

Charter Bylaw 20515

A Bylaw to amend Bylaw 12800, as amended,  
The Edmonton Zoning Bylaw  
Amendment No. 3655

WHEREAS Lot 8A, Block 40, Plan 1722883 & Lots 13 - 15, Block 40, Plan I17; located at 9903, 9905, 9907 & 9919 - 80 Avenue NW, Ritchie, Edmonton, Alberta, are specified on the Zoning Map as (RA7) Low Rise Apartment Zone and (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;

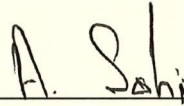
NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

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 8A, Block 40, Plan 1722883 & Lots 13 - 15, Block 40, Plan I17; located at 9903, 9905, 9907 & 9919 - 80 Avenue NW, Ritchie, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule "A", from (RA7) Low Rise Apartment Zone and (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".

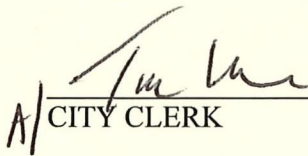
3. The sketch plan annexed hereto as Schedule "A" and the uses and regulations of the DC2 Provision shown on Schedule "B" annexed hereto are hereby incorporated into the Zoning Bylaw, being Part IV to Bylaw 12800, The Edmonton Zoning Bylaw.

READ a first time this	26th day of June	, A. D. 2023;
READ a second time this	26th day of June	, A. D. 2023;
READ a third time this	26th day of June	, A. D. 2023;
SIGNED and PASSED this	26th day of June	, A. D. 2023.

THE CITY OF EDMONTON

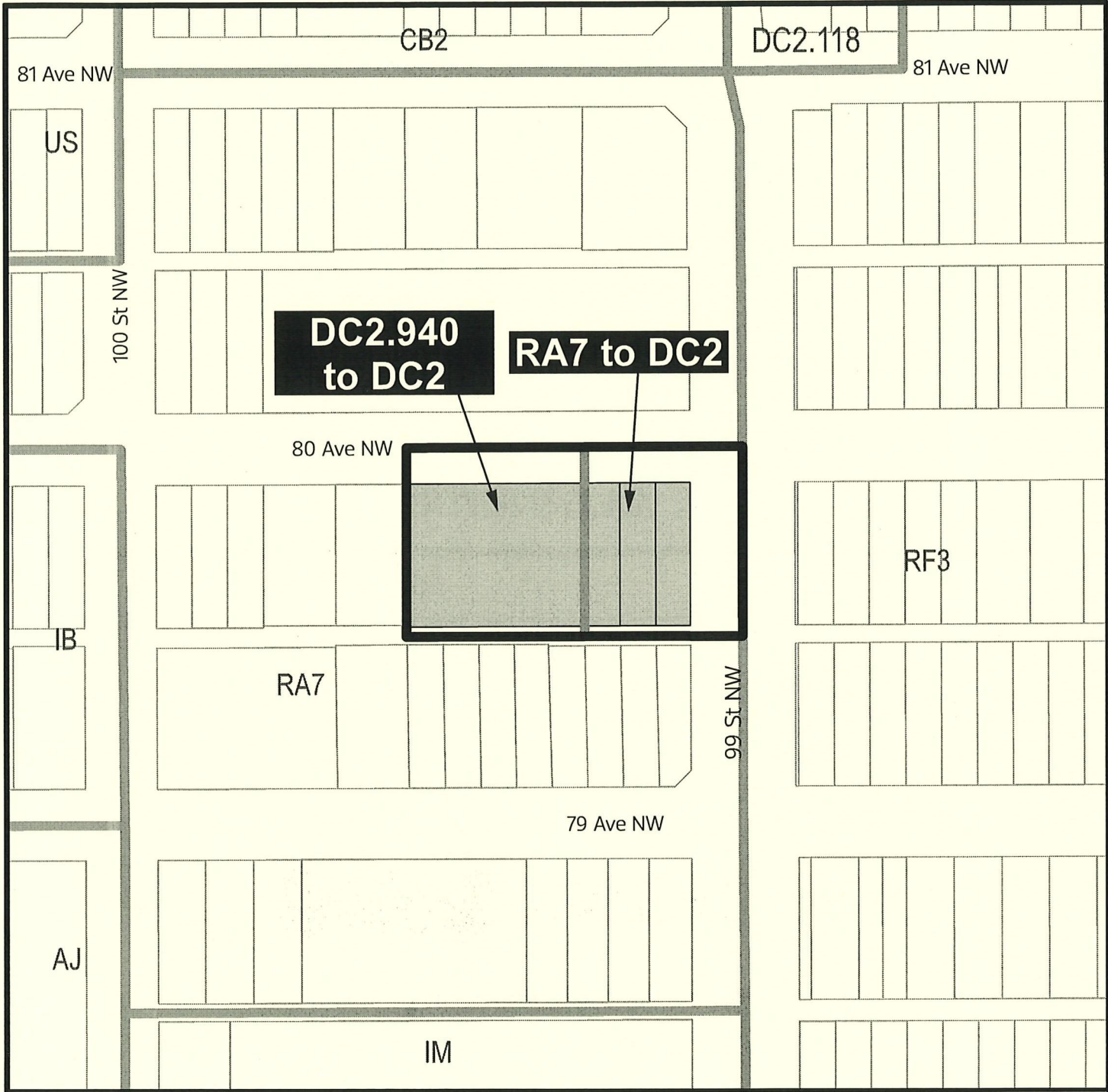


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MAYOR



A/ CITY CLERK

CHARTER BYLAW 20515



DC2.940, RA7 to DC2



**SCHEDULE "B"**

**(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION**

**1. General Purpose**

To accommodate a residential development consisting of two buildings separated by a Public Amenity Space and with limited non-Residential Uses at ground level.

**2. Area of Application**

This Provision shall apply to Lot 8A, Block 40, Plan 1722883 and Lots 13, 14, and 15, Block 40, Plan I17; located on the southwest corner of 99 Street NW and 80 Avenue NW, as shown on Schedule "A" of the Charter Bylaw adopting this Provision, Ritchie.

**3. Uses**

1. Bars and Neighbourhood Pubs
2. Business Support Services
3. Child Care Services
4. Convenience Retail Stores
5. General Retail Stores
6. Health Services
7. Indoor Participant Recreation Services
8. Live Work Unit
9. Lodging Houses
10. Major Home Based Business
11. Minor Home Based Business
12. Multi-unit Housing
13. Personal Service Shops
14. Private Education Services
15. Professional, Financial and Office Support Services
16. Residential Sales Centre
17. Restaurants
18. Specialty Food Services
19. Supportive Housing
20. Urban Gardens
21. Vehicle Parking
22. Fascia On-premises Signs
23. Projecting On-premises Signs



**4. Development Regulations for Uses**

1. Non-Residential and Non-Residential-Related Uses shall only be located in the ground level Storey of Building B and be limited to a total combined Floor Area of 350 m<sup>2</sup>.
2. Signs shall comply with Section 59 and Schedule 59B of the Zoning Bylaw.
3. Each Bars and Neighbourhood Pubs, Restaurants and Specialty Food Services Use shall not exceed 240 m<sup>2</sup> of Public Space.
4. The Residential Sales Centre Use shall be limited to the sale or leasing of on-Site Dwellings.

**5. Development Regulations for Site Layout and Built Form**

1. The development shall be in general conformance with the attached appendices.
2. The maximum Floor Area Ratio shall be 5.5.
3. The maximum number of Dwellings shall be 230. Of these:
  - a. A minimum of 70 Dwellings shall have 2 bedrooms or more; and
  - b. A minimum of 9 Dwellings shall have 3 bedrooms or more.
4. The maximum Height of Building A shall not exceed 23.0 m.
5. The maximum Height of Building B shall not exceed 65.0 m.
6. The minimum Setbacks shall be:
  - a. 3.0 m from the north Lot line;
  - b. 4.5 m from the south Lot line;
    - i. A minimum 0.5 m of the Setback from the east-west Lane abutting the Site shall be Hardsurfaced, incorporated into the Lane and free of obstructions to allow for vehicle use.
  - c. 3.0 m from the west Lot line;
  - d. 3.0 m from the east Lot line; and
  - e. Notwithstanding the above, the Underground Parkade shall not be subject to these Setbacks, provided there is sufficient soil capacity to support any

required Landscaping above. This may be achieved by, but is not limited to, the use of planters and other acceptable green roof technologies.

7. The following shall apply to Building B:
  - a. The building shall take the form of a podium-Tower design;
  - b. The maximum Height of the podium shall be 9.0 m;
  - c. The maximum Floor Plate of the Tower above the podium shall be 675 m<sup>2</sup>;
  - d. The minimum Tower Setback above the podium shall be:
    - i. 8.5 m from the south Lot line;
    - ii. 7.0 m from the north Lot line; and
    - iii. 6.0 m from the east Lot line.

**6. Development Regulations for Building Design and Features**

1. All mechanical equipment, including surface level venting systems and transformers, shall be screened in a manner compatible with the architectural character of the building or be concealed by incorporating it within the building. Ground level vents shall be oriented away from adjacent Sites, on-Site amenity or pedestrian circulation areas.
2. Building materials must be durable, of high quality and appropriate for the development within the urban context, design, proportion, quality, texture and application of various finishing materials shall be to the satisfaction of the Development Officer.
3. Ground level Dwellings facing 80 Avenue NW and g 99 Street NW shall have an individual external entrance at ground level that is clearly readable from and lends a sense of occupancy to the public roadway. Sliding Patio doors shall not serve as this entrance.
4. All ground level Dwellings facing 80 Avenue NW and 99 Street NW shall provide a semi-private outdoor Amenity Area in front of each exterior entry that establishes a transition area between the public roadway, using landscape features such as decorative fencing, change in Grade, shrub beds or rock gardens.

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

1. Vehicular access and egress to the Site shall be from the abutting Lane.



2. All vehicular parking shall be located in the Underground Parkade except that a maximum of 7 surface vehicular parking spaces abutting the Lane may be provided.
3. All waste collection, storage, or loading areas shall be located adjacent to the Lane, within the principal building and designed to the satisfaction of the Development Officer in consultation with Waste Management Services and Subdivision and Development Coordination (Transportation). Gates and/or doors of the waste enclosure shall not open or encroach into road right-of-way.
4. Bicycle Parking Facilities shall be provided in accordance with the Zoning Bylaw and the following:
  - a. Long-term bicycle parking spaces shall be provided in a safe and secure location in the Underground Parkade or in another secure location within the building that is easily accessible to cyclists via a route through the building which facilitates easy and efficient transportation of bicycles. If located in the Underground Parkade, a bicycle access ramp that is separate from the vehicle access ramp shall be provided; and
  - b. A minimum of 12 short-term Bicycle parking spaces shall be provided in publicly accessible and highly visible location(s).
  - c. A bicycle wash, repair and maintenance station shall be required within or adjacent to the bike storage area within the Underground Parkade.

**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. Landscaping shall consider the use of plant materials that provide color throughout the year to enhance the appearance of the development during cold weather months.

**9. Other Regulations**

1. Prior to the issuance of the Development Permit for construction of a principal building, a Qualitative Wind Impact Study (CFD 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 Qualitative Wind Impact Study (CFD Study).

2. 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 80 Avenue 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 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. Or 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.
3. 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, or similar professional, 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.
4. The storm and sanitary drainage systems required to service the development, including on-site stormwater management, shall be in general conformance with



the Drainage Servicing Report or alternatives to the satisfaction of the Development Officer in consultation with Development Services (Drainage). Such improvements are to be constructed at the owner's cost.

5. Notwithstanding the other Development Regulations of this Provision, the Appendices of this Provision and Section 720.3(2) of the Zoning Bylaw, in the event that the owner/developer does not obtain a valid Development Permit and Building Permit for a principal building within 5 years of the passage of the Charter Bylaw adopting this Provision, development of the Site shall be in accordance with this Provision, except that:
  - a. the maximum Height shall be 23.0 m; and
  - b. the maximum Floor Area Ratio shall be 3.0.

#### **10. Public Improvements and Contributions**

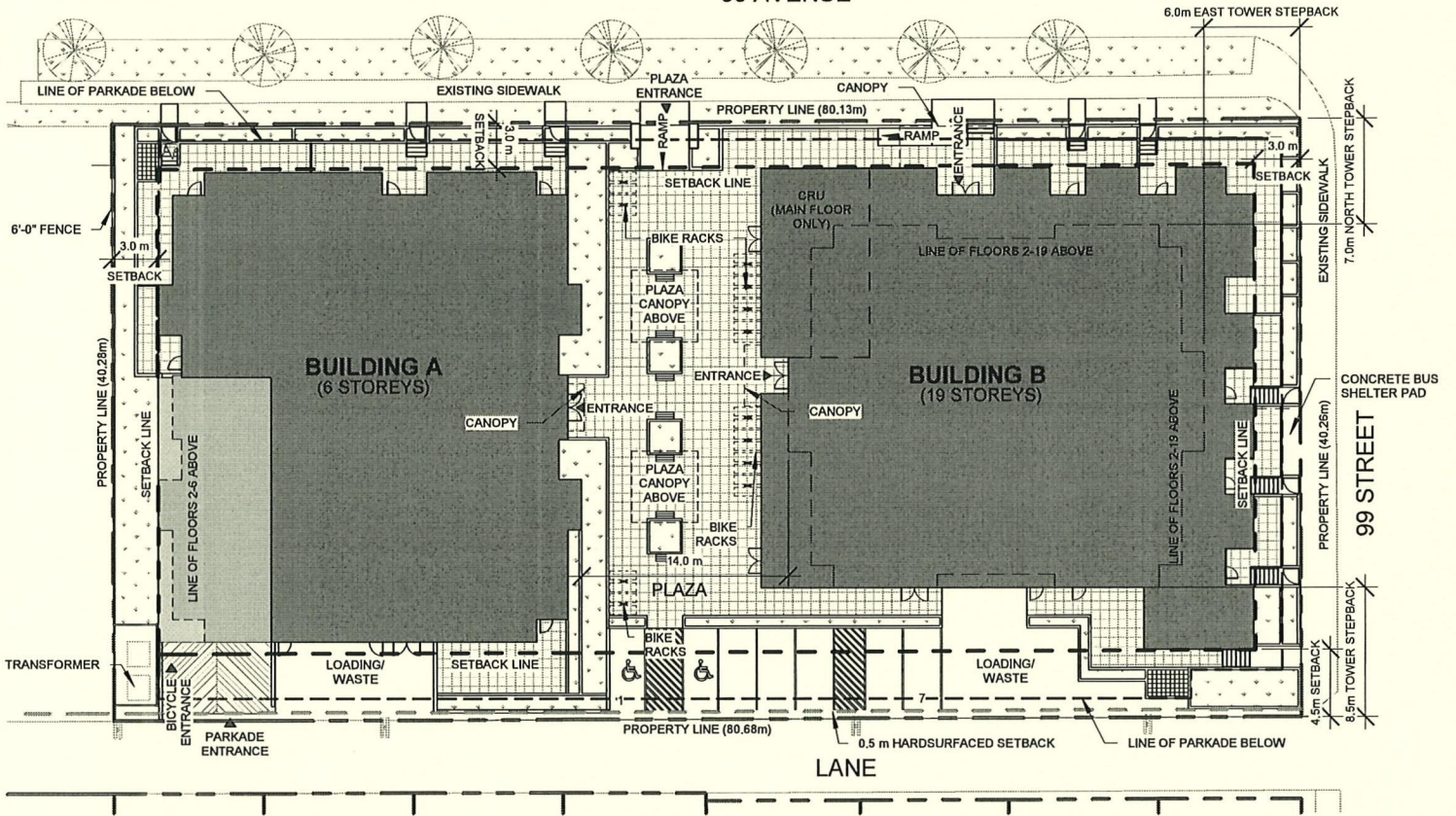
1. A minimum of 9 Dwellings shall be developed with the following characteristics:
  - a. the Dwellings shall have a minimum of 3 bedrooms;
  - b. the Dwellings shall be located no higher than the fourth Storey of the building; and
  - c. be supported by a minimum of two of the following amenities:
    - i. the Dwelling shall have dedicated and enhanced bulk storage located within the Dwelling, or on the same Storey as the Dwelling;
    - ii. the Dwelling shall have access to a minimum of 2 bicycle parking spaces in addition to those required for the remainder of the dwellings in the development;
    - iii. the Dwelling shall have a private outdoor Amenity Area of at least 12.0 m<sup>2</sup>; and
    - iv. the Dwelling shall have access to a communal outdoor Amenity Area designed for children of at least 50.0 m<sup>2</sup>.
2. As a condition of a Development Permit for construction of a principal building, the owner shall register a 24-hour Public Access Easement in favour of the City of Edmonton for a minimum of 390 m<sup>2</sup> of Public Amenity Space located between Buildings A and B at ground level. Under this Easement, the owner shall be

responsible for maintenance and liability and the spaces shall be accessible to the public at all times.

3. As a condition of a Development Permit for construction of a principal building, the owner shall enter into an Agreement with the City of Edmonton for off-Site improvements necessary to serve or enhance 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. Improvements to address in the Agreement include, but are not limited to:
  - a. Repair of any damage resulting from construction of the development to the abutting roadways, sidewalks and boulevard, including Lanes not directly adjacent to the Site but which may be used for construction purposes;
  - b. Hardsurfacing the space between the east Lot line and the 99 Street NW public sidewalk and visually incorporating it into the public sidewalk;
  - c. Upgrading the entirety of the east-west Lane between 99 Street NW and 100 Street NW to a commercial alley standard within the available right-of-way, including full width paving of the available right-of-way, reconstruction of alley crossings and removal of any above-Grade utilities, as necessary, to facilitate development of the Site and access to the Underground Parkade, surface parking, loading and waste collection areas, in consultation with Waste Management Services;
  - d. Installation of a Stop sign at the east-west alley approach to 99 Street NW;
  - e. Installation of a Yield sign at the east-west alley approach to 100 Street NW; and
  - f. Installation of a concrete bus shelter pad designed to accommodate a standard bus shelter within the 99 Street NW public realm, using private land as necessary while maintaining a minimum of 1.5 m unobstructed distance between the potential shelter location and the curb. Any portion of the bus pad that is on Site shall be accessible to the public at all times through the registration of a 24-hour Public Access Easement in favour of the City of Edmonton which shall be a condition of the Development Permit.



80 AVENUE



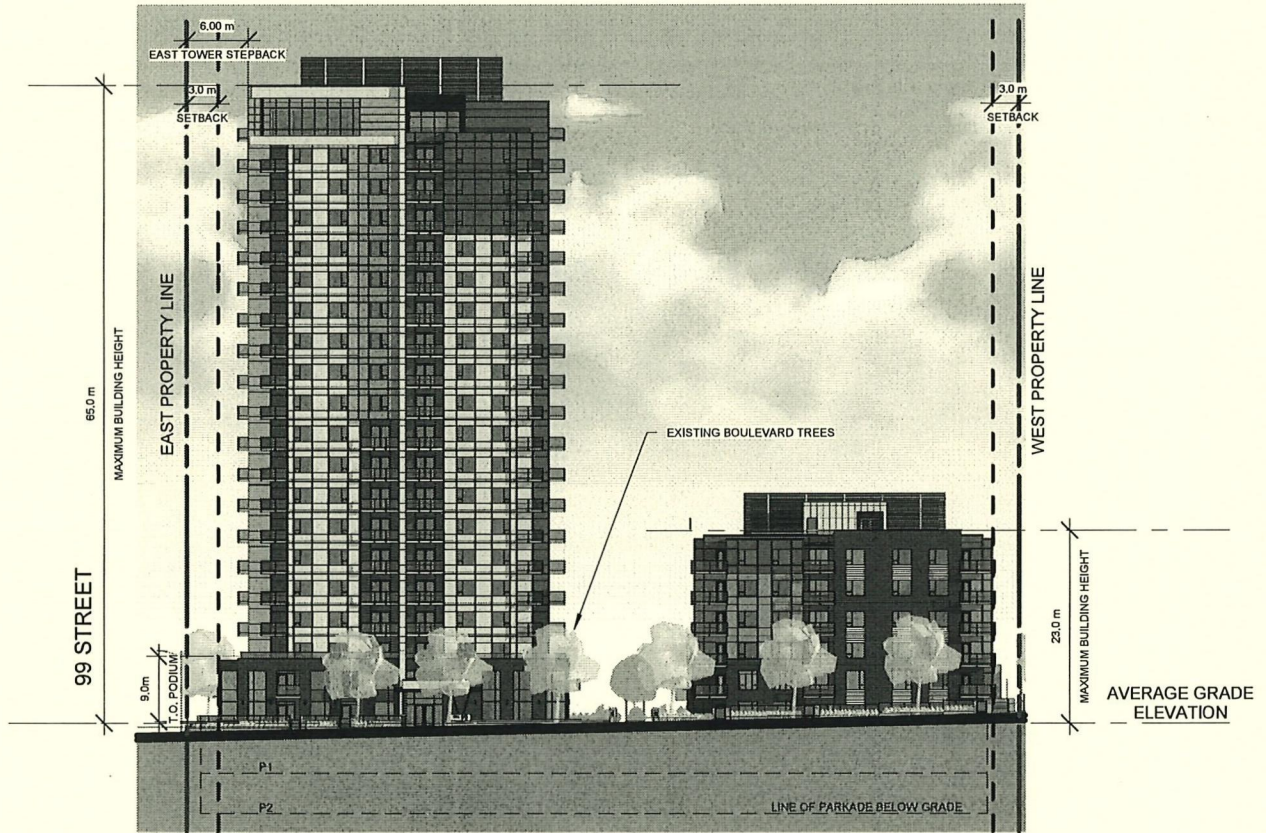
### APPENDIX 1 - SITE PLAN

SCALE: 1"=30'-0"

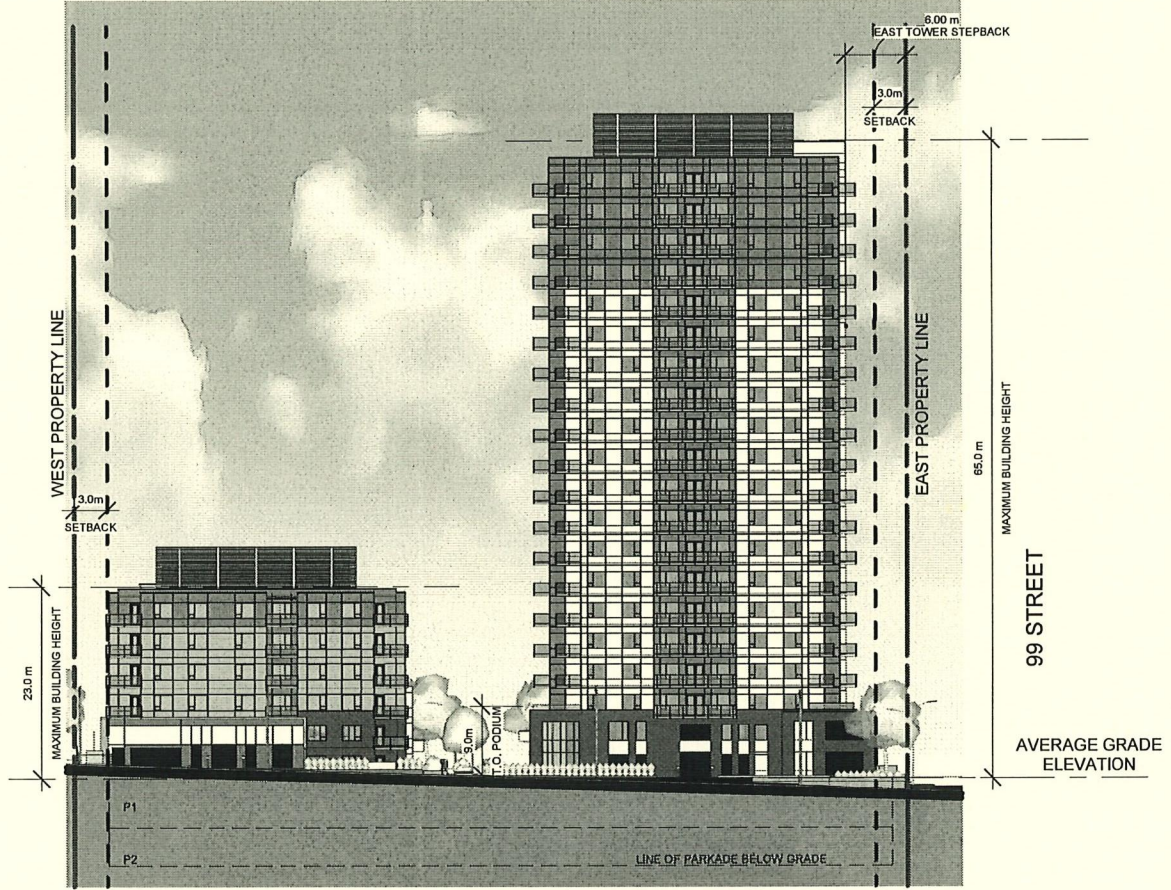


NORTH



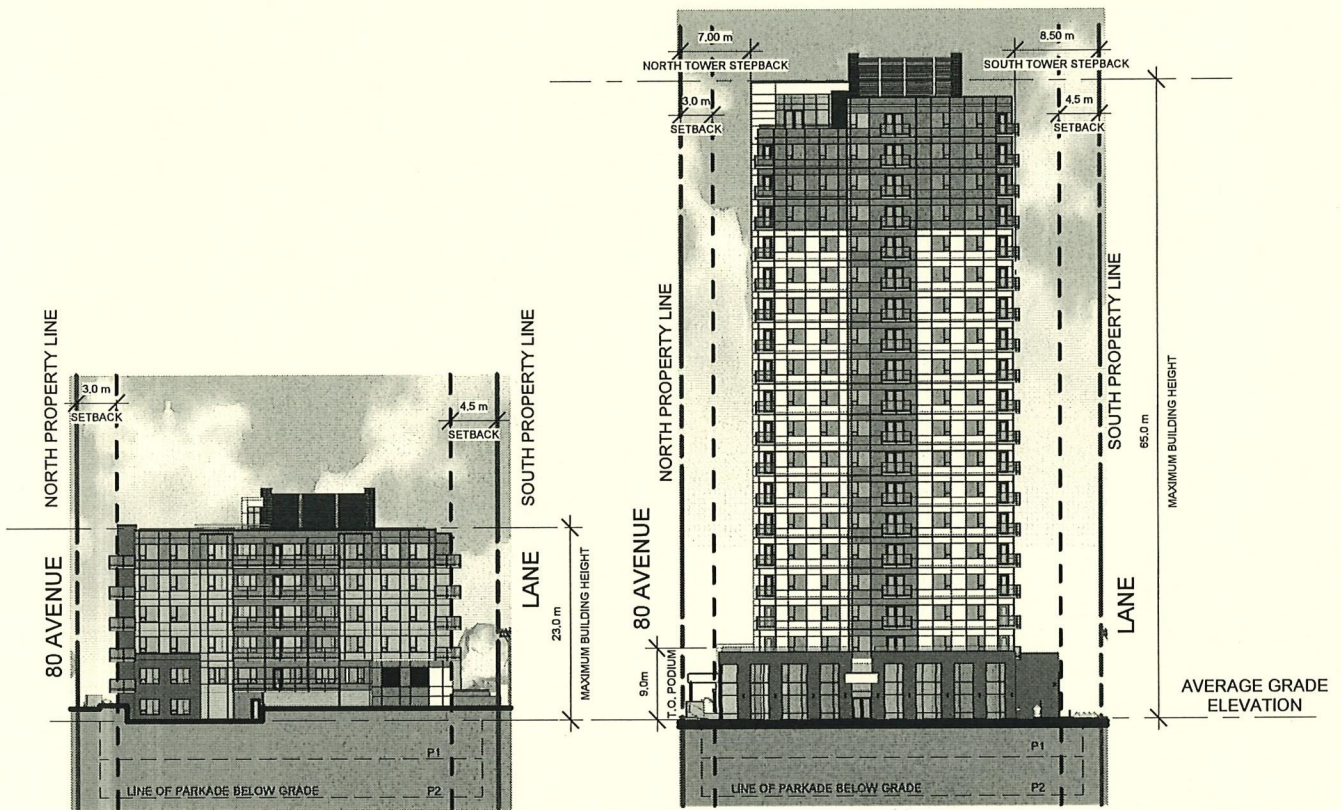


APPENDIX 2A - NORTH ELEVATION  
SCALE: NTS



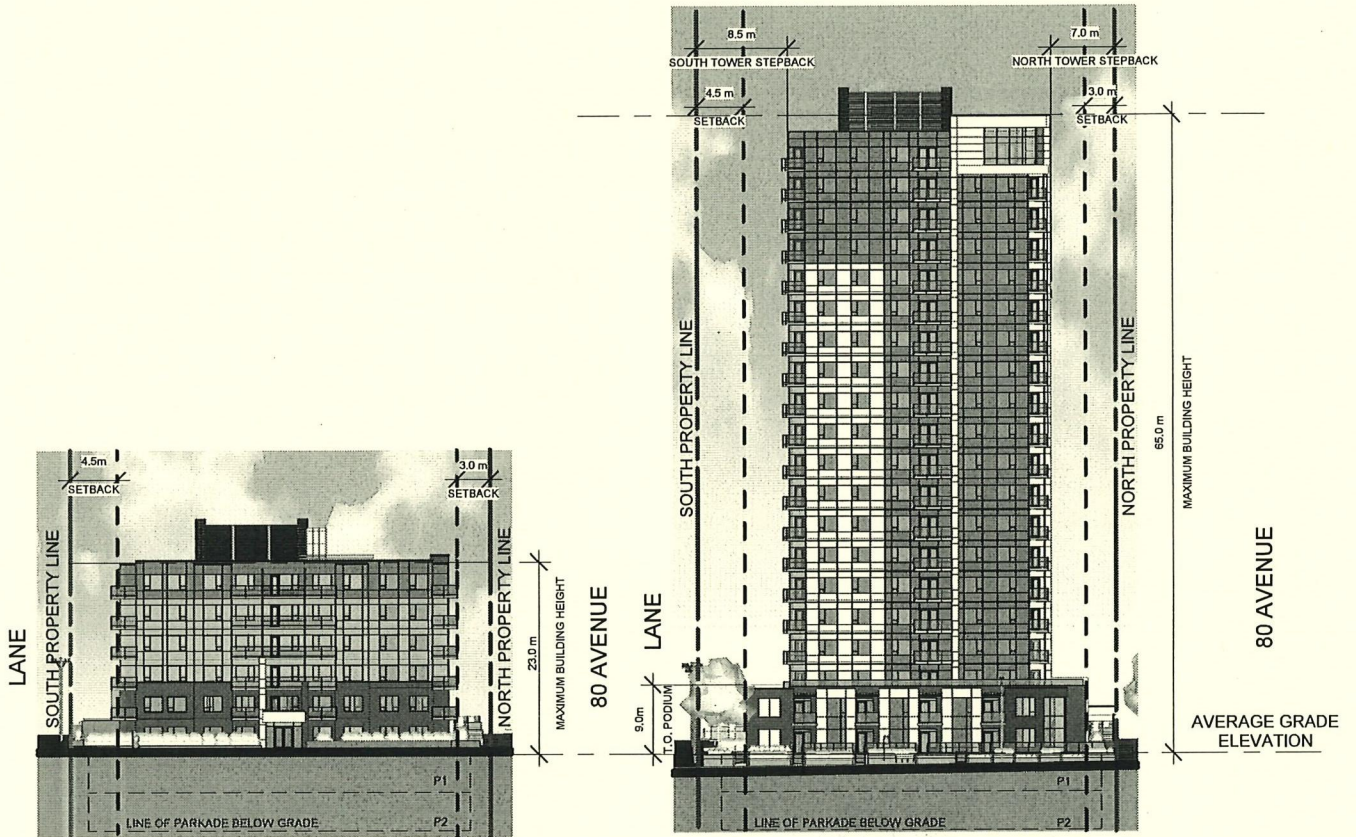
APPENDIX 2B - SOUTH ELEVATION  
SCALE: NTS





APPENDIX 2C - WEST ELEVATIONS  
SCALE: NTS





APPENDIX 2D - EAST ELEVATIONS  
SCALE: NTS