

Charter Bylaw 20538

A Bylaw to amend Bylaw 12800, as amended,  
The Edmonton Zoning Bylaw  
Amendment No. 3670

WHEREAS Lot 86, Block 15, Plan B3; located at 10139 - 116 Street NW, Oliver, Edmonton, Alberta, is specified on the Zoning Map as (RA9) High Rise Apartment Zone; and

WHEREAS an application was made to rezone the above described property to (DC1) Direct 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 86, Block 15, Plan B3; located at 10139 - 116 Street NW, Oliver, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule "A", from (RA9) High Rise Apartment Zone to (DC1) Direct Development Control Provision.
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.

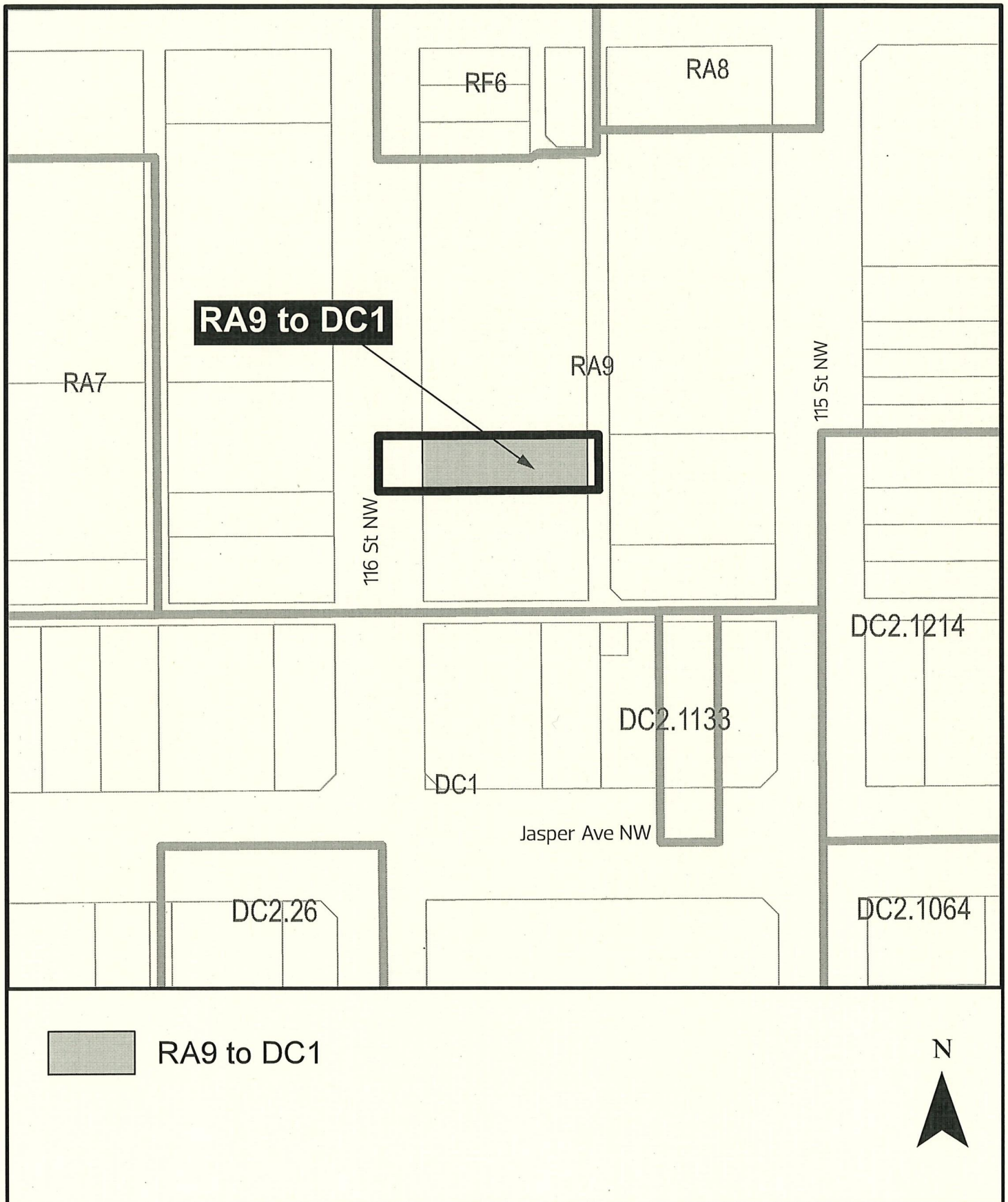
READ a first time this	10th day of July	, A. D. 2023;
READ a second time this	10th day of July	, A. D. 2023;
READ a third time this	10th day of July	, A. D. 2023;
SIGNED and PASSED this	10th day of July	, A. D. 2023.

THE CITY OF EDMONTON

  
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MAYOR

  
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A/ CITY CLERK

# CHARTER BYLAW 20538





## SCHEDULE "B"

**(DC1) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION****1 General Purpose**

To preserve the historic Balfour Manor by accommodating a mix of uses within the historic structure as well as a sympathetic addition that will provide an active and enhanced interface along 116 Street NW.

**2 Area of Application**

This Provision shall apply to Lot 86, Block 15, Plan B3, located on the east side of 116 Street NW north of Jasper Avenue as shown in Schedule "A" of the Charter Bylaw adopting this Provision, Oliver.

**3 Uses**

1. Child Care Services
2. Convenience Retail Stores
3. Supportive Housing
4. Live-Work Unit
5. Lodging Houses
6. Minor Home-Based Business
7. Multi-Unit Housing
8. Professional, Financial, and Office Support Services
9. Specialty Food Services
10. Urban Gardens
11. Apartment Hotels
12. Hotel
13. Business Support Services
14. General Retail Stores
15. Health Services
16. Liquor Stores
17. Major Home Based Businesses
18. Personal Service Shops
19. Residential Sales Centre
20. Restaurants
21. Special Event
22. Urban Outdoor Farms
23. Bars and Neighbourhood Pubs
24. Breweries, Wineries, and Distilleries

25. Creation and Production Establishments
26. Market
27. Temporary On-Premises Signs
28. Fascia On Premises Signs
29. Freestanding On-Premises Signs
30. Projecting On Premises Signs

#### **4 Development Regulations for Uses**

1. A comprehensive sign design plan, compatible with the historic character of the Balfour Manor, shall be prepared and submitted with the Development Permit application for the construction of the addition, to be approved in consultation with the Heritage Officer. Signage shall complement the historic nature of the Balfour Manor and the pedestrian-oriented streetscape along 116 Street NW.
2. Signs shall comply with the General Provisions of Section 59 of the Zoning Bylaw and the regulations found in Schedule 59H of the Zoning Bylaw.
3. Temporary On-premises Signs shall be limited to project advertising and commercial sale or leasing purposes only, and shall not include trailer mounted signs and/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 11.0 m
3. The maximum Floor Area Ratio shall be 2.3
4. There shall be no minimum setbacks, with the exception of the addition which shall be setback a minimum of 2.9 m from the Front Lot Line facing 116 Street.

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

1. All additional commercial ventilation shall be oriented away from adjacent sites, on-site amenities, and pedestrian circulation areas.
2. There shall be a distinct material differentiation between the historic front Façade of the Balfour Manor and the additional structure through the use of materials such as, but not limited to, glass bricks and metal cladding.
3. Modifications to the west portion of the building shall ensure alterations are sympathetic to the existing building and allow opportunities to open the building to the street in order to facilitate the repurposing of the building and enhancement of the public realm.
4. Building materials must be durable, high quality, and appropriate for the development. The contextual fit, design, proportion, quality, texture, and application of various finishing materials shall be to the satisfaction of the Development Officer, in consultation with the Heritage Planner.



5. The entry for the upper residential uses shall be separate from the entry for the added commercial and assembly uses, with each clearly indicated through signage and/or circulation cues.
6. The new addition shall be distinguishable and complementary in design to the Balfour Manor building to the satisfaction of the Development Officer, in consultation with the Heritage Planner.

#### **7 Development Regulations for Parking, Loading, Storage and Access**

1. Vehicular access to and from the site shall be from the rear lane.
2. All waste collection, storage, transformers or loading areas shall be located to the rear of the building on the east Yard, and designed to the satisfaction of the Development Officer in consultation with Waste Management Services and Subdivision and Development Coordination (Transportation).
3. A minimum of 4 short-term Bicycle Parking spaces shall be provided in a visible and well-lit location within the Front Setback area.

#### **8 Development Regulations for Landscaping, Lighting and Amenity Area**

1. A Landscape Plan prepared and sealed and/or stamped by a registered Landscape Architect shall be submitted prior to the issuance of a Development Permit for the construction of the addition.
2. The selection of plant materials for the new front yard landscaping shall consider plants and shrubs that provide colour throughout the year to enhance the appearance of the development.
3. 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 accentuate building elements, and to highlight the development at nighttime and in winter months. Exterior lighting associated with the development shall be designed to minimize impacts on adjacent properties. A detailed exterior lighting plan shall be provided to the satisfaction of the Development Officer, in consultation with the Heritage Officer.
4. A minimum of 125 m<sup>2</sup> of Amenity Area located along 116 Street, as per the Site Plan appendix, shall be provided for use by tenants, patrons and visitors. Amenity Area shall include, but is not limited to:
  - a. Decorative pavement and/or hardsurfacing
  - b. Pedestrian seating areas
  - c. Decorative lighting and furniture
  - d. Accessible patio areas for patron seating
  - e. Landscaped planting areas

#### **9 Other Regulations**

1. Crime Prevention Through Environmental Design (CPTED) principles shall be incorporated with the development of the Site to provide a safe environment in accordance with the guidelines and principles established in the Design Guide for the Safer City. The applicant shall submit a CPTED assessment to the satisfaction of the Development Officer prior to the issuance of a Development Permit.
2. Built form, public realm interfaces, streetscape elements and mobility 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.

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

1. Improvements to the public realm along 116 Street NW adjacent to the site shall include, but are not limited to the addition of enhanced growing mediums, paving treatment, and a variety of small to medium scale planting.

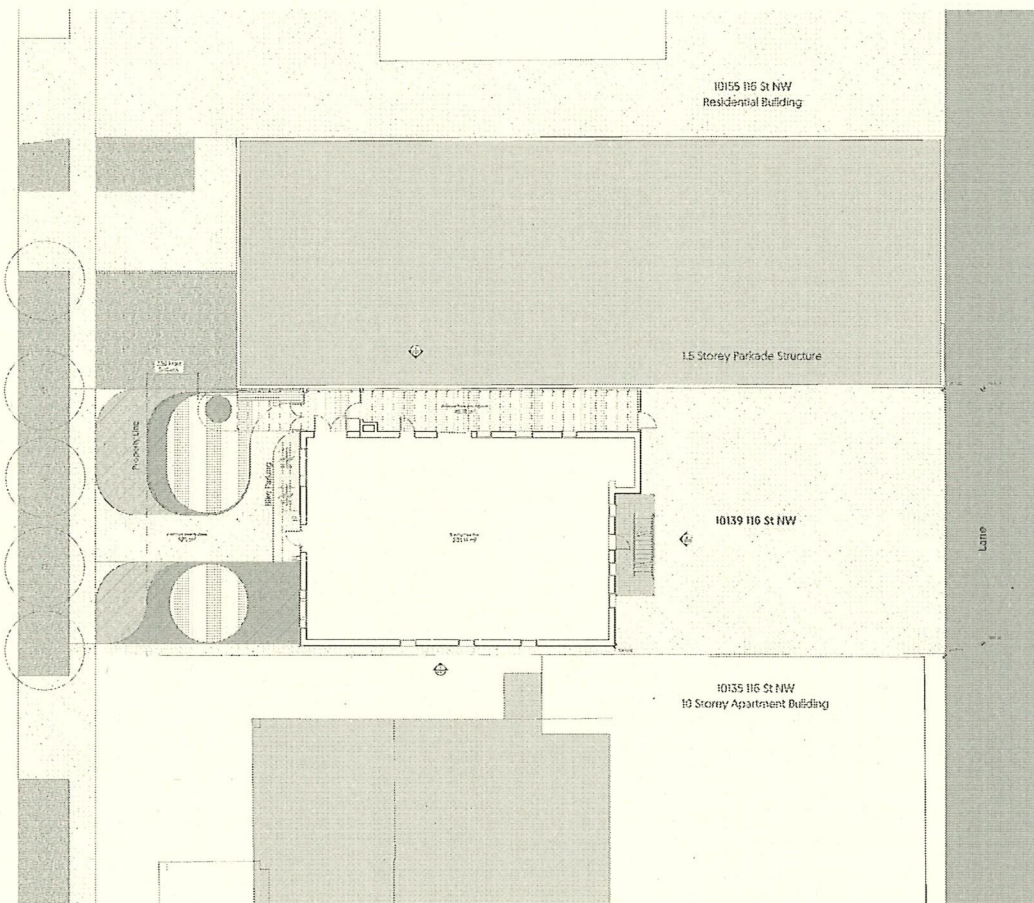
#### **11 Heritage Regulations**

1. The Balfour Manor is a Designated Municipal Historic Resource (Municipal Bylaw 13979). Exterior alterations and additions shall be sympathetic to and compatible with the historic Facades of the Balfour Manor to the satisfaction of the Development Officer in consultation with the Heritage Officer. The following standards and guidelines shall be applied when reviewing development applications for the Balfour Manor:
  - a. The General Guidelines for Rehabilitation contained in The City of Edmonton Bylaw 13979: and
  - b. The Standards and Guidelines for the Conservation of Historic Places in Canada.





116 St NW



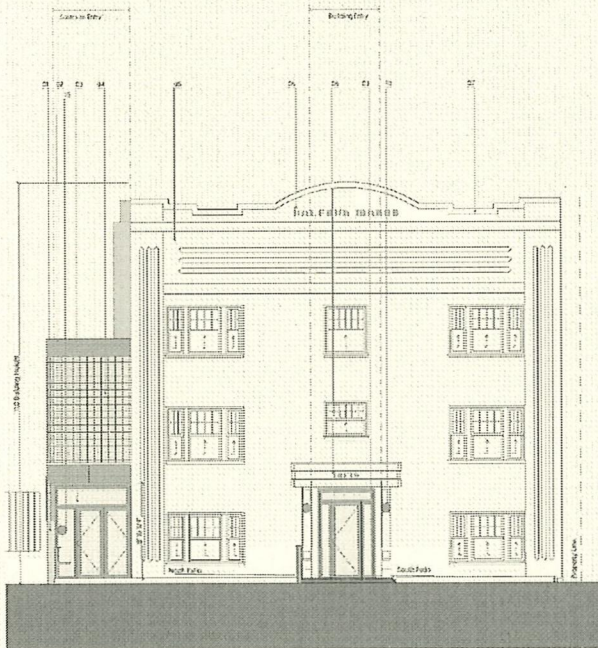
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Site Plan - Proposed  
SCALE: 1/8" = 1'-0"

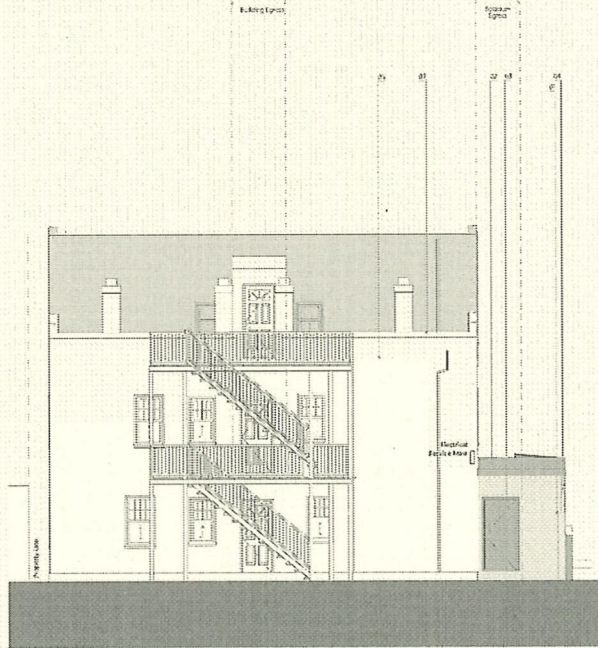


**Exterior Material Legend**

- 01 New Concrete Half Wall
- 02 New Powder Coated Metal Cladding
- 03 New Powder Coated Metal Doors
- 04 New Glass Brick Wall
- 05 Existing 12" x 12" Mason Cladding
- 06 New Painted Galvalume Siding
- 07 Existing Clay Metal Flashing
- 08 New Entrance Ramp
- 09 New Vertical Rod Fence
- 10 New Exterior Lighting



1  
A101 West Elevation  
SCALE: 1/4" = 1'-0"

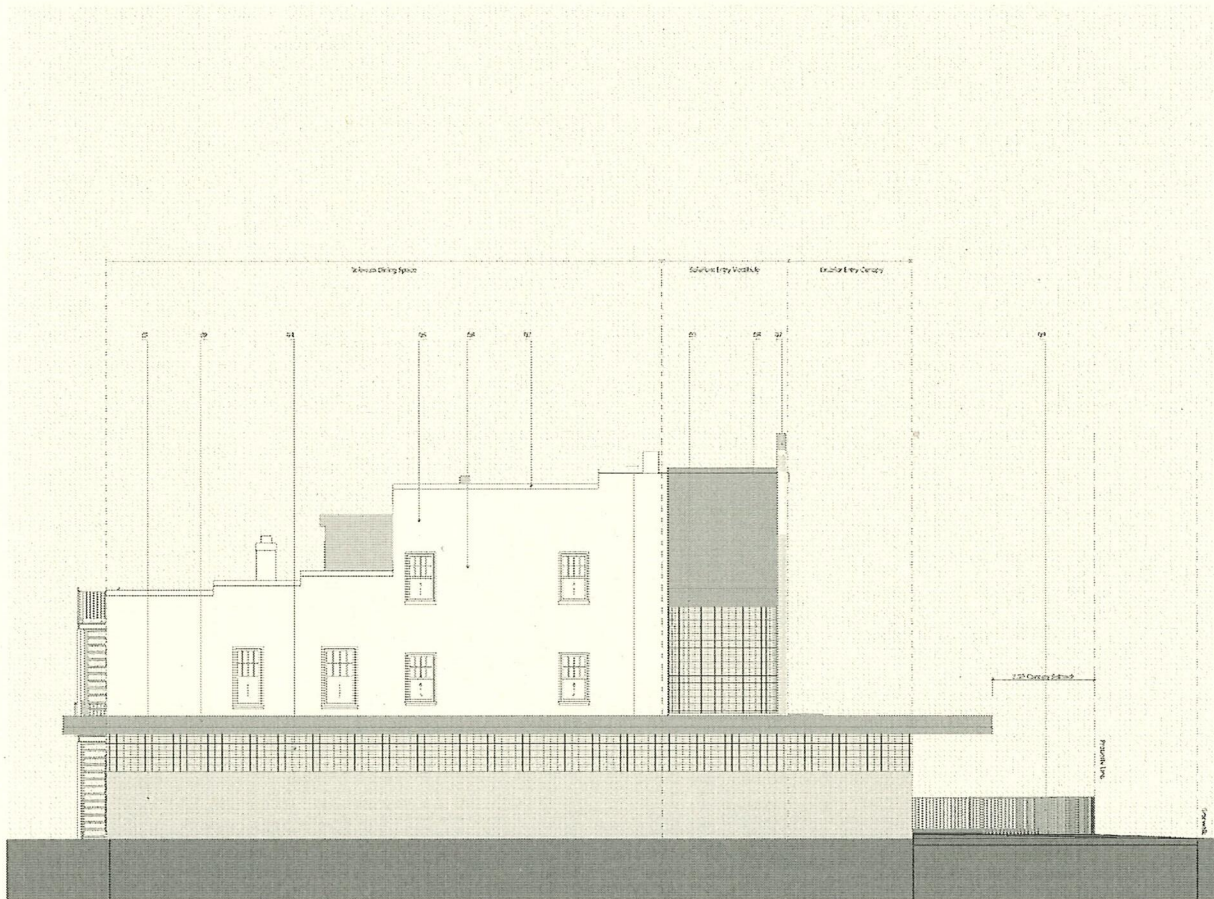


2  
A101 East Elevation  
SCALE: 1/4" = 1'-0"



## Exterior Material Legend

- 01 New Concrete Hill Wall
- 02 New Powder-Coated Metal Cladding
- 03 New Powder-Coated Metal Doors
- 04 New Clear Black Void
- 05 Existing White Stucco Cladding
- 06 New Painted Custom Signage
- 07 Existing Grey Metal Cladding
- 08 New Exterior Paint
- 09 New Wood Post Fence
- 10 New Exterior Lighting

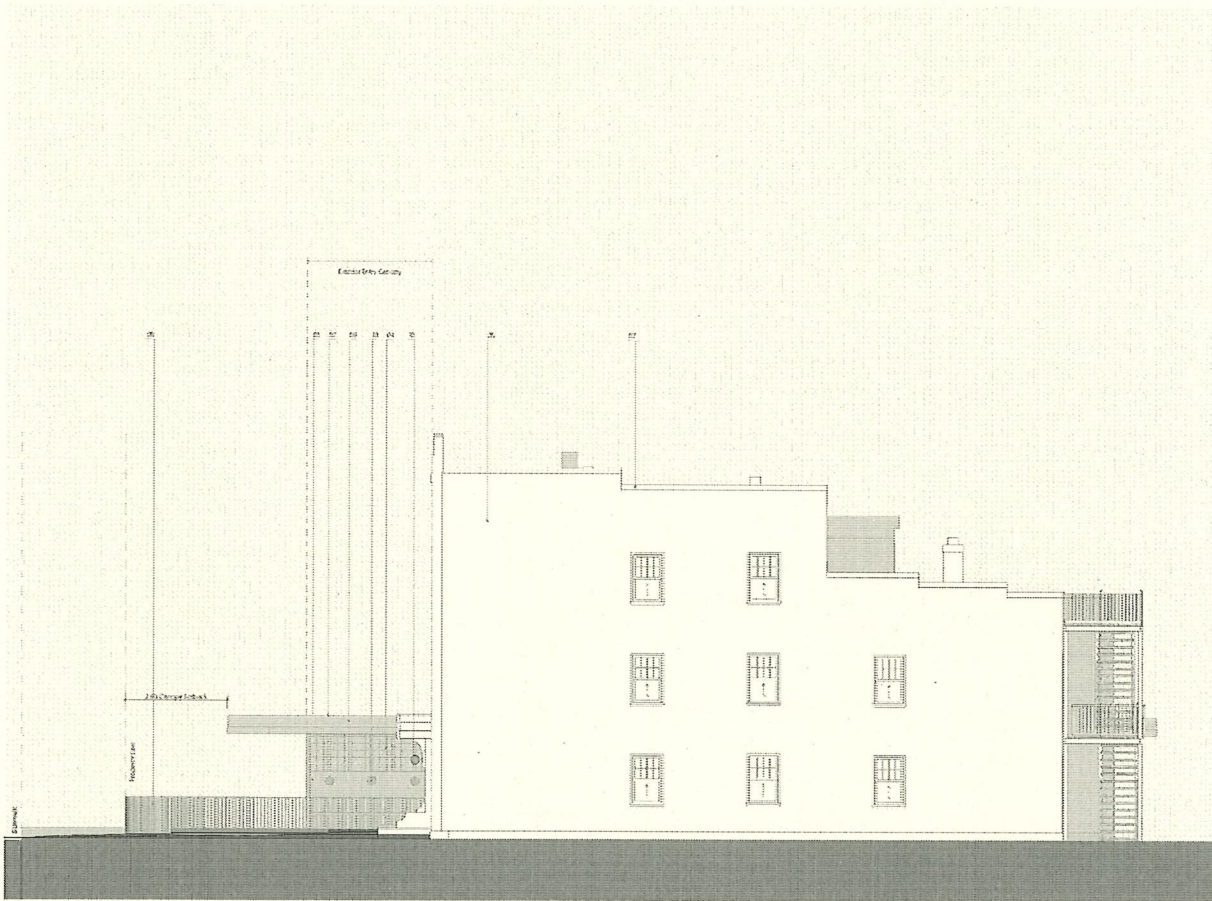


1 North Elevation  
A102 SCALE: 1/4" = 1'-0"



## Exterior Material Legend

- 01 New Concrete Half Wall
- 02 New Powder Coated Metal Cladding
- 03 New Powder Coated Metal Doors
- 04 New Chain Link Fence
- 05 Existing White Stucco Cladding
- 06 New Painted Custom Signage
- 07 Existing Gray Metal Finishing
- 08 New Fabricator Faint
- 09 New Wood Post Fence
- 10 New Exterior Lighting



1  
A103 South Elevation  
SCALE: 1/4" = 1'-0"