

Charter Bylaw 20753

A Charter Bylaw to amend Charter Bylaw 20001, as amended,
The Edmonton Zoning Bylaw
Amendment No. 24

WHEREAS Lot 25, Block 101, Plan 1320993; Lots 14 - 17, Block 101, Plan 758HW; Lot 27, Block 101, Plan 1922312; Lots 1 & 4, Block 101, Plan 1922313; Units 1-49, Condominium Plan 1922316; Units 1-219, Condominium Plan 1922318; and Lots 6 - 10, Block 100, Plan 3875P; located at 10210 - 140 Street NW; 14006, 14010, 14014 & 14018 - 102A Avenue NW; 14053, 14055, and 14085- West Block Drive NW; 201 to 209, 14101 - West Block Drive NW, and 14101C - West Block Drive NW; 301 to 1602, 14105 - West Block Drive NW, and 14105C - West Block Drive NW; 14111 - 103 Avenue NW, Glenora, Edmonton, Alberta, are specified on the Zoning Map as (DC2.1071) 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 25, Block 101, Plan 1320993; Lots 14 - 17, Block 101, Plan 758HW; Lot 27, Block 101, Plan 1922312; Lots 1 & 4, Block 101, Plan 1922313; Units 1-49, Condominium Plan 1922316; Units 1-219, Condominium Plan 1922318; and Lots 6 - 10, Block 100, Plan 3875P; located at 10210 - 140 Street NW; 14006, 14010, 14014 & 14018 - 102A Avenue NW; 14053, 14055, and 14085 - West Block Drive NW; 201 to 209, 14101 - West Block Drive NW, and 14101C - West Block Drive NW; 301 to 1602, 14105 - West Block Drive NW, and 14105C - West Block Drive NW; and 14111 - 103 Avenue NW, Glenora, Edmonton, Alberta, which lands are shown on the sketch plan attached as Schedule "A", from (DC2.1071) Direct Control Zone to (DC) Direct Control Zone.

2. The uses and regulations of the aforementioned DC Zone are annexed hereto as Schedule "B".
3. The sketch plan annexed hereto as Schedule "A" and the uses and regulations of the DC Zone shown on Schedule "B" 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	day of	, A. D. 2024;
READ a second time this	day of	, A. D. 2024;
READ a third time this	day of	, A. D. 2024;
SIGNED and PASSED this	day of	, A. D. 2024.


THE CITY OF EDMONTON

MAYOR

CITY CLERK

CHARTER BYLAW 20753



 DC2.1071 to DC



SCHEDULE "B"**(DC) DIRECT CONTROL ZONE****1. Purpose**

- 1.1. To accommodate a vibrant, mixed-use development that is integrated with the surrounding neighbourhood and connected to the adjacent LRT stop.

2. Area of Application

- 2.1. This Zone applies to Lot 25, Block 101, Plan 1320993; Lots 14 - 17, Block 101, Plan 758HW; Lot 27, Block 101, Plan 1922312; Lots 1 & 4, Block 101, Plan 1922313; Units 1-49, Condominium Plan 1922316; Units 1-219, Condominium Plan 1922318; and Lots 6 - 10, Block 100, Plan 3875P, located on the northeast corner of 142 Street NW and Stony Plain Road NW, as shown in Schedule "A" of the Charter Bylaw adopting this Zone, Glenora.

3. Uses**Residential Uses**

- 3.1. Residential
- 3.2. Home Based Business

Commercial Uses

- 3.3. Bar
- 3.4. Cannabis Retail Store
- 3.5. Custom Manufacturing
- 3.6. Food and Drink Service
- 3.7. Health Service
- 3.8. Indoor Sales and Service
- 3.9. Liquor Store
- 3.10. Major Indoor Entertainment
- 3.11. Minor Indoor Entertainment
- 3.12. Office

- 3.13. Outdoor Entertainment
- 3.14. Residential Sales Centre

Community Uses

- 3.15. Child Care Service
- 3.16. Community Service
- 3.17. Library
- 3.18. Park
- 3.19. Special Event

Basic Service Uses

- 3.20. Transit Facility

Agricultural Uses

- 3.21. Urban Agriculture

Sign Uses

- 3.22. Fascia Sign
- 3.23. Freestanding Sign
- 3.24. Minor Digital Sign
- 3.25. Projecting Sign

4. Additional Regulations for Specific Uses

- 4.1. Residential and Agricultural Uses are not permitted in Area 2.
- 4.2. Bars and Food and Drink Services are not permitted in Area 5.
- 4.3. Cannabis Retail Stores:
 - 4.3.1. must comply with Section 6.30 of the Zoning Bylaw, except are only permitted within Area 3; and
 - 4.3.2. only one Cannabis Retail Store Use is allowed within the land subject to this DC Zone.
- 4.4. Liquor Stores:

- 4.4.1. must comply with Section 6.70 of the Zoning Bylaw, except are only permitted in Areas 1, 2, 3 and 4; and
- 4.4.2. only one Liquor Store Use is allowed within the land subject to this DC Zone.
- 4.5. Vehicular-oriented Uses, including Vehicle Support Services and Uses with Drive-through Services, are not permitted.
- 4.6. Commercial, Community and Agricultural Uses in Areas 1, 3, 4, and 5 must:
 - 4.6.1. not be in any freestanding structure separate from a structure containing Residential Uses;
 - 4.6.2. be no higher than the 4th Storey of the building;
 - 4.6.3. not be located where they front onto an Alley, but can wrap around the sides along Alleys to a maximum depth of 10.0 m; and
 - 4.6.4. not be Abutting 103 Avenue NW.
- 4.7. Where Commercial or Community Uses are developed on the ground floor of a building:
 - 4.7.1. main entrances must incorporate weather protection features in the form of canopies, awnings, overhangs, vestibules, recessed entrances, or other Architectural Elements to provide all-season weather protection to people walking or rolling and to enhance the visibility of entrances; and
 - 4.7.2. the primary access must be from outside the building.
- 4.8. Where Commercial Uses are developed on the ground floor of a building, the Facade must be designed such that there is transparent glazing and that the placement and type of windows must allow viewing into the building to promote a high quality public realm.
- 4.9. In Area 5, Residential Uses must be developed with Dwellings at ground level facing 103 Avenue NW with direct access to the adjacent public sidewalk.
 - 4.9.1. Despite Subsection 4.9 of this Zone, the main residential lobby entrance may be located facing 103 Avenue NW.
- 4.10. Signs must comply with Section 6.90 of the Zoning, including Subsection 5 of Section 6.90, except:

- 4.10.1. Fascia Signs and Projecting Signs may face the Urban Square and the internal private roadway; and
- 4.10.2. The maximum number of Freestanding Signs is three and there is no maximum number per Frontage or minimum radial separation distance. However, Freestanding Signs are only permitted in the following locations:
 - 4.10.2.1. at the intersection of the internal private roadway and 142 Street NW;
 - 4.10.2.2. in the Urban Square along Stony Plain Road NW; and
 - 4.10.2.3. at the intersection of 140 Street NW and Stony Plain Road NW.
- 4.10.3. Freestanding Signs must have a maximum Height of 7.0 m and maximum Area of 20 m².
- 4.10.4. Minor Digital Signs must:
 - 4.10.4.1. have a maximum Area of 8.0 m²;
 - 4.10.4.2. must not extend above the first Storey; and
 - 4.10.4.3. must face Stony Plain Road NW.
- 4.11. Signs must be reviewed with regard for visual harmony and the compatibility of the proposed sign with the architectural character and finish of the development. Individual business identification signs located on the facades of buildings must be similar in proportion, construction materials, and placement.

5. Site and Building Regulations

- 5.1. The development must be in general conformance with the attached appendices.
- 5.2. Development Permit applications are permitted for development of the entire Site or for each individual Area or a combination of Areas, as identified on Appendix 1. The development of the Urban Square must be part of the first Development Permit application.
- 5.3. The maximum number of Dwellings is 500.
- 5.4. The maximum combined Floor Area Ratio is 4.75 for the land subject to this DC Zone.
- 5.5. The minimum building Setbacks are from:

- 5.5.1. 142 Street NW – 2.5 m.
- 5.5.2. Stony Plain Road NW – 2.5 m.
- 5.5.3. 103 Avenue NW – 4.5 m.
- 5.5.4. Alley east of Area 5 – 2.5 m.
- 5.5.5. Alley north of Area 4 – 6.0 m.
- 5.5.6. Alley east of Area 4 – 2.5 m.
- 5.5.7. 102A Avenue NW – 0.0 m.
- 5.5.8. 140 Street NW – 0.0 m.
- 5.6. The maximum building Height for each Area is:
 - 5.6.1. Area 1: 60.0 m.
 - 5.6.2. Area 2: 15.0 m.
 - 5.6.3. Area 3: 90.0 m.
 - 5.6.4. Area 4: 23.0 m.
 - 5.6.5. Area 5: 23.0 m.
- 5.7. Buildings with a Height greater than 23.0 m in Areas 1 and 3 must have two vertical sections: the Podium and Tower. The following additional regulations apply:
 - 5.7.1. The podium and Tower must be differentiated through Setbacks and Stepbacks in the building mass, and/or through the architectural treatment of the Facades;
 - 5.7.2. The maximum podium Height is 15.0 m; and
 - 5.7.3. The minimum distance between Towers is 25.0 m.
- 5.8. Within Areas 1 and 3 the maximum Tower Floor Plates above the Podium are:
 - 5.8.1. Area 1: 750 m².
 - 5.8.2. Area 3: 900 m².
- 5.9. For buildings in Areas 1 and 3, the minimum Tower Setbacks from the Lot lines are:

- 5.9.1. 142 Street NW – 5.0 m.
- 5.9.2. 102A Avenue NW – 5.0 m.
- 5.9.3. 140 Street NW – 4.0 m.
- 5.10. The Façade treatment must wrap around the side of the podium to provide a consistent profile.
- 5.11. Buildings with a Height of 23.0 m within Areas 4 and 5 must mitigate massing through techniques such as but not limited to changes in colours, materials, recesses/projections, and/or architectural features.
- 5.12. No Setbacks are required for Parkades developed below ground level.

6. Design Regulations

- 6.1. In Area 1, the building must incorporate distinctive architectural features at the corner of 142 Street NW and Stony Plain Road NW consistent with the style of the building to reinforce the prominence of the intersection and gateway for the Site.
- 6.2. In Areas 1, 2 and 4, the buildings must integrate with the Urban Square by using features such as architectural elements, public artwork, and/or feature lighting.
- 6.3. In Area 4, massing of the building must be mitigated through a combination of architectural features that may include variations in the rooflines, projection or recession of the Façade, porches or entrance features, building materials, or other treatments.
- 6.4. In Area 4, unenclosed steps leading to an entryway may project into a Setback, up to the Lot line.
- 6.5. Dwellings with direct access to ground level must have clearly identified entrances and use design features such as porches, staircases, stoops, and/or landscaping to provide visual interest for people outside the building.
- 6.6. Residential Uses must have a separate entrance at ground level from other Uses. Entrances must be differentiated through distinct architectural treatment.
- 6.7. Buildings must be oriented to the adjacent Streets, Urban Square, LRT stop, and internal private roadway through the Site.
- 6.8. Buildings must be designed such that they are distinct from one another but reinforce the design details, materials, and architectural expression of one another.

- 6.9. Buildings must incorporate architectural treatments, articulated Facades, and materials to add variety, rhythm, break up the massing, and provide a sense of human scale at ground level.
- 6.10. The development must incorporate high-quality and durable materials in the design of buildings. Materials may include but not be limited to, glass curtain wall, solid brick, precast concrete, metal, acrylic stucco, and natural or composite wood products.
- 6.11. Lighting must contribute to a safe, well-lit public realm while complementing the architectural and landscape features, finishes, and the overall sense of place.

7. Parking, Loading, Storage and Access Regulations

- 7.1. Vehicular access, circulation, and the drop-off/lay-by on 142 Street NW must be developed in general accordance with Appendix 1, to the satisfaction of the Development Officer in consultation with the City department responsible for transportation services.
- 7.2. All vehicular parking for Residential Uses must be accommodated within a Parkade. Visitor and customer parking may be accommodated in Surface Parking Lots.
 - 7.2.1. Despite Subsection 7.2 of this Zone, interim Surface Parking Lots for any Use may be located in accordance with Appendix 2. Interim Surface Parking Lots must be screened with soft Landscaping.
 - 7.2.2. Despite Subsection 7.2 of this Zone, a Surface Parking Lot with a maximum of 15 spaces shall be permitted for Residential Uses, located on the north edge of Area 4 and accessed from the Alley north of Area 4.
- 7.3. Above-ground Parkades must be located to the rear of buildings, and screened to the satisfaction of the Development Officer in consultation with the City department responsible for transportation services through the use of Landscaping and/or fencing. Parkades must be integrated with other Uses, to avoid blank walls and maintain an active and attractive streetscape along Stony Plain Road NW and 142 Street NW.
- 7.4. Storage and waste collection areas must be concealed from view from adjacent Sites and Streets. Waste collection areas must be designed to the satisfaction of the Development Officer in consultation with the City department responsible for waste management and transportation services.

8. Landscaping, Lighting and Amenity Area Regulations

- 8.1. 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.
- 8.2. The Landscape Plan must include, but is not limited to, the following:
 - 8.2.1. adjacent boulevard Landscaping to provide context;
 - 8.2.2. pavement materials, exterior lighting, street furniture elements, sizes and species of new and existing tree plantings, fencing, bollards, and bike racks; and
 - 8.2.3. major circulation patterns and pathways, to ensure landscaping enhances and highlights these features.
- 8.3. Landscaping must be in general accordance with Landscaping regulations of the Zoning Bylaw, except:
 - 8.3.1. the Development Officer may allow trees to be substituted with shrubs at a rate of 15 shrubs for each tree, and shrubs to be substituted with perennials at a rate of one square metre of perennials (including ornamental grasses) for each shrub. Alternate substitutions may be permitted where a registered Landscape Architect can explain and justify the alternative standard in a separate report submitted with the Landscape Plan to the satisfaction of the Development Officer;
 - 8.3.2. the Setback along 103 Avenue NW and all Alleys must include soft Landscaping;
 - 8.3.3. the Urban Square and Setback along Stony Plain Road NW must be Hardsurfaced with decorative concrete paving; and
 - 8.3.4. the Setback in Area 1 along 142 Street NW must be Hardsurfaced.
- 8.4. 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 the Development Permit application to determine the impact of the proposed development, including excavation and construction, on any existing boulevard trees along 142 Street NW, Stony Plain Road NW, 103 Avenue NW and 140 Street NW. 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:

- 8.4.1. 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 must 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 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
- 8.4.2. 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.
- 8.5. Trees must be planted along 142 Street NW and 140 Street NW. Where trees cannot be provided within the Setback, the Development Officer may require boulevard trees in consultation with the City department responsible for public tree management. If provided, boulevard Landscaping may be used to satisfy any required public amenity contributions.

9. General Regulations

- 9.1. Prior to the issuance of a Development Permit for new building construction in Areas 4 or 5 for buildings greater than 20.0 m in Height, a Qualitative (CFD) Wind Impact Study 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 Qualitative (CFD) Wind Impact Study.
- 9.2. Prior to the issuance of a Development Permit for new building construction in Area 3 for a building greater than 20.0 m in Height, a Quantitative Wind Impact Study (Wind Tunnel Study) 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 Quantitative Wind Impact Study (Wind Tunnel Study).
- 9.3. Prior to the issuance of a Development Permit in Area 3, except for Development Permits for demolition, excavation, shoring or signage, additional Environmental Site Assessment work, an Environmental Risk Management Plan and Remedial Action Plan, as required by the Development Planner, must be submitted and reviewed to the satisfaction of the Development Planner in consultation with the City department responsible for environmental planning. The Development

Planner must impose any Development Permit conditions necessary, prior to the release of the drawings for Building Permit review, to ensure that the Site is suitable for the full range of Uses contemplated in the Development Permit application.

- 9.4. Due to the recent passage of the Zoning Bylaw 20001 in the City of Edmonton, despite Subsection 4 of Section 7.100 of the Zoning Bylaw, the Development Planner may approve a Development Permit application, with or without conditions, that does not comply with this DC Zone by granting a variance in compliance with Subsections 5 and 6 of Section 7.100 of the Zoning Bylaw.

10. Public Improvements and Contributions

- 10.1. As a condition of a Development Permit for new building construction, the owner must 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 Planner in consultation with the department responsible for transportation services and development coordination. The Agreement process must include an engineering drawing review and approval. Improvements to address in the Agreement, include, but are not limited to:
 - 10.1.1. repair of any damage to the Abutting Streets, sidewalks and boulevard, including Alleys not directly adjacent to the Site, caused by the construction of the development;
 - 10.1.2. boulevard tree plantings along 142 Street NW and 140 Street NW, if required;
 - 10.1.3. upgrade and widening of the Alleys adjacent to Area 4 and Area 5, and the north-south Alley that extends from the northeast corner of Area 4 to 103 Avenue NW. These upgrades should be done as required to support the development, the staging of which will be reviewed at the Development Permit stage and will consider access locations, commercial traffic patterns, and the minimizing of disruption to recently improved Alleys;
 - 10.1.4. installation of an interim and permanent traffic signal at the intersection of 142 Street NW and the internal private roadway;
 - 10.1.5. construction of connections for people walking or rolling to adjacent Streets, the LRT station, and adjacent bus stops;
 - 10.1.6. relocation of the northbound bus stop and shelter pad on 142 Street NW; and

- 10.1.7. construction of the vehicular drop-off/transit bay identified in the attached Appendices.
- 10.2. The applicant must contribute \$600,000 to be used for on-site public art or public realm improvements, which may be provided with each stage of development based on the proportion of the Gross Floor Area. The Development Permit application must include documentation that clearly demonstrates, to the satisfaction of the Development Officer, how and where this money will be applied to the Site. Public realm improvements may include but are not limited to boulevard Landscaping, benches, feature canopy and lighting, decorative concrete paving, ornamental street lighting, and ornamental features associated with the urban square or internal private roadway. The public art or public realm improvements must be located within or adjacent to the Site.
- 10.3. An internal private roadway must be provided through the Site. The roadway must be developed in accordance with the following regulations:
 - 10.3.1. The public realm must incorporate hard and soft Landscaping and human-scaled street elements to support circulation of people walking or rolling through the Site and contribute to the overall sense of place;
 - 10.3.2. Street elements must include but not be limited to lighting, benches, receptacles, and bike racks; and
 - 10.3.3. As a condition of a Development Permit, the owner must register a 24-hour Public Access Easement for the internal private roadway. Under this Easement, the owner must be responsible for maintenance and liability and the spaces must be accessible to the public at all times.
- 10.4. An Urban Square, as illustrated in Appendix 1, must be provided with the first Development Permit. The following regulations apply:
 - 10.4.1. The Urban Square must be a minimum 1,000 m²;
 - 10.4.2. The Urban Square must incorporate hard and soft Landscaping to integrate with the LRT stop;
 - 10.4.3. The LRT stop along Stony Plain Road NW must be integrated with the Urban Square at ground level; and
 - 10.4.4. The owner must register a Public Access Easement to ensure public access to the Urban Square between designated hours. Under this Easement, the owner must be responsible for maintenance and liability.

