

1. General Purpose

To allow redevelopment of an underutilized, multifamily site into transit-oriented development adjacent to the Holyrood LRT stop. This Zone accommodates low to high-rise built form, incorporating street-oriented ground floor residential and limited commercial Uses in appropriate areas, to create a pedestrian-friendly development.

2. Area of Application

This Provision shall apply to Lot 31, Block 15, Plan 0325528 and Lot 22, Block 26, Plan 0423030, located to the north and south of 93 Avenue, and east of 85 Street in Holyrood, as shown on Schedule A of this Bylaw, adopting this Provision.

3. Uses

- a. Apartment Housing
- b. Apartment Hotels
- c. Bars and Neighbourhood Pubs
- d. Business Support Services
- e. Child Care Services
- f. Convenience Retail Stores
- g. Health Services
- h. Live Work Units
- i. Minor Alcohol Sales
- j. Minor Home Based Business
- k. Personal Service Shops
- l. Professional, Financial and Office Support Services
- m. Residential Sales Centre
- n. Restaurants
- o. Specialty Food Services
- p. Urban Gardens
- q. Fascia On-premises Signs
- r. Minor Digital On-premises Signs
- s. Projecting On-premises Signs

4. Development Regulations

- a. The Site shall be developed in general accordance with the following appendices:
 - Appendix 1: Movement Network and Open Space
 - Appendix 2: Active Edges
 - Appendix 3: Building Heights

- b. Density:
 - i. The minimum Density shall be 225 Dwellings/ha.
 - ii. The maximum number of Dwellings shall not exceed 1,200.
- c. Floor Area Ratio:
 - i. The total maximum Floor Area Ratio shall be 3.0
- d. Site Coverage:
 - i. The maximum site coverage shall be 60%
- e. Height:
 - i. Height shall be a minimum of 12 m and a maximum of 22 m.
 - ii. Notwithstanding subsection 4.e.ii
 - A. the maximum Height of Buildings located at the intersection of 93 Avenue and 85 Street shall be 52 m; and
 - B. the maximum Height of Building located at the intersection of 90 Avenue and 85 Street shall be 70 m
- f. Setbacks:
 - i. Setbacks shall be provided as per Table 1 below.

Table 1: Setbacks

	Minimum	Maximum
A. 85 Street, 93 Avenue, 90 Avenue	2.0 m	8.0 m
B. Back Lane	2.0 m	--

- ii. Notwithstanding subsection 4.f.i, appropriate setbacks shall be permitted to allow logical placement of Buildings along portions of 85 Street where the City has acquired additional ROW for the LRT.
- iii. Notwithstanding subsection 4.f.i, where non-Residential Uses are provided at grade, the Setback along 93 Avenue and 85 Street may be reduced to 0 m or increased up to a maximum of 4.5 m to accommodate street related activities, such as sidewalk cafes or a public amenity space that contributes to the pedestrian-oriented character of the area.
- g. Amenity Areas:
 - i. A minimum Amenity Area of 7.5 m² per Dwelling shall be provided.
 - ii. Indoor Amenity Areas shall be exempt from Floor Area Ratio calculations.
 - iii. Outdoor Common Amenity Areas:
 - A. outdoor Common Amenity Areas shall be provided as plaza, courtyard, linear park, pocket park, community garden, and/or seating area, and be aggregated into areas no less than 75 m².
 - B. outdoor Common Amenity Areas shall be publicly accessible but privately owned and maintained.
 - C. outdoor Common Amenity Areas shall be developed in general accordance with the following:

- I. To actively interface with the adjacent buildings;
 - II. To promote creation of a well-connected pedestrian network;
 - III. Giving regard to CPTED principles to provide safe and defensible space, clear sightlines, adequate lighting, and provision of alternate "escape" paths;
 - IV. To incorporate public seating and impromptu social gathering areas and include features, which may include but not be limited to decorative light standards, trash receptacles, bollards, landscaped planting beds, planters, or tree grates, and/or hard surfacing; and
 - V. As per the principles of City of Edmonton's Winter Design Guidelines to promote vibrant use during winter months.
- h. Landscaping:
- i. In addition to Section 55 of the Zoning Bylaw, Landscaping shall comply with the following:
 - A. The Landscape Plan shall include pavement materials, exterior lighting, street furniture elements, pedestrian seating areas, plant materials as applicable.
 - B. Landscaping on the Site shall consider the use of plant materials that provide colour, texture, and visual interest throughout the year to enhance the appearance of the development and create comfortable, attractive, and sustainable environments;
 - C. The Landscape Plan shall be prepared by a registered landscape architect; and
 - D. Landscape design shall consider appropriate plant material for horticultural zone 3a.
 - i. Non-Residential Uses:
 - i. Non-Residential Uses shall not be in any free standing structure and shall not be developed above the ground floor.
 - ii. A maximum of 1,200 m² of Floor Area of non-Residential Uses shall be permitted on the Site.
 - iii. Where a Use creates negative impacts (such as noise, light or odours) that could affect adjacent properties zoned for residential or other Uses within the same building and site, adequate mitigation measures to reduce any negative impacts shall be provided to the satisfaction of the Development Officer.
 - j. Parking, Access, Loading, and Servicing:
 - i. Vehicular Access and Egress and off-street Parking shall be developed in accordance with the following:
 - A. parking for Residential and Residential-related Uses shall be provided within underground Parking Garages;
 - B. visitor parking shall be permitted at-Grade; and
 - C. parking for non-Residential Uses shall be permitted as a combination of off-street and on-street parking.
 - ii. Notwithstanding subsection j.i.A, parking for Residential and Residential-related Uses may be provided at grade provided that the area of surface parking does not exceed 15% of the Site area.
 - iii. Vehicular parking shall be provided in accordance with Table 2: Residential Parking Requirements.

Table 2: Residential Parking Requirements

	Minimum	Maximum
Bed Sitting Room	0.7	1
Bachelor Suite	0.7	1
1 Bedroom Dwelling	0.7	1
2 Bedroom Dwelling	0.7	1.5
3 or more Bedroom Dwelling	1	1.75
Visitor Parking	1 per 10 Dwellings	

- iv. The Development Officer may consider, in consultation with Transportation Planning & Engineering, a vehicular parking reduction if a Parking Demand Study is submitted in conjunction with a Development Permit Application justifying any reduction in vehicular parking requirements.
- v. Bicycle Parking
 - A. The minimum number of bicycle parking spaces provided shall be 30% of the number of Dwellings proposed by a Development Permit application, and shall be provided within the Site;
- vi. Loading and Servicing
 - A. No off-street loading spaces shall be required for non-Residential Uses.
 - B. A maximum of one loading space shall be required for each Building. Where possible, such loading spaces shall be shared with on-street parking. The Development Officer may consider a variance if it can be demonstrated that the vehicular loading space is not needed.
 - C. Any trash collection area or storage area shall be screened and located within the building such that it is not visible from a public roadway.
- k. Signs shall comply with the regulations found in Schedule 59B.

5. Additional Development Regulations

- a. The Floor Area of Bars and Neighbourhood Pubs and Restaurants shall not exceed 235 m².

6. Urban Design Regulations

- a. Building Massing and Articulation
 - i. All buildings greater than 30 m in Height shall be developed in the form of a podium plus Tower composition. The following regulations apply to such Buildings:
 - A. The Height of the podium shall be a minimum of 6.0 m and a maximum of 16.0 m;
 - B. Towers shall Stepback from the podium Facade a minimum of 2.0 m on all sides facing a public roadway.
 - C. The Tower shall be differentiated from the podium, but shall reinforce some of the design details, materials, and architectural expression from the podium;
 - D. Tower Floor Plates shall not exceed 90% of the podium Floor Plate;

- E. The minimum space between Towers shall be 20 m. The Development Officer may vary Tower spacing in consideration of the following:
 - I. The visual, sun/shadowing, and other microclimatic impacts on adjacent residential development; and
 - II. The recommendations and mitigation measures specified in any required technical studies.
- ii. Buildings 30 m in Height or less are not required to provide Stepbacks.
- iii. The design of a roof or podium roof may include a green roofs, solar panels, patios, and/or Amenity spaces.
- iv. All mechanical equipment on a roof of any building shall be concealed by screening in a manner compatible with the architectural character of the building.
- b. Building Façade, Materials, and Exterior Finishing
 - i. For buildings located at the intersection of public roadways the corner Façade treatment shall wrap around the side of the building to provide a consistent profile facing both streets.
 - ii. Building Façade(s) facing a public roadway or outdoor Common Amenity Area shall be designed with detail and articulation to a maximum of 10 m intervals to create attractive streetscapes and interfaces.
 - iii. All Building Façades shall have consistent and harmonious exterior finishing materials such as stone, masonry, metal, wood panels, cement panels, and/or glass.
 - iv. Exterior finishing materials must be durable high quality and appropriate for the development within the context of the block face.
- c. Building Relationship to Streets and Amenity Areas
 - i. Weather protection in the form of a canopy or other architectural element shall be provided above any ground floor non-Residential Use entrances to create a comfortable environment for pedestrians.
 - ii. Residential Use entrances at-Grade shall be clearly differentiated from non-Residential Use entrances through distinct architectural treatment.
 - iii. Where non-Residential Uses face a street or Amenity Area (i.e. plaza, seating area or courtyard), they shall be designed to create a pedestrian-friendly environment, which may include such things as entrances, outdoor seating areas, canopies, landscaping, and/or other features that lend visual interest and a human scale to development.
 - iv. All ground floor Residential Dwellings facing public roadways shall provide individual entrances that are clearly visible from the adjacent sidewalk.
- d. Streetscape and Pedestrian Circulation
 - i. Pedestrian circulation shall be provided throughout the Site in general accordance with Appendix 1:
 - A. A minimum of two Enhanced Walkways shall be provided through the Site in the east-west direction, to provide access to the Holyrood LRT stop.
 - B. Enhanced Walkways shall be a minimum 2.0 m in width. The landscaping along Enhanced Walkways shall include, but not limited to, street trees, shrub planting, ornamental grasses, benches, and/or pedestrian scaled lighting;

- C. Pedestrian Walkways on the Site shall logically connect to Enhanced Walkways and public sidewalks adjacent to the Site;
 - D. Pedestrian Walkways shall be a minimum of 1.5 m in width;
 - E. The owner(s) shall register a Public Access Easement aligned with all the Enhanced Walkways within the Site. The areas having Public Access Easements shall be accessible to the public at all times.
- e. Lighting
- i. Decorative and security lighting shall be designed and finished in a manner consistent with the architectural theme of the development and shall be provided to ensure a well-lit environment for pedestrians and provide security in publicly accessible areas.

7. Other Regulations

- a. 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 for any new development over 30.0 m.
- b. A Sun Shadow Study shall be submitted with the Development Permit application for any new development over 30.0 m.
- c. Prior to the issuance of any Development Permit, a Crime Prevention through Environmental Design Assessment shall be completed.

8. Improvements and Contributions

- a. Prior to the issuance of the Development Permit, the owner shall enter into an agreement to contribute \$50,000 each to the Holyrood and Strathern Community Leagues for offsite public amenity/improvements, \$35,000 to the Holyrood School, and \$15,000 to the South East Edmonton Seniors Association Activity Centre (SEESA), with specific details to be determined at the Development Permit stage between the Owner and City Administration in consultation with the selected Community League(s), School and SEESA. This shall be contributed in installments over a maximum 3-year period, commencing upon start of construction of a principal Building.
- b. Prior to the issuance of the Development Permit, the Development Officer shall ensure that a signed agreement has been executed between the City and the owner, requiring the owner to provide the City, at the time of Development Permit approval, the option to purchase five percent of the proposed number of residential units (rounded to the nearest unit) at 85 percent of market value.

Appendix III Active Edges

