

Charter Bylaw 19001

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 2879

WHEREAS Lot 17A, Block 20, Plan 1723133; located at 12021 - 102 Avenue NW, Oliver, Edmonton, Alberta, is specified on the Zoning Map as (DC1) Direct Development Control Provision; 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:

1. The Zoning Map, being Part III to Bylaw 12800 The Edmonton Zoning Bylaw is hereby amended by rezoning the lands legally described as Lot 17A, Block 20, Plan 1723133; located at 12021 - 102 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 (DC1) Direct Development Control Provision .
2. The uses and regulations of the aforementioned DC1 Provision are attached as Schedule "B".

3. The sketch plan attached as Schedule "A" and the uses and regulations of the DC1 Provision shown on Schedule "B" attached are hereby incorporated into the Zoning Bylaw, being Part IV to Bylaw 12800, The Edmonton Zoning Bylaw.

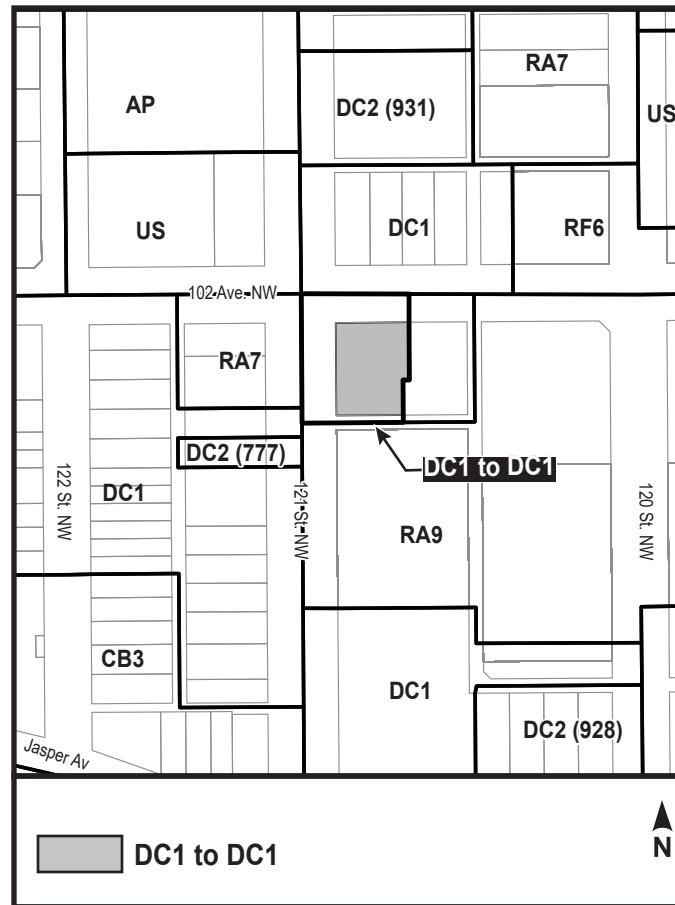
READ a first time this	day of	, A. D. 2019;
READ a second time this	day of	, A. D. 2019;
READ a third time this	day of	, A. D. 2019;
SIGNED and PASSED this	day of	, A. D. 2019.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

CHARTER BYLAW 19001



SCHEDULE “B”**(DC1) Direct Development Control Provision****1. General Purpose**

To accommodate the retention of historic facades and key character defining elements, restoration and adaptive reuse of the West End Telephone Exchange Building with a limited range of commercial uses.

2. Area of Applicability

This Provision shall apply to Lot 17A, Block 20, Plan 1723133, located east of 121 Street NW and south of 102 Avenue NW, as shown on Schedule “A” of this Bylaw adopting this Provision, Oliver.

3. Uses

- a. Bars and Neighbourhood Pubs
- b. Breweries, Wineries, and Distilleries
- c. Business Support Services
- d. Child Care Services
- e. Commercial Schools
- f. Creation and Production Establishments
- g. General Retail Stores
- h. Government Services
- i. Health Services
- j. Indoor Participant Recreation Services
- k. Media Studios
- l. Personal Service Shops
- m. Private Clubs
- n. Professional, Financial and Office Support Services
- o. Restaurants
- p. Specialty Food Services
- q. Fascia On-premises Signs
- r. Freestanding On-premises Signs
- s. Projecting On-premises Signs

4. Development Regulations

- a. The development shall be in general conformance with Appendix 1 - Site Plan, to the satisfaction of the Development Officer.
- b. The maximum Floor Area Ratio shall be 2.0.
- c. The maximum building Height shall not exceed 10 m.
- d. Building setbacks shall be as per the existing building and as generally shown on Appendix 1 – Site Plan and shall include:
 - i. a minimum 1.5 m distance from the eastern historic façade of the building to the adjacent eastern DC1 zoning line, as shown on Appendix 1; and
 - ii. a minimum 3 m distance from the southeast historic facade of the building to the southeastern DC1 zoning line, as shown on Appendix 1.
- e. Bars and Neighbourhood Pubs shall be limited to less than 200 occupants and 240 m² of Public Space.
- f. A Platform Structure may be developed in general accordance with Appendix 1 – Site Plan. There shall be no Setback along the east and south Lot lines.
- g. Any rooftop mechanical equipment 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. Parking and Loading

- a. There shall be no requirement for off-street vehicular Accessory parking.
- b. One off-street vehicular loading facility with a minimum dimension of 2.6 m width with a minimum clear length of 5.5 m shall be provided.
- c. Vehicular access to and from the Site shall be restricted to the rear Lane and shall require an access easement through the adjacent parcel to the east, prior to the issuance of a Development Permit.
- d. The number of Bicycle Parking spaces required shall be calculated as 1.0 Bicycle Parking space per 100 m² of gross Floor Area, regardless of Use. Bicycle parking facilities shall be located in a safe, secure, and easily accessible manner, to the satisfaction of the Development Officer, in consultation with Transportation Services.
- e. Waste collection areas shall be screened from view or enclosed within the building, to the satisfaction of the Development Officer, in consultation with Waste Management and Transportation Services.

6. Landscaping

- a. A Landscape Plan prepared by a registered Landscape Architect shall be submitted prior to the issuance of a Development Permit, to the satisfaction of the Development Officer.

- b. The Landscape Plan shall include pavement materials, exterior lighting, street furniture elements, pedestrian seating areas, sizes and species of new tree plantings, and other detailed Landscaping elements. The Landscape Plan shall include design of the adjacent public realm.

7. Exterior Lighting

- a. Decorative and security lighting shall be designed and finished in a manner consistent with the architectural theme of the development and will be provided to ensure a well-lit environment for the pedestrians, and to accentuate architectural elements, to the satisfaction of the Development Officer.
- b. Exterior lighting associated with the historic facades shall be to the satisfaction of the Development Officer in consultation with the Heritage Officer.

8. Heritage Regulations

- a. The West End Telephone Exchange is a Designated Municipal Historic Resource. Exterior alterations and additions shall be sympathetic to and compatible with the historic facades of the West End Telephone Exchange to the satisfaction of the Development Officer in consultation with the Heritage Officer. The following standards and guidelines shall be applied when reviewing development applications for the West End Telephone Exchange:
 - i. The General Guidelines for Rehabilitation contained in The City of Edmonton Bylaw 18012, Bylaw to Designate the West End Telephone Exchange a Municipal Historic Resource; and
 - ii. The Standards and Guidelines for the Conservation of Historic Places in Canada.

9. Urban Design

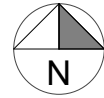
- a. The south façade adjacent to the lane shall retain the existing red brick south façade, to the satisfaction of the Development Officer.
- b. There shall be a distinct material differentiation between the historic façade and the south portion of the existing building.
- c. Modifications to the south portion of the building shall ensure alterations are sympathetic to the modern design of the existing building and allow opportunities to open the building to the street in order to facilitate the repurposing of the building and enhancement of the public realm.

10. Signage

- a. A Comprehensive Sign Design Plan with a focus on pedestrian-oriented signage, promoting building identity, and compatibility with the historic character of the West End Telephone Exchange building, shall be prepared for the development and submitted with the Development Application, to be approved by the Development Officer in consultation with the Heritage Officer.
- b. Signage shall compliment the pedestrian-oriented commercial environment and shall be designed to minimize impact to the adjacent residential.

- c. In additions to clause 9(b), Signage shall be provided in accordance with Schedule 59E of the Edmonton Zoning Bylaw, except that:
 - i. The maximum Height of a Freestanding Sign shall be 2.0 m;
 - ii. Freestanding Signs shall be limited to two;
 - iii. A Projecting sign may be used to identify businesses that are located entirely at or above the second Storey level;
 - iv. The top of a Projecting Sign on a building two Storeys or higher shall not extend more than 75 cm above the floor of the second, nor higher than the windowsill level of the second;
 - v. No back lit Signs shall be allowed facing 121 Street NW;
 - vi. Fascia On-premises Signs may be permitted on the south elevation, to the satisfaction of the Development Officer and Transportation Planning and Engineering; however, they shall
 - I. consist only of a company logo or an Identification Sign formed of individual letters;
 - II. be limited to one Sign per tenant;
 - III. be a minimum of 2.5 m above grade (or not below the existing south façade projection) and not extend above the roof of the building; and
 - IV. not be back lit.
- d. A maximum of 10% of a window area and a maximum of 10% of any first Storey glazing area may be covered from the interior of the building for the purposes of signage or advertising. The remainder of the window area shall remain free from obstruction.

102 AVENUE



121 STREET

LANE

EXISTING BUILDING

OUTDOOR PATIO

NEW ENTRY ADDITION

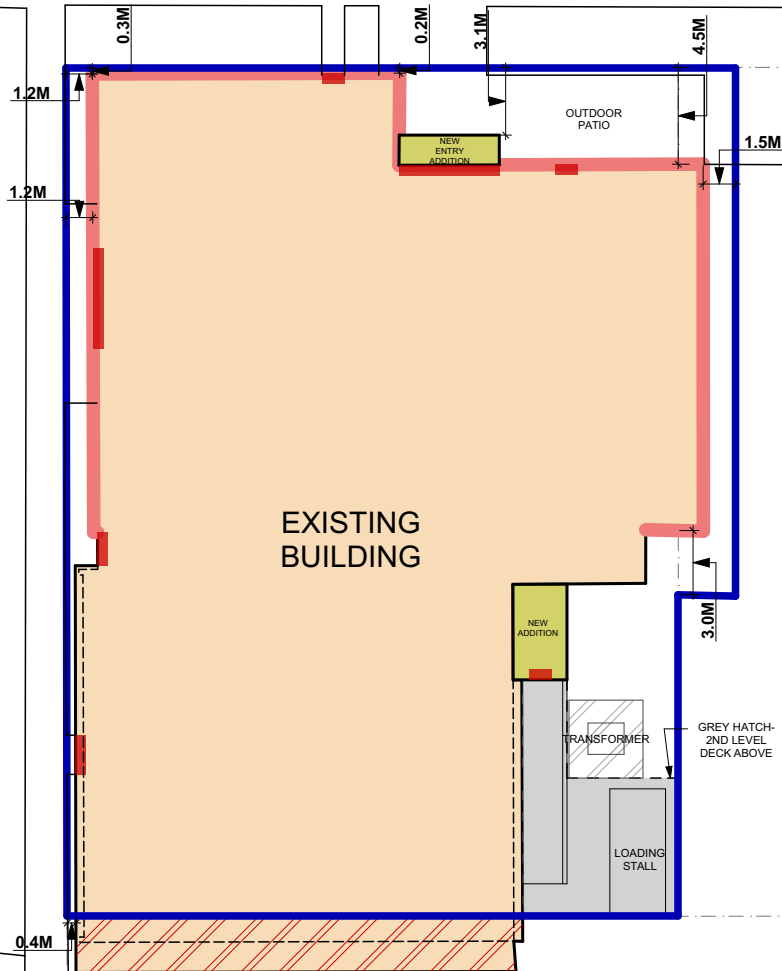
NEW ADDITION

TRANSFORMER

LOADING STALL

GREY HATCH-
2ND LEVEL
DECK ABOVEADJACENT
PROPERTY
BUILDING

LANE (Road Plan 172 1450)



- DC1 BOUNDARY
- ENCROACHMENT AGREEMENT (ref# 162 063 521)
- POTENTIAL NEW ENTRANCES/ EXITS
- HISTORIC FACADE

APPENDIX 1 - SITE PLAN