

Bylaw 21179

A Bylaw to amend Charter Bylaw 20001, as amended,
The Edmonton Zoning Bylaw
Amendment No. 244

WHEREAS Plan 9221629 Blk 24 Lot 9A; located at 8709 - 118 Street NW, Windsor Park, Edmonton, Alberta, is specified on the Zoning Map as Direct Control Zone (DC2.1163); and

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

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 Plan 9221629 Blk 24 Lot 9A; located at 8709 - 118 Street NW, Windsor Park, Edmonton, Alberta, which lands are shown on the sketch plan attached as Schedule "A", from Direct Control Zone (DC2.1163) to Direct Control Zone (DC).
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.

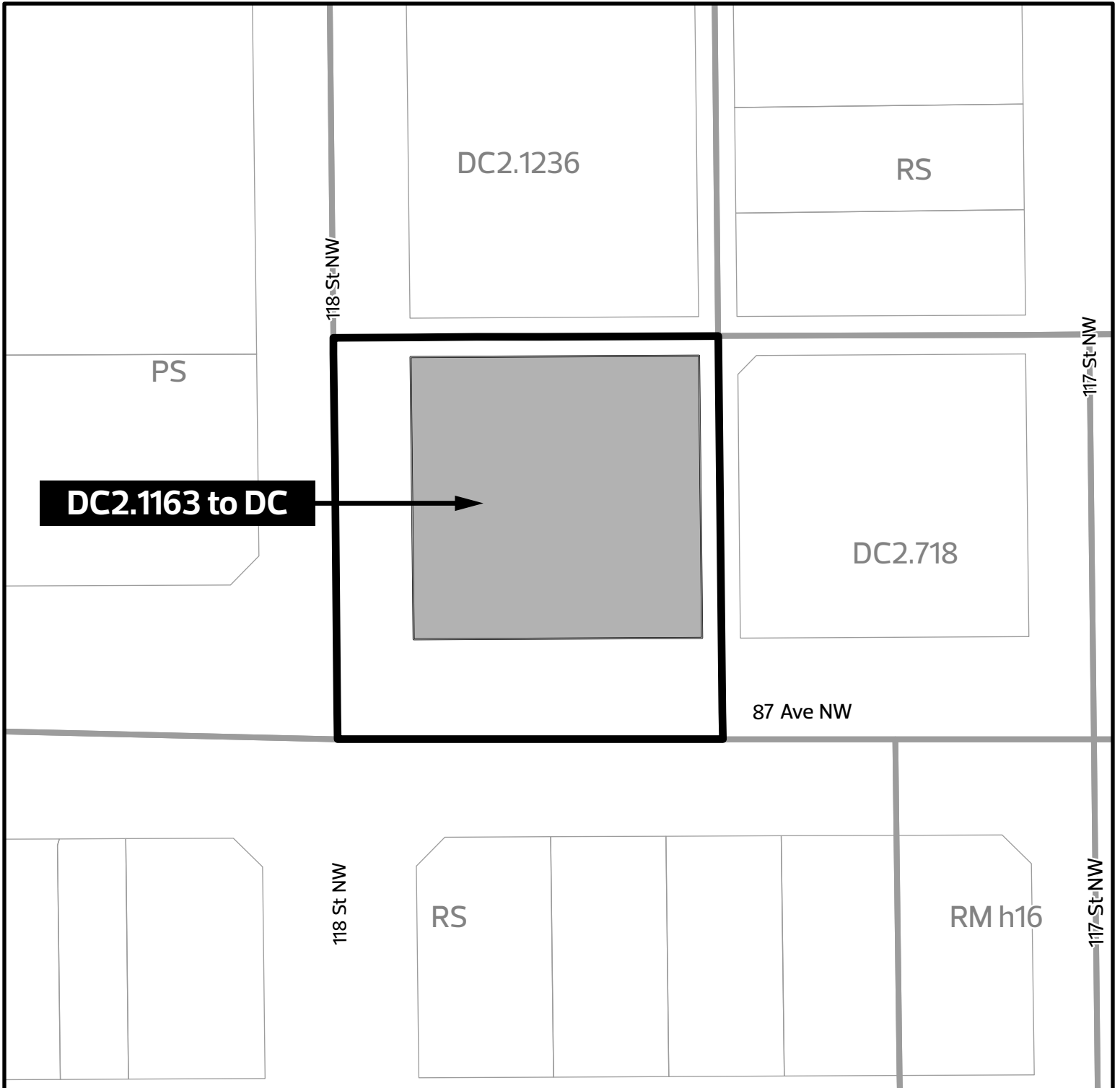
READ a first time this	day of	, A. D. 2025;
READ a second time this	day of	, A. D. 2025;
READ a third time this	day of	, A. D. 2025;
SIGNED and PASSED this	day of	, A. D. 2025.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

BYLAW 21179



DC2.1163 to DC



(DC) SITE SPECIFIC DEVELOPMENT CONTROL ZONE**1. Purpose**

To accommodate a mixed-use development with community, commercial and residential uses on the ground floor that provides for an active and inviting pedestrian-oriented streetscape fronting onto 87 Avenue NW and 118 Street NW.

2. Area of Application

This zone applies to Lot 9A, Block 24, Plan 922 1629 located at the northeast corner of 87 Avenue and 118 Street shown in Schedule “A” of the Bylaw adopting this zone, Windsor Park.

3. Permitted 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. Custom Manufacturing
- 3.4. Food and Drink Service
- 3.5. Health Service
- 3.6. Indoor Sales and Service
- 3.7. Office
- 3.8. Residential Sales Centre

Community Uses

- 3.9. Child Care Service
- 3.10. Community Service

Signs

- 3.11. Fascia Sign, limited to On-premise Advertising
- 3.12. Freestanding Sign, limited to On-premise Advertising

- 3.13. Portable Sign, limited to On-premise Advertising for Residential Sales Centre
- 3.14. Projecting Sign, not in the form of a Roof Sign, limited to On-premise Advertising

4. Additional Regulations for Specific Uses

- 4.1. All non-Residential and non-Residential-Related Uses must:
 - 4.1.1. be located on the ground floor of the building;
 - 4.1.2. each have a separate outside entrance that must be universally accessible to all ages and capabilities and be oriented to face 87 Avenue,
 - 4.1.3. have up to one entrance oriented towards 118 Street within 20.0 m of the southern Lot line, and
 - 4.1.4. not be permitted in any freestanding structure separate from a structure containing Residential Uses.
- 4.2. Signs must comply with Section 6.90 Subsections 3 and 5, except that:
 - 4.2.1. Fascia Signs must not extend higher than 1.0 m above the floor of the third storey;
 - 4.2.2. The maximum Sign Area for a Fascia Sign is 3.0 m², except that one Fascia Sign facing 118 Street, above the principal residential entrance, must not exceed a Sign Area of 10.0 m².
 - 4.2.3. Freestanding Signs must be used for Wayfinding purposes only and are subject to the following regulations:
 - 4.2.3.1. The maximum number of Freestanding Signs is three.
 - 4.2.3.2. The maximum Height of Freestanding Signs is 3.0 m.
 - 4.2.3.3. The maximum Sign Area of Freestanding Signs is 4.0 m².
 - 4.2.3.4. Freestanding Signs must only be located along the Alleys.
 - 4.2.4. Portable Signs must be limited to project advertising associated with an On-site Residential Sales Centre and must not be trailer mounted or have changeable letters.
- 4.3. Residential Sales Centres must be limited to the sale or lease of Dwellings on Site.

5. Site and Building Regulations

- 5.1. The development must be in general conformance with the attached appendices.
- 5.2. The maximum Floor Area Ratio (FAR) for Residential and Residential-Related Use Classes must not exceed 5.6.
- 5.3. The maximum Floor Area Ratio for Community and Commercial Use Classes must not exceed 0.2 and the minimum total Floor Area for Community and Commercial Use Classes must be 230 m².
- 5.4. The maximum Floor Plate area is as follows:

- 5.4.1. 1,300 m² up to 9.5 m in Height.
- 5.4.2. 1,200 m² from 9.0 m to 15.5 m in Height,
- 5.4.3. 1,150 m² from 15.0 m to 27.5 m in Height,
- 5.4.4. 1,100 m² from 27.0 m to 30.5 m in Height, and
- 5.4.5. 1,000 m² above 30 m in Height.
- 5.5. The maximum Height excluding roof mechanical units must not exceed 34.0 m.
- 5.6. The maximum number of Dwelling units must not exceed 140; of which:
 - 5.6.1. No more than 10% can be constructed as studio Dwellings.
- 5.7. Minimum Setbacks must be in general conformance with Appendix 1 and 2 and as follows:
 - 5.7.1. North Setbacks
 - 5.7.1.1. 3.7 m from the north Lot line,
 - 5.7.1.2. 6.5 m from the north Lot line above 9.5 m, and
 - 5.7.1.3. 13.4 m from the north Lot line above 27.5 m.
 - 5.7.2. East Setbacks
 - 5.7.2.1. 0.0 m from the east Lot line,
 - 5.7.2.2. 1.4 m from the east Lot line above 6.5 m,
 - 5.7.2.3. 2.0 m from the east Lot line above 15.5 m.
 - 5.7.3. South and west Setbacks
 - 5.7.3.1. 0.0 m from the south and west Lot line.
- 5.8. Despite Section 5.1 and Appendix 1 & 3, parking and loading spaces can be reconfigured or reduced to accommodate activities associated with Child Care Services, to the satisfaction of the Development Planner, in consultation with the City department responsible for transportation services.

6. Design Regulations

- 6.1. The building must be primarily “L”-shaped in an effort to reduce the building’s massing along its northern and eastern edges. Use of material differences along all Façades and setbacks along the north and east Façades shall reinforce the concept of terracing and provide the appearance of appropriate building scale and form.
- 6.2. The Ground Floor base of the building, excluding any parapet wall, must not exceed 6.0 m in Height.
- 6.3. The geodetic elevation of the top floor on the level that is directly above Grade must not exceed the geodetic elevation of the Abutting sidewalk by more than 0.3 m.
- 6.4. Building materials must be durable, of high quality and appropriate for the development within the urban context, including but not limited to masonry, stone, metal, wood, acrylic stucco, and clear glass.
- 6.5. Weather protection in the form of a canopy or other architectural element must be provided above ground floor commercial entrances.

- 6.6. The use of vinyl and masonry stucco as a finishing material is prohibited.
- 6.7. All mechanical equipment, 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 building or concealed by Public roadway incorporating them within the building framework and be oriented to minimize negative impacts on Amenity Areas, Street, and surrounding properties.
- 6.8. The development must address both 87 Avenue and 118 Street by providing:
 - 6.8.1. distinctive architectural features consistent with the style of the building to enhance the corner, and
 - 6.8.2. a strong retail base must be distinct and separate from the rest of the building by use of glazing and a horizontal canopy.
- 6.9. All ground level Residential Dwelling units must have an individual external entrance at Grade with addressing to be readable from the Street or Alley. Sliding patio doors must not serve as this entrance.
- 6.10. A semi-private outdoor Amenity Area in front of each at-grade Dwelling exterior entry must be provided in a manner that establishes a transition area between the Street, including an Alley using landscape features such as decorative fencing, change in Grade, shrub beds or rock gardens and/or built elements, such as, private entrance features and verandas or porches.
- 6.11. Active Non-residential frontages on the south and west Façade must be developed in accordance with the following regulations:
 - 6.11.1. All exposed building Facades must have consistent exterior finishing materials and design in general conformance with attached appendices.
 - 6.11.2. All window glazing must be transparent and must be placed to allow viewing into the building to promote a positive pedestrian-oriented street. Tinted, reflective or other opaque treatments must be prohibited.
 - 6.11.3. A minimum of 70% of the linear frontage of the Non-residential south and west ground floor Façade fronting onto the Street must utilize glazing. Linear frontage must be measured as the horizontal plane at 1.5 m above Grade.
 - 6.11.4. Building Facades must be designed with detail and articulation at a maximum of 12 m intervals to create an attractive streetscape. The building must be articulated by a combination of recesses, projections, change in building materials, and a physical break in building mass.

7. Development Regulations for Parking, Loading, Storage and Access

- 7.1. Vehicular access and egress must be from the abutting Alleys.
- 7.2. Despite the Zoning Bylaw, long term Bicycle Parking must be provided in a safe and secure location in the Underground 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.

- 7.3. Vertical or stacked bicycle racks may be used to satisfy long term Bicycle Parking requirements. The minimum size of vertical bike parking stalls must be 0.60 m wide, 2.3 m high, and 1.1 m deep, with a minimum 1.5 m wide aisle.
- 7.4. A bicycle repair and maintenance station must be required within or adjacent to the bike storage area within the Underground Parkade.
- 7.5. One vehicle car wash bay must be required within the Underground Parkade.
- 7.6. The Underground Parkade must not be subject to required Setbacks and can extend to all Lot lines.
- 7.7. Despite Subsection 6.10.3 of Section 5.80 of the Zoning Bylaw, the minimum number of passenger pick-up and drop-off spaces for Child Care Services is 4 for up to 70 children. Beyond 70 children, Sections 6.10.3.1 and 6.10.3.2 will apply.
- 7.8. Loading, storage and waste collection areas must be concealed from view from adjacent sites and public roadways. The waste collection area must be located within the building. The waste collection area, and access to it, be designed to the satisfaction of the Development Planner in consultation with the City department responsible for waste services.

8. Development Regulations for Landscaping, Lighting and Amenity Areas

- 8.1. Landscaping must be completed in general conformance with Appendix 3. Trees and landscaping will be planted within the 118 Street and 87 Avenue Boulevards and on-site to enhance the public realm.
- 8.2. Landscaping that extends onto City-owned lands must be developed in accordance with the Traffic bylaw 5590 and the City Design and Construction Standards to the satisfaction of the Development Planner in consultation with the City department responsible for roadway design.
- 8.3. To ensure a high standard of appearance a Landscape Plan prepared by a registered AALA Landscape Architect must be submitted as part of the Development Permit application.
- 8.4. Landscaping on and off site must consider the use of plant materials that provide colour throughout the year to enhance the appearance of the development during the cold weather months.
- 8.5. The Landscape Plan must include pavement materials, exterior lighting, street furniture elements, pedestrian seating area, sizes and species of new and existing tree plantings, and other landscaping elements as applicable.
- 8.6. For Residential Uses, a minimum Amenity Area of 7.5 m² per Dwelling must be provided through the following:

- 8.6.1. Indoor Common Amenity Area that may include, but not limited to, lounges, entertainment rooms, bicycle room and fitness rooms;
- 8.6.2. Outdoor Common Amenity Area in the form of Rooftop Terrace's; and
- 8.6.3. Platform Structures in the form of balconies with a minimum depth of 1.6 m.

9. Other Regulations

- 9.1. Prior to issuance of a Development Permit for construction of the principle building, a Wind Impact Study must be submitted for review. The development must incorporate design features to minimize adverse microclimate effects such as wind tunneling, snow drifting, rain sheeting both on and off Site, consistent with the recommendations of the Wind Impact Study. Special attention in the Wind Impact Study must be given to ensure the ground level area in the west and south of the Site is properly protected from any adverse impacts.
- 9.2. Prior to the issuance of a development permit, excluding a development permit for demolition or signage, the owner must conduct Environmental Site Assessment (ESA) work outside the property boundary, including, but not limited to: Phase II ESA delineation of contamination, Remedial Action Plan(s), Final Remediation Report(s), and/or Risk Management Plan(s), at the discretion of the Development Planner in consultation with the Environmental Planner to be submitted and, reviewed, and approved to the satisfaction of the Development Planner. The Development Planner may 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.
- 9.3. Site and building layouts must include design elements that take the principles of Crime Prevention Through Environmental Design (CPTED) into consideration. These elements may include, but are not limited to, elements that allow for natural surveillance, increase site lines and use, and high-quality interior and exterior lighting. The physical layout and landscaping must reduce the vulnerability of pedestrians by avoiding areas of concealment or entrapment such as:
 - 9.3.1. long public corridor spaces, stairwells, or other movement predictors;
 - 9.3.2. avoiding landscaping hazards such as unpruned trees, rocks that can be thrown or blind corners; and
 - 9.3.3. by locating parking areas close to building access points and sign wayfinding mechanisms.
- 9.4. Prior to the issuance of the Development Permit, a detailed exterior lighting plan must be provided to the satisfaction of the Development Planner. 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 ensure a safe

well-lit environment. All exterior lighting of the Site must be designed to ensure that it is directed away from the residential development.

- 9.5. Built form, public realm interfaces, streetscape elements and pedestrian connections must consider the City of Edmonton's Winter Design Guidelines in their design and implementation. A report outlining how the development responds to these guidelines must be submitted with each Development Permit for a principle building to the satisfaction of the Development Planner.
- 9.6. Despite the other Development Regulations of this Zone and the Appendices of this Zone and Section 7.80.4.1.1.5 of the Zoning Bylaw, in the event that the owner or developer does not obtain a building Permit and commence construction of a principle building, under valid Development Permits, within 10 years of the passage of the Bylaw adopting this Zone, development of the Site must be in accordance with this Zone, except that:
 - 9.6.1. The maximum Height must not exceed 29.9 m, and
 - 9.6.2. The Maximum Floor Area Ratio must not exceed 4.9

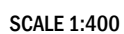
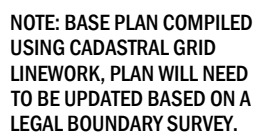
10. Public Improvements and Contributions

- 10.1. As a condition of any development permit, 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 Subdivision and Development Coordination (Transportation). Such improvements must be constructed at the owner's cost. The Agreement process must include an engineering drawing review and approval. Improvements to be addressed in the Agreement include but are not limited to:
 - 10.1.1. Repair of any damage to the abutting roadways, sidewalks, and boulevard, including Alleys not directly adjacent to the Site caused by the construction of the development,
 - 10.1.2. Upgrading of the north-south Alley, and west-east Alley adjacent to the Site to a commercial standard within the available right-of-way, and
 - 10.1.3. Removal of the existing access to 87 Avenue within portions of the right-of-way directly adjacent to the Site. Detailed landscaping plans, including all existing and proposed utilities within the road right-of-way must be submitted with the Development Permit application.
- 10.2. Prior to the issuance of the Development Permit for new building construction, the owner must enter into an agreement with the City of Edmonton whereby the owner must provide a minimum contribution of \$50,000.00 toward the acquisition and placement of public art. Such agreement must require that:
 - 10.2.1. Prior to the issuance of the Development Permit, a public art plan showing the general location(s) of art must be prepared and submitted to the City of Edmonton for review and approval by the Development Planner. The art




- will be acquired through an art procurement process administered by the owner(s) and all costs related to the procurement of the artworks, operation and future maintenance must be the responsibility of the owner;
- 10.2.2. Artworks must be created by a professional artist;
 - 10.2.3. Artworks may be located on or within the public or private property and must be in locations that are publicly viewable to the satisfaction of the Development Planner;
 - 10.2.4. If located on public property or roadway right of way, the location must be to the satisfaction of the Development Planner in consultation with Subdivision and Development Coordination (Transportation), City Operations and Integrated Infrastructure Services; and
 - 10.2.5. The Public Art contribution amount must be increased every 5 years from the date of passage of the Bylaw adopting this Zone according to the annual rate of national inflation as determined by Statistics Canada.
- 10.3. A minimum of Three (3) Family Oriented Dwellings must be developed within the building and subject to the following criteria:
- 10.3.1. Have a minimum of three (3) bedrooms,
 - 10.3.2. Be located below the 6th Storey of the building,
 - 10.3.3. Have individual and direct access to private outdoor amenity area in the form of a balcony or patio that is a minimum of 10m² in size, and
 - 10.3.4. Have dedicated and enhanced bulk storage located within the Dwelling, or on the same Storey as the Dwelling.



87 AVENUE



LEGEND

-  Proposed Podium
 Proposed Building Overhang
 Existing Buildings

APPENDIX 1 - SITE PLAN



WINDSOR TERRACE



WINDSOR TERRACE



**HODGSON
SCHILF
EVANS**
ARCHITECTS INC.

APPENDIX 2 - WEST ELEVATION



WINDSOR TERRACE



**HODGSON
SCHILF
EVANS**
ARCHITECTS INC.

APPENDIX 2 - NORTH ELEVATION



WINDSOR TERRACE



**HODGSON
SCHILF
EVANS**
ARCHITECTS INC.

APPENDIX 2 - EAST ELEVATION

