

Charter Bylaw 18885

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 2819

WHEREAS Lot 2, Block 24, Plan RN22; located at 10643 - 124 Street NW, Westmount, 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 2, Block 24, Plan RN22; located at 10643 - 124 Street NW, Westmount, 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.

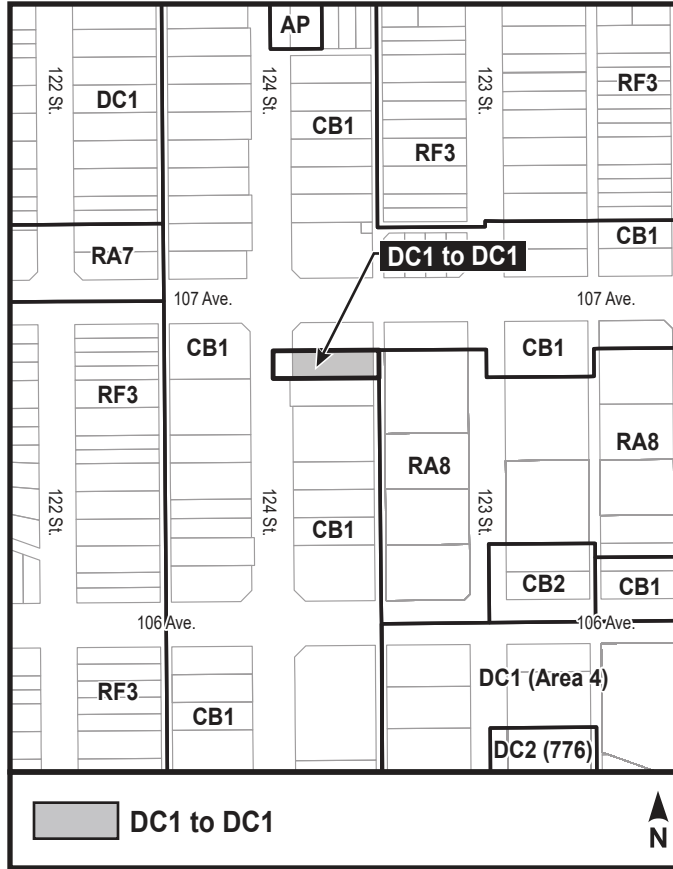
READ a first time this	day of	, A. D. 2019;
READ a second time this	day of	, A. D. 2019;
READ a third time this	day of	, A. D. 2019;
SIGNED and PASSED this	day of	, A. D. 2019.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

CHARTER BYLAW 18885



SCHEDULE “B”**(DC1) DIRECT DEVELOPMENT CONTROL PROVISION****1. General Purpose**

To accommodate the retention and adaptive reuse of the historic Street Railway Substation No. 600 building and the development of a new low-rise building with a limited range of commercial uses.

2. Area of Applicability

This Provision shall apply to Lot 2, Block 24, Plan RN22 as shown on Schedule “A” of this Bylaw adopting this Provision, Westmount.

3. Uses

- a. Bars and Neighbourhood Pubs
- b. Breweries, Wineries and Distilleries
- c. Business Support Services
- d. Cannabis Retail Sales
- e. Child Care Services
- f. Commercial Schools
- g. Convenience Retail Stores
- h. Creation and Production Establishments
- i. General Retail Stores
- j. Government Services
- k. Health Services
- l. Indoor Participant Recreation Services
- m. Major Amusement Establishments
- n. Media Studios
- o. Minor Alcohol Sales
- p. Minor Amusement Establishments
- q. Personal Service Shops
- r. Private Clubs
- s. Professional, Financial and Office Support Services
- t. Restaurants

- u. Specialty Food Services
- v. Fascia On-premises Signs
- w. Freestanding On-premises Signs
- x. Projecting On-premises Signs

4. Development Regulations

- a. The development shall be in general conformance with Appendix 1.
- b. The maximum Floor Area Ratio shall be 3.0.
- c. The maximum building Height shall not exceed 14.5 m.
- d. Building setbacks shall be in general accordance with Appendix 1 and the following:
 - i. the minimum Setback from the north Lot line shall be 0 m except the Setback shall be a minimum of 1.2 m to the historic facade;
 - ii. the minimum Setback from the west Lot line shall be 6.0 m to the historic facade;
 - iii. the minimum Setback from the south Lot line shall be 3.3m;
 - iv. the minimum Setback from the east Lot line shall be 0.0 m; and
 - v. Patios developed below Grade shall not be subject to the required setbacks.
- e. Bars and Neighbourhood Pubs shall be limited to less than 240 m² of Public Space.
- f. Personal Service Shops shall not include Body Rub Centres.
- g. Cannabis Retail Sales, Convenience Retail Stores and Minor Alcohol Sales shall be limited to the first floor of the development.

5. Parking and Loading

- a. Parking shall be provided in general conformance with Appendix 1 and in accordance with the Zoning Bylaw, except that: .
 - i. a minimum of 3 off-street spaces shall be required and may be in provided as Tandem Parking; and
 - ii. no Off-street loading spaces shall be required on Site.
- b. Vehicular access and egress shall be from the Lane.
- c. The number of Bicycle Parking spaces required shall be calculated as 1 Bicycle Parking space per 100 m² 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 Subdivision and Development Coordination.
- d. 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 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 plants, and other detailed Landscaping elements to the satisfaction of the Development Officer in consultation with the Heritage Officer.

7. Urban Design

- a. A pedestrian-oriented connection between 124 Street and the adjacent Lane shall be required on the south of the Site in general accordance with Appendix 1.
- b. Commercial uses not fronting 124 Street shall front the internal pedestrian-oriented connection to create an active commercial frontage, to the satisfaction of the Development Officer:
 - i. the placement and type of windows shall allow for viewing into the building to promote a positive pedestrian environment; and
 - ii. a minimum of 70% of the at-grade linear frontage towards the pedestrian oriented connection to shall consist of transparent glazing.
- c. There shall be a distinct material differentiation between the heritage building and the commercial building to the satisfaction of the Development Officer in consultation with the Heritage Officer.
- d. Building materials must be durable, high quality and appropriate for the development. The contextual fit, design, proportion, quality, texture, and application of various finishing materials shall be to the satisfaction of the Development Officer.
- e. All mechanical equipment, including roof mechanical units, shall be concealed by screening in a manner compatible with the architectural character of the building or concealed by incorporating it within the building, to the satisfaction of the Development Officer.
- f. 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.
- g. Exterior lighting associated with the historic facades shall be to the satisfaction of the Development Officer in consultation with the Heritage Officer.
- h. Crime Prevention Through Environmental Design (CPTED) principles shall be incorporated with the development of the Site to provide a safe environment in accordance with the guidelines and principles established in the Design Guide for the Safer City. The

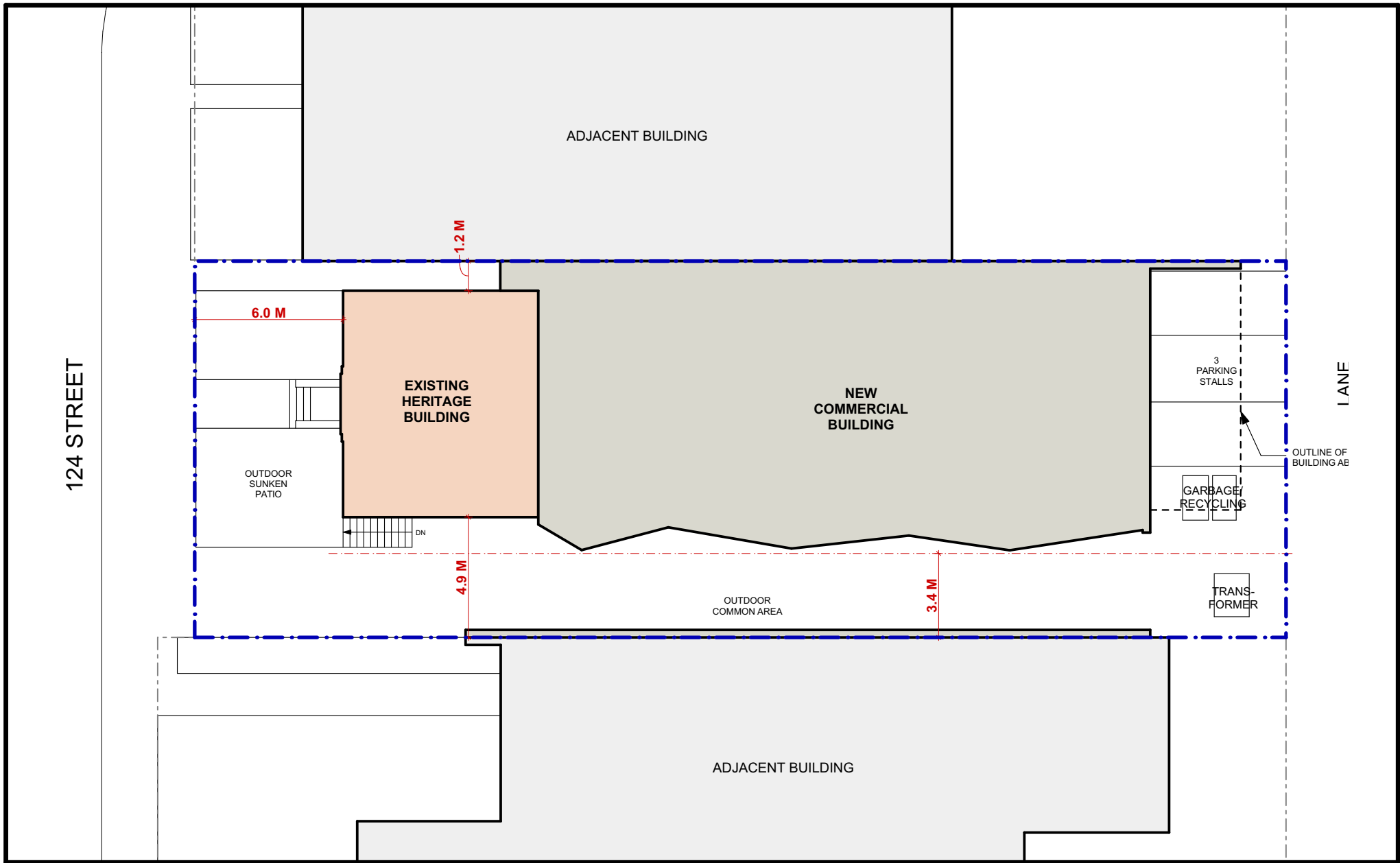
applicant shall submit a CPTED assessment to the satisfaction of the Development Officer prior to the issuance of a Development Permit.

8. 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 Street Railway Substation No.600 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.
- c. Signage shall be provided in accordance with Schedule 59E, except that:
 - i. Freestanding Signs shall be limited to one on site;
 - ii. The maximum height of a Freestanding Sign shall be 2.0 m;
 - iii. The maximum area of a Freestanding Sign shall be 8 m²;
 - iv. No backlit Signs shall be allowed facing 124 Street NW;
 - v. Projecting Signs may be used to identify businesses that are located entirely at or above the second Storey; and
 - vi. The top of a Projecting Sign shall not extend more than 1.5 m above the floor of the second Storey.
- 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.

9. Heritage Regulations

- a. Street Railway Substation No. 600 and associated lands are a designated Municipal Historic Resource. Exterior alterations and additions shall be sympathetic to and compatible with the historic Facades of Street Railway Substation No. 600 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 Street Railway Substation No. 600:
 - i. The General Guidelines for Rehabilitation contained in the City of Edmonton Bylaw 17967, Bylaw to Designate Street Railway Substation No.600 as a Municipal Historic Resource; and
 - ii. The Standards and Guidelines for the Conservation of Historic Places in Canada.

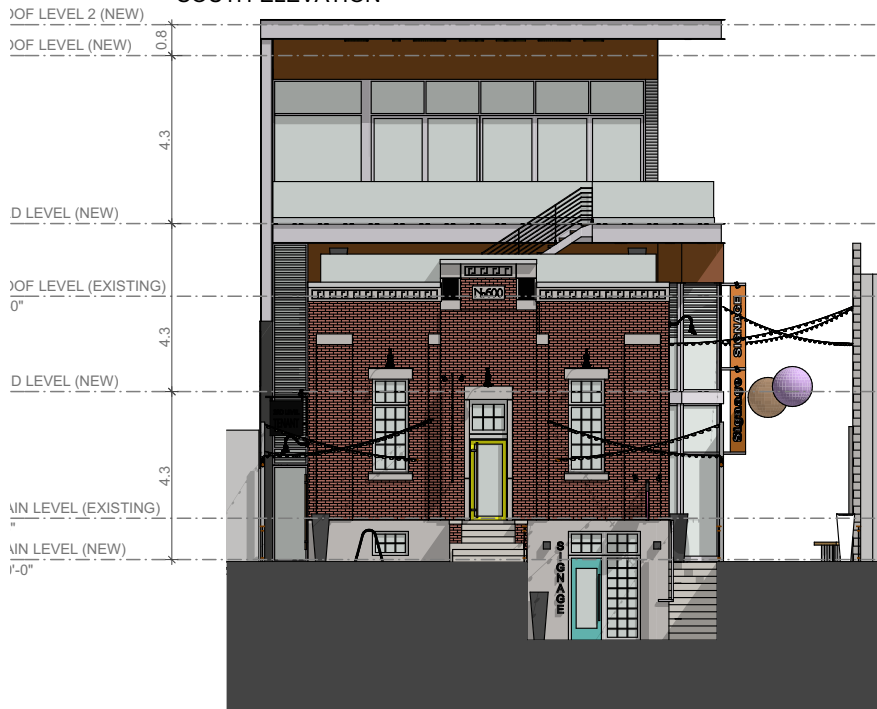


--- DC1 REZONING BOUNDARY

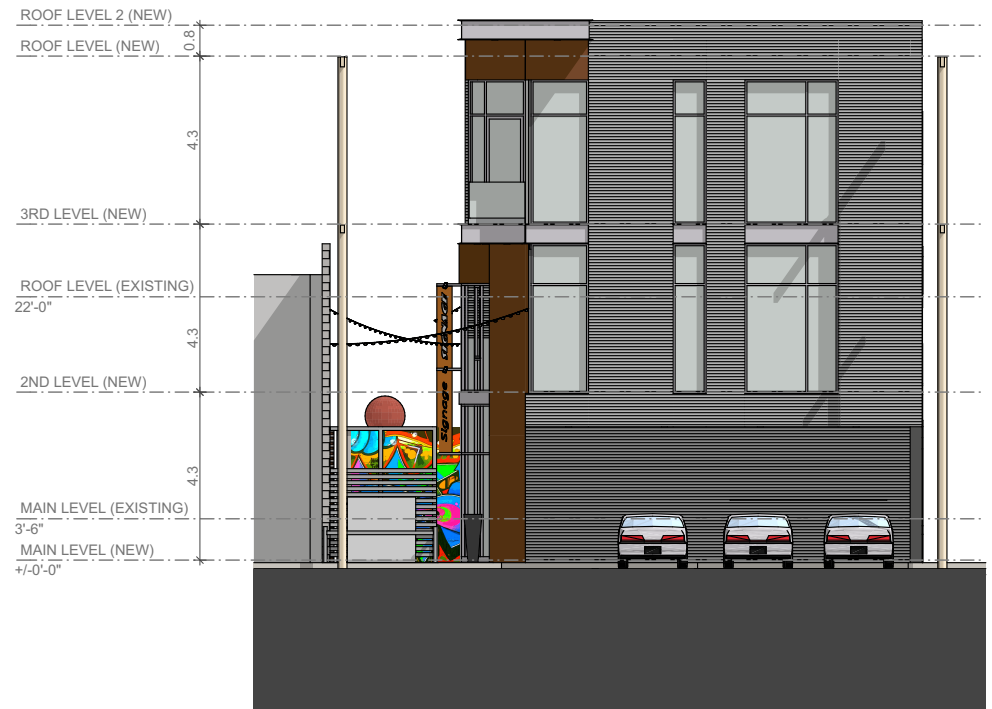
APPENDIX 1 - SITE PLAN



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION

SCALE: 1/16" = 1'-0"

APPENDIX 2 - ELEVATIONS