

Charter Bylaw 19115

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 2944

WHEREAS Lot OT, Block 2, Plan 6417AS, Lots 13-20, Block 2, Plan 6417AS and Lots 41-44, Block 2, Plan 6417AS; located at 9722 – 102 Street NW and 10250 - 97 Avenue NW, Rosssdale, Edmonton, Alberta, are specified on the Zoning Map as (DC1) Direct Development Control Provision; and

WHEREAS an application was made to rezone the above described properties to (DC1) Direct Development Control Provision;

NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

1. The Zoning Map, being Part III to Bylaw 12800 The Edmonton Zoning Bylaw is hereby amended by rezoning the lands legally described as Lot OT, Block 2, Plan 6417AS, Lots 13-20, Block 2, Plan 6417AS and Lots 41-44, Block 2, Plan 6417AS; located at 9722 – 102 Street NW and 10250 - 97 Avenue NW, Rosssdale Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule “A”, from (DC1) Direct Development Control Provision to (DC1) Direct Development Control Provision.
2. The uses and regulations of the aforementioned DC1 Provision are attached as Schedules "B" and "C".


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

READ a first time this	21st	day of	January	, A. D. 2020;
READ a second time this	21st	day of	January	, A. D. 2020;
READ a third time this	21st	day of	January	, A. D. 2020;
SIGNED and PASSED this	21st	day of	January	, A. D. 2020.

THE CITY OF EDMONTON

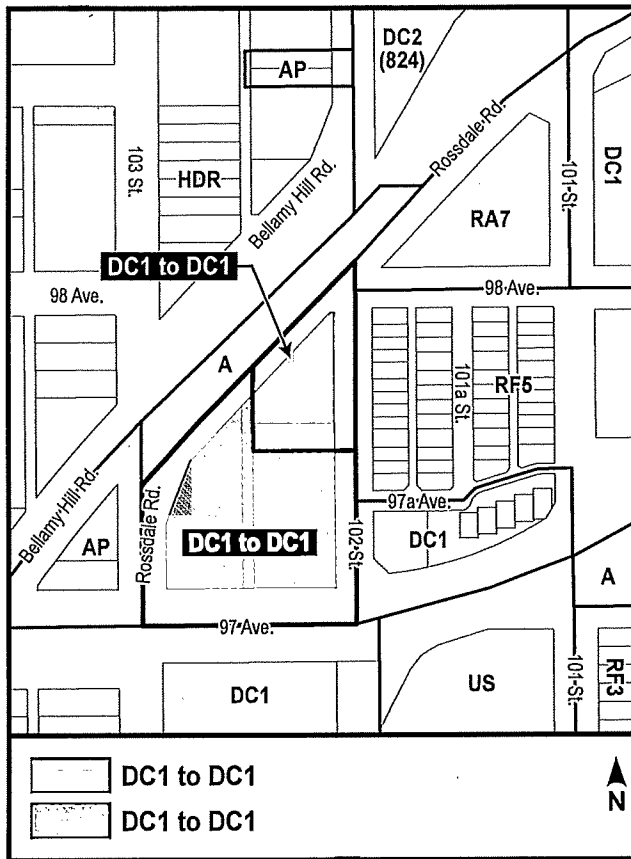


MAYOR



A/ CITY CLERK

CHARTER BYLAW 19115



SCHEDULE 'B'

(DC1) DIRECT DEVELOPMENT CONTROL PROVISION

1. General Purpose

To preserve and enhance the Hudson's Bay Company Stables/Ortona Armoury, a designated Municipal Historic Resource, as an arts and community hub, including a sympathetic addition to the building to enclose the courtyard and improvements to site accessibility.

2. Area of Application

This Provision shall apply to Lots 13, 14 & 15, Block 2, Plan 6417AS located at 9722 - 102 Street NW, as shown on Schedule "A" appended to the Charter Bylaw adopting this Provision, Rosedale.

3. Uses

- a. Convenience Retail Stores
- b. Creation and Production Establishments
- c. General Retail Stores
- d. Market
- e. Media Studios
- f. Professional, Financial & Office Support Services
- g. Spectator Entertainment Establishments
- h. Special Event
- i. Specialty Food Services
- j. Public Libraries and Cultural Exhibits
- k. Fascia On-premises Signs
- l. Projecting On-premises Signs

4. Development Regulations

- a. The development shall be in general conformance with the attached appendix.
- b. The maximum building Height shall be 15.0 m.
- c. The maximum Floor Area Ratio shall be 0.5.

- d. Minimum building Setbacks shall be as follows:
- i. 15.0 m from the south Lot line;
 - ii. 1.0 m from the north Lot line;
 - iii. 12.0 m from the west Lot line; and
 - iv. 0.0 m from the east Lot line, except for the existing architectural projections and portions of the Facade of the historic building, which may project beyond the Lot Line, provided an appropriate encroachment agreement is obtained.
- e. A Projection in the form of a canopy above the principal entrance along the east Facade shall be allowed, provided an appropriate encroachment agreement is obtained.
- f. Notwithstanding Landscaping regulations of the Zoning Bylaw, Landscaping shall be in general conformance with the attached Appendix.

5. Development Regulation for Parking, Loading, and Access

- a. No off-street vehicle parking shall be required. A shared parking agreement shall be required between the adjacent Lot(s) to the south and the subject property, to the satisfaction of the Development Officer in consultation with Parking Management Services.
- b. No off-street vehicular loading facilities shall be required.
- c. Vehicular access to the Site shall be provided through the adjacent Lot(s) to the south. A shared access agreement shall be required between the adjacent Lot(s) to the south and subject property, to the satisfaction of the Development Officer, in consultation with Subdivision and Development Coordination (Transportation).
- d. A minimum of 7 short term bicycle parking spaces shall be provided either within the Site or on City road right-of-way, in consultation with Subdivision and Development Coordination (Transportation).

- e. If there are bicycle parking spaces internal to the building, vertical or stacked racks may be used to satisfy bicycle parking requirements if it can be demonstrated that they can be safely and efficiently used, to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination (Transportation).
- f. Storage and waste collection areas shall be located within the southern Setback and screened from view from adjacent Sites or located within the building. Waste collection areas shall be designed to the satisfaction of the Development officer, in consultation with Waste Management Services and Subdivision and Development Coordination (Transportation).

6. Signage and Lighting

- a. Signs shall comply with the regulations found in Schedule 59H of the Zoning Bylaw.
- b. A Comprehensive Sign Design Plan in accordance with the Provisions of Section 59.3 of the Zoning Bylaw shall be required to the satisfaction of the Development Officer in consultation with the Heritage Officer.
- c. Signs erected on the designated heritage Façades and any addition shall comply with the following regulations to the satisfaction of the Development Officer in consultation with the Heritage Officer:
 - i. may face a public roadway or a Lane.
 - ii. may only be illuminated from an external source or individually backlit logogram or lettering. Internally lit signs or channel letters are not permitted.
- d. Any outdoor decorative or 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 and safe environment for pedestrians, to the satisfaction of the Development Officer in consultation with the Heritage Officer.

7. Heritage Regulations

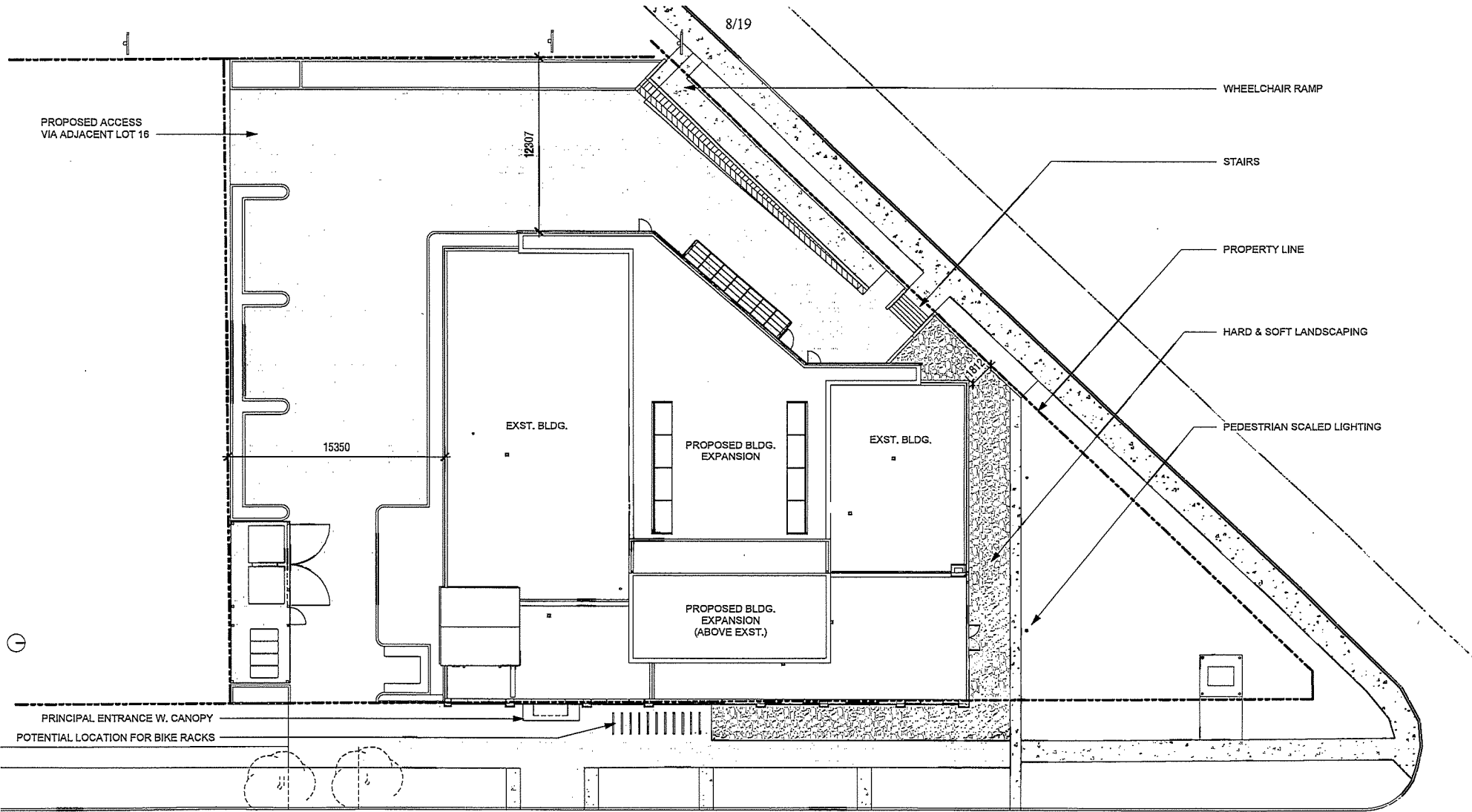
- a. The Hudson's Bay Company Stables/Ortona Armoury and the associated lands are a Designated Municipal Historic Resource. Exterior alterations and additions shall be sympathetic to and compatible with the historic Façades of the The Hudson's Bay

Company Stables/Ortona Armoury to the satisfaction of the Development Officer in consultation with the Heritage Officer. The following standards and guidelines shall be applied when reviewing Development Permit applications for the Hudson's Bay Company Stables/Ortona Armoury:

- i. the General Guidelines for Rehabilitation contained in the City of Edmonton Bylaw 13464, a Bylaw to designate the Hudson's Bay Company Stables/Ortona Armoury as a Municipal Historic Resource; and
- ii. The Standards and Guidelines for the Conservation of Historic Places in Canada.

8. Public Improvements

- a. As a condition of a Development Permit, the owner shall enter into an Agreement with the City of Edmonton for off-Site improvements to enhance the public realm. The owner shall provide detailed engineering and Landscaping drawings to the satisfaction of the Development Officer, in consultation with Subdivision and Development Coordination (Transportation) and Integrated Infrastructure Services. The Agreement shall include an engineering drawing review and approval process. Improvements shall be constructed at the owner's cost and may include, but are not limited to, landscaping, lighting and a minimum of 7 short term bicycle parking spaces.



① SITE PLAN
1:250

SCHEDULE "C"

**(DC1) DIRECT DEVELOPMENT CONTROL PROVISION
(AREA G)**

1. Area of Application

This Provision shall apply to Lot OT, Block 2, Plan 6417AS, Lots 16-20, Block 2, Plan 6417AS and Lots 41-44, Block 2, Plan 6417AS, generally bounded by 103 Street NW/Rossdale Road NW to the west and north, 102 Street NW to the east, and 97 Avenue NW to the south, designated as Area G and shown on Appendix I - Area G Map.

2. Rationale

To accommodate predominantly high density residential mixed use development with Live Work uses located at the ground level that supports that creation of a liveable "urban village" environment.

3. Uses

- a. Multi-unit Housing
- b. Lodging Houses
- c. Minor Home Based Business
- d. Fascia On-premises Signs
- e. Temporary On-Premises Signs, limited to project identification, building construction identification and real estate advertising signs during construction and initial sale excluding portable signs.
- f. Projecting On-premises Signs

4. Development Regulations

4.1 General

- a. The overall Site development shall be in general accordance with the urban design regulations of this Provision, and the West Rossdale Urban Design Plan for Area G.
- b. The maximum Floor Area Ratio of Area G shall be 2.0.
- c. The maximum Density shall be 300 Dwellings/ha.
- d. The maximum Height for Multi-unit Housing shall be in accordance with the Table 1: Building Height:

Table 1: Building Height

Sub-Area (as described in Appendix I)	Min. Height	Max. Height
A	n/a	11.0 m
B	16.0 m	24.0 m

- e. Front building face Setbacks from the property line shall be as specified in Table 2: Front Building Face Setbacks.

Table 2: Front Building Setbacks

Location of Front Building Face	Building Setback (m)
102 Street	3.0 m
103 Street	3.0 m
97 Avenue	3.0 m
Rosssdale Road	3.0 m

- f. Buildings within the site shall have Rear and Side Yard Setbacks of 3.0 m, except for Multi-unit Housing in Sub-Area A which shall have a minimum Rear Yard Setback of 7 m.
- g. Notwithstanding Section 46, a minimum Amenity Area of 7.5 m² per Dwelling shall be provided and may be located on balconies or aggregated to courtyards, roof top patios/gardens, grade level display gardens and terraces.
- h. All mechanical equipment, including roof mechanical units, shall be screened in a manner compatible with the architectural character of the building or by incorporating it within the building and is not included in building height.
- i. The owner shall provide funds for landscaping and streetscape improvements to the portion(s) of road right(s)-of-way for 97 Avenue, 103 Street/Rosssdale Road, and 102 abutting the Site (from private property line to the new curb) that are identified by the West Rosssdale Urban Design Plan to the satisfaction of the Development Officer in consultation with the Sustainable Development, Infrastructure Services, and Transportation Services. These funds shall be paid to the City of Edmonton to undertake streetscape improvements as a condition of the approval of a Development Permit.
- j. As a condition of the Development Permit the Development Officer shall require that any development be preceded by a topsoil stripping program that must be the

subject of a Historic Resources Monitoring Program for archaeology. The Historic Resources Monitoring Program and any work resulting from this monitoring program is to be conducted by an archaeologist qualified to hold an Archaeological Research Permit within the Province of Alberta. In order to conduct the Historic Resources Impact Assessment, the archaeological consultant must submit "An Application for an Archaeological Research Permit – Mitigative Research Project: to the Historic Resources Management Branch.

- k. The monitoring program is to be carried out under snow-free, unfrozen ground conditions.
- l. The Historic Resources Monitoring Program shall include the entire subject site. Topsoil stripping must be taken to a depth where undisturbed subsoils are clearly visible in order to expose any burial vaults that may exist. The archaeological consultant must confirm any such features identified.
- m. Depending upon the results of the archaeological monitoring program, additional salvage, protection or preservation measures may be required.
- n. Prior to the issuance of a Development Permit for:
 - i. a building that contains 12 or more Dwellings; or
 - ii. a building that contains less than 12 Dwellings, but is part of a Site with 12 or more Dwellings in total;

the Development Officer shall ensure that a signed agreement has been executed between the City of Edmonton (Housing and Homelessness) and the owner, requiring the owner to provide the City of Edmonton, at the time of each Development Permit approval, the option to purchase up to 5% of the proposed number of Dwellings (rounded to the nearest Dwelling) in each building with Dwellings, at 85% of market value or the equivalent value as cash-in-lieu (at the discretion of the owner) to the City of Edmonton.
- o. Prior to the issuance of Development Permits for Lots 16-20 & 41-44, Block 2, Plan 6417 AS located within this Provision, the Development Officer shall require Phase I Environmental Site Assessments be undertaken by a qualified, registered Professional Engineer, and be approved to the satisfaction of the Development Officer, in consultation with the City of Edmonton's Sustainable Development Department's Environmental Planning Unit.
- p. Universal accessibility and universal design shall be developed as follows:
 - a. The main building entrance to Multi-unit Housing in Sub-Area B shall be designed to meet universal accessibility standards as follows:
 - i. Main entrance doors to meet universal design standards;
 - ii. Level changes from the sidewalk to the main entrance of a building shall be minimized; and

- iii. Sidewalk furniture and other elements shall be located out of the travel path to ensure they are not obstacles to apartment building access
- q. Building developments are to comply with LEED Canada certification process policies, deadlines, guidelines, and instructions as are published by the Canadian Building Green Council in their Policy Manual on the date of application for Development Permit. Developments must be registered with the Canadian Build Green Council (CaGBC) to earn a LEED Canada Certification rating of 'Silver', or higher. Developments must establish sustainable targets and receive third party verification.
- r. The owner shall submit a Crime Prevention Through Environmental Design (CPTED) Assessment that shall be reviewed and accepted by the Development Officer prior to the issuance of a Development Permit to ensure that development on the Site provides a safe urban environment in accordance with the guidelines and principles established in the Design Guide for a Safer City.
- s. Signs in the areas identified for Residential Frontage, in Appendix I, shall comply with Schedule 59B of the Zoning Bylaw.

4.2 Vehicular Circulation, Parking and Access

- a. Direct access to 97 Avenue and to Rossdale Road is not permitted. Access to underground parking and servicing shall be provided as illustrated in Appendix I. Public access easements may be required for parkade access points to allow for joint access to underground parking for multiple owners.
- b. All onsite vehicular parking shall be located underground.
- c. The underground parking provided within this Area shall accommodate visitor parking for uses in the Hudson Bay Stables/Ortona Armoury in accordance with the Zoning Bylaw. At the time that underground parking is developed the owner(s) shall enter into a shared parking agreement for the specified visitor stalls.
- d. Underground parking facilities shall be designed at street level to minimize the size of entrances to parking facilities to maintain an attractive pedestrian environment.
- e. Vehicular Parking on the site shall be developed in accordance with parking requirements for the Downtown Area Redevelopment Plan as stipulated in Section 54, Schedule 1 of the Zoning Bylaw.
- f. Underground parking facilities shall not interfere with the viability of landscaping in any yard setback and public open space. Adequate soil depth for landscaping such as trees, shrubs and grass over a parkade shall be provided to the satisfaction of the Development Officer.
- g. Service and emergency response vehicles shall have clear and effective access to the buildings on site.

- h. A minimum of 1 bicycle parking space shall be provided per residential unit in a weather-protected, well-lit, and secure area.
- i. Visitor bicycle parking shall be provided in an amount equal to 10% of the number of vehicular parking spaces required under Section 54.2, Schedule 1B of the Zoning Bylaw to a maximum of 50 bicycle parking spaces. In no case shall fewer than 5 visitor bicycle parking spaces be provided.
- j. Garbage collection shall be located within parking structures or buildings and if at grade shall be located, constructed and screened from view of the adjacent residential sites. Gates and/or doors of garbage enclosures shall not open or encroach into public road right-of-way.
- k. The owner(s) shall register a Public Access Easement for the private lane accessed from 102 Street as shown on Appendix I to ensure public access into the interior of the site. The easement shall make the private property owner(s) responsible for maintenance and liability.
- l. The centre median for the vehicular lane into the block interior shall be a minimum of 5.0 m wide with a single row of boulevard street trees.
- m. The centre median shall include a combination of shrub planting, or other ground cover alternative to the satisfaction of the Development Officer.
- n. The vehicular lane shall incorporate special paving treatment, boulevard street tree planting and paved sidewalks.

4.3 Landscaping

- a. The landscape plan required under Section 55.3 of the Zoning Bylaw shall include landscaping as it relates to the design of special feature areas identified in the West Rosedale Urban Design Plan. Outdoor amenity spaces shall be landscaped for the purpose of achieving pedestrian connectivity, and opportunities for recreation and social interaction; and should create a sense of place, character and identity through such features as benches, pedestrian level lighting, waste receptacles and other means integrated with the landscaping and placed along public walking routes through the site to the satisfaction of the Development Officer in consultation with the Parks Branch.
- b. Display gardens shall be provided within the setback of any residential frontage adjacent to any public sidewalk, mid block pedestrian connection or mews. The display garden is to incorporate low parapet walls, a walk, gate, and stairs to a stoop at the front entrances, with the balance of the area for a patio and/or soft landscaping such as low shrub planting, ornamental grasses and/or flowers. The retaining wall is to be built at the property line.
- c. Residential units on the ground floor shall have access to a private Amenity Space with a minimum single horizontal dimension of 1.8 m to ensure adequate usable space.

- d. A landscaping feature with focus on shrub planting, or acceptable alternatives, integrated with other site elements shall be provided in the Front, Side, and Rear Yard Setbacks. Lawns are not an acceptable landscaping feature for display gardens.
- e. No retaining walls and/or fences shall be allowed within Side Yard Setbacks of Multi-unit Housing in Sub-Area A, as shown on Appendix I.
- f. The height of an exposed retaining wall or other building wall located within the Front and Rear Yard Setbacks shall not exceed 1 m.
- g. The maximum Height of any fence and/or retaining wall/fence combination shall not exceed 1.8 m in the Rear Yard Setback of Multi-unit Housing in Sub-Area A, as shown on Appendix I. If a retaining wall is part of the structure of the fence the retaining wall shall not exceed 1 m in height.
- h. Trees shall be planted in the overall minimum ratio of one tree per 25 m² of landscaped area to be provided.
- i. Only deciduous trees shall be allowed on landscaped areas abutting public roadways not including alleys.
- j. A minimum of 10% of all trees planted shall be coniferous trees.

Landscaping required in any Setback shall be provided in an amount 1.5 times greater than required under Section 55.

4.4 Public Open Space and Pedestrian Circulation

- a. A minimum of 950 m² of publicly accessible open space shall be provided in the centre of the block interior, as illustrated in Appendix I. Potential open space uses may include but not be limited to children's playground, rain garden, and/or a formal garden.
- b. Mid block publicly accessible open space shall be provided through the site from the sidewalk adjacent to 103 Street/Rossdale Road to the sidewalk adjacent to 102 Street to break up massing and provide safe and inviting east-west routes to the block interior for pedestrians, as illustrated in Appendix I. The mid block publicly accessible open space shall incorporate landscaping, paved pedestrian walkways which are a minimum of 2 m in width, street and pedestrian scaled lighting where applicable, and be characterized by boulevard street tree planting along either side of the sidewalks that are spaced at approximately 6 m on centre.
- c. The owner(s) shall register Public Access Easements for the mid block publicly accessible open space located between 103 Street/Rossdale Road and 102 Street to ensure public access through the site. Easements shall make the private property owner(s) responsible for maintenance and liability. The areas having Public Access Easements shall be accessible to the public at all times.
- d. Mid block mews shall be 6 m in width which incorporate a 2.5 m wide walkway in the centre with 1.75 m of soft landscaping such as shrub planting and/or ornamental grasses located on either side. The mid block mews shall incorporate

pedestrian scaled lighting, entry paths leading directly to residential units were applicable, and opportunities for casual seating. Said mews shall be provided at the mid block point along 103 Street/Rossdale Road and 97 Avenue into the block interior to break up massing and provide safe and inviting routes for pedestrians, as illustrated in Appendix I.

- e. The owner(s) shall register Public Access Easements for the mid block mews located at the mid block point along 97 Avenue and Rossdale Road to ensure public access through the site. Easements shall make the private property owner(s) responsible for maintenance and liability. The areas having Public Access Easements shall be accessible to the public at all times.
- f. The publicly accessible open spaces shall incorporate landscaping, street furniture and lighting.
- g. The internal private lane into the block interior shall incorporate special paving treatment, landscaped boulevards and paved sidewalks.
- h. Boulevard street trees shall be a minimum of 85 mm calliper and planted at intervals of every 6 m.
- i. Where there is insufficient space for boulevard street tree planting adjacent to the private lane along the mid-block pedestrian connection, boulevard street tree planting and landscaping in the centre median shall suffice.
- j. The internal private lane and pedestrian paths shall be illuminated at night with pedestrian scale lighting.
- k. A Pedestrian Circulation Plan shall be reviewed and approved by the Development Officer in consultation with Transportation Services prior to the issuance of a Development Permit.

5. Urban Design Regulations

5.1 Active Residential Frontages

- a. Active residential frontages for the Multi-unit Housing in Areas A and B, as shown in Appendix I, shall include individual unit external accesses for Dwellings located on the ground floor and features such as porches, stoops staircases, and/or projections/recesses of a maximum 0.9 m from the primary building face at front doors to create prominence and provide shelter.
- b. The ground (first) floor of any residential frontage, including associated entranceway, shall have a maximum grade separation of 1.0 m from any adjacent public sidewalk to allow for display gardens. 25% of residential frontages may have a grade separation greater than 1.0 m up to a maximum 1.5 m where sloping conditions apply.

5.2 Multi-unit Housing Buildings

- a. Multi-unit Housing in Sub-Area A shall be located within the block interior, as illustrated in Appendix I.
- b. Multi-unit Housing in Sub-Area B shall have a minimum Stepback of 1.0 m on all sides of the building above the second storey of the building.

5.3 Architectural Treatment

- a. Buildings shall address all adjacent public roadways and private lanes with individual entrances at grade that are clearly visible to lend a sense of occupancy to the street. Buildings on corner Sites shall address both the street and avenue and shall distinguish the avenue intersection to give it prominence.
- b. Quality finishing materials for all development shall include materials such as glass and glazed window systems, metal, stone, brick, masonry fibre cement siding, acrylic stucco and wood panel.
- c. The use of vinyl and masonry stucco as a finishing material shall not be permitted.
- d. Buildings shall be sited along, 97 Avenue and 103 Street/Rossdale Road in such a manner that creates a well defined streetwall, framing views to the Alberta Legislature and creating a sense of entrance to downtown.
- e. Blank walls shall be avoided by extensive use of active residential and commercial frontages, which allow for interaction between people in the building and people on the street to maintain an attractive streetscape.
- f. Building facades above two storeys shall be articulated through architectural features such as Stepbacks, recesses, projections, and/or change in building materials or colours, with the prominent and majority material being glazing.
- g. Functional and decorative lighting shall be used to highlight the building's architectural features and enhance the appearance of the building during the winter months.

5.4 Public Art

- a. At the time of development permit application, the owner shall submit a report that determines the gross floor area (GFA) of residential / commercial development excluding parkade areas in order to determine the amount owing towards Public Art commitment. The value of public art contribution shall be \$10 / m² proportional to the Gross Floor Area (GFA) of residential / commercial development, excluding parkade areas. The commitment may be staged in conjunction with the staged development. Prior to issuance of the Development permit, the Development Officer shall ensure a signed agreement has been executed between the City and the owner to implement one of the following options (of owner's choice):

i. Option 1: Installation of public art on site

The owner shall submit a Public Art Critical Path prepared by an art consultant to the Development Officer. A Public Artwork Critical Path is a detailed plan prepared by an Art Consultant for the accession of a specific artwork, which includes the theme / purpose of the artwork; placement of the artwork; the identification of critical stages, processes and dates of the accession of the Artwork; the final budget and payment schedule for the Artwork. A Critical Path must be approved by Edmonton Arts Council. The owner shall install a Public Art within the development site. At the completion of installation, the owner shall submit to the Development Officer a detail accounting of all expenditures completed in relation to the Public Art implementation, including clear disclosure of full budget made available to the artist. Public Art installed on-site shall remain in the same ownership as the property(s), unless otherwise determined by the owner. Public art on a future condominium site shall be owned and maintained by the Condominium Association.

ii. Option 2: Contribution towards Public Art off-site

The owner shall transfer the amount owing for the Public Art to the City wholly for its use, in consultation with Edmonton Arts Council, for the provision of Public Art on public property within the West Rossdale Urban Design Plan Area.

- b. Public Art, wherever possible, shall consider commemoration of the archaeological/historical significance of the Rossdale Area.

6.0 Development Guidelines

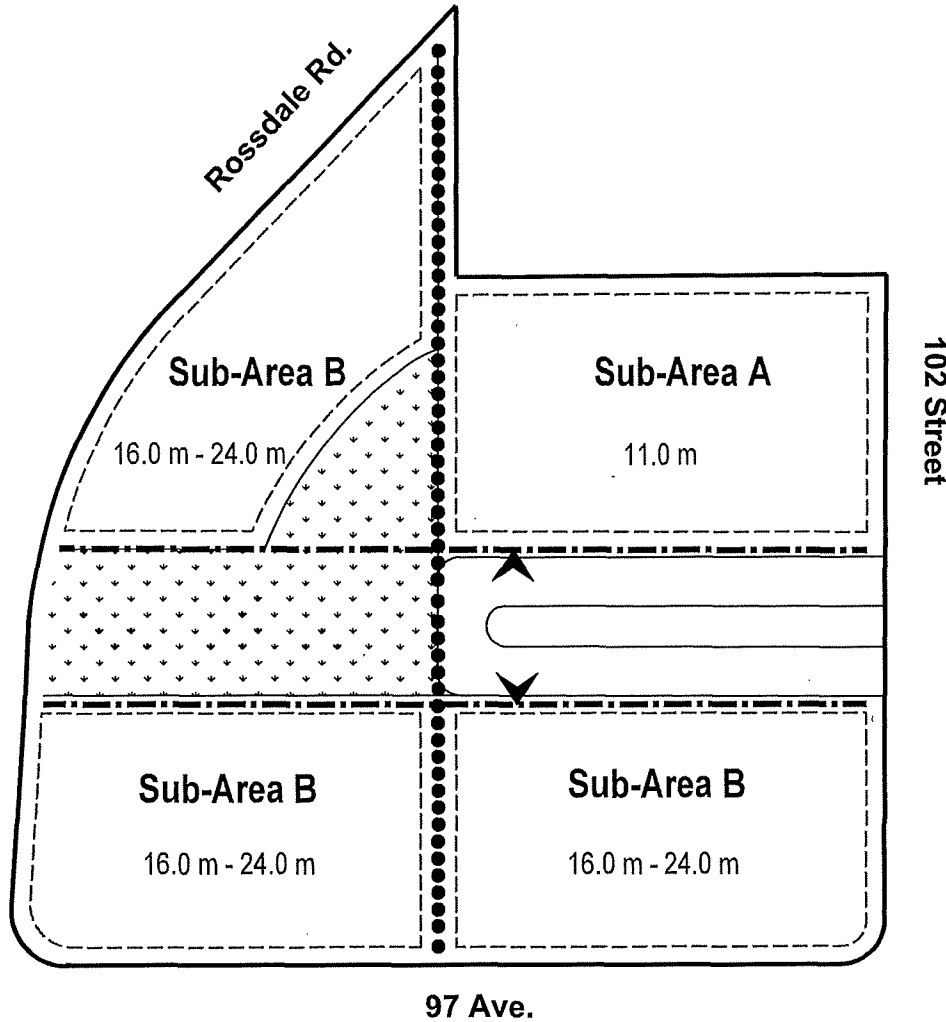
- a. The design of rooftops visible from high-rise buildings should be carefully considered. Where physically and economically feasible, green roofs, rooftop gardens and patios should be provided to improve rooftop aesthetics and provide additional amenity space.
- b. Facades should be treated with high quality materials and given vertical articulation and emphasis. Variation of building materials and colour shall be used to break monotony of long building facades.
- c. Dwellings and other elements of the development should be sited and oriented to minimize their impact on other Dwellings, considering such things as daylight, sunlight, ventilation, quiet, visual privacy and views.
- d. The creation of adverse micro-climatic affects due to building construction such as wind tunnelling, shadowing and loss of sunlight, on and off site, though the massing and location of buildings should be avoided.
- e. Buildings should be designed to include on site alternative energy sources.
- f. The incorporation of features such as recycling, water saving strategies, low-water landscaping, energy-efficient lighting, green roofs and other devices should be

considered in building on site designs to reduce the consumption of energy and materials.

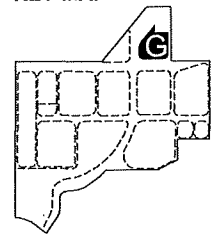
- g. Landscaping of Sites in this Area should consider the use of plant materials that are indigenous to the river valley. Plant materials that provide colour throughout the year should also be considered to enhance their appearance during the winter months.
- h. Additional bicycle parking racks may be placed on road right-of-way subject to the review and approval of the Transportation Department.
- i. Parking, loading and passenger drop-off areas should be easily accessible and designed to minimize pedestrian-vehicle conflicts.

6.1 Off-site Improvements

- a. Prior to the issuance of a building permit, the owner shall enter into an agreement with the City of Edmonton for the off-site improvements necessary to serve the development. The Agreement Process includes an engineering drawing review and approval process. Improvements to be addressed in the Agreement shall include, but not be limited to the following:
 - i. 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;
 - ii. The potential upgrade of the alleys adjacent to the site;
 - iii. The relocation and/or alteration of existing utilities and installation of new utilities, including water utilities, as required by EPCOR Water; and
 - iv. The provision of landscaping and streetscape elements on public space.



KEY MAP



Legend

- Active Residential Frontage
- Pedestrian Walkways
- Mid Block Mews
- ▨ Mid Block Publicly Accessible Open Space
- Parking Garage/Parkade Access

**Appendix I
Area G**

NOTE: This map is a diagrammatic representation of the items listed in the legend.



**West Rosedale
Urban Design Plan
Edmonton, Alberta**