

Bylaw 19661

A Bylaw to amend Bylaw 11618, as amended,
being the Oliver Area Redevelopment Plan

WHEREAS pursuant to the authority granted to it, City Council on December 9, 1997, passed Bylaw 11618, as amended, being a bylaw to adopt the Oliver Area Redevelopment Plan; and

WHEREAS an application was received to amend Bylaw 11618, as amended, the Oliver Area Redevelopment Plan;

WHEREAS City Council considers it desirable to amend the Oliver Area Redevelopment Plan;

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 Oliver Area Redevelopment Plan is further amended by:
 - a. deleting "Map 10 - Sub Area 4 - Zoning" and replacing it with "Map 10 - Sub Area 4 - Zoning" attached hereto as Schedule "A" and forming part of this Bylaw;
 - b. deleting the third paragraph under Section 8.5.1(1) Land Use, and replacing it with:

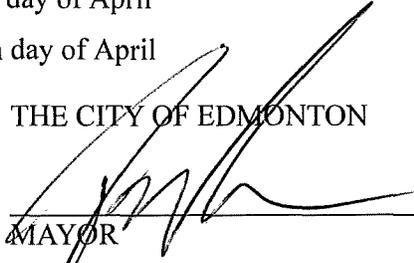
"The site containing the West End Telephone Exchange Building is also an exception to this policy. Commercial and office conversion of the historic structure to promote the retention and reuse of the building shall utilize a (DC) Direct Development Control Provision identifying the historical character defining elements while allowing for sympathetic alterations to the ground floor to facilitate the repurposing of the building. The remainder of the site shall be developed as a complementary commercial development.";

and

- c. deleting Section 15.16 “DC1 (Area 15) Direct Development Control Provision”, and replacing it with “DC1 (Area 15) Direct Development Control Provision” attached as Schedule “B” and forming part of this Bylaw.

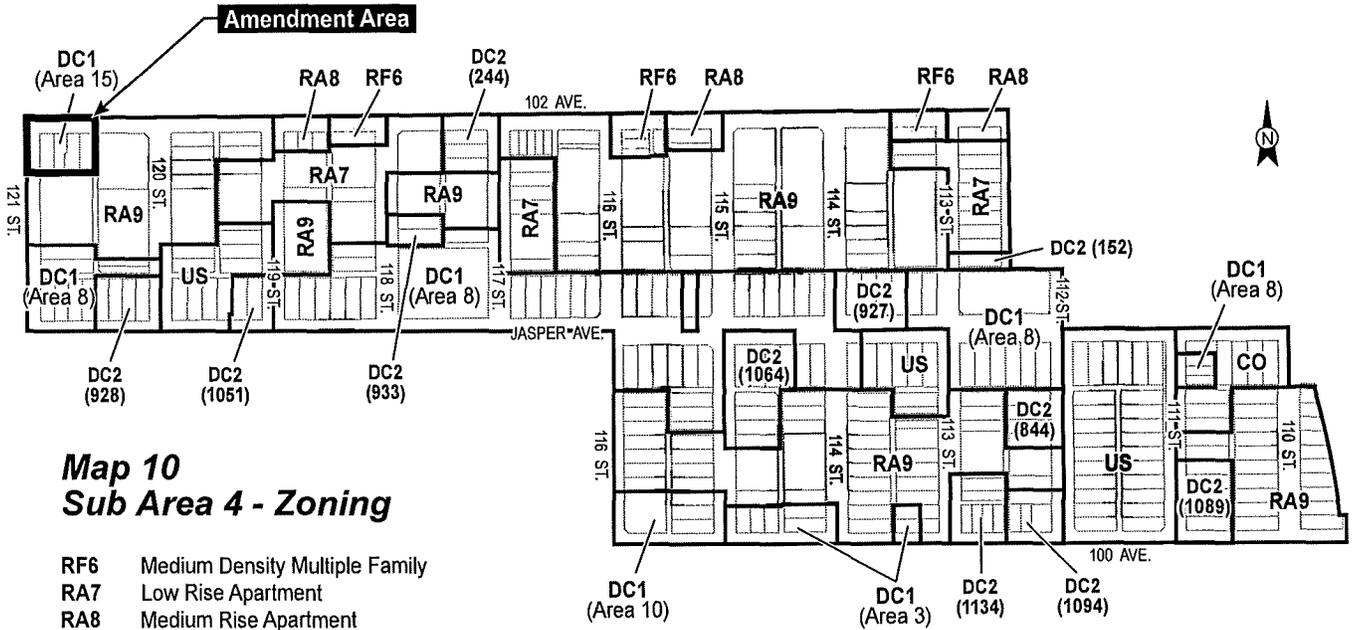
READ a first time this	20th day of April	, A. D. 2021;
READ a second time this	20th day of April	, A. D. 2021;
READ a third time this	20th day of April	, A. D. 2021;
SIGNED and PASSED this	20th day of April	, A. D. 2021.

THE CITY OF EDMONTON


MAYOR

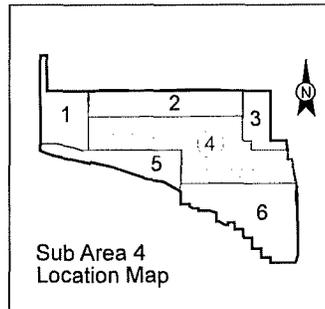

A/ CITY CLERK

BYLAW 19661



Map 10
Sub Area 4 - Zoning

- RF6 Medium Density Multiple Family
- RA7 Low Rise Apartment
- RA8 Medium Rise Apartment
- RA9 High Rise Apartment
- CO Commercial Office
- US Urban Service
- PU Public Utility
- DC1 Direct Development Control Provisions
- DC2 Site Specific Development Control Provisions
- Zoning Overlay Provisions



Sub Area 4
Location Map

SCHEDULE “B”

DC1 (Area 15) Direct Development Control Provision

1. General Purpose

To accommodate the retention of the historic facades and key character defining elements of the West End Telephone Exchange Building, the development of a new 2-storey commercial building, and the adaptive reuse of a former electrical substation building with a limited range of commercial uses.

2. Area of Applicability

This Provision shall apply to Lot 17A, Block 20, Plan 1723133 and Lot 18 - 19, Block 20, Plan 4423AJ 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

1. Bars and Neighbourhood Pubs
2. Breweries, Wineries, and Distilleries
3. Business Support Services
4. Child Care Services
5. Commercial Schools
6. Convenience Retail Stores
7. Creation and Production Establishments
8. General Retail Stores
9. Government Services
10. Health Services
11. Indoor Participant Recreation Services
12. Market
13. Media Studios
14. Personal Service Shops
15. Private Clubs
16. Professional, Financial and Office Support Services
17. Restaurants
18. Specialty Food Services
19. Urban Gardens
20. Fascia On-premises Signs
21. Projecting On-premises Signs

4. Development Regulations for Uses

1. Each Bars and Neighbourhood Pubs Use shall be limited to 240 m², this shall exclude any outdoor patio space.
2. Personal Service Shops shall not include Body Rub Centres.
3. Signs shall be provided in accordance with Schedule 59F of the Zoning Bylaw, except that in Area A:
 - a. a Projecting sign may be used to identify businesses that are located entirely at or above the second Storey level;
 - b. 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 Storey, nor higher than the windowsill level of the second Storey;
 - c. no back lit Signs shall be allowed facing 121 Street NW;
 - d. 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.
4. 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 Site and be submitted upon Development Permit applications for new building construction and repurposing of the existing Substation #200 building to the satisfaction of the Development Officer in consultation with the Heritage Officer.
5. The ground floor level portion of any Façade abutting a Public Roadway, other than a lane, shall be comprised of transparent, non-reflective, non-tinted, non-obscured glazing.

5. Development Regulations for Site Layout and Built Form

1. The development shall be in general conformance with the attached appendices.
2. The maximum Floor Area Ratio (FAR) shall be as follows:
 - a. Area A: 2.0
 - b. Area B: 1.25
3. The maximum Height shall be as follows:

- a. Area A: 10.0 m
 - b. Area B: 12.0 m
4. For Area A, there shall be no minimum Setbacks.
 5. For Area B, there shall be no minimum building Setbacks, except:
 - a. there shall be a minimum 6.0 m Setback from the east Lot line for the ground level portion of the building extending south beyond 12.0 m from the north Lot line; and
 - b. there shall be a corner cut on the northeast corner of the building with a minimum Setback of 3.5 m from the north Lot line and a minimum Setback of 4.0 m Setback from the east Lot line.
 6. The distance between the new commercial building in Area B and the West End Telephone Exchange Building in Area A shall be a minimum of 3.3 m, including any platform structures above 1.0 m in Height.
 7. In Area B, the distance between the new commercial building and the existing electrical Substation #200 building shall be a minimum of 2.0 m.

6. Development Regulations for Building Design, and Features

1. All mechanical equipment, including surface level venting systems and transformers, shall be screened in a manner compatible with the architectural character of the building or be concealed by incorporating it within the building. Ground level vents shall be oriented away from adjacent Sites, on-Site amenity or pedestrian circulation areas.

Area A

2. The south Façade adjacent to the Lane shall retain the existing red brick, to the satisfaction of the Development Officer.
3. There shall be a distinct material differentiation between the historic Façade and the south portion of the existing building.
4. 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.
5. A Platform Structure may be developed in general accordance with Appendix 1 – Site Plan and shall provide screening to ensure visual privacy for adjacent Uses, to the satisfaction of the Development Officer.
6. 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.

Area B

7. Architectural treatment of all Façades of the 2-Storey commercial building shall create a distinct building exterior. The building shall incorporate design elements to reduce the perceived mass and add architectural interest, including but not limited to:
 - a. clear articulation of the Façade, using a defined pattern of projections and recessions to break the appearance of the Façade;
 - b. the use of a variety of exterior building cladding materials and colours, including brick; and
 - c. prominent front entrances.
8. 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.
9. The new commercial building shall be distinguishable and complementary in design to the West End Telephone Exchange building to the satisfaction of the Development Officer.
10. The principal entrances for the new commercial building shall be universally accessible.
11. Commercial uses at ground level adjacent to the internal outdoor pedestrian-oriented common area shall provide direct access to the common area and create an active commercial frontage, to the satisfaction of the Development Officer, including:
 - a. the placement and type of windows shall allow for viewing into the building to promote a positive pedestrian environment.
12. A minimum of 60% of the ground level linear frontage towards the pedestrian-oriented common area and 102 Avenue NW shall consist of transparent glazing.
13. A pedestrian-oriented common area shall be located between West End Telephone Exchange Building in Area A and the existing Substation #200 and new commercial buildings in Area B, in general accordance with Appendix 1.
14. A rooftop patio may be developed on the new commercial building and the existing Substation #200.

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

1. Vehicular access to and from the Site shall be restricted to the Abutting Lanes.
2. 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.
3. Bicycle Parking shall be provided in accordance with the Zoning Bylaw, except that:
 - a. the number of Bicycle Parking spaces required shall be calculated as one 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.
4. 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, Subdivision and Development Coordination (Transportation) and City Operations.

8. Development Regulations for Landscaping, Lighting, and Amenity Areas

1. The required Landscape Plan submitted with a Development Permit application for new building construction shall be prepared by a Landscape Architect registered with the Alberta Association of Landscape Architects (AALA).
2. The selection of plant materials shall consider plants and shrubs that provide colour throughout the year to enhance the appearance of the development.
3. 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 environment for pedestrians, to accentuate building elements, and to highlight the development at nighttime and in winter months. Exterior lighting associated with the development shall be designed to minimize impacts on adjacent properties. A detailed exterior lighting plan shall be provided to the satisfaction of the Development Officer.
4. Exterior lighting associated with the historic Façades shall be to the satisfaction of the Development Officer in consultation with the Heritage Officer.
5. The outdoor common area shall be designed to include the following:
 - a. decorative pavement and/or hardsurfacing;
 - b. pedestrian seating areas;
 - c. decorative lighting and street furniture; and
 - d. planter boxes including the use of plant materials that provide colour and textures to create seasonal interest throughout the year and enhance the appearance of the Site during the winter.

9. Other Regulations

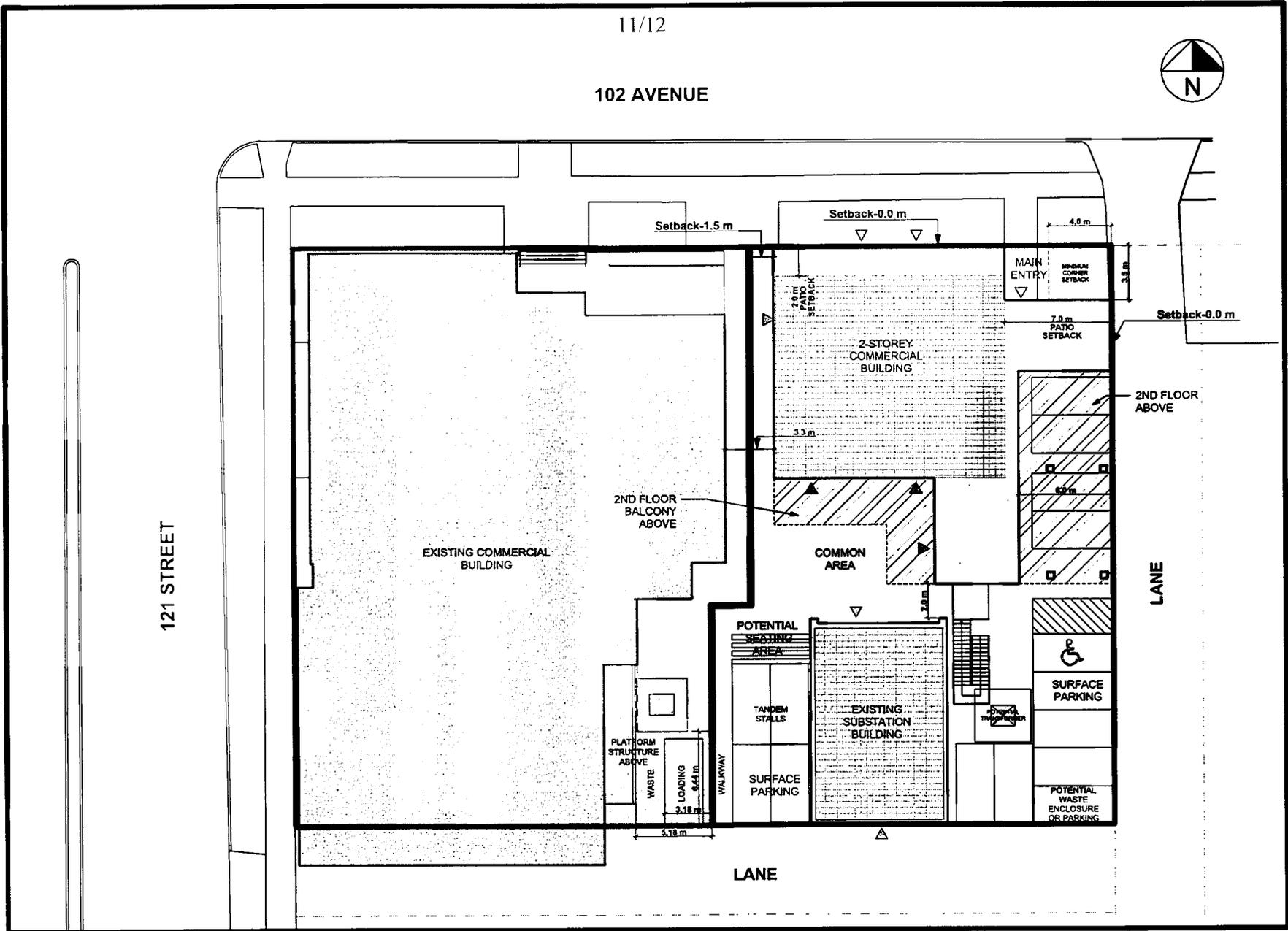
1. Crime Prevention Through Environmental Design (CPTED) principles shall be incorporated with the development of the Site to provide a safe environment in accordance with the guidelines and principles established in the Design Guide for the Safer City. The applicant shall submit a CPTED assessment to the satisfaction of the Development Officer prior to the issuance of a Development Permit.
2. An arborist report and tree preservation plan to the satisfaction of the Development Officer in consultation with Urban Forestry, shall be submitted with any Development Permit application (except for demolition and signs), to determine the impact of the proposed development, including excavation and construction, on the existing boulevard trees along 102 Avenue 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 parkade/foundation wall. If:
 - a. the arborist report indicates that the development will unduly compromise the ongoing viability and health of a tree or trees, each tree shall be removed as part of the redevelopment of the site. The owner/developer shall be responsible for the

- cost of removal as well as for compensating the City for the value of the tree being removed. If required by the Development Officer, each tree removed shall be replaced by a new tree in an enhanced growing soil medium in the form of soil cells or continuous trenches, at the cost of the owner; or
- b. 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 C456B.
3. As a condition of the Development Permit for construction of a principal building within Area B, the owner shall enter into an Agreement with the City of Edmonton for off-site improvements necessary to serve the development. The Agreement shall include an engineering drawing review and approval process. Improvements shall be constructed at the owner's cost and shall be designed to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination (Transportation). Improvements to address in the Agreement shall include, but are not limited to:
 - a. the repair of any damage to the abutting roadways, sidewalks and/or boulevard, including Lanes not directly adjacent to the Site caused by the construction of the development.
 4. Prior to the issuance of a Development Permit for the construction of the new 2-storey commercial building and the redevelopment of the Substation #200 building, the owner shall enter into an agreement with the City of Edmonton to provide a minimum contribution of \$10,000, those funds shall be used as follows:
 - a. the owner shall acquire and place pedestrian oriented lighting along the south Façade of the West End Telephone Exchange building in order to improve visibility along the east-west lane between 121 Street and the common area as part of this development, the placement and specifications of such lighting shall be subject to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination (Transportation); and
 - b. in the event that excess contribution funds remain after the acquisition and placement of pedestrian lighting, the owner shall use all of the excess contribution funds towards the acquisition and placement of high quality public facing art along the ground level of the south Façade of the West End Telephone Exchange Building. In this event, the agreement shall require that a public art plan showing the general location(s) of art shall be prepared and submitted to the City of Edmonton for review and approval by the Development Officer. 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; and artworks shall be created by a professional artist.

Notwithstanding the above, if a Development Permit application has not been made within five (5) years of the date of approval of the Charter Bylaw adopting this Provision, this contribution amount shall be increased from that point forward according to the annual rate of national inflation as determined by Statistics Canada.

10. Heritage Regulations

1. The West End Telephone Exchange is a Designated Municipal Historic Resource. Exterior alterations and additions shall be sympathetic to and compatible with the historic Façades 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:
 - a. 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
 - b. The Standards and Guidelines for the Conservation of Historic Places in Canada.



121 STREET

EXISTING COMMERCIAL BUILDING

2ND FLOOR BALCONY ABOVE

COMMON AREA

2-STOREY COMMERCIAL BUILDING

MAIN ENTRY

7.0 m PATIO SETBACK

2ND FLOOR ABOVE

LANE

POTENTIAL SEATING AREA

TANDEM STALLS

EXISTING SUBSTATION BUILDING

SURFACE PARKING

SURFACE PARKING

POTENTIAL WASTE ENCLOSURE OR PARKING

PLATFORM STRUCTURE ABOVE
WASTE LOADING 3.18 m
9.44 m
WALKWAY

5.18 m

LANE

- AREA A- PROPERTY LINE
- AREA B- PROPERTY LINE

◁ MAIN ENTRY

◁ POTENTIAL ENTRY

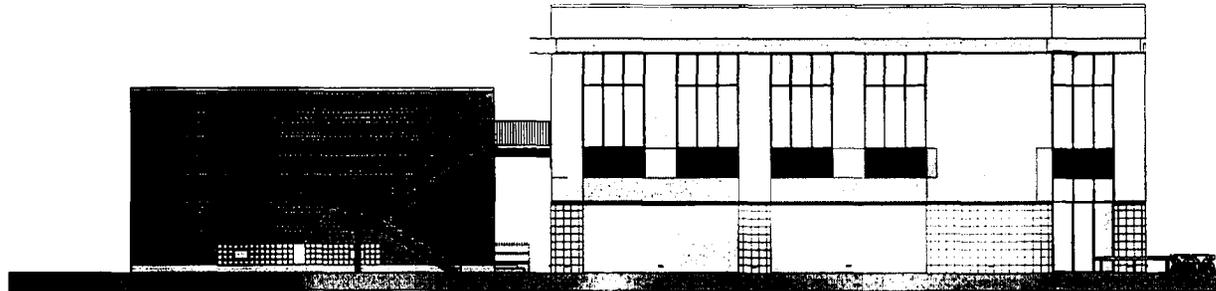
-  POTENTIAL ROOFTOP PATIO LOCATION

APPENDIX 1 - SITE PLAN

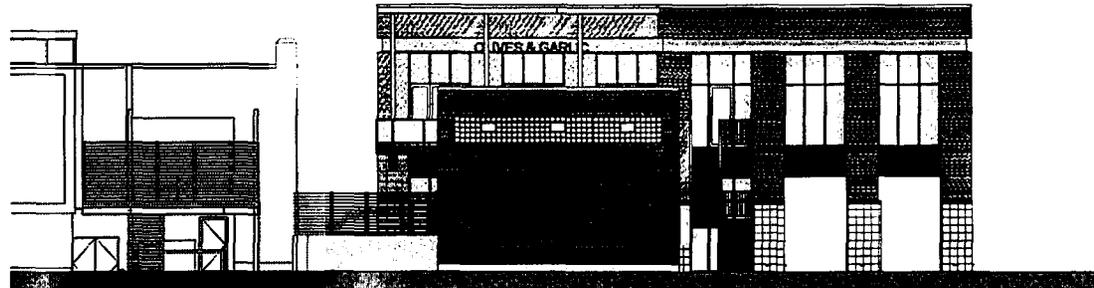
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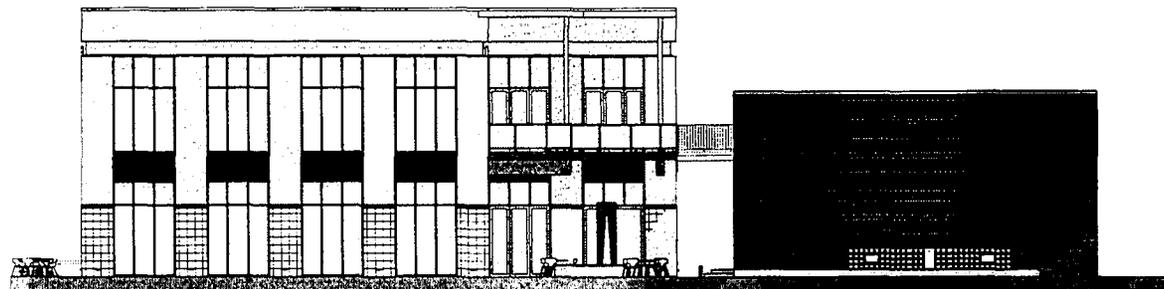
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

APPENDIX 2 - ELEVATIONS