

Bylaw 16277

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 1568

WHEREAS a portion of SW 26-51-25-4; located at 389 – 156 Street SW, Ambleside, Edmonton, Alberta, is specified on the Zoning Map and Appendix I to Section 960 Special Area Ambleside as (AG) Agricultural Zone; and

WHEREAS an application was made to rezone the above described property to (DC1) Direct 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:

The Zoning Map, being Part III to Bylaw 12800 The Edmonton Zoning Bylaw is hereby amended by rezoning the lands legally described as a portion of SW 26-51-25-4; located at 389 – 156 Street SW, Ambleside, Edmonton, Alberta, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule “A”, from (AG) Agricultural Zone to (DC1) Direct Development Control Provision.

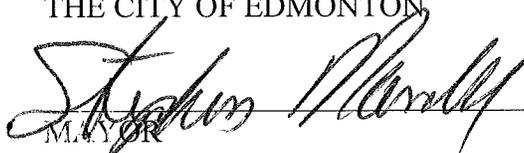
1. 1

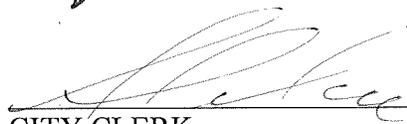
1. The Edmonton Zoning Bylaw is hereby further amended by deleting from it Appendix I to Schedule 960 Special Area Ambleside and substituting therefor as Appendix I the map annexed hereto as Schedule “B”.

2. The uses and regulations of the aforementioned DC1 Provision are annexed hereto as Schedule "C".

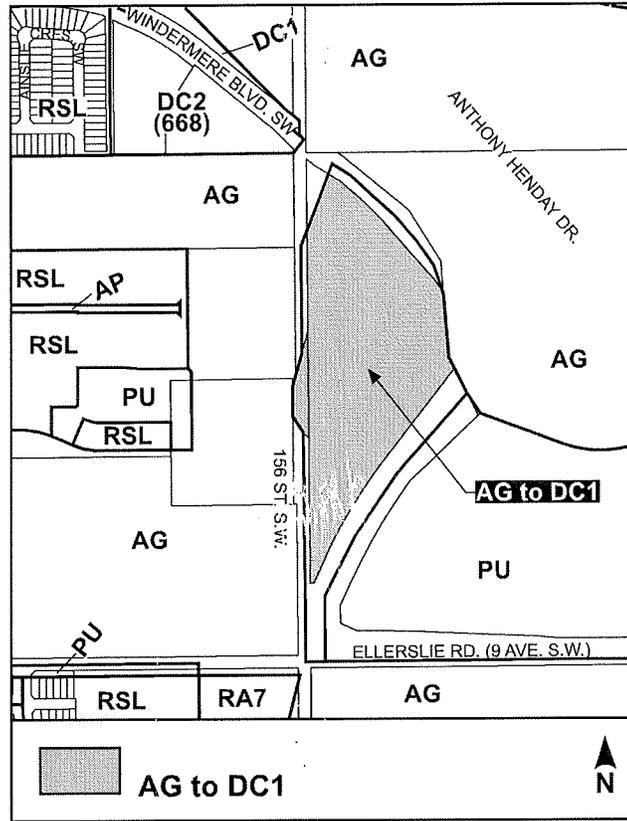
Read a first time	13 th	day of	November	, A. D. 2012;
Read a second time	13 th	day of	November	, A. D. 2012;
Read a third time	5 th	day of	March	, A. D. 2013;
SIGNED AND PASSED	5 th	day of	March	, A. D. 2013.

THE CITY OF EDMONTON

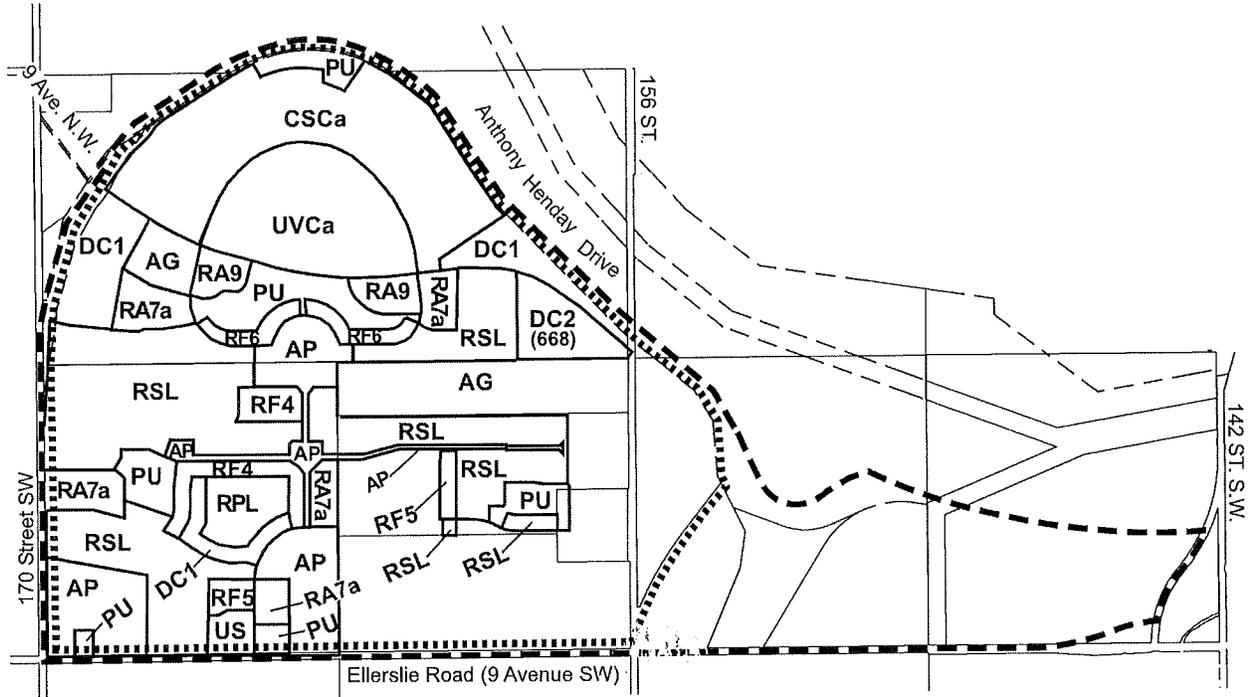

MAYOR


CITY CLERK

BYLAW 16277



Special Area, Ambleside
Appendix I to Section 960 of Bylaw 12800



- Special Area Boundary
- Ambleside NSP Boundary



SCHEDULE "C"**(DC1) DIRECT DEVELOPMENT CONTROL PROVISION****1. General Purpose**

To accommodate the development of a range of business employment uses with potential for limited commercial and service type uses for servicing the greater neighbourhood. This Provision allows the opportunity for the development of high rise buildings, which may be designed in a stand alone or mixed use format for hotel and office applications, together with ancillary and complementary commercial uses. This Provision provides development controls and urban design regulations and guidelines to establish a high quality urban environment, to ensure that the development is well integrated with the adjacent Ambleside commercial and residential areas, and to create an aesthetic and architecturally appealing development adjacent to Windermere Boulevard.

2. Area of Application

This Provision shall apply to a portion of SW 26-51-25-4, containing approximately 9.1 ha, south of Anthony Henday Drive and west of Rabbit Hill Road, Ambleside, as shown on Schedule "A" of the Bylaw adopting this Provision.

3. Uses**3.1 Area A – Hotel, Office, and Related Commercial Uses**

- a. Bars and Neighbourhood Pubs
- b. Boarding and Lodging House
- c. Business Support Services
- d. Convenience Retail Stores
- e. Drive-in Food Services
- f. Exhibition and Convention Facilities
- g. Extended Medical Treatment Services
- h. General Retail Stores
- i. Government Services
- j. Health Services
- k. Hotels
- l. Major Amusement Establishments
- m. Motels

- n. Minor Alcohol Sales
- o. Minor Amusement Establishments
- p. Minor Impact Utility
- q. Nightclubs, including live Dinner Theatre
- r. Professional, Financial and Office Support Services
- s. Restaurants
- t. Specialty Food Services
- u. Spectator Entertainment Establishments
- v. Fascia Off-premises Signs
- w. Fascia On-premises Signs
- x. Freestanding Off-premises Signs
- y. Freestanding On-premises Signs
- z. Projecting On-premises Signs
- aa. Temporary On-premises Signs

3.2 Area B – Local Office and Commercial Uses

- a. Business Support Services
- b. Child Care Services
- c. Commercial Schools
- d. Convenience Retail Stores
- e. Convenience Vehicle Rentals
- f. Custom Manufacturing Establishments
- g. General Retail Stores
- h. Government Services
- i. Health Services
- j. Indoor Participant Recreation Services
- k. Limited Contractor Services
- l. Minor Impact Utility Services
- m. Minor Service Stations
- n. Personal Service Shops
- o. Professional, Financial and Office Support Services
- p. Private Education Services
- q. Public Education Services

- r. Religious Assembly
- s. Restaurants
- t. Special Industrial Uses
- u. Specialty Food Services
- v. Veterinary Services
- w. Fascia On-premises Signs
- x. Freestanding On-premises Signs
- y. Projecting On-premises Signs
- z. Temporary On-premises Signs

3.3 Area C – Commercial, Area Service and Warehouse Sales

- a. Broadcast and Motion Picture Studios
- b. Business Support Services
- c. Commercial Schools
- d. Convenience Retail Stores
- e. Convenience Vehicle Rentals
- f. Funeral, Cremation, and Internment Services
- g. Gas Bars
- h. Government Services
- i. Health Services
- j. Indoor Participant Recreation Services
- k. Minor Alcohol Sales
- l. Minor Impact Utility Services
- m. Major Service Stations
- n. Personal Service Shops
- o. Professional, Financial and Office Support Services
- p. Rapid Drive-through Vehicle Services
- q. Recycling Depot
- r. Religious Assembly
- s. Restaurants
- t. Special Industrial Uses
- u. Veterinary Services
- v. Warehouse Sales

- w. Fascia On-premises Signs
- x. Freestanding On-premises Signs
- y. Projecting On-premises Signs
- z. Temporary On-premises Signs

4. Development Regulations

- a. Development shall be in general accordance with Appendix 1, Area Design Concept, which is a schematic illustration depicting aspects of the Development and Design Regulations.
- b. The following uses shall only be designed as an integral component of a Hotel, or a Professional, Financial Office, Support Services building and shall not have direct public access from the outside of the building:
 - i. Convenience retail Stores
 - ii. General Retail Stores
 - iii. Major Amusement Establishments
 - iv. Minor Alcohol Sales
 - v. Nightclubs
 - vi. Specialty Food Services

In Area C, a Convenience Retail Store may be permitted when designed as an integral component of a Major Services Station or Gas Bar.

- c. The minimum Site Frontage Shall be 30.0m.
- d. Any development with a building Height greater than 23.0 m or six Storeys shall address massing and building articulation in accordance with the following regulations:
 - 1. Podium
 - i. A podium shall be required, the maximum height of which shall not exceed 14.0 m.
 - ii. The podium shall include design elements that create a pedestrian oriented built form, such as but not limited to, articulation around entrance ways, roof treatment, setbacks and stepbacks in the

building mass, building articulation, and the architectural treatment of the facades.

- iii The podium shall incorporate weather protection in the form of a wide canopy or any other architectural element on façades wherever active commercial frontages exist.

2. Tower

- i The tower shall be differentiated from the podium, but should reinforce some of the design details, materials, and architectural expression from the podium.
- ii Towers shall stepback from the front podium wall a minimum of 3.0 m.
- iii The minimum distance between non-residential towers shall be 20.0 m.
- iv The minimum distance between a residential tower and any other tower shall be 25.0 m.

- e. the maximum Floor Area Ratio shall be 1.2, except that Hotels, Business Support Services and Professional, Financial and Office Support Services shall be 3.0.
- f. The maximum Building Height shall not exceed 14.0 m, with the exception that for high rise buildings in Area 'A' where the primary Uses are one of or a mix of the following Uses, the maximum Building Height shall not exceed 60.0 m:
 - i. Business Support Services
 - ii. Extended Medical Treatment Centres
 - iii. Government Services
 - iv. Health Services
 - v. Hotels
 - vi. Professional, Financial and Office Support Services
- g. Separation Space shall be provided in accordance with Section 48 of the Zoning Bylaw.
- h. A minimum landscaped yard of 6.0m shall be provided abutting Windermere Boulevard and Rabbit Hill Road and 3.0 m along any other public or private roadway.
- i. A detailed Landscaping plan completed by a qualified landscape professional shall be submitted in accordance with Section 55 of the Zoning Bylaw, prior to the approval of any development permit. This plan shall include pedestrian connection and fencing details, exterior lighting and street furniture elements, pedestrian seating areas, varied sizes and species of new plantings.

- j. Notwithstanding Section 55, All landscaped Yards shall contain minimum plantings as outlined in the following:
 - i. one tree for each 17.5 m² and one shrub for each 10 m² of any required Yard or Setback at grade.
 - ii. one tree for each 17.5 m² and one shrub for each 7.5 m² of required parking area islands. In no case shall there be less than one tree per required parking area island.
- k. Notwithstanding Section 55, All planting shall conform to the following:
 - i. the proportion of deciduous to coniferous trees and shrubs shall be approximately 50:50 and the following mix of tree sizes shall be used;
 - ii. 100% of required deciduous trees shall be a minimum 60 mm calliper; and
 - iii. 75% of required coniferous trees shall be a minimum of 2.5 m in height and 25% shall be a minimum 3.5 m in height.
- l. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a required Yard. Loading, storage and trash collection areas shall be located to the rear or sides of the principal building and shall be screened from view from any adjacent Sites, public roadways or Light Rail Transit lines, in accordance with the provisions of subsection 55.4 of the Zoning Bylaw. If the rear or sides of a Site are used for parking, an outdoor service or display area, or both, and abut a Residential Zone or a Lane serving a Residential Zone, such areas shall be screened in accordance with the provisions of subsection 55.4 of the Zoning Bylaw.
- m. Signs shall comply with the regulations found in Schedule 59E of the Zoning Bylaw.
- n. No single General Retail Store shall exceed 250 m² of Floor Area.
- o. No single Warehouse Sales use shall exceed 2,500 m² of Floor Area.
- p. Any development of vehicle-oriented Use shall conform to Section 72 of the Zoning Bylaw, as well as the following:
 - i. drive-through service windows shall be oriented away from any yard abutting a public or private roadway and placed, where feasible, at the rear of the building;

- ii. the design, finishing and siting of such development shall achieve a compatible relationship with surrounding development and a high standard appearance when viewed from adjacent roadways; and
- iii. landscaping shall be used to screen and soften the impact of a drive-through service window.

5. Design Regulations

A detailed Urban Design narrative shall be submitted as part of the Development Application addressing the following Design Regulations:

a. Building Design and Architectural Standards

- i. A uniform design approach for all area buildings is not encouraged to avoid repetitiveness.
- ii. Any canopies shall be designed and finished in a manner consistent with the design and finishing of the principal building.
- iii. Design techniques including, but not limited to, the use of sloped roof, variations in building setbacks and articulation of building facades shall be utilized in order to minimize the perception of massing of the building when viewed from adjacent Sites and public roadways.
- iv. Building facades (all sides) shall include design elements, finishing materials and variations that will reduce any perceived mass and linearity of large buildings and add architectural interest. At the Development Permit stage, coloured elevation plans and a detailed materials list is to be submitted.
- v. The roof line of buildings shall consist of sloped roofs of varying pitches which may be finished in any combination of metal, wood shakes, asphalt shingles, clay tiles, or roof materials having a similar texture and appearance or flat roofs where they are concealed by parapet walls that include articulation and use of design elements that are in harmony with the principal architectural theme that reduce any perceived mass and linearity of large buildings and add architectural interest;
- vi. To reduce any perceived mass and linearity of large buildings and add architectural interest, the exterior finishing materials shall incorporate vertical elements using a combinations of brick, stone or other masonry materials, concrete, stucco, glazing or siding, having a similar character, with wood or metal trim, having regard to the objective of ensuring that the development is of a high quality and complementary theme. Abrupt and excessive differences in scale of adjacent buildings shall be minimized through transitional building treatment.
- vii. Priority shall be placed on design elements and façade enhancements, particularly to the first and second levels of buildings to create a pedestrian friendly environment. Lower floors shall be articulated to add

variety, interest and a human scale dimension. Recommended design elements include placement of windows to allow for viewing into the building by pedestrians; transparency of windows; wall niches; entrance features; street furniture; canopies and features that lend visual interest and create a human scale.

- viii. Smaller buildings shall incorporate complementary materials and architectural detailing to be consistent with the larger buildings.
- ix. Functional and decorative lighting shall be provided within the development to enhance the appearance of the Site and buildings.
- x. Any building backing on to Anthony Henday Drive or fronting onto Windermere Boulevard shall use special architectural treatment for building corners.
- xi. The massing of building walls greater than 15m in length shall be reduced through architectural elements such as columns, ribs, pilasters or piers, changes in plane (e.g. recesses and projections), changes in building finishes, materials, and textures, or features that create an identifiable pattern and sense of human scale.
- xii. Building entrances shall be readily identifiable by using design elements such as distinctive materials and colours, human scale architecture, recessing, canopies, awnings, overhangs, articulation, projections and columns.
- xiii. All mechanical equipment, including roof mechanical units, shall be concealed by screening with design elements that are compatible or complement the architectural character and materials of the building, or concealed by incorporating it within the building framework.

b. Pedestrian Environment

- i. The development shall create a pedestrian friendly environment, which may include, but not limited to, a combination of:
 - entrance feature(s)
 - pedestrian/directional signage
 - outdoor seating areas
 - canopies
 - landscaping and street furniture
 - convenient access to parking
 - public art
 - small parks, squares, plazas and/or greens
- ii. Development within this site shall ensure that the design of the pedestrian environment is comfortable, convenient, visually attractive and safe for human activity.

- iii. Pedestrian pathways to building entrances, amenities and transit shall be convenient, safe and well lit, with special paving or landscaping to define the connections.
- iv. Internal pedestrian corridors shall connect buildings and uses to amenity area(s) and adjacent land uses, (including the transit stops, Windermere Boulevard, multi-use trails, and the adjacent commercial and residential areas).
- v. A minimum 1.5m sidewalk with boulevard landscaping shall be provided on at least one side of internal roadways connecting internal pedestrian corridors throughout the site to the satisfaction of Transportation Services.

c. Access, Circulation and Parking

- i. Parking shall be provided in accordance with Section 54 of the Zoning Bylaw.
- ii. Internal and perimeter streets shall be tree lined and lit with appropriate lighting.
- iii. Building sidewalks in Area 'A' shall be provided in the front of buildings and main entrances at a minimum of 3.0 m in width. Building sidewalks in Areas 'B' and 'C' shall be provided in the front of buildings and main entrances at a minimum of 2.0 m in width.
- iv. Parking lots shall be designed to minimize the number of drive aisle interruptions and minimize pedestrian/vehicular conflict.
- v. Parking areas adjacent to Windermere Boulevard and Rabbit Hill Road shall include berms and/or landscaping or similar screening feature between the roadway and parking stalls to create an aesthetic buffer and to reduce visual impact.
- vi. Stand-alone parking structure above grade shall not be permitted.
- vii. Structured parking shall be designed to minimize visual impact by using materials and architectural elements similar to adjacent facades.
- viii. No structured parking above grade shall front onto Windermere Boulevard.

d. Landscaping

- i. Coordinated and complementary streetscape enhancements shall be applied, including street trees, fencing, pedestrian scaled lighting, street furniture and other amenities.
- ii. Landscaping shall be used to highlight major circulation patterns, pedestrian pathways and to provide cohesiveness to the overall development.
- iii. Landscaping shall complement the overall Area and include a combination of plant material that provides visual interest with a variety of colour and texture throughout the year to enhance the appearance during non-growing months.
- iv. Landscaping shall be used to soften the building form. Recommended landscaping treatments may include one or a combination of tree and shrub planting, water features, railings, curbs, low walls, fences, berms, walkways, amenity areas and public art.
- v. Landscape treatment along Rabbit Hill Road shall contribute to breaking-up the façade of building walls, and the enhancement of views and screening of parking lots and service areas from the travelling public.

e. Signage

- i. A Comprehensive Sign Design Plan and Schedule shall be submitted, consistent with the overall intent of subsection 59.3 of the Zoning Bylaw, 12800, prior to the approval of any development permit.
- ii. Signs shall be designed to reflect an aesthetically pleasing and cohesive approach to complement the architectural features of all buildings.
- iii. Individual business identification signs located on the façades of buildings shall be similar in proportion, construction materials and placement. The design, scale and placement of signs shall be such that the signage does not detract from the overall appearance of the development and that the signage is not obtrusive, having regard to the scale of the buildings on the Site and to the distance of the building Setback.
- iv. Directional signage shall provide wayfinding information at critical locations relating to tenants, pedestrian movement, parking lots, loading zones and pick up areas, entrances, exits and amenity areas.

- v. Movement and brightness of signage shall be designed to minimize light pollution and visual intrusion on surrounding residential properties.

f. CPTED and Accessibility

- i. In accordance with Section 58 of the Zoning Bylaw, the Development Officer shall require a Crime Prevention Through Environmental Design assessment prepared by a qualified security consultant for commercial/institutional/industrial developments that, in the opinion of the Development Officer, requires such an assessment.
- ii. Barrier-free Design principles shall be used to guide the design of all buildings and public facilities, ensuring a high degree of accessibility to persons with disabilities.

APPENDIX I

