

Charter Bylaw 20384

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 3599

WHEREAS Lot 6A, Block 24, Plan 2220126; Lots 5A & 5B, Block 24, Plan 1722892; and Lots 3 & 4, Block 24, Plan 715HW; located at 8715, 8727, 8729, 8731, and 8735 - 118 Street NW, Windsor Park, Edmonton, Alberta, are specified on the Zoning Map as (RF1) Single Detached Residential 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 Lot 6A, Block 24, Plan 2220126; Lots 5A & 5B, Block 24, Plan 1722892; and Lots 3 & 4, Block 24, Plan 715HW; located at 8715, 8727, 8729, 8731, and 8735 - 118 Street NW, Windsor Park, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule "A", from (RF1) Single Detached Residential 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.

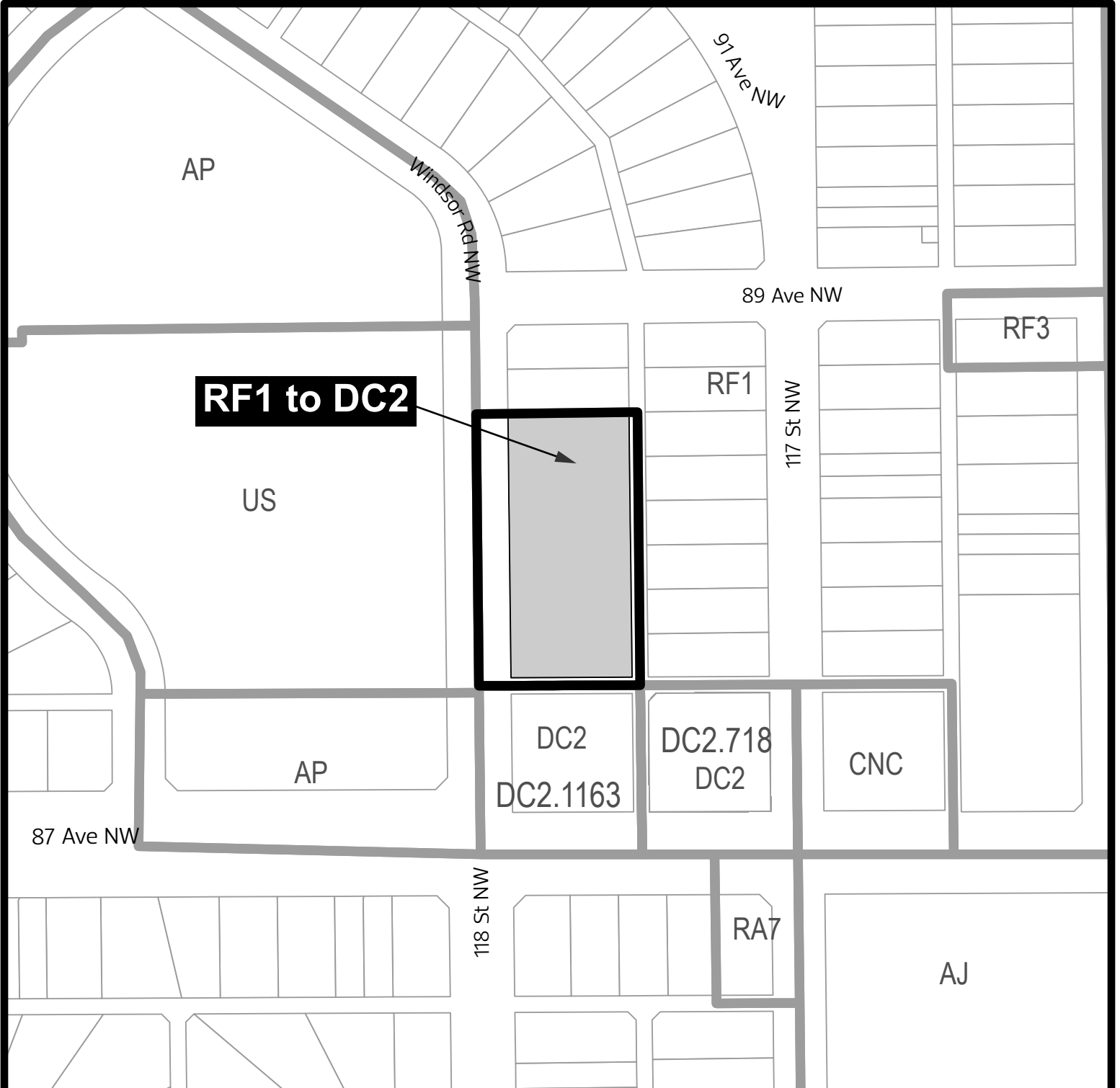
READ a first time this	day of	, A. D. 2023;
READ a second time this	day of	, A. D. 2023;
READ a third time this	day of	, A. D. 2023;
SIGNED and PASSED this	day of	, A. D. 2023.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

CHARTER BYLAW 20384



RF1 to DC2



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

To accommodate a mid-rise, residential development with a unique shape that provides appropriate transitions to adjacent properties and the public realm.

2. Area of Application

This Provision shall apply to Lot 6A, Block 24, Plan 2220126; Lots 5A & 5B, Block 24, Plan 1722892; and Lots 3 & 4, Block 24, Plan 715HW, located on the east side of 118 Street NW, north of 87 Avenue NW, as shown in Schedule “A” of the Charter Bylaw adopting this Provision, Windsor Park.

3. Uses

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

4. Development Regulations for Uses

1. Residential Sales Centres shall be limited to selling or leasing on-Site condominium or rental Dwellings.
2. Signs shall comply with Section 59 and Schedule 59B 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 Copy.

5. Development Regulations for Site Layout and Built Form

1. The development shall be in general conformance with the attached Appendices.
2. The maximum Height shall be 20.0 m.
3. The maximum Floor Area Ratio shall be 3.0.
4. The maximum number of Dwellings shall be 172.

- a. A minimum of 50% of Dwellings shall have two bedrooms or more.
 - b. No more than 10% of Dwellings shall be constructed as studio Dwellings.
5. The minimum building Setbacks shall be:
- a. 7.5 m from the east Lot line, except that a minimum of 17% of the east Façade of the building shall have a minimum Setback of 17.5 m from the east Lot line;
 - b. 3.0 m from the west Lot line, except that a minimum of 19% of the west Façade of the building shall have a minimum Setback of 15.0 m from the west Lot line;
 - c. 4.2 m from the south Lot line;
 - d. 6.0 m from the north Lot line except that:
 - i. a minimum of 14.5 m Setback shall be provided above 14.5 m in Height; and
 - ii. a minimum of 40.0 m Setback shall be provided above 17.5 m in Height; and
6. Notwithstanding Section 5.5 of this Provision:
- a. the entrance to the Underground Parkade and the waste collection area on the ground level shall not be subject to the east Setback.
 - b. the Underground Parkade shall be subject to a minimum 3.0 m Setback from the north, west and south Lot lines and no Setback shall be required from the east Lot line, provided there is sufficient soil capacity to support any required Landscaping, to the satisfaction of the Development Officer.

6. Development Regulations for Building Design and Features

1. The development shall incorporate a prominent front entrance facing 118 Street NW through distinct architectural treatment to the satisfaction of the Development Officer. This entrance shall include a weather protection element in the form of a canopy or other architectural element which shall be allowed to project 2.5 m into the west Setback to create a comfortable environment for people walking or rolling.

2. All ground-oriented Dwellings shall provide an individual external entrance featuring visible individual doorways. Sliding patio doors shall not serve as the entrances to these Dwellings.
3. All ground-oriented Dwellings shall have a private outdoor Amenity area in front of the individual external entrance using features such as landscaped terraces, human scaled lighting, patios, decorative fencing, change in grade, shrub beds or rock gardens.
4. All building Facades shall have consistent and harmonious exterior finishing materials.
5. The development shall incorporate design elements to reduce the perceived mass and add architectural interest, including articulation of the Façades, using a defined pattern of projections and/or recessions, and a variety of exterior building cladding materials and colours as generally shown in the Appendices of this Provision.
6. The development shall maximize the use of metal siding, cementitious panel, brick veneer, glass and glazed windows. The contextual fit, design, proportion, quality, texture and application of various finishing materials shall be determined at the Development Permit stage.
7. Vinyl siding shall be prohibited as an exterior cladding material.
8. Safety railings/privacy screenings for rooftop Amenity Areas shall be designed to allow light penetration but to not be transparent for viewing through, such as through the use of opaque glass.
9. The building Facades shall be designed to break their appearance and provide a distinction between the portion of the building at 20.0 m of Height and the rest of the building using a combination of projections, changes in building materials, colours and/or physical breaks in building mass.
10. Platform Structures in the form of balconies shall be allowed to project 1.5 m into Setbacks.
11. Rooftop Amenity Areas shall be at least 1.5 m away from the north and east Facades of the Storey below them.
12. All mechanical equipment, including roof mechanical units, and surface-level venting systems shall be concealed by screening in a manner compatible with the architectural character of the building, or concealed by incorporating it within the

building. Ground-level vents shall be oriented away from adjacent Sites and on-Site circulation areas for people walking or rolling.

13. Balconies facing the adjacent properties to the north and east shall provide screening and be located to maximize privacy and minimize overlook to the satisfaction of the Development Officer. This may include but is not limited to privacy screens, louvres, frosted glass, or glass blocks.

7. Development Regulations for Parking, Loading, Storage and Access

1. All vehicular access and egress shall be provided from the north-south Lane abutting the site.
2. All vehicular parking shall be provided in an Underground Parkade.
3. A minimum 1.2 m wide, on-site, hard-surfaced connection between the primary entrance of ground-oriented Dwellings and the 118 Street NW public sidewalk shall be provided.
4. Bicycle Parking spaces shall be provided in accordance with the Zoning Bylaw, except that:
 - a. Bicycle parking shall be provided at a minimum rate of 0.7 spaces per Dwelling; and
 - b. Bicycle Parking shall be in a safe and secure location in the Underground Parkade or another secure location within the building that is easily accessible to cyclists via access ramps, or a route through the building to facilitate easy and efficient transportation of bicycles.
5. A bicycle wash, repair and maintenance station shall be required within or adjacent to the bike storage area within the Underground Parkade.
6. All waste collection and storage areas shall be located adjacent to the north-south Lane and designed to the satisfaction of the Development Officer in consultation with Waste Management Services and Subdivision and Development Coordination (Transportation). The waste collection and storage areas shall be screened with materials consistent with the architectural treatment of the building and gates and/or doors of the waste enclosure shall not open or encroach into the road right-of-way.

8. Development Regulations for Landscaping, Lighting and Amenity Areas

1. The required Landscape Plan submitted with a Development Permit application for new building construction shall be prepared by a Landscape Architect registered with the Alberta Association of Landscape Architects (AALA).
2. In addition to the requirements in the Zoning Bylaw, the Landscaping Plan shall demonstrate:
 - a. On-Site landscaping that uses plant materials that provide colour throughout the year to enhance the appearance of the development during the cold weather months;
 - b. the incorporation of native and/or drought-tolerant species into the Landscaping design;
 - c. A 1.83 m tall decorative screen fence to be provided along the entire length of the north Lot line except within the Setback from 118 Street NW; and
 - d. Landscaping in the form of raised planters with shrubs and/or perennials around the Amenity Areas on top of the fourth and fifth Storeys.
3. Decorative and security lighting designed and finished in a manner consistent with the architectural theme of the development and provided to ensure a well-lit and safe environment for people walking or rolling, to accentuate architectural elements, and provide additional lighting for 118 Street NW and the adjacent Lanes.
4. An outdoor Common Amenity Area of at least 42 m² shall be provided that is specifically designed for children including, but not limited to, fixed and portable play equipment.
5. Rooftops of the fourth and fifth Storeys shall provide enhancements to improve rooftop aesthetics. These enhancements may include but are not limited to, landscape features, Amenity Areas, screening elements and improved aesthetic rooftop materials.
6. Night-time light pollution shall be reduced by avoiding over-illumination of the development and by using exterior lighting fixtures that are full cut-off in design which direct light downward, to ensure illumination does not extend beyond the boundaries of the development Site.

9. Other Regulations

1. 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 people walking or rolling 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 may apply conditions to the approval of the Development Permit based on the recommendations of the CPTED assessment to promote a safe physical environment.

2. Prior to the issuance of a Development Permit for new building construction, a Qualitative Wind Impact Study (Computational Fluid Dynamics) shall be submitted for review. The development shall incorporate design features to minimize adverse microclimatic effects such as wind tunneling and snow drifting both on and off Site, consistent with the recommendations of the Qualitative Wind Impact Study (Computational Fluid Dynamics).
3. 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 NW. 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 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.

4. The sanitary drainage systems required to service the development, including any on-site wastewater management, shall be in general conformance with the Drainage Servicing Report to the satisfaction of the Development Officer in consultation with Development Services (Drainage).
5. Notwithstanding the other Development Regulations and Appendices of this Provision and Section 720.3(2) of the Zoning Bylaw, in the event that the owner/developer does not obtain a Development Permit and commence construction of the building within 5 years of the passage of the Charter Bylaw adopting this Provision, development shall be in accordance with this Provision, except that:
 - a. the maximum Height shall be 8.9 m; and
 - b. the maximum Floor Area Ratio shall be 1.0.

10. Public Improvements and Contributions

1. As a condition of the Development Permit for the construction of a principal building, the owner shall enter into an Agreement with the City of Edmonton for off-site improvements necessary to serve the development. The Agreement shall include an engineering drawing review and approval process. Improvements shall be constructed at the owner's cost and shall be designed to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination (Transportation), City Operations, Integrated Infrastructure Services, EPCOR Water Services, Drainage, and others as required. Improvements to address in the Agreement shall include, but are not limited to:
 - a. the repair of any damage to the abutting roadways, sidewalks and/or boulevards resulting from the construction of the development, replacement of any street furniture including lamps, benches, bollards or planters, that are removed/damaged due to construction of the development;
 - b. removal of all existing vehicle accesses to 118 Street NW, including restoration of the curb, gutter, and sidewalk;
 - c. upgrading the north-south Lane east of the site to a 6.0 m wide commercial alley standard within the available rights-of-way between the east-west lane abutting the Site to the south, and 89 Avenue NW;
 - d. installation of stop signs at the east approach of the abutting east-west Lane and 118 Street NW intersection, at the west approach of the

east-west Lane and 117 Street NW intersection, and at the north approach of the abutting north-south Lane and 87 Avenue NW intersection;

- e. installation of a yield sign at the south approach of the abutting north-south Lane and 89 Avenue NW intersection; and at the north and south approaches of the abutting north-south Lane at the intersection with the abutting east-west Lane;
 - f. if required by the Development Officer, in consultation with Edmonton Public Schools, construction of an approximately 100 m sidewalk extension along the east side of 119 Street NW from the Windsor Park playground northwards, including concrete landings to enhance Windsor Park School student pick up and drop off operations. Construction of these improvements must minimize impacts to the boulevard trees and not result in any direct removal of existing boulevard trees;
 - i. if it is decided that this improvement is not necessary/warranted, the value of the contribution to the creation of, or improvement to, an off-Site Public Amenity referenced in Section 10.2 of this Provision shall be increased by \$41,302.00;
 - g. installation of pedestrian crossings along 118 Street NW and 119 Street NW to enhance Windsor Park School student pick up and drop off operations. The exact location of the crosswalk will be determined at the Development Permit stage in consultation with City Operations (Safe Mobility) and the Edmonton Public School Board. Crosswalk installation may include, but is not limited to, design elements such as zebra crosswalk markings, signage and curb ramps; and
 - h. upgrading of the public realm on the north side of 87 Avenue NW between 118 Street NW and 119 Street NW to include a new sidewalk and a concrete bus shelter pad designed to accommodate a standard bus shelter. Construction of these improvements must minimize impacts to the boulevard trees and not result in any direct removal of existing boulevard trees.
2. As a condition of the development permit for the construction of the principal building, the owner shall enter into an agreement with the City of Edmonton to contribute \$41,102.52 to the creation of, or improvement to, an off-Site Public Amenity such as Windsor Park or other parks, gardens or open spaces within the boundaries of the Windsor Park neighbourhood. The funds shall be submitted to the City prior to the issuance of the Development Permit and be disbursed by the City. More specific agreement details shall be determined at the Development

Permit stage between the owner and the City, in consultation with the Windsor Park Community League.

- a. Notwithstanding the above, if a Development Permit application has not been made within five (5) years of the date of approval of the Charter Bylaw adopting this Provision, this contribution amount shall be increased from that point forward according to the annual rate of national inflation as determined by Statistics Canada.
3. A minimum of six (6) Dwellings shall be designed with the following characteristics:
- a. have a minimum of three bedrooms;
 - b. be distributed throughout the building on Storeys 1 through 4;
 - c. have access to a Common Amenity Area specifically designed for children of at least 42.0 m²; and
 - d. have access to a dedicated and secured family bicycle parking room or cage which shall have racks or railings for a minimum of two (2) bicycle parking spaces. These spaces shall not infringe on the ability of all remaining Dwellings in the development to have access to 0.7 bicycle parking spaces per Dwelling.

LANE

13/18

PARKING ENTRY

SIDEWALK

7.5 m

PMT

COLLECTION AREA

GARBAGE/RECYCLING ROOM

3M x 9M LOADING AREA

SIDEWALK

3.0 m

6.0 m

18.0 m

4.2 m

OUTDOOR AMENITY

ESTRANGE CREEPER

LANE

118 STREET



Appendix 1 – Site Plan

 GROUND ORIENTED RESIDENTIAL UNITS



Appendix 2a – East Elevation



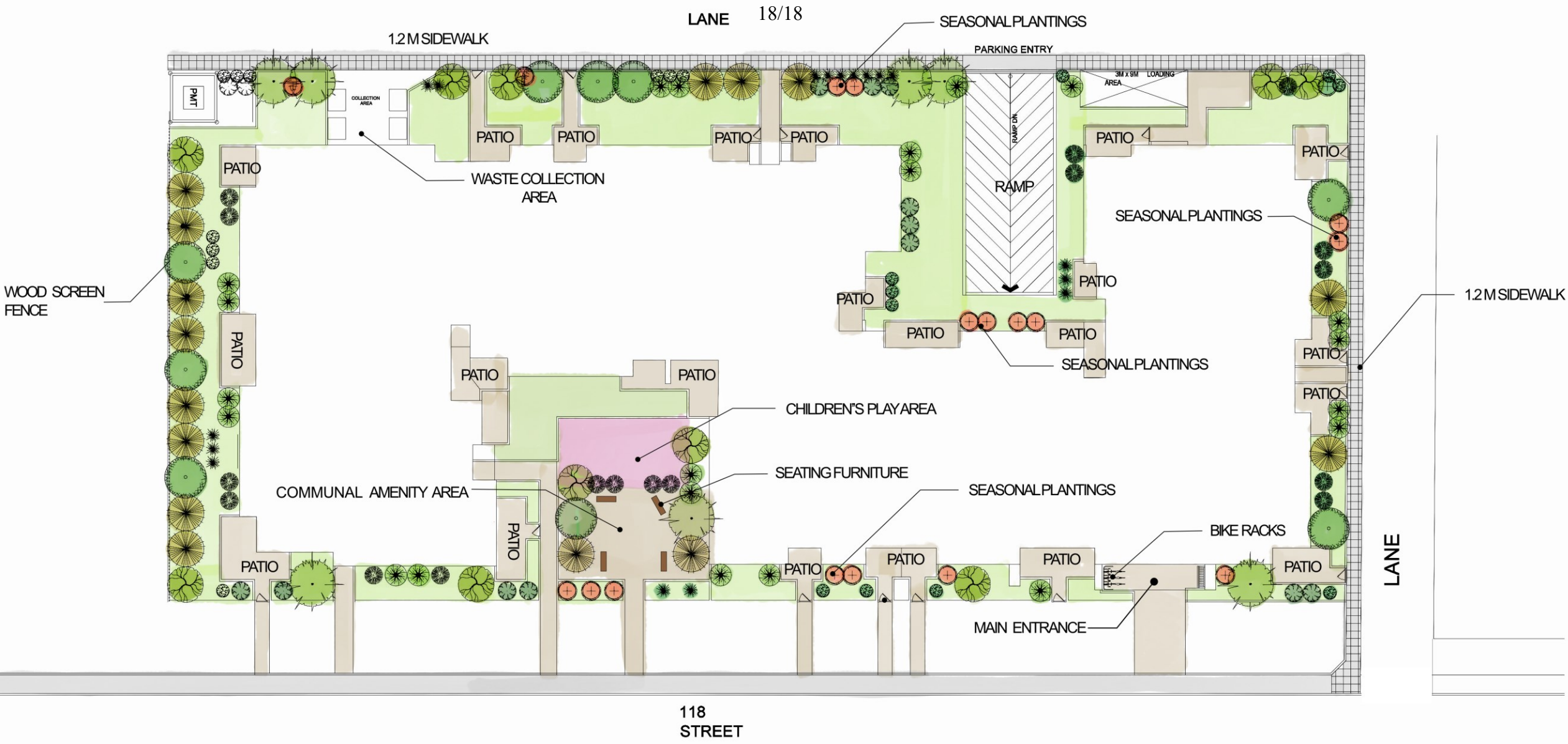
Appendix 2b – North Elevation



Appendix 2c – West Elevation



Appendix 2d – South Elevation



Appendix 3 – Conceptual Landscape Plan