



Area Redevelopment Plan

Bylaw 11618 (as amended)

Consolidated
May 2016

THE CITY OF
Edmonton PLANNING AND
DEVELOPMENT



***Oliver Area Redevelopment Plan
Bylaw 11618
Adopted in December 1997***

Office Consolidation May 2016

*Prepared by:
Current Planning Branch
Sustainable Development
City of Edmonton*

Bylaw 11618 (as amended) was adopted by Council in December 1997. In May 2016, this document was consolidated by virtue of the incorporation of the following bylaws which were amendments to the original Bylaw 11618.

Bylaw 11780	Approved September 1998 (text amendment to Policy 12.5.1, replace map 21)
Bylaw 11967	Approved July 1999 (text amendment to Policy 12.5.1, 12.5.2.4, replace map 21)
Bylaw 12129	Approved September 1999 (replace map 7)
Bylaw 12297	Approved May 2000 (replace map 9)
Bylaw 12433	Approved November 2000 (replace maps 8 and 21)
Bylaw 12801	Approved May 2001 (text amendments to Section 15, replace maps 6,8,9,10,11,12,13,14 and 21)
Bylaw 12925	Approved January 2002 (text amendment to Section 15.0)
Bylaw 13256	Approved March 2003 (text amendment to Section 6.5.1.1, replace map 8)
Bylaw 13283	Approved September 15, 2003 (replace map 12, text amendment to Section 10.5.1.1)
Bylaw 13537	Approved November 24, 2003 (replace map 12)
Bylaw 13753	Approved July 5, 2004 (replace map 8)
Bylaw 13984	Approved July 13, 2005 (replace maps 9 and 21, text amendment to Section 7.5.1)
Bylaw 14174	Approved January 11, 2006 (replace maps 8, 19 and 21, text amendments to Sections 6.5.2.4 and 13.4.2)
Bylaw 14381	Approved October 3, 2006 (text amendment to Section 15.5.4 b)
Bylaw 15322	Approved October 26, 2009 (replace maps 11 and 21)
Bylaw 15147	Approved July 7, 2010 (text amendments to Sections 1.3.2 and 12.1, replace maps 1, 2, 3, 4, 5, 6, 8, 9, 10, 11, 12, 13, 14, 15, 17, 18, 19, 20 and 21)
Bylaw 15518	Approved August 23, 2010 (replace maps 6, 7 and 21)
Bylaw 15959	Approved December 12, 2011 (replace maps 11 and 21)
Bylaw 16010	Approved February 27, 2012 (replace maps 10 and 21)
Bylaw 15897	Approved April 2, 2012 (text amendments to Policy 5.5.1.8 and 5.5.1.9, replace maps 6, 7, and 21)
Bylaw 16505	Approved August 26, 2013 (text amendment to Section 8.5.1.1, replace map 10 and a portion of map 21)
Bylaw 16534	Approved August 26, 2013 (text amendment to Section 15.10, replace map 12 and a portion of map 21)

Bylaw 16552	Approved August 26, 2013 (text amendments to Sections 11.2, 11.3, 11.4, 11.5.1.1 and 11.5.3, replace map 13 and a portion of map 21)
Bylaw 16762	Approved March 24, 2014 (text amendment to Sec 10.5.1, add Section 15.12 DC1 - Area 11, and replace maps 12 and 21)
Bylaw 16783	Approved April 28, 2014 (text amendment to add Section 15.13 DC1 - Area 12, and replace maps 12 and 21)
Bylaw 16853	Approved June 24, 2014 (replacing maps 13 and 21)
Bylaw 16866	Approved July 14, 2014 (replacing maps 8 and 21)
Bylaw 16918	Approved September 8, 2014 (replacing maps 8 and 21)
Bylaw 17040	Approved January 26, 2015 (text amendment to Policy 5.5.1.8 and updating maps 6,7, and 21)
Bylaw 17093	Approved March 6, 2015 (text amendment to Policy 5.5.1.8 and updating maps 6,7, and 21)
Bylaw 17177	Approved April 27, 2015 (text amendment to Policy 5.5.1.9, add Section 15.14 DC1 - Area 13 and updating maps 6 and 21)
Bylaw 17240	Approved June 9, 2015 (replacing maps 10 and 21)
Bylaw 17252	Approved July 6, 2015 (Boundary amendment, text amendments and updating maps)
Bylaw 17373	Approved October 19, 2015 (add Section 15.15 DC1 - Area 14 and updating map 12)
Bylaw 17594	Approved April 4, 2016 (delete DC1 – Area 4, delete and replace DC1 – Area 1 and Area 5)

Editor's Note:

This is an office consolidation for the Oliver Area Redevelopment Plan, Bylaw 11618, as adopted by City Council on December 9, 1997. This edition contains all subsequent amendments to Bylaw 11618. All reasonable attempts were made to accurately reflect the original Bylaws. This office consolidation is intended for convenience only. In case of uncertainty, the reader is advised to consult the original Bylaws, available at the Office of the City Clerk.

City of Edmonton
Sustainable Development

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The following list of acknowledgments recognizes the people who served as members of the Oliver ARP Review Steering Committee, and who have thus contributed to the development of the policies and regulations contained in the Plan and the Statutory Plan Overlay. Without the Steering Committee members' generous donation of their time and effort, the completion of this Plan would not have been possible.

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- **Doug Agar**, *Oliver Resident*
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- **Cecil Hannah**, *Commercial Property Representative*
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- **Johanne Yakula**, *S.P.A.R.E.*

Sustainable Development and the Steering Committee would like to extend their appreciation to the managers of the following apartment buildings, schools and businesses for co-operating in the Plan review exercise by permitting the location of Oliver Plan Review public information displays within their respective premises:

- **West Edmonton Seniors Association**
(Edmonton General Hospital)
- **Jewish Seniors Drop In Centre**
- **St. Joachim's Seniors Home**
- **Canadian Western Bank**
- **Tegler Manor**
- **Oliver Elementary School**
- **Royal Bank**
- **Glenora Apartments**

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1.0 Introduction

The Municipal Government Act, 1994, empowers a municipality to develop and adopt an area redevelopment plan (ARP). An ARP is a statutory document adopted as a bylaw by City Council. It establishes and describes a comprehensive set of land use policies for an established community. The policies contained in an ARP must conform with the Municipal Development Plan (MDP). An ARP provides community groups and interests an opportunity to participate in the planning of development and the ultimate physical form of the neighbourhood. Also, an ARP provides a blueprint for the prioritization and allocation of funds for improvements to public facilities and infrastructure.

1.1 Context

The Oliver ARP area is located immediately to the west of the Downtown commercial core, adjacent to the north side of the North Saskatchewan River Valley (see Map 1). Oliver is one of Edmonton's oldest and most diverse neighbourhoods. Initially developed at the turn of the century, Oliver is home to some of Edmonton's oldest buildings, including the LeMarchand Mansion (1909) and the Buena Vista Block (1912). Also, the neighbourhood still contains significant agglomerations of its original low density housing stock.

With a population of over 15,000, Oliver is Edmonton's most populous neighbourhood. The neighbourhood is home to, or in close proximity to, a wide array of recreational, social and health services. In terms of forms of development, Oliver is the City's most diverse neighbourhood, possessing the entire range of housing forms, from single detached units to high rise apartment housing; and small scale, street-oriented commercial/retail strips to high rise office towers.

Since the approval of the original Oliver ARP in 1981, Oliver and its immediate environs have been subject to significant change, including:

- the removal of the CN and CP rail yards and the subsequent commercial development on part of these lands, including; Oliver Square (West and East) and Long Street; as well as, the more recent commercial development and anticipated residential construction to the east of Oliver on the CP Lands;
- the extension of the LRT system through Oliver and south of the North Saskatchewan River to the University of Alberta;
- the development of the *Grant MacEwan University* downtown campus; and
- the adoption of new planning strategies: CP Lands Master Plan (1992), Downtown ARP (1997) and Central McDougall/Queen Mary Park ARP (scheduled for Council review in early 1998).

It is due to these changes in the surrounding physical and regulatory environment, as well as economic and temporal factors, that the Oliver ARP has been reviewed and amended.

*Note:
Amended by
Bylaw 15147,
July 7, 2010*

1.2 Plan Process

The Oliver ARP review was undertaken by the Sustainable Development Department in conjunction with a volunteer Steering Committee comprised of Oliver residents, community groups active or with a special interest in the neighbourhood, neighbourhood property owners and business persons, and representatives of the development industry. The Steering Committee was formed by *Sustainable Development* after a series of presentations to a variety of interest groups during the summer of 1995.

Meetings of the ARP Review Steering Committee were held on a regular basis over approximately a two year period. At these meetings renewed policy directions to guide future land use development in Oliver were discussed and formulated. The draft policies were subsequently presented to the greater public for evaluation during a two day Open House hosted on February 28 and March 1, 1997; an information display presentation located at several senior citizen complexes and businesses located in Oliver, during March and April of 1997; and via an information pamphlet mailed to all Oliver residents, businesses and land owners in early February, 1997.

1.3 Key Changes in Policy Direction from the 1981 ARP

This planning document supersedes the original Oliver ARP, passed by City Council in September, 1981. Many of the policy directions of the original ARP have been retained; however, some changes in policy direction have been implemented and the geographical boundaries of the Plan area have been adjusted.

1.3.1 New Policy Directions

- 1) A recognition of new development trends and increased flexibility, in terms of development opportunities, including:
 - elimination of the requirement for residential/commercial mixed use developments on Jasper Avenue and the area north of 102 Avenue and east of 113 Street; and
 - provision of the opportunity to develop new medium density housing in the "Special Character Commercial Area", located north of Jasper Avenue and west of 121 Street.
- 2) An enhanced commitment to the retention of Oliver's diversity of housing forms by providing greater incentive for the retention of the significant number of older single detached homes. This will be achieved through expanding the area in which conversions of single detached homes to low impact commercial uses is allowed. Such conversions will have to comply with design guidelines that ensure the architectural appearance of the homes are not compromised.
- 3) Stronger support for the development of a high quality pedestrian oriented commercial corridor along Jasper Avenue.
- 4) Enhanced protection of the residential interior of the neighbourhood from incompatible land uses and high volumes of vehicular traffic.

*Amended
by editor*

1.3.2 Plan Boundary Changes

*Note:
This Policy
was amended
by Bylaw
15147,
July 7, 2010
And Bylaw
17252,
July 6, 2015*

The boundaries of the 1981 Oliver ARP have been modified over the years to accommodate both additions and deletions to the Plan area (see Map 2).

Additions - Lands north of 104 Avenue, east of 111 Street, were within the boundaries of the former CN Lands ARP. Lands to the east of 111 Street were removed from the CN Lands ARP and were added to the Downtown ARP area in April, 1997, as part of the approval of the new Downtown ARP. *Lands north of 104 Avenue west of 112 Street were added to the Oliver ARP as this area was not located within the boundaries of an ARP, and thus lacked adequate policy direction to ensure that any future redevelopment is compatible with surrounding neighbourhoods. All of these additions were deleted in July, 2015 and added to the new 104 Avenue Corridor ARP.*

*Bylaw 17252,
July 6, 2015*

Deletions – *The first deletion of lands from the Oliver ARP boundaries was the former CP Rail right-of-way, extending from Jasper Avenue to 97 Avenue. The Plan boundary previously ran through the centre of the right of way. The boundary has been shifted to the west in order to include the entire right-of-way within the boundaries of the Downtown ARP, in order to facilitate the development of a comprehensive policy direction for the corridor. The second deletion of lands from the Oliver ARP boundary was all land north of 103 Avenue between 111 Street and the lane between 123 and 124 Streets to facilitate the creation the 104 Avenue Corridor ARP.*

*Bylaw 17252,
July 6, 2015*

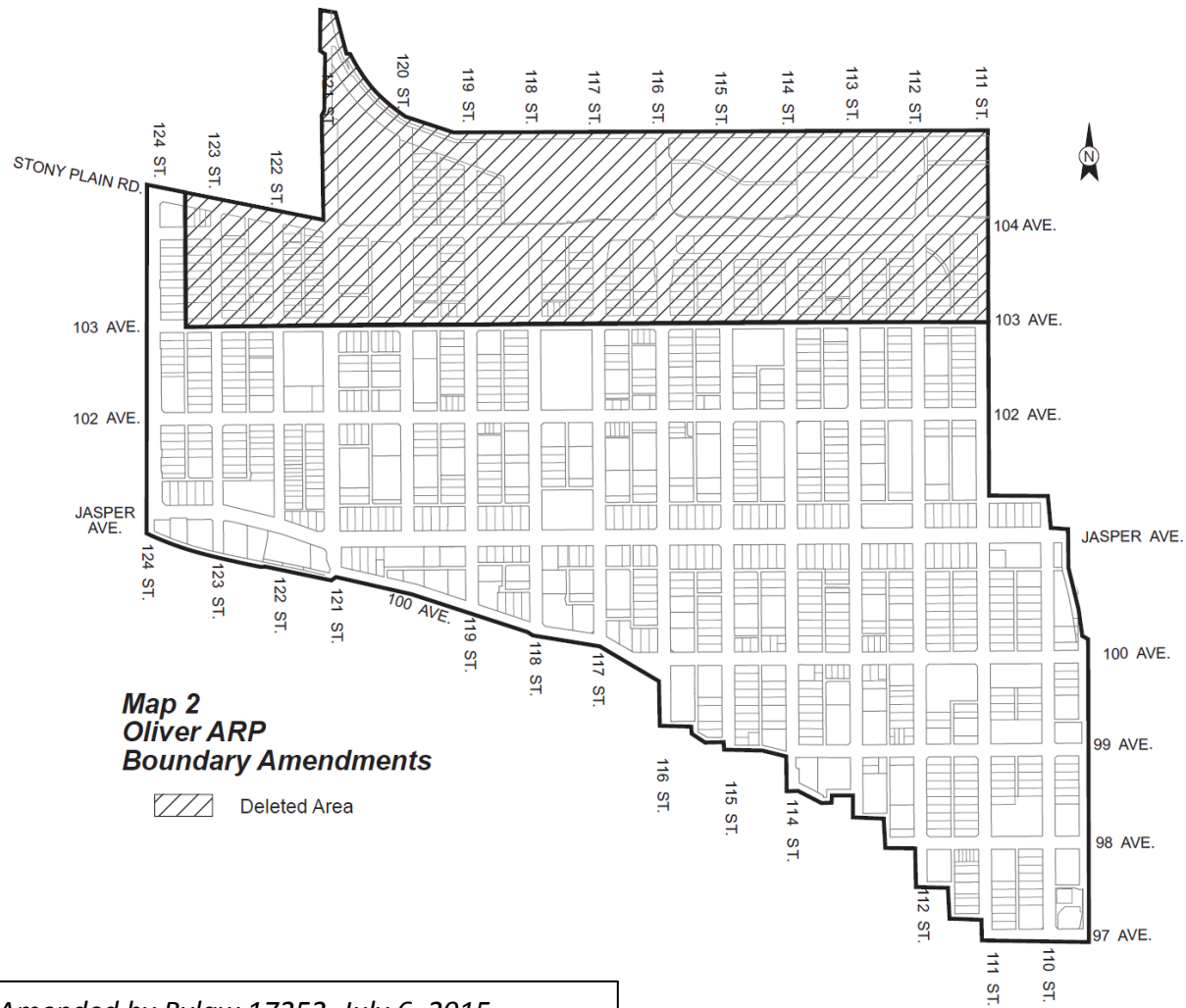
In 2010, the new Downtown ARP required two Oliver ARP boundary adjustments.

- 1. The lands north of 104 Ave between 111 and 112 St are deleted to be incorporated into the Downtown ARP to accommodate the expansion of Grant MacEwan University.*
- 2. The lands south of Jasper Ave east of 110 St are deleted and to be incorporated into the Downtown ARP to bring the remainder of the block under a single zone and ARP.*

In 2015, the 104 Avenue Corridor ARP required an Oliver ARP boundary adjustment:

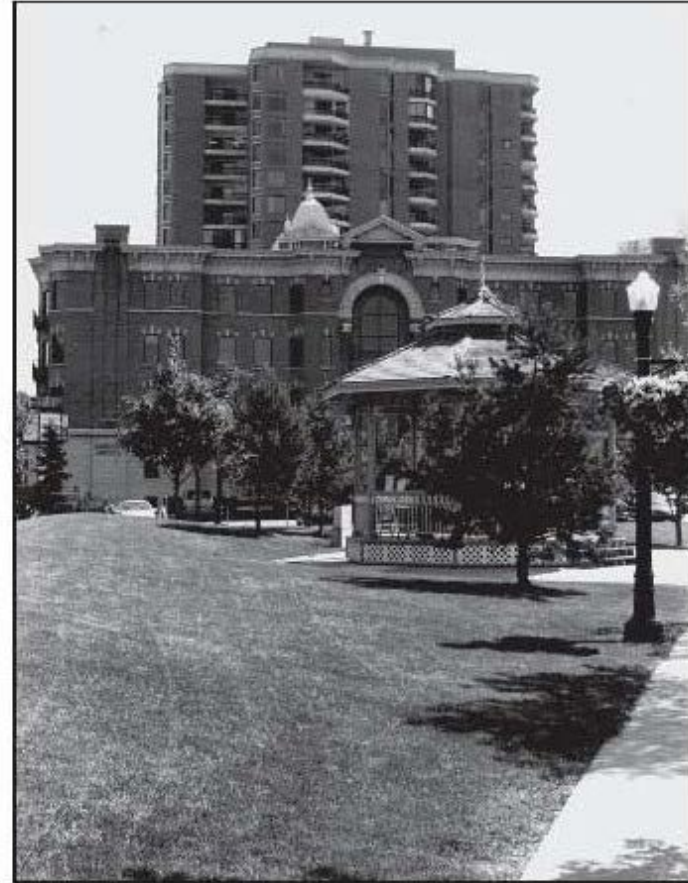
- 3. The land north of 103 Avenue between 111 Street and the lane between 123 and 124 Streets were incorporated into the 104 Avenue Corridor ARP.*

*Bylaw 17252,
July 6, 2015*



2.0 Plan Vision

The Oliver area acts as the major high density residential core of the City, supporting both of the City's major employment centres, the Downtown and the University area. Over the course of the next ten to fifteen years, Oliver will continue to evolve as the main location of higher density multi-unit housing in the City centre. Oliver will continue to contain an eclectic blend of housing, including family oriented units, and commercial uses, thereby enhancing the unique blend of uses and activities which defines the character of Oliver. The role of Jasper Avenue as a commercial area will be reinforced, with an increasing focus as a pedestrian oriented shopping and service commercial area linking 124 Street and Downtown Edmonton.

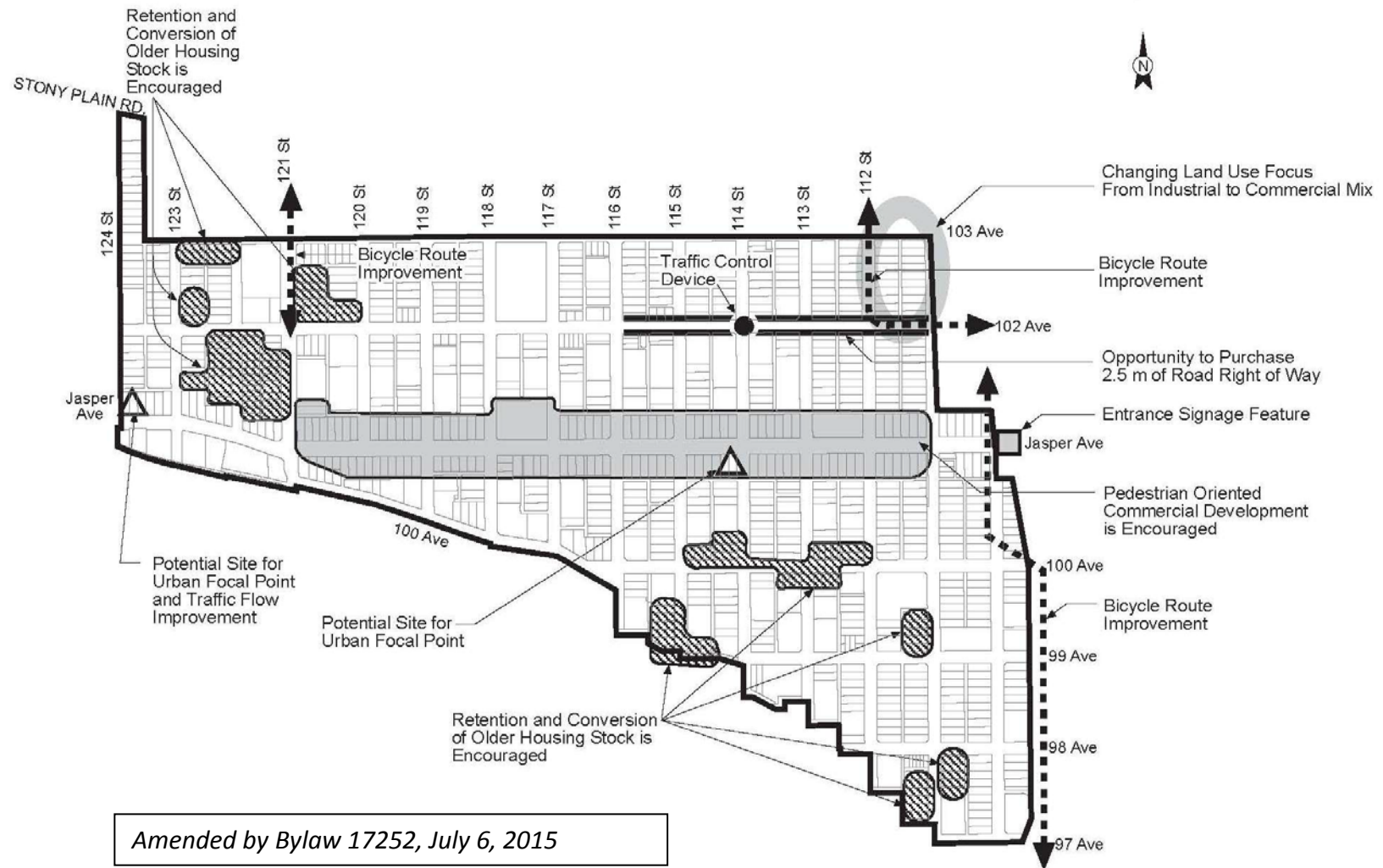


Oliver – a neighbourhood with many faces

3.0 Plan Objectives

- 3.1 To establish policies for directing the forms of development and achieving the outcomes stated in the Plan Vision, while allowing adequate flexibility to address a range of market conditions.
- 3.2 To promote a pattern of development that supports and builds on the existing character of Oliver, that being a blend of housing types and forms oriented towards a range of households, including families, and historically significant older housing stock used for residential uses or as conversions to low intensity commercial activities. The intent is to support the existing character of the area, and provide policies which will enhance this character and increase its appeal as a pedestrian oriented neighbourhood.
- 3.3 To provide direction to aid the evolution of the older quasi-industrial portions of Oliver to redevelopment of a range of commercial and residential uses.
- 3.4 To support and encourage the strengthening of the Jasper Avenue commercial strip as the major focus of retail and service commercial activity, particularly pedestrian-oriented activity, in the area. This may include forging links with the adjacent commercial areas of 124 Street and Downtown.
- 3.5 To assist in the planning and development of physical and operational improvements to the Jasper Avenue business area, and to foster a cooperative relationship among residents, businesses, developers and property owners. Steps to achieve this objective may include streetscape improvements, the formation of a business revitalization zone and other initiatives.
- 3.6 To improve links between Oliver and adjacent communities and areas, particularly through pedestrian and bicycle connections, and by ensuring compatibility of planning policies within boundary areas.
- 3.7 To improve recreational opportunities within the community through continued upgrading of existing parks and open spaces within the area.
- 3.8 To encourage both public and private sector participation in the provision of recreational spaces, facilities and opportunities, so as to benefit residents and visitors alike.
- 3.9 To manage vehicular traffic circulation and parking in Oliver in order to minimize impacts on the residential interior of the neighbourhood.

**Map 3
Major Plan Initiatives**



Amended by Bylaw 17252, July 6, 2015

4.0 Plan Format

Bylaw 17252,
July 6, 2015

The Plan divides Oliver into six Sub Areas, as shown in Map 4. The boundaries of Sub Areas 3 through 6 remaining unchanged from the 1981 Plan. The boundaries of Sub Areas 1, 2 and 3 were modified and the Sub Areas 7 and 8 were removed to reflect the creation of the 104 Avenue Corridor ARP. Each Sub Area has unique characteristics and issues to be addressed. The Plan provides demographic and land use information and identifies the key issues of specific concern in each Sub Area. Policy direction is also organized on a Sub Area basis, and is intended to address the issues specific to the Sub Area, as well as, provide guidance for development and redevelopment

within each Sub Area. The policy portion of the Plan document concludes with a section comprised of general policies which are intended to address issues that are neighbourhood-wide in scope.

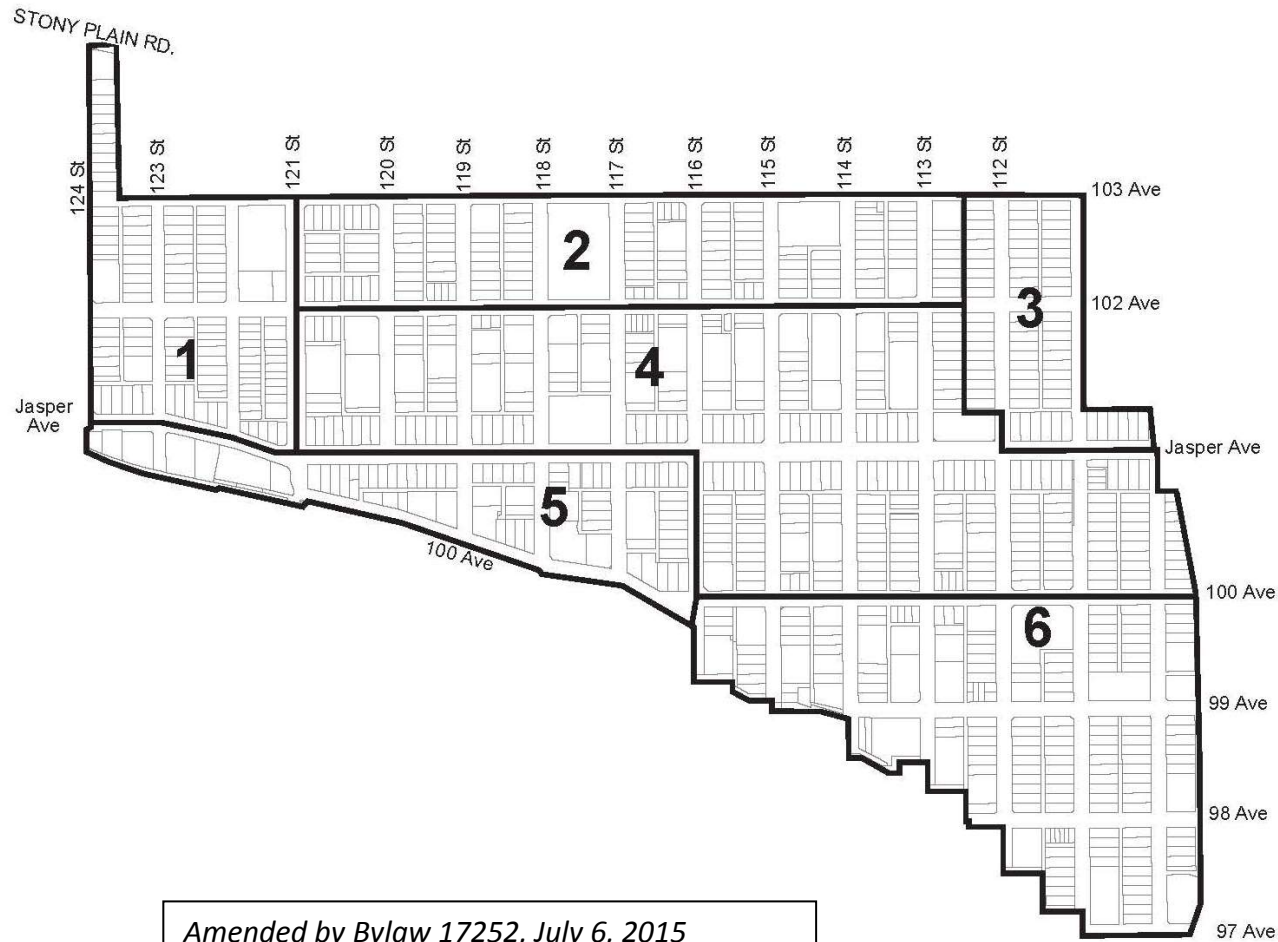
Immediately following the policy section of the Plan, an Implementation Schedule is provided. The Schedule provides anticipated timelines for commencement, and identifies the organization or group responsible for undertaking the implementation of the policy initiatives.

The Plan concludes with the special land use districts being applied to the neighbourhood.

Bylaw 17252,
July 6, 2015

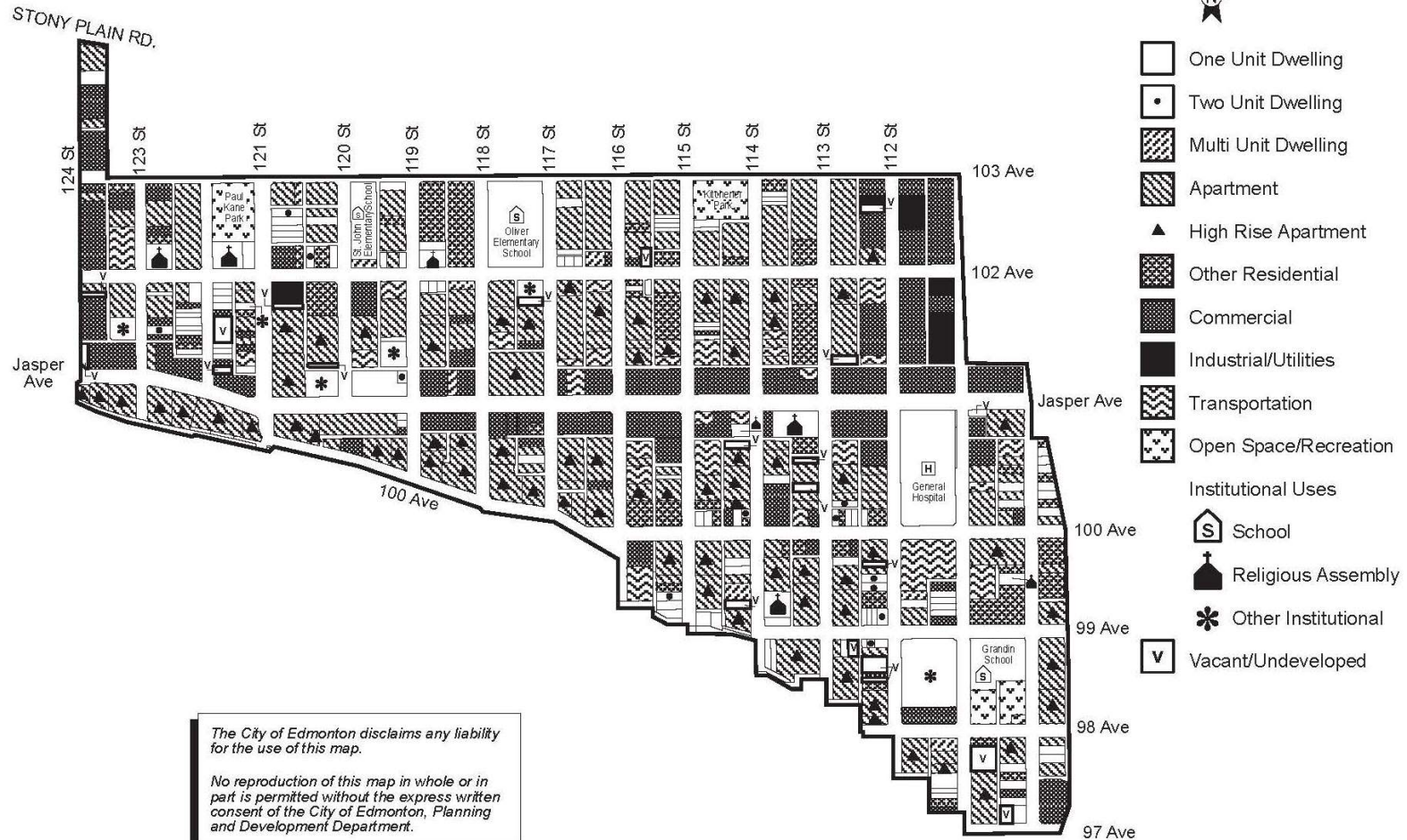
No additional amendments to the sub area characteristics, land use, demographics, and concerns were made in July, 2015 which amended the Plan boundaries to facilitate the 104 Avenue Corridor ARP.

Map 4
Sub Area Boundaries



**Map 5
Oliver Existing
Land Use**

Source: SELUS/LUMP September, 1997



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Amended by Bylaw 17252, July 6, 2015

5.0 Sub Area 1

5.1 Location

Bylaw 17252,
July 6, 2015

The Sub Area is located in the western portion of the Oliver neighbourhood, and is generally bounded on the west by 124 Street, on the north by 103 Avenue, on the east by 121 Street and on the South by Jasper Avenue. There is also a narrow strip extending north to Stony Plain Road between the lane west of 123 Street and 124 Street.

The statistics and facts in the Characteristics, Demographic Profile, and Current Issues sub sections have not been updated to reflect the July, 2015 boundary change.

5.2 Characteristics

Sub Area 1 contains a mix of commercial and residential development. A total of 972 residential units are located in the Sub Area, the majority of which (71%) are in low rise apartment buildings, many of which date from the mid 1970s. There are also a significant number of older one and two unit houses (95) and high rise residential units (149) in the Sub Area. Of note, a few sites are occupied by fourplexes or row house style townhomes, whose development represents a more recent trend. The vast majority (96%) of the Sub Area's housing units, including the one and two unit houses, are renter occupied.

Sub Area 1 has two commercial strips, one along the north side of Jasper Avenue and the other along the east side of 124 Street. About 53% of the commercial properties are being used for office space. There are a number of professional offices, service commercial and health care activities operating in converted single detached houses located in the interior of the Sub Area.

The Sub Area also contains several public and institutional uses, including Paul Kane Park, two churches and the No. 22 Fire Hall. There are also several sites used for parking lots, primarily servicing the adjacent commercial and office activities along Jasper Avenue and 124 Street.

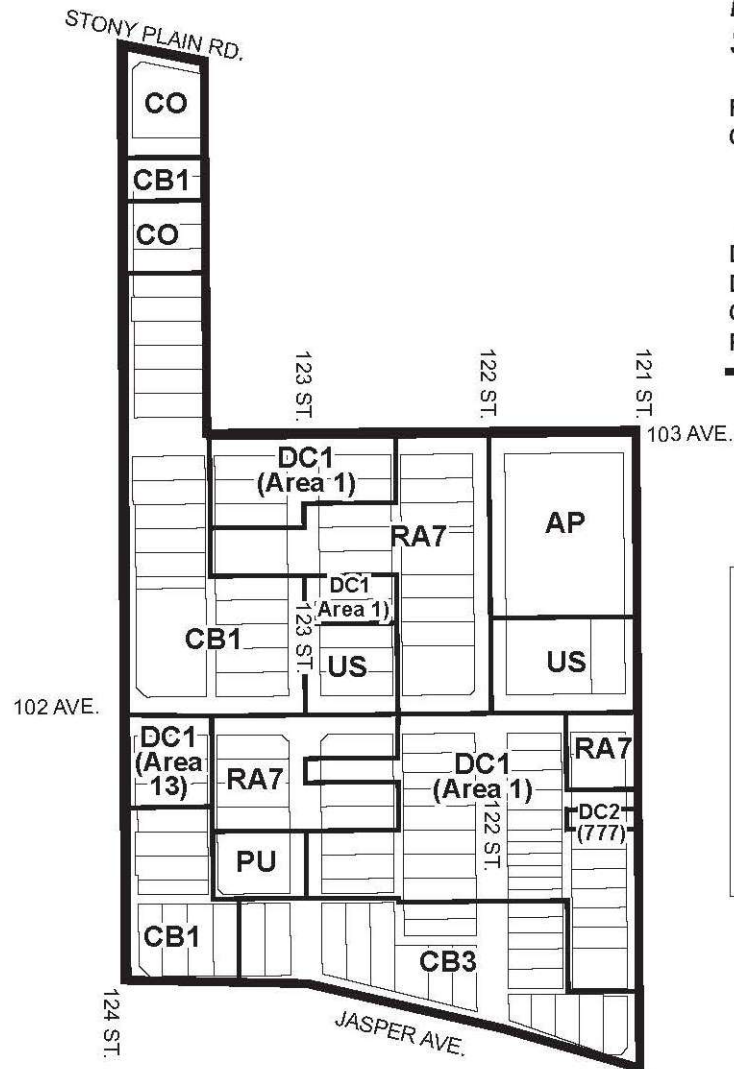
5.3 Demographic Profile

The original Oliver ARP contained demographic information collected in the 1979 civic census. A civic census was conducted annually in Edmonton until 1993. No civic census has been conducted since 1993; therefore, 1993 data is the most recent data available. In this Plan, comparative demographic information has been compiled using 1979 and 1993 civic census data, to illustrate changes in the Oliver community during the life of the previous Plan.

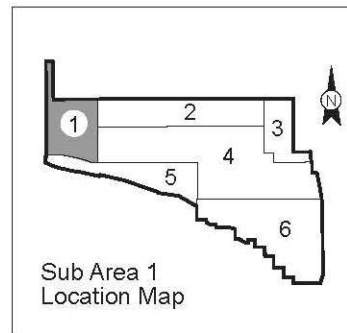
During the 1979 to 1993 time frame, the population of Sub Area 1 has grown approximately 10%, from 1,177 to 1,295 persons. The Sub Area's population is showing signs of maturing, with the age 20-29 cohort shrinking from about 50% to 32%. The 30-39 year cohort is the second largest, containing nearly 27% of the Sub Area's population. Seniors represent a relatively small percentage of residents, with only slightly over 10%; this is lower than the City-wide average of 13.5%.

Although one and two person households continue to dominate in Sub Area 1, the relative proportion of single person households has increased from 58% (1979) to over 64% (1993), and has decreased from 36% to 23% for two person households. Mobility is down within the Sub Area (from 45% in 1979 having moved within the last year, to 37% in 1993).

Map 6 Sub Area 1 - Zoning



- RA7 Low Rise Apartment
- CB1 Low Intensity Business
- CO Commercial Office
- US Urban Service
- AP Public Parks
- DC1 Direct Development Control Provision
- DC2 Site Specific Development Control Provision
- CB3 Commercial Mixed Business Zone
- PU Public Utility
-  Sub Area 1 Boundary



Amended by Bylaw 17252, July 6, 2015

5.4 Current Issues

Sub Area 1 faces a number of issues which require resolution through the application of appropriate policies. These issues include:

- **Retention of Older Housing Stock** - this Sub Area contains several block faces of relatively uninterrupted groups of older houses dating from the early part of the century. Policies in the 1981 Oliver Area Redevelopment Plan supported the conversion of these dwellings to commercial uses, as a means of extending the viability of retaining these structures in the face of redevelopment pressures. Although a number of, in particular, the larger houses have been converted to commercial uses or offices, many remain as housing. There is a need to reinforce this policy approach to ensure that this older housing stock, which is representative of Oliver's architectural history, remains standing as long as structurally viable. Owners should be encouraged to ensure that the structural integrity of these buildings are preserved.
- **Potential for Redevelopment** - there are portions of the Sub Area in which new forms of redevelopment are appropriate. On vacant or underutilized sites, or on sites where the existing structure is beyond restoration, multiple unit residential development may be considered. Such development should be limited to row housing forms, with individual access and street frontage for each unit. These row housing structures should be designed so that their form, scale and appearance mirrors the look of the older housing stock in the Sub Area.
- **Parking** - the two active commercial areas along the west and south fringes of this Sub Area create a demand for parking, both by customers and by employees. The geography of the surrounding area contains inherent restrictions to the west (Groat Ravine) and to the south (the river valley). These physical restrictions to development focuses the pressure for commercially related parking to the interior of the Sub Area.

As a result, competition for on-street parking in the Sub Area has resulted in the need to implement parking restrictions, and has resulted in the demand for off-street parking lots. These lots can have negative impacts and represent an intrusion into the Sub Area unless properly screened and landscaped.




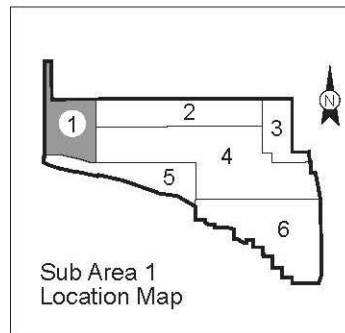
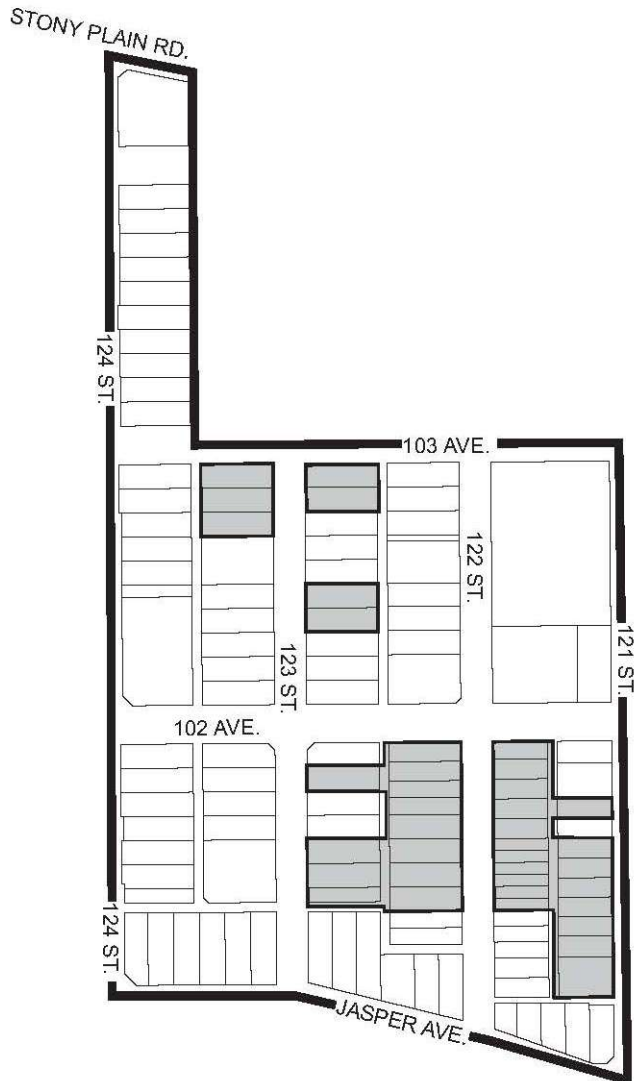
Low intensity commercial conversion



Single detached residences in Sub Area 1

Map 7
Sub Area 1 -
Special Character Area

 Special Character Area



Amended by Bylaw 17252, July 6, 2015

5.5 Policies

5.5.1 Land Use

1. The retention and reuse of the existing older housing stock in the Sub Area is encouraged. This area was identified in the 1981 Oliver ARP as a “Special Character Commercial” district. This area may simply be termed a “Special Character” area (See Map 7). In this area, a range of uses is appropriate in maximizing flexibility and making the reuse or reconditioning of these older structures economically viable. Such uses may include office, retail and service commercial enterprises, and may also include residential uses containing one or more dwelling units.
2. Commercial development within the Special Character area shall be confined to converted older housing. New commercial structures within the Special Character area shall not be allowed.
3. Demolition of any of the remaining older housing stock within the Special Character area is discouraged. While the City will not prevent demolition of these older structures, ideally such demolition should only occur when the building is demonstrably beyond economic recovery.
4. New development of any site within the Special Character area shall be limited to single detached housing, semi-detached housing, duplex housing or row housing structures which are designed to replicate or evoke the architecture of the older houses prevalent in the Sub Area, including pitched roofs, gables and dormers, front porches or verandahs and vertical window orientations. Design elements associated with modern architecture, including flat roofs and the use of anodized metal finishes shall be discouraged.
5. New low rise apartment development within the Special Character area shall not be allowed. Any use which is not a conversion of older housing stock shall comply with on-site parking and other general regulations of the Land Use Bylaw.
6. The integration of residential and commercial uses within the Special Character area shall include appropriate screening and landscaping techniques designed to reduce negative land use impacts caused by paved parking areas, lighting, signage and other normal features of commercial development.
7. Within the Special Character area, new row housing shall have individual street oriented, ground level entrances to every unit, and garages and driveways should be oriented towards rear lanes.
8. Redevelopment on other block faces within this Sub Area, which are predominantly developed with low rise apartments, may consist of any form of residential development from single detached residential up to and including low rise apartments. *The lands directly adjacent to Jasper Avenue between 121 Street and 123 Street, and the two lots located west of 123 Street may be developed with mixed-use, mid to high rise buildings.* Conversion of single detached structures on isolated lots within these block faces to commercial or office uses is acceptable provided that appropriate landscaping and screening is incorporated into the development to minimize negative impacts on adjacent residential developments.
9. *Development along 124 Street in Sub Area 1 shall be of a low intensity, commercial nature, except for Lots 1 to 3, Block 19, Plan RN22 where a high density mixed use building up to 85 meter in height will be allowed.* Development along Jasper Avenue in Sub Area 1 shall be of a low and medium intensity commercial nature. Medium intensity commercial development should consist of mixed-use development allowing for high rise residential above a commercial podium. Retail and service commercial uses are encouraged. The design of new development containing such uses shall be street oriented, and foster pedestrian activity in the area. Building facades may be setback to accommodate outdoor seating areas along the sidewalk. Parking shall be located at the rear of buildings, and should be screened or edged in a manner which reduces negative visual impacts on residential uses located behind

*Note:
Policy 5.5.1.8
Amended by
Bylaw 15897,
Bylaw 17040
Bylaw 17093*

*Note:
Policy 5.5.1.9
Amended by
Bylaw 15897,
April 2012
And
Bylaw 17177
April 2015*

these commercial strips. Auto-oriented commercial uses are discouraged in these areas.”

10. The redistricting of single lot properties that abut 104 Avenue, to permit the development of small scale commercial activities, shall be considered on a site specific basis. Where such properties are adjacent to residential development, additional landscaping and screening measures shall be required as a condition of approval in order to minimize any impacts that a proposed commercial development may be judged to have on the adjacent residential property.

5.5.2 Recreation

1. A small urban park space should be developed on an opportunity basis within the Sub Area. Notably, a vacant site at the northeast corner of the intersection of 124 Street and Jasper Avenue represents a high visibility location for such a use. Use of the corner of this site for smoothing the curve of Jasper Avenue onto 124 Street is also recommended. The Transportation and Streets Department is encouraged to pursue this roadway improvement, in a manner which will allow for the use of the remnant lands as an urban park space.
2. Opportunities for pedestrian seating areas along public sidewalks, as

a component of private commercial development, will continue to be encouraged.

5.5.3 Parking

1. On-street parking in commercial areas should continue to be subject to controls which favour short term customer parking. Residential portions of the Sub Area should be subject to controls which discourage customer or employee parking for adjacent commercial areas, and which prioritize parking for residents and visitors.
2. Off-street accessory parking should be provided in accordance with the standards established in Section 66 of the Land Use Bylaw. Parking reductions may be considered in cases of commercial conversions of older housing stock, and for commercial strip areas, where the commercial activity is intended to serve local pedestrian traffic or is supportive of a pedestrian orientation within the area.
3. Off-street non-accessory parking may be allowed on vacant sites in the Sub Area, other than sites fronting on Jasper Avenue, subject to appropriate design treatments, including screening, fencing and/or landscaping, and asphalt surfacing.

6.0 Sub Area 2

6.1 Location

Bylaw 17252,
July 6, 2015

Sub Area 2 is located in the northern portion of the Oliver neighbourhood, bounded on the west by 121 Street, on the north by 103 Avenue, on the east by the lane between 112 and 113 Streets and on the south by 102 Avenue.

The statistics and facts in the Characteristics, Demographic Profile, and Current Issues sub sections have not been updated to reflect the July, 2015 boundary change.

6.2 Characteristics

In Sub Area 2, approximately 84% of the total number of properties are in residential use. Low rise apartment housing dominates the Sub Area's housing stock, accounting for 1,867 (90%) of its 2,065 residential units. A small number of one and two unit houses (45) are also located in Sub Area 2. Residences in Sub Area 2 are overwhelmingly renter occupied (95%).

There is some commercial development in the Sub Area, primarily along 104 Avenue. Much of this is located in the "Long Street" development. There are also some scattered commercial uses along 104 Avenue and along 116 Street.

The Sub Area also contains a number of public amenities and institutional uses, including Oliver and Kitchener Parks, the Oliver School, St. John Elementary School, Oliver Arena, Oliver Community League Hall, Oliver Pool and a synagogue.

6.3 Demographic Profile

The total population figure has remained extremely stable from 1979 to 1993 at about 3,550 persons. Although total population has

remained constant, the demographics have changed during this period. The 20 to 29 age cohort has decreased from nearly half the population in 1979, to only 31% in 1993. The age 30 to 39 cohort



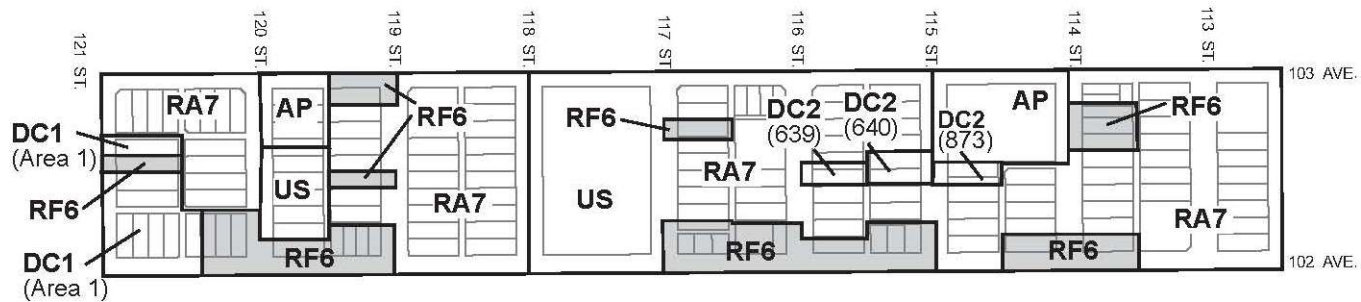
Oliver Community League Park

in 1993 was nearly 24%, which may indicate some aging in place of the population in this Sub Area.

In contrast, the seniors' population in the Sub Area in 1993 was higher than the City-wide average (7.7% and 9.8% respectively for the age 60 to 69 and age 70+ categories, compared to 7.1% and 6.4% for City-wide figures).

Post secondary students account for 8% of the population of the Sub Area. This statistic, combined with the fact that household composition has shown an increase in single person households (up from 53% in 1979, to over 60% in 1993), indicates that the new *Grant MacEwan University*, and LRT access from the Oliver area, have had an influence on the area as a source of student accommodation.

Mobility in the Sub Area has decreased since 1979, when nearly 44% of the population had moved within the previous year. In 1993, about 32% fell into this category.

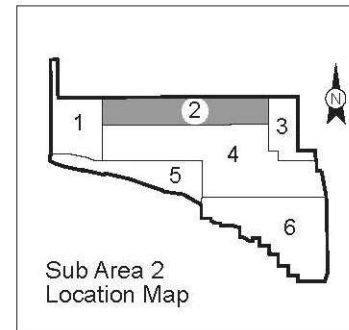


Map 8
Sub Area 2 - Zoning



- RF6 Medium Density Multiple Family
- RA7 Low Rise Apartment
- US Urban Service
- AP Public Parks
- DC1 Direct Development Control Provisions
- DC2 Site Specific Development Control Provisions
-  Zoning Overlay Provisions

Amended by Bylaw 17252, July 6, 2015



6.4 Current Issues

Sub Area 2, to a large degree, has been built out over the life of the former Oliver ARP, and therefore, there are few land use issues to resolve. The primary issue is to determine the appropriate direction of the future redevelopment potential of the remaining low density housing stock, and the few remaining underutilized sites. Specifically, the current RF6* districting needs to be examined to see if changes are necessary to accommodate preferred forms of redevelopment.

Complaints regarding non-resident traffic shortcutting along 102 Avenue have been recorded regularly during the life of the ARP. The Transportation and Streets Department has conducted a survey of traffic on 102 Avenue, and has determined that less than 20% of peak hour traffic is non-resident. The Department has also determined that both peak hour traffic and daily flows are within the range expected for a collector road. There may still be a role for minor traffic control changes which can address the issue of speeding traffic on 102 Avenue.

Commercial activities may also be integrated within predominantly residential developments, as home based businesses, or as in the “office” concept. No other new wholly commercial uses shall be allowed to occur in the Sub Area through redevelopment of a site.

*Note:
The original Policy
6.5.1.3 and 6.4.1.4
were
deleted by Bylaw
17252, July 6, 2015*

6.5 Policies

6.5.1 Land Use

1. Residential redevelopment within Sub Area 2 shall consist of a range of built forms, from single detached dwellings to low rise apartment structures. A variety of row housing forms are encouraged within this Sub Area, stressing the individuality of the units, which should have garages and driveways oriented to rear lanes.
2. Commercial conversions of older housing stock shall be allowed, where such housing is isolated on one or two lots between apartment buildings or non-residential uses.

*Note:
Policy 6.5.1.1
was
amended by
Bylaw
13256, March
2003 and
Bylaw 17252,
July 6, 2015*

6.5.2 Recreation

*Note:
The original Policy
6.5.2.2 was
deleted by Bylaw
17252, July 6, 2015*

1. Kitchener Park will continue to be upgraded through existing municipal maintenance programs. If supported by the community through the Neighbourhood Parks Development Program, specific changes and facilities can be implemented in the park. The Community Services Department is encouraged to assist residents in this area to identify and prioritize improvements and programming for the park. Based on input to date, it is recommended that the existing fencing and earth berms on the site remain in place.
2. Public seating on city land should be developed at several locations within Sub Area 2:
 - 114 Street at 103 Avenue;
 - 120 Street at 103 Avenue; and
 - 103 Avenue near the community league site.
3. With regard to the former St. John Elementary School (Edmonton Academy) site on 120 Street, it is recommended that the Community Services Department purchase the northern 0.243 ha portion of this site from the Edmonton Catholic School Board and develop these lands as a park.
4. Boulevard sitting areas including benches, trees and planters should be developed in Sub Area 2.
5. As Oliver School represents an important community resource, which in addition to regular elementary school programming administers alternative educational programming for junior high school students, the City supports the School's request that the Provincial Government provide the funding required to modernize the building and improve the grounds.

Also, it is recommended that the Community Services Department continue to work with Oliver School in using the

school facilities to meet the social, recreational and educational needs of the community; and that the Transportation and Streets Department work with the School to address student "drop-off" related traffic issues.

6.5.3 Roadways

1. To manage traffic and pedestrian conflicts at the intersection of 102 Avenue and 114 Street, it is proposed that the Transportation and Streets Department investigate options to alleviate the perceived conflicts at this location.
2. To ensure that the current width of the 102 Avenue is maintained, and that 102 Avenue is not widened in the future, based on its collector road status, it is proposed that the Land Management Branch of the Asset Management and Public Works Department make an offer to adjacent property owners along both sides of 102 Avenue, between 112 Street and 116 Street, for these owners to purchase of up to 2.5 metres of the adjacent 102 Avenue road right of way.

*Note:
Policy 6.5.2.4 was
amended by Bylaw
14174, January 2006.*

7.0 Sub Area 3

7.1 Location

Bylaw 17252,
July 6, 2015

Sub Area 3 is located in the northeastern portion of the Oliver neighbourhood, and is bounded on the west by the lane between 112 and 113 Streets, on the north by 103 Avenue, on the east generally by 111 Street and on the south by Jasper Avenue

The statistics and facts in the Characteristics, Demographic Profile, and Current Issues sub sections have not been updated to reflect the July, 2015 boundary change.

7.2 Characteristics

Sub Area 3 is characterized by a wide range of land uses. Commercial activities occupy about 55% of the total number of properties in Sub Area 3. There are a decreasing number of light industrial activities in Sub Area 3, covering about 16% of the total number of properties in the Sub Area. There are several restaurants and nightclubs, mixed with some industrial and retail commercial uses, as well as some apartment housing, several office buildings and a gym. There is also a significant amount of underutilized or vacant land, accounting for approximately 16% of the total number properties in the Sub Area.

North of 102 Avenue, structures tend to be low rise, one or two storeys, while south of 102 Avenue, there are several larger buildings, including an eight storey and a ten storey office complexes, and a 19 storey apartment high rise along Jasper Avenue.



Entertainment oriented commercial development on 112 Street

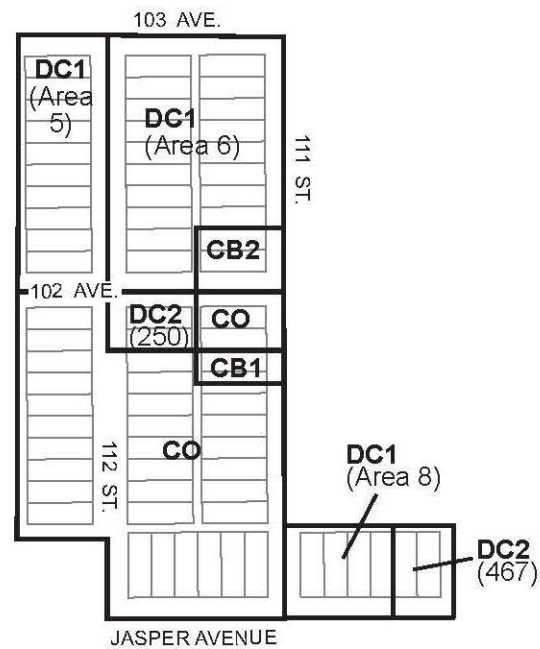
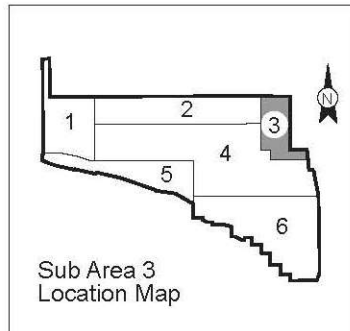
7.3 Demographic Profile

Sub Area 3 has been undergoing a steady evolution from an area of former industrial activity, to an area of mixed residential and commercial character. This is reflected in the total population figure, which although small, has nearly tripled from 1979 to 1993, jumping from 115 to 315 persons. It should be noted, however, that demographic data in Sub Area 3 may not represent significant trends due to the small sample size.

Despite the increase in the overall population, demographics in Sub Area 3 have remained relatively constant during this period. The 20 to 29 age cohort accounted for nearly half the population in 1979, and

Map 9 Sub Area 3 - Zoning

- CB1** Low Intensity Business
- CB2** General Business
- CO** Commercial Office
- DC1** Direct Development Control Provisions
- DC2** Site Specific Development Control Provisions



Amended by Bylaw 17252, July 6, 2015

stood at 54% in 1993. In contrast, the seniors' population in the Sub Area in 1993 was lower than the City-wide average (4.8% and 3.2% respectively for the 60 to 69 years and 70+ years categories, compared to 7.1% and 6.4% for City-wide figures).

Post secondary students represent nearly 11% of the population of the Sub Area. This statistic, combined with the fact that household composition has shown a substantial increase in single person households (up from 51% in 1979, to over 60% in 1993), indicates that the new *Grant MacEwan University* and LRT access from the Oliver area have had an influence on the area as a source of student accommodation.

Mobility in the Sub Area has increased since 1979, when about 44% of the population of Sub Area 3 had moved within the previous year. In 1993, over 52% fell into this category.

7.4 Current Issues

Sub Area 3 has experienced a wide range of changes in the activities in surrounding lands, and these changes have affected, and will continue to affect, activities in this Sub Area. At the time the 1981 Oliver ARP was adopted by City Council, the Sub Area was bounded on the north and east by major rail yards and associated industrial activities. Since then, *Grant MacEwan University* has developed on the former CN yards to the north, as has the Oliver Square commercial development.

The commercial Long Street project has also been developed on former CP rail lands in Sub Area 2. The former CP yards to the east of the Sub Area are located within the boundaries of the Downtown ARP. These lands have been designated, through the CP Lands Master Plan component of that ARP, for high density housing, with some commercial activity allowed at ground level and along 104 Avenue. Some low intensity commercial activities have begun to

develop in these former CP lands.

All of these recent changes have had, and will continue to have, significant impacts on Sub Area 3. The former industrial character of the area is fading with the removal of rail yard activities. Some underutilized or unused buildings have been demolished in recent years, leaving large vacant lots, particularly north of 102 Avenue. The northern portion of the Sub Area has been affected by these changes to the extent that there is now an opportunity to establish a new non-industrial character within the vicinity.

At the same time, it will be important to ensure that adjacent residential development to the west will not be adversely impacted by more intensive forms of development along 111 and 112 Streets.

There are also issues regarding traffic flows on 102 Avenue that affect Sub Areas 2 and 4 more directly, but for consistency also need to be addressed in this Sub Area.

7.5 Policies

7.5.1 Land Use

1. *Land use policies for Sub Area 3 are structured within three smaller segments within the Sub Area, as follows:*
 - ***The two blocks south of 103 Avenue, between 111 and 112 Streets, and extending along Jasper Avenue to 110 Street*** - a wider range of commercial uses is acceptable including business support and office uses. Also, the conversion of commercial buildings to residential uses will be considered on an individual basis.

*Note:
Policy 7.5.1 was
amended by
Bylaw 13984,
July 13, 2005 and
Bylaw 17252, July
6, 2015*

Bylaw 17252,
July 6, 2015

- ***The two block faces between 102 and 103 Avenues and on the west side of 112 Street*** - low rise, medium density apartment housing or low intensity business support or office commercial uses are encouraged. Vehicular access to required off-street parking for residential uses should be from the rear lane. Restaurant or service commercial activities are discouraged in this segment due to the potential for negative impacts on the residential uses across the lane to the west.

Notwithstanding the aforementioned, low rise, medium density apartment housing, can be developed at a height and density consistent with medium rise apartment housing under the regulations of a DC2 Site Specific Development Control Provision on Lots 140, 141 and 142, Block 12, Plan B4. The development must possess the following characteristics: pedestrian orientation to 112 Street, architectural detailing of the façade, and a clear distinction between public and private space using architectural features and/or landscaping.

- ***The block face south of 102 Avenue on the west side of 112 Street*** - the existing land use pattern of high rise office and surface parking is expected to continue into the long term. Redevelopment of surface parking sites for commercial office uses is acceptable.

7.5.2 Recreation

1. New development or redevelopment within Sub Area 3 should incorporate open space, landscaping and amenity areas where possible, to foster passive and active recreation opportunities within an attractively landscaped setting.
2. Opportunities for pedestrian seating areas along public sidewalks, as a component of private commercial development, will continue to be encouraged. The provision of attractive seating areas within boulevards by the City will be pursued.

7.5.3 Roadways

1. No easterly extension of 102 or 103 Avenues east of 111 Street through to 109 Street will be allowed in future roadway plans.
2. Northbound and southbound traffic through Sub Area 3 will be encouraged to continue to use 112 Street, as a collector between Jasper and 104 Avenues.
3. To ensure that the current width of 102 Avenue is maintained, and that 102 Avenue is not widened in the future, based on its collector road status, it is proposed that the Land Management Branch of the Asset Management and Public Works Department make an offer to adjacent property owners along both sides of 102 Avenue, between 111 Street and 112 Street, for these owners to purchase up to 2.5 metres of the adjacent 102 Avenue road right-of-way.

7.5.4 Parking

1. The continued use of metering to control on-street parking is encouraged.

8.0 Sub Area 4

8.1 Location

Sub Area 4 runs east-west through the centre of the Oliver neighbourhood, and includes portions of the blocks abutting Jasper Avenue, from 111 Street to 121 Street.

8.2 Characteristics

Residential development occupies about 53% of the total number of properties in Sub Area 4. The Sub Area also has a significant amount of commercial properties (19% of the Sub Area total), most of which front onto Jasper Avenue. Parking areas account for nearly 14% of the total number of properties in Sub Area 4.

Housing in Sub Area 4 is dominated by high rise apartment developments, in which 2,277 (54%) of the 4,191 residential units in Sub Area 4 are located. There are also a significant number of low rise apartment units (796) and single detached residences (128). Most (86%) of the housing in Sub Area 4, including single detached residences, are renter occupied.

8.3 Demographic Profile

The total population of Sub Area 4 has shown modest growth, from 5,027 in 1979, to 5,535 in 1993, an increase of about 10%. As in other parts of the Oliver neighbourhood, the age 20 to 29 cohort has shrunk considerably since 1979, and as of 1993 stood at 28.7% of the population. This Sub Area seems less affected by student population than areas closer to *Grant MacEwan University*.

It should be noted that seniors now represent a significant proportion of the residents in Sub Area 4, with 9.6% of the

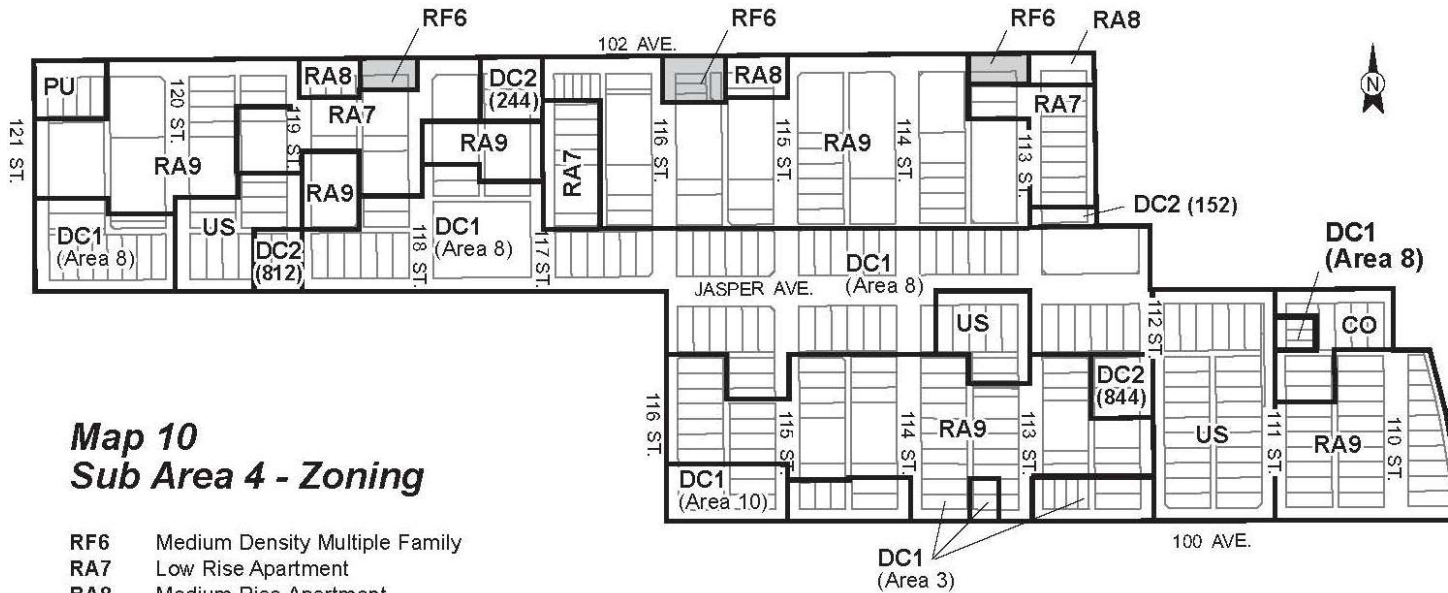


Edmonton General Hospital

population between 60 and 69 years (as compared to the city-wide average of 7.1%), and with 13.6% of the population in the 70+ group, more than twice the city-wide average of 6.4%. Fully 21% of the persons living here indicate they are retired.

One and two person households are the overwhelmingly prevalent household types in Sub Area 4. The percentage of single person households has risen from 55.9% in 1979 to 62.3% in 1993; two person households have declined slightly, from 35.5% to 31.3% of the total number of households during the same period.

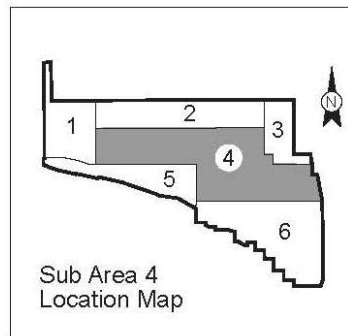
Mobility has declined slightly within the Sub Area, with 1993 statistics showing that only 32.8% had moved within the last year; in 1979, this number was 35.5%. A significant proportion of the population in Sub Area 4 is established in the neighbourhood; over 25% had lived in the Sub Area for more than five years in 1993.



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

Amended by Bylaw 17252, July 6, 2015



8.4 Current Issues

There are a number of issues which can be readily identified within Sub Area 4. These issues include both commercial and residential initiatives:

- ***Viability of Commercial Development*** - competition with other nearby commercial areas, such as Downtown Edmonton immediately to the east, and the 124 Street strip, including High Street, immediately to the west, means that there is a need for planning policy for the area to be designed to support and attract a range of commercial development.
- ***Character of Commercial Development*** - it is important to promote high quality commercial development which will attract pedestrian activity. This means that retail stores, restaurants and other similar high intensity commercial activities should be supported, and that commercial uses which cater to both local shopping needs, as well as outlets that attract city-wide clientele, should be encouraged. The long term role of auto-oriented uses, beyond those which currently exist along Jasper Avenue, needs to be examined, as these activities may tend to conflict with the pedestrian-oriented focus for the area.
- ***Promotion of Successful Business Activity*** - the development of a coordinated approach to marketing and strategic business planning is necessary to improve the economic success of this commercial strip. The formation of a business revitalization zone, or some similar initiative, may assist in this regard.
- ***Urban Design*** - certain aspects of urban design can either contribute to, or detract from, the appeal of the area for pedestrian traffic. Features such as outdoor patios along



Pedestrian oriented commercial development on Jasper Avenue

the sidewalk, and articulated building facades with interesting window and doorway treatments can be seen as positive elements, while parking areas separating storefronts from the sidewalk can be a negative influence. There is a need to encourage the integration of positive urban design features in order to increase the attractiveness of the area for pedestrian traffic.

- ***Compatibility of Residential and Commercial Development*** - the proximity of commercial land uses to the adjacent high rise residential development has the potential to create conflicts in terms of noise, fumes, lighting and other undesirable impacts. There is a need to ensure that design measures which mitigate these impacts are included in new development or redevelopment within this Sub Area.
- ***Future of the Edmonton General Hospital site*** - the size and prominence of this former hospital, and its location

along Jasper Avenue, make the future use or redevelopment of this site a critical issue within the Oliver neighbourhood.

Evaluations are being conducted by the operators of the hospital, in conjunction with the Provincial government, to determine future potential uses for the existing complex. Ideas include use as a geriatric hospice, and apartments and commercial development. No decisions have yet been made, and CHA funding will play a critical role in future scenarios.

- **Traffic Short Cutting** - complaints regarding the shortcutting of non-resident traffic along 102 Avenue have been recorded regularly during the life of the ARP. The Transportation and Streets Department has conducted a survey of traffic on 102 Avenue, and has determined that less than 20% of peak hour traffic is non-resident. The Department has also determined that both peak hour traffic and daily flows are within the range expected for a collector road. There may still be a role for minor traffic control changes which can address the issue of speeding traffic on 102 Avenue.

8.5 Policies

8.5.1 Land Use

1. *Redevelopment of properties within the Sub Area that do not have frontage on Jasper Avenue, with the exception of Lots 61 - 63, Block 12, Plan NB, shall be for high density residential uses contained in medium to high rise built forms, with vehicular access to require off-street parking from the rear lane. Future developments may contain a limited amount of convenience or service commercial activity on the ground floor, provided these uses are of a scale and nature to serve the immediate development. High rise development should be designed in a manner to minimize negative sun shadow impacts on adjacent*

or nearby development. The exception to this policy is that the remaining older housing stock, particularly along 100 Avenue, should be retained where structurally viable. Commercial or office conversions of these older structures, or reuse for one or more residential dwelling units, is encouraged. Land use districting shall be modified to promote retention of these structures.

The exception to this policy is that the remaining older housing stock, particularly along 100 Avenue, should be retained where structurally viable. Commercial or office conversions of these older structures, or reuse for one or more residential dwelling units, is encouraged. Land use districting shall be modified to promote retention of these structures.

2. Lands immediately adjacent to Jasper Avenue shall be developed for a broad range of general retail, service commercial and business support services, oriented to both local and regional shoppers. Residential uses on upper storeys is allowed but not required. Uses which support high pedestrian levels and usage are encouraged. Auto oriented uses, and residential uses, beyond those which presently exist, are discouraged.
3. Design of any redevelopment along Jasper Avenue should include provisions for outdoor seating and assembly, should provide strong visual interest at ground floor levels, and should orient parking and loading to the rear of the building, to be accessed from the rear lane. Developments should have articulated facades to heighten visual interest, and avoid long monolithic facades. Intensive use of display windows and doors is encouraged, and blank walls are discouraged. Design measures must be included to reduce negative impacts such as noise, light, odours and negative visual elements on the residential area north of the lane. The development of non-accessory parking fronting directly on Jasper Avenue is discouraged.

Bylaw
16505,
August 26,
2013

Amended
by editor

4. Reuse or redevelopment of the Edmonton General Hospital site for a mix of residential, commercial and institutional uses is supported by this Plan. If the existing structure is to be substantially renovated, expanded or replaced, it is recommended that commercial uses be placed on the portion of the site closest to Jasper Avenue, with other land uses located further south on the site. Alternately, a small park site along the Jasper Avenue frontage of the site would be encouraged, in conjunction with substantial site redevelopment.

8.5.2 Recreation

1. One or more small urban park spaces may be developed at various locations along Jasper Avenue, to create congregation spaces and focal points for social activities. There are presently several vacant sites along Jasper Avenue, which may be used to fulfill this objective. In particular, the areas near 124 Street and 114 Street should be considered as prime locations for this initiative. Any specific proposal would require the support and involvement of the Community Services Department, as well as the support and involvement of the local corporate sector for acquisition and development funding.

8.5.3 Roadways

1. To manage traffic and pedestrian conflicts at the intersection of 102 Avenue and 114 Street, it is proposed that the Transportation and Streets Department investigate options to alleviate the perceived conflicts at this location.

2. To ensure that the current width of 102 Avenue is maintained, and that 102 Avenue is not widened in the future, based on its collector road status, it is proposed that the Land Management Branch of the Asset Management and Public Works Department make an offer to adjacent property owners along both sides of 102 Avenue, between 112 Street and 116 Street, for these owners to purchase of up to 2.5 metres of the adjacent 102 Avenue road right-of-way.
3. The concept of a local shuttle bus serving the Jasper Avenue and 124 Street strips, as well as the Oliver Square development, operated by Edmonton Transit, is encouraged.
4. The policy of the former Oliver ARP to develop a program of street landscaping and boulevard treatments along Jasper Avenue is reaffirmed. *Sustainable Development* is committed to assisting affected property owners and businesses in coordinating their efforts, if they so desire, to find additional streetscape improvements over and above those basic improvements to be undertaken on Jasper Avenue, between 109 and 123 Streets, by the Transportation and Streets Department scheduled for 2000.

*Amended
by editor*

8.5.4 Parking

1. The continued use of metered parking to ensure available short term parking for business patrons and shoppers is encouraged.

9.0 Sub Area 5

9.1 Location

Sub Area 5 includes all the land south of Jasper Avenue and west of 116 Street, within the Oliver neighbourhood.

9.2 Characteristics

Land use in Sub Area 5 is dominated by high rise residential development, with approximately 15 buildings over ten storeys in height, which take advantage of the River Valley vista afforded from Sub Area 5. About 76% of the 1,654 residential units in Sub Area 5 are found in high rise buildings. Sub Area 5 has the highest proportion of owner occupied residential units in the Oliver neighbourhood, at 39% of the total number of units. There is also some commercial development along Jasper Avenue between 116 and 118 Streets. The Sub Area contains Grant Notley Park and Victoria Promenade.



Highrise residential development located along the River Valley

9.3 Demographic Profile

The total population of Sub Area 5 has grown by 7.6% since 1979, from 1,993 persons to 2,145 persons in the 1993 census. The Sub Area is overwhelmingly composed of one or two adult households (97.2% of all households). Of persons living in this Sub Area, 43.4% are retired. There are very few children or students residing in the Sub Area.

These statistics reflect the probable demographics for predominantly luxury high rise development with relatively few rental units. The large percentage of seniors in Sub Area 5 (15.2% between 60 and 69 years, and 31.9% over 70 years) is well above the city-wide average of 7.1% and 6.4% respectively for these groups.

Mobility within Sub Area 5, although lower than in other parts of Oliver, is on the increase, rising from 16.4% who had moved the previous year in 1979, to 25.9% in 1993.

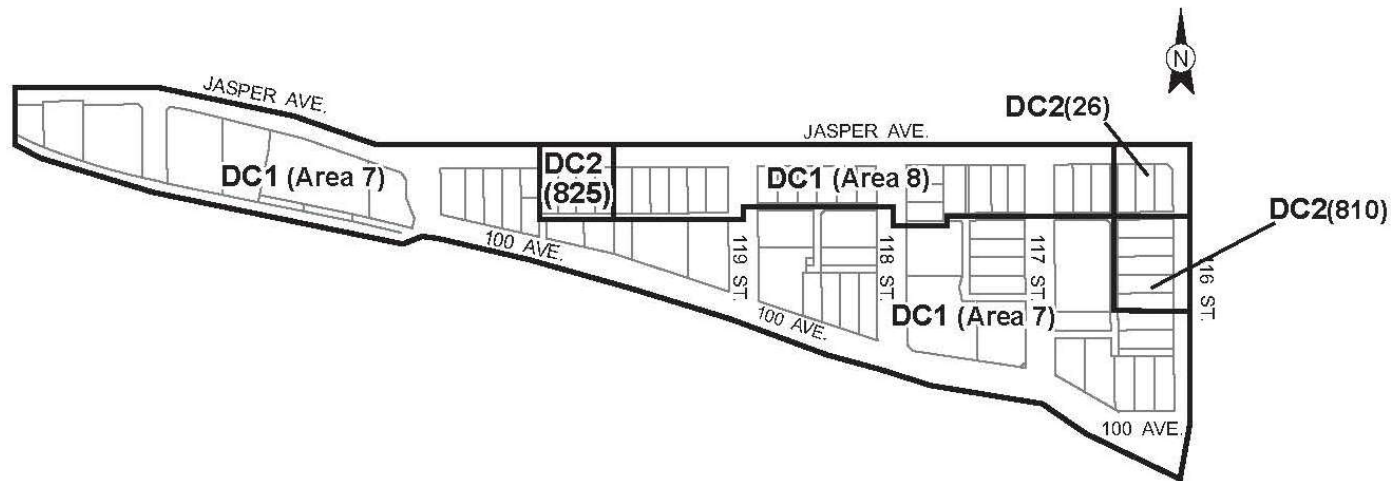
9.4 Current Issues

As this Sub Area is virtually built out to an end state of high rise development, there are few future development issues. There has been some conflict between long term residential development and newer restaurant development, in terms of noise from restaurant parking and outdoor patio areas. There is a need to address such concerns, while recognizing the importance of this form of commercial development to the area.

9.5 Policies

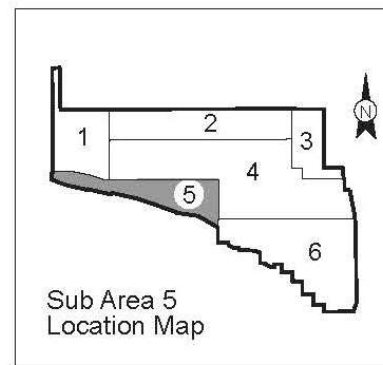
9.5.1 Land Use

1. Land use in Sub Area 5, excluding the area directly adjacent to Jasper Avenue from 116 to 120 Streets, shall be predominantly



Map 11
Sub Area 5 - Zoning

DC1 Direct Development Control Provisions
DC2 Site Specific Development Control Provisions



Amended by Bylaw 17252, July 6, 2015

high density residential, located in medium to high rise built forms. The exception to this policy is that the remaining older housing stock should be retained. Commercial or office conversions of these older structures, or reuse for one or more residential dwelling units, is encouraged.

2. The lands directly adjacent to Jasper Avenue, from 116 to 120 Streets, may be developed for mixed use high rise buildings. Vehicular access to required off-street parking shall be from the rear lane. The high rise residential component of these buildings is optional, but uses at grade shall consist of general retail, service commercial or business support uses, oriented to both local and regional shoppers. Uses which support high pedestrian levels and usage are encouraged. Auto oriented uses, beyond those which presently exist, are discouraged. Design measures must be included to reduce negative impacts such as noise, light, odours and negative visual elements on the residential area south of the lane.
3. Design of any redevelopment along Jasper Avenue should include provisions for outdoor seating and assembly, should provide strong visual interest at ground floor levels, and should orient parking and loading to the rear of the building, to be accessed from the rear lane. Commercial developments should have articulated facades to heighten visual interest, and avoid long monolithic facades. Intensive use of display windows and doors is encouraged, and blank walls are discouraged.

9.5.2 Recreation

1. Conversion of lanes to passive recreational or ornamental areas is acceptable where it does not unduly interfere with local traffic circulation and vehicular access to buildings.

9.5.3 Roadways

1. Due to the perception of speeding traffic by area residents, traffic speeds along 100 Avenue will continue to be monitored on an intermittent basis by the Transportation and Streets Department, and if necessary, traffic controls may be introduced to limit speeding in this area, and to ensure safe pedestrian crossing of 100 Avenue. Improvements to the location and number of pedestrian/bicycle crossings of 100 Avenue will be reviewed by the Transportation and Streets Department.
2. The policy of the former Oliver ARP to develop a program of street landscaping and boulevard treatments along Jasper Avenue is reaffirmed. *Sustainable Development* is committed to assisting affected property owners and businesses in coordinating their efforts, if they so desire, to find additional streetscape improvements over and above those basic improvements to be undertaken on Jasper Avenue, between 109 and 123 Streets, by the Transportation and Streets Department scheduled for 2000.

*Amended
by editor*



*Architecturally significant low density structures on
100 Avenue*

10.0 Sub Area 6

10.1 Location

This Sub Area occupies all of that portion of the Oliver neighbourhood located south of 100 Avenue and east of 116 Street.

10.2 Characteristics

Sub Area 6 is primarily a residential area; approximately 70% of the total number of properties in this Sub Area are developed for residential use. About 70% of the 3,218 housing units in Sub Area 6 are located in high rise residential developments. Of note, Sub Area 6 also has a significant number of one and two unit houses (82). Only about 7% of the total number of properties in the Sub Area are used for commercial purposes.

The Sub Area contains Grandin School, Ezio Farone Park and Grandin Park, two churches and various parking structures or lots. There are also two office buildings, including the historic LeMarchand Mansion. Sub Area 6 also contains some vital transportation links to the South Side, via access routes to the High Level Bridge, as well as the Grandin LRT Station, and to the Downtown via 99 and 100 Avenues.

10.3 Demographic Profile

The total population for Sub Area 6 has grown significantly in recent years, due to the development through the 1980s of several medium and high rise apartment buildings. The total population has risen from 2,386 in 1979, to 3,300 by 1993, an increase of 38%.

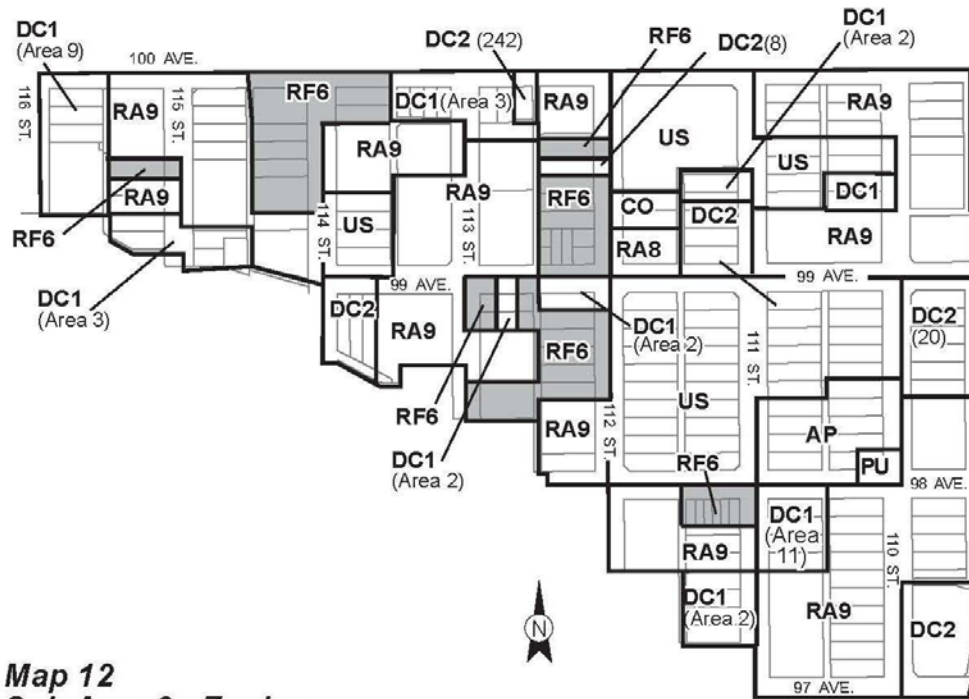
Of this 1993 total, population is quite equally distributed among all age cohorts, from 20 up to the 70+ categories. This demonstrates that the Sub Area appeals to a broad spectrum of the population, probably due to its proximity to activity and employment nodes such as the Downtown and the University of Alberta, convenient transportation, and close access to river valley activities. There are very few children in Sub Area 6 (3.2% of total residents), and the local school, Grandin School, has a French immersion curriculum that attracts students from across the City.

As in other parts of Oliver, household size is generally one or two persons (63.4% and 31.7% respectively). Although 27.5% of the population is retired, another 53% have full time employment, again underlining the importance of the Sub Area as a convenient residential location for singles or couples working in Downtown Edmonton.

The 1993 census indicates that mobility in the Sub Area is relatively modest for an area with a preponderance of apartment development, with only 24% of the population having moved in the previous year.



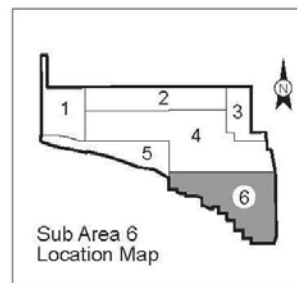
Grandin LRT station



Map 12
Sub Area 6 - Zoning

- RF6** Medium Density Multiple Family
- RA8** Medium Rise Apartment
- RA9** High Rise Apartment
- CO** Commercial Office
- US** Urban Service
- PU** Public Utility
- AP** Public Parks
- DC1** Direct Development Control Provisions
-  Zoning Overlay Provisions

Amended by Bylaw 17373, October 19, 2015



10.4 Current Issues

There are several issues affecting Sub Area 6 which require consideration through planning policies. These include:

- ***Density and the amount of future high rise redevelopment*** - The 1981 Oliver ARP deliberately took the approach of downzoning a number of parcels in this Sub Area which had high rise redevelopment potential. The intent was to limit densities and the intensity of development in the area to the levels existing at that time, and to preserve views and sunlight exposure for underdeveloped sites. Development since that time has utilized some innovative methods of low rise redevelopment forms. There is a need to continue this approach, although to some degree, market forces have not been favourable to high rise development.
- ***Preservation and reuse of historical structures*** - after Sub Area 1, Sub Area 6 has the largest remaining concentration of older housing stock in the Oliver neighbourhood. Many of these structures have been converted to apartments, while others have been restored and refitted to accommodate commercial or office activities, particularly along 100 Avenue. There is a need to examine approaches which will encourage the continuing use and upgrading of these older structures which represent an important piece of Edmonton's history.

Top of bank development - the potential redevelopment of the few remaining top of bank sites in Sub Area 6 is an issue. There is a need to ensure that these sites are redeveloped in a manner which allows some views and sunlight to penetrate to the north, and which integrates sympathetically with the river valley below.

- ***Insufficient On-Street Parking*** - this has been raised as an issue in the portion of the Sub Area east of 112 Street. The proximity of this area to the Downtown has made it a popular location for Downtown employees to park for free. Parking restrictions may free up the streets in this area for residents, visitors and those with business in the immediate area.



New apartment development in Sub Area 6

10.5 Policies

10.5.1 Land Use

*Note:
Policy 10.5.1.1
was
amended by
Bylaw 13283,
September 15,
1999
Bylaw 16762
March 24, 2014*

1. Land use policies for Sub Area 6 are structured within two smaller segments within the Sub Area, as follows:
 - **Redevelopment of vacant or under-utilized sites in Sub Area 6 east of 112 Street** shall be generally limited to row housing, stacked row housing or low rise apartment development (up to four storeys). There are a few remaining sites located near the top of bank which will retain their RA9 zoning, as these sites are surrounded by existing high rise development on adjacent sites. Development of these sites should creatively incorporate designs which allow for maximum sunlight penetration to sites to the north. The site located on the southeast corner of 98 Avenue NW and 111 Street NW intersection, the location of the municipally historically designated John. T. Ross Residence, may be developed as high rise residential.
 - **Redevelopment of vacant or under-utilized sites in Sub Area 6 west of 112 Street** shall be limited to row housing or stacked row housing. Such development should provide ground level access to each unit, all units should be street oriented, and vehicular access to required off-street parking shall be from the rear lane. Notwithstanding this policy, an apartment building of four storeys in height containing a maximum of ten dwellings, shall only be permitted on Lots 31, 32 and 33, Block 13, Plan 349AO.

2. Commercial conversions of older housing stock is encouraged, where such housing is isolated on one or two lots between apartment buildings or non-residential uses. Commercial activities may also be integrated within predominantly residential developments, as home based businesses or as in the “hoffice” concept. No other new wholly commercial uses shall be allowed to occur in the Sub Area through redevelopment of a site.
3. If the Eric Cormack site is surplus by the provincial government and becomes available for redevelopment, such redevelopment should conform to the policies of this Sub Area.

10.5.2 Roadways

1. The Transportation and Streets Department shall construct a paved sidewalk on the west side of 111 Street to Ezio Farone Park.

10.5.3 Parking

1. The Transportation and Streets Department is encouraged to investigate the feasibility of implementing restrictions of on-street parking in the portion of Sub Area 6 east of 112 Street. These controls should be designed to discourage on-street parking by employees working in the Downtown area, located immediately to the east of the Oliver Area. If deemed appropriate by the Transportation and Streets Department, the areas now subject to weekday parking restrictions for non-residents may be extended.

11.0 Sub Area 7

(Section 11 was deleted in its entirety by Bylaw 17252, July 6, 2015)

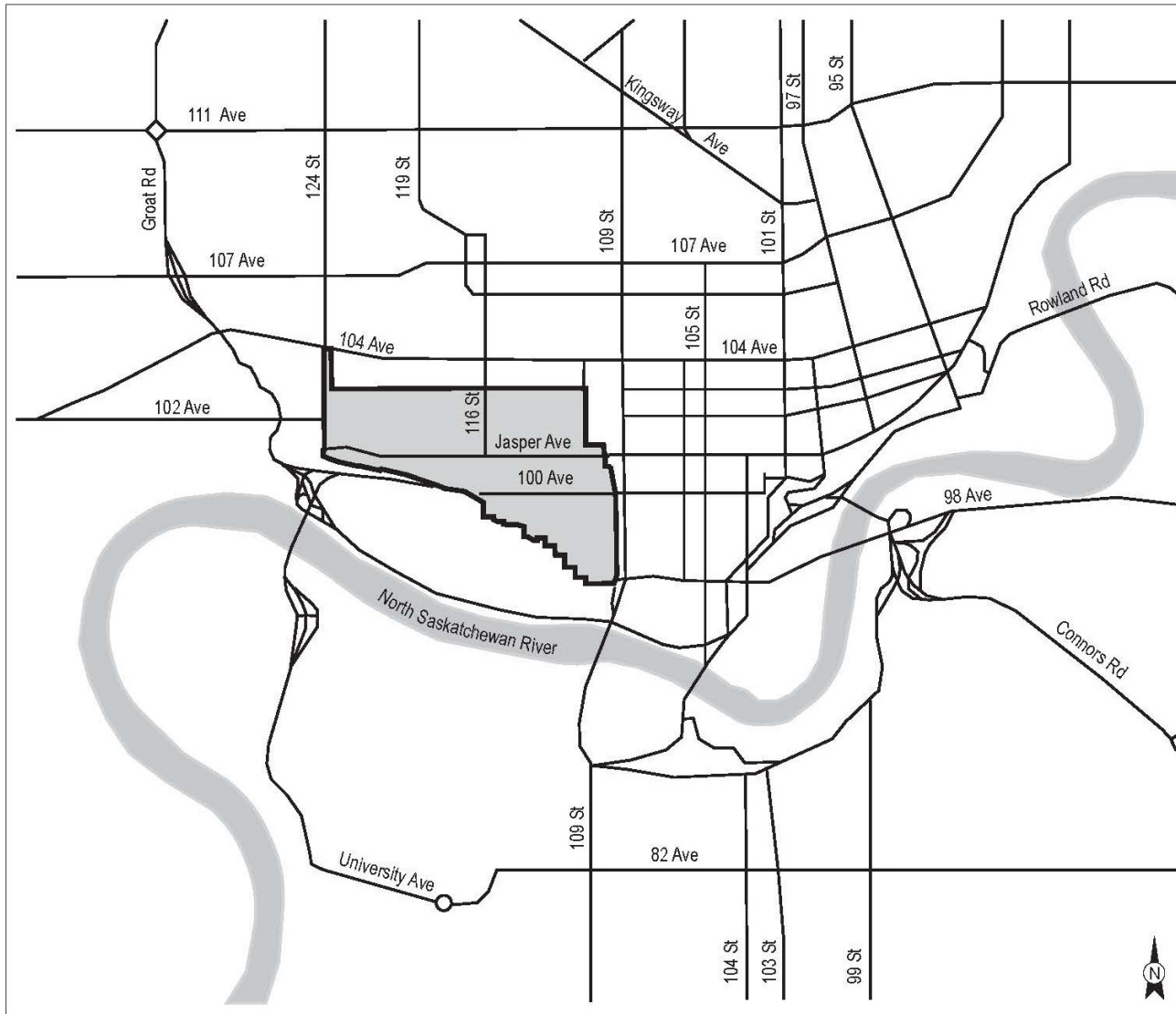
12.0 Sub Area 8

(Section 11 was deleted in its entirety by Bylaw 17252, July 6, 2015)

13.0 General Policies

13.1 Transportation Policies

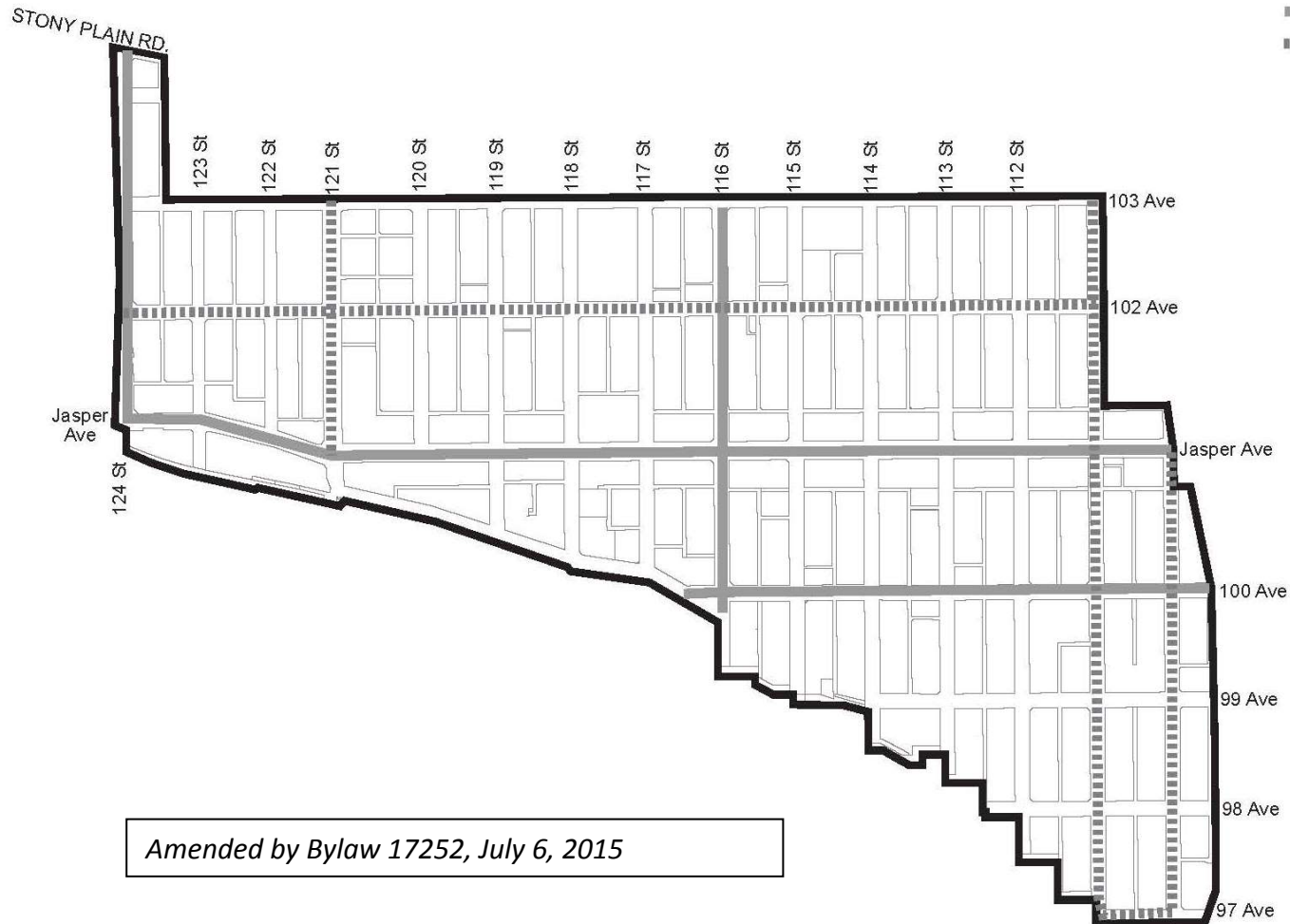
1. Arterial or through traffic should be directed to arterial roadways in the Oliver neighbourhood. These roadways are 124 Street and 116 Street for northbound and southbound traffic, and 104 Avenue, Jasper Avenue and 100 Avenue (east of 116 Street) for eastbound and westbound traffic.
2. Other specified roadways within the Plan area are intended to handle lower levels of through traffic, acting as collector routes. These roadways are 111 Street, 112 Street, 121 Street, 99 Avenue, 100 Avenue (west of 116 Street) and 102 Avenue.
3. All other roadways in the Plan area shall function strictly as local roads.
4. The Transportation and Streets Department shall ensure that traffic control measures are implemented as necessary to ensure that through traffic flows are directed to arterial, and where necessary, collector roadways within the Oliver neighbourhood.
5. The Transportation and Streets Department will examine the other transportation and on-street parking issues raised through the ARP process, and implement solutions where appropriate.
6. The role of public transit in providing a major source of transportation to and from the Oliver area is recognized, particularly in view of the area's significant population of elderly persons. Given this perspective, the concept of establishing a shuttle bus loop serving the immediate Oliver and Downtown area is encouraged. Edmonton Transit is urged to give the development of this concept a high priority, with a view to implementation by early 1998.



Map 15
Oliver's Place
in Central City
Transportation
Network
(Only Arterial Roads
Shown)

Amended by Bylaw 17252, July 6, 2015

Map 16
Oliver Transportation
Network - Roadway
Classification



Amended by Bylaw 17252, July 6, 2015

13.2 Parking Management Policies

13.2.1 On-Street Parking

1. Continuation of on-street parking restrictions shall be encouraged. These restrictions include time limits within predominantly residential areas to prevent parking by employees of nearby commercial areas, and metered parking within predominantly commercial areas, to provide convenient customer parking for businesses. The Transportation and Streets Department will examine other on-street parking issues raised through the ARP process, and will implement solutions where appropriate.

13.2.2 Off-Street Parking

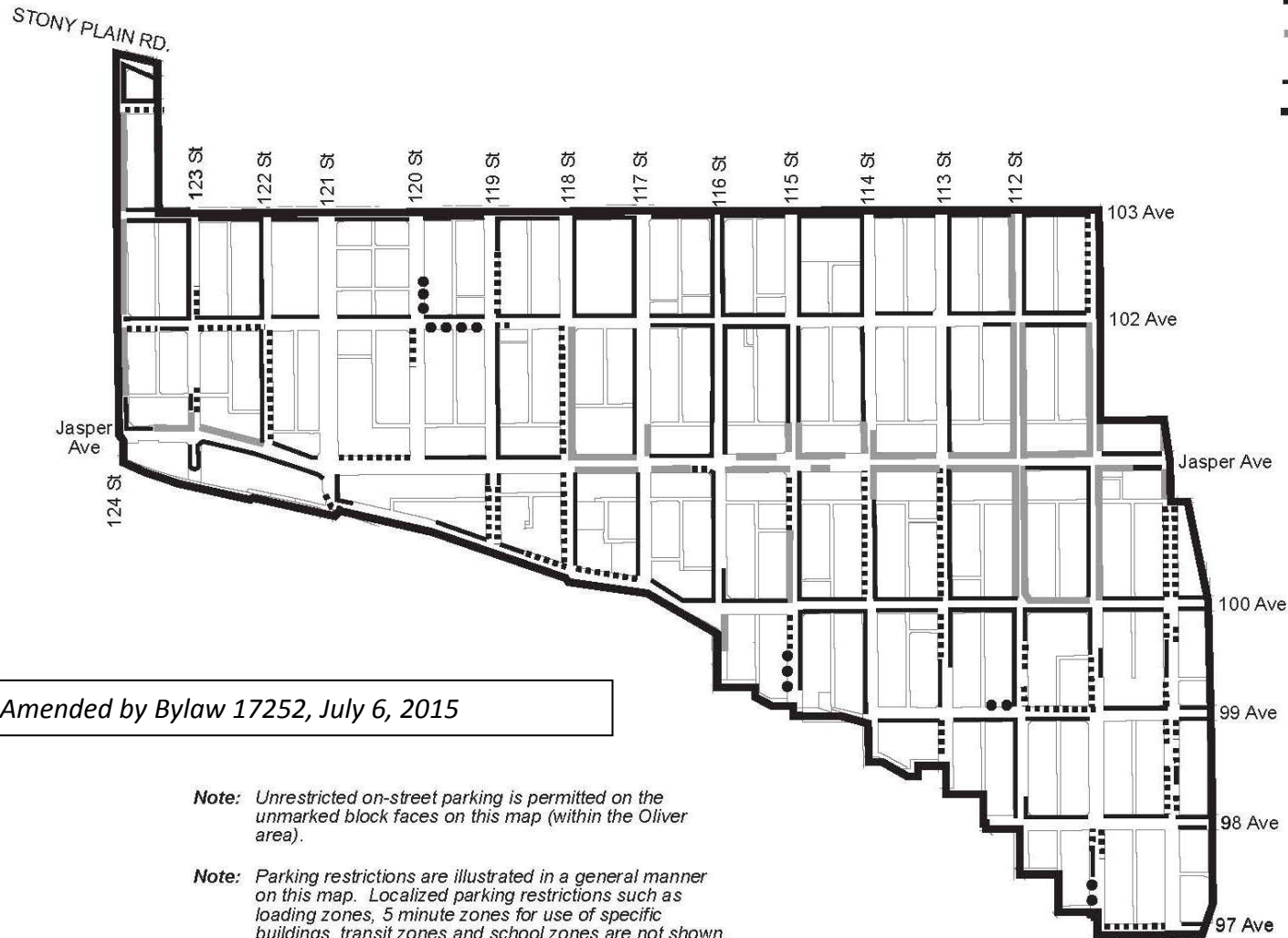
1. All new developments will be expected to provide parking in accordance with Section 66 of the Land Use Bylaw. Reductions from required parking levels may be considered in cases where renovation and retention of older existing housing stock may not allow sufficient lot area to provide the required amount of parking. Reductions may also be considered for commercial development along 124 Street and Jasper, where such development is low intensity and only one or two storeys, where any provision of underground parking would be impractical. In considering an application for a reduction in parking, the Development Officer should consider whether efforts have been made by the applicant to arrange for off-site parking on a nearby site, subject to the provisions of Section 66.5(2) of the Land Use Bylaw.

13.3 Pedestrian/Bikeway Circulation Policies

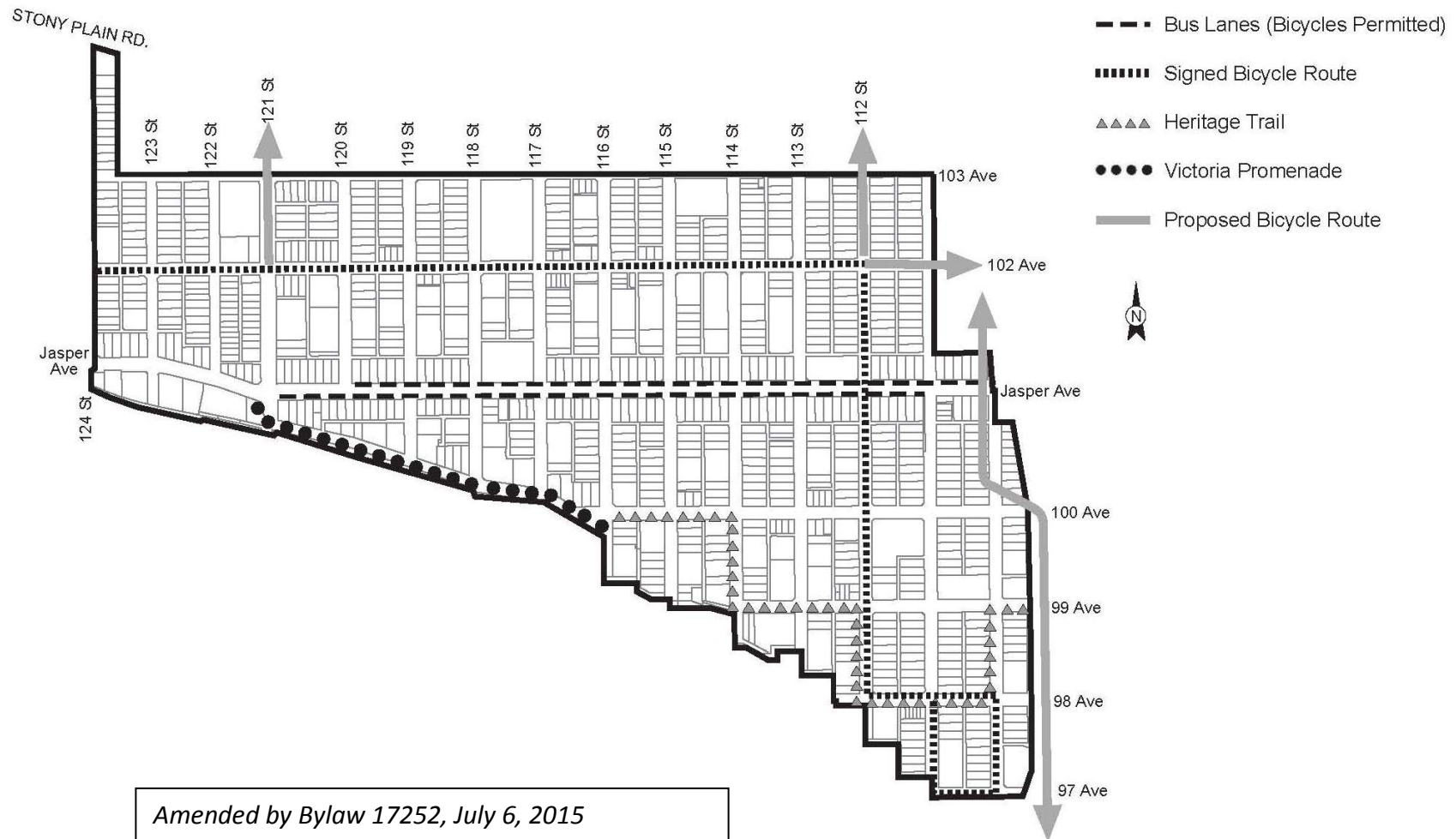
1. New commercial development or redevelopment, particularly along Jasper Avenue and 124 Street, is encouraged to incorporate pedestrian friendly features, such as outdoor seating areas or benches for warmer weather and canopies and other weather protection measures for colder weather. Local businesses and service groups are encouraged to provide outdoor seating through the Community Services Department's Benchmark Program. Landscaping and street furniture should be designed and installed in a manner which does not interfere or bottleneck the flow of pedestrian movements. Incorporation of approved *Crime Prevention Through Environmental Design* (CPTED) techniques is encouraged.
2. In other areas of the Oliver neighbourhood, pedestrian movements should be encouraged by the repair or replacement of damaged or inadequate sidewalks, and by the integration of pedestrian friendly elements in private development, such as pedestrian level lighting, seating areas and landscaping, as well as appropriate CPTED elements. Where identified as necessary, additional traffic control measures may be installed, such as crosswalks, signals and signage.
3. Improvements should be made to the existing bikeway network through the Oliver area by the establishment of additional bikeway connections through the area and by establishing or improving connections with bikeways in adjacent areas, particularly the Downtown and Queen Mary Park.

**Map 17
On-Street Parking
Inventory**

- Timed Parking
- Metered Parking
- Permit Parking
- No Parking
- ARP Boundary



**Map 18
Pedestrian and
Bicycle Circulation
System**



13.4 Recreation Policies

1. The highest priority recreation objectives of the 1981 Oliver ARP were the development of a major park facility in Sub Area 6, and improvements to river valley access points and top-of-bank walkways in Sub Areas 5 and 6. These have now been achieved through the development of Grandin Park, the construction of Victoria Promenade and the development of stairs to the valley at several locations.

The third, fourth and fifth recreational priorities of the 1981 ARP continue as recreational priorities of this Plan. These priorities are:

- the development of boulevard seating areas in designated locations;
- improvements to Kitchener Park; and
- production and maintenance of landscaping on Jasper Avenue from 112 to 121 Streets, in association with affected landowners and business operators.

2. New recreational policies in this Plan include:
 - development of one or more small urban park spaces along Jasper Avenue;
 - direction to consult with the Oliver Community League and area residents to develop a needs assessment and program statement to guide conceptual and site development plans on the northern 0.243 ha portion of the former St. John Elementary School site that the Community Services Department will purchase from the Edmonton Catholic School Board; and
 - development of a stairway access from Ezio Farone Park to the River Valley.

3. The City will strive to encourage the retention of mature trees within the Oliver neighbourhood, on both public and on private lands. This tree preservation policy is intended to support the highly landscaped appearance of the Oliver area, which is a significant amenity of the area and is one which draws residents and businesses to the neighbourhood.

13.5 Business Development Policies

1. The City will assist property owners and business operators in the Oliver area, and in particular, those on Jasper Avenue, in the research and other steps necessary to establish a business revitalization zone (BRZ), or some similar entity, in the area for the purposes of business promotion and growth of the area.
2. The City will examine the feasibility of developing some form of entrance signage or entrance feature to the Oliver area. This entrance signage policy is directed to major entrance locations to the community. The primary location is on Jasper Avenue west of 109 Street. Such a feature or sign is to be developed in conjunction with streetscape improvements for Jasper Avenue, and should be co-funded by the City and area businesses and commercial property owners.

13.6 Social Services Policies

- 1) The City will encourage and where possible, support the provision of health, educational and social services designed for the elderly in the Oliver area.

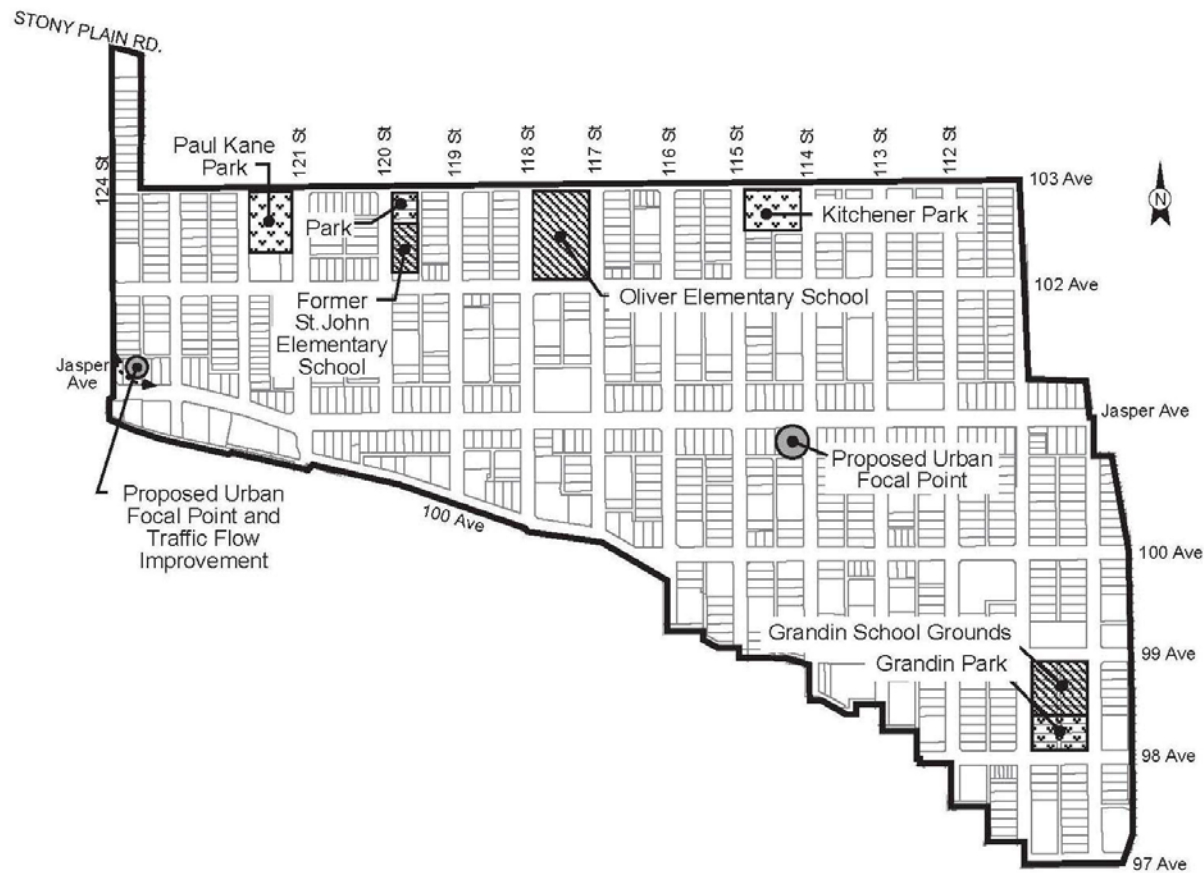
Note:

Policy 13.4.2 was

Amended by Bylaw

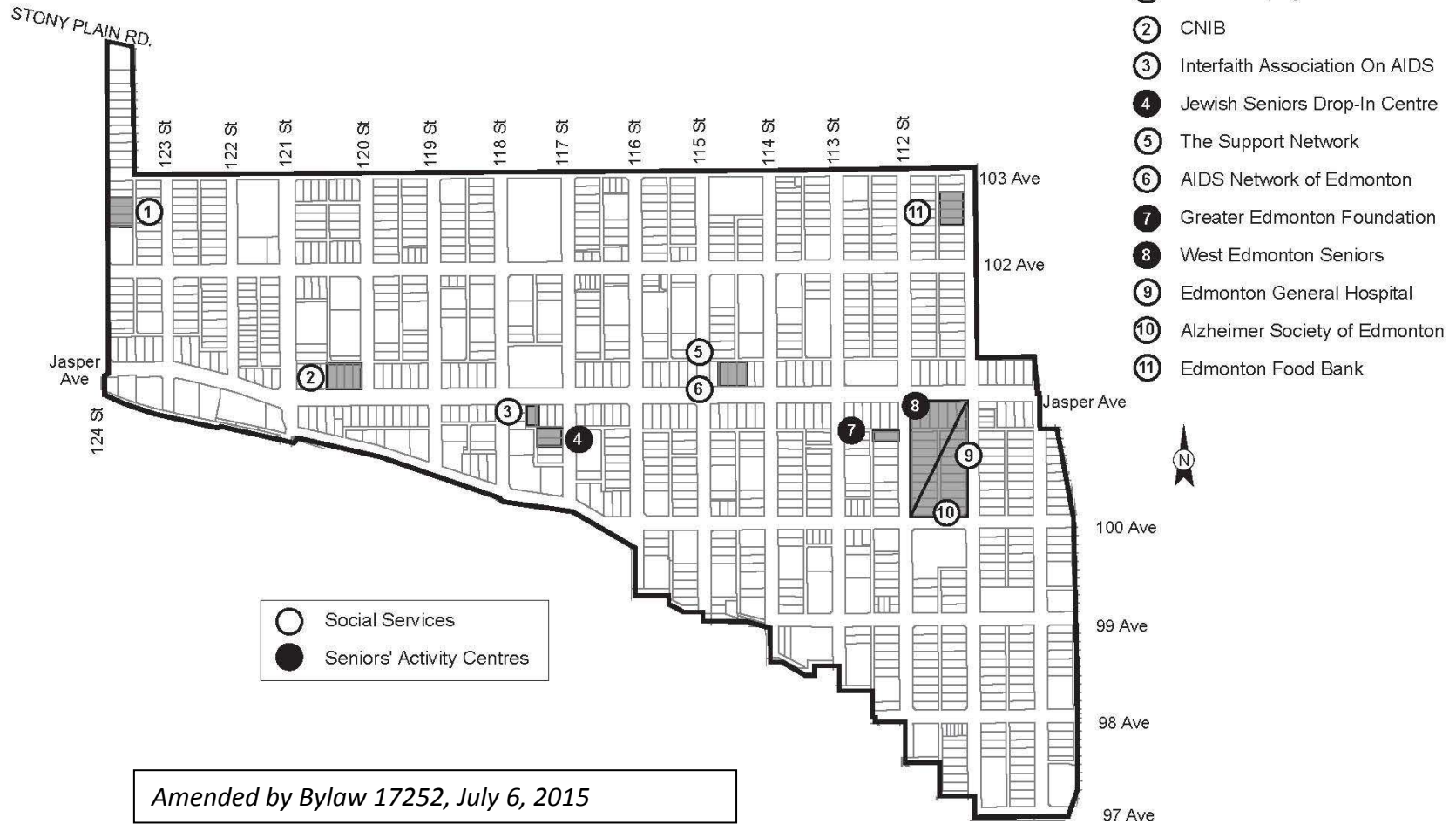
14174, January 2006

Map 19
Oliver Parks and
Recreation Facility
Locations



Amended by Bylaw 17252, July 6, 2015

Map 20
Location of Social Services
and Seniors' Activity Centres



14.0 Implementation

The implementation of the policies in the ARP require the following actions to be undertaken by City departments and the Oliver community. It is anticipated that the Oliver ARP will be implemented over a ten year period, however, several of the Plan's initiatives will be implemented immediately upon the Plan's approval, or in less than five years. It should be mentioned that any proposals for City land purchases or provision of public improvements are subject to City Council's approval through the Capital Priorities Planning process.

An implementation program/schedule is provided in chart form. The chart is comprised of columns indicating the initiative, Sub Area, time frame for initiation, responsible group(s)/department(s) and funding source(s).

The time frame column identifies the proposed schedule for implementation. Four general time frames are given: immediate, short term (less than 1 year), medium term (1 to 5 years), and long term (more than 5 years).

Bylaw
17252,
July 6,
2015

No additional amendments to the implementation program were made in July, 2015 which amended the Plan boundaries to facilitate the 104 Avenue Corridor ARP.



14.0 IMPLEMENTATION PROGRAM

Ref. No.	Initiative	Sub Area(s)	Time Frame	Group/Department Responsible	Funding Source
1.	Land use redistrictings for all properties in the ARP area in compliance with the policies of the ARP	All	Immediate	Planning & Development	Planning & Development Work Program
2.	Development of a small urban park space(s) on Jasper Avenue at 114 Street and/or 124 Street, on an opportunity basis, possibly in conjunction with traffic flow improvement measures for the Jasper Avenue/124 Street site.	1, 4	Long term	Transportation & Streets; Planning & Development; Asset Management & Public Works; Local Businesses; Local Commercial Property Owners, Community Services	Land to be acquired via a land swap arrangement. Park development through private funding.
3.	Encourage placement of pedestrian seating on public land, as a component of private developments	1, 2, 3	On going	Planning & Development; Developers	Individual Developer(s)
4.	Develop an appropriate recreational program and identify required upgrades for Kitchener Park	2	Medium Term	Oliver Community League; Community Services	Neighbourhood Park Development Program
5.	Develop an appropriate recreational program on the Oliver Community League grounds, which may include an outdoor skating rink.	2	Medium Term	Oliver Community League; Community Services	Oliver Community League
6.	Improved landscaping, bench seating and picnic tables for Oliver Community League grounds.	2	Long Term	Oliver Community League; Community Services	Oliver Community League
7.	Develop bench seating on public boulevards at: 120 St. & 103 Ave.; 118 St. & 103 Ave.; 114 St. & 103 Ave.	2	Medium Term	Transportation & Streets; Oliver Community League	Benchmark Program
8.	Develop an adult oriented recreational program for the former St. John's School yard in conjunction with its planned resurfacing.	2	Medium Term	Community Services	Community Services Operating Budget
9.	Traffic control device/measure at the intersection of 102 Avenue and 114 Street.	2, 4	Short Term	Transportation & Streets	Transportation & Streets Operating Budget
10.	Tender for sale, to adjacent property owners, 2.5 m of the 102 Avenue road right-of-way between 111 St. & 116 St.	2, 3, 4	Short Term	Transportation & Streets; Asset Management & Public Works	Transportation & Streets; Asset Management & Public Works Work Program
11.	Develop a financing strategy for landscaping and boulevard improvements on Jasper Avenue, from 110 St. to 123 St., in conjunction with Transportation and Streets Department's planned rehabilitation of Jasper Avenue (109 to 123 Street), scheduled to begin in 2000.	3, 4, 5	Medium Term	Planning & Development; Business Owners, Commercial Property Owners; Transportation & Streets	Planning & Development Work Program

Ref. No.	Initiative	Sub Area(s)	Time Frame	Group/Department Responsible	Funding Source
12.	Provide a local shuttle bus service to Oliver Square Shopping Centre	All	Short Term	Edmonton Transit	Edmonton Transit Operating Budget
13.	Improvements to the location and number of pedestrian crossings on 100 Avenue	5	Medium Term	Transportation & Streets	Transportation & Streets Operating Budget
14.	Construct a paved sidewalk on the west side of 111 Street to Ezio Farone Park	6	Medium Term	Transportation & Streets	Transportation & Streets Operating Budget
15.	Complete development of bicycle and pedestrian route connections through Sub Area 7.	7	Medium Term	Transportation & Streets	Transportation & Streets Operating Budget
16.	Review traffic congestion problem on 116 Street between 104 & 105 Avenues	7.8	Medium Term	Transportation & Streets	Transportation & Streets Work Program
17.	Development of park space in Sub Area 8 (former CN Lands)	8	Long Term	Community Services	Community Services Operating Budget
18.	Review feasibility for application of parking restrictions to discourage Downtown employee parking on 112 Street, south of 100 Avenue	6	Short Term	Transportation & Streets	Transportation & Streets Work Program
19.	Continued retention and maintenance of mature trees	All	On going	Community Services Operating Budget	Community Services
20.	Assist Jasper Avenue businesses in the formation of a BRZ.	1, 2, 4	Medium Term	Planning & Development	Planning & Development Work Program
21.	Development and installation of entrance signage at Jasper Avenue and 109 Street	4	Medium Term	Planning & Development	Planning & Development Work Program

15.0 Land Use Zoning

In order to implement some of the policy directions contained in this Plan, it is necessary to examine the land use zoning which applies to lands within the Oliver neighbourhood, and to determine where and how these land use zones need to be updated.

In some cases, this will mean that the current land use zones will be replaced with other conventional zones. In other cases, site specific regulations will be used to provide for unique blends of uses and development regulations which cannot be found within the conventional zoning framework of the Zoning Bylaw.

The Zoning Bylaw, as amended, regulates and controls the use and development of land within the boundaries of the Area Redevelopment Plan. The Bylaw takes precedence over any information provided in this section, and the public is advised to refer directly to the regulations of the Zoning Bylaw including the General Regulations and other applicable provisions.

Within a Plan area, certain regulatory aspects of conventional land use zones (such as minimum yard requirements or density, for example) may be modified in order to achieve certain policy or design objectives.

Two ways to accomplish this are:

- advice to the Development Officer – guidelines established through the preparation of the Area Redevelopment Plan, and
- overlay provisions – regulations established through City-wide Overlays.

Advice to the Development Officer provides direction in the exercise of his authority to vary regulations when approving, refusing or imposing appropriate conditions on the development of lands, and are established as guidelines or directives in the Plan. Overlay provisions alter or add

new regulations to the Zone, and are established as Citywide Overlays in the Zoning Bylaw itself. This Area Redevelopment Plan contains development guidelines and Citywide Overlay provisions for one of the residential zones.

For all lands not affected by overlay provisions, the development regulations for uses are those of the Zoning Bylaw. The Development Officer may consider guidelines and vary certain regulations when authorized to use discretion. For those lands affected by both overlay provisions and guidelines, the regulations are those of the Zone as altered by the overlay, and the Development Officer will use discretion to approve, refuse or impose appropriate conditions on the development of those lands in consideration of the guidelines of this Plan.

In those cases where site specific regulations is needed to provide for unique blends of uses and development regulations that cannot be found within the conventional zoning framework of the Zoning Bylaw, the following types of direct control provisions may be used:

DC1 Provision – The purpose of this provision is to provide for detailed, sensitive control of the use, development, siting and design of buildings and disturbance of land where this is necessary to establish, preserve or enhance:

- areas of unique character of special environmental concern as identified and specified in an Area Structure Plan or Area Redevelopment Plan; or
- areas or sites of special historical, cultural, paleontological, archaeological, natural, scientific, or aesthetic interest, as designated in the Historical Resources Act.

DC2 Provision – The purpose of this provision is to provide for direct control over a specific proposed development where any other Zone would be inappropriate or inadequate.

*Note:
Section 15.0 was
amended by
Bylaw 12801,
May 2001.*

*Amended
by editor*

Sustainable Development will be responsible for the preparation of amendments to this Area Redevelopment Plan for Council approval, after a general meeting in the Community, prior to Council's consideration of:

1. any development that substantially changes any objective or policy of the Plan;
2. any major new civic projects undertaken for arterial roadways or parks and recreation facilities which have not been described already in this Plan: and
3. where directed by Council.

The Plan amendment will be comprised of the following components:

1. full map and text amendments along with discussion outlining the new planning rationale for land use rezoning or other planning decision; and
2. circulation of the proposed Plan amendment and notification to the affected property owners and the Community League.

All of these types of specialized approaches have been used in the Oliver area under the former ARP, but their use has been expanded and updated to respond to current issues and policy directives as identified in this Plan. The following section describes these special provisions and guidelines, and Map 21 shows the locations within the Plan that are affected.

15.1 RF6 – Medium Density Multiple Family Zone

Development regulations for Permitted and Discretionary Uses are those of the Zoning Bylaw. However, when reviewing applications for development or lands zoned RF6 and shown on Map 21 as areas where zoning overlay provisions apply, the Development Officer is to take into consideration the following guidelines as well as the Medium Density Residential Overlay provisions of the Zoning Bylaw when exercising discretion:

- a) the density may be increased to a maximum of

175 Dwellings/ha.

- b) maximum total site coverage may be increased to 60% for sites greater than 1350 m² in area. For sites of 1350 m² or less in area, there should be no maximum site coverage.
- c) the minimum Front Yard may be reduced to 3m where Separation Space is provided in accordance with the Zoning Bylaw, and where the windows and Private Outdoor Amenity Areas on the first storey front wall have been located, designed or screened to prevent visual intrusion into the Dwelling from passers-by.
- d) the minimum Rear Yard may be reduced to 1.2m where Separation Space is provided in accordance with the Zoning Bylaw, and where the windows and Private Outdoor Amenity Areas on the first storey rear wall have been located, designed or screened to prevent visual intrusion into the Dwelling from passer-by.
- e) the minimum Side Yard may be reduced to 1.2m where Separation Space is provided in accordance with the Zoning Bylaw, and where it can be determined by a sight line analysis that windows and Private Outdoor Amenity Areas on the first storey side walls have been located, designed or screened to prevent visual intrusion into the Dwelling from adjacent properties and by passers-by.
- f) a minimum Private Outdoor Amenity Area of 15m² per Dwelling should be provided.
- g) a minimum of 50% of all Dwellings on a site should be Family Oriented, in accordance with the Zoning Bylaw.

Note:

*The first two paragraphs
of this page were
amended by Bylaw
12925, January 2002.
The remainder of this
page was amended by
Bylaw 12801, May 2001.*

15.2 DC1 – Direct Development Control - Area 1

1. Area of Application

A portion of Sub Area 1, located between 103 Avenue and Jasper Avenue from 123 Street to 121 Street; and a portion of Sub Area 2, located at 121 Street and 102 Avenue, designated DC1 (Area 1) in Bylaw 11619, amending the Land Use Bylaw.

2. Rationale

To provide for a mixed use area that encourages the retention of existing older residential structures by providing opportunity for the conversion of these older structures to small scale, low impact commercial uses. New development and conversions will be of a scale and design that is complementary to the existing low density residential dwellings in the area.

3. Uses

The following uses are prescribed for lands designated DC1 (Area 1) pursuant to Section 710.3 of the Land Use Bylaw:

- i. *Business Support Services**
- ii. *Child Care Services**
- iii. *Commercial Schools**
- iv. *Community Recreation Services*
- v. *Custom Manufacturing Establishments**
- vi. *Duplex Housing*
- vii. *Eating and Drinking Establishments, Minor**
- viii. *Essential Utility Services*

- ix. *Foster Homes*
- x. *Group Homes*
- xi. *Group Homes, Limited*
- xii. *Health Services**
- xiii. *Home Occupations, Major*
- xiv. *Home Occupations, Minor*
- xv. *Minor Impact Utility Services*
- xvi. *Personal Service Shops**
- xvii. *Private Education Services**
- xviii. *Professional, Financial and Office Support Services**
- xix. *Professional Offices**
- xx. *Retail Stores, Convenience**
- xxi. *Row Housing*
- xxii. *Secondary Suites*
- xxiii. *Semi-detached Housing*
- xxiv. *Single Detached Housing*

(Note: Commercial uses identified by an asterisk shall be only be allowed if located in a converted older residential structure, and shall not be allowed within a new development.)

4. Development Criteria

The following development criteria shall apply to the prescribed uses pursuant to Section 710.4 of the Land Use Bylaw:

- a. *The maximum Floor Area Ratio shall be 1.0.*

Note:
Section 15.2
was amended
by Bylaw
17594,
April 4, 2016.

- b. *The maximum Height shall not exceed 10 m (32.8 ft.) nor 2.5 storeys.*
- c. *The maximum density for Residential Uses shall be 42 dwellings/ha (17.0 dwellings/acre).*
- d. *The maximum site area shall be 2,787 m² (30,000 ft²).*
- e. *The minimum Front Yard shall be the average depth of the Front Yards of the two adjacent lots. Where an adjacent site is vacant, it shall be deemed to have a Front Yard depth of 6 m (19.7 ft.) for the purposes of this subsection. On a corner site where the building fronts on a flanking public roadway other than a lane, the minimum Side Yard abutting the flanking public roadway shall be 4.5 m (14.8 ft.). Notwithstanding this, at the discretion of the Development Officer, the area of a porch or verandah or portion thereof which does not have a principal building above may be allowed to be developed up to a maximum of 2 m (6.6 ft.) into a required Front Yard.*
- f. *A minimum Side Yard of 1 m (3.3 ft.) shall be provided, except where a Side Yard abuts a flanking public roadway other than a lane, not less than 3 m (9.8 ft.) shall be provided.*
- g. *The minimum Rear Yard shall be 7.5 m (24.6 ft.).*
- h. *Notwithstanding the above, no minimum yard requirements shall apply to conversions of old single detached residential housing stock, except to the extent where an addition to such a structure is to occupy additional area within the site.*
- i. *Vehicular access to a garage or parking area shall be from an abutting lane, where a lane abuts a site.*
- j. *Architectural treatment of new developments shall ensure that elements common to the residential architecture of the area are emphasized through the inclusion of features such as the following:*
 - i. *porches and verandahs;*
 - ii. *brick, clapboard or stucco as prominent exterior finishes;*
 - iii. *gambrel, pyramidal, gable or hip roofs; or*
 - iv. *dormers and bay windows.*
- k. *The Development Officer shall use the following guidelines when reviewing an application for conversion of a Single Detached Dwelling to a commercial use:*
 - i. *activities will be confined to a small-scale of operation with a staff of not greater than 5 persons;*
 - ii. *Minor Eating and Drinking Establishments shall be limited to a maximum of 70 seats; and*
 - iii. *the design shall maintain the appearance of a Single Detached Dwelling.*

- l. Single Detached, Semi-detached, Duplex Housing and Secondary Suites in this District shall be developed in accordance with the provisions of the RF4 District.*
- m. All exterior trash collection areas shall be screened from view in accordance with Section 69.4(4) of the Land Use Bylaw.*
- n. Notwithstanding other regulations in this District:*
 - i. Minor Home Occupations shall be developed in accordance with Section 84 of the Land Use Bylaw.*
 - ii. Major Home Occupations shall be developed in accordance with Section 85 of the Land Use Bylaw.*
 - iii. Professional Offices shall be developed in accordance with Section 88 of the Land Use Bylaw.*
 - iv. Essential Utility Services shall be developed in accordance with Section 90 of the Land Use Bylaw.*
 - v. Group Homes shall be developed in accordance with Section 91 of the Land Use Bylaw.*
 - vi. Child Care Services shall be developed in accordance with Section 93 of the Land Use Bylaw.*
 - vii. Secondary Suites shall be developed in accordance with Section 99 of the Land Use Bylaw.*

15.3 DC1 - Direct Development Control (Area 2)

15.3.1 Area of Application

Several sites located in Sub Area 6, designated DC1 (Area 2) in Bylaw 11619, amending the Land Use Bylaw.

15.3.2 Rationale

To provide for an area that encourages the retention and reuse of existing older residential structures, where such structures are isolated on one or two lots between apartment buildings or non-residential uses. The regulations of this area are intended to provide opportunity for conversion to low intensity commercial uses and to limit the Height of new residential development in order to maximize sunlight penetration and existing sight lines of the river valley.

15.3.3 Uses

The following uses are prescribed for lands designated DC1 (Area 2) pursuant to Section 710.3 of the Land Use Bylaw:

- i) Apartment Housing (east of 112 Street only)
- ii) Business Support Services*
- iii) Child Care Services*
- iv) Commercial Schools*
- v) Duplex Housing
- vi) Eating and Drinking Establishments, Minor*
- vii) Essential Utility Services
- viii) Foster Homes
- ix) Group Homes
- x) Group Homes, Limited
- xi) Health Services*
- xii) Home Occupations, Major
- xiii) Home Occupations, Minor
- xiv) Minor Impact Utility Services

- xv) Personal Service Shops*
- xvi) Private Education Services*
- xvii) Professional, Financial and Office Support Services*
- xviii) Professional Offices*
- xix) Row Housing
- xx) Secondary Suites
- xxi) Semi-detached Housing
- xxii) Single Detached Housing
- xxiii) Stacked Row Housing

(Note: Commercial uses identified by an asterisk shall only be allowed if located in a converted older residential structure, and shall not be allowed within a new development.)

15.3.4 Development Criteria

The following development criteria shall apply to the prescribed uses pursuant to Section 710.4 of the Land Use Bylaw:

- a) East of 112 Street, the maximum Floor Area Ratio shall be 1.3.
- b) The maximum Height shall not exceed 14 m (45.9 ft.) nor 4 storeys.
- c) East of 112 Street, the maximum density shall be 124 dwellings/ha (50.6 dwellings/acre).
- d) West of 112 Street, the maximum density shall be 80 dwellings/ha (32.4 dwellings/acre).
- e) The minimum Front Yard shall be the average depth of the Front Yards of the two adjacent lots. Where an adjacent site is vacant, it shall be deemed to have a Front Yard depth of 6 m (19.7 ft.) for the purposes of this subsection. On a corner site where the building fronts on a flanking public roadway other than a lane, the minimum Side Yard abutting the flanking public roadway shall be 4.5 m (14.8 ft.). Notwithstanding this, at the discretion of

the Development Officer, the area of a porch or verandah or portion thereof which does not have a principal building above may be allowed to be developed up to a maximum of 2 m (6.6 ft.) into a required Front Yard.

- f) For Apartment Housing the minimum Front Yard shall be 6 m (19.7 ft.).
- g) Minimum Side Yards of 1 m (3.3 ft.) for each storey or partial story shall be provided, except that a total of at least 2 m (6.6 ft.) shall be provided in all cases. A Side Yard shall be not less than 4.5 m (14.8 ft.) where it abuts a flanking public roadway other than a lane.
- h) The minimum Rear Yard shall be 7.5 m (24.6 ft.).
- i) Notwithstanding the above, no minimum yard requirements shall apply to conversions of old single detached residential housing stock, except to the extent where an addition to such a structure is to occupy additional area within the site.
- j) Vehicular access to a garage or parking area shall be from an abutting lane, where a lane abuts a site.
- k) Single Detached, Semi-detached, Duplex Housing and Secondary Suites in this District shall be developed in accordance with the provisions of the RF4 District.
- l) All exterior trash collection areas shall be screened from view in accordance with Section 69.4(4) of the Land Use Bylaw.
- m) Notwithstanding other regulations in this District:
 - i) Minor Home Occupations shall be developed in accordance with Section 84 of the Land Use Bylaw.
 - ii) Major Home Occupations shall be developed in accordance with Section 85 of the Land Use Bylaw.
 - iii) Professional Offices shall be developed in accordance with Section 88 of the Land Use Bylaw.
 - iv) Essential Utility Services shall be developed in accordance with Section 90 of the Land Use Bylaw
 - v) Group Homes shall be developed in accordance with Section 91 of the Land Use Bylaw.
 - vi) Child Care Services shall be developed in accordance with Section 93 of the Land Use Bylaw.
 - vii) Secondary Suites shall be developed in accordance with Section 99 of the Land Use Bylaw.

15.4 DC1 - Direct Development Control (Area 3)

15.4.1 Area of Application

Portions of Sub Areas 4 and 6, located along 100 Avenue, between 112 Street and 115 Street, designated DC1 (Area 3) in Bylaw 11619, amending the Land Use Bylaw.

15.4.2 Rationale

To provide for a mix of uses in structures which are compatible with the existing architectural character of the area; and to encourage the retention of the remaining older housing stock located along, and in proximity to, 100 Avenue by providing opportunity for conversion to commercial uses.

15.4.3 Uses

The following uses are prescribed for lands designated DC1 (Area 3) pursuant to Section 710.3 of the Land Use Bylaw:

- i) Business Support Services*
- ii) Child Care Services*
- iii) Commercial Schools*
- iv) Community Recreation Services
- v) Custom Manufacturing Establishments*
- vi) Duplex Housing
- vii) Eating and Drinking Establishment, Minor*
- viii) Essential Utility Services
- ix) Foster Homes
- x) Government Services*
- xi) Group Homes
- xii) Group Homes, Limited
- xiii) Health Services*
- xiv) Home Occupations, Major
- xv) Home Occupations, Minor

- xvi) Minor Impact Utility Services
- xvii) Personal Service Shops*
- xviii) Private Education Services*
- xix) Professional, Financial and Office Support Services*
- xx) Professional Offices*
- xxi) Retail Stores, General*
- xxii) Row Housing
- xxiii) Secondary Suites
- xxiv) Semi-detached Housing
- xxv) Single Detached Housing

(Note: Commercial uses identified by an asterisk shall only be allowed if located in a converted older residential structure, and shall not be allowed within a new development.)

15.4.4 Development Criteria

The following development criteria shall apply to the prescribed uses pursuant to Section 710.4 of the Land Use Bylaw:

- a) The maximum Floor Area Ratio shall be 1.0.
- b) The maximum Height shall not exceed 10 m (32.8 ft.) nor 2.5 storeys.
- c) The maximum density for Residential Uses shall be 42 dwellings/ha (17.0 dwellings/acre).
- d) The minimum Front Yard shall be the average depth of the Front Yards of the two adjacent lots. Where an adjacent site is vacant, it shall be deemed to have a Front Yard depth of 6 m (19.7 ft.) for the purposes of this subsection. On a corner site where the building fronts on a flanking public roadway other than a lane, the minimum Side Yard abutting the flanking public roadway shall be 4.5 m (14.8 ft.). Notwithstanding this, at the discretion of the Development Officer, the area of a porch or verandah or portion thereof which does not have a principal building above may be

allowed to be developed up to a maximum of 2 m (6.6 ft.) into a required Front Yard.

- e) A minimum Side Yard of 1 m (3.3 ft.) for each storey or partial story shall be provided, except that at least 2 m (6.6 ft.) shall be provided in all cases. A Side Yard shall be not be less than 3.0 m (9.8 ft.) where it abuts a flanking public roadway other than a lane.
- f) The minimum Rear Yard shall be 7.5 m (24.6 ft.).
- g) Notwithstanding the above, no minimum yard requirements shall apply to conversions of old single detached residential housing stock, except to the extent where an addition to such a structure is to occupy additional area within the site.
- h) Vehicular access to a garage or parking area shall be from an abutting lane, where a lane abuts a site.
- i) Off-street parking shall be provided in accordance with the provisions of Section 66 of the Land Use Bylaw where redevelopment occurs, unless it can be demonstrated to the satisfaction of the Development Officer that less parking is required. Renovation or restoration projects will only be required to maintain existing parking on-site.
- j) Architectural treatment of developments shall ensure that elements common to the residential architecture of the area are emphasized through the inclusion of features such as the following:
 - i) porches and verandahs;
 - ii) pyramidal, gambrel or gable roofs;
 - iii) dormers;
 - iv) brick, clapboard or stucco exterior finish; and
 - v) a front door oriented to the street.
- k) Renovations of, or additions to, the existing older housing stock shall retain original architectural elements and proportions of the existing structure, including the elements itemized in the above clause.
- l) Single Detached, Semi-detached, Duplex and Secondary Suites in this District shall be developed in accordance with the provisions of the RF4 District.
- m) All exterior trash collection areas shall be screened from view in accordance with Section 69.4(4) of the Land Use Bylaw.
- n) Notwithstanding other regulations in this District:
 - i) Minor Home Occupations shall be developed in accordance with Section 84 of the Land Use Bylaw.
 - ii) Major Home Occupations shall be developed in accordance with Section 85 of the Land Use Bylaw.
 - iii) Professional Offices shall be developed in accordance with Section 88.
 - iv) Essential Utility Services shall be developed in accordance with Section 90 of the Land Use Bylaw.
 - v) Group Homes shall be developed in accordance with Section 91 of the Land Use Bylaw.
 - vi) Child Care Services shall be developed in accordance with Section 93 of the Land Use Bylaw.
 - vii) Secondary Suites shall be developed in accordance with Section 99 of the Land Use Bylaw.

15.5 DC1 - Direct Development Control (Area 4)

(Section 15.5 was deleted in its entirety by Bylaw 17594, April 4, 2016)

15.6 DC1 – Direct Development Control - Area 5

Note:
Section 15.6
was amended
by Bylaw
17594,
April 4, 2016.

1. Area of Application

A portion of Sub Area 3, located on the west side of 112 Street between 102 Avenue and 103 Avenue, designated DC1 (Area 5) in Bylaw 11619, amending the Land Use Bylaw.

2. Rationale

To provide a mix of residential and low intensity commercial uses, intended to buffer the predominantly residential areas fronting onto 113 Street, from the higher intensity commercial lands located on the east side of 112 Street.

3. Uses

The following uses are prescribed for lands designated DC1 (Area 5) pursuant to Section 710.3 of the Land Use Bylaw:

- i. *Amusement Establishments, Minor*
- ii. *Apartment Housing*
- iii. *Boarding and Lodging Houses*
- iv. *Business Support Services*
- v. *Child Care Services*
- vi. *Commercial Schools*
- vii. *Community Recreation Services*
- viii. *Custom Manufacturing Establishments*
- ix. *Duplex Housing*
- x. *Essential Utility Services*

- xi. *Foster Homes*
- xii. *Government Services*
- xiii. *Group Homes*
- xiv. *Group Homes, Limited*
- xv. *Health Services*
- xvi. *Home Occupations, Major*
- xvii. *Home Occupations, Minor*
- xviii. *Household Repair Services*
- xix. *Minor Impact Utility Services*
- xx. *Personal Service Shops*
- xxi. *Private Clubs*
- xxii. *Professional, Financial and Office Support Services*
- xxiii. *Professional Offices*
- xxiv. *Public Libraries and Cultural Exhibits*
- xxv. *Retail Stores, Convenience*
- xxvi. *Retail Stores, General*
- xxvii. *Row Housing*
- xxviii. *Secondary Suites*
- xxix. *Secondhand Stores, Minor*
- xxx. *Semi-detached Housing*
- xxxi. *Single Detached Housing*
- xxxii. *Stacked Row Housing*

4. Development Criteria

The following development criteria shall apply to the

prescribed uses pursuant to Section 710.4 of the Land Use Bylaw:

- a. The maximum Floor Area Ratio shall be 2.0.*
- b. The maximum Height shall not exceed 14 m (45.9 ft.) nor 4 storeys.*
- c. The maximum density for Residential Uses shall be 125 dwellings/ha (50.6 dwellings/acre).*
- d. A minimum Yard of 3 m (9.84 ft.) shall be required where a site abuts a public roadway other than a lane except:

 - i. where adjacent commercial buildings abut the property line to form a pedestrian-oriented shopping street, no Front Yard shall be required; and*
 - ii. where there is no vehicular access to the site from the public roadway the minimum Yard shall be not less than 1.5 m (4.93 ft.).**
- e. For Residential Uses, vehicular access to required off-street parking shall be from an abutting lane, where a lane abuts a site.*
- f. The minimum Side Yard shall be 1 m (3.3 ft.) for each storey or partial storey, except that a total of at least 2 m (6.6 ft.) shall be provided in all cases. A Side Yard shall not be less than 4.5 m (14.8 ft.) when it abuts a flanking roadway other than a lane.*
- g. Commercial uses shall provide a minimum Side Yard of 3 m (9.84 ft.) where the rear or*

side lot line abuts the lot line of a site in Residential use.

- h. Single Detached, Semi-detached, Duplex and Secondary Suites in this District shall be developed in accordance with the provisions of the RF4 District.*
- i. All exterior trash collection areas shall be screened from view in accordance with Section 69.4(4) of the Land Use Bylaw.*
- j. Notwithstanding other regulations in this District:

 - i. Minor Home Occupations shall be developed in accordance with Section 84 of the Land Use Bylaw.*
 - ii. Major Home Occupations shall be developed in accordance with Section 85 of the Land Use Bylaw.*
 - iii. Boarding and Lodging Houses shall be developed in accordance with Section 86 of the Land Use Bylaw.*
 - iv. Professional Offices shall be developed in accordance with Section 88 of the Land Use Bylaw.*
 - v. Essential Utility Services shall be developed in accordance with Section 90 of the Land Use Bylaw.*
 - vi. Group Homes shall be developed in accordance with Section 91 of the Land Use Bylaw.**

- vii. *Child Care Services shall be developed in accordance with Section 93 of the Land Use Bylaw.*
- viii. *Secondary Suites shall be developed in accordance with Section 99 of the Land Use Bylaw.*

15.7 DC1 - Direct Development Control (Area 6)

15.7.1 Area of Application

A portion of Sub Area 3, located on the blocks bounded by 103 Avenue and 102 Avenue, and 111 Street and 112 Street, designated DC1 (Area 6) in Bylaw 11619, amending the Land Use Bylaw.

15.7.2 Rationale

To provide a mix of uses including a wide range of office and business support commercial uses and residential uses.

15.7.3 Uses

The following uses are prescribed for lands designated DC1 (Area 6) pursuant to Section 710.3 of the Land Use Bylaw:

- i) Alcohol Sales, Major
- ii) Alcohol Sales, Minor
- iii) Apartment Housing
- iv) Boarding and Lodging Houses
- v) Business Support Services
- vi) Child Care Services
- vii) Commercial Schools
- viii) Community Recreation Services
- ix) Custom Manufacturing Establishments
- x) Duplex Housing
- xi) Eating and Drinking Establishments, Minor
- xii) Essential Utility Services
- xiii) Foster Homes
- xiv) Government Services
- xv) Group Homes
- xvi) Group Homes, Limited
- xvii) Health Services
- xviii) Home Occupations, Major
- xix) Home Occupations, Minor

- xx) Household Repair Services
- xxi) Minor Impact Utility Services
- xxii) Personal Service Shops
- xxiii) Private Clubs
- xxiv) Professional, Financial and Office Support Services
- xxv) Professional Offices
- xxvi) Public Libraries and Cultural Exhibits
- xxvii) Retail Stores, Convenience
- xxviii) Retail Stores, General
- xxix) Row Housing
- xxx) Secondary Suites
- xxxi) Secondhand Stores, Minor
- xxxii) Semi-detached Housing
- xxxiii) Single Detached Housing
- xxxiv) Stacked Row Housing

15.7.4 Development Criteria

The following development criteria shall apply to the prescribed uses pursuant to Section 710.4 of the Land Use Bylaw:

- a) The maximum Floor Area Ratio shall be 4.0.
- b) The maximum Height shall not exceed 23 m (75.5 ft.) nor 6 storeys.
- c) A minimum Front Yard of 4.5 m (14.76 ft.) shall be required where a site abuts a public roadway other than a lane except:
 - i) where adjacent commercial buildings abut the property line to form a pedestrian-oriented shopping street, no Front Yard shall be required; and
 - ii) where there is no vehicular access to the site from the public roadway the minimum Front Yard shall be not less than 3.0 m (9.84 ft.).

- d) A minimum Side Yard of 3.0 m (9.84 ft.) shall be required where the rear or side lot line of a site abuts the lot line of a site in Residential use.
- e) Single Detached, Semi-detached, Duplex and Secondary Suites in this District shall be developed in accordance with the provisions of the RF4 District.
- f) All exterior trash collection areas shall be screened from view in accordance with Section 69.4(4) of the Land Use Bylaw.
- g) Notwithstanding other regulations in this District:
 - i) Minor Home Occupations shall be developed in accordance with Section 84 of the Land Use Bylaw.
 - ii) Major Home Occupations shall be developed in accordance with Section 85 of the Land Use Bylaw.
 - iii) Boarding and Lodging Houses shall be developed in accordance with Section 86 of the Land Use Bylaw.
 - iv) Professional Offices shall be developed in accordance with Section 88 of the Land Use Bylaw.
 - v) Essential Utility Services shall be developed in accordance with Section 90 of the Land Use Bylaw.
 - vi) Group Homes shall be developed in accordance with Section 91 of the Land Use Bylaw.
 - vii) Child Care Services shall be developed in accordance with Section 93 of the Land Use Bylaw.
 - viii) Secondary Suites shall be developed in accordance with Section 99 of the Land Use Bylaw.

15.8 DC1 - Direct Development Control (Area 7)

- xvii) Single Detached Housing
- xviii) Stacked Row Housing

15.8.1 Area of Application

A portion of Sub Area 5 located between Jasper Avenue and the River Valley, from 124 Street to 116 Street, designated DC1 (Area 7) in Bylaw 11619, amending the Land Use Bylaw.

15.8.2 Rationale

To provide an area for high rise residential uses with design requirements to ensure that the siting and design of buildings does not unduly interfere with adjacent properties' views of the River Valley; and to provide opportunity for the conversion of existing low density residences to small scale, low impact commercial uses.

15.8.3 Uses

The following uses are prescribed for lands designated DC1 (Area 7) pursuant to Section 710.3 of the Land Use Bylaw:

- i) Apartment Housing
- ii) Business Support Services
- iii) Child Care Services
- iv) Essential Utility Services
- v) Foster Homes
- vi) Group Homes
- vii) Group Homes, Limited
- viii) Health Services
- ix) Home Occupations, Major
- x) Home Occupations, Minor
- xi) Minor Impact Utility Services
- xii) Personal Service Shops
- xiii) Professional, Financial and Office Support Services
- xiv) Professional Offices
- xv) Retail Stores, Convenience
- xvi) Secondary Suites

15.8.4 Development Criteria

The following development criteria shall apply to the prescribed uses pursuant to Section 710.4 of the Land Use Bylaw:

- a) The maximum Floor Area Ratio shall be 3.0.
- b) The maximum Height shall not exceed 45 m (147.6 ft.) nor 15 storeys.
- c) Vehicular access to a garage or parking area shall be from an abutting lane, where a lane abuts a site.
- d) Commercial uses shall not be in any freestanding structure separate from a structure containing residential uses, and shall not be developed above the lowest storey, except in the case of the conversion of the area's existing older residential structures.
- e) All other standards for siting, setbacks, landscaping, amenity areas and building design will be determined for individual applications on the basis of an evaluation of the following development criteria by the Development Officer. Specifically, individual developments shall:
 - i) prevent, as much as possible, the blocking of views of the River Valley for the surrounding existing developments; a view impact study shall be submitted with the application;
 - ii) indicate the shadowing impact of the proposed buildings on sunlight penetration for surrounding existing developments in accordance with Section 16.3 of the Land Use Bylaw;
 - iii) ensure articulation of design elements, especially on the lower floors in keeping with an environment that is more closely related to pedestrian protection and pedestrian scale;

- iv) be physically compatible with adjacent developments with respect to finish, texture and building design treatment; and
 - v) indicate the impact of the proposal on soil stability and drainage where development is adjacent to the River Valley.
- f) All exterior trash collection areas shall be screened from view in accordance with Section 69.4(4) of the Land Use Bylaw.
- g) Notwithstanding other regulations in this District:
- i) Minor Home Occupations shall be developed in accordance with Section 84 of the Land Use Bylaw.
 - ii) Major Home Occupations shall be developed in accordance with Section 85 of the Land Use Bylaw.
 - iii) Professional Offices shall be developed in accordance with Section 88 of the Land Use Bylaw.
 - iv) Essential Utility Services shall be developed in accordance with Section 90 of the Land Use Bylaw.
 - v) Group Homes shall be developed in accordance with Section 91 of the Land Use Bylaw.
 - vi) Child Care Services shall be developed in accordance with Section 93 of the Land Use Bylaw.
 - vii) Secondary Suites shall be developed in accordance with Section 99 of the Land Use Bylaw.

15.9 DC1 (Area 8) – Direct Development Control

15.9.1 Area of Application

A portion of Sub Area 4 and Sub Area 5, centered on Jasper Avenue, extending from 110 Street to 121 Street designated DC1 in the Zoning Bylaw and shown as DC1 (Area 8) in Map 21.

15.9.2 Rationale

To provide for a range of uses, with the objective of promoting the continuing development of a pedestrian oriented commercial strip in terms of land use activities and design elements. The District also provides opportunity for the inclusion of residential uses above the ground floor level.

15.9.3 Uses

- | | |
|---|--|
| <ul style="list-style-type: none"> a) Apartment Housing (above the ground floor only) b) Automotive and Minor Recreation Vehicles Sales/Rentals (where existing at the time of the adoption of this Area Redevelopment Plan Bylaw) c) Bars and Neighbourhood Pubs d) Boarding and Lodging Houses e) Business Support Services f) Child Care Services g) Commercial Schools h) Community Recreation Services i) Convenience Retail Stores j) Custom Manufacturing Establishments k) Essential Utility Services l) Exhibition and Convention Facilities m) Fascia on premises signs n) Freestanding off premises signs o) Freestanding on premises signs p) General Retail Stores q) Government Services | <ul style="list-style-type: none"> r) Group Homes s) Health Services t) Hotels u) Household Repair Services v) Indoor Participant Recreation Services w) Limited Contractor Services x) Limited Group Homes y) Major Alcohol Sales z) Major Amusement Establishments aa) Minor Alcohol Sales bb) Minor Amusement Establishments cc) Major Home Based Business dd) Minor Homes Based Business ee) Minor Secondhand Stores ff) Minor Veterinarian Services gg) Nightclubs hh) Non-accessory Parking ii) Personal Service Shops jj) Private Clubs kk) Professional, Financial and Office Support Services ll) Protective and Emergency Services mm) Public Libraries and Cultural Exhibits nn) Public Park oo) Restaurants pp) Religious Assembly qq) Specialty Food Services rr) Spectator Entertainment Establishments ss) Roof on premises signs |
|---|--|

*Note:
Section 15.9 was added
through Bylaw 12801,
May 2001.*

15.9.4 Development Regulations

- a) The maximum total Floor Area Ratio shall be 6.0. Of this total, the maximum Floor Area Ratio for Commercial Uses shall be 3.0;
- b) The maximum density for Residential Uses shall be:
 - i) 450 dwellings/ha where development includes roof top landscaped amenity space in excess of the amenity space requirements of the Zoning Bylaw; and
 - ii) 400 dwellings/ha in all other cases;
- c) The maximum Height shall not exceed 36.6m;
- d) Residential Uses shall not be allowed on the ground floor of any development;
- e) The maximum business frontage for establishments located on the ground level shall be 16.1m;
- f) In order to promote the formation of a pedestrian-oriented shopping street, no minimum Front Yard shall be required;
- g) The minimum Rear Yard shall be 7.5m, except that this may be reduced to 2.0m provided adequate access is provided for service vehicles and parking;
- h) A minimum Side Yard of 2.0m shall be required where a lot abuts a flanking roadway other than a lane;
- i) Residential Uses shall be set back a minimum of 6.0m from the front property line and 7.5m from the rear property line;
- j) Developments within the Major Eating and Drinking Establishments Use Class shall be limited to a maximum of 200 seats, unless it can be demonstrated to the satisfaction of the Development Officer that sufficient on-site parking is available to support additional seating. Notwithstanding this, all Major Eating and Drinking Establishments must meet the minimum parking requirements as identified in the Zoning Bylaw;
- k) Vehicular parking shall be located to the rear of the development and shall be assessed from the abutting rear lane, where a rear lane abuts a site;
- l) Where required vehicular parking is located to the rear of a development, edge treatment design elements, such as wrought iron fencing, shall be provided to the satisfaction of the Development Officer in accordance with CPTED (Crime Prevention Through Environmental Design) principles, as identified in the Zoning Bylaw;
- m) Architectural treatment of new developments and/or renovations shall be designed to enhance the pedestrian character of Jasper Avenue by utilizing the following design features:
 - i) awnings and canopies over windows and doors.
 - ii) a minimum window area of 50% of the front façade (using clear, untinted glass);
 - iii) entrance oriented towards Jasper Avenue; and
 - iv) patio seating areas;
- n) All exterior trash collection areas shall be screened from view in accordance with the Zoning Bylaw; and
- o) Signs shall be developed in accordance with Schedule 59F.

15.10 DC1 (Area 9) – Direct Development Control

1. General Purpose

Note:
Section 15.10
was added
through Bylaw
16534,
August 26,
2013.

To establish a Direct Development Control Provision to provide for a limited range of Uses with development regulations that are suitable for the restoration and adaptive reuse, including the development of a sensitive addition and below grade parking structure, to a Provincially Designated Historic Resource (Le Marchand Mansion).

2. Area of Applicability

This Provision shall apply to Lot 100, Block 15, Plan 1223405, located east of 116 Street NW and south of 100 Avenue NW, as shown on Schedule “A” of this Bylaw adopting this Provision, Oliver.

3. Uses

- a. *Business Support Services*
- b. *Child Care Services*
- c. *Commercial Schools*
- d. *Community Recreation Services*
- e. *Convenience Retail Stores*
- f. *General Retail Stores*
- g. *Health Services*
- h. *Personal Service Shops*
- i. *Professional, Financial and Office Support Services*

- j. *Restaurants*
- k. *Specialty Food Services*
- l. *Fascia On-premises Signs*
- m. *Freestanding On-premises Signs*
- n. *Projecting On-premises Signs*
- o. *Temporary On-premises Signs, not including portable signs*

4. Development Regulations

a. General

- i. *The development shall be in accordance with these regulations and in general conformance with Appendices I and II to the satisfaction of the Development Officer.*
- ii. *The maximum Floor Area Ratio shall be 2.0.*
- iii. *The maximum building Height shall not exceed 16.5m except that any building, or portion thereof, that is not designated as a Provincial Historic Resource at the time of the approval of this Bylaw shall not exceed a Height of 14.0 metres.*
- iv. *Notwithstanding the regulations of Section 52.5 of the Zoning Bylaw, the Grade of the Site shall be calculated as the average geodetic elevation along the Front Lot Line. All Height measurements shall be based of this Grade.*
- v. *There shall be no requirement for Front or*

Side Setbacks.

- vi. *The minimum Rear Setback shall be 29.0m.*
- vii. *Any building, or portion thereof, that is not designated as a Provincial Historic Resource at the time of the approval of this Bylaw amendment shall not exceed a gross floor area of 950 m².*
- viii. *A pedestrian connection extending from the east property line to the west property line shall be developed in accordance with the following:*
 - a) *The pedestrian connection shall be along the south edge of the building and shall be integrated with the surface vehicle circulation and parking area as a “plaza” concept, in general conformance Appendix II.*
 - b) *The prioritization of pedestrians in this shared use area shall be emphasized through decorative paving materials which shall be included in the Landscaping Plan and submitted as part of the Development Permit application.*
 - c) *The plaza shall be designed to be barrier free, highly visible and with consideration of CPTED principles.*
 - d) *The plaza shall provide a pedestrian connection across the Site to the adjacent public Top of Bank promenade. The owner(s) shall register a Public Access Easement to*

ensure that public access to the plaza on the south side of the Site will remain a readily accessible public space to the satisfaction of the Development Officer. The easement shall require that the private property owner(s) is responsible for maintenance and liability.

- ix. *Exterior Site lighting is to be integrated with the elements of the overall Site architecture and shall be of a full cut off design and provide for a safe lit environment. Lighting of the Site shall meet the requirements of Section 51 of the Zoning Bylaw.*
- x. *Geotechnical review including a slope stability analysis shall be required as part of a Development Permit application.*
- xi. *Signs shall comply with the regulations found in Schedule 59H, as amended, and be in accordance with the General Provisions of Section 59 of the Zoning Bylaw.*
- xii. *Fascia On-premises Signs shall not conceal or obscure the character-defining elements defined in the Statement of Significance (ARHP), to the satisfaction of the Development Officer.*
- xiii. *Freestanding On-premises Signs shall be pedestrian-scaled and placed at or below eye level.*
- xiv. *CPTED principles shall be used to design all public and private spaces and facilities, focusing natural surveillance and access control to lessen the likelihood of crime.*

- xv. *All buildings and public facilities shall be designed to have wheelchair access.*
- xvi. *Any portion of the Parkade that is visible due to the slope on the Site shall be designed and constructed with a horizontal reveal pattern and shall use materials that complement and articulate the building and existing retaining wall, to the satisfaction of the Development Officer.*

b. Parking and Loading

- i. *Vehicular access to and from the Site shall be via 116 Street NW only.*
- ii. *The garbage collection area for the Site shall be located as identified on Appendix II and shall be screened from view in accordance with Section 55.4 of the Zoning Bylaw.*
- iii. *Notwithstanding the regulations of Section 54 of the Zoning Bylaw, a total of thirty-one (31) vehicular parking spaces shall be provided, of which:*
 - a) *Twenty (20) spaces shall be provided below grade, including up to five (5) tandem spaces;*
 - b) *Eleven (11) spaces shall be provided at grade;*
 - c) *Parking is not permitted along the cross hatched area on Appendix I and both sides of the cross hatched area must be signed "No Parking"; and*

- d) *These parking requirements may be varied by the Development Officer, in consultation with Transportation Services and in accordance with a Parking Impact Assessment.*

- iv. *Bicycle parking shall be provided and developed in accordance with Section 54.3 of the Zoning Bylaw.*
- v. *One (1) loading space shall be provided with a minimum of 3.0 m in width and a minimum of 7.5 m in length.*

c. Landscaping

- i. *To ensure that a high standard of appearance and a sensitive transition to the surrounding land uses are achieved, a Landscape Plan prepared by a registered Landscape Architect shall be submitted for the portion of the Site being developed, to the satisfaction of the Development Officer.*
- ii. *The existing river valley lookout in the southwest corner of the site shall be retained and the view maintained as illustrated in Appendix II.*
- iii. *The Landscape Plan shall include details of pavement materials, exterior lighting, sizes and species of new tree plantings, off-site landscaping adjacent to the Site, and other landscape elements as applicable in accordance with Section 55 of the Zoning Bylaw.*
- iv. *The owner will enter into an agreement with the City for all off-site landscaping, prior to*

the issuance of any development permit. The Agreement shall include an engineering drawing review and approval process.

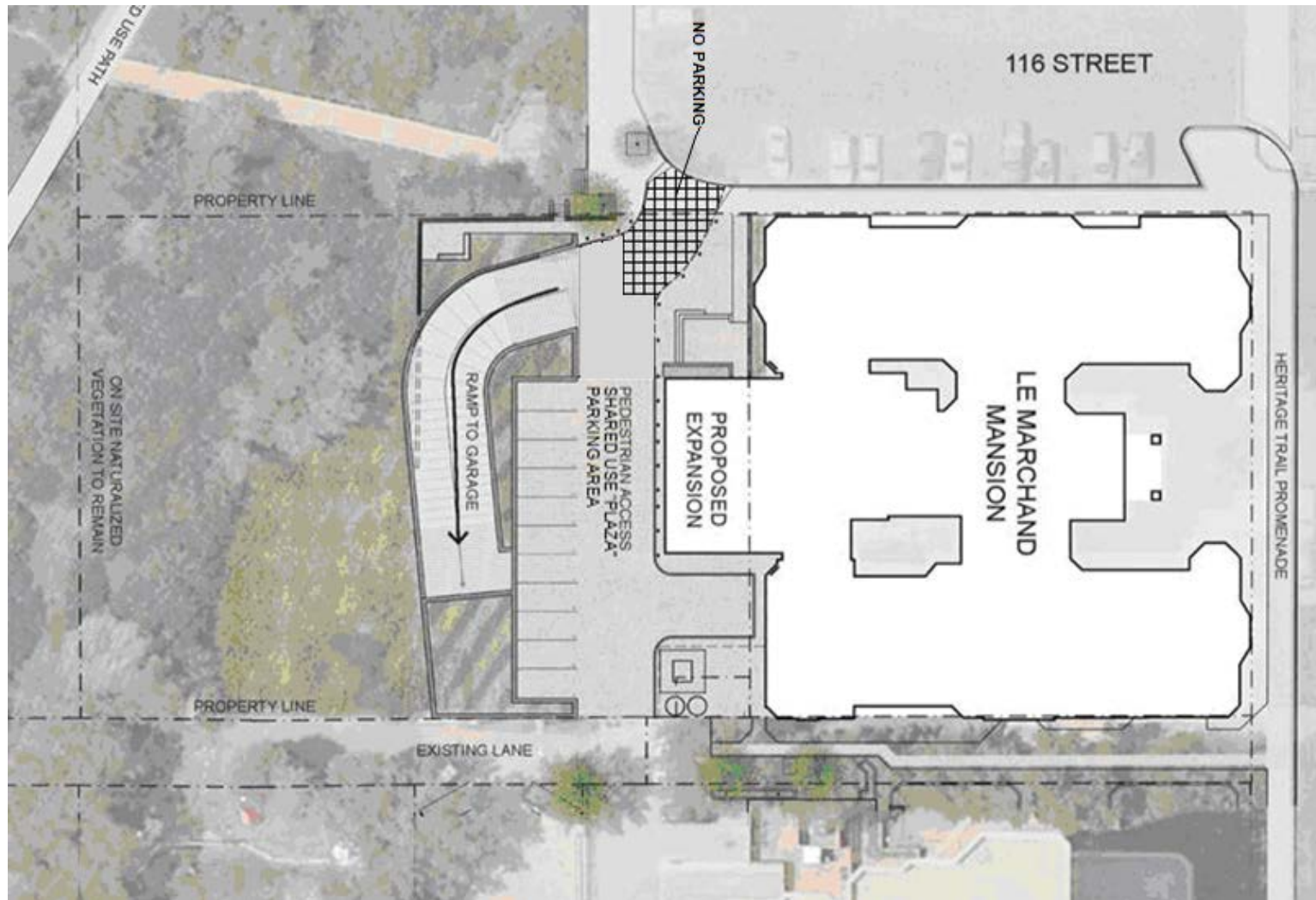
- v. *The Landscape Plan submitted as a component of the Development Permit application shall include the required content as per Section 55.3 of the Zoning Bylaw.*
- vi. *Notwithstanding Sections 55.4.7 and 55.8.3.b of the Zoning Bylaw, the number of trees and shrubs provided shall be determined on the basis of the following:*
 - a) *Trees of a minimum calliper of 25 mm are to be planted at a minimum density of 1 tree per 20 sq. m. of the Yards, or the equivalent of 5 shrubs per tree; and*
 - b) *Shrubs are to be planted at a minimum density of 1 shrub per 5 sq m of the Yards.*
- vii. *Notwithstanding Section 55.8.3.a of the Zoning Bylaw, all trees shall be deciduous and the proportion of deciduous to coniferous shrubs shall be approximately 80:20, to the satisfaction of the Development Officer.*
- viii. *The existing river valley slope planting areas below the top of bank line are to be maintained and restored should any damage or disturbance take place as a result of construction or development.*
- ix. *The Landscape Plan shall include a*

Mitigation Plan for the Top of Bank area and shall include appropriate protection measures to ensure debris will not fall below the Top of Bank during construction.

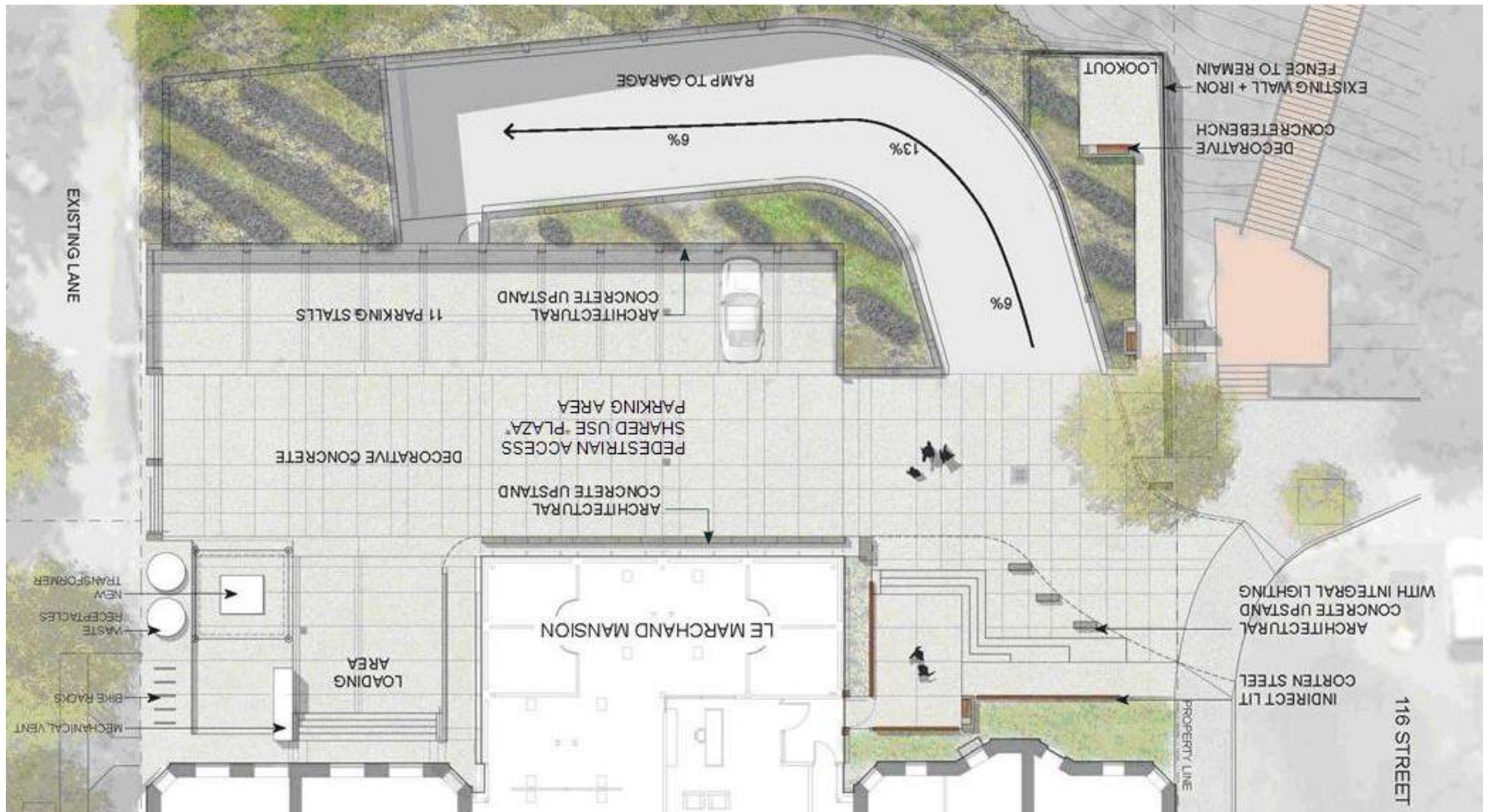
5. Urban Design Regulations for Additions or Alterations to the designated Provincial Historic Resource

- a. *Additions and alterations require Provincial consent from the Alberta Minister of Culture or any other applicable Provincial Ministry prior to the issuance of a Development Permit.*
- b. *Any alterations or additions shall compliment the original building in terms of using appropriate materials, building massing, form and/or style.*
- c. *Sympathetic alterations will be considered at the ground floor where they provide suitable opportunities to open the building up to street/ground level activity.*
- d. *Any significant additions shall only be permitted to the south of the principle heritage building and any design on the south addition shall be treated as a principal frontage.*

Appendix I - Site Plan



Appendix II – Proposed Addition Area



**15.11 DC1 (Area 10) –
Direct Development Control**

15.11.1 Area of Application

A small portion of Sub Area 4, located on 100 Avenue between 115 Street and 116 Street, designated DC1 in the Zoning Bylaw and shown as DC1 (Area 10) in Map 21.

15.11.2 Rationale

To provide for a mixture of residential and commercial uses.

15.11.3 Uses

- a) Minor Amusement Establishments
- b) Apartment Housing
- c) Boarding and Lodging Houses
- d) Business Support Services
- e) Child Care Services
- f) Community, Educational, Recreational and Cultural Services
- g) Community Recreation Services
- h) Duplex Housing
- i) Essential Utility Services
- j) Fascia on premises signs
- k) Freestanding on premises signs
- l) Group Homes
- m) Limited Group Homes
- n) Health Services
- o) Major Home Based Business
- p) Minor Home Based Business
- q) Personal Service Shops
- r) Private Clubs
- s) Professional, Financial and Office Support Services
- t) Projecting on premises signs
- u) Restaurants
- v) Convenience Retail Stores

- w) Row Housing
- x) Secondary Suites
- y) Semi-detached Housing
- z) Single Detached Housing
- aa) Specialty Food Services
- bb) Temporary on premises signs

15.11.4 Development Regulations

- a) The maximum total Floor Area Ratio shall be 4.0; of this total the maximum Floor Area Ratio for Commercial uses shall be 1.0;
- b) The maximum density for Residential Uses shall be 325 dwellings/ha;
- c) The maximum Height shall not exceed 45m nor 15 storeys;
- d) The minimum Yard requirements for existing structures shall be the dimensions that existed on the day of the adoption of this Area Redevelopment Plan Bylaw. If redevelopment occurs, the following minimum Yards shall apply:
 - i) no minimum Front Yard shall be required for main floor Commercial Uses;
 - ii) the minimum Rear Yard shall be 7.5m;
 - iii) Residential Uses shall be set back a minimum of 6.0m from the front property line and 7.5m from the rear property line; and the minimum Side Yard shall be 1.0m for each storey, up to a maximum of 4.5m, except that a minimum of 2.0m is required and where a Side Yard abuts a flanking public roadway, other than a lane, not less than 4.5m shall be provided;

*Note:
Section 15.11 was added
through Bylaw 12801,
May 2001.*

- e) All exterior trash collection areas shall be screened from view in accordance with the Zoning Bylaw;
- f) Single Detached, Semi-detached, Duplex and Secondary Suites shall be developed in accordance with the provisions of the RF4 Zone; and
- g) Signs shall be developed in accordance with Schedule 59H.

15.12 DC1 (Area 11) – Direct Development Control

15.12.1 General Purpose

This Provision is designed to retain and preserve the John T. Ross Residence while accommodating a high density residential tower with street level accessed units in the form of row houses that provide a transition in scale and family oriented dwellings fronting onto 98 Avenue and 111 Street, with site specific design controls to reduce the mass, sun shadow, and view impacts of the tower on adjacent developments.

15.12.2 Area of Application

This Provision shall apply to 0.28 hectare site on the southeast corner of 98 Avenue NW and 111 Street NW legally described as Lots 7 -10, Block 10, Plan B, adopting this DC1 Provision, Oliver.

15.12.3 Uses

- a. Apartment Housing
- b. General Retail
- c. Live Work Units
- d. Minor Home Based Business
- e. Professional, Financial and Office Support Services
- f. Residential Sales Centre
- g. Specialty Food Services
- h. Fascia On-premises Signs
- i. Freestanding On-premises Signs
- j. Temporary Signs

15.12.4 Development Regulations

15.12.4.1 General

- a. *The development shall be in general accordance with the attached Appendices.*
- b. *The maximum Floor Area Ratio shall be 6.7.*
- c. *The maximum number of dwelling units shall be 260.*
- d. *The maximum height of the building shall not exceed 100.0 m.*
- e. *The maximum height of the podium shall not exceed 12.0 m.*
- f. *Tower floor plates shall not exceed 650 m².*
- g. *The length of any Tower face shall be a maximum of 30.0 m.*
- h. *Minimum Building Setbacks shall be as follows, as shown in Appendix VI, Setbacks:*
 - i. 1.5 m on the east;
 - ii. 3.0 m on the west;
 - iii. 1.5 m on the north; and
 - iv. 1.5 m on the south.
- i. *Minimum Tower Stepbacks and Setback shall be as follows, as shown in Appendix I, Illustrative Site Plan:*
 - i. 8.0 m Setback from the east property line.
 - ii. 7.0 m Stepback from the Podium on the west side;
 - iii. 20.0 m Stepback from the Podium on the north side; and
 - iv. 5.0 m Stepback from the Podium on the south side.

Note:
Section 15.12
was added
through Bylaw
16762,
March 24,
2014.

- j. *Balconies and balcony structures may project into the building Setbacks, however they shall not encroach upon City owned lands. They may project a maximum of 1.5 m into the Tower Stepbacks.*
- k. *A minimum average amenity area of 7.5 m² per dwelling shall be provided through the following:*
 - i. *A minimum of 230 m² of Outdoor Amenity space shall be provided as an open communal roof terrace; and a minimum of 150 m² of Outdoor Amenity space shall be provided as publicly accessible quasi-public pocket garden space adjacent to the John T. Ross Residence;*
 - ii. *A minimum of 150 m² of Indoor Amenity space shall be provided;*
 - iii. *Balconies with a minimum depth of 1.5 m may be used to satisfy required Amenity Area.*
- l. *The development shall create a pedestrian-friendly environment on 98 Avenue and 111 Street, which will include such things as individual entrances to the ground floor units, landscaping and other features that lend visual interest and a human scale to the development along the street to the satisfaction of the Development Officer.*
- m. *A Crime Prevention Through Environmental Design Assessment shall be provided to the satisfaction of the Development Officer to ensure that the development provides a safe urban environment in accordance with the guidelines and principles established in the Design Guide for a Safer City (City of Edmonton, 1995) in accordance to Section 58 of the Zoning Bylaw.*

15.12.4.2 Parking, Loading, and Storage

- a. *The development shall provide parking in accordance with Section 54 of the Zoning Bylaw. The Development Officer may consider a variance if a Parking Demand Study is submitted in conjunction with an application for Development Permit to justify any variance in parking requirements.*
- b. *All resident vehicular parking shall be provided underground, except that a maximum of 20 vehicular parking spaces, and a minimum of one universally accessible vehicular parking space, for visitor and non-residential parking may be provided at grade located at the rear of the building and accessed from the abutting lane or in the parkade as required, in general accordance with Appendix I, Illustrative Site Plan.*
- c. *Interior and exterior bicycle parking on the site shall be developed in accordance with Section 54.3 of the Zoning Bylaw.*
- d. *A minimum of 25 bicycle parking spaces shall be development in a safe secure location on the first underground parking level.*
- e. *Vehicular access and egress shall be provided off the lane abutting the development in accordance with Appendix I, Illustrative Site Plan.*
- f. *The driveway ramp shall be at grade at the property line and must not exceed a slope of 6% for a distance of 4.5 m inside the property line to the satisfaction of Transportation Services.*
- g. *Adequate sight lines shall be maintained for vehicles entering and exiting the parkade, to the satisfaction of the Development Officer.*

- h. *Objects such as retaining walls, fences, and landscaping must not exceed a height of 0.3 m for a distance of 3.0 m from the driveway entrance to ensure adequate site lines to the satisfaction of the Development Officer and Transportation Services.*
- i. *Storage and trash collection areas shall be concealed from view from adjacent sites and located within the building. Waste collection areas shall be designed to the satisfaction of the Development Officer in consultation with Waste Management and Transportation Services.*
- j. *One (1) loading space shall be provided at a minimum of 3.0 m in width and by 6.0 m in length, as shown in Appendix I, Illustrative Site Plan.*

15.12.4.3 Landscaping

- a. *Landscaping requirements shall be in general accordance with Appendix VII, Illustrative Landscape Plan.*
- b. *Landscaping on the site shall consider the use of plant materials that provide colour throughout the year to enhance the appearance of the development during cold weather months.*
- c. *Existing mature City boulevard trees along 98 Avenue and 111 Street shall be retained and protected.*
- d. *A landscape buffer 0.5 m in width and maximum 0.5 m high shall be provided along the lane to the east.*

15.12.4.4 Signage

- a. *Signs shall comply with the regulations found in Schedule 59B and in accordance with the General Provisions of Section 59 of the Zoning Bylaw.*

- b. *A Comprehensive Sign Design Plan and Schedule in accordance with Section 59.3 of the Zoning Bylaw shall be prepared for the development and provided to the satisfaction of the Development Officer.*
- c. *No signs shall be placed on the John T. Ross Residence. Only one (1) Freestanding On-premises Signs with a height no greater than 1.0 m and an area no greater than 2 m² shall be permitted in the northwest corner of the site, at the corner of 111 Street and 98 Avenue, as shown in Appendix I, Illustrative Site Plan.*
- d. *Temporary Signs shall exclude trailer mounted signs and/or signs with changeable copy.*
- e. *Freestanding Signs for non-residential Uses shall be developed to be visually harmonious and compatible with the architecture character, finish, and landscaping of the development to the satisfaction of the Development Officer.*

15.12.4.5 Development Regulations for Non-residential Uses

- a. *Residential Sale Centre(s) shall be limited to the sale of on-site condominium units.*
- b. *General Retail, Professional and Financial and Office Support Services shall be limited to a maximum floor area of 180 m² and limited to within the John T. Ross Residence.*
- c. *Specialty Food Services shall be limited to less than 100 occupants and 120 m² of Public Space and limited to within the John T. Ross Residence.*
- d. *Live Work Units shall be limited to the at grade street oriented units and the John T. Ross Residence.*

15.12.4.6 Family Oriented Dwellings

There shall be a minimum of thirteen (13) dwellings developed as family-oriented dwellings which will meet the following criteria:

- i. *The lowest storey of the dwelling is no higher than the third storey of the building;*
- ii. *The dwelling has two (2) bedrooms or more, with a minimum of four (4) three bedroom dwelling units; and*
- iii. *The dwellings at grade shall have an individual private access to grade; except in the case of Apartment Housing, access to Dwellings above the first Storey may be shared, provided that entrances to not more than six Dwellings are located on any one Storey or landing.*

15.12.4.7 Other Regulations

- a. *A Sun Shadow Impact Study shall be prepared by a qualified, registered Professional Engineer or Architect, to professional standards. The Sun Shadow Impact Study shall be submitted with the development permit to the satisfaction of the Development Officer.*
- b. *A detailed Wind Impact Study shall be prepared by a qualified, registered Professional Engineer, and shall be based on a computer model simulation analysis, prepared to professional standards. The wind impact study shall be submitted with the development permit to the satisfaction of the Development Officer.*

- c. *The Development shall incorporate design features to minimize adverse microclimatic effects such as wind tunnelling, snow drifting, rain sheeting, shadowing, and loss of sunlight, both on and off-site, consistent with recommendations of the Sun Shadow and Wind Impact Study to the satisfaction of the Development Officer.*
- d. *Prior to the issuance of a Development Permit, a geotechnical study, including a stability assessment, prepared by a qualified professional engineer shall be submitted and approved to the satisfaction of the Development Officer, in consultation with the City's Geotechnical Engineer and Transportation Services. In addition to the provision of site and development specific geotechnical recommendations for design and construction, such report must also provide recommendation to minimize and mitigate geotechnical risk to the development and surrounding properties and infrastructure.*

15.12.5 Urban Design and Architectural Control

- a. *Podium:*
 - i. *The podium shall take the appearance of a two storey row houses oriented onto 98 Avenue and 111 Street with at grade residential dwellings providing separate, individual access and feature visible identifiable doorways, landscaped terraces, pedestrian lighting, and patios. Sliding patio doors shall not serve as this entrance.*
 - ii. *The podium exterior shall be finished with clear glazing and quality, durable building materials that may include masonry, stone and pre-finished metal.*

- iii. *The scale, form, and materiality of the podium shall be determined by the retention and incorporation of the John T. Ross Residence, to the satisfaction of the Development Officer*
 - iv. *The building shall be designed to include the use of different architectural elements and treatments, articulated facades, materials, and colours to add variety, rhythm, break up the massing to provide a sense of human scale and must fit within or be complimentary to the John T. Ross Residence architecture to the satisfaction of the Development Officer.*
 - v. *The materiality of the east and south facades shall be similar to that of the street-facing facades to the satisfaction of the Development Officer.*
 - vi. *A minimum of 50% of the linear building frontage of the ground floor facades shall have transparent glazing, where fronting onto a Public Roadway, other than a Lane. Linear frontage shall be measured as the horizontal plane at 1.5 m above grade, excluding the John T. Ross Residence.*
 - vii. *The Podium shall form a continuous streetscape with the main floor and patio height a minimum 0.3 m to a maximum 0.6 m to compliment the John T. Ross Residence, to the satisfaction of the Development Officer.*
 - viii. *The Podium's north and west Setback shall be within 0.2 m of the north and west setbacks of the John T. Ross Residence.*
 - ix. *The minimum separation distance between the John T. Ross Residence and the new development shall be 2.0 m to the south and 14.5 m to the east.*
 - x. *The space created by the required separation distance between the John T. Ross Residence and the podium to the south shall act as a walkway, be universally accessible, and landscaped to the satisfaction of the Development Officer.*
 - xi. *Where podium roofs are visible from existing adjacent developments, the development shall improve rooftop aesthetics to the satisfaction of the Development Officer.*
- b. *Tower:*
- i. *The Tower entrance at grade shall be designed to be clearly visible and distinct and oriented to 111 Street.*
 - ii. *The exterior of the Tower shall be finished with high quality, sustainable, and durable materials, such as masonry, stone, and glazing*
 - iii. *The mid-Tower zone shall be differentiated from the podium, but should reinforce some of the design details, colours, materials, and architectural expression from the podium.*
 - iv. *The Tower top shall contribute to the 'signature' of the building and the City's skyline through architectural treatment of the top five (5) floors and roof. The Tower shall provide articulation, visual interest and reduced massing effects by combination of sculpting of the building, variation of materials / colour, architectural features, or other means and shall be to the satisfaction of the Development Officer.*

- v. *The Tower shall incorporate design features to minimize adverse microclimatic effects such as wind tunneling and rain sheeting.*
- c. *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 safe well-lit environment for pedestrians, to accentuate artwork and heritage facades, and to highlight portions of the development at night time, to the satisfaction of the Development Officer and Heritage Officer.*
- d. *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.*

15.12.6 Green Sustainable Practices and Targets

The building shall meet the requirements of the Green Building Rating System LEEDTM, Canada NC 2009, to achieve a minimum LEED Certified Silver.

15.12.7 Development Regulations – Heritage

Development of the historically designated John T. Ross Residence shall be in accordance with the following regulations and to the satisfaction of the Development Officer and the Heritage Officer.

- a. *The John T. Ross Residence at 9749 111 Street, has been designated a Municipal Historic Resource as per Bylaw 14637 on November 26, 2007 and shall be preserved and integrated into the redevelopment of the site.*

- b. *The John T. Ross Residence shall have a minimum west Setback of 3.0 m and north Setback of 1.5 m.*
- c. *There shall be no building development in the front of the John T. Ross Residence.*

15.12.8 Improvements and Public Amenities

15.12.8.1 Off-site and On-site Improvements to Serve the Development

- a. *As a condition of any development permit, 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 to be addressed in the Agreement include but are not limited to the repair of any damage to the abutting roadways, sidewalks and/or boulevards resulting from construction of the development, to the satisfaction of Transportation Services. The site must be inspected by Transportation Services prior to the start of construction and once again when construction is complete.*
- b. *The lane directly abutting the site to the east shall be upgraded to a commercial standard.*
- c. *A publicly accessible quasi-public pocket garden, with a minimum area of 120 m² of the total site shall be developed on the north side of the site, east of the John T. Ross Residence, abutting 98 Avenue. The pocket garden will include seating and landscaping in general accordance with Appendix I, Illustrative Site Plan, and Appendix VIII, Illustrations – Quasi-*

Public Pocket Garden, and be used for passive recreation by residents of the development and the community. The quasi-public pocket garden, to the satisfaction of the Development Officer, shall:

- i. be designed in a manner that is open and inviting to the public;*
 - ii. engage with the street and shall act as an 'outdoor room';*
 - iii. be separated from the at grade units directly to the south by a visual screen such as a planted trellis;*
 - iv. include public art in accordance with Section 8.2 of this provision.*
- d. As a condition of the development permit, the owner(s) shall register a Public Access Easement to ensure that public access to the quasi-public pocket garden on the north side of the site will remain available between the hours of 7:00am to 10:00pm. The easement shall make the private property owner(s) responsible for maintenance and liability, to the satisfaction of the Development Officer.*

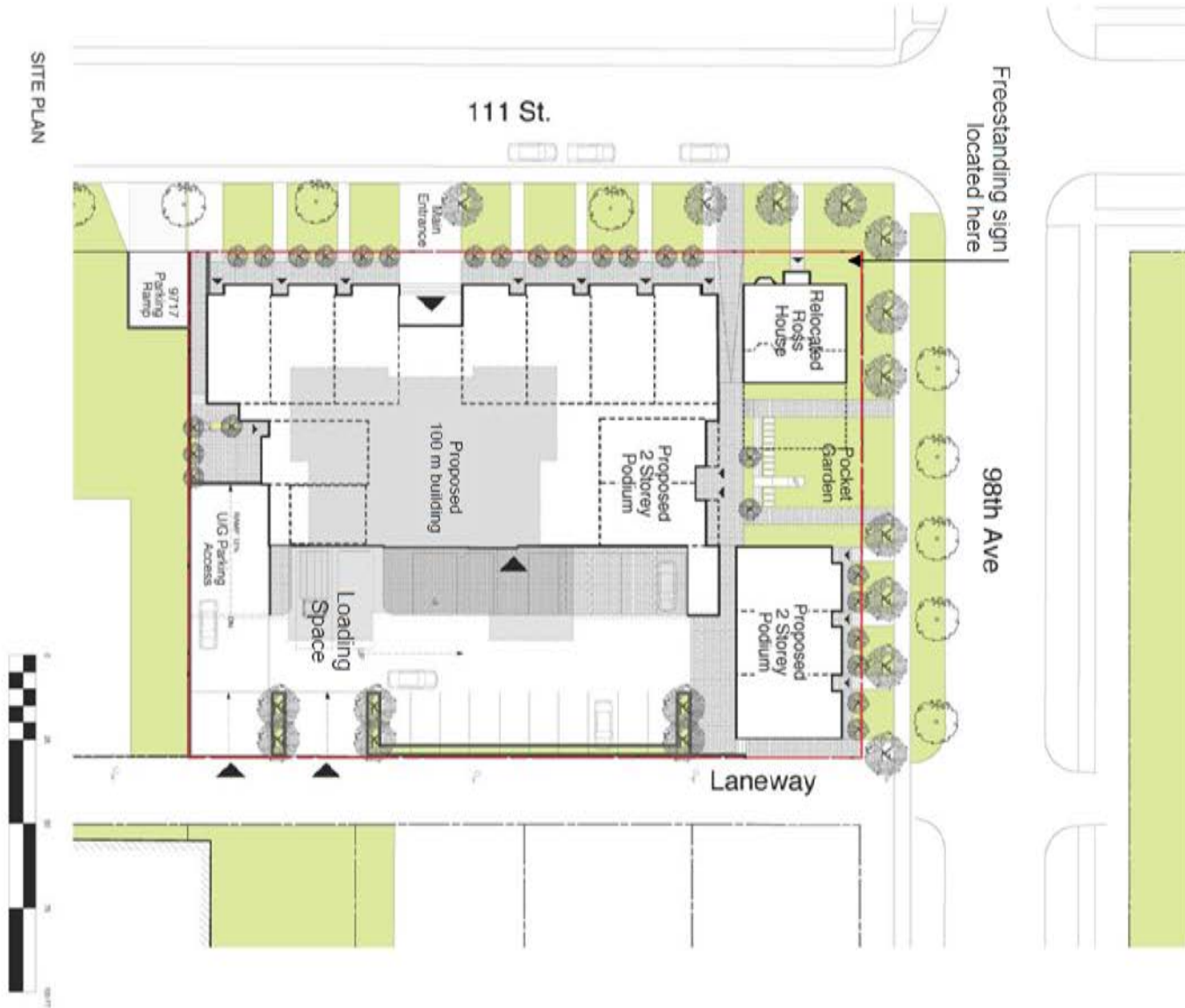
15.12.8.2 On-site Public Art Contributions

- a. As a condition of the Development Permit and prior to the issuance of the Occupancy Permit, the owner shall commission public art to the minimum value of \$175,000.*
- b. A committee with representation from the owners and the Edmonton Arts Council shall oversee this Public Art Program, and, in*

consultation with the Development Officer shall determine the appropriate locations for artworks to be installed.

- c. Public art shall be located on-site and visible from the public realm.*
- d. If a development application has not been made within five (5) years of the date of passage of this Bylaw, the Public Art contribution shall be increased from that point forward according to the annual rate of national inflation as determined by Statistics Canada.*

Appendix I
Illustrative Site Plan

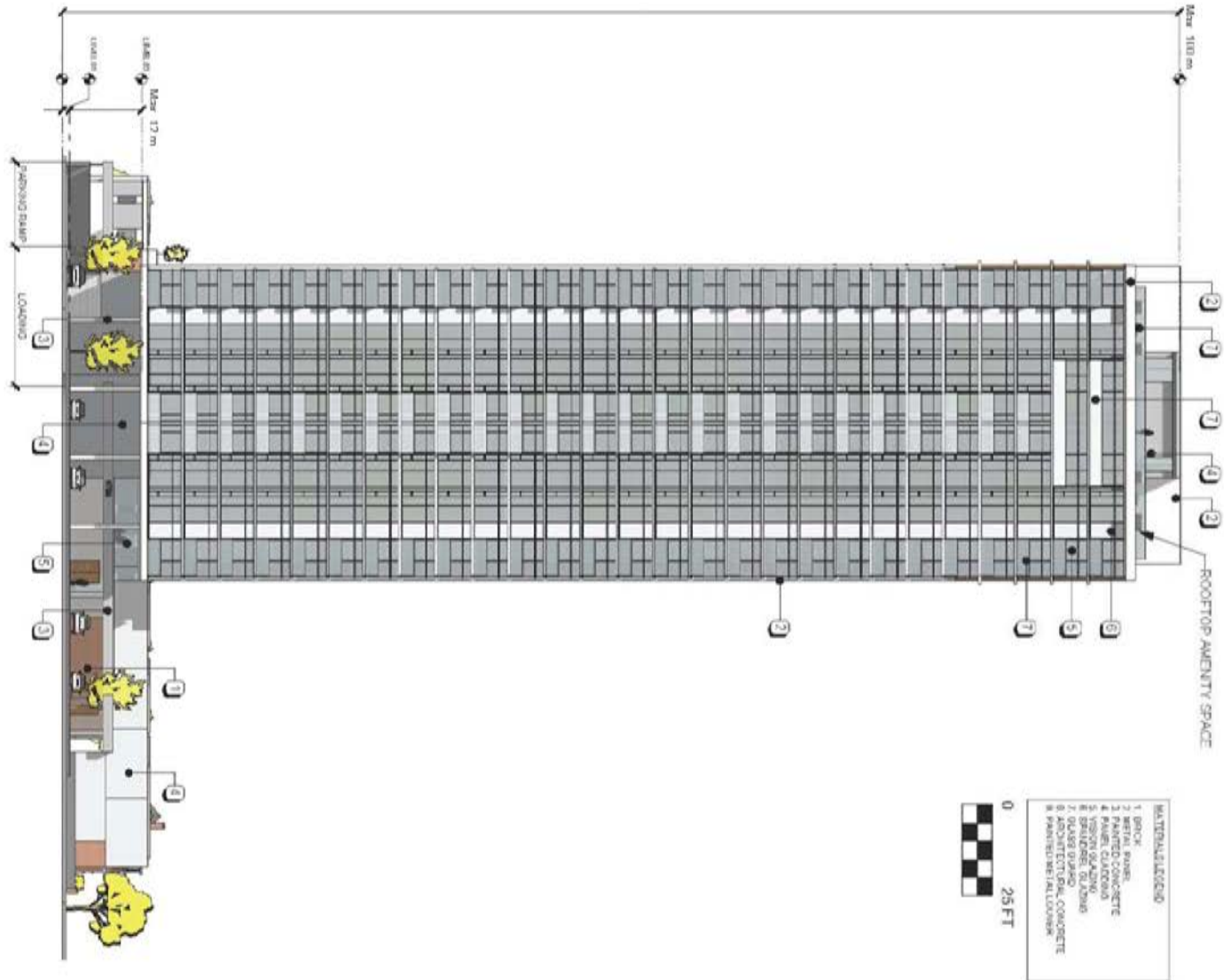


Appendix II

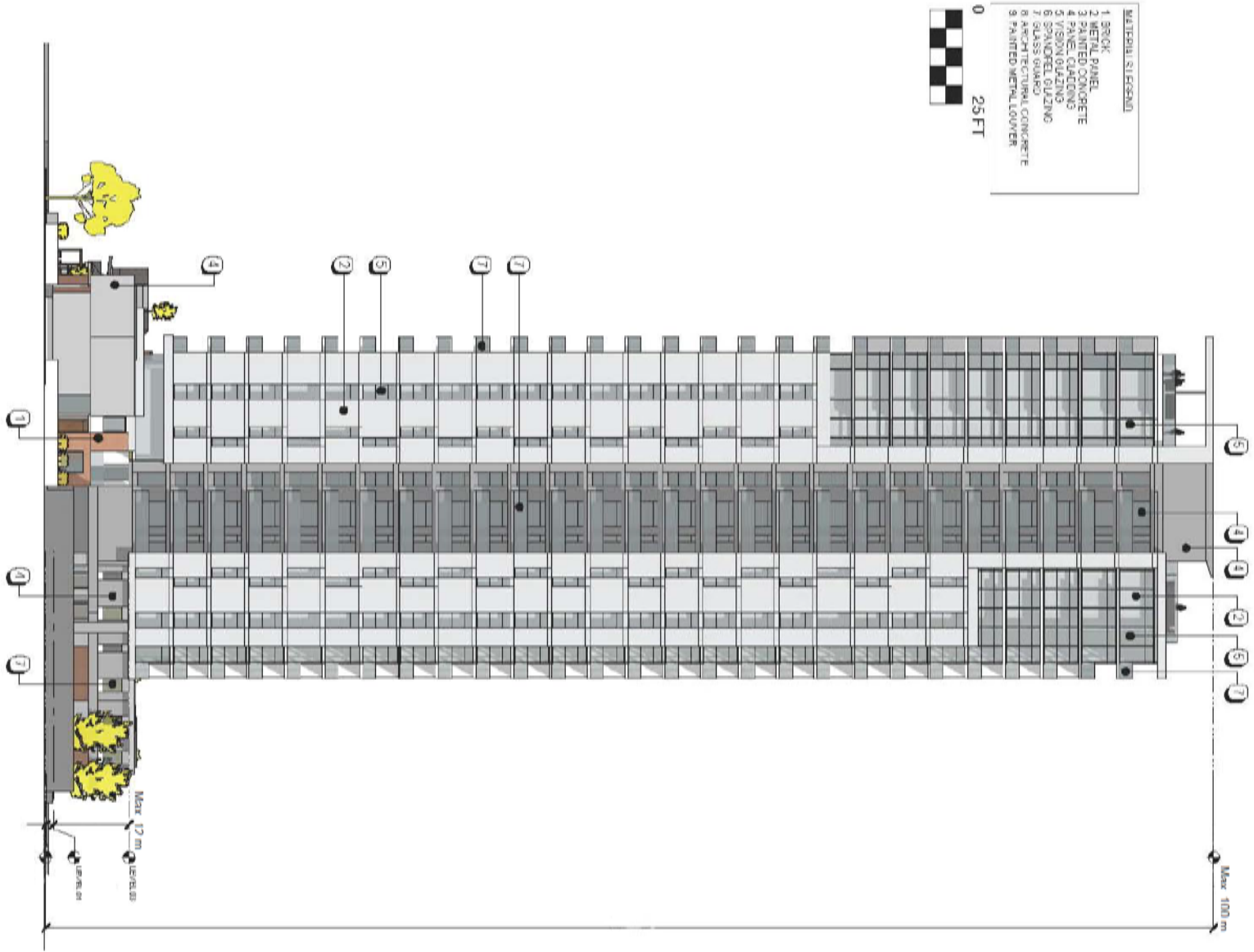
Project West Plan



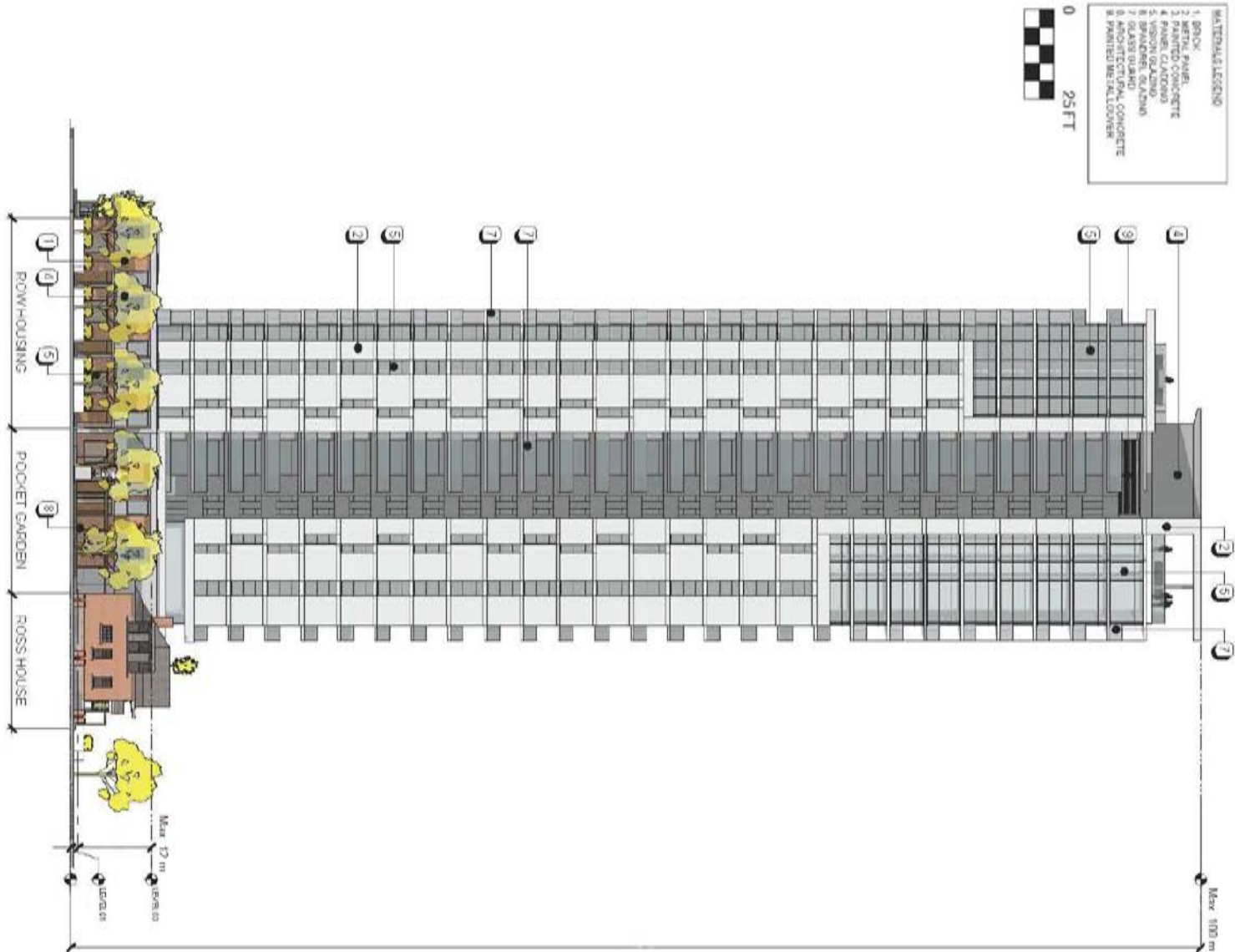
Appendix III
Project East Elevation

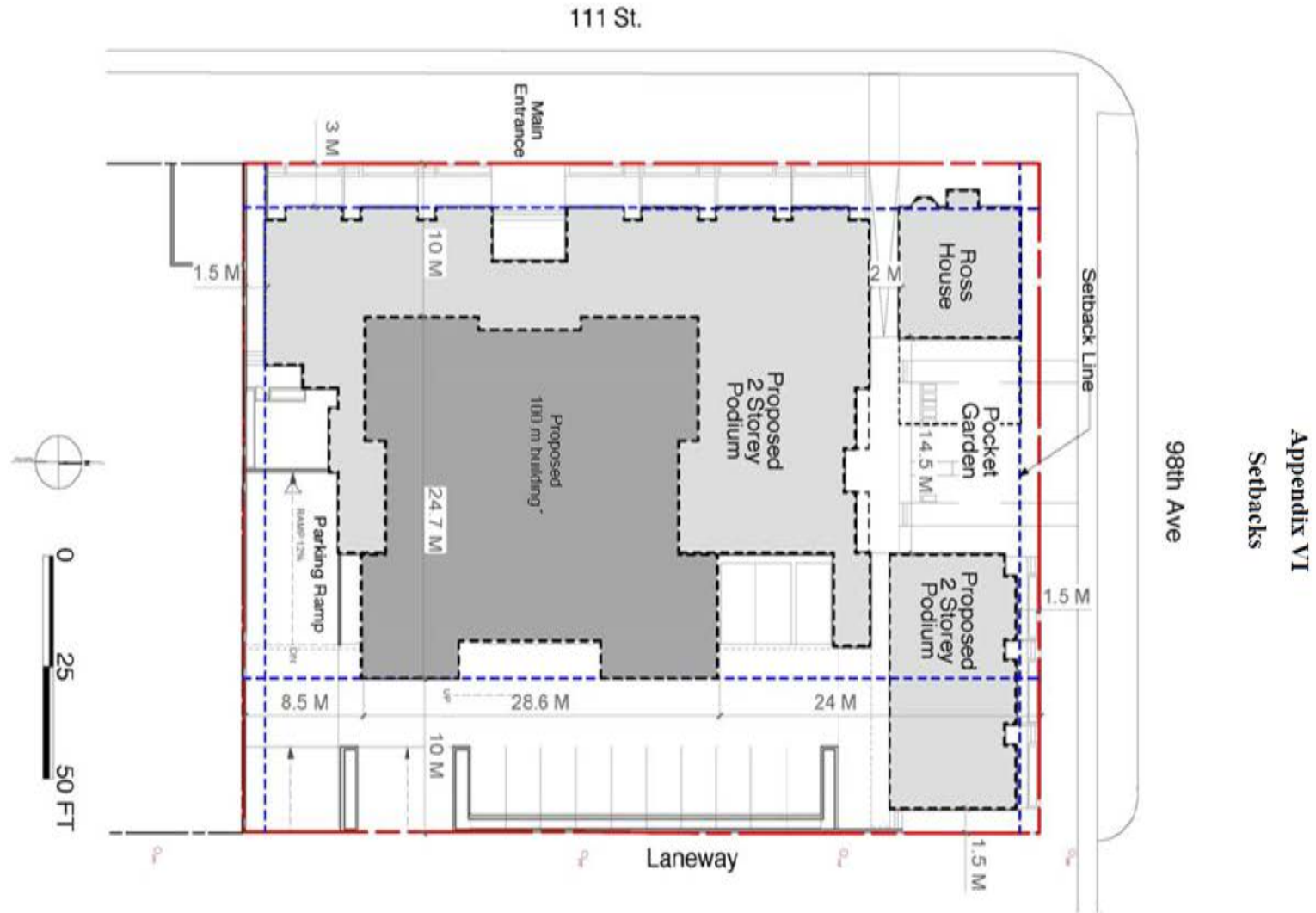


Appendix IV
Project South Elevation



Appendix V
Project North Elevation





Appendix VII
Illustrative Landscape Plan



PLANTING SCHEDULE

DECIDUOUS TREES

Botanical Name	Common Name	Comments
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<i>Prunus pennsylvanica</i> 'Prairie Spike'	Prairie Spike Ash	75mm cal. min., 4.5m ht. min., B&B	FP	8	Frax
<i>Malus 'Dolgo'</i>	Dolgo Crab Apple	65mm cal. min., 3.0m ht. min., B&B	MD	6	Mal.
<i>Ulmus 'Ivory Silk'</i>	Ivory Silk Japanese Tree Lilac	75mm cal. min., 4.0m ht. min., B&B	SIR	2	Syrh
<i>As americana</i> 'Brandon'	Brandon Elm	75mm cal. min., 4.5m ht. min., B&B	UA	10	Ulm

CONIFEROUS TREES

<i>Thuja occidentalis</i> 'Arctadia'	Arctadia Juniper	60cm spc. min., #5 container	JA	28	Junl
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DECIDUOUS SHRUBS

CONIFEROUS SHRUBS

Appendix VIII
Illustrations – Quasi-Public Pocket Garden



15.13 DC1 (Area 12) – Direct Development Control

15.13.1 General Purpose

To establish a Direct Development Control Provision to accommodate the development of an architecturally sensitive low density mixed use residential and parking structure on a site containing a building on the Inventory of Historic Resources in Edmonton converted to commercial Uses.

Note:
Section 15.13
was added
through Bylaw
16783,
April 28,
2014.

15.13.2 Area of Application

This Provision shall apply to Lot 66, Block 11, Plan NB on the northwest corner of 99 Avenue NW and 111 Street NW, as shown on Schedule “A” of this Bylaw adopting this Provision, Oliver.

15.13.3 Uses

- a) Apartment Housing
- b) Business Support Services
- c) Garage Suites
- d) Health Services
- e) Major Home Based Business
- f) Minor Home Based Business
- g) Personal Service Shops
- h) Private Education Services
- i) Professional, Financial and Office Support Services
- j) Single Detached Housing
- k) Freestanding On-premises Signs

15.13.4 Development Regulations

- a) Development within this Provision shall be in general conformance with Appendix I (Site Plan).
- b) A structure may be built on Site that contains one Dwelling located above a Parking Garage on ground level, with a basement used for residential and commercial use storage only (not a Dwelling). This structure shall be architecturally sensitive to the Cornelius Gallagher Residence to the satisfaction of the Development Officer in consultation with the Heritage Officer. This structure shall not be considered an Accessory building to the Cornelius Gallagher Residence and Section 50 of the Zoning Bylaw shall not apply to the new structure. For the purpose of this Provision, this structure shall be referred to as the “New Development” as shown on Appendix I.
- c) Business Support Services, Health Services, Personal Service Shops, Private Education Services and Professional, Financial and Office Support Services shall only be allowed if located within the Cornelius Gallagher Residence; these commercial Uses shall not be allowed within the New Development.
- d) The above ground portion of the New Development shall be separated from the Cornelius Gallagher Residence by a minimum of 8.0 m.
- e) Section 54.7 of the Zoning Bylaw shall not apply to the Parking Garage.
- f) The maximum Floor Area Ratio shall be 1.3.
- g) The maximum Site Coverage shall be 45%.
- h) The maximum Height for the New Development shall not exceed 9 m and no increase in Height shall be allowed for the Cornelius Gallagher Residence.
- i) The minimum Setback from 111 Street NW to the east

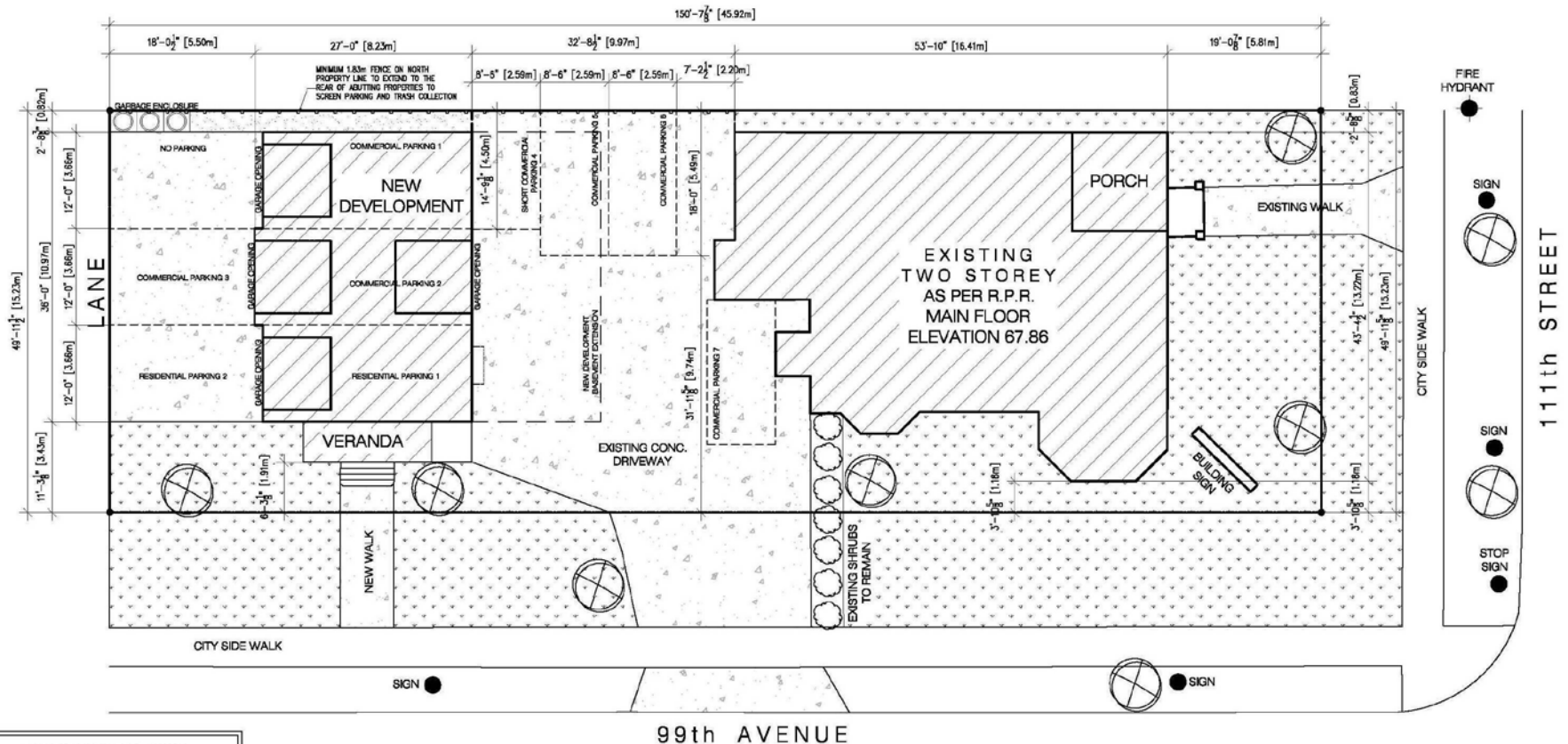
- shall be 4.3 m.
- j) The minimum Setback from 99 Avenue NW to the south shall be 3 m.
 - i) Notwithstanding the 99 Avenue NW Setback requirement above or Section 44 of the Zoning Bylaw, an unenclosed veranda/porch attached to the New Development with an above balcony may extend a maximum of 1.6 m into this Setback. In addition, steps leading up to the veranda/porch from 99 Avenue NW may extend a further 1.0m into this Setback from the edge of the veranda/porch.
 - k) The minimum Setback from the Rear Lane to the west shall be 5.5 m.
 - l) The minimum Setback from the interior, north Lot line shall be 0.5 m.
 - m) Notwithstanding the above Setback requirements, no minimum Setback requirements shall apply to the Cornelius Gallagher Residence, except where a new addition to the structure is to occupy additional area within the site.
 - n) Notwithstanding Section 48 of the Zoning Bylaw, all required Separation Space shall be reduced to the minimum Setback requirement.
 - o) The windows contained within the New Development shall be placed and sized such that they minimize overlook into Yards and windows of abutting properties through off-setting window placement to limit direct views of abutting rear or side yard amenity areas, or direct view into the New Development to the satisfaction of the Development Officer.
 - p) Notwithstanding Section 54 of the Zoning Bylaw, the following shall apply:
 - i. A total of nine (9) accessory vehicular parking spaces shall be provided of which two (2) shall be for the residential Dwelling and seven (7) shall be for the commercial Uses within the Cornelius Gallagher Residence. In addition:
 - A. The two residential parking spaces may be developed as Tandem Parking; and
 - B. One of the commercial spaces shall be developed as a small car space as per the dimensions in Section 54.2 of the Zoning Bylaw.
 - ii. Vehicular access to the Parking Garage and Parking Area shall be from the Rear Lane or the existing Driveway from 99 Avenue NW as shown on Appendix I;
 - iii. Notwithstanding Section 54 of the Zoning Bylaw, 2 Bicycle Parking spaces shall be required and may be located within a building.
 - iv. No Off-street Vehicular Loading Facilities shall be required.
 - v. Notwithstanding the above, in the event that the Cornelius Gallagher Residence is converted back to residential Uses, commercial parking spaces may also be converted to residential spaces and the number of required parking spaces may be varied by the Development Officer in consultation with Transportation Services to meet the needs of the residential development.
 - q) A minimum 1.83 m high screen wood fence shall be provided for the portion of the north property line to the rear of the Cornelius Gallagher Residence to provide visual screening of parking and trash collection areas

- from the abutting property to the north.
- r) Exterior lighting shall be in accordance with Section 51 of the Zoning Bylaw and all Parking Areas shall be well-lit so as to provide a safe environment for pedestrians including the use of full cut-off lighting.
 - s) Notwithstanding Section 55 of the Zoning Bylaw, Landscaping shall be in general conformance with that shown on Appendix I. All 5 existing mature trees within the site and the existing hedge along the east side of the existing Driveway from 99 Avenue NW shall be retained and protected. All 4 mature trees on boulevards abutting the Site shall also be retained and protected.
 - t) Notwithstanding Sections 46 and 47 of the Zoning Bylaw, the required Amenity Area for the residential Dwelling shall consist of the veranda facing 99 Avenue NW and the second storey balcony above. A combined total of 15m² of residential Amenity Area shall be provided. There shall be no minimum length, width or depth requirements for Amenity Area.
 - u) Notwithstanding Section 46 and 47 of the Zoning Bylaw, there shall be no requirement for Amenity Area for Commercial Uses.
 - v) All exterior trash collection areas shall be located as shown on Appendix I, shall be accessed from the rear Lane and shall be screened in accordance with Section 55.4 of the Zoning Bylaw.
 - w) Signs shall comply with Schedule 59H of the Zoning Bylaw and in addition, only one Freestanding On-premises Sign shall be allowed and located as shown in Appendix I. The sign shall be designed and finished in a manner consistent with the architectural theme of the development and be sensitive to the character of the Cornelius Gallagher Residence to the satisfaction of the

Development Officer in consultation with the Heritage Officer.

15.13.5 Additional Regulations for Historical Resource Preservation

- a) The design and appearance of any additions or alterations to the Cornelius Gallagher Residence shall not significantly impact the historically significant aspects of the building. Any such development shall complement the original historical building in scale, proportion, architectural style, detail and materials to the satisfaction of the Development Officer in consultation with the Heritage Officer.
- b) Decorative and security lighting shall be designed and finished in a manner consistent with the architectural theme of the development and be sensitive to the character of the Cornelius Gallagher Residence to the satisfaction of the Development Officer in consultation with the Heritage Officer.



- ALL PARKING & DRIVEWAYS TO BE HARD-SURFACED.
- ALL OTHER AREAS TO BE SODDED, LANDSCAPED OR SIDEWALK.
- BICYCLE PARKING MAY BE LOCATED ON THE INTERIOR OF THE BUILDING.
- ALL MATURE TREES AS WELL AS THE HEDGE ALONG EAST SIDE OF EXISTING DRIVEWAY SHALL BE RETAINED

SITE PLAN



LEGAL DESCRIPTION
 LOT: 66
 BLOCK: 11
 PLAN: NB
MUNICIPAL ADDRESS
 11114 - 99 AVENUE

APPENDIX I

SITE COVERAGE

LOT SITE:	7530 Sq. Ft.	699.56 Sq m.	
PROPOSED GARAGE:	1028 Sq. Ft.	75.44 Sq m.	13.65 %

15.14 DC1 (Area 13) – Direct Development Control

15.14.1 General Purpose

To establish a Site Specific Development Control Provision to accommodate a high density residential tower with street level commercial units fronting onto 124 Street and 102 Avenue and reassembling, incorporating and maintaining three historic Buena Vista building Facades within the development.

Note:
Section 15.14
was added
through Bylaw
17177,
April 27,
2015.

15.14.2 Area of Application

This Provision shall apply to a 0.21 hectare Site, legally described as Lots 1-3, Block 19, Plan RN22; 12327 102 Avenue, 10127 124 Street, and 10131 124 Street, located at the southeast corner of 102 Avenue NW and 124 Street NW, as shown on Schedule “A” of this Bylaw adopting this Provision, Oliver.

15.14.3 Uses

- a. Apartment Hotels
- b. Apartment Housing
- c. Bars and Neighbourhood Pubs
- d. Business Support Services
- 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. Household Repair Services
- m. Lodging Houses

- n. Media Studios
- o. Minor Alcohol Sales
- p. Minor Amusement Establishments
- q. Minor Home Based Business
- r. Personal Service Shops
- s. Private Education Services
- t. Professional, Financial and Office Support Services
- u. Residential Sales Centre
- v. Restaurants
- w. Secondhand Stores
- x. Specialty Food Services
- y. Veterinary Services
- z. Fascia On-premises Signs
- aa. Projecting On-premises Signs

15.14.4 Development Regulations

15.14.4.1 General

- a. Development shall be in general accordance with the attached Appendices.
- b. The maximum Floor Area Ratio shall be 9.5.
- c. The maximum number of Dwelling Units shall be 240.
- d. The maximum Height of the building shall not exceed 85.0 m.
- e. The maximum Height of the podium shall not exceed 18.0 m.
- f. Tower floor plates shall not exceed 675 m².
- g. The length of any Tower face shall be a maximum of 30.0 m
- h. Building Setbacks shall be in general accordance with Appendix I, Illustrative Site Plan, and shall be:

- i. 0 m on the east;
 - ii. 1.5 m on the west;
 - iii. 0 m on the north; and
 - iv. 0 m on the south.
- i. Minimum Tower Stepbacks shall be in general accordance with Appendixes II, III, IV and V and shall be
 - i. 8.0 m Stepback from the east property line;
 - ii. 5.5 m Stepback from the west Façade of the podium;
 - iii. 4.0 m Stepback from the north Façade of the podium; and
 - iv. 10.0 m Stepback from the south Façade of the podium.
- j. Balconies and balcony structures may project into the building Setbacks, however they shall not encroach upon City owned lands.
- k. Balconies and balcony structures may project a maximum of 1.25 m into the Tower Stepbacks.
- l. A minimum of 7.5 m² of Amenity Area per Dwelling shall be provided in accordance with Section 46 of the Edmonton Zoning Bylaw.
- m. 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.
- n. Commercial Uses shall be located on the ground floor only. Apartment Hotels may be included on the upper floors.
- o. The development shall create a pedestrian-friendly environment on 102 Avenue and 124 Street, which will include such things as individual entrances, glazing and transparency, landscaping and other features that lend visual

interest and a human scale to the development along the street.

- p. Prior to the issuance of any Development Permit, a Crime Prevention Through Environmental Design Assessment shall be provided to the satisfaction of the Development Officer to ensure that the development provides a safe urban environment in accordance with the guidelines and principles established in the Design Guide for a Safer City (City of Edmonton, 1995).
- q. A maximum of one establishment of Bars and Neighbourhood Pubs Use shall be limited to 417 occupants and 500 m² of Public Space. Additional Bars and Neighbourhood Pub Uses shall be limited to 250 seats for occupants and 300 m² of Public Space.
- r. A maximum of one establishment of Restaurant Use shall be limited to 417 seats for occupants and 500 m² of Public Space. Additional Restaurant Uses shall be limited to 250 seats for occupants and 300 m² of Public Space.
- s. Specialty Food Services Use shall be limited to 100 seats for occupants and 120 m² of Public Space.
- t. Residential Sales Centre(s) shall be limited to the sale of on-Site condominium or rental units.

15.14.4.1 Parking, Loading and Access

- a. Vehicular access and egress shall be from the abutting Lane and in accordance with Appendix I, Illustrative Site Plan, to the satisfaction of the Development Officer in consultation with Transportation Services, as follows:
 - i. The entrance shall be designed to address safe traffic operations and maintain good sightlines associated with vehicle movements to and from the adjacent alley

located along the east property line. Proposed walls or retaining walls bordering the parkade ramp shall not exceed a Height of 0.3 m for a distance of 3.0 m from the alley to ensure adequate sightlines can be met;

- ii. Adequate sight lines shall be maintained for vehicles entering and exiting the parkade; and
 - iii. The driveway ramp to the parkade shall be at Grade at the property line and shall not exceed a slope of 6% for a distance of 4.5 m inside the property line, or to the satisfaction of the Development Officer in consultation with Transportation Services.
- b. Off-street parking requirements shall recognize the locational attributes associated with the mixed Use building, its proximity to public transit (located along a transit avenue and within easy walking distance a future Light Rail Transit platform), its proximity to existing and planned active mode facilities and infrastructure, and the need to continue to promote a walkable neighbourhood.
- i. Notwithstanding Section 54.2 of the Zoning Bylaw, the maximum number of off-street parking spaces constructed shall be 235 spaces.
 - ii. The off-street vehicular accessory parking requirements for the development parcel shall be:

Land Use Component	Parking Space Allocation
Residential Units	197 to 203
Commercial and Resident Visitor Parking	26 to 38

- c. A minimum of 223 vehicular parking stalls shall be provided on Site.

- d. Commercial parking shall share on-Site resident visitor parking spaces through an owner-operated parking management program.
- e. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a Setback.
- f. Bicycle Parking shall be developed in accordance with Section 54.3 of the Zoning Bylaw.
 - i. A minimum of 25 Bicycle Parking spaces shall be developed in a safe and secure location on either the ground floor or within the first level of the parkade.
- g. Storage and waste collection areas shall be concealed from view from adjacent Sites and located within the building. Waste collection areas shall be designed to the satisfaction of the Development Officer in consultation with Waste Management and Transportation Services.
- h. One (1) loading space shall be provided at a minimum of 3.0 m in width and 6.0 m in length, as shown in Appendix I, Illustrative Site Plan.

15.14.4.3 Landscaping

- a. Notwithstanding Section 55.4.6 of the Zoning Bylaw, on Site Landscaping shall not be required within the building Setback area along 124 Street.
- b. Hard surfacing shall be provided within the 1.5 m building Setback from the west property line to the satisfaction of the Development Officer.
- c. A detailed Landscape Plan for the Site, including front entry, roof top outdoor amenity spaces, and all existing and proposed utilities within the road right-of-way shall be submitted for review and approval prior to the issuance of any Development Permit.

- d. The Landscape Plan shall include pavement materials, sizes and species of new tree plantings, and other detailed landscaping elements
- e. Landscaping on Site shall use plant materials that provide colour throughout the year to enhance the appearance of the development during the cold weather months.
- f. All existing street trees shall either be retained and protected / hoarded during construction or removed and replaced with an enhanced growing medium to the satisfaction of the Development Officer.

15.14.4.4 Signs

- a. Signs shall comply with the regulations found in Schedule 59F and in accordance with the General Provisions of Section 59 of the Zoning Bylaw.
- b. A Comprehensive Sign Design Plan and Schedule, in accordance with Section 59.3 of the Zoning Bylaw, for the Site shall be provided, to the satisfaction of the Development Officer.
- c. Signs erected on the historic Facades shall be to the satisfaction of the Development Officer in consultation with the Heritage Officer, as follows:
 - i. Sign size, typeface, graphic and material shall be designed to complement and be sensitive to historic Facades.
 - ii. Signs shall only be permitted on the ground floor, below the decorative cornices.
 - iii. Illuminated Signs shall only be illuminated from an external source or individually backlit logogram or lettering. Internally lit or canned backlit signs shall not be permitted.

15.14.4.5 Weather Influences

- a. The development shall incorporate design features to minimize adverse microclimatic effects such as wind tunneling, snow drifting, rain sheeting, shadowing, and loss of sunlight, both on and off Site, consistent with recommendations of the Sun Shadow Impact Study and Wind Impact Study, to the satisfaction of the Development Officer.

15.14.5 Urban Design Regulations

15.14.5.1 Built Form

- a. *Podium:*
 - i. The podium shall incorporate the historic building Façade of the Buena Vista at the northernmost and westernmost portion of the Site in general accordance with Appendix II, V and VI. The southwest portion of the Site shall include a three (3) to four (4) storey podium base with clear glazing and shall be consistent with the Height of the Buena Vista Façade.
 - ii. The podium exterior shall be finished with clear glazing and quality, durable materials that may include brick and pre-finished metal. The general aesthetic will be highly transparent and of lighter materiality, juxtaposed against the heavier historic brick Facades giving them a higher degree of edge articulation and presence. At 102 Avenue, the new north Façade is recessed at the juncture with the historic Buena Vista block and the brick return to the south is revealed.
 - iii. Except for the portion of the podium containing the north and west historic Façade of the Buena Vista building a minimum of 70% of the linear building

frontage of the ground floor Facades shall have transparent glazing, where fronting onto a public roadway, other than a Lane.

- iv. Where podium roofs are visible from existing adjacent developments, the development shall improve rooftop aesthetics to the satisfaction of the Development Officer. Improvements to aesthetics may include screening of mechanical equipment.
- b. Tower:
 - i. The Tower entrance shall be designed to be clearly visible and distinct and oriented to 124 Street.
 - ii. The exterior of the Tower shall be finished with high quality, sustainable, and durable materials such as masonry, stone, brick and glazing.
 - iii. The Tower top shall contribute to the uniqueness of the building and the City's skyline through architectural treatment of the top two (2) floors and roof. The Tower shall provide articulation, visual interest and reduced massing effects by the combination of stepping back the building, variation of materials / colour, architectural features, or other means.
 - iv. The mid-Tower shall be differentiated from the podium, but should reinforce some of the design details, colours, materials and architectural expression of the podium.

- v. Tower and Tower top will be clearly differentiated in terms of architectural forms, but also related through use of material and sensitive attention to effective and consistent detailing.

5.2 Street Interface

- a. Buildings shall accommodate Commercial Uses to strengthen the pedestrian oriented shopping area through the following:
 - i. The ground Storey shall be a minimum Height of 4.0 m;
 - ii. A minimum of 60% of street frontage for retail, services, and other commercial Uses; and
 - iii. The 124 Street and 102 Avenue frontages, excluding the portion that contains the north historic Façade of the Buena Vista Building, shall be designed to break the appearance into 11.0 m sections or modules consistently sized with other buildings on the shopping street.
- b. Except for the portion of the podium containing the north and west historic Façade of the Buena Vista building, blank walls or non-transparent surfaces shall not exceed 30% of the linear building frontage at Grade, where fronting onto a public roadway, other than a Lane.
- c. Ground level retail Uses shall open to the street and not to an internal atrium.
- d. Residential Uses shall have access at Grade that is separate from the Commercial Uses.

- e. Buildings shall be designed and oriented to face 102 Avenue and 124 Street with entrances that are clearly visible.

5.3 Lighting

- a. 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 artwork and historic Facades, and to highlight Commercial Uses and other portions of the development at night time, to the satisfaction of the Development Officer in consultation with the Heritage Officer.
- b. Night-time light pollution shall be reduced by avoiding over-illumination of the development and using low cut-off exterior lighting fixtures which direct light, to ensure illumination does not extend beyond the boundaries of the Site.

5.4 Heritage

- a. The Development and the reassembly of the historic Buena Vista Facades on the north, west and south sides of the building shall be to the satisfaction of the Development Officer in consultation with the Heritage Officer and in general accordance with Appendix VI, Architectural Façades of the Historic Buena Vista Block, as follows:
 - i. The Applicant shall reassemble the north, west and partial south Façade of the historic Buena Vista block, to its 1912 architectural design.

- ii. Detailed drawings of the reassembled historic Facades shall be provided to the satisfaction of the Development Officer in consultation with the Heritage Officer.
- iii. The ground floor of the historic Buena Vista Facades shall resemble the 1912 architectural design and shall complement the balance of the historic Facades. Modifications or alterations to the storefronts must continue to convey the 1912 historic character of the Facades and be consistent with the Historic Resources Impact Assessment.
- iv. The reinstatement of the 1912 architectural elements of the historic north, west and south Façades of the Buena Vista building shall be in general accordance with the provisions of the “Standards and Guidelines for the Conservation of Historic Places in Canada”, as established by Parks Canada.
- v. The reinstatement of the 1912 architectural elements of the historic north, west and south Façades shall maintain the key character-defining elements of the Buena Vista building, in as an original form as possible, including but not limited to the following:
 - A. Pressed red brick;
 - B. Cut stone horizontal banding at the first and third floor levels;

- C. Single and paired windows appropriate to the 1912 historic period of the building. PVC shall not be allowed;
 - D. Keystone details of windows on west and north elevations;
 - E. Iron rails and balustrades;
 - F. Painted metal cornices with decorative dentil border at the parapet level and above the ground level retail space;
 - G. Metal cornice returns at the southwest and northeast corners at parapet level;
 - H. Identification stone at parapet level; and
 - I. Painted ghost sign advertising on south Façade, as illustrated on Appendix VI.
- vi. To the extent possible, the original materials, brickwork, architectural features, parapets, cornices, door openings and fenestration pattern of the historic north, west and south Façades shall be maintained, repaired and re-used, or if damaged beyond repair, they shall be replicated as part of the development.
- vii. Notwithstanding 5.4:
- A. the easternmost windows on the north Façade that are currently located in the stairwell and are not in alignment with the rest of the fenestration shall be brought into alignment;
 - B. two additional pilasters on the west Façade shall be allowed to provide articulation; and
 - C. the larger opening at grade on the south Façade shall be allowed to allow for natural light and access to the courtyard.
- viii. The doors and bulkheads may be metal, however the profile and colour shall be period appropriate. The Height of the bulkheads of the doors and the windows shall be consistent throughout the development.
- ix. Prior to the issuance of any Development Permit, the owner and/or developer shall enter into an agreement with the City of Edmonton for the conservation, re-building, re-assembly and maintenance of the historic Façades, including but not limited to the components specified in Section 5.4. of this bylaw.
- 1. Improvements and Public Amenities**
- a. 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 shall include an engineering drawing review and approval process.

Improvements to be addressed in the agreement include but are not limited to the repair of any damage to the abutting roadways, sidewalks and/or boulevards resulting from construction of the development, to the satisfaction of the Development Officer in consultation with Transportation Services. The Site shall be inspected by Transportation Services prior to the start of construction and after construction is complete.

- b. A courtyard shall be developed on Site in accordance with Appendix I, to the satisfaction of the Development Officer, as follows::
 - i. It shall be a minimum area of 80.0 m² of the total Site;
 - ii. It shall engage with the street and shall act as an 'outdoor room' lending a sense of place conducive to leisure and interaction;
 - iii. It shall showcase the 'ghost sign' on the south elevation of the Buena Vista Façade, as illustrated in Appendix VI, Architectural Facades of the Historic Buena Vista Block, as a prominent piece of historic advertising and public art;
 - iv. It shall incorporate paving that is modern but also references the historic nature of the adjacent brick in both character (texture, material) and colour. The paving shall lead an unobstructed path to the main entry as well as the outdoor seating area by providing differing pavers suitable to their respective functions; and

- v. It shall contain lighting to highlight the historic materials and create a convivial and inviting public space while providing visual continuity from the interior to the exterior.

2. Green Sustainability Practices and Targets

- a. The design and implementation of the development shall apply techniques to reduce consumption of water, energy and materials consistent with best practices in sustainable design. Upon submission of a Development Permit application, the applicant shall submit a detailed report, endorsed by a registered professional engineer or architect, indicating how the Sustainable Practices and Targets will be achieved upon construction completion. Sustainable targets shall include the following:
 - i. Site Impact:
 1. Construction Activity Pollution Prevention: The development shall implement an erosion and sedimentation control plan.
 - ii. Heat Island Effect:
 - 3.i.1 Non-Roof: The development shall use a high Solar Reflective Index (SRI) material for hardscape within the landscape design.
 - 3.i.2 Roof: The development shall use high Solar Reflective Index material on the roof surfaces.
 - iii. Light Pollution Reduction:

1. The development shall limit light trespass from the building and Site onto neighbouring properties, with the exception of adjacent public areas requiring lighting for reasons of security.
- iv. Water Efficiency:
 1. Water Efficient Landscaping: The development shall apply efficient irrigation strategies, to reduce potable water consumption.
 2. Water Use Reduction: The building shall use plumbing fixtures that use 20% less water than the water use baseline.
- v. Energy Efficiency:
 1. Fundamental Refrigerant Management: The development shall not use CFC-based refrigerants.
 2. Energy Efficient Lighting: Lighting in all residential common areas and commercial areas shall exceed the efficiency specified in the Model National Energy Code for Buildings.
 3. Optimize Energy Performance: The development shall use high efficiency hot water tanks and condensing boilers.
 4. Enhanced Utility Metering: The development shall include sub-metering of the suites.
- vi. Materials:
 1. Materials Reuse: The development shall refurbish / reuse the brick and stone from the existing Buena Vista building.
- vii. Indoor Environmental:
 1. The design shall comply with ASHRAE ventilation rates.
 2. Environmental Tobacco Smoke (ETS) Control: The owner shall prohibit smoking within the building and within 7.5m of entries, outdoor air intakes, and operable windows.
 3. Construction Indoor Air Quality Management: During construction, the development shall follow SMACNA IAQ guidelines.
 4. Indoor Chemical Pollutants: The design shall incorporate entryway systems, new air filtration media, and CO alarms.
 5. Controllability of Systems: The design shall incorporate light controls for building occupants and shared spaces.
 6. Day-lighting: The design shall provide adequate day-lighting in all regular occupied spaces.
 7. Low-Emitting Materials: The design shall use Low-Emitting products for the following:

- Adhesives and Sealants
- Paints and Coatings
- Flooring

viii. Design Innovation

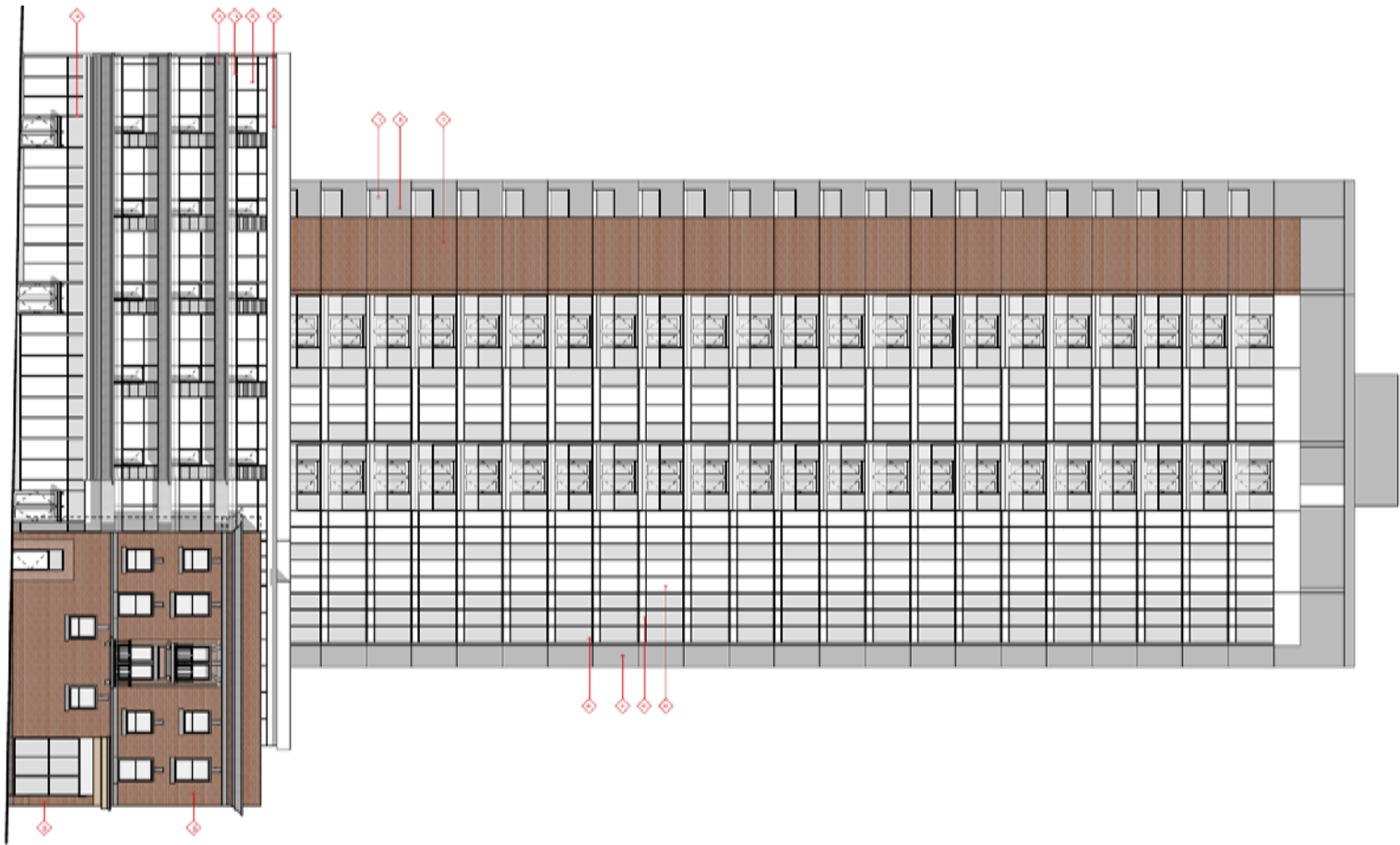
1. The development shall use Energy Star Appliances.

- b. Upon completion of the building, the Owner shall provide a report by a professional Architect or Engineer that demonstrates, to the satisfaction of the Development Officer, that the design and construction of the building meets the target described in Section 7 of this bylaw.

Appendix I, Illustrative Site Plan



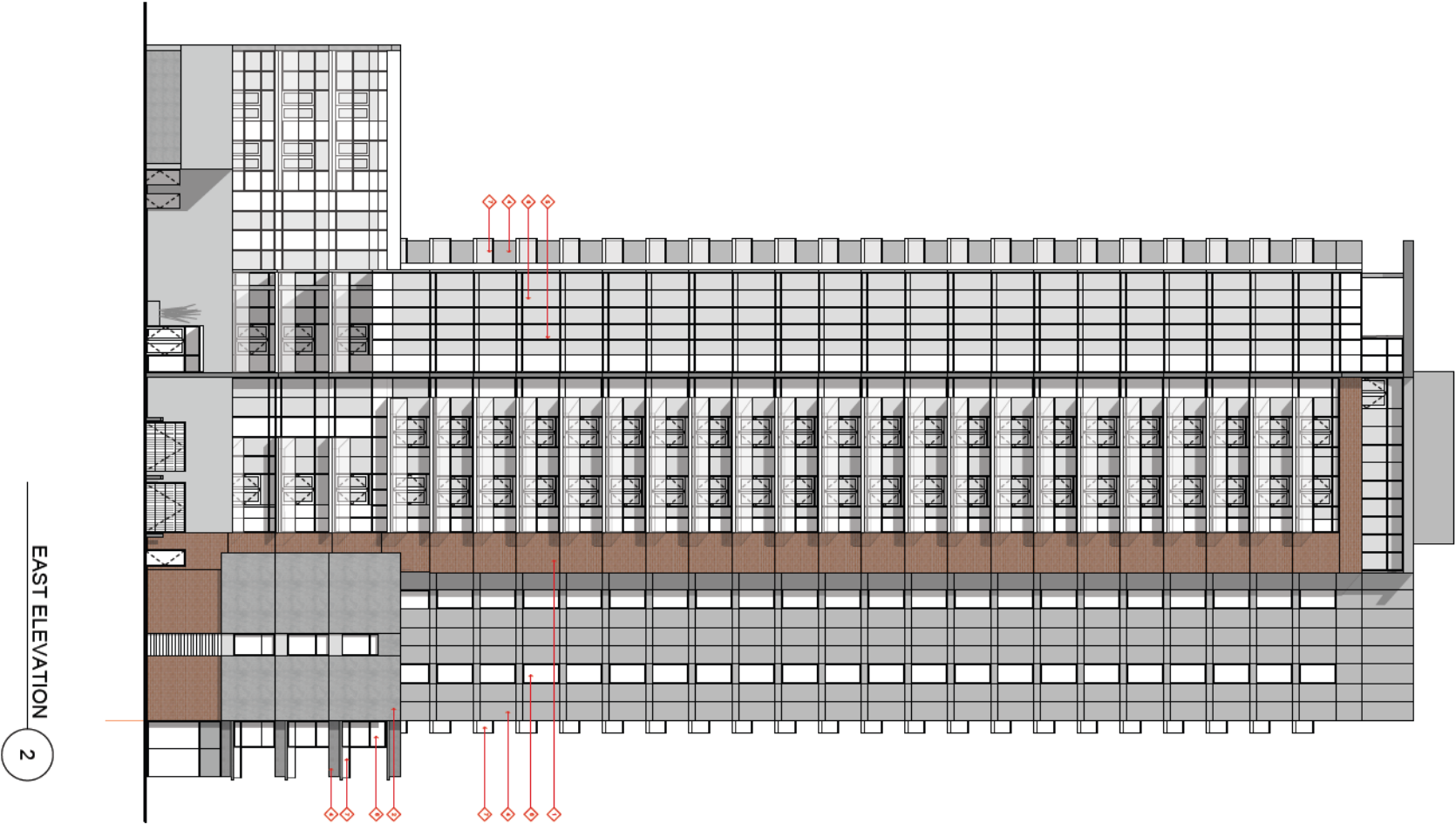
Appendix II, Project North Elevation



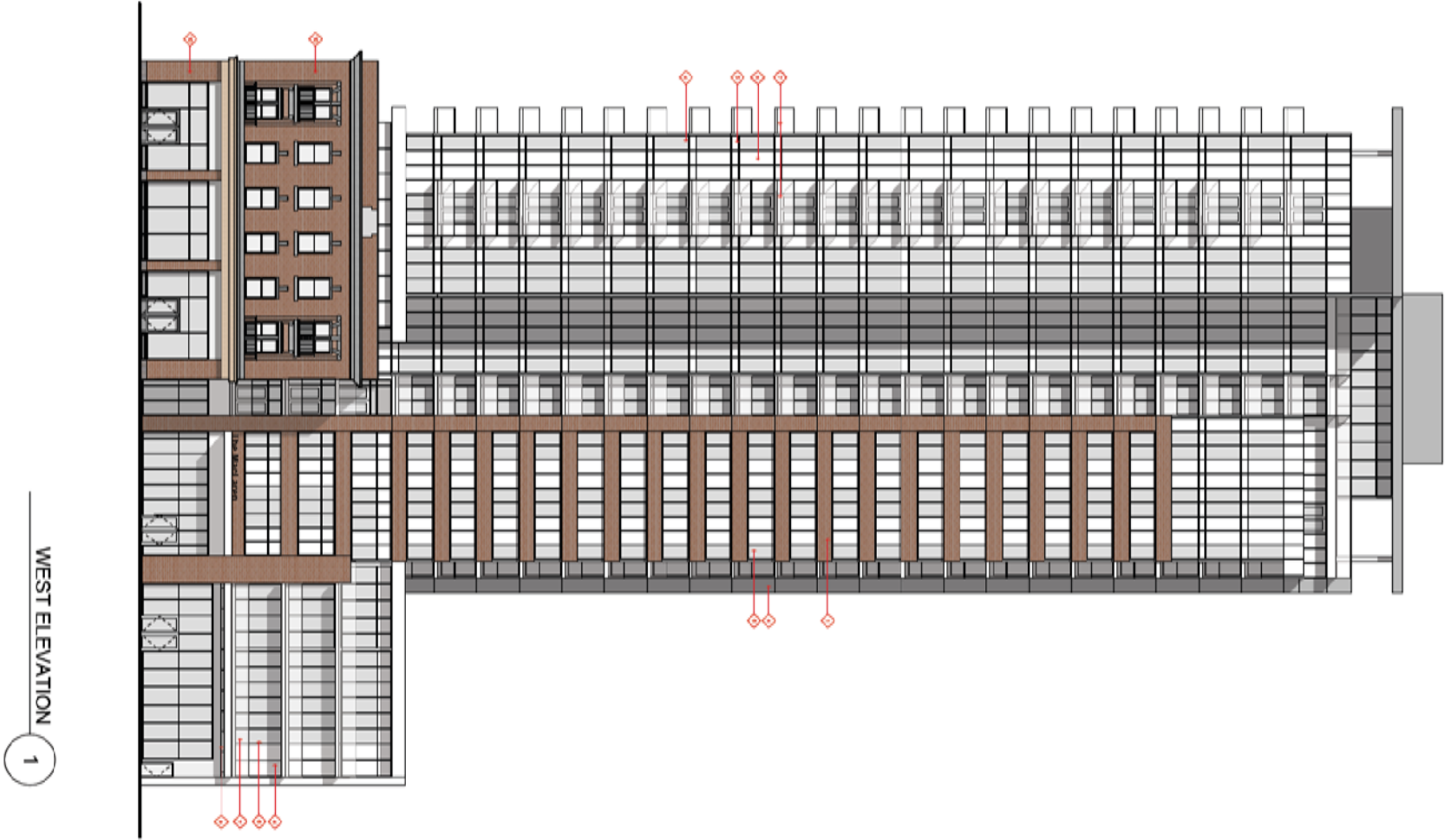
Appendix III, Project South Elevation



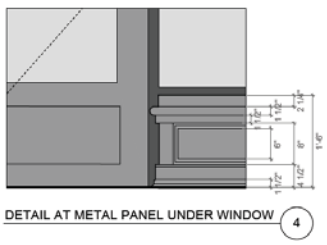
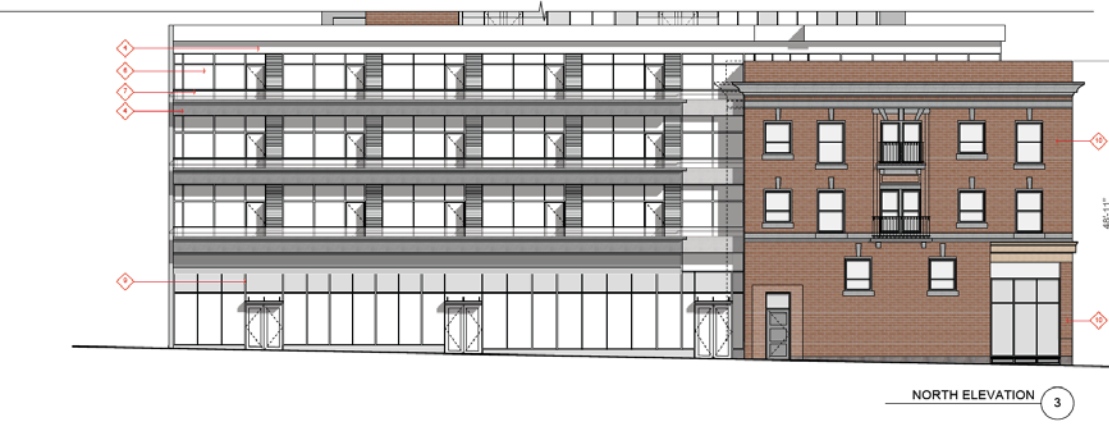
Appendix IV, Project East Elevation



Appendix V, Project West Elevation



Appendix VI, Architectural Façades of the Historic Buena Vista Block



15.15 DC1 (Area 14) – Direct Development Control

1. General Purpose

To establish a (DC1) Direct Development Control Provision to accommodate a limited range of uses and development regulations that will ensure the continued operation and preservation of the Oblats Maison Provinciale, a designated Municipal Historic Resource.

2. Area of Application

This Provision shall apply to a portion of Lot 62, Block 10, Plan NB, a portion of Lot 63A, Block 10, Plan 8020971 and Lot 63, Block 10, Plan NB, as shown on Schedule “A” of this Bylaw adopting this Provision, Oliver.

3. Uses

- a. Apartment Housing
- b. Public Education Services
- c. Private Education Services
- d. Commercial Schools
- e. Group Home
- f. Government Services
- g. Health Services
- h. Personal Service Shops, excluding Body Rub Centres
- i. Private Clubs
- j. Professional, Financial and Office Support Services
- k. Major Home Based Business
- l. Minor Home Based Business

m. Fascia On-premises Signs

n. Projecting On-premises Signs

o. Temporary On-premises Signs, excluding portable signs.

4. Development Regulations

a. The maximum Height shall not exceed 16 m.

b. The minimum Front Setback shall be 9.0 m.

c. The minimum Rear Setback shall be 13.0 m.

d. The minimum north Side Setback shall be 5.0 m.

e. The minimum south Side Setback shall be 0.0 m.

f. For Development Permit applications for non-residential Use Classes, excluding Sign Use Classes, the Development Officer shall consider the impact of proposed developments on surrounding properties and may, when it is determined that a negative impact could occur, instruct the applicant to:

- i. contact the affected parties, being each assessed owner of land wholly or partly located within a distance of 60.0 m of the Site of the proposed development and the President of each affected Community League and Business Revitalization Zone Association;
- ii. outline, to the affected parties, the details of their proposed development and solicit their comments on the application;
- iii. document any opinions or concerns, expressed by the affected parties, and what modifications were made to address concerns; and

- iv. submit this documentation to the Development Officer who shall then use the information provided to impose any conditions deemed necessary to address the concerns or potential negative impacts.
- g. No roof leader discharge shall be directed to the south of the building.
- h. Notwithstanding Section 54, the following shall apply:
 - i. 9 vehicular parking spaces shall be provided;
 - ii. Vehicular access shall be from 110 Street NW via the private lane to the north of the designated building;
 - iii. 5 Bicycle Spaces shall be provided and developed in accordance with Section 54.3; and
 - iv. No Vehicular Loading Facilities shall be required.
- i. A trash collection area shall be located to the rear of the building, accessed from 110 Street NW and, shall be screened in accordance with Section 55.
- j. Sign Use Classes shall comply with the general provisions of Section 59 and Schedule 59H of the Zoning Bylaw.

5. Heritage Development and Design Regulations

- a. The rehabilitation and renovation of the existing building shall retain the original details of rooflines, doors and windows, trim exterior finishing materials and similar architectural features to the greatest extent possible and must comply with the “General Guidelines for Rehabilitation” in the Municipal

Designation Bylaw 13774.

- b. The following regulations shall apply to ensure that the design of structural reinforcement or repairs, cosmetic alterations, and code improvements will be sympathetic to the historical and architecturally significant Facades of the Oblats Maison Provinciale. The Development Officer, in consultation with the Heritage Officer, shall consider the following regulations when reviewing development applications:
 - i. Any development shall conform to Parks Canada’s Standards and Guidelines for the Conservation of Historic Places in Canada;
 - ii. Any development shall conform to the requirements of the City of Edmonton Heritage Designation Bylaw pertaining to this property and to the General Guidelines for Rehabilitation in all applicable City Policy; and
 - iii. The design and appearance of any additions, alterations and Accessory buildings shall complement the original historical building in scale, proportion, architectural style, detail and materials to the satisfaction of the Development Officer in consultation with the Heritage Officer.