

Bylaw 17558

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 2189

WHEREAS Units 1 to 3, Plan 1323051; Lots 14 to 17, Block 101, Plan 758HW; Units 1 – 36, Condominium Plan 9023085; located at 10213 - 142 Street NW, 14006 to 14018 - 102A Avenue NW, 14111 - 103 Avenue NW, 10213 - 142 Street NW, 14004 and 14010 – Stony Plain Road NW, Glenora, Edmonton, Alberta, are specified on the Zoning Map as (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 Units 1 to 3, Plan 1323051; Lots 14 to 17, Block 101, Plan 758HW; Units 1 – 36, Condominium Plan 9023085; located at 10213 - 142 Street NW, 14006 to 14018 - 102A Avenue NW, 14111 - 103 Avenue NW, 10213 - 142 Street NW, 14004 and 14010 – Stony Plain Road NW, Glenora, Edmonton, Alberta, which lands are shown on the sketch plan attached as Schedule “A”, from (DC2) Site Specific Development Control Provision to (DC2) Site Specific Development Control Provision.

2. The uses and regulations of the aforementioned DC2 Provision are attached as Schedule "B".

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

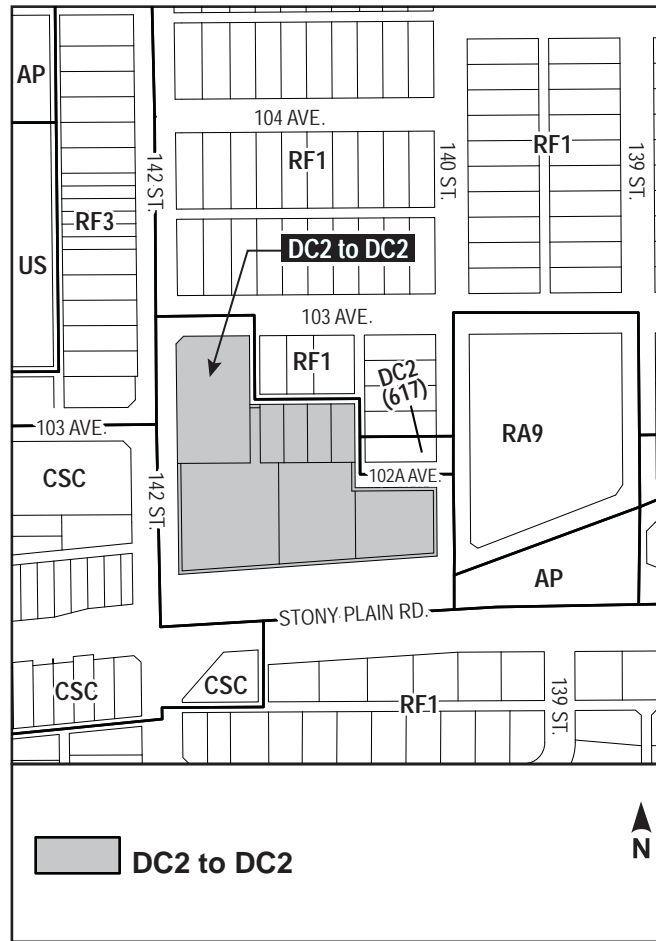
READ a first time this	day of	, A. D. 2016;
READ a second time this	day of	, A. D. 2016;
READ a third time this	day of	, A. D. 2016;
SIGNED and PASSED this	day of	, A. D. 2016.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

BYLAW 17558



SCHEDULE "B"**(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION****1. General Purpose**

To accommodate a vibrant, pedestrian-friendly mixed-use development that is integrated with the surrounding neighbourhoods and connected to the future LRT station.

2. Area of Application

This Provision shall apply to Units 1-3, Plan 1323051; Lots 14-17, Block 101, Plan 758HW; and Units 1 – 36, Condominium Plan 9023085, located at the northeast corner of 142 Street NW and Stony Plain Road NW, as shown on Schedule "A" of this Bylaw, adopting this Provision, Glenora.

3. Uses

- a. Apartment Housing
- b. Bars and Neighbourhood Pubs
- c. Business Support Services
- d. Child Care Services
- e. Community Recreation Services
- f. Convenience Retail Stores
- g. General Retail Stores
- h. Government Services
- i. Group Homes
- j. Health Services
- k. Indoor Participant Recreation Services
- l. Limited Group Homes
- m. Live Work Units
- n. Lodging Houses
- o. Major Alcohol Sales
- p. Major Home Based Business
- q. Minor Alcohol Sales

- r. Minor Home Based Business
- s. Personal Service Shops
- t. Professional, Financial and Office Support Services
- u. Public Libraries and Cultural Exhibits
- v. Residential Sales Centre
- w. Restaurants
- x. Row Housing
- y. Secondhand Stores
- z. Stacked Row Housing
- aa. Specialty Food Services
- bb. Urban Gardens
- cc. Urban Outdoor Farms
- dd. Veterinary Services
- ee. Fascia On-premises Signs
- ff. Freestanding On-premises Signs
- gg. Minor Digital On-premises Signs
- hh. Projecting On-premises Signs

4. General Regulations

- a. The Site shall be developed in general accordance with Appendices I and II.
- b. Development Permit applications shall be permitted for development of the entire Site or for each individual area or a combination of areas, as identified on Appendix I. The development of the Urban Square shall be part of the first Development Permit application.
- c. The maximum number of Dwellings units shall not exceed 500.
- d. The maximum number of Sleeping units and Dwelling units shall not exceed 550.
- e. The maximum Floor Area Ratio shall be 4.75 for the entire Site.
- f. The minimum building Setbacks shall be as follows:
 - i. 142 Street – 2.5 m
 - ii. Stony Plain Road – 2.5 m
 - iii. 103 Avenue – 4.5 m
 - iv. Lanes – 2.5 m
 - v. 102A Avenue – 0 m

- vi. 140 Street – 0 m
- g. The maximum building Height for each area shall be as follows:
 - i. Area 1: 60 m
 - ii. Area 2: 15 m
 - iii. Area 3: 90 m
 - iv. Area 4: 15 m
 - v. Area 5: 45 m
- h. Buildings with a height greater than 15 m shall be comprised of two vertical sections: the podium and Tower. The following additional regulations shall apply:
 - i. The podium and Tower shall be differentiated through Setbacks and Stepbacks in the building mass, and/or through the architectural treatment of the façades.
 - ii. The maximum podium Height shall be 15 m.
 - iii. Notwithstanding regulation 4(h)(ii), in Areas 3 or 5 the maximum podium Height shall be 18 m if the primary use of the podium is a Group Home or Lodging House.
 - iv. The minimum distance between Towers shall be 25.0 m.
 - v. The maximum Tower floor plates shall be as follows:
 - A. Area 1: 750 m²
 - B. Area 3: 900 m²
 - C. Area 5: 900 m²
 - vi. The minimum Tower Setbacks from the property line shall be as follows:
 - A. 142 Street – 5 m
 - B. 103 Avenue – 12.5 m
 - C. Lane – 7.5 m
 - D. 102A Avenue – 5 m
 - E. 140 Street – 4 m
 - vii. The façade treatment shall wrap around the side of the podium to provide a consistent profile.
- i. Minimum Setbacks for parkades developed below Grade shall be 0 m.
- j. All mechanical equipment, including roof mechanical units and excluding solar panels, shall be concealed by screening in a manner compatible with the architectural character of the building or concealed by incorporating it within the building.

5. Development Regulations for Specific Uses

- a. Residential and Residential-related uses shall not be permitted in Area 2.

- b. Only Residential and Residential-related uses shall be permitted in Area 4.
- c. Commercial and Community, Educational, Recreational and Cultural Service Uses shall be permitted in Areas 1, 3, and 5, but shall not be in any free standing structure separate from a structure containing Residential Uses, shall be limited to the podium, and shall not be located where they front onto 103 Avenue or a public lane.
- d. In Area 5, Residential Uses shall be developed with Dwelling units on the ground floor along 103 Avenue with direct access to Grade. The residential lobby may be permitted along 103 Avenue.
- e. Where Commercial or Community, Educational, Recreational and Cultural Service Uses are developed on the ground floor of a building, weather protection in the form of a canopy or any other projecting architectural element shall be provided above entrances to create a comfortable environment for pedestrians.
- f. Where Commercial or Community, Educational, Recreational and Cultural Service Uses are developed on the ground floor of a building, the primary access shall be from the street, the internal private roadway, or the Urban Square.
- g. Where Commercial Uses are developed on the ground floor of a building, the podium shall be designed such that that there is transparent glazing and that the placement and type of windows shall allow viewing into the building to promote a positive pedestrian-oriented public realm.
- h. Bars and Neighbourhood Pubs and Restaurants shall only be located in Areas 1, 2, and 3 and shall not be located where they front onto 102A Avenue.
- i. Only one of either Major Alcohol Sales or Minor Alcohol Sales may be located on this site. The Development Officer may consider Crime Prevention Through Environmental Design Criteria by ensuring:
 - i. the exterior of all stores have ample glazing from the street to allow natural surveillance;
 - ii. exterior lighting should be in accordance with the minimum safety standards prescribed by the Illuminating Engineers Society;
 - iii. any landscaping around the facilities be low-growing shrubs or deciduous trees with a high canopy at maturity and that all foliage be kept trimmed back to prevent loss of natural surveillance;
 - iv. no customer parking is in behind a facility and that all parking areas in front of the building be well-lighted; and
 - v. customer access to the store is limited to a store front that is visible from the street, shopping centre parking lot or a mall access that allows visibility from the interior.
- j. Vehicular-oriented Uses, including but not limited to drive through operations and Accessory drive through pick up services, shall not be permitted.

6. Design Regulations

- a. In Area 1, the building shall incorporate distinctive architectural features at the corner of 142 Street and Stony Plain Road consistent with the style of the building to reinforce the prominence of the intersection and gateway for the Site
- b. In Areas 1 and 2, the buildings shall integrate with the Urban Square by using features such as architectural elements, public artwork, and/or feature lighting.
- c. In Area 4, each Row Housing Dwelling shall be individually defined 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.
- d. In Area 4, any portion of the building above 3.0 m shall be at least 4.0 m from the north property line.
- e. In Area 4, notwithstanding subsection 44(1)(a) of this Bylaw, unenclosed steps leading to an entry way may project into a Setback, up to the property line.
- f. Dwelling units and Sleeping units with direct access to Grade shall have clearly identified entrances and use design features such as porches, staircases, stoops, and/or landscaping to provide pedestrian interest.
- g. Residential and Residential-Related Uses shall have a separate entrance at Grade from non-Residential Uses. Entrances shall be differentiated through distinct architectural treatment.
- h. Buildings shall be oriented to the adjacent public roadways, Urban Square, LRT station, and internal private roadway through the Site.
- i. Buildings shall be designed such that they are distinct from one another but reinforce the design details, materials, and architectural expression of one another.
- j. Buildings shall incorporate architectural treatments, articulated façades, and materials to add variety, rhythm, break up the massing, and provide a sense of human scale at Grade.
- k. The development shall incorporate high-quality and durable materials in the design of buildings. Materials may include but not be limited to, glass curtain wall, solid brick, pre-cast concrete, metal, stucco, and natural or composite wood products.
- l. Lighting shall contribute to a safe, well-lit public realm while complementing the architectural and landscape features, finishes, and the overall sense of place.

7. Signage

- a. Signs shall comply with Schedule 59D of the Zoning Bylaw. Notwithstanding Schedule 59D:
 - i. Fascia On-premises Signs and Projecting On-premises Signs may face the Urban Square and the internal private roadway;

- ii. The maximum number of Freestanding On-premises Signs shall be five, and there shall be no maximum number per Frontage or minimum radial separation distance. However, Freestanding On-premises Signs shall only be permitted in the following locations:
 - A. at the intersection of the internal private roadway and 142 Street NW;
 - B. in the Urban Square along Stony Plain Road; and,
 - C. at the intersection of Stony Plain Road and 142 Street NW.
 - iii. Freestanding On-premises Signs located at the intersection of the internal private roadway and 142 Street and in the Urban Square along Stony Plain Road shall have a maximum Height of 4.0 m and maximum Area of 10.0 m² for each face of the sign. A maximum of two signs shall be permitted at each location;
 - iv. Freestanding On-premises Signs located at the intersection of the Stony Plain Road and 142 Street NW shall have a maximum Height of 6.0 m and maximum Area of 20.0 m² for each face of the sign. A maximum of one sign shall be permitted at this location;
 - v. Minor Digital Signs shall have a maximum Area of 8.0 m², shall not extend above the first Storey, and shall only be located in Area 1, Area 2, Area 3 (where it faces Stony Plain Road) and the Urban Square.
- b. Signs shall 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 shall be similar in proportion, construction materials, and placement.

8. Landscaping

- a. Prior to the issuance of a Development Permit for any portion of the Site, a Landscape Plan prepared by a registered Landscape Architect shall be submitted for review, to the satisfaction of the Development Officer, to ensure that a high standard of appearance and a sensitive transition to the surrounding land uses are achieved. The Landscape Plan shall include, but is not limited to, the following:
 - i. adjacent boulevard landscaping to provide context;
 - ii. pavement materials, exterior lighting, street furniture elements, sizes and species of new and existing tree plantings, fencing, bollards, and bike racks;
 - iii. a range of plants to provide colour and visual interest throughout the year; and
 - iv. major circulation patterns and pedestrian pathways, to ensure landscaping enhances and highlights these features.
- b. Landscaping shall be in general accordance with Section 55 of the Edmonton Zoning Bylaw. Notwithstanding Section 55 of the Edmonton Zoning Bylaw:

- i. 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;
 - ii. the Setback along 103 Avenue and all public lanes shall include soft landscaping;
 - iii. the Urban Square and Setback along Stony Plain Road shall be Hardsurfaced with decorative concrete paving; and
 - iv. the Setback in Area 1 along 142 Street shall be Hardsurfaced.
- c. Wherever feasible, existing trees along boulevards shall be retained, protected and incorporated into the Landscape Plan. If boulevard trees on City owned lands are damaged or unavoidably need to be removed then the City's Corporate Tree Policy applies.
 - d. Trees shall be planted along 142 Street and 140 Street NW. Where trees cannot be provided within the setback, the Development Officer may require boulevard trees in consultation with Community Services and Transportation Services. If required, the boulevard landscaping may be part of the public amenity contribution.

9. Access, Parking, and Loading

- a. Parking shall be provided in general accordance with Section 54 of the Zoning Bylaw.
- b. Vehicular access, circulation, and the drop-off/lay-by on 142 Street shall be developed in general accordance with Appendix I, to the satisfaction of the Development Officer in consultation with Transportation Services.
- c. Notwithstanding Section 54 of the Edmonton Zoning Bylaw, minimum required parking for Residential Use Classes shall be provided as below:

i. Bachelor Suite or Bed Sitting Room	0.7
ii. 1 Bedroom Dwelling or Residential-Related Unit	0.8
iii. 2 Bedroom Dwelling	1.0
iv. 3 or more Bedroom Dwelling	1.25
v. Visitor Parking	1 per 7 Dwellings

- d. The Development Officer, in consultation with Transportation Services, may relax parking requirements in response to initiatives which reduce parking

demand, or if the applicant can demonstrate through a Parking Impact Assessment that the parking required for the proposed development is less than any minimum set out in Section 54 of the Zoning Bylaw and in regulation 9(c) of this Bylaw. The Development Officer shall submit the Parking Impact Assessment to Transportation Services for review and approval.

- e. The Development Officer, in consultation with Transportation Services, may allow the substitution of car share parking spaces for required parking spaces at a 1:3 ratio. The total number of car share parking spaces provided for each building shall not exceed 5% of the total number of Dwelling, rounded to the nearest whole number. The Development Officer, in consultation with Transportation Services, may adjust the substitution ratio in response to parking demand, provided the total number of car share parking spaces provided for each building does not exceed 5% of the total number of Dwellings, rounded to the nearest whole number.
- f. All parking for Residential and Residential-related Uses shall be accommodated underground or within a parking structure. Visitor and customer parking may be accommodated at Grade.
- g. Notwithstanding regulation 9(f), interim surface parking for any Use may be located at Grade, and shall be generally located in accordance with Appendix II. Interim surface parking shall be screened with the application of soft landscaping.
- h. Above ground parking structures shall be located to the rear of buildings, and screened to the satisfaction of the Development Officer in consultation with Transportation Services through the use of landscaping and/or fencing. Parking structures may be integrated with other Uses, to avoid blank walls and maintain an active and attractive streetscape along Stony Plain Road and 142 Street.
- i. Bicycle parking shall be provided in accordance with Section 54 of the Edmonton Zoning Bylaw. The following regulations also apply:
 - i. the Development Officer, in consultation with Transportation Services, may allow for additional bicycle parking, beyond the maximum outlined in Section 54;
 - ii. Bicycle parking for Residential and Residential-related Uses shall be provided in a safe and secure location on either the ground floor or within the parkade; and
 - iii. Bicycle parking for Commercial Uses shall be provided at Grade in a highly visible location. Notwithstanding Section 54, bicycle parking may be located more than 15.0 m from a building's principal entrance.
- j. Notwithstanding Section 54, only 1 off-street vehicular loading space shall be required for any building. Where the building contains fewer than 20 Dwellings, and does not contain any Commercial Uses, no off-street vehicular loading space shall be required. For buildings with 20 or more Dwellings, an off street vehicular loading space may not be required if the applicant can demonstrate to the Development Officer, in consultation with Transportation Services, that a vehicular loading space is not required for the building.

- k. Storage and waste collection areas shall be concealed from view from adjacent Sites. Waste collection areas shall be designed to the satisfaction of the Development Officer in consultation with Waste Management and Transportation Services.

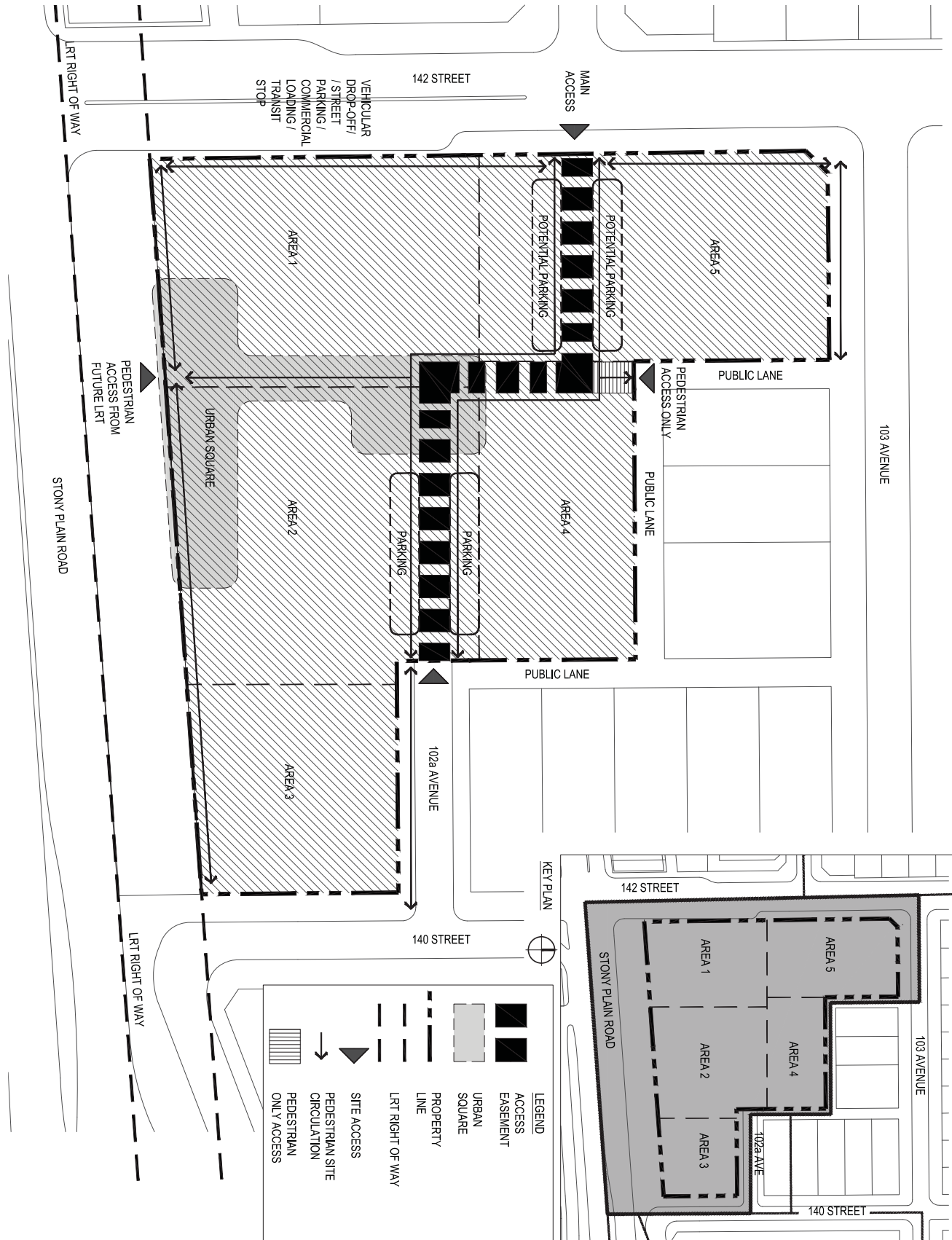
10. On-Site and Off-Site Improvements

- a. As a condition of any Development Permit, the owner shall enter into an Agreement with the City of Edmonton for off-site improvements necessary to serve the development. Improvements to address in the Agreement to the satisfaction of Transportation Services, include, but are not limited to
 - i. boulevard tree plantings along 142 Street and 140 Street, if required;
 - ii. upgrade and widening of alley adjacent to Area 5;
 - iii. installation of an interim and permanent traffic signal;
 - iv. construction of pedestrian connections to adjacent roadways, LRT station, and transit stops;
 - v. relocation of the northbound bus stop and shelter pad on 142 Street; and
 - vi. construction of vehicular drop-off / transit bay.
- b. The applicant shall 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 shall 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 shall be located within or adjacent to the Site.
- c. An internal private roadway shall be provided through the Site. The road shall be developed in accordance with the following regulations:
 - i. The public realm shall incorporate hard and soft landscaping and pedestrian-scaled street elements to support pedestrian circulation through the site and contribute to the overall sense of place;
 - ii. Street elements shall include but not be limited to lighting, benches, receptacles, and bike racks; and
 - iii. Public Access Easements shall be registered for the internal private roadway. Easements shall make the property manager responsible for maintenance and liability.
- d. An Urban Square, as illustrated in Appendix I, shall be provided with the first Development Permit. The following regulations shall apply:
 - i. The Urban Square shall be a minimum 1,000 m²;

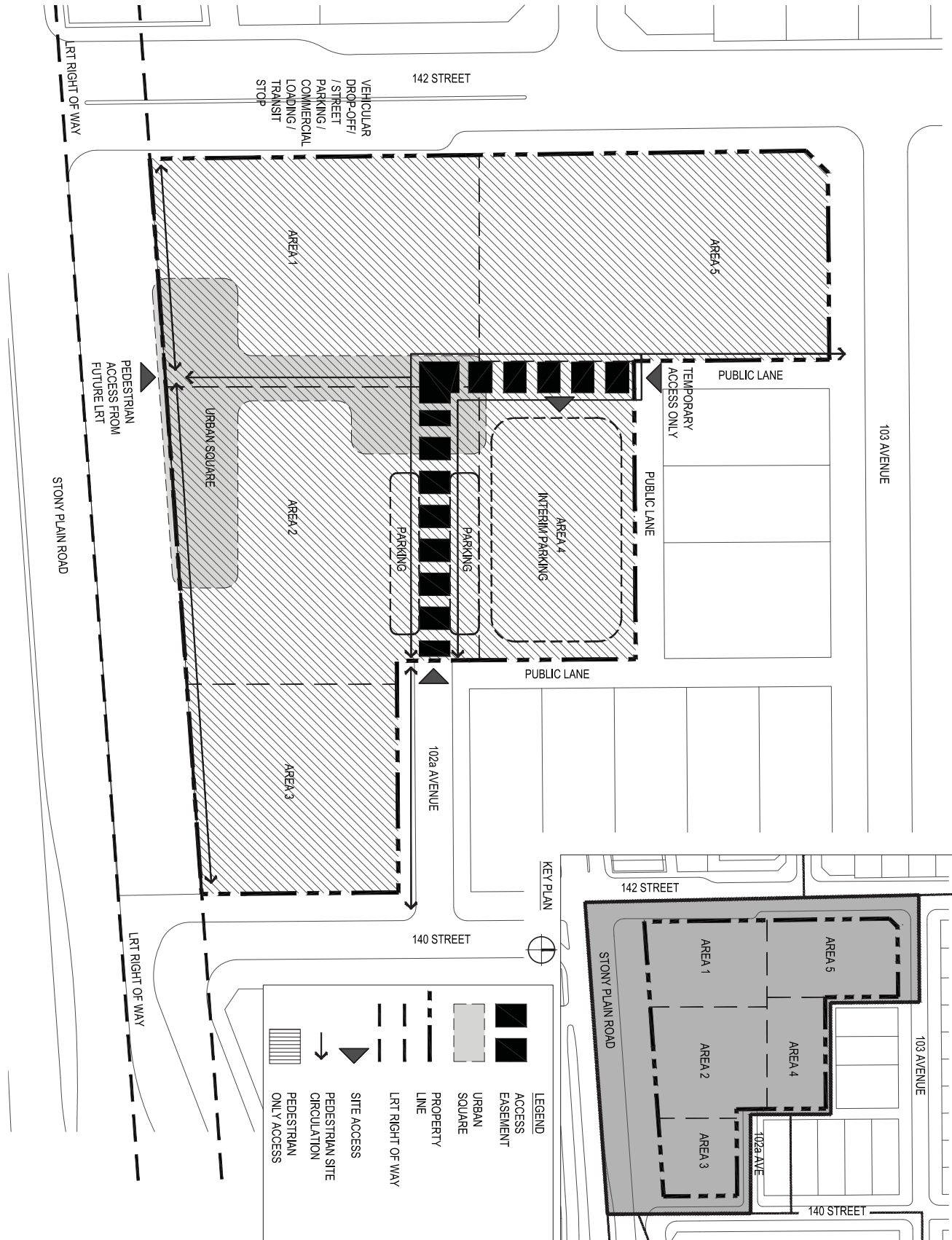
- ii. The Urban Square shall incorporate hard and soft landscaping to integrate with the planned LRT station;
- iii. The future LRT station along Stony Plain Road shall be integrated with the Urban Square at Grade; and
- iv. The owner shall register a Public Access Easement to ensure public access to the urban square between designated hours. The easement shall make the private property owner(s) responsible for maintenance and liability.

11. Other Regulations

- a. A detailed Wind Impact Statement shall be required, for any new development over 20 m, to the satisfaction of the Development Officer. If the preliminary Wind Impact Statement or Wind Impact Study indicates that uncomfortable or unsafe wind conditions may result from the building design, the Development Officer may require the applicant to submit a detailed Wind Impact Study for proposed buildings in order to quantify these conditions or refine any conceptual mitigation measures using physical scale model tests. The preliminary Wind Impact Statement shall be prepared by a qualified, registered Professional Engineer, prepared to professional standards. If required, the detailed Wind Impact Study shall be prepared by a qualified, registered Professional Engineer, and shall be based on a scale model simulation analysis, prepared to professional standards.
- b. Any Development Permit application containing Area 3 shall submit a Phase II Environmental Site Assessment and, if required, a Phase III Environmental Site Assessment. The Environmental Site Assessments shall be submitted to the satisfaction of the Development Officer, and approved by the City of Edmonton's Urban Policy and Environment Branch, prior to the issuance of any Building Permit, excepting a parkade excavation Building Permit.



Date	2016-01-12	Scale	NTS
Project	WEST BLOCK		
Drawing Title	DC2 APPENDIX I		
Project No.	5461	Drawing No.	1



Date 2016-01-12 Scale NTS
 Project WEST BLOCK

Drawing Title DC2
 APPENDIX II

Project No. 5461 Drawing No. 2