

Charter Bylaw 19015

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 2888

WHEREAS Lots 89 - 92, Block 10, Plan NB; located at 11012 - Jasper Avenue NW, Oliver, Edmonton, Alberta, are specified on the Zoning Map as (DC1) Direct Development Control Provision; 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 89 - 92, Block 10, Plan NB; located at 11012 - Jasper Avenue NW, Oliver, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule "A", from (DC1) Direct Development Control Provision 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.

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|-------------------------|------|--------|-----------|---------------|
| READ a first time this | 23rd | day of | September | , A. D. 2019; |
| READ a second time this | 23rd | day of | September | , A. D. 2019; |
| READ a third time this | 23rd | day of | September | , A. D. 2019; |
| SIGNED and PASSED this | 23rd | day of | September | , A. D. 2019. |

THE CITY OF EDMONTON

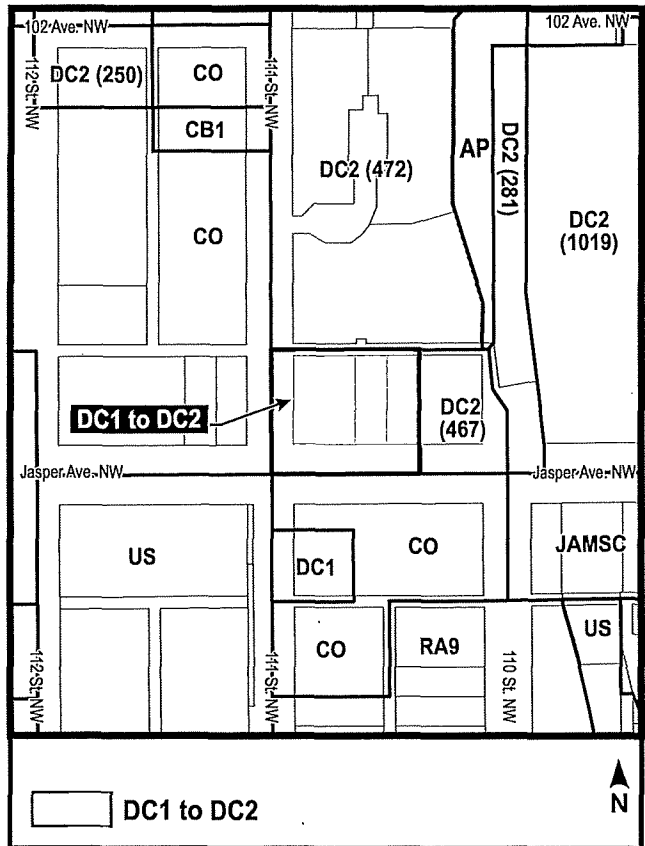


MAYOR



CITY CLERK

CHARTER BYLAW 19015



Schedule "B"

(DC2) Site Specific Development Control Provision**1. General Purpose**

To allow for the continued use of an existing mixed-use building with a focus on a high-quality pedestrian experience along Jasper Avenue NW.

2. Area of Application

This Provision shall apply to Lots 89, 90, 91, and 92, Block 10, Plan NB, located north of Jasper Avenue NW and west of 110 Street NW, as shown on Schedule "A" of the Charter Bylaw adopting this Provision, Oliver.

3. Uses

- a. Apartment Hotels
- b. Bars and Neighbourhood Pubs
- c. Breweries Wineries and Distilleries
- d. Business Support Services
- e. Cannabis Retail Sales
- f. Child Care Services
- g. Commercial Schools
- h. Convenience Retail Stores
- i. Creation and Production Establishments
- j. General Retail Stores
- k. Government Services
- l. Group Home
- m. Health Services
- n. Hotels
- o. Household Repair Services
- p. Indoor Participant Recreation Services
- q. Limited Contractor Services
- r. Limited Group Home
- s. Liquor Stores
- t. Lodging Houses
- u. Major Amusement Establishments
- v. Major Home Based Business
- w. Minor Amusement Establishments
- x. Minor Homes Based Business
- y. Multi-unit Housing
- z. Nightclubs
- aa. Personal Service Shops
- bb. Professional, Financial and Office Support Services
- cc. Protective and Emergency Services

- dd. Public Libraries and Cultural Exhibits
- ee. Restaurants
- ff. Secondhand Stores
- gg. Specialty Food Services
- hh. Spectator Entertainment Establishments
- ii. Veterinary Services
- jj. Fascia On-premises Signs
- kk. Freestanding On-premises Signs
- ll. Projecting On-premises Signs

4. Development Regulation for Uses

- a. Restaurants or Bars and Neighbourhood Pubs shall be limited to a maximum of 700 m² of Public Space.
- b. General Retail Stores shall be limited to a maximum Floor Area of 1,000 m².
- c. Nightclubs shall be limited to a maximum 240 m² of Public Space.
- d. Signs shall in accordance with Schedule 59F.

5. Development Regulation for Site Layout and Built Form

- a. Development shall be in general conformance with the attached Appendix.
- b. The maximum Floor Area Ratio shall be 7.0, excluding indoor Common Amenity Areas.
- c. The maximum building Height shall not exceed 60.0 m.
- d. Minimum Setbacks shall be:
 - i) 0.0 m from the east Lot line;
 - ii) 0.0 m from the west Lot line;
 - iii) 2.0 m from the north Lot line; and
 - iv) 2.0 m from the south Lot line.
- e. The portions of the Parking Garage below ground level shall not be subject to the required Setbacks and can extend to all Lot lines.
- f. The maximum number of Dwellings shall be 250.
- g. A minimum Amenity Area of 3.0% of the gross Floor Area shall be provided through a combination of Common or Private Amenity as follows:
 - i) A landscaped outdoor patio area on the roof of the building, and/or
 - ii) An enclosed area on the ground level, second storey, or both, of the building, and/or

- iii) A balcony Amenity Area with a minimum depth of 1.5 m.
- h. Dwellings and Sleeping Units may be located at ground level provided they are developed:
 - i) at the rear of the building, adjacent to a Lane; or
 - ii) adjacent to a flanking public roadway.
- i. Notwithstanding Section 90 of the Zoning Bylaw, an outdoor patio shall be permitted as part of a Specialty Food Service, Restaurant, Bar and Neighbourhood Pub, or Nightclub Use. Additional onsite parking shall not be required to support the additional seating as part of the outdoor patio. Outdoor speakers shall be permitted on the outdoor patio.

6. Parking, Loading, Storage, and Waste Collection

- a. All surface parking and underground parking shall be located at the rear of the development and shall be accessed from the Abutting Lane.
- b. A minimum of 190 vehicular parking spaces shall be provided in an attached Parking Garage. This parking requirement may be relaxed at the Development Permit stage if supported by a Parking Impact Assessment or Parking Justification to the satisfaction of the Development Officer in consultation with Parking Management Services.
- c. Notwithstanding the Off-street Vehicular Parking Requirements of the Zoning Bylaw, no visitor parking spaces or parking for the Commercial Uses is required to be provided onsite.
- d. Notwithstanding the Off-street Vehicular Loading Facilities regulations of the Zoning Bylaw, no off-street loading spaces shall be required.
- e. A minimum of 40 bicycle parking spaces shall be provided in a safe and secure location in the underground Parking Garage or in another secure location within the podium that is easily accessible to cyclists via access ramps or a route through the building which facilitates easy and efficient transportation of bicycles; and
- f. Notwithstanding the Bicycle Parking Facilities regulations of 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. A minimum of 10% of the Bicycle Parking shall be ground mounted Bicycle racks.
- g. All waste collection areas shall be located at the rear of the principal building, in general accordance with Appendix I: Site Plan. Any new outdoor storage and / or waste collection areas shall be screened from view of any adjacent Sites or public roadway other than a Lane and be designed to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination (Transportation) and City Operations (Waste Management Services).

7. Development Regulations for Landscaping and Lighting

- a. The required Landscape Plan submitted with a Development Permit application for new building construction or an addition to the existing building shall be prepared by a Landscape Architect registered with the Alberta Association of Landscape Architects (AALA).
- b. The area within the Setback abutting Jasper Avenue NW shall be landscaped with the use of planters and hard surfacing that is integrated with Imagine Jasper, to the satisfaction of the Development Officer, in consultation with Subdivision and Development Coordination (Transportation). Plant material within the planters may include, but not limited to, ornamental grasses, shrubs and flowers. Landscaping shall be provided in general conformance with Appendix I: Site Plan.
- c. Landscaping on the Site shall include the use of plant materials that provide colour throughout the year to enhance the appearance of the Site during the winter months.
- d. As part of a Development Permit application for new building construction or an addition to the existing building, a detailed exterior lighting plan shall be provided that demonstrates that decorative and security lighting is designed and finished to a high quality and will be provided to ensure a well-lit environment for pedestrians and to accentuate architectural elements and public art.

8. Development Regulations for Building Design and Features

- a. The architectural treatment of the first storey fronting Jasper Avenue NW shall strengthen the pedestrian-oriented experience by incorporating the following:
 - i) Façades designed to break the appearance into 20.0m sections or less using a combination of recesses, projections, change in building materials, colours, and/or a physical breaks in building mass.
 - ii) a minimum of 70% clear, non-reflective glazing on the exterior of the ground floor facing Jasper Avenue to promote pedestrian interaction and safety. Proportion of glazing is calculated as a percent of lineal metre at 1.5 m above finished Grade;
 - iii) a maximum of 10% of the first Storey glazing may be covered by Signs. The remainder of the glazing shall remain free from obstruction;
 - iv) weather protection in the form of a canopy, awning, arcade or other architectural element to provide a comfortable environment for pedestrians and may project into required Setbacks; and
 - v) principal entrances for all Uses shall have direct external access to the building patio area abutting Jasper Avenue. An entrance to a Commercial Use may be shared with a Residential or Residential-Related Use within the principal building.

- b. All exposed building Façades shall have complementary exterior finishing materials, such as metal, glass, composites, stone and wood panels.
- c. Principal building entrances for any Use shall be designed for universal accessibility. Level changes from the sidewalk to entrances of buildings shall be minimized. Sidewalk furniture and other elements shall be located out of the travel path as to not obstruct the access to the building.

9. Public Improvements and Community Amenity Contributions

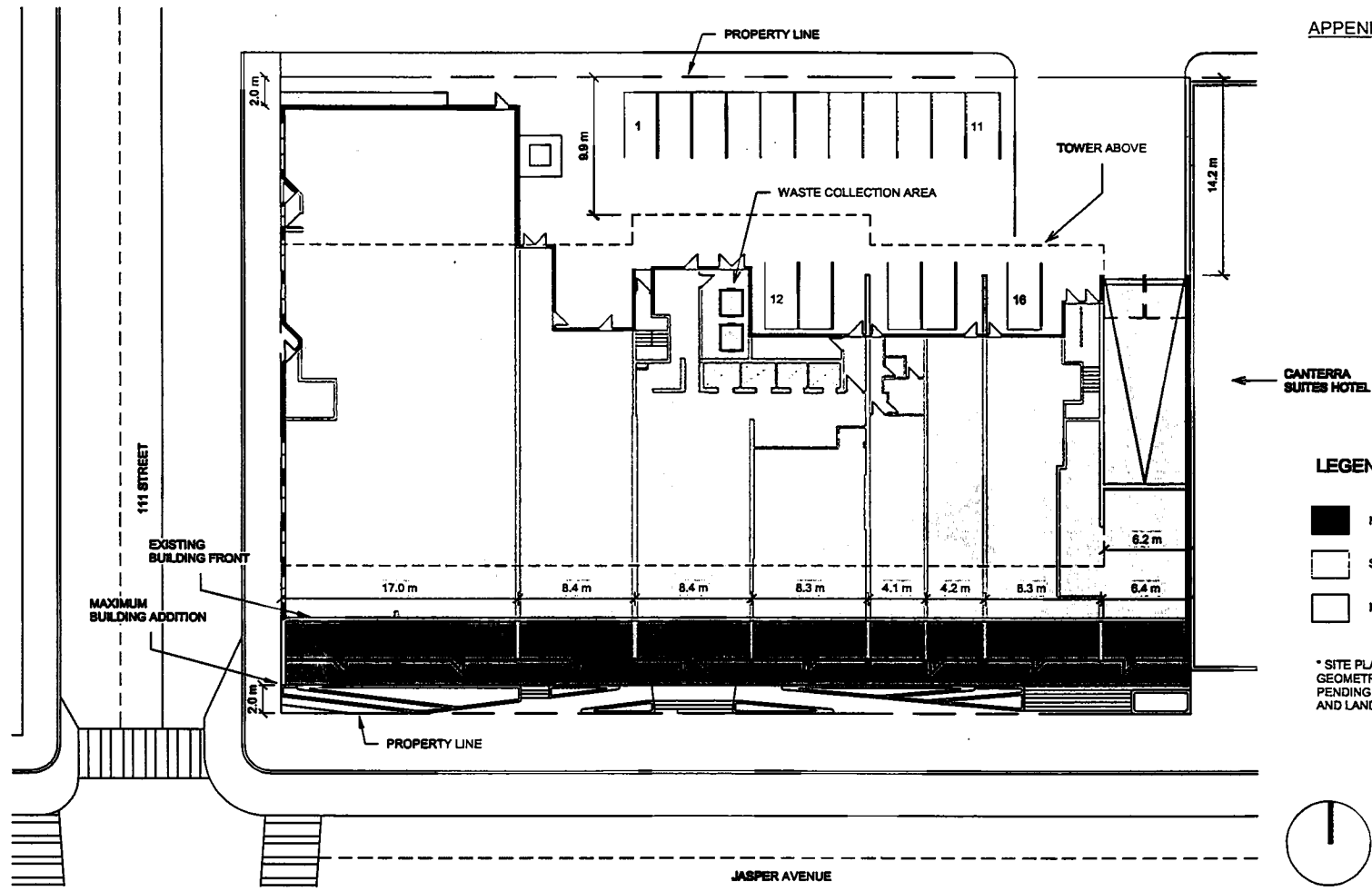
- a. As a condition of a Development Permit for new building construction or an addition to the existing building, the owner shall enter into an agreement with the City of Edmonton for off-Site improvements necessary to serve the development, such improvements to be constructed at the owner's cost. The agreement process 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, sidewalks and/or boulevard, including Lanes not directly adjacent to the Site but which may be used for construction purposes, to the satisfaction of Subdivision and Development Coordination (Transportation); and
 - ii) Replacement of any street furniture including lamps, benches, bollards or planters, that are removed/damaged for construction and shall match the Jasper Avenue NW Streetscaping standards for style and frequency.
- b. Prior to the issuance of a Development Permit for new building construction or an addition to the existing building, the owner shall enter into an agreement with the City of Edmonton whereby the owner shall provide a minimum contribution of \$55,800.00 toward the acquisition and placement of public art. 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 shall be the responsibility of the owner. The agreement shall require that:
 - i) Artworks shall be created by a professional artist;
 - ii) Artworks shall be located:
 - A. on the west Facade of the principal building as a painted mural, to the satisfaction of the Development Officer, and
 - B. notwithstanding the above, if the minimum contribution of \$55,800.00 cannot be satisfied entirely through the acquisition and placement of public art on the west Facade of the principal building as a painted mural, art shall be located elsewhere on Site that is publicly visible from Jasper Avenue NW, to the satisfaction of the Development Officer.

- iii) The Public Art contribution amount shall be increased every 5 years from the date of passage of the Bylaw adopting this Provision according to the annual rate of national inflation as determined by Statistics Canada.

10. Other Regulations

- a. 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 a Development Permit for new building construction or an addition to the existing building to the satisfaction of the Development Officer.

APPENDIX 1: SITE PLAN



LEGEND

- MAXIMUM BUILDING ADDITION
- SOFTSCAPING*
- HARDSCAPING*

* SITE PLAN ILLUSTRATES INTENT. GEOMETRY SUBJECT TO CHANGE PENDING REVIEW OF CONSTRUCTABILITY AND LANDSCAPE DESIGN.

10/10

Project Jasper OnEleven Master Plan
 Title APPENDIX 1 - SITE PLAN
 Scale 1 : 300