

Charter Bylaw 19306

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 3019

WHEREAS Lots 3A & 4A, Block 1A, Plan 1297MC; located at 10434 & 10438 - 91 Street NW, Boyle Street, Edmonton, Alberta, are specified on the Zoning Map as (RA7) Low Rise Apartment Zone; and

WHEREAS an application was made to rezone the above described properties 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 Lots 3A & 4A, Block 1A, Plan 1297MC; located at 10434 & 10438 - 91 Street NW, Boyle Street, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule "A", from (RA7) Low Rise Apartment Zone to (DC2) Site Specific Development Control Provision.
2. The uses and regulations of the aforementioned DC2 Provision are annexed hereto as Schedule "B".

3. The sketch plan annexed hereto as Schedule "A" and the uses and regulations of the DC2 Provision shown on Schedule "B" annexed hereto 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. 2020;

READ a second time this day of , A. D. 2020;

READ a third time this day of , A. D. 2020;

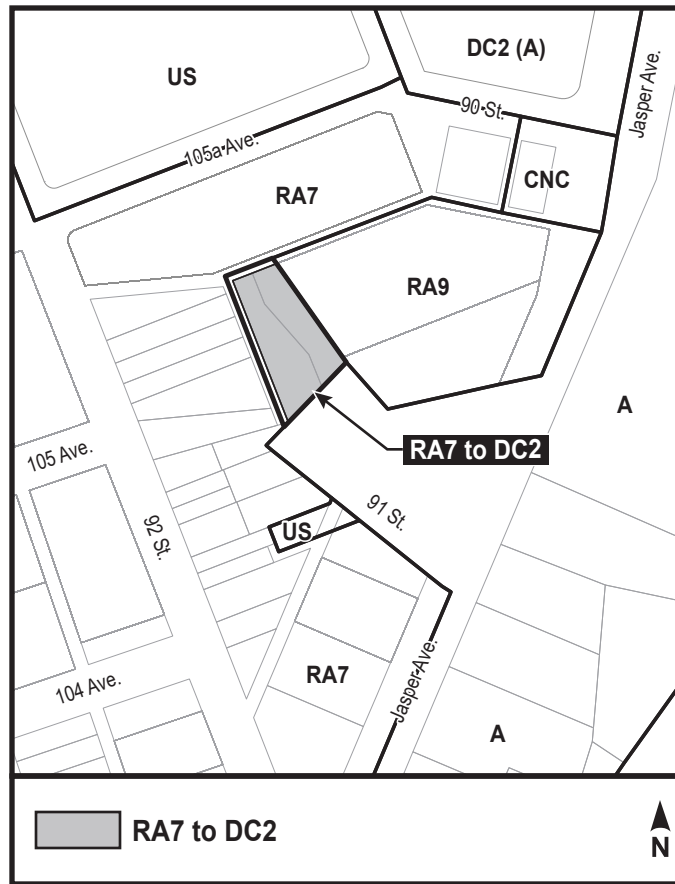
SIGNED and PASSED this day of , A. D. 2020.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

CHARTER BYLAW 19306



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

To accommodate a multi-unit, mid-rise development that is compatible with its surrounding context and addresses 91 Street NW prominently through building design and façade articulation.

2. Area of Application

This provision shall apply to the lands legally described as Lots 3A & 4A, Block 1A, Plan 1297MC, Boyle Street, as shown on Schedule A of the Bylaw adopting this Provision.

3. Uses

- a. Group Homes
- b. Limited Group Homes
- c. Lodging Houses
- d. Major Home Based Businesses
- e. Minor Home Based Businesses
- f. Multi-Unit Housing
- g. Residential Sales Centre
- h. Urban Gardens
- i. Fascia On-premises Signs
- j. Projecting On-premises Signs
- k. Temporary On-premises Signs

4. Development Regulations for Uses

- a. Residential Sales Centres shall be limited to the marketing of the on-Site condominium or rental Dwellings.
- b. Signs shall comply with the regulations found in Schedule 59B

5. Development Regulations For Site Layout and Built Form

- a. Development within this provision shall be in general accordance with the appendices to the satisfaction of the Development Officer.
- b. The maximum number of Dwellings shall be 75.
- c. The maximum Height of the Building shall be 18.0 m.
- d. The maximum Floor Area Ratio (FAR) shall be 3.5.
- e. The minimum Setbacks shall be as follows:
 - i. 1.0 m from the South Lot line,
 - ii. 3.0 m from the North Lot line,
 - iii. 1.5 m from the West Lot line,
 - iv. 4.5 m from the East Lot line.
- f. The portions of the Parking Garage below Grade shall not be subject to required Setbacks and can extend to all Lot lines provided there is sufficient soil depth maintained below grade to support any required landscaping above.

6. Development Regulations for Building Design and Features

- a. The Building shall be designed and oriented to face 91 Street with entrances that are clearly visible.
- b. To lend visual interest to the public realm along 91 Street NW and support building transparency, glazing shall be the predominant exterior material used for the first three Storeys of the south-facing façade.
- c. Notwithstanding Section 5.e.i. & iii. of this Provision, the amenity feature on the Southwest corner of the building above the first Storey may project into the Setback area.
- d. The rooftop Amenity Area shall:

- i. incorporate design features including but not limited to fencing, planters, seating, lighting, screening and properly screened mechanical equipment; and will be designed to limit overlook, protect the privacy of residents in adjacent developments and to ensure illumination does not extend beyond the boundaries of the Site.
 - ii. not extend northwards beyond 26.0 m measured from the South Lot Line; and
 - iii. have a minimum Stepback of 1.0 m from the East Façade.
- e. Architectural treatment of all Facades of the Building shall create a unified building exterior. The Building shall incorporate design elements to reduce mass and increase articulation and visual interest to the satisfaction of the Development Officer, including but not limited to:
 - i. A variety of exterior cladding materials;
 - ii. Pedestrian-scaled architecture;
 - iii. A prominent front entrance.
- f. All mechanical equipment, including ground level Parking Garage vents, shall be concealed by screening in a manner compatible with the architectural character of the building or concealed by incorporating it within the building. Ground level vents shall be oriented away from adjacent sites or on-Site amenity or pedestrian circulation areas. This shall be done to the satisfaction of the Development Officer.

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

- a. Vehicular parking shall be provided in accordance with the following:
 - i. A minimum of 3 surface parking stalls shall be provided, a minimum two of which shall be provided for a car-sharing program; and
 - ii. a minimum of 39 parking stalls shall be provided in an underground Parking Garage.

- b. The Development Officer may consider a variance to the Parking requirements provided that a Parking Impact Assessment is submitted in conjunction with an application for Development Permit to justify any variance in parking requirements at the time of construction.
- c. Vehicular access and egress to the surface parking area and underground Parking Garage shall be from the abutting Lanes in general accordance with the attached appendices.
- d. Surface parking is not permitted to be located between any building and a public roadway, other than a Lane.
- e. Bicycle Parking Facilities shall be provided in accordance with Section 54 of Zoning Bylaw and the following:
 - i. Bicycle parking for Residential and/or Residential-related Uses shall be provided at a rate of 0.5 spaces per Dwelling. Parking shall be provided in a safe and secure location in the underground Parking Garage or in another secure location within 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; and
 - ii. A minimum of 10 short term Bicycle Parking spaces shall be provided in publicly accessible and highly visible location(s). Bicycle Parking may be located no more than 15.0 m from a building's principal entrance.
 - iii. Notwithstanding regulations for Bicycle Facilities in the Zoning Bylaw, vertical or stacked racks may be used to satisfy bicycle parking requirements if it can be demonstrated that they can be safely and efficiently used to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination (Transportation). The minimum size of vertical bike parking stalls shall be a minimum of 0.60m wide, 2.3m high, and 1.1m deep, with a minimum 1.5m wide aisle. A minimum of 20% of the bicycle stalls shall be in a horizontal format.
- f. Loading, storage and waste collection areas shall be concealed from view from adjacent Sites and public roadways with the waste collection areas located within the buildings. The waste collection area, and access to it, shall be designed to the

satisfaction of the Development Officer in consultation with Waste Management Services and Subdivision and Development Coordination.

8. Development Regulations for Landscaping, Lighting and Amenity Areas

- a. A detailed Landscape Plan, prepared by a registered AALA landscape architect, for the Site, shall be submitted for review and approval by the Development Officer, prior to the issuance of any Development Permit, except for a permit for excavation or shoring.
- b. Landscaping that extends onto or over City-owned lands shall be developed in accordance with Traffic Bylaw 5590 and the City Design and Construction Standards.
- c. Rooftop Amenity Areas shall be landscaped with soft landscaping, garden boxes/planters, seating area or other complementary amenities.
- d. Amenity area shall be provided at a minimum of 7.5m² per Dwelling and can be private and/or communal. This may include but is not limited to the use of Platform Structures, Rooftop Terraces, and indoor Common Amenity Areas such as communal lounges and fitness areas.
- e. Decorative and security lighting shall be designed and finished in a manner consistent with the design and finishing of the development and shall be provided to ensure a well-lit and safe environment for pedestrians in accordance with Section 58 of the Zoning Bylaw, to accentuate artwork and building elements, and to highlight the development at night time and in winter months. Exterior lighting associated with the development shall be designed such that it has no negative impact on an adjacent property in accordance with Section 51 of the Zoning Bylaw. A detailed exterior lighting plan shall be provided with the Development Permit application to the satisfaction of the Development Officer.
- f. An arborist report and tree preservation plan, to the satisfaction of the Development Officer in consultation with Urban Forestry, shall be submitted with the Development Permit application to determine the impact of the proposed development, including excavation and construction, on the existing boulevard trees along 91 Street NW. If required by the Development Officer, an air spading tool shall be used to determine the amount and size of roots that may need to be cut for the foundation wall, if:

- i. The arborist report indicates the development will unduly compromise the ongoing viability and health of a tree or trees, each tree shall be removed and replaced by a new tree within an enhanced growing medium at the cost of the owner or;
- ii. The arborist report indicates that the development will not unduly compromise the ongoing viability and health of a tree or trees, each tree shall be retained and protected as per the City's Corporate Tree Management Policy C456A to the satisfaction of the Development Officer in consultation with Urban Forestry.

9. Other Regulations

- a. As a condition of a Development Permit for construction of a principal building, the owner shall enter into an Agreement with the City of Edmonton for a subsidized transit pass program to promote the use of alternative modes of transportation for residents, to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination (Transportation). The Agreement shall include, but not be limited to, the following terms:
 - i. transit passes shall be purchased by the owner and provided to all occupied Dwellings that do not have an associated accessory parking stall;
 - ii. transit passes shall be provided by the owner to each Dwelling where each pass is subsidized, at least 50%, by the owner;
 - iii. transit passes shall be purchased for a minimum of three (3) consecutive years, beginning on the date that the Occupancy Certificate for the principal building is issued by the City of Edmonton; and
 - iv. at the commencement of the Agreement, the owner shall provide security to the City in the form of a letter of credit for the estimated value of the transit passes for a three year period, and such letter of credit shall be reduced proportionately each year over the three (3) year term of the Agreement.
- b. Prior to the issuance of a Development Permit for construction of a principal building, a Crime Prevention Through Environmental Design (CPTED) Assessment

shall be submitted to ensure the development provides a safe environment in accordance with the Guidelines for a Safer City (City of Edmonton 1995). The development shall incorporate the recommendations of the CPTED Assessment into the design, to the satisfaction of the Development Officer.

- c. Built form, public realm interfaces, streetscape elements and pedestrian connections shall consider the City of Edmonton's Winter Design Guidelines in their design and implementation. A report outlining how the development responds to these guidelines shall be submitted with each Development Permit for a principal building to the satisfaction of the Development Officer.
- d. Notwithstanding the other development regulations of this Provision and the Appendices of this Provision and Section 720.3(2) of the Zoning Bylaw, in the event that the owner or developer does not obtain a Building Permit and commence construction of a principal building, under valid Development Permits, within five (5) years of the passage of the Bylaw adopting this provision, development of the site shall be in accordance with this Provision except that:
 - i. The maximum Height shall be 16.0 m and;
 - ii. The maximum Floor Area Ratio shall be 2.5.

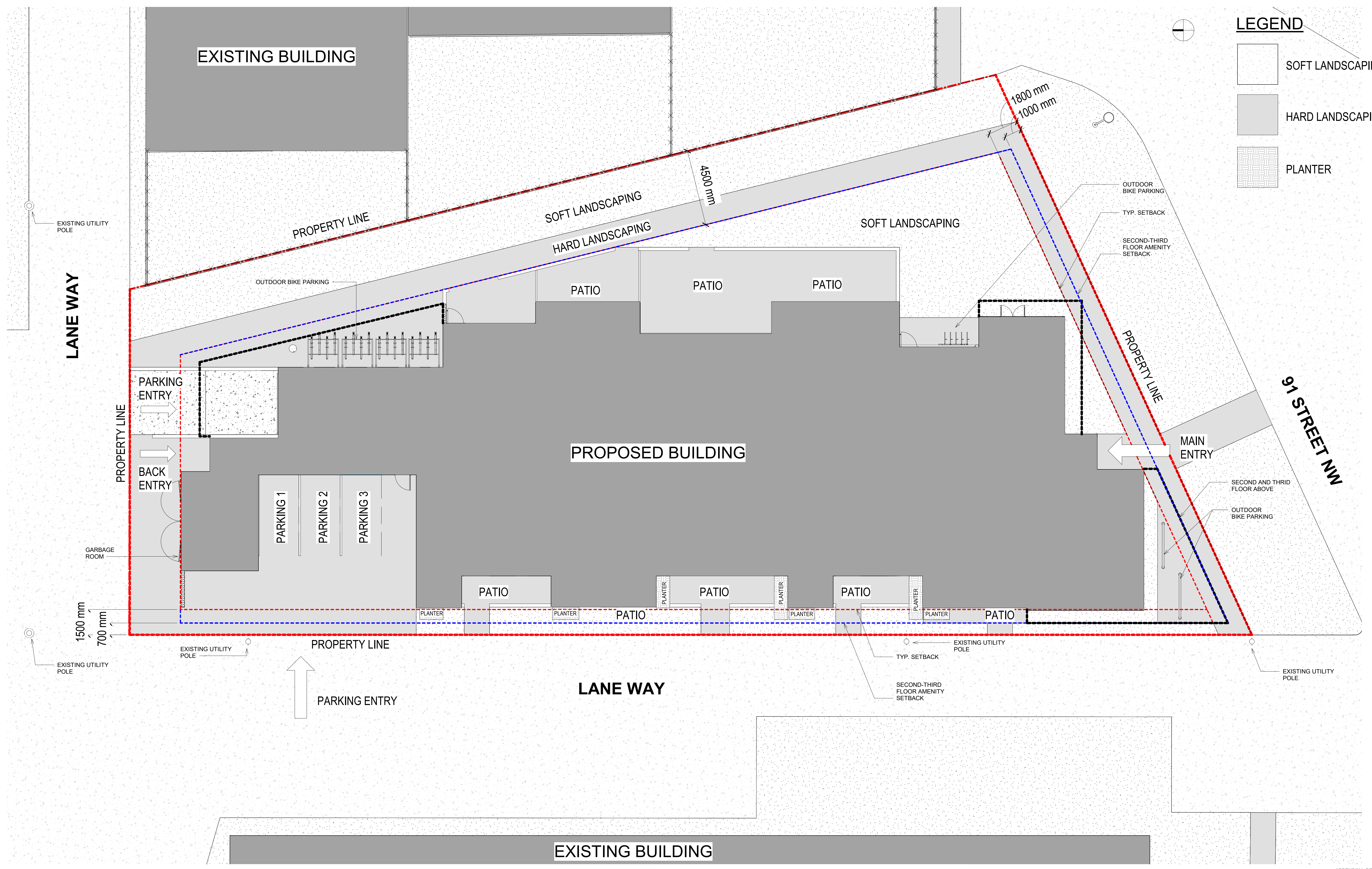
10. Public Improvements and Contributions

- a. A minimum of two (2) dwellings shall be family oriented by having the following characteristics:
 - i. Have a minimum of three bedrooms;
 - ii. Be located below the third Storey of the Building;
 - iii. Have dedicated and enhanced bulk storage within the Dwelling, or on the same Storey as the Dwelling;
 - iv. 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.
- b. Prior to the issuance of a Development Permit for:

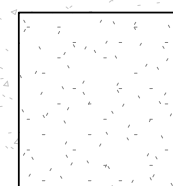

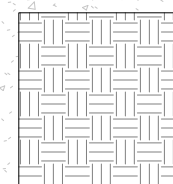
- i. building that contains twelve (12) or more Dwellings or;
- ii. A building that contains less than twelve (12) Dwellings, but is part of a Site with twelve (12) or more Dwellings in total;

The Development Officer shall ensure that a signed agreement has been executed between the City of Edmonton (Housing and Homelessness) and the Owner, requiring the Owner to provide the City of Edmonton, at the time of each Development Permit approval, the option to purchase up to 5% of the proposed number of Dwellings (rounded to the nearest Dwelling) in each building with Dwellings, at 85% of market value or the equivalent value as cash-in-lieu (at the discretion of the Owner) to the City of Edmonton.

- c. 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, such improvements to be constructed at the owner's cost. The Agreement includes an engineering drawing review and approval process. Improvements to address in the Agreement include, but are not limited to:
 - i. Repair of any damage resulting from construction of the development to the Abutting roadways, sidewalk, street furniture, street trees and/or boulevard, including lanes not direct adjacent to the Site but which may be used for construction purposes. The Site must be inspected by Subdivision and Development Coordination (Transportation) prior to the start of the construction and once again when construction is complete; and
 - ii. Removal of the existing walkway connections to 91 Street NW, and construction of walkways connecting the ground level building entrances to 91 Street NW in general accordance with the attached appendices and to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination (Transportation).



LEGEND

-  SOFT LANDSCAPING
-  HARD LANDSCAPING
-  PLANTER

RIVER LOT 20 HOUSE



1 | EAST BUILDING ELEVATION
SCALE: 1:100



2 | SOUTH BUILDING ELEVATION
SCALE: 1:100

RIVER LOT 20 HOUSE



2 | WEST BUILDING ELEVATION
SCALE: 1:100



1 | NORTH BUILDING ELEVATION
SCALE: 1:100