

Charter Bylaw 20477

A Bylaw to amend Bylaw 12800, as amended,  
The Edmonton Zoning Bylaw  
Amendment No. 3638

WHEREAS Lots 14-21, Block 7, Plan 2552S; Lots 30-39, Block 2, Plan 2552S; Lots 2-9, Block 3, Plan 3600U; Lot 14A, Block 15, Plan 0425555; and Lots 1-4, 13, OT, Block 7, Plan 224KS; located at 12720, 12732, 12740, 12742, 12744, 12748, 12754, 12758, 12816, 12816A, 12834, 12844, 12866, 12890, 12910 – Fort Road NW, 12931 - 62 Street NW and 12820 - 64 Street NW, Belvedere, Edmonton, Alberta, are specified on the Zoning Map as (DC1) Direct Development Control Provision; and

WHEREAS an application was made to rezone the above described properties to (CB2) General Business Zone and (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 Lots 14-21, Block 7, Plan 2552S; Lots 30-39, Block 2, Plan 2552S; Lots 2-9, Block 3, Plan 3600U; Lot 14A, Block 15, Plan 0425555; and Lots 1-4, 13, OT, Block 7, Plan 224KS; located at 12720, 12732, 12740, 12742, 12744, 12748, 12754, 12758, 12816, 12816A, 12834, 12844, 12866, 12890, 12910 – Fort Road NW, 12931 - 62 Street NW and 12820 - 64 Street NW, Belvedere, Edmonton, Alberta, which lands are shown on the sketch plan attached as Schedule “A”, from (DC1) Direct Development Control Provision to (CB2) General Business Zone and (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.
4. Notwithstanding anything contained in Charter Bylaw 21001, the lands legally described as Lots 14-21, Block 7, Plan 2552S; Lots 30-37, Block 2, Plan 2552S; Lots 2-9, Block 3, Plan 3600U; Lot 14A, Block 15, Plan 0425555; and Lots 1-4, 13, OT, Block 7, Plan 224KS; located at 12732, 12740, 12742, 12744, 12748, 12754, 12758, 12816, 12816A, 12834, 12844, 12866, 12890, 12910 – Fort Road NW, 12931 - 62 Street NW and 12820 - 64 Street NW, Belvedere, Edmonton, Alberta, being zoned to (CB2) General Business Zone shall be deemed to be (MU h16.0f3.5cf) Mixed Use Zone under Charter Bylaw 20001 upon the effective date of Charter Bylaw 21001.

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

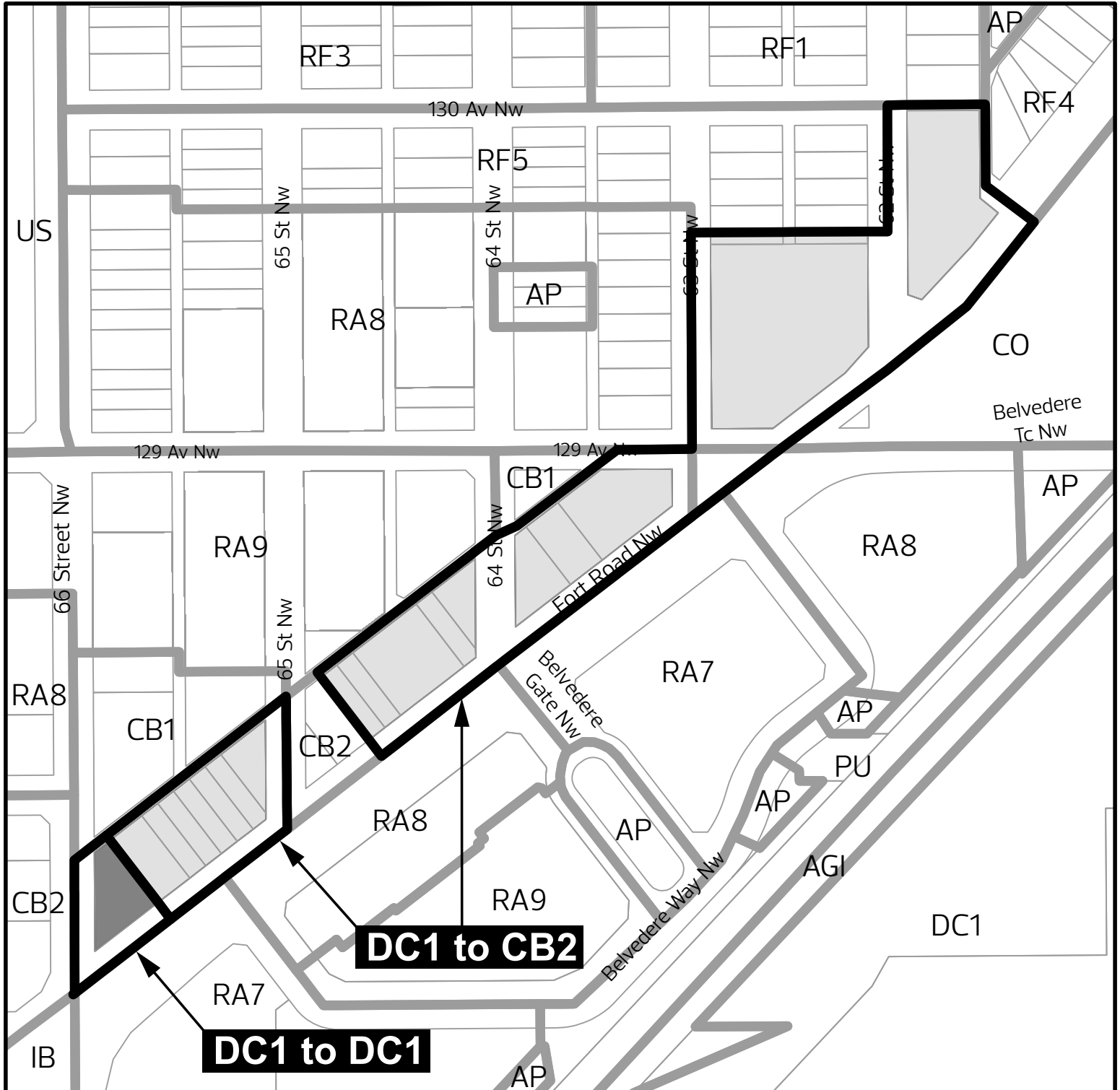
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MAYOR

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CITY CLERK

# CHARTER BYLAW 20477



- DC1 to CB2
- DC1 to DC1



**DC1 PROVISION  
BELVEDERE**

**1. General Purpose**

To accommodate the retention and redevelopment of the existing Transit Hotel as part of the infill and intensification strategy along Fort Road NW as a transit-oriented, "urban village" within walking distance to the Belvedere LRT Station.

**2. Area of Application**

This Provision shall apply to Lots 38-39, Block 2, Plan 2552S, as shown in Schedule "A" of the Charter Bylaw adopting this Provision.

**3. Uses**

- a. Minor Home Based Business
- b. Residential Sales Centre
- c. Bars and Neighbourhood Pubs
- d. Business Support Services
- e. Cannabis Retail Sales
- f. Creation and Production Establishments
- g. Commercial Schools
- h. Convenience Retail Stores
- i. General Retail Stores
- j. Health Services
- k. Hotels
- l. Indoor Participant Recreation Services
- m. Major Amusement Establishment
- n. Minor Amusement Establishment
- o. Liquor Stores
- p. Market
- q. Multi-unit Housing
- r. Personal Service Shops
- s. Professional, Financial, and Office Support Services
- t. Restaurants
- u. Specialty Food Services
- v. Supportive Housing
- w. Urban Gardens
- x. Veterinary Services
- y. Warehouse Sales
- z. Fascia On-premises Signs
- aa. Freestanding On-premises Signs
- bb. Projecting On-premises Signs

#### **4. Development Regulations**

1. Development applications for new buildings and major additions are required to go before the Edmonton Design Committee (EDC) prior to the issuance of a development permit.
2. The overall Site development shall be in accordance with the urban design criteria established herein and in the Fort Road Old Town Urban Design Plan.
3. The maximum Floor Area Ratio shall be 2.0.
4. The maximum Height shall not exceed 18.0 m.
5. No Front and Side Setbacks for the Transit Hotel are required. The Transit Hotel shall be built to the front (Fort Road) and flanking side (66 Street) property lines.
6. Where adjacent commercial buildings Abut the property line to form a pedestrian-oriented shopping street, no Setback shall be required.
7. A 2.0 m building Setback shall be provided at the Rear of the building. Landscaping shall be provided within the 2.0 m building Setback to provide an improved appearance of the Lane.
8. Any redevelopment of the Transit Hotel site should be to the rear of the original structure, such that the original structure may be restored and maintained in appearance.
9. Exterior alterations and additions to the Transit Hotel shall be sympathetic to and compatible with the historic facade of the building, to the satisfaction of the Development Officer in consultation with the Heritage Officer.
10. Main building entrances for any Use shall be designed for universal accessibility. Level changes from the sidewalk to entrances of buildings shall be minimized.
11. All building Facades should use compatible and harmonious exterior finishing materials.
12. Where feasible, developments should provide gardens or patios on building rooftops to improve rooftop aesthetics and provide additional amenity space.
13. All mechanical equipment, including roof mechanical units, shall be concealed by screening in a manner compatible with the architectural character of the building or concealed by incorporating it within the building and is not included in the calculation of building height.
14. Loading, storage, and trash collection areas shall be located in such a manner to be screened from view from adjacent sites, public roadways in accordance with the provisions of the Zoning Bylaw.
15. Any redevelopment or additions should, to the greatest extent possible, utilize infrastructure practices, site designs and building developments that reduce the consumption of water, energy, and materials consistent with sustainability programs such as Built Green Alberta or Leadership in Energy and Environmental Design (LEED) accreditation.
16. Signs shall comply with Schedule 59E of the Zoning Bylaw, with the intent to complement the pedestrian oriented environment, except that:
  - a. the maximum Height of a Freestanding On-premises Sign shall be 6.0 m;
  - b. one additional projecting sign may be permitted per building for the purpose of advertising businesses that do not have access at ground level;

- c. any Projecting Sign on a building three Storeys or higher shall not extend more than 75 cm above the floor of the third storey; and
  - d. A maximum of 10% of the first Storey glazing may be covered by Signs and the remainder of the glazing shall remain free from obstruction.
17. A Comprehensive Sign Design Plan application shall be submitted at the time a Development Permit application is made. This shall only apply if the development is for the Transit Hotel and consultation with the Heritage Officer is required.
  18. Multi-Unit Housing may be permitted above ground-floor commercial uses or in a stand-alone residential building.
  19. Multi-unit Housing with Commercial Uses on the ground floor shall have access at Grade that is separate from the Commercial premises.
  20. Multi-unit Housing buildings shall address all adjacent public roadways, other than Lanes, with individual entrances that are clearly visible to lend a sense of occupancy to the street.

## **5. Development Regulations for Specific Uses**

1. Professional, Financial, and Office Support Services shall not include loan offices and similar financial uses.

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

1. When a building contains residential uses on the first floor, the residential frontage, including associated entranceways, shall have a maximum grade separation of 1 m from any adjacent public sidewalk.
2. When a building contains commercial uses on the first floor, the commercial frontage, including entranceways, shall be at grade with the property line.
3. The finishing of the podium portion of any development shall consist of a combination of materials such as glass and glazed window wall systems, brick, stone, architectural concrete, or precast coloured concrete.
4. The use of stucco as a finishing material is not permitted on the podium portion of any development.
5. The Façade treatment of all buildings shall wrap around the side of the building to provide a consistent profile facing both Fort Road and 66 Street.
6. 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.

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

1. Parking, loading and passenger drop-off areas shall be easily accessible and designed to minimize pedestrian-vehicle conflicts, to the satisfaction of the Development Officer.
2. No direct access to parking will be permitted from Fort Road.

3. Surface parking and underground parking access shall be accessed off the Lane, located to the rear of the building, and screened from the street by appropriate orientation of the built form and enhanced landscaping measures.
4. Driveway ramps for underground parkades must not exceed a slope of 6% for the first 4.5 m from the property line and the ramp must be at Grade at the property line, to the satisfaction of the Development Officer.

## **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 any addition to the Transit Hotel.
2. The landscape plan shall include landscaping as it relates to the design of special feature areas identified in the Fort Road Old Town Urban Design Plan. Outdoor amenity spaces shall be landscaped for the purpose of achieving pedestrian connectivity, opportunities for play and social interaction.
3. Landscaping should consider the use of plant materials that provide colour throughout the year to enhance their appearance during the winter months.
4. Any development shall incorporate functional and decorative lighting to highlight the building's architectural features and enhance the appearance of the building during the winter months.

## **9. Other Regulations**

1. The owner shall submit a Crime Prevention Through Environmental Design (CPTED) Assessment that shall be reviewed and accepted by the Development Officer prior to the issuance of a Development Permit to ensure that development on the Site provides a safe urban environment in accordance with the guidelines and principles established in the Design Guide for a Safer City, except that
  - a. Change of Use of Applications for Restaurants; Bars and Neighbourhood Pubs; Professional, Financial and Office Support Services; Specialty Food Services, Cannabis Retail Sales and Liquor Stores do not require a CPTED Assessment.