

Charter Bylaw 20757

A Charter Bylaw to amend Charter Bylaw 20001, as amended,
The Edmonton Zoning Bylaw
Amendment No. 26

WHEREAS Lot 32, Block 15, Plan 2221116, and Lot 23, Block 26, Plan 1820389; located at 8310 and 8311 - 93 Avenue NW, Holyrood, Edmonton, Alberta, are specified on the Zoning Map as (DC2.1001) Direct Control Zone; and

WHEREAS an application was made to rezone the above described property to (DC) Direct Control Zone;

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 1.20 to Charter Bylaw 20001 The Edmonton Zoning Bylaw is hereby amended by rezoning the lands legally described as Lot 32, Block 15, Plan 2221116, and Lot 23, Block 26, Plan 1820389; located at 8310 and 8311 - 93 Avenue NW, Holyrood, Edmonton, Alberta, which lands are shown on the sketch plan attached as Schedule "A", from (DC2.1001) Direct Control Zone to (DC) Direct Control Zone.
2. The uses and regulations of the aforementioned DC Zone are annexed hereto as Schedules "B" and "C".

3. The sketch plan annexed hereto as Schedule "A" and the uses and regulations of the DC Zone shown on Schedules "B" and "C" annexed hereto are hereby incorporated into the Zoning Bylaw, being Part 4 to Charter Bylaw 20001, The Edmonton Zoning Bylaw.

READ a first time this	20th day of February	, A. D. 2024;
READ a second time this	20th day of February	, A. D. 2024;
READ a third time this	20th day of February	, A. D. 2024;
SIGNED and PASSED this	20th day of February	, A. D. 2024.

THE CITY OF EDMONTON

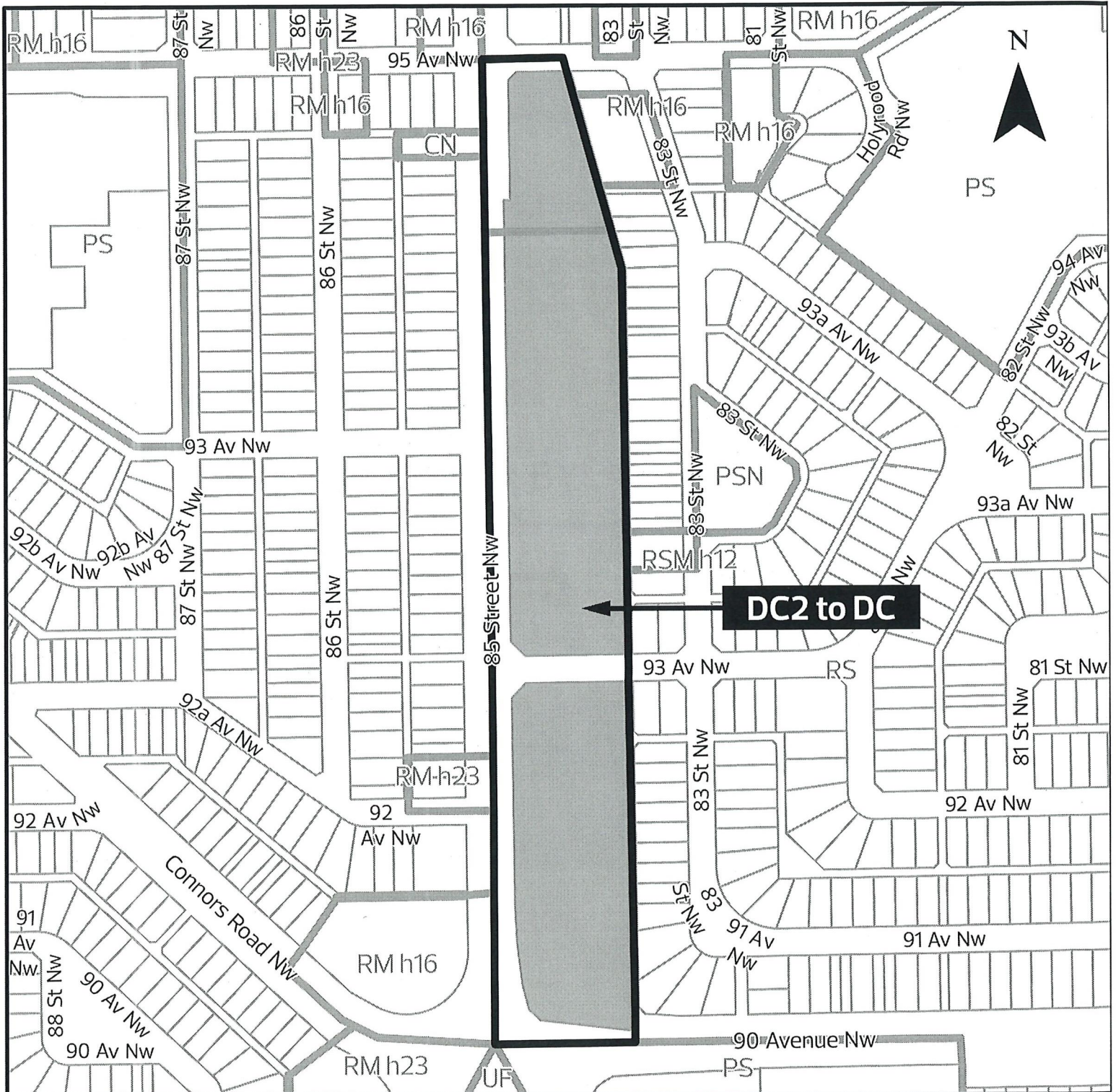
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MAYOR

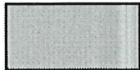
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A/ CITY CLERK

CHARTER BYLAW 20757



DC2 to DC



DC2 to DC



SCHEDULE "B"

(DC) DIRECT CONTROL ZONE

(Area 1)

1. Purpose

- 1.1. To accommodate an existing mid rise residential development designed to ensure that development is compatible with the adjacent development in Area 2.

2. Area of Application

- 2.1. This Zone applies to a portion of Lot 32, Block 15, Plan 2221116 located on the corner of 95 Avenue NW and 85 Street NW as shown in Schedule "A" of the Charter Bylaw adopting this Zone, Holyrood.

3. Uses

Residential Uses

- 3.1. Home Based Business
- 3.2. Residential, limited to:
 - 3.2.1. Lodging House
 - 3.2.2. Multi-unit Housing
 - 3.2.3. Supportive Housing

Commercial Uses

- 3.3. Residential Sales Centre

Community Uses

- 3.4. Child Care Service

Agricultural Uses

- 3.5. Urban Agriculture

Sign Uses

- 3.6. Fascia Sign
- 3.7. Freestanding Sign

- 3.8. Portable Sign
- 3.9. Projecting Sign

4. Regulations

- 4.1. The development must be in general conformance with the attached appendices.
- 4.2. The maximum number of Dwellings is 100.
- 4.3. The maximum number of Dwellings to be enclosed within a single building is 70.
- 4.4. The maximum Floor Area Ratio is 2.0.
- 4.5. The maximum Height is 17.0 m.
- 4.6. The minimum Setback from 95 Avenue NW is 3.0 m.
- 4.7. The minimum Setback from the Alley to the east is 3.0 m..
- 4.8. The minimum Setback from the south boundary of the Site adjacent to Area 2 of this Zone is 3.0 m.
- 4.9. Despite Subsections 4.6, 4.7 and 4.8 of this Zone, any Parkade access ramps and associated vehicular circulation are permitted within Setbacks.
- 4.10. A minimum distance of 3.0 m must be provided between buildings.
- 4.11. The required Landscape Plan submitted with a Development Permit application for new building construction must be prepared by a Landscape Architect registered with the Alberta Association of Landscape Architects.
- 4.12. The Landscape plan must include details of any pavement materials, fencing, Street/walkways lighting, seating areas, sidewalk improvements, aggregated open spaces and active mode linkages, number, sizes and species of new and existing plantings and any special grading for the entire Site.
- 4.13. Roof lines and building Facades must include design elements and variations that will reduce the perceived mass and linearity of the buildings and will add architectural interest.
- 4.14. All exterior finishing materials must be of a high quality, durable and attractive in appearance. All exposed sides of the buildings must be finished in a consistent, harmonious manner.
- 4.15. The final locations and geometric details of the on-Site vehicular access roads, driveways, curb returns and curb drops must be to the satisfaction of the

Development Planner in consultation with the City department responsible for transportation services.

- 4.16. A maximum of 30 vehicular parking spaces may be provided as surface parking.
- 4.17. Signs must comply with Section 6.90 of the Zoning Bylaw, including Subsection 4 of Section 6.90.

SCHEDULE "C"

(DC) DIRECT CONTROL ZONE

(Areas 2-A and 2-B)

1. Purpose

- 1.1. To allow for a mixed use, high density, transit oriented development adjacent to the Holyrood LRT stop that is compatible with the surrounding area and incorporates a mixture of built forms and limited commercial opportunities.

2. Area of Application

- 2.1. This Zone applies to Lot 23, Block 26, Plan 1820389 and a portion of Lot 32, Block 15, Plan 2221116, located to the north and south of 93 Avenue NW, and east of 85 Street NW as shown in Schedule "A" of the Charter Bylaw adopting this Zone, Holyrood.

3. Uses

Residential Uses

- 3.1. Home Based Business
- 3.2. Residential, limited to:
 - 3.2.1. Lodging House
 - 3.2.2. Multi-unit Housing
 - 3.2.3. Supportive Housing

Commercial Uses

- 3.3. Bar
- 3.4. Food and Drink Service
- 3.5. Health Service
- 3.6. Indoor Sales and Service
- 3.7. Liquor Store
- 3.8. Office
- 3.9. Residential Sales Centre

Community Uses

- 3.10. Child Care Service
- 3.11. Park
- 3.12. Special Event

Agricultural Uses

- 3.13. Urban Agriculture

Sign Uses

- 3.14. Fascia Sign
- 3.15. Minor Digital Sign
- 3.16. Projecting Sign

4. Additional Regulations for Specific Uses

- 4.1. Commercial and Community Uses must:
 - 4.1.1. only be developed on the first Storey of a building also containing Residential Uses and must not be developed within a freestanding structure; and
 - 4.1.2. have a maximum combined total Floor Area of 1,200 m².
- 4.2. The maximum Public Space for each Bar or Food and Drink Service Use is 120 m².
- 4.3. Residential Sales Centres are limited to the sale and/or leasing of Dwellings located on Site.
- 4.4. Signs must comply with Section 6.90 of the Zoning Bylaw, including Subsection 5 of Section 6.90, except that Minor Digital Signs must be affixed to a building and located and associated with Commercial or Community Uses.

5. Site and Building Regulations

- 5.1. The development must be in general conformance with the attached appendices.
- 5.2. The maximum number of Dwellings is 1200.
- 5.3. A minimum of 450 Dwellings, not including the Dwellings described in Subsection 9.3 of this Zone must have two or more bedrooms.

- 5.4. The maximum Floor Area Ratio is 4.0.
- 5.5. The location of all building types must be in general conformance with Appendix 2 and the maximum Height for each building type is as per the below table:

Building Type	Maximum Height
A	7.0 m
B	15.0 m
C-1	22.0 m
C-2	22.0 m
D	43.0 m
E	86.0 m

- 5.6. Despite Subsection 5.5 of this Zone, for building types A, B, C-1 and D no portion of the floor of any Storey of the buildings can extend to a Height greater than a 35-degree angle from the west Lot line of the properties abutting the north-south Alley to the east of the Site.
- 5.7. Despite Subsection 5.5 of this Zone, for building type C-2, no portion of the floor of any Storey of any building can extend to a Height greater than a 48-degree angle from the west Lot line of the properties abutting the north-south Alley to the east of the Site.
- 5.8. A minimum 2.5 m Stepback must be provided at a Height no greater than 16.0 m for Facades of building types D and E facing the internal roadway adjacent to 85 Street NW, facing 90 Avenue NW and facing 93 Avenue NW.
- 5.8.1. Despite the above and the attached Appendices, if the proposed building Height is less than 23.0 m, this Stepback is not required.
- 5.9. Storeys of building types D and E above 22.0 m in Height must have a maximum Floor Plate of 750 m².
- 5.10. The minimum building Setback from the east Lot line is 10.0 m.
- 5.11. The minimum building Setback from the west Lot line is 7.8 m.
- 5.12. The minimum north and south building Setbacks for Area 2-A are:

- 5.12.1. 3.0 m from the north Lot line;
 - 5.12.2. 7.0 m from the south Lot line for buildings or portions of buildings where Residential Uses are at ground level; and
 - 5.12.3. 5.0 m from the south Lot line for buildings or portions of buildings where Commercial and Community Uses are at ground level.
- 5.13. The minimum north and south building Setbacks for Area 2-B are:
- 5.13.1. 3.0 m from the south Lot line;
 - 5.13.2. 7.0 m from the north Lot line for buildings or portions of buildings where Residential Uses are at ground level; and
 - 5.13.3. 5.0 m from the north Lot line for buildings or portions of buildings where Commercial and Community Uses are at ground level.
- 5.14. Projections of Platform Structures, including balconies, are limited to a maximum of 1.5 m.
- 5.15. Portions of the Parkade below ground level are not subject to required Setbacks and can extend to all Lot lines provided there is sufficient soil depth maintained to support any required Landscaping above.
- 5.16. Setbacks in front of Commercial and Community Uses must be Hard Surfaced and visually incorporated into the public sidewalk to the satisfaction of the Development Planner.
- 5.17. A minimum distance of 14.0 m must be provided between buildings.
- 5.18. Despite Subsection 5.17 of this Zone, the minimum space between buildings greater than 22.0 m in Height is 35.0 m except that the minimum distance between building type E and the most southern building type D in Area 2-B is 20.0 m.
- 5.19. Outdoor Common Amenity Areas for residents must be provided throughout the Site in general conformance with Appendix 5. The exact nature of each outdoor Common Amenity Area must be determined at the Development Permit stage but must serve a similar function to those identified in the Appendix to the satisfaction of the Development Planner.

6. Landscaping, Lighting and Amenity Area Regulations

6.1. Landscaping

6.1.1. In addition to the Landscaping requirements of the Zoning Bylaw, Landscaping must comply with the following to the satisfaction of the Development Planner:

- 6.1.1.1. The Landscape Plan for a Development Permit for a principal building must include pavement materials, exterior lighting, Street furniture elements, seating areas and plant materials, as applicable;
- 6.1.1.2. Landscaping on the Site must consider the use of plant materials that provide colour, texture, and visual interest throughout the year to enhance the appearance of the development and to create comfortable and attractive environments;
- 6.1.1.3. Variations in Landscaping design must be used to define and differentiate between the different types of Common Amenity Areas identified in Appendix 5 to the satisfaction of the Development Planner. Raised planters, changes in soil depth or other like features must be used to accommodate Landscaping that is above the Parkades;
- 6.1.1.4. The Landscape Plan for a Development Permit for a principal building must show details of off-site improvements, if applicable, including enhancements to the public realm; and
- 6.1.1.5. The Landscape Plan must be prepared by a registered Landscape Architect registered with the Alberta Association of Landscape Architects.

6.2. Lighting

- 6.2.1. A detailed exterior lighting plan must be provided with Development Permit applications to the satisfaction of the Development Planner.
- 6.2.2. Decorative and security lighting must be designed and finished in a manner consistent with the design and finishing of the development and must be provided to accentuate building elements, to highlight the development at night time and in winter months and to ensure a well-lit and safe environment for people walking or rolling.
- 6.2.3. Exterior lighting associated with the development must be designed such that it has no negative impact on an adjacent property.
- 6.2.4. Human scaled lighting must be provided along all publicly accessible and private internal walkways, shared use paths and the internal roadway

running generally parallel with 85 Street NW to ensure a safe well-lit environment to the satisfaction of the Development Planner.

6.3. Parking, Loading and Access Regulations

- 6.3.1. With the exception of a maximum of 25 surface visitor parking spaces, all vehicular parking must be provided within below ground Parkades.
- 6.3.2. Access and egress for the Parkades must be provided in the locations generally indicated on Appendix 3 to the satisfaction of the Development Planner.
 - 6.3.2.1. The Development Planner may reduce the number of access and egress points to the Parkades if the size or extent of the Parkade is reduced and some are no longer required. The Development Planner must request any information necessary to determine potential impacts of these changes and any changes must be to the satisfaction of the Development Planner in consultation with the City department responsible for transportation services.
- 6.3.3. The slope for vehicular access ramps to the Parkade from 93 Avenue NW must not start for a minimum distance of 10.0 m from the Lot line abutting 93 Avenue NW, with the first 7.0 m of this distance having unobstructed views of the crossing sidewalks.
- 6.3.4. Despite the Zoning Bylaw, Bike Parking spaces must be provided as follows:
 - 6.3.4.1. Long Term Bike Parking must be provided in a safe and secure location in the Parkade and/or in another secure location on the first Storey of 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 Planner.
- 6.3.5. Off-street loading spaces must be accessed from the rear Alley.
- 6.3.6. All waste collection and storage areas must be located within a building, not visible from a public roadway, and be designed to the satisfaction of the Development Planner in consultation with the City departments responsible for waste collection and transportation services.

7. Design Regulations

7.1. Building Facades and Massing

- 7.1.1. Buildings must be designed to include the use of different architectural elements and treatments, articulated Façades, materials, and colours to add variety, rhythm, break up the massing and provide a sense of human scale.
- 7.1.2. Building type E must contribute to the 'signature' of the overall development and the City's skyline using articulation and features that provide visual interest and reduce the massing effects such as a combination of sculpting of the building, variation of materials/color or other means to the satisfaction of the Development Planner.
- 7.1.3. Building Facades facing a public roadway must be designed with detail and articulation to a maximum of 15.0 m intervals to create attractive streetscapes and interfaces, to the satisfaction of the Development Planner.
- 7.1.4. For buildings located at the intersection of public roadways, the corner Facade treatment must wrap around the corner of the building to provide a consistent profile facing both public roadways.
- 7.1.5. To promote pedestrian interaction and safety, Ground Floor non-Residential Facades must comply with the following:
 - 7.1.5.1. Where a Facade faces a Street, a minimum of 50% of the Facade area between 1.0 m and 2.0 m above ground level must be windows.
 - 7.1.5.2. A maximum of 10% of the Facade area windows facing a Street, a Park, or along Facades with a main entrance facing Parking Areas interior to the Site may be covered by non-transparent material. The remainder must be clear, non-reflective and free from obstruction.
- 7.1.6. All building Facades must have consistent and harmonious exterior finishing including materials such as, but not limited to, stone, masonry, metal, wood panels, cement panels, acrylic stucco, and/or glass, to the satisfaction of the Development Planner. Vinyl siding and masonry stucco as a finishing material is not permitted.
- 7.1.7. Exterior finishing materials must be durable, high quality and appropriate for the development within the context of the surrounding area.
- 7.1.8. All mechanical equipment, except for Solar Collectors, but including roof mechanical units, surface level venting systems, and transformers must be concealed by screening in a manner compatible with the architectural character of the buildings, to the satisfaction of the Development Planner.

7.2. Ground Level and Entrances

- 7.2.1. Entrances for Residential Uses must be clearly differentiated from entrances for other Uses through distinct architectural treatment to the satisfaction of the Development Planner.
- 7.2.2. Weather protection in the form of a canopy or other architectural element with a minimum projection of 1.5 m from the building Facade must be provided above any ground floor entrance for Commercial or Community Uses to create a comfortable environment for people walking or rolling.
- 7.2.3. Individual Dwellings at ground level must:
 - 7.2.3.1. provide an individual external entrance at ground level, using features such as, but not limited to, porches and staircases, to the satisfaction of the Development Planner;
 - 7.2.3.2. when facing a Street, provide a semi-private outdoor area for Street facing ground-oriented Dwellings that are provided in a manner that establishes a transition area between the Dwelling and publicly accessible land using landscape features, such as decorative fencing, change in ground elevation, shrub beds, planters, rock gardens and/or other built elements, to the satisfaction of the Development Planner;
 - 7.2.3.3. when facing internal courtyards/Common Amenity Areas, provide private Amenity Areas for individual Dwellings that establish a transition area between the Dwelling private Amenity Area and the Common Amenity Area using landscape features, such as decorative fencing, change in ground elevation, shrub beds, planters, rock gardens and/or other built elements, to the satisfaction of the Development Planner;
 - 7.2.3.4. have an elevation for the ground-oriented Dwellings that is a maximum 1.0 m above the adjoining and/or abutting ground level; and
 - 7.2.3.5. where Commercial and Community Uses face a public roadway, publicly accessible space or Amenity Area, they must be designed to create a people-friendly environment, which may include such things as entrances, outdoor seating areas, canopies, landscaping, and/or other features that lend visual interest and a human scale to development, to the satisfaction of the Development Planner.

7.3. Site

- 7.3.1. No solid fences higher than 1.2 m are allowed facing 85 Street NW, 90 Avenue NW and 93 Avenue NW. Landscaping, retaining walls or other low height elements may be utilized to visually separate the semi-private courtyards facing the public Streets.
- 7.3.2. Walkways and shared use paths on the Site must logically connect to any current or future City walkways or shared use paths and match or exceed the quality of pavement of the City infrastructure in road right-of-way to the satisfaction of the Development Planner
- 7.3.3. Shared use paths on the Site must have accompanying aesthetic and amenity features for users such as, but not limited to, trees, shrub planting, ornamental grasses, benches and waste bins to the satisfaction of the Development Planner.
- 7.3.4. Along 93 Avenue NW, sidewalks must continue level over any vehicular Parkade accesses connecting to 93 Avenue NW.
- 7.3.5. Prior to the issuance of each Development Permit for a principal building, a circulation plan for people walking or rolling must be submitted detailing how the proposed circulation for the principal building will generally connect with and contribute to completing the future overall active mobility network as generally shown in Appendix 4 to the satisfaction of the Development Planner.

8. Other Regulations

- 8.1. Prior to the issuance of a Development Permit for any buildings greater than 20.0 m in Height, a Wind Impact Statement must be submitted for review. The development must 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 Statement. At the discretion of the Development Planner, a subsequent Qualitative Wind Impact Study (CFD Study) or Quantitative Wind Impact Study (Wind Tunnel Study) may be required depending on the content/recommendations of the Wind Impact Statement and the proposed Height of the building.
- 8.2. The storm and sanitary drainage systems required to service the development, including off-site improvements and on-site stormwater management, must be in general conformance with the concepts outlined in the Drainage Servicing Report. Such improvements are to be constructed at the owner's cost. Any proposal to

modify the storm and sanitary servicing concepts outlined in the Drainage Servicing Report must be approved by the Development Planner in consultation with the City department responsible for drainage services.

- 8.3. A Sun Shadow Study prepared by a qualified, registered Professional Engineer or Architect, to professional standards to the satisfaction of the Development Planner, must be submitted with a Development Permit application for building types D and E.
- 8.4. Site and building layouts must include design elements that take the principles of Crime Prevention Through Environmental Design (CPTED) into consideration. Prior to the issuance of a Development Permit for a principal building, the Development Planner must require a CPTED assessment prepared in accordance with Section 5.110 of the Zoning Bylaw to confirm this has been done to their satisfaction. The Development Planner must apply any conditions deemed necessary to the approval of the Development Permit based on the recommendations of the CPTED assessment to promote a safe physical environment.
- 8.5. Prior to the issuance of the first Development Permit, the applicant must demonstrate to the satisfaction of the Development Planner that the owner has carried out good faith discussions with the Holyrood Community League and the Strathearn Community League regarding entering into a Good Neighbour Agreement, which must include, but not be limited to:
 - 8.5.1. Review of any conceptual development proposals;
 - 8.5.2. Reasonable notice of an application for a development permit;
 - 8.5.3. Initiatives to provide opportunities to integrate existing and new residents with the community;
 - 8.5.4. Communication protocols during construction, including owner contact for inquiries;
 - 8.5.5. Review of any transportation analysis and resulting decisions related to parking and traffic flow;
 - 8.5.6. Review of the Sun Shadow Study and Wind Impact Statement/Study and potential mitigation measures; and
 - 8.5.7. Review of landscape plans.
- 8.6. To ensure ongoing analysis of transportation related issues throughout the phased development of the lands within this Zone, a Transportation Impact Assessment

must be submitted with the first Development Permit application for a principal building in Area 2-A, as shown on Appendix 1, north of 93 Avenue NW to the satisfaction of the Development Planner in consultation with the City department responsible for transportation services and including consultation with the Holyrood Community League. Despite the other Development Regulations and Appendices of this Zone or the Zoning Bylaw, the location and directional flow of access points to and from the Parkades must be adjusted based on the review of this Transportation Impact Assessment, if required, to the satisfaction of the Development Planner in consultation with the City department responsible for transportation services.

- 8.7. An arborist report and tree preservation plan, to the satisfaction of the Development Planner in consultation with the City department responsible for public tree management, must be submitted with a Development Permit application to determine the impact of the proposed development, including excavation and construction, on any existing City owned boulevard trees within 15.0 m of the proposed excavation/construction. If required by the Development Planner, an air spading tool must be used to determine the amount and size of roots that may need to be cut for the Parkade/foundation wall. If:
 - 8.7.1. the arborist report indicates that the development will unduly compromise the ongoing viability and health of a tree or trees, each tree must be removed as part of the redevelopment of the site. The owner/developer is 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 Planner, each tree removed must 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
 - 8.7.2. the arborist report indicates that the development will not unduly compromise the ongoing viability and health of a tree or trees, each tree must be retained and protected as per the City's Corporate Tree Management Policy C456C.
- 8.8. Built form, public realm interfaces, streetscape elements and active mobility connections must consider the City of Edmonton's Winter Design Guidelines in their design and implementation, A report outlining how the development conforms to the these guidelines must be submitted with each Development Permit for a principal building to the satisfaction of the Development Planner.
- 8.9. Despite the Edmonton Design Committee Bylaw 20673, Development Permits within this Zone for all principal buildings as well as the Park described in

Subsection 9.4.1 of this Zone and the Transit Plaza described in Subsection 9.4.2 of this Zone must be reviewed by the Edmonton Design Committee.

8.10. Despite the other Development Regulations of this Zone, the Appendices of this Zone and Subsection 7.80.4.1.1.5 of the Zoning Bylaw, in the event that the owner/developer does not obtain a valid Development Permit and Building Permit for a minimum of one principal building in Area 2-A within 10 years of the passage of the Charter Bylaw adopting this Zone, development within Area 2-A must be in accordance with this Zone, except that:

8.10.1. the maximum Height of any building within Area 2-A is 20.0 m; and

8.10.2. the maximum number of Dwellings shall be 420.

9. Public Improvements and Contributions

9.1. The owner must enter into an Agreement with the City of Edmonton for off-site improvements prior to the issuance of a Development Permit for a principal building in Area 2-A. Required off-site improvements must include, but not be limited to the widening of the Alley to the satisfaction of the Development Planner in consultation with the City department responsible for transportation services, to a standard 6.0 m paved width, where possible, adjacent to Area 1, with the potential to encroach on the Site in constrained areas. The City must not request relocation of dedicated infrastructure such as utility transformers and powerline poles.

9.2. Prior to the issuance of any Development Permit for a principal building containing 12 or more Dwellings, the Development Planner must ensure that a signed agreement has been executed between the City and the owner requiring the owner to provide the City, at the time of Development Permit approval, the option to purchase up to 10 percent (exact percentage at the discretion of the City) of the proposed number of residential units (rounded to the nearest unit) at 85 percent of market value or provide the equivalent value as cash-in-lieu (at the option of the owner) to the City.

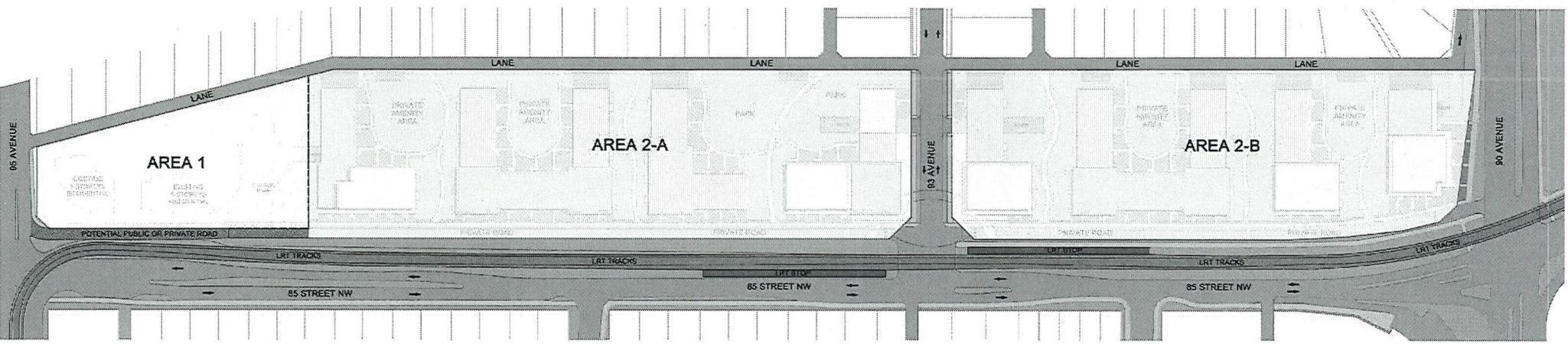
9.3. A minimum of 120 Dwellings, provided in part in both Area 2-A and Area 2-B, must have the following characteristics:

9.3.1. The Dwelling must have at least 2 bedrooms and the average number of bedrooms must be 2.25 or greater;

9.3.2. The Dwellings must be located no higher than the 4th Storey of any building;

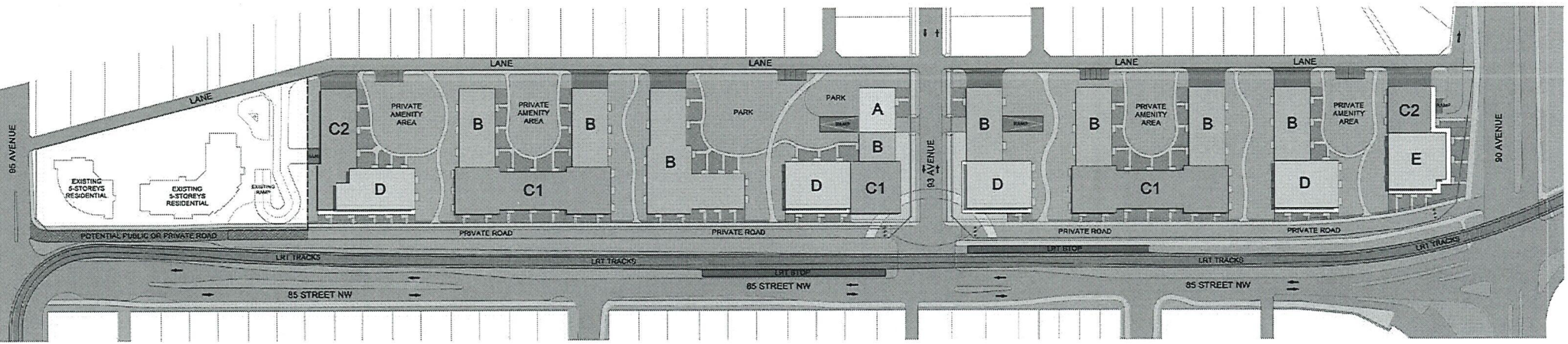
- 9.3.3. The Dwellings must be within a 150.0 m walking distance of an outdoor Common Amenity Area of at least 50.0 m² in size designed for children to the satisfaction of the Development Planner, using features such as, but not limited to, play structures, splash parks and/or sand boxes;
 - 9.3.4. At least 20% of such units must be provided in Area 2-B; and
 - 9.3.5. The Dwellings described above must be in addition to the requirement for 450 dwellings with two bedrooms or more as described in Subsection 5.3 of this Zone.
- 9.4. The following features on Site must be constructed in conjunction with any Development Permit for a principal building within 15.0 m of the identified feature and be openly 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 must be a condition of said Development Permit. For features spanning large areas or the entire site, the feature may be developed in phases with each Development Permit to the satisfaction of the Development Planner. If developed in phases, the first Development Permit that triggers the requirement for starting construction of the feature must include a phasing plan for the remaining construction of the feature:
- 9.4.1. A Park on Site must be provided in general conformance with Appendices 3 and 5 to the satisfaction of the Development Planner, with a minimum area of 1000 m². This Park must, to the satisfaction of the Development Planner, be designed to:
 - 9.4.1.1. actively interface with the adjacent buildings;
 - 9.4.1.2. promote creation of a well-connected active mobility network;
 - 9.4.1.3. give regard to CPTED principles to provide safe and defensible space, clear sightlines, adequate lighting, and provision of multiple access points;
 - 9.4.1.4. serve as a high quality amenity for people of all ages and during all seasons by incorporating features such as, but not limited to, hard and/or soft Landscaping, seating areas and/or bicycle facilities; and
 - 9.4.1.5. Incorporate public seating and impromptu social gathering area(s) and include features, which may include but not be limited to, decorative light standards, waste bins, bollards, landscaped planting beds, planters, tree grates, and/or hard surfacing.

- 9.4.2. A Transit Plaza using a minimum area of 500 m² of land on Site at the intersection of 85 Street NW and 93 Avenue NW which must include features such as, but not limited to, hard and soft Landscaping, seating areas, Bike Parking and appropriate human scaled lighting to ensure a comfortable environment for all users.
- 9.4.3. An internal roadway, with vehicular access restricted to emergency vehicles only, a minimum of 6.0 m in width, running generally parallel with 85 Street NW on the west side of the Site extending generally from 90 Avenue NW to 95 Avenue NW or to an alternative extent to the satisfaction of the Development Planner in consultation with Edmonton Fire Rescue Services;
 - 9.4.3.1. This roadway must have an Emergency Access Easement that ensures it is accessible to Fire Rescue Services (from north and south) at all times and makes the owner responsible for maintenance and liability. All access and bollard treatments, including ongoing safe operations and maintenance agreements, will be completed to the satisfaction of the Development Planner in consultation with Edmonton Fire Rescue Services.
- 9.4.4. A 1.8 m wide walkway generally adjacent to the north-south Alley abutting the east Lot line of the Site generally extending from 90 Avenue NW to 95 Avenue NW;
- 9.4.5. A 1.8 m wide walkway adjacent to the internal roadway on the west of the Site generally extending from 90 Avenue NW to 95 Avenue NW;
- 9.4.6. A minimum of four 1.8 m wide walkways connecting the walkway along the internal roadway on the west of the Site with the walkway along north-south Alley abutting the east Lot line of the Site provided through the Site in a generally east-west direction; and
- 9.4.7. A minimum of two 3.0 m wide, unobstructed shared use paths connecting the walkway along the internal roadway on the west of the Site, with the walkway abutting the north-south Alley abutting the east Lot line of the Site, provided through the Site in a generally east-west direction at locations that generally connect to the access points to the east-west Alley from 83 Street NW to the satisfaction of the Development Planner.

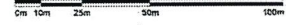


SITE PLAN





SITE PLAN



LEGEND

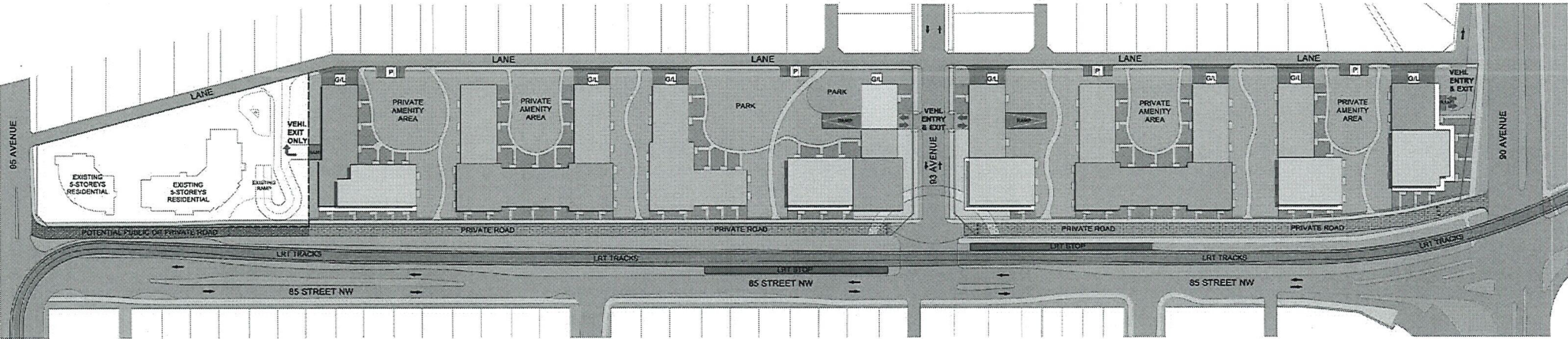
- MAXIMUM HEIGHT
- A 7.0m
- B 15.0m
- C1 22.0m
- C2 22.0m
- D 43.0m
- E 86.0m

● ● ACCESS CONTROL

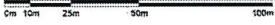


HOLYROOD GARDENS


APPENDIX 3 - SERVICE AREAS & ACCESS



SITE PLAN



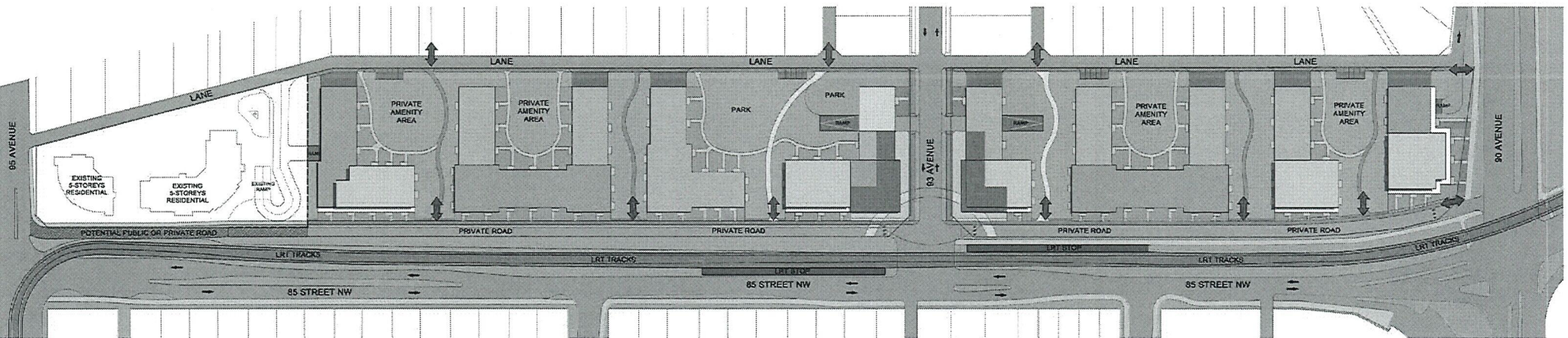
LEGEND

-  ENCLOSED WASTE AREA & LOADING AREA
-  VEHICULAR CIRCULATION
-  PROPERTY LINE
-  ACCESS CONTROL - ONLY EMERGENCY VEHICLES ALLOWED
-  SURFACE PARKING
-  PRIVATE ROAD FOR EMERGENCY ACCESS VEHICLES ONLY (6.0 MIN)

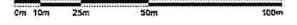


HOLYROOD GARDENS





SITE PLAN



LEGEND

-  RETAIL
-  ON-SITE WALKWAY
-  PRIVATE YARD SPACE FOR GROUND UNITS
-  PUBLIC SHARED USE PATHWAY
-  THRU ACCESS FOR COMMUNITY



HOLYROOD GARDENS

APPENDIX 5 - POTENTIAL AMENITIES



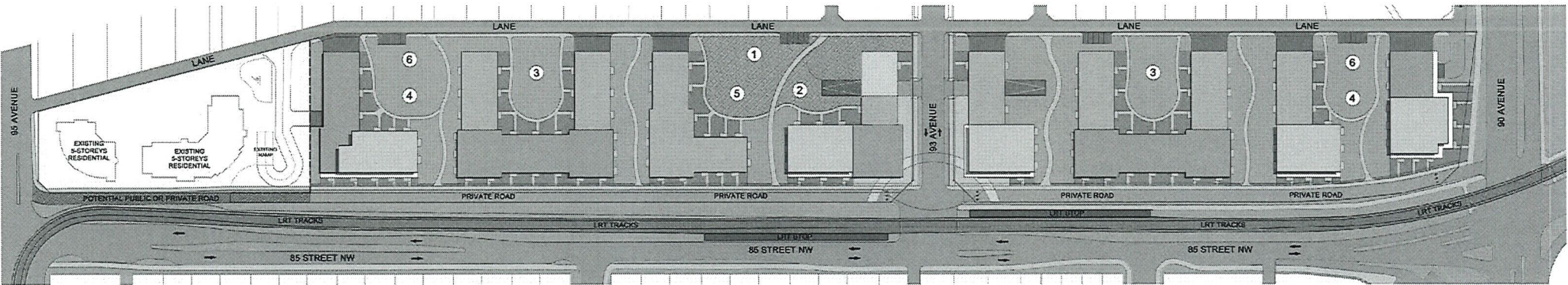
YOGA & WELLNESS PARK ①



PETS' PARK ②



SENIORS' PARK ③



SITE PLAN



CHILDRENS' PARK ④



AMPHITHEATRE ⑤



ZEN GARDEN ⑥

LEGEND

- 1 YOGA & WELLNESS PARK
- 2 PETS' PARK
- 3 SENIORS' PARK
- 4 CHILDRENS' PARK
- 5 AMPHITHEATRE
- 6 ZEN GARDEN
-  PUBLIC AMENITY SPACE



DISCLAIMER: THE IMAGES USED TO DEPICT THE AMENITIES, ARE PRECEDENT IMAGES AND USED FOR REPRESENTATION PURPOSES ONLY.

HOLYROOD GARDENS