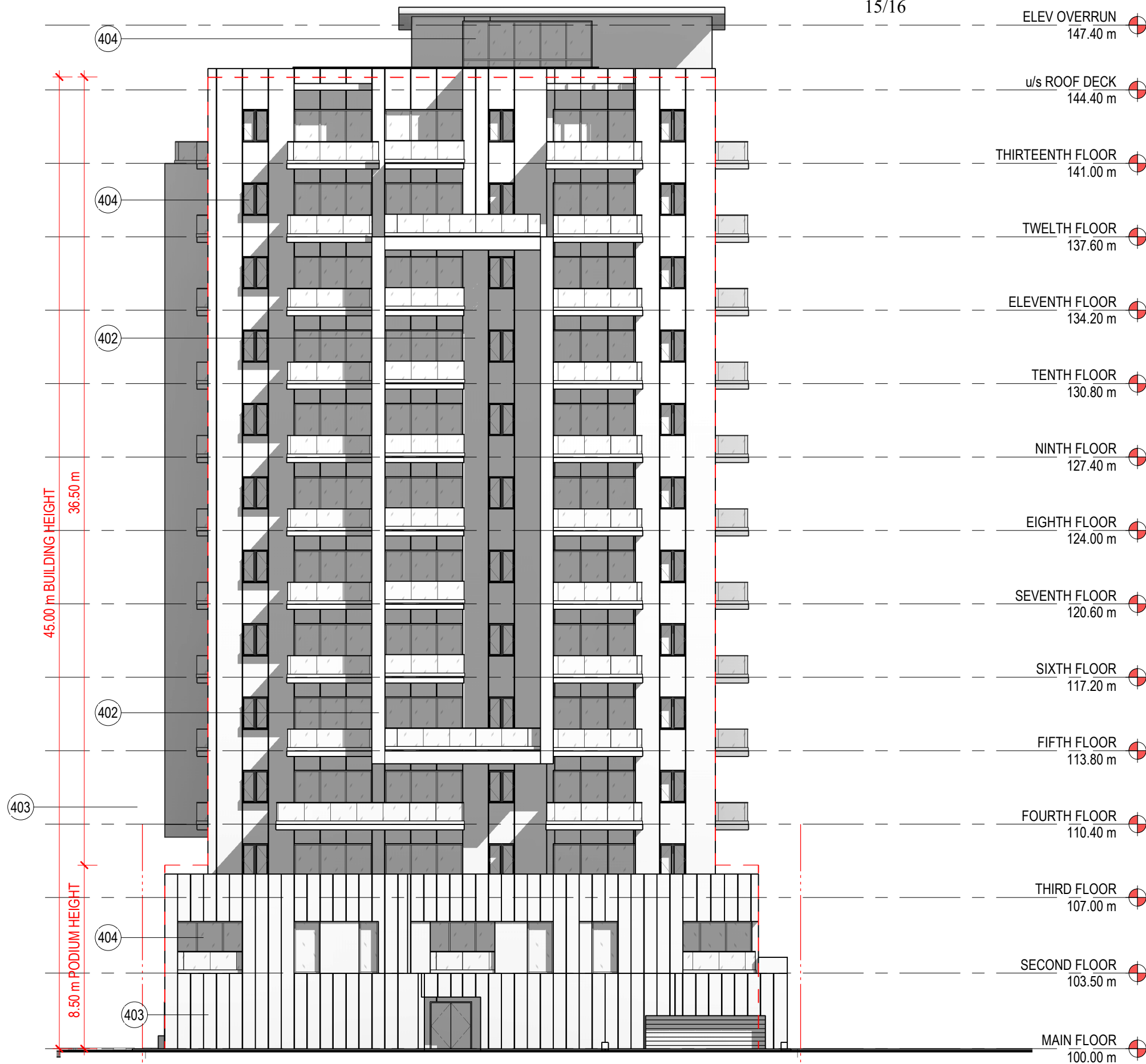
KEYNOTE LEGEND

No.	DESCRIPTION
401	BRICK WITH FEATURE METAL PANELS
402	METAL CLADDING
403	FIBRE BOARD CLADDING
404	GLAZING
405	BALCONY GUARDS
406	LANDSCAPE PANELS



- ELEV OVERRUN 147.40 m
- t.o. PARAPET 145.40 m
- THIRTEENTH FLOOR 141.00 m
- TWELTH FLOOR 137.60 m
- ELEVENTH FLOOR 134.20 m
- TENTH FLOOR 130.80 m
- NINTH FLOOR 127.40 m
- EIGHTH FLOOR 124.00 m
- SEVENTH FLOOR 120.60 m
- SIXTH FLOOR 117.20 m
- FIFTH FLOOR 113.80 m
- FOURTH FLOOR 110.40 m
- THIRD FLOOR 107.00 m
- SECOND FLOOR 103.50 m
- MAIN FLOOR 100.00 m

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402	METAL CLADDING
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405	BALCONY GUARDS
406	LANDSCAPE PANELS



ELEV OVERRUN
147.40 m

u/s ROOF DECK
144.40 m

THIRTEENTH FLOOR
141.00 m

TWELTH FLOOR
137.60 m

ELEVENTH FLOOR
134.20 m

TENTH FLOOR
130.80 m

NINTH FLOOR
127.40 m

EIGHTH FLOOR
124.00 m

SEVENTH FLOOR
120.60 m

SIXTH FLOOR
117.20 m

FIFTH FLOOR
113.80 m

FOURTH FLOOR
110.40 m

THIRD FLOOR
107.00 m

SECOND FLOOR
103.50 m

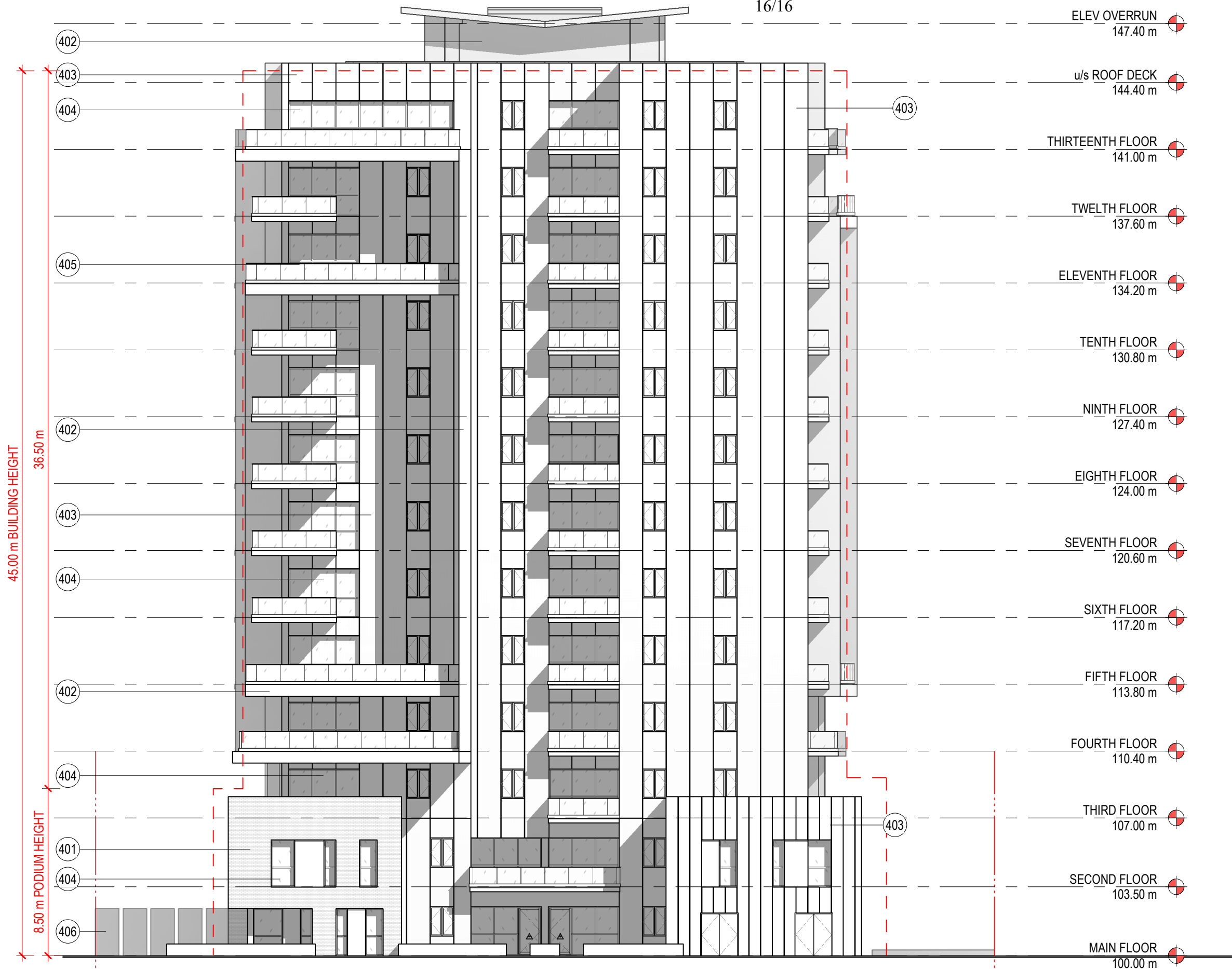
MAIN FLOOR
100.00 m

KEYNOTE LEGEND

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406	LANDSCAPE PANELS

45.00 m BUILDING HEIGHT

8.50 m PODIUM HEIGHT



KEYNOTE LEGEND	
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APPENDIX VII - SOUTH ELEVATION