

# ROSSDALE CENTRE

Submitted for EDC Review  
December, 2024



# INTRODUCTION

We are pleased to provide this submission to the City of Edmonton Planning Department and the Edmonton Design Committee (EDC) for the rezoning application of the DC1 Site Specific Development Control Provision in the Vicinity of 98 Avenue and 100 Street in Rossdale.

This application is being made by Five Oaks Inc. and this package contains site information, existing context, an overview of the proposed design, and a draft of the DC1 provision.

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# 01 PROJECT OVERVIEW

## PROJECT DESCRIPTION

The proposed project consists of three residential buildings, on three separate parcels of land. The 1915 brewery is to be joined to one of the new buildings. Each residential building will rise from a minimum of two storeys to a maximum of fifteen storeys. The buildings will contain the following number of units:

Building 1: 115 Units  
Building 2: 166 Units  
Building 3: 198 Units

The project will be built in three stages. The project will focus on high quality materials and a unique terraced design emphasizing green roofs complementing the River Valley and contributing to the vibrancy of the Rosedale neighborhood. The apartment buildings may incorporate neighborhood scale uses on the lower level, such as convenience retail stores, work/live units, specialty food services and neighborhood amenities.

Careful consideration has gone into the planning and design of this Rosedale development. In accordance with Edmonton's City Plan, the design provides needed density of Edmonton's downtown fringe, activating a currently underused area of the City with both residential and commercial opportunities. The design provides uninterrupted views of the City skyline and river valley, while providing ample opportunity for rooftop green spaces. The design respects and celebrates the historical Rosedale Brewery by ensuring the immediate surrounding development is sympathetic in scale and material. A prominent public path and gathering space alongside the historic building promotes connectivity to the broader neighborhood and river valley network.



SITE INFORMATION

NEIGHBOURHOOD  
ROSSDALE

LEGAL DESCRIPTIONS

|                              |          |
|------------------------------|----------|
| PLAN 0021114, BLOCK 2, LOT 2 | PARCEL A |
| PLAN 0021114, BLOCK 2, LOT 2 | PARCEL B |
| PLAN Q, BLOCK 7, LOTS 12-15  | PARCEL C |

SITE AREA  
1.7 HECTARES

CURRENT ZONING  
(DC1) DIRECT DEVELOPMENT CONTROL (16543)

COMMUNITY STAKEHOLDERS  
ROSSDALE COMMUNITY LEAGUE

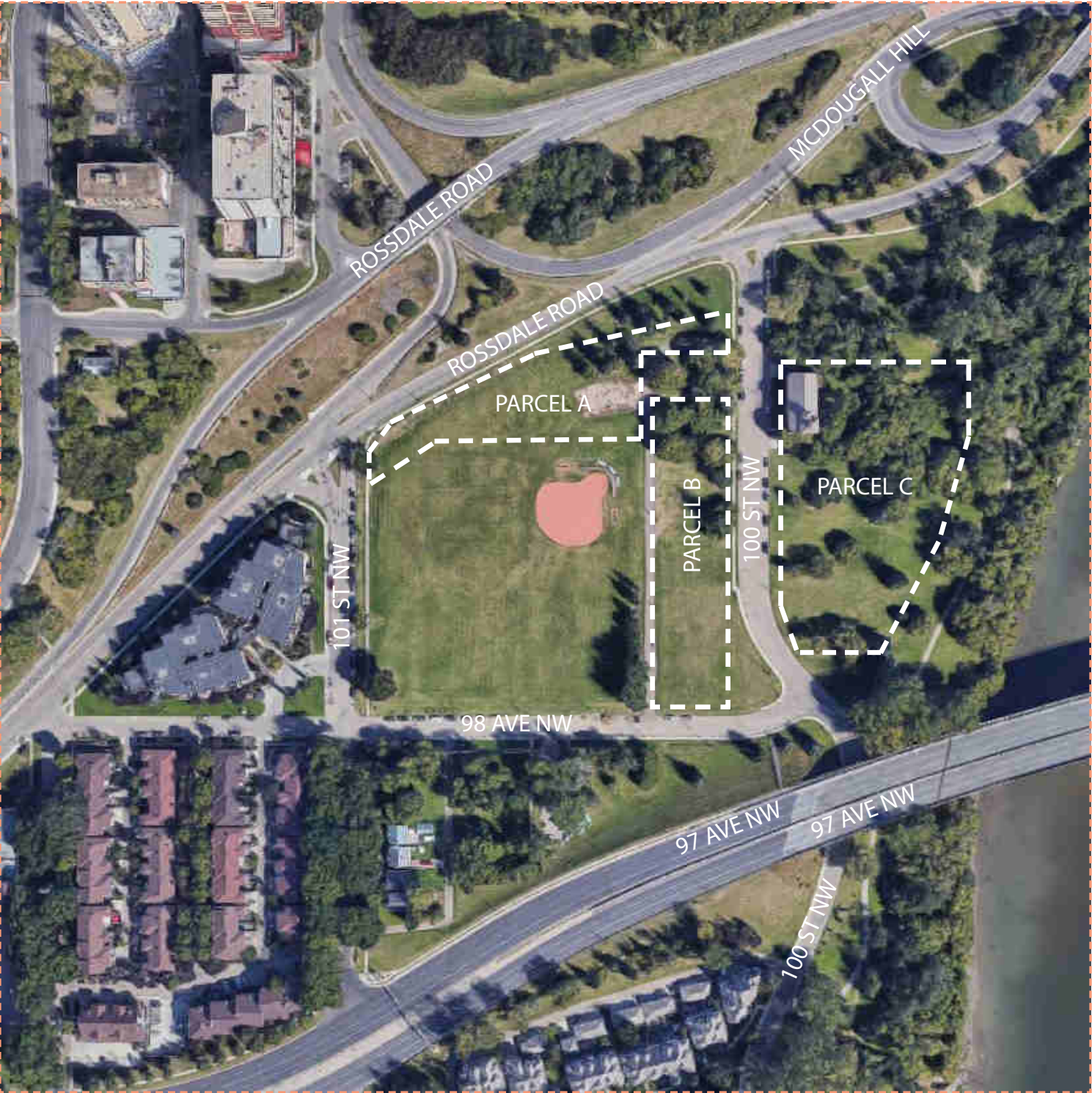
SITE BACKGROUND

The site is composed of 3 separate parcels totaling 4 acres of land located in the vicinity of 98 Avenue and 100 Street in the Rossdale neighborhood of Edmonton. Currently the site contains one building, a 1915 former brewery, which is designated a historical resource

PLANNING BACKGROUND

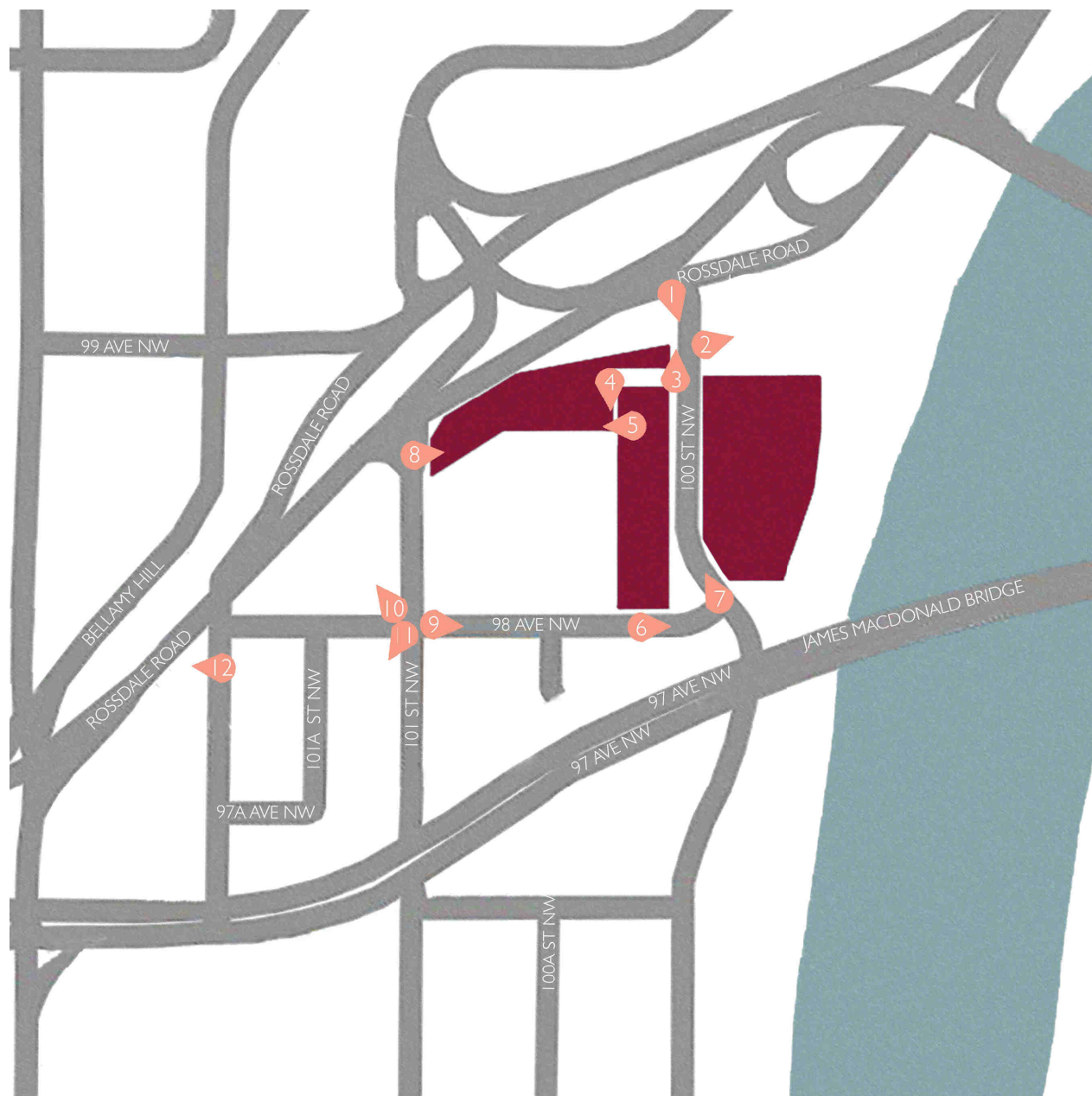
In 1986 the Rossdale Area Redevelopment Plan (Rossdale ARP) was adopted to assist in the rehabilitation of South Rossdale and to encourage redevelopment in North and West Rossdale, recognizing the location in the river valley and proximity to downtown Edmonton. The site falls within the North Rossdale (Sub-Area 1) location within the Rossdale ARP. The ARP objective in North Rossdale is to: “introduce primarily medium density housing forms which allow for a variety of types of designs” Section 2.4.6). It also “encourage(s) new retail and office commercial development which serves the needs of the existing and future population.” (Section 2.4.8).

Bylaw 16543 which was approved August 26, 2013, includes 225 residential units in 4 and 5 storey apartment buildings. This rezoning application will require amendments to the ARP and the existing DC 1 zoning.

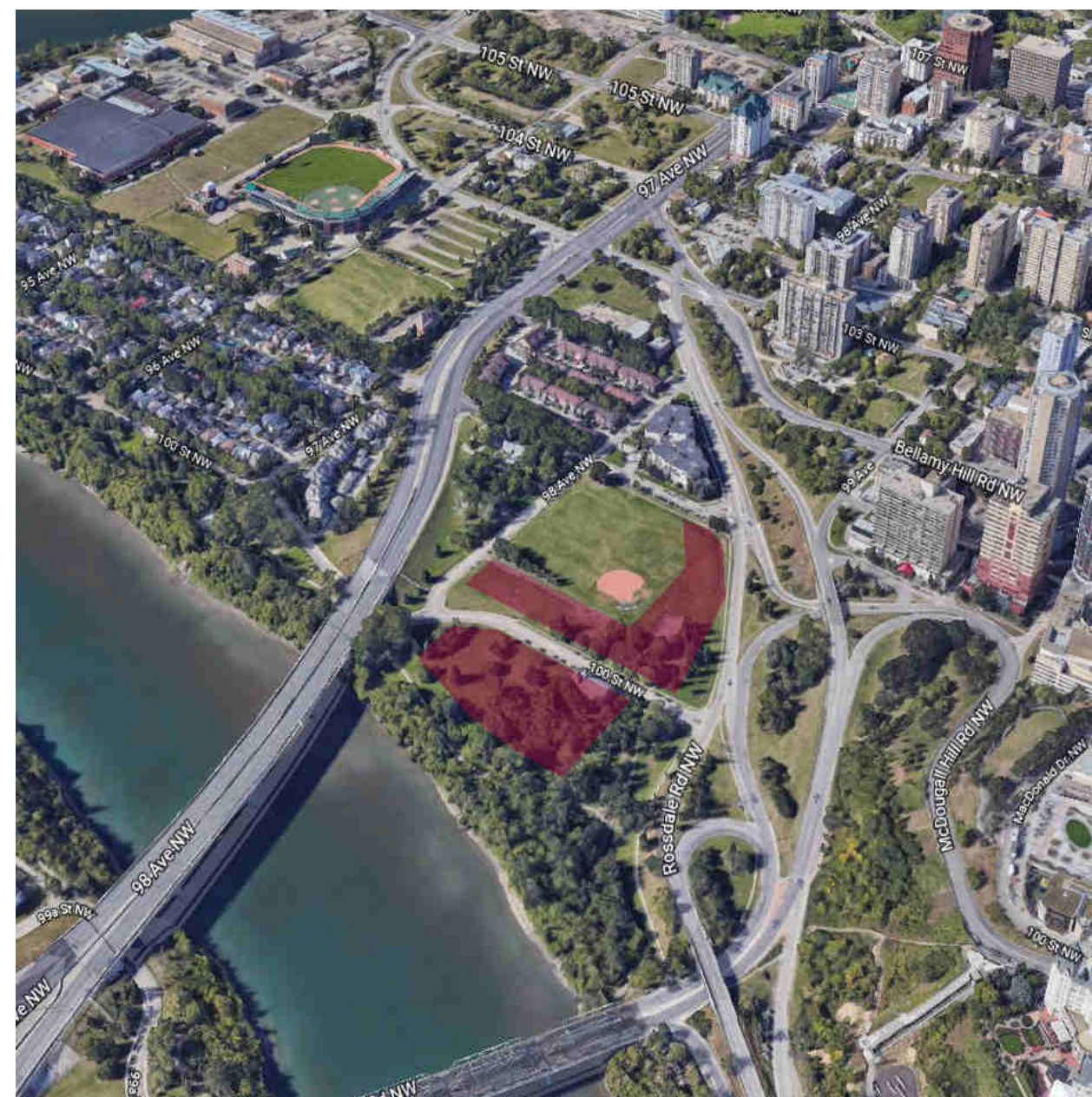


# 02

# NEIGHBOURHOOD & SITE ANALYSIS

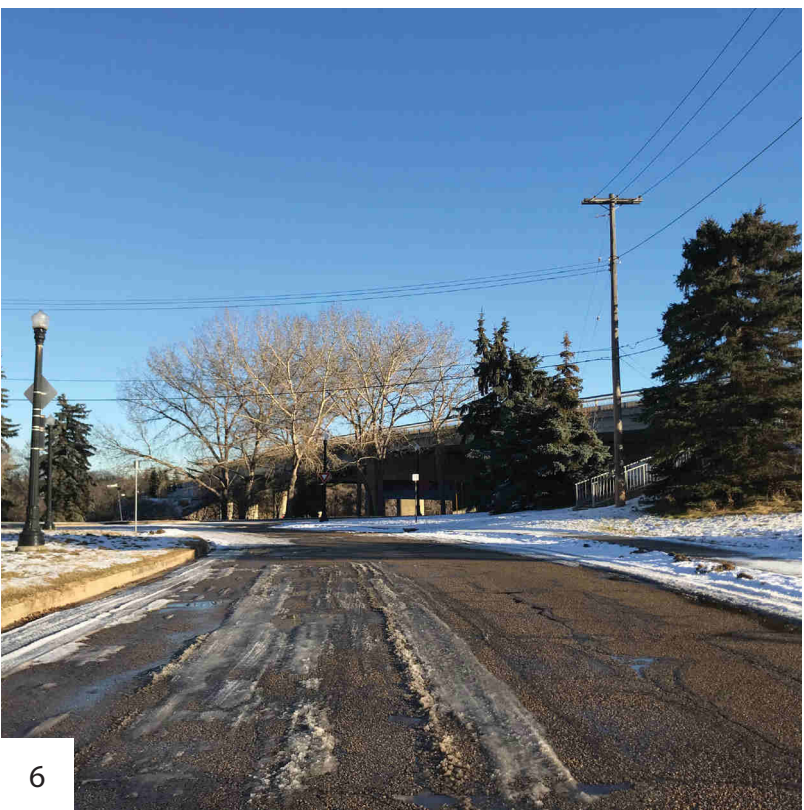


DEVELOPMENT SITE



AERIAL VIEW LOOKING SOUTH WEST

EXISTING CONDITIONS

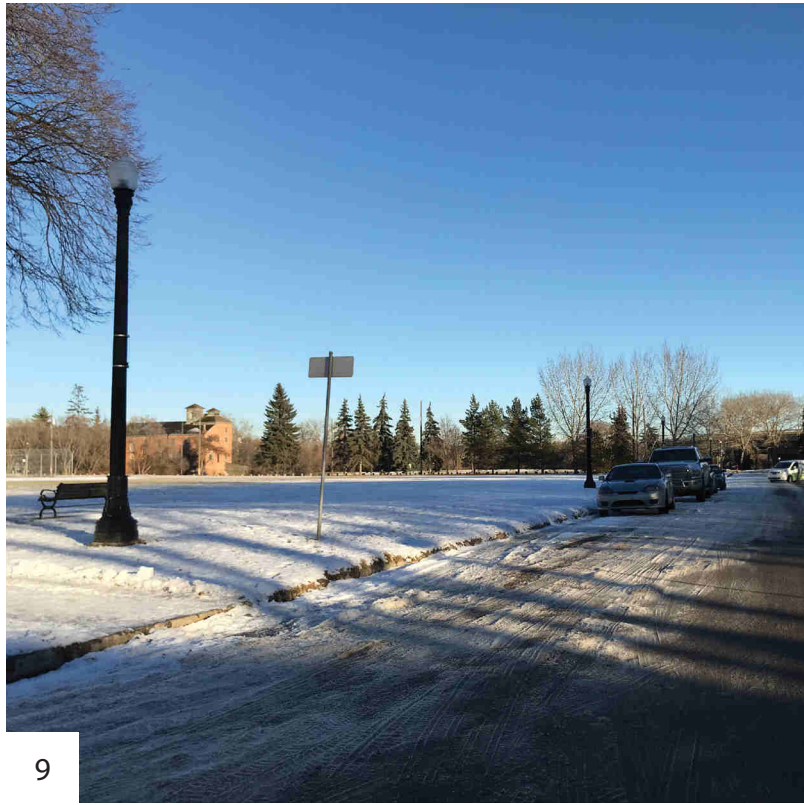




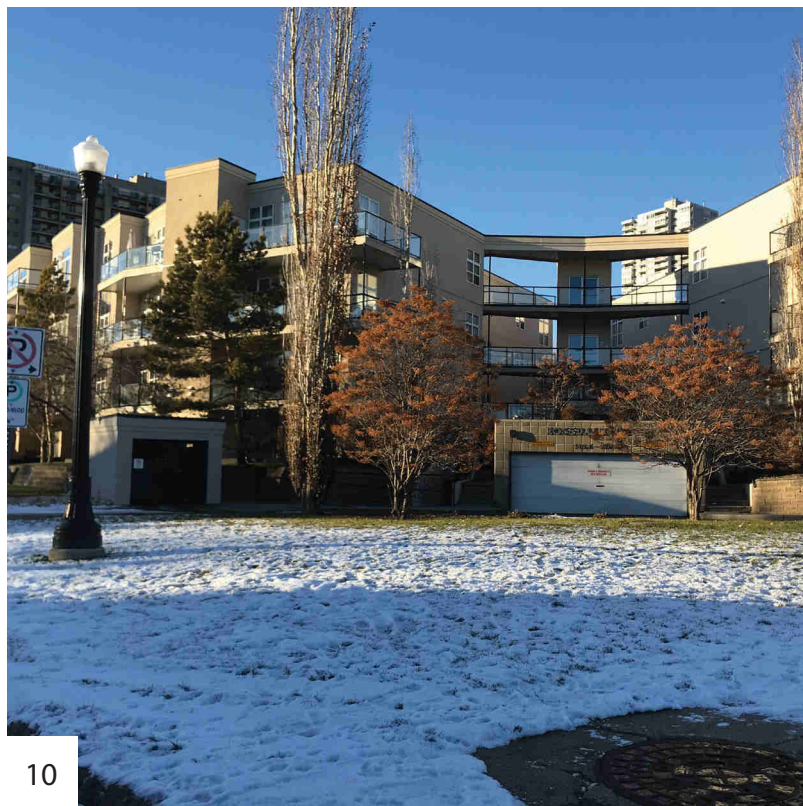
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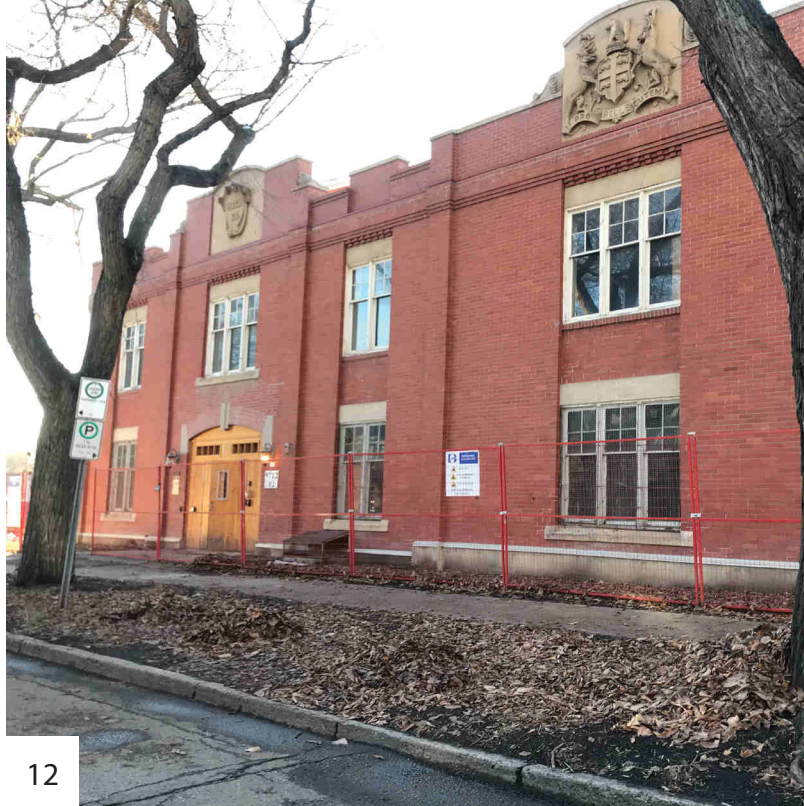
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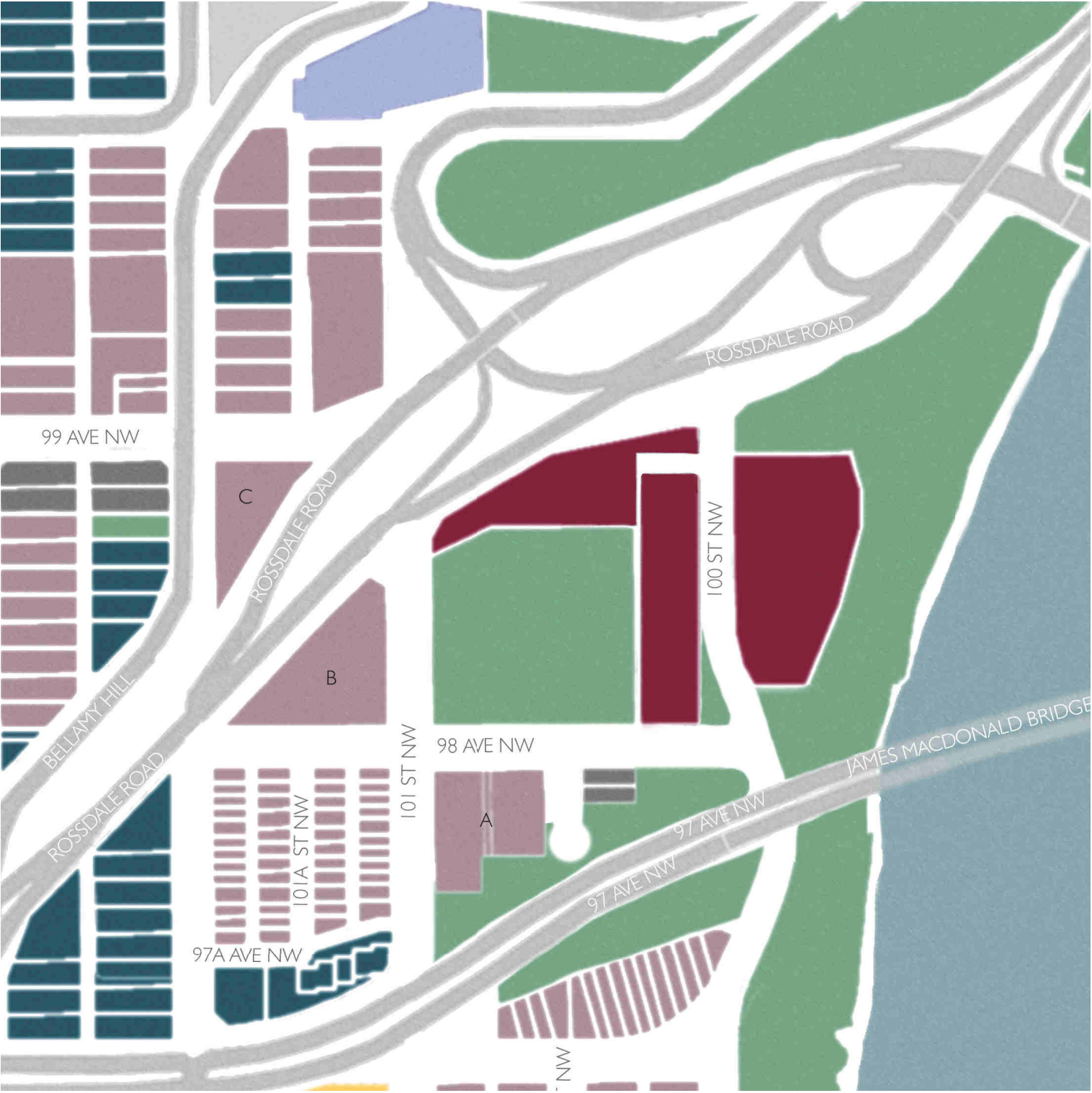


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EXISTING AND SURROUNDING LAND USE



Surrounding land uses are primarily parks and roadways. The nearest buildings are a four storey apartment building to the west and a recently approved rezoning for a 10 storey residential project to the south.

Under the existing Edmonton Zoning Bylaw 16543, the site is zoned for (DC1) Direct Development Control Provision, primarily providing medium density housing. Other permitted uses include row housing, live/work units, bars and neighborhood pubs, hotels, professional services, and specialty food services; appropriate to the land's relationship to Rossdale, downtown, and the river valley. The building footprint is not within the floodway.

Present DC1 Provisions:

Maximum Height: 19m  
Maximum Density: 155 dwellings / hectare

LEGEND

- DEVELOPMENT SITE
- PARKS & OPEN SPACE
- SCHOOLS
- RESIDENTIAL
  - A: 10 STOREY (DC2)
  - B: 4 STOREY (DC2)
  - C: 22 STOREY (DC2)
- HOTEL
- COMMERCIAL / OFFICE
- UNDEVELOPED LAND

## VISUAL QUALITY AND LEGIBILITY

At present the vicinity near 97-98 Avenue and 100 Street has one sidewalk on the west side of 100 Street and a sidewalk on the north side of 97 Avenue which leads to the River Valley Trail system. The remainder of the street fronts have no interaction with public space. They do not have active residential or commercial frontage which would contribute to the vitality of the streetscape. Active streetscapes which would provide places for people to oversee the streetscape are missing in the vicinity.

## SIGNIFICANT LANDMARKS



## CONNECTIVITY

The Development on the site sits at the corner of 101 Street and 98 Avenue, and is north of 97 Avenue, a main arterial from south east Edmonton to the downtown area. The Site is within easy walking and biking distance to the North Saskatchewan River Valley Trails, as well as conveniently located near a number of bus stops connecting to Edmonton's public transit system. The site has been recently connected to downtown by the Funicular Railway.

Vehicular traffic is accommodated in the grid pattern of streets and avenues surrounding the development site. Connors Road, 97 Avenue, and 103 Street are all major arterials that connect the downtown area to the rest of the city and are located just a few blocks away. Vehicular routes in the area are well connected to downtown via McDougall Hill, Bellamy Hill, and 97 Avenue. Connections to the east side of the City and Sherwood Park are accessible from 97 Avenue, a main arterial. Connors Road also provides a route across the river to the south side of Edmonton and Rossdale Road a route to the North.

Cyclists in the area have excellent access and connection to the River Valley Trail system. A river valley trail located immediately east of the site connects to Louise McKinney Park to the north and to the River Valley Trail system to the west. A designated bike route runs just south of the Site along 97 Avenue connecting to south Rossdale and the River Valley Trail network along River Valley Road to the west.



## BUILT FORMS

The built forms in the vicinity are:

- The Renaissance Place apartments 100m to the north.
- The Rossdale Court apartments 30m to the west.
- The townhouses 150m to the southeast.
- The 20 storey Rossdale House apartments 150m to the west of the site.
- Two approved but unbuilt developments are a 22 storey apartment 85m to the west and a 9 storey apartment 50m to the southwest.

## BUILDING HEIGHTS



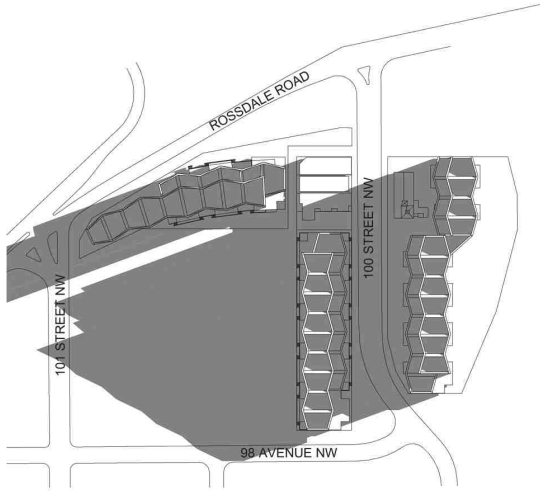
## URBAN PATTERN

In this area, Edmonton's grid pattern meets the North Saskatchewan River and Rosedale Road to create a slight break from the usual grid pattern found in Edmonton. Diamond Park to the west of 100 Street creates a large open space with direct access to the River Valley along 97 avenue.

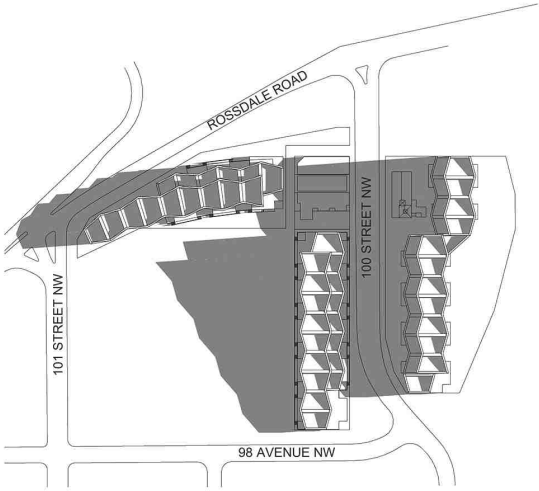
## FIGURE GROUND STUDY



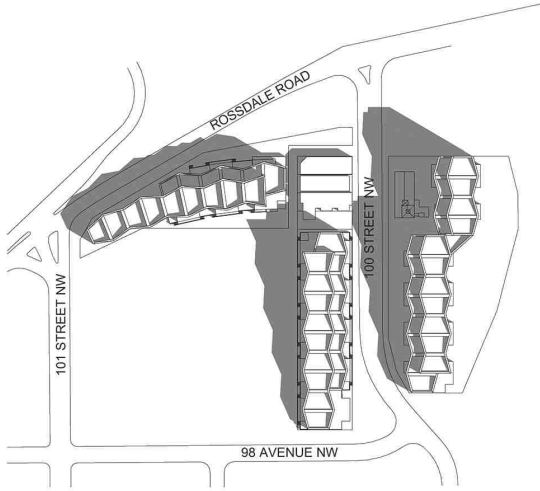
SUN SHADOW STUDY



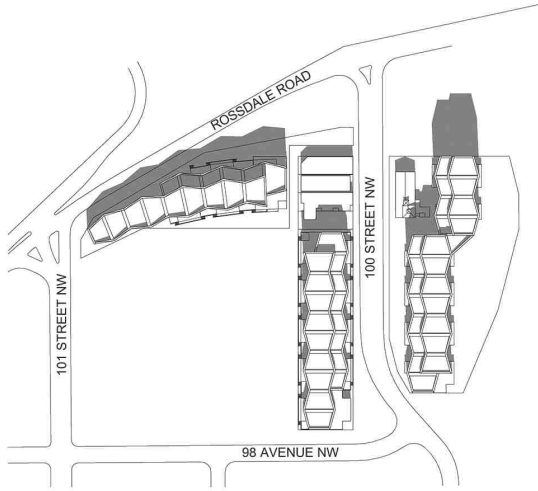
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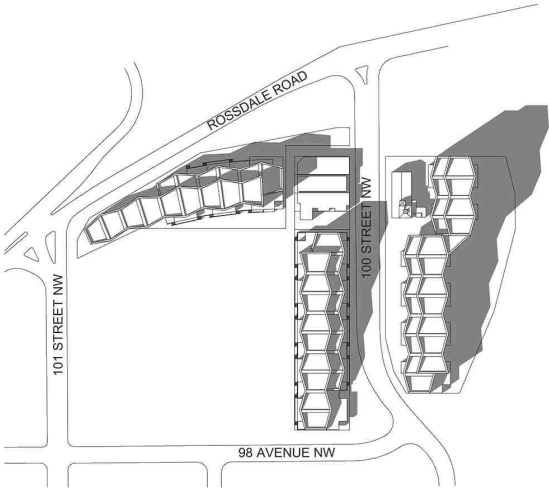
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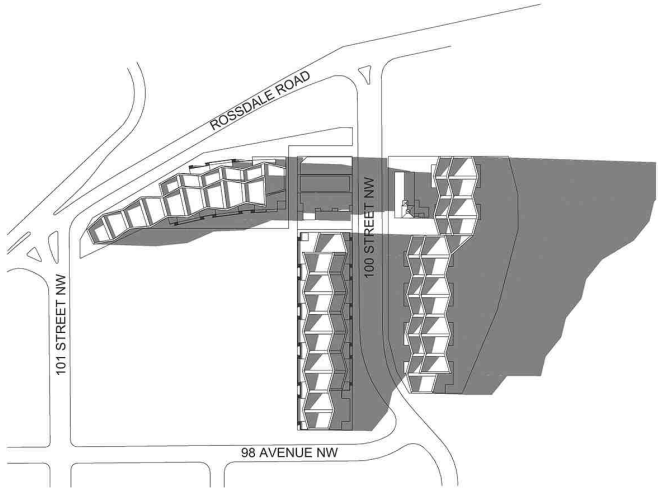
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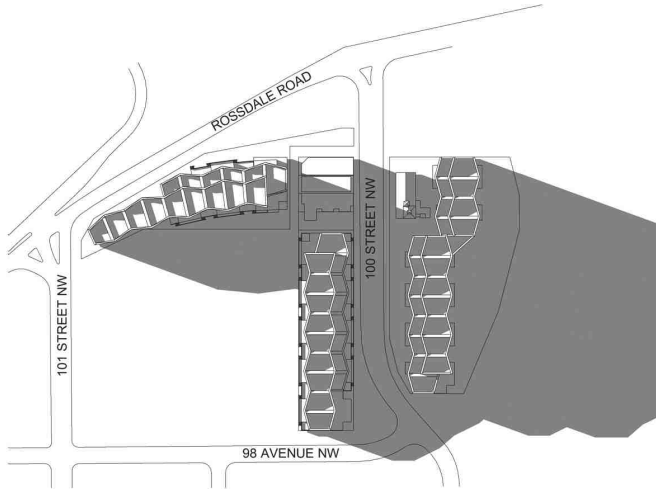
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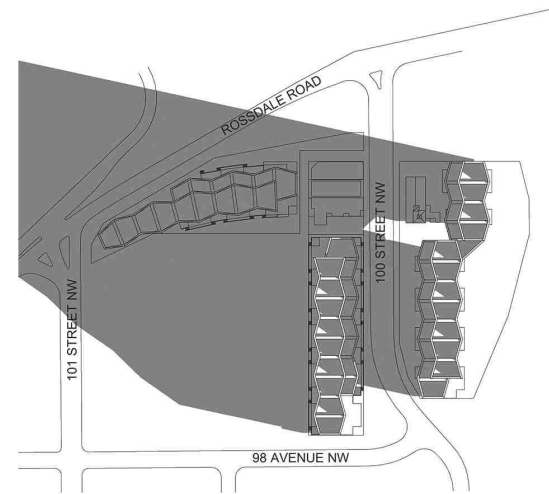


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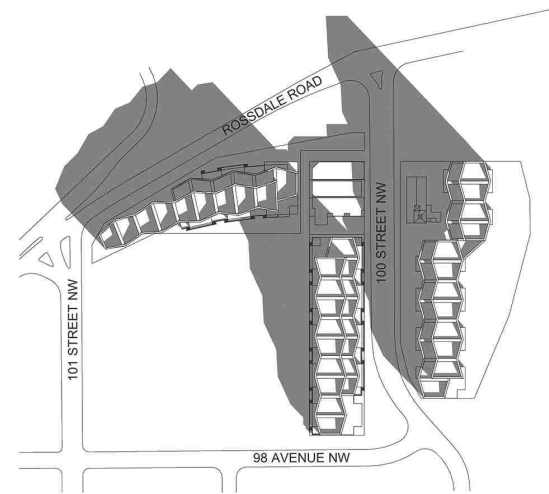


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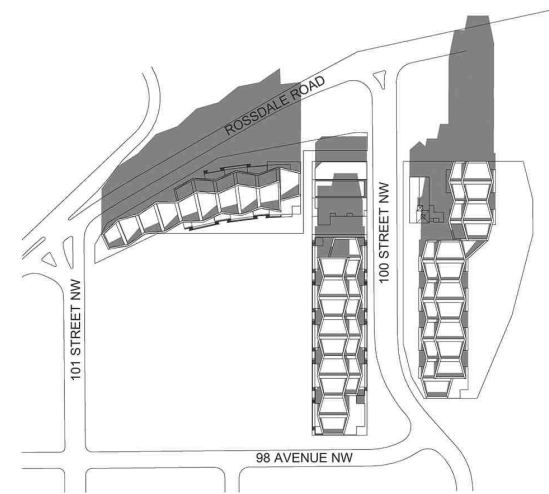
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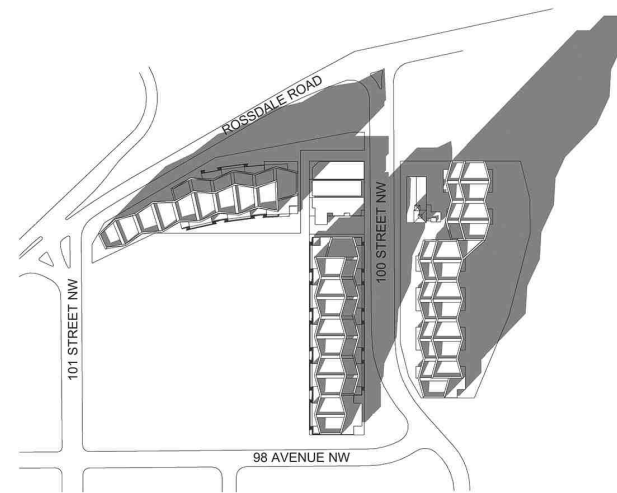
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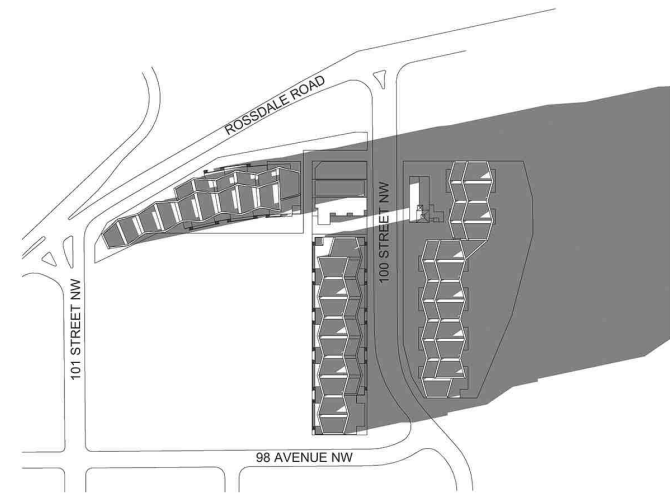
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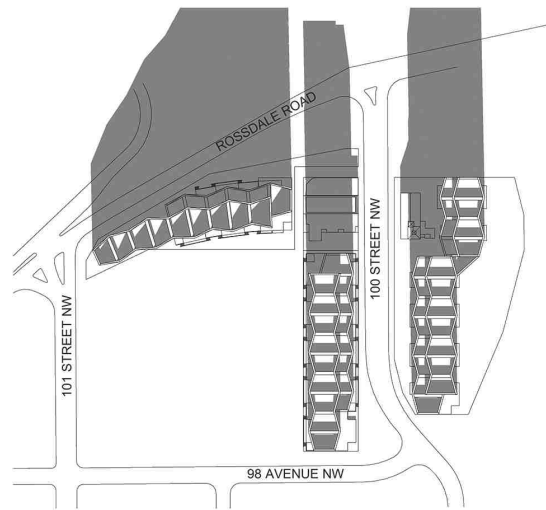


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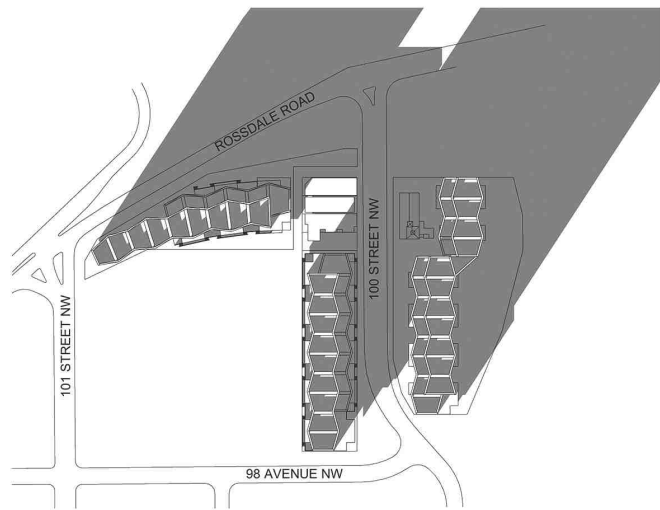
SUN SHADOW STUDY



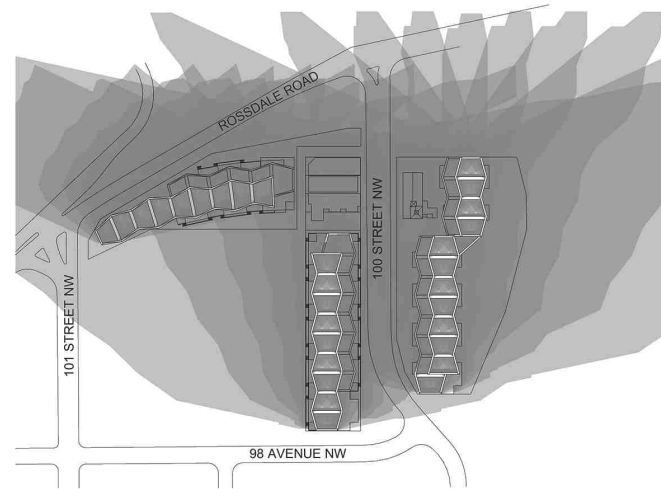
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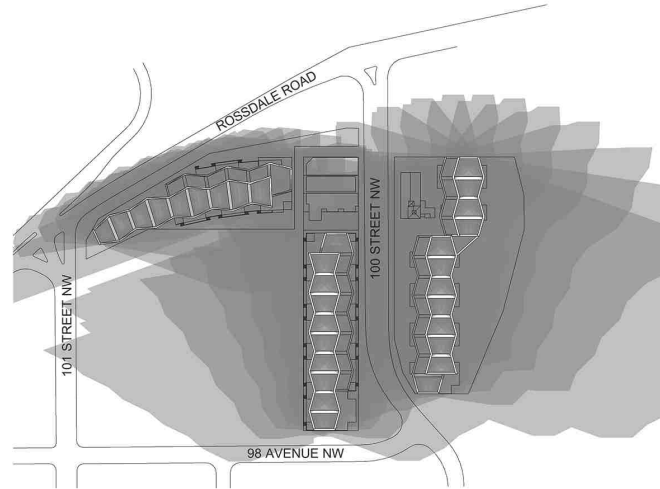
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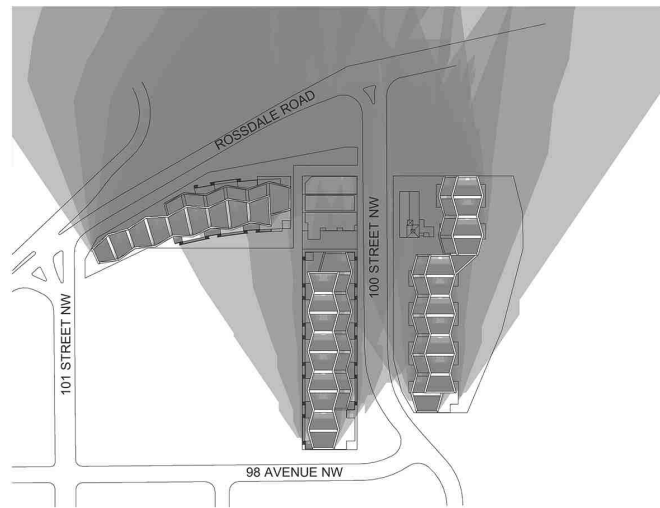
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MARCH 21 / SEPTEMBER 21  
CONTINUAL REPRESENTATION



JUNE 21  
CONTINUAL REPRESENTATION



DECEMBER 21  
CONTINUAL REPRESENTATION

# 03 DESIGN INTENT

## DESIGN DESCRIPTION

The proposed project consists of three residential buildings, on three separate parcels of land. The 1915 brewery is to be joined to one of the new buildings. Each residential building will rise from a minimum of two storeys to a maximum of fifteen storeys.

The buildings will contain the following number of units:

Building 1: 115 Units

Building 2: 166 Units

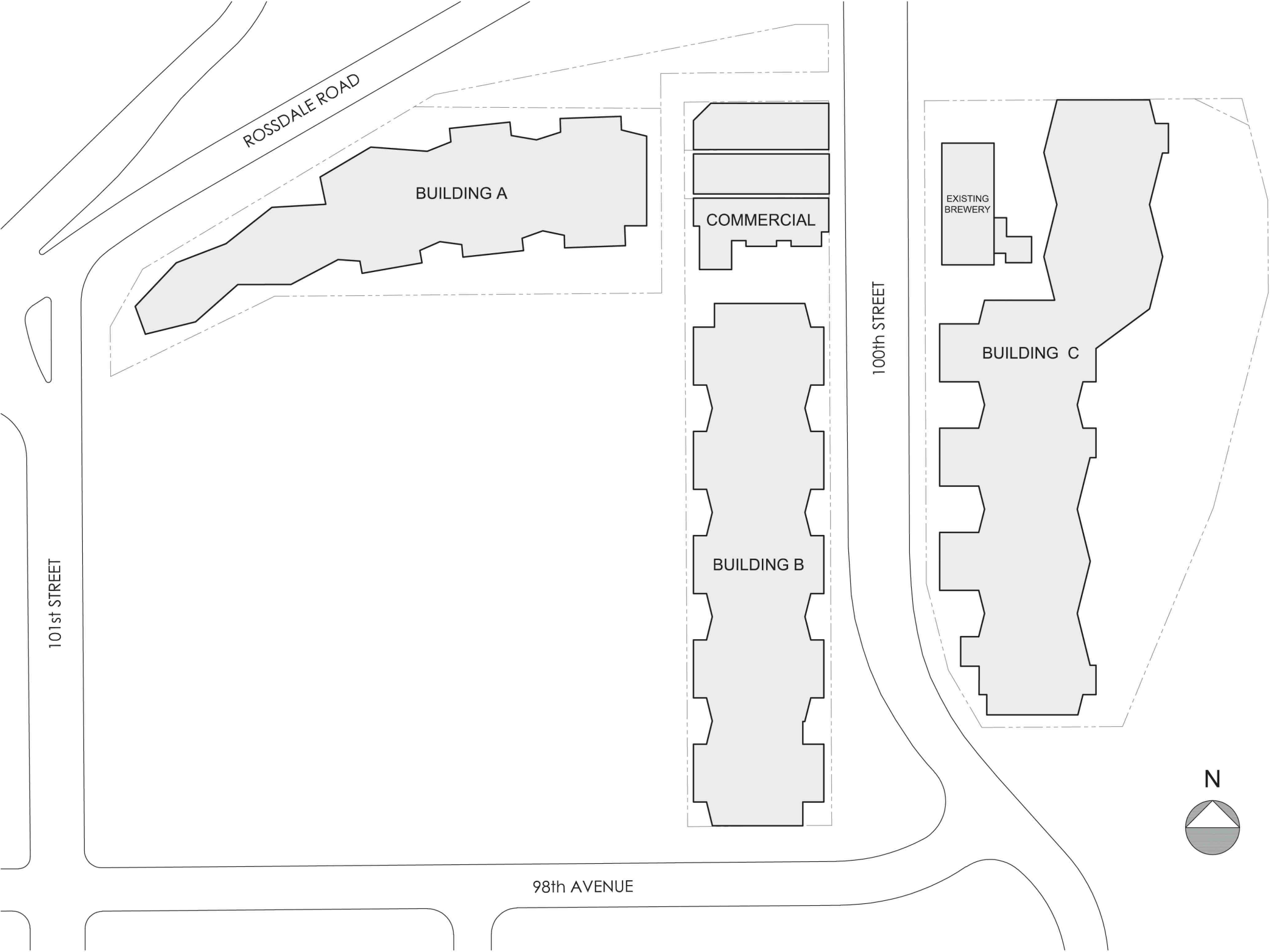
Building 3: 198 Units

The project will be built in three stages. The project will focus on high quality materials and a unique terraced design emphasizing green roofs complementing the River Valley and contributing to the vibrancy of the Rossdale neighborhood.

The apartment buildings may incorporate neighborhood scale uses on the lower level, such as convenience retail stores, work/live units, specialty food services and neighborhood amenities.



SITE PLAN

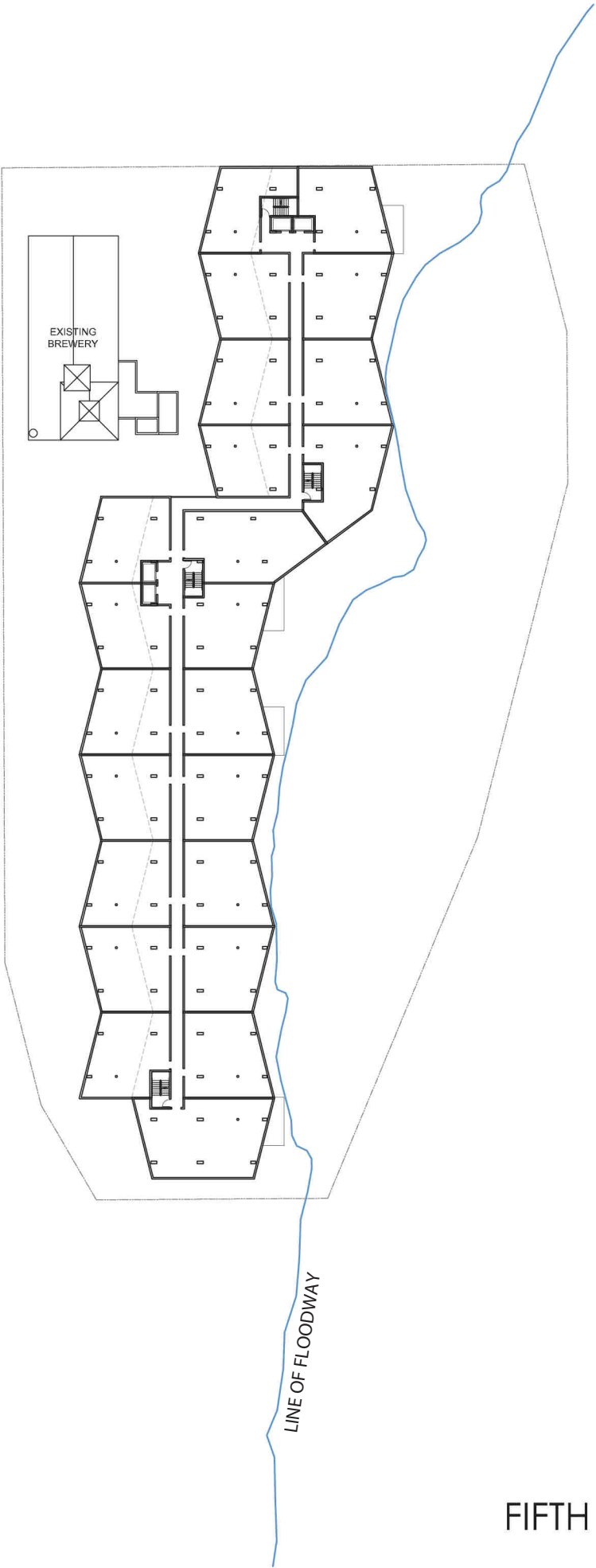
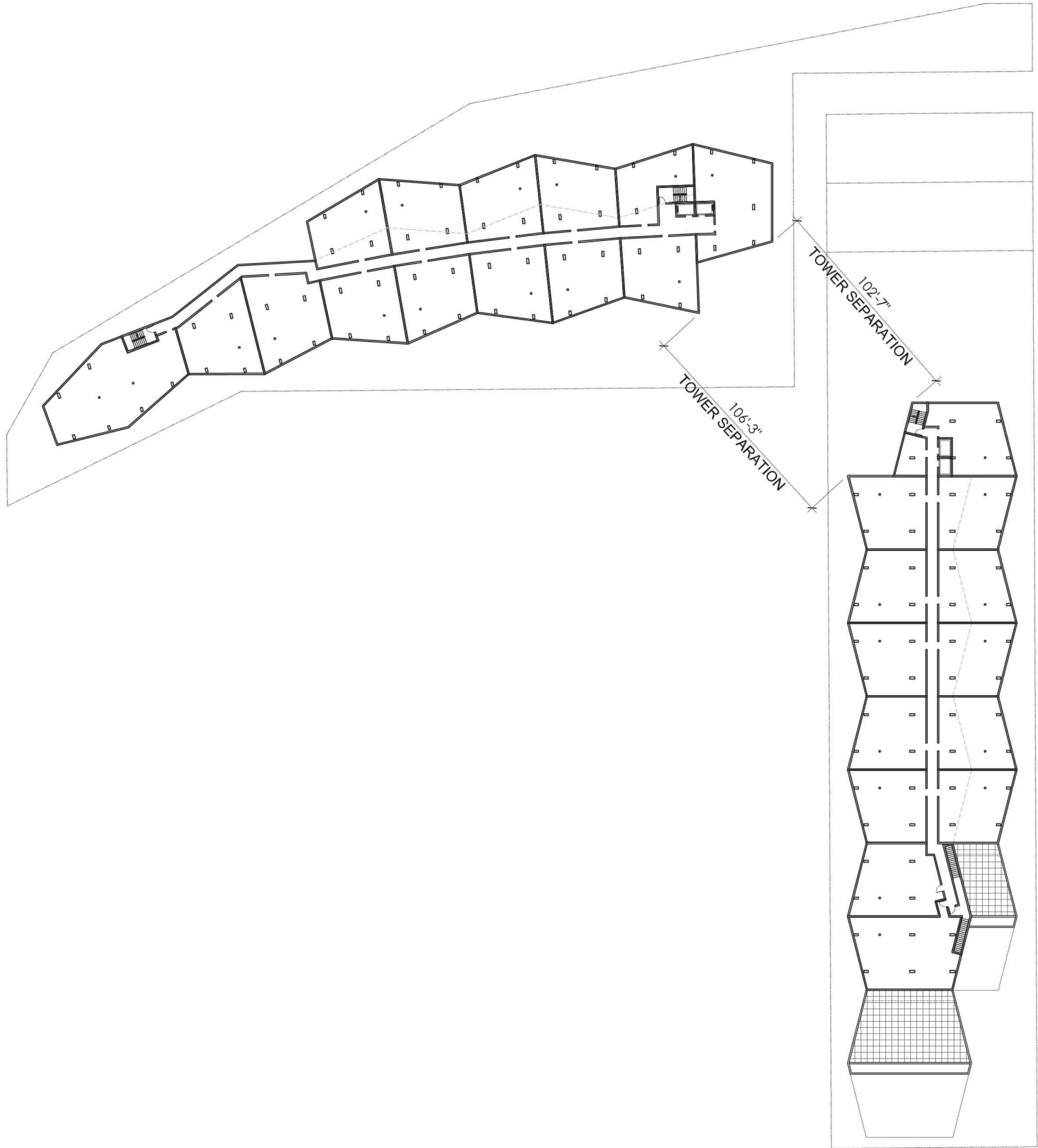


BUILDING PLANS

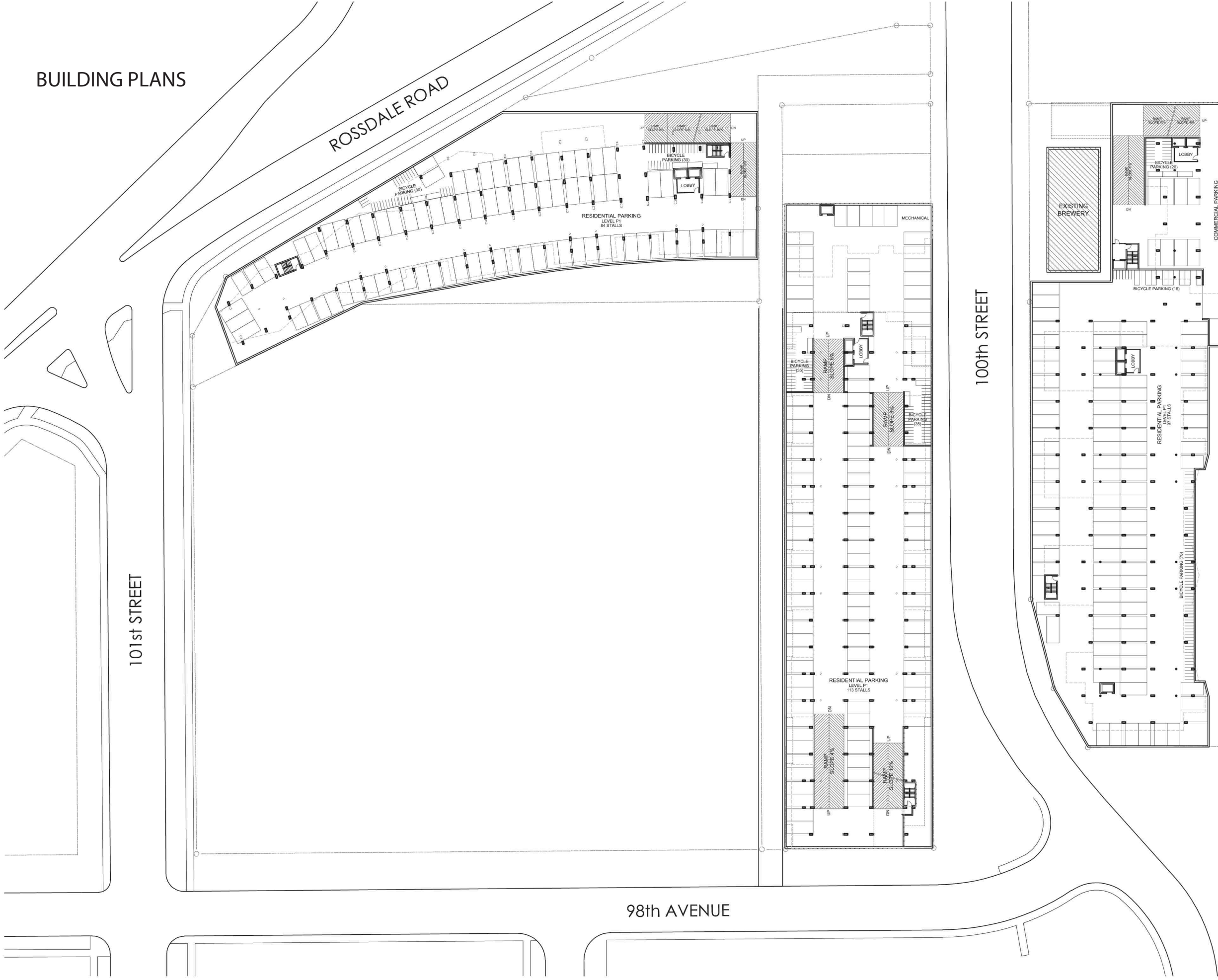


MAIN FLOOR PLAN  
SCALE 1/64"=1'-0"

BUILDING PLANS



BUILDING PLANS



PARKING 1 FLOOR PLAN

SCALE 1/64"=1'-0"

LANDSCAPE PLAN

103 STREET NW

ROSDALE ROAD NW

Diamond Pond

EXISTING TREES

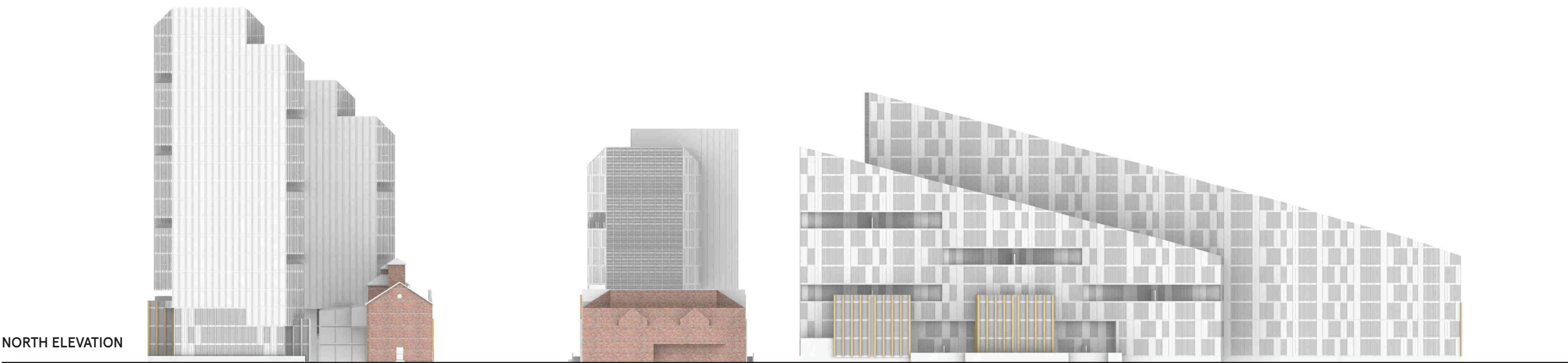
LOADING

08 AVENUE NW

LANDSCAPE PLAN

SCALE 1/64"=1'-0"

ELEVATIONS



BUILDING C

BUILDING B

BUILDING A



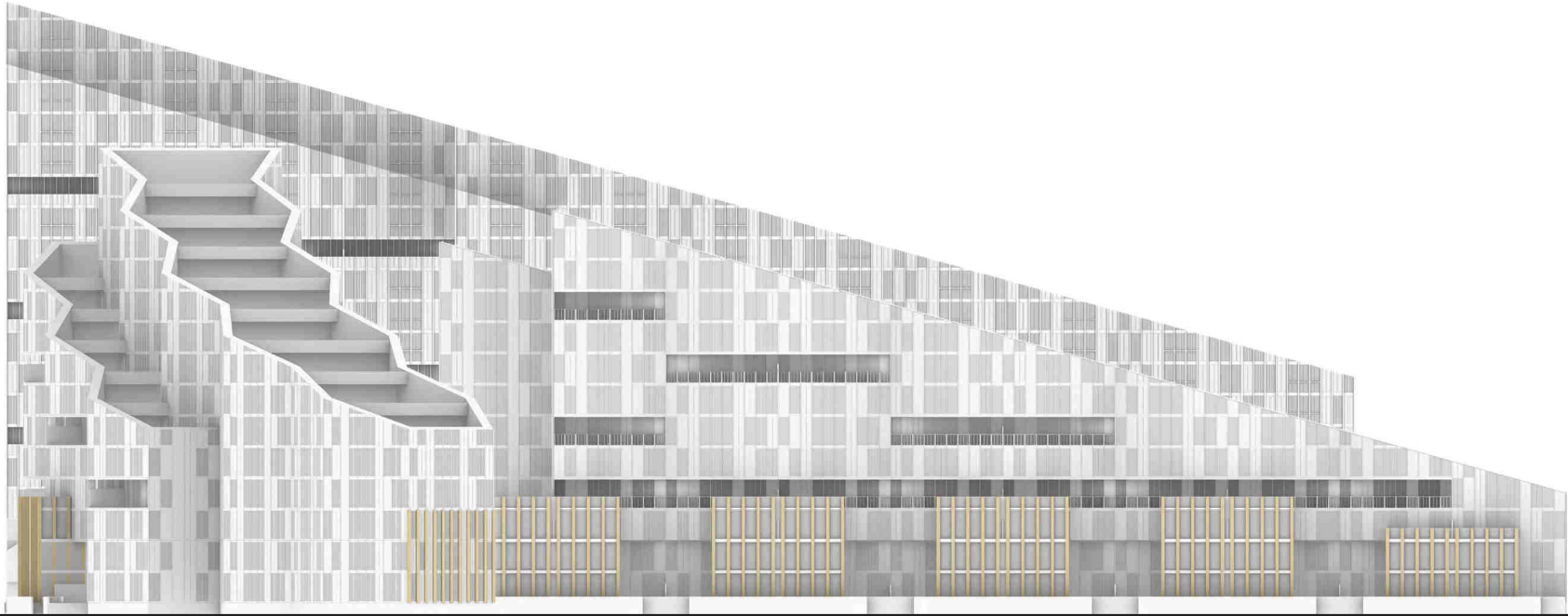
BUILDING A

BUILDING B

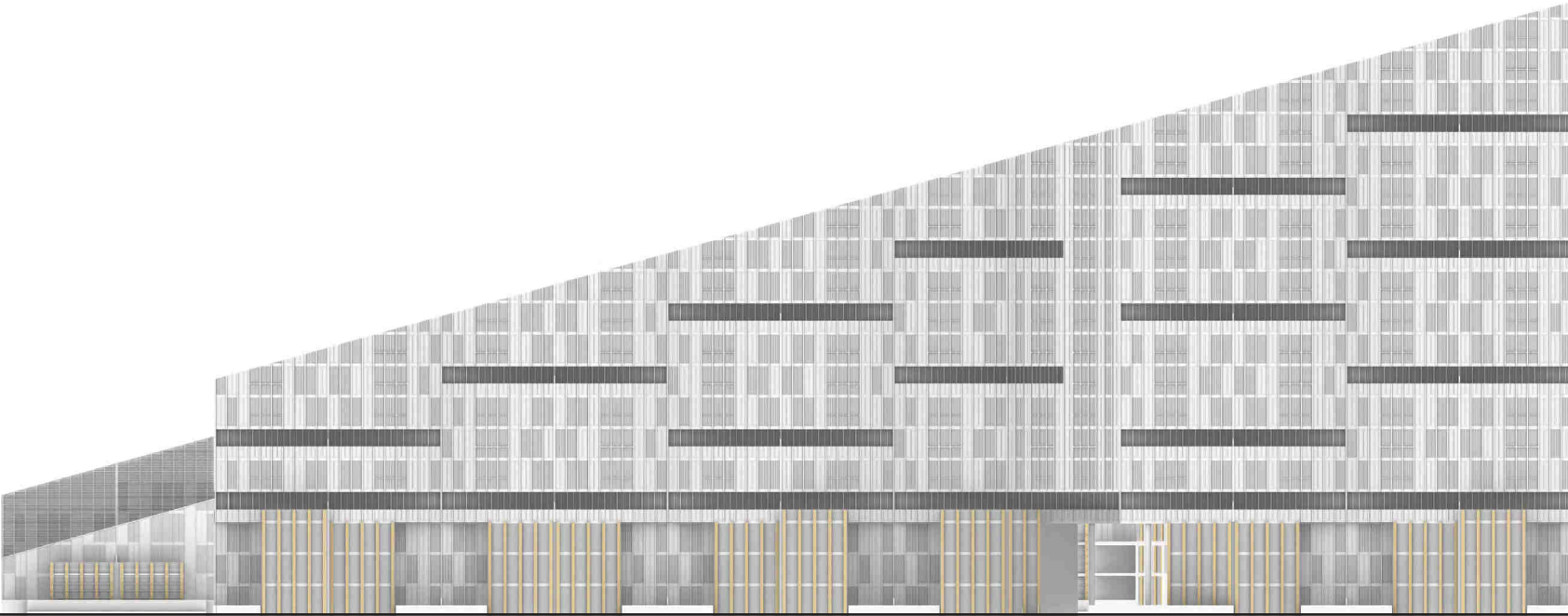
BUILDING C

ELEVATIONS

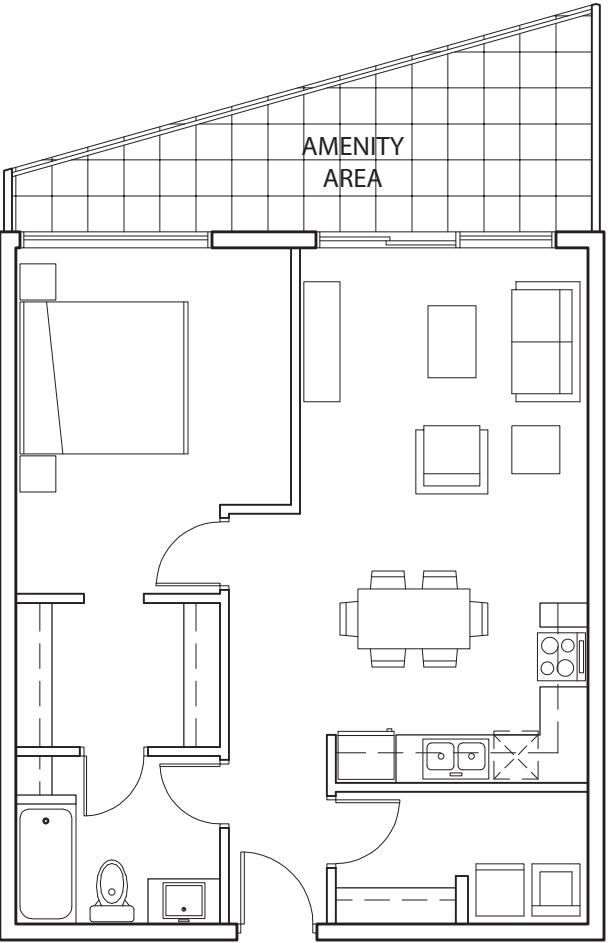
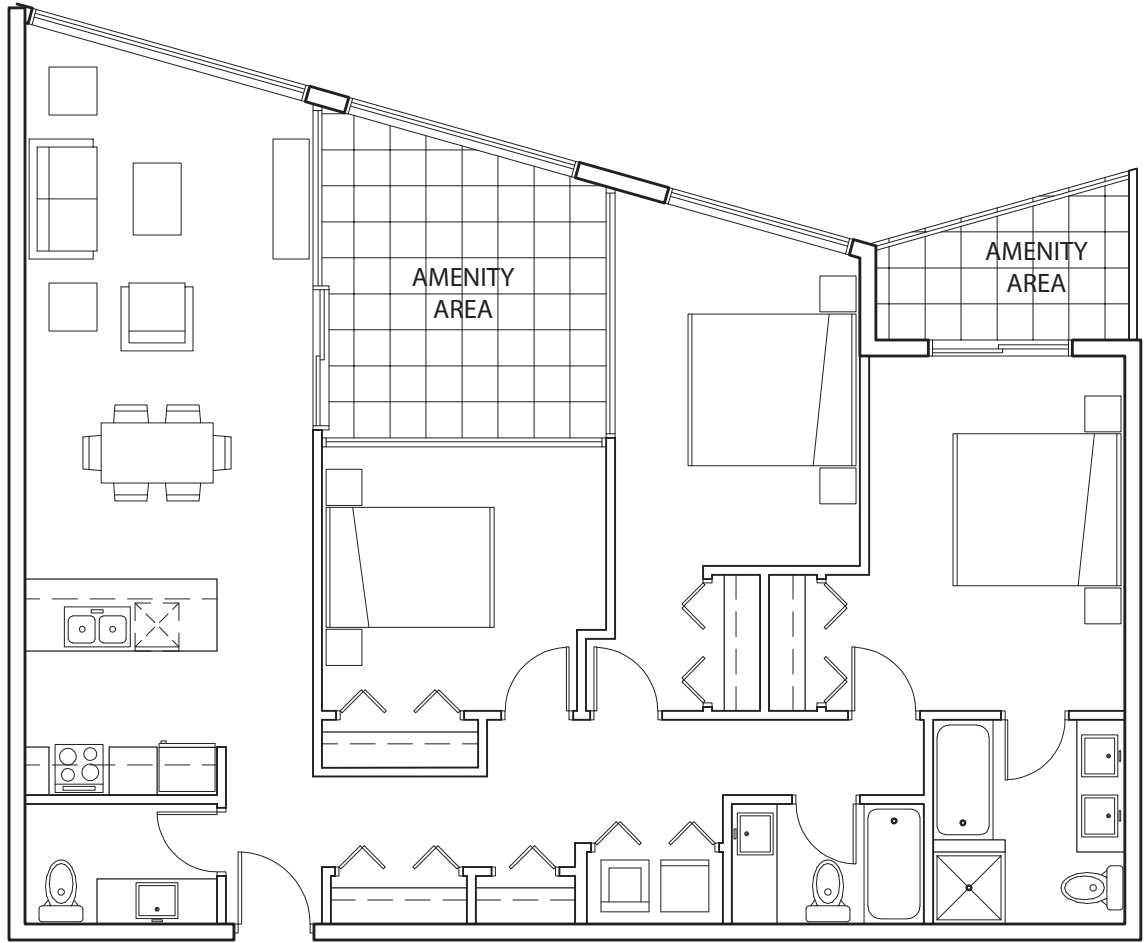
WEST ELEVATION



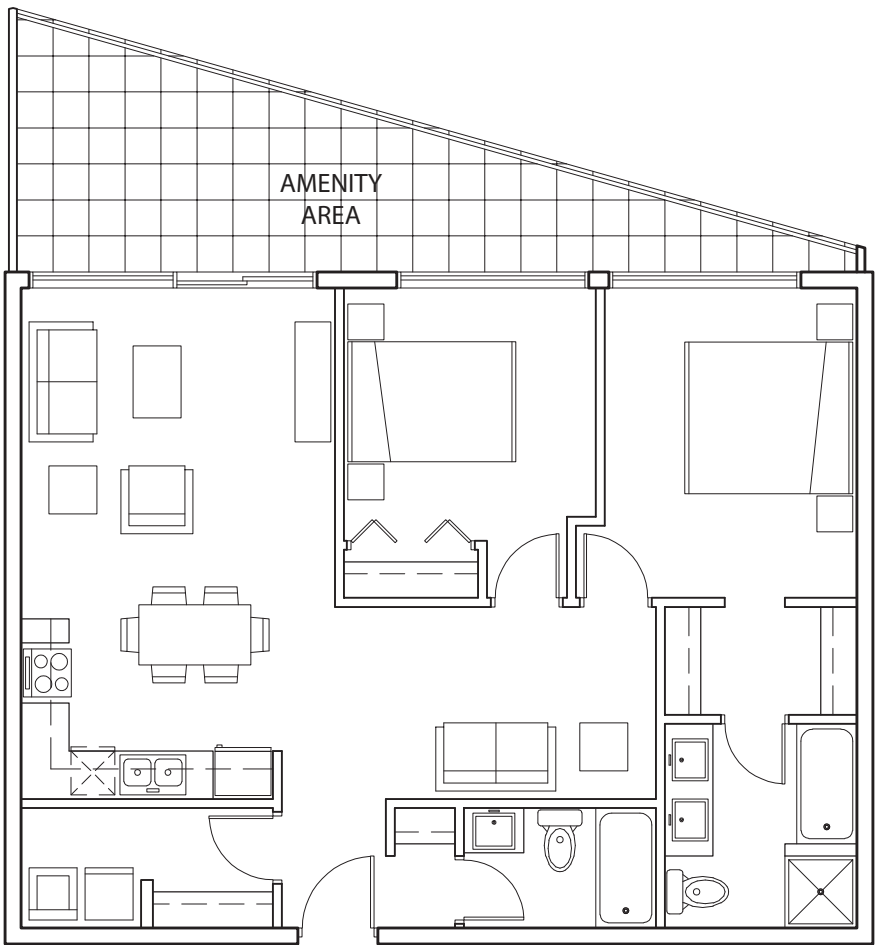
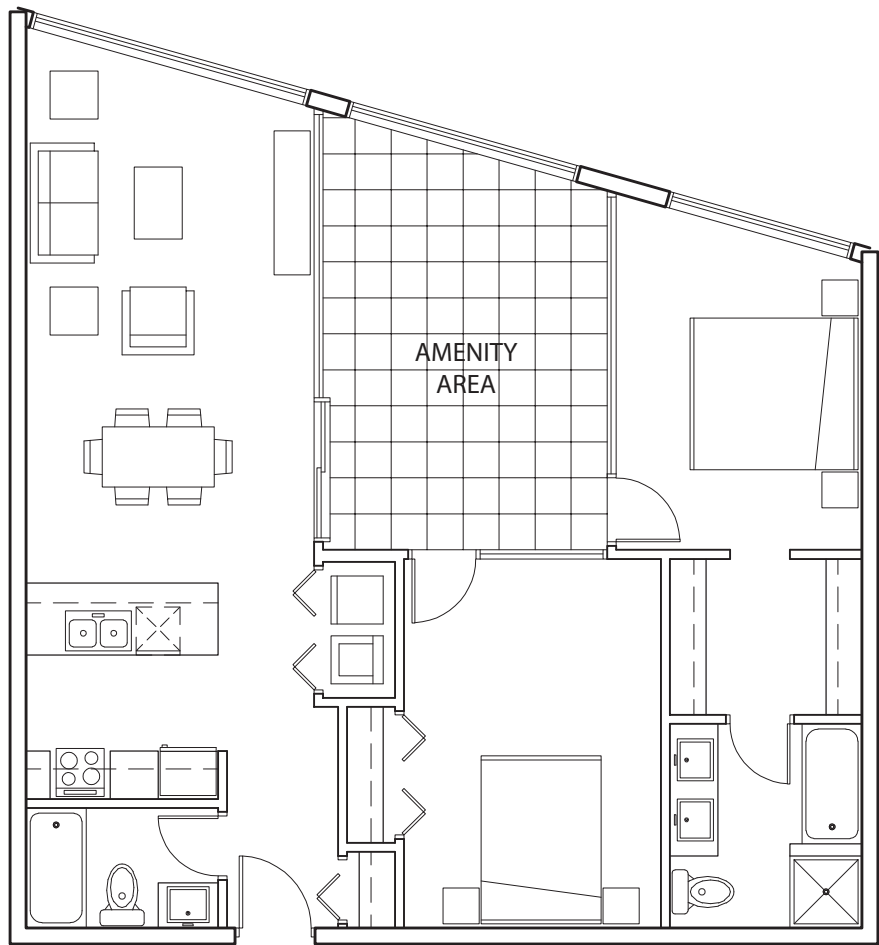
EAST ELEVATION



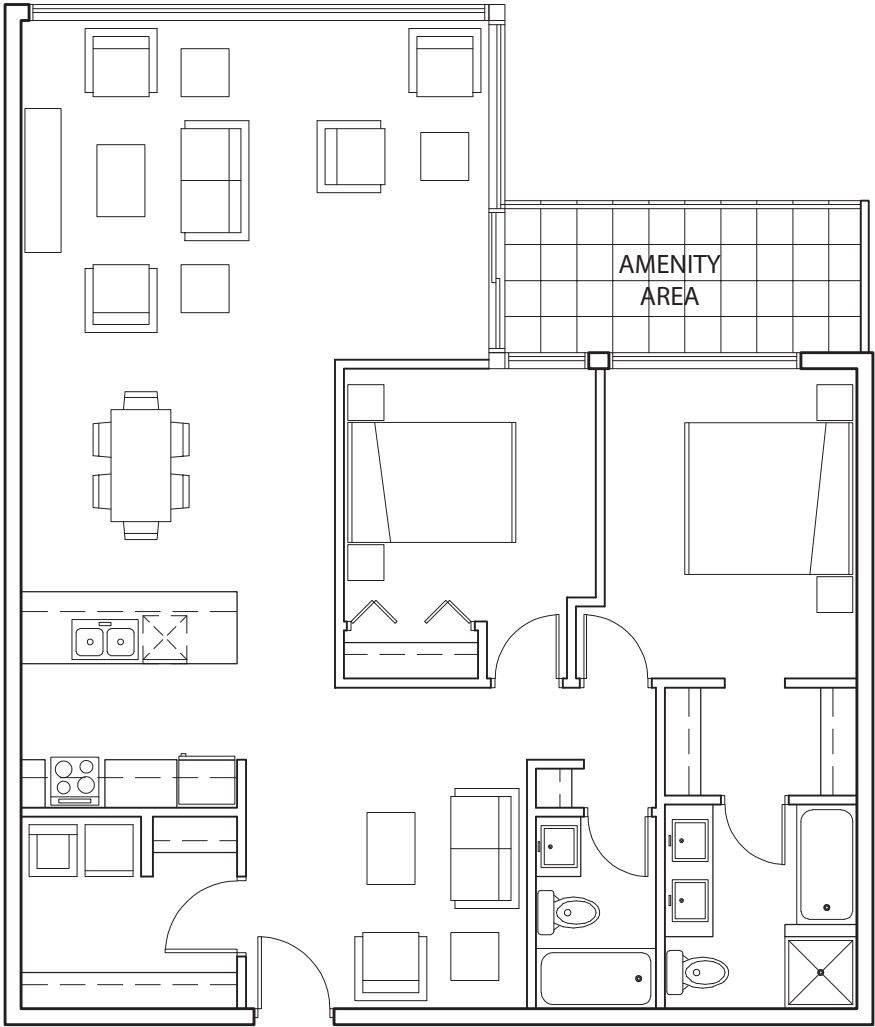
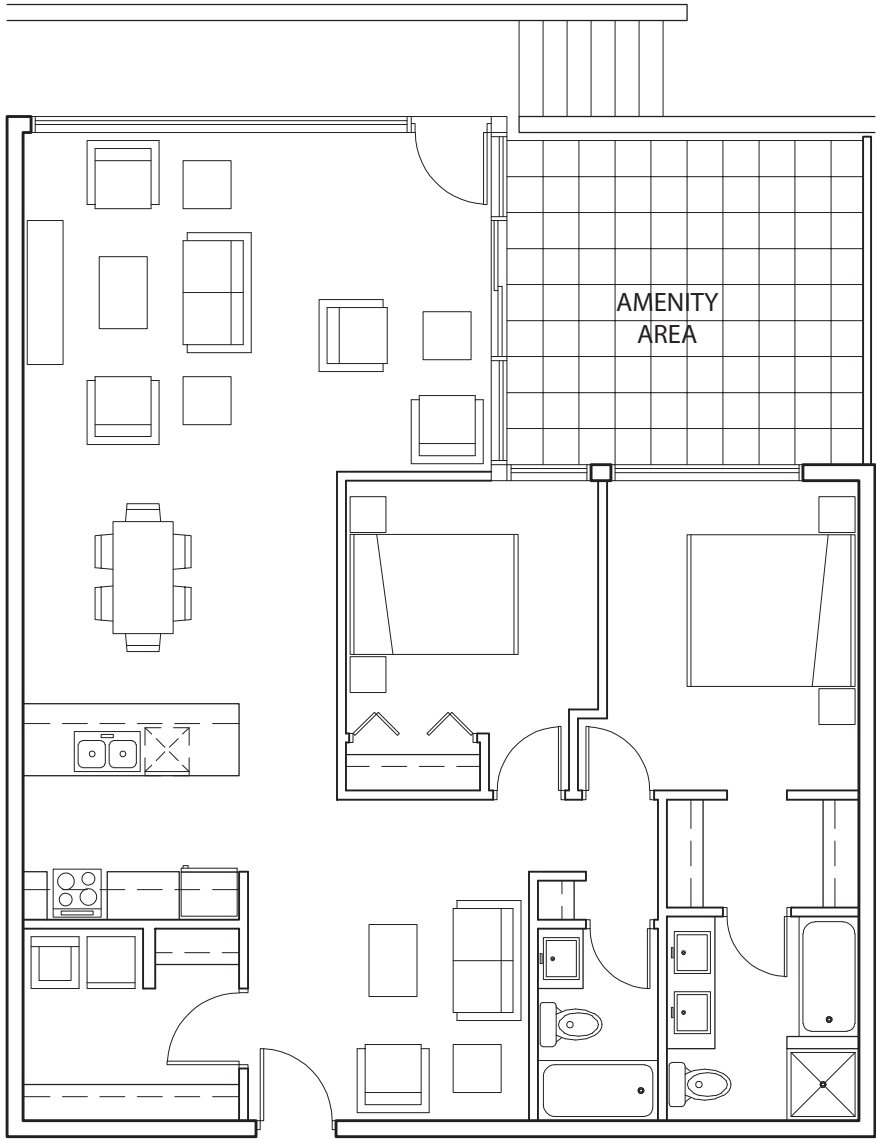
UNITS PLANS



UNITS PLANS



UNITS PLANS



VISUALIZATIONS









East-West Walkway to River



East-West Walkway Looking West



# 04

## PRINCIPLES OF URBAN DESIGN

### A1 CREATING + ENHANCING THE CITY

The proposed development enhances the city in 3 ways:

1. It offers a new building type which steps up from the river with landscaped green roofs which serve as terraces for apartments and extend the water's edge greenery inland.
2. The development offers an exciting and distinctive alternative to the conventional high-rise and will visually enhance the entrance to the downtown from the east routes, particularly the James MacDonald bridge and the low level bridge.
3. The proposal is connected to the River Park System and to downtown via the Funicular.

### A2 CREATING + ENHANCING THE NEIGHBOURHOOD, DISTRICT + CORRIDOR

1. The project creates a pedestrian walkway through Parcel B, connecting Diamond Park to the Funicular, the River Park System and Irene Parlby Park.
2. Facades in the vicinity of the Rossdale Brewery will be constructed with brick complementing the brewery and creating a mixed use pedestrian node for the neighbourhood.
3. The project will offer a mixture of housing types including town houses at the base of the major buildings. Apartment design will be complemented with terraced housing on the south and west sloped elevations.

### A3 CREATING + ENHANCING THE BLOCK, STREET + BUILDING

The project will provide a south facing walkway along the north side of Diamond Park connecting the Armory and Rossdale Court to the Funicular. The walkway will be highly finished, landscaped and well lit. Townhouses overlooking the walkway will provide increased security.

The walkway will pass under the structure on Parcel C creating an entryway experience between the River Valley walkway and Diamond Park. This covered node will provide a secure sense of place overlooking all lobbies to buildings as well as the commercial uses anticipated around the Rossdale Brewery. It will contribute to a sense of security in this area.

The building elevations at street level will emphasize a townhouse character with street access.

### B1 SUSTAINABILITY IS AN INTEGRAL COMPONENT OF THE DESIGN

Geothermal and solar sources of energy are being considered. Facade design will ensure a LEED Silver standard is achieved.

### B2 INTEGRATION AND ENCOURAGEMENT OF PUBLIC ARTS AND CULTURE

This project treats architecture as art. A high rise solution would have been less expensive but hardly creative for an entry to downtown. Artwork is anticipated at the node around Rossdale Brewery and on the north faces of buildings on parcels A and B.

### B3 CELEBRATE THE WINTER CITY + EDMONTON'S CLIMATE

A south facing, east-west spine along the north edge of Diamond Park culminating at the Rossdale Brewery will be adaptable to all seasons, with benches and covered spaces sheltered from the north winds. Winter days will be relieved of their darkness with the strongly lit walkway. Use of brick adjacent to the Brewery will provide a sense of warmth.

### B4 DURABLE, PERMANENT AND TIMELESS MATERIALS

Brick, stone and exposed concrete are to be used at ground level. Curtain wall is to be used above ground level.

### B5 APPROPRIATE USE OF INNOVATION

The innovative design offers Edmontonians large landscaped decks in the sky. Another feature of the project will be its 3-season balconies.

### C1 EXEMPLIFY NEIGHBOURLINESS: CELEBRATE, ENGAGE AND ENHANCE THE UNIQUE CONTEXT OF LOCATION

This project achieves the density recently approved in this area with a dramatic terraced design rather than the conventional box or tower design.

### C2 CELEBRATE + RESPECT HERITAGE

The project highlights the historic Brewery Building by making it a centerpiece in the project. Larger surrounding buildings, rather than overwhelming the Brewery with matching brick, will provide a contrasting material. At the ground level, brick will be incorporated into structures around the brewery.

### C3 ENHANCE + PRESERVE CONNECTIONS

The development enhances the connection to the river by way of a large scale pedestrian thoroughfare traversing the site in an east-west orientation. A clearly demarcated surface treatment, adjacent to the historic Brewery building and along the pedestrian corridor promotes wayfinding to key destinations. Tying into the River Valley network at the east end of the development will help to promote non-motorized modes of transportation within the development and broader community. Resident and visitor parking will be provided in a below grade parkade which will help to emphasize the pedestrian nature of the project.

The orientation of the development allows for a continuous ecological corridor along the river's edge, which demarcates the development while promoting wildlife movement.

| SCHEDULE “B”             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (DC) DIRECT CONTROL ZONE |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 1.                       | <b>Purpose</b><br><br><b>1.1.</b> To preserve the Rossdale Brewery - a designated historic resource - and provide for a mix of residential, parks, commercial, entertainment, cultural and educational uses on the surrounding lands in a way that is appropriate to the historic building and the area’s relationship to the downtown and the North Saskatchewan River Valley. This Zone contains four Sub Areas, as shown in Appendix 1.                                                          |
| 2.                       | <b>Area of Application</b><br><br><b>2.1.</b> A portion of North Rossdale generally located north of 97 Avenue NW, east of 101 Street NW, and south of Rossdale Road NW, as shown in Schedule “A” of the Bylaw adopting this Zone, Rossdale.                                                                                                                                                                                                                                                        |
| 3.                       | <b>Sub Area A</b><br><br><b>3.1. Uses</b><br><br><b>Residential Uses</b><br>3.1.1. Home Based Business<br>3.1.2. Residential<br><br><b>Commercial Uses</b><br>3.1.3. Food and Drink Service<br>3.1.4. Health Service<br>3.1.5. Indoor Sales and Service<br>3.1.6. Minor Indoor Entertainment<br>3.1.7. Office<br>3.1.8. Residential Sales Centre<br><br><b>Community Uses</b><br>3.1.9. Child Care Service<br>3.1.10. Community Service<br>3.1.11. Library<br>3.1.12. Park<br>3.1.13. Special Event |

|                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Agricultural Uses |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 3.1.14.           | Urban Agriculture                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Sign Uses         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 3.1.15.           | Fascia Sign                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 3.1.16.           | Freestanding Sign                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 3.1.17.           | Portable Sign                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 3.1.18.           | Projecting Sign                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 3.2.              | <b>Additional Regulations for Specific Uses</b><br><br>3.2.1. Home Based Businesses must comply with Section 6.60 of the Zoning Bylaw.<br>3.2.2. Child Care Services must comply with Section 6.40 of the Zoning Bylaw.<br>3.2.3. Special Events must comply with Section 6.100 of the Zoning Bylaw.<br>3.2.4. Food and Drink Services, Health Services, Minor Indoor Entertainment and Offices must comply with the following:<br>3.2.4.1. Developments must only be located on the Ground Floor of residential buildings; and<br>3.2.4.2. The maximum Floor Area is 500 m² per individual establishment.<br>3.2.5. Indoor Sales and Services must comply with the following:<br>3.2.5.1. Developments must only be located on the Ground Floor of residential buildings; and<br>3.2.5.2. The maximum Floor Area is 150 m² per individual establishment.<br>3.2.6. Residential Sales Centres may be approved for a maximum of 5 years.<br>3.2.7. Urban Agriculture must not be the only Use in a principal building.<br>3.2.8. Signs are limited to On-premises Advertising.<br>3.2.9. Signs must comply with Section 6.90 of the Zoning Bylaw, including with Subsection 4 of Section 6.90. |
| 3.3.              | <b>Development Regulations</b><br><br>3.3.1. Despite Subsection 2.2.1 of Section 7.60 of the Zoning Bylaw and Subsection 2.2 of Section 2.250 of the Zoning Bylaw, the Floodplain Protection Overlay is only applied to this DC Zone for the areas identified in Appendix 1 of the Overlay.<br><br>3.3.2. The maximum Height is 15.0 m.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

- 3.3.3. The minimum Setback from 99 Avenue NW and 100a Street NW is 2.5 m
- 3.3.4. Each principal Dwelling at ground level must have an entrance door or entrance feature facing a public roadway.
- 3.3.5. All ground oriented Dwellings must provide a semi-private outdoor Amenity Area in front of each exterior entry that establishes a transition area between the public roadway, using landscape features such as decorative fencing, change in grade, shrub beds or rock gardens.
- 3.3.6. All vehicular parking must be located at the rear of the building, or in a below ground Parkade.
- 3.3.7. Access to parking and loading areas must minimize disruption to the use of the adjacent public sidewalks.
- 3.3.8. All waste collection, storage, or loading areas must be designed to the satisfaction of the Development Planner in consultation with the City department responsible for waste collection and transportation services. Gates and/or doors of the waste enclosure must not open or encroach into road right-of-way.
- 3.3.9. All mechanical equipment, including surface level venting systems and transformers, must be screened in a manner compatible with the architectural character of the building or be concealed by incorporating it within the building. Ground level vents must be oriented away from adjacent Sites, on-Site Amenity Areas or circulation routes for people walking or rolling.

4. Sub Area B – Rossdale Brewery

4.1. Uses

Residential Uses

- 4.1.1. Home Based Business
- 4.1.2. Residential

Commercial Uses

- 4.1.3. Bar
- 4.1.4. Custom Manufacturing
- 4.1.5. Food and Drink Service
- 4.1.6. Health Service
- 4.1.7. Hotel
- 4.1.8. Indoor Sales and Service

- 4.1.9. Minor Indoor Entertainment
- 4.1.10. Office
- 4.1.11. Outdoor Sales and Service
- 4.1.12. Residential Sales Centre

Community Uses

- 4.1.13. Child Care Service
- 4.1.14. Community Service
- 4.1.15. Library
- 4.1.16. Outdoor Recreation Service
- 4.1.17. Park
- 4.1.18. School
- 4.1.19. Special Event

Agricultural Uses

- 4.1.20. Urban Agriculture

Sign Uses

- 4.1.21. Fascia Sign
- 4.1.22. Freestanding Sign
- 4.1.23. Portable Sign
- 4.1.24. Projecting Sign

4.2. Development Regulations for Uses

- 4.2.1. Child Care Services must comply with Section 6.40 of the Zoning Bylaw.
- 4.2.2. Home Based Businesses must comply with Section 6.60 of the Zoning Bylaw.
- 4.2.3. Special Events must comply with Section 6.100 of the Zoning Bylaw.
- 4.2.4. Each Bar Use is limited to 240 m² of Public Space, unless contained within the Rossdale Brewery Building.
- 4.2.5. Each Food and Drink Service Use is limited to 480 m² of Public Space, unless contained within the Rossdale Brewery Building.
- 4.2.6. Each Indoor Sales and Service Use is limited to 480 m² of Floor Area.
- 4.2.7. Each Office Use is limited to 200 m² of Floor Area.

- 4.2.8. Each Custom Manufacturing Use is limited to 480 m<sup>2</sup> of Floor Area, unless contained within the Rossdale Brewery Building.
- 4.2.9. Commercial, Community and Agricultural Uses are restricted to the Rossdale Brewery building and the Ground Floor of the portions of buildings indicated for such in Appendix 2.
- 4.2.10. Urban Agriculture must not be the only Use in a principal building.
- 4.2.11. Manufacturing activities and storage associated with Custom Manufacturing must be located within an enclosed building.
- 4.2.12. Outdoor Sales and Service and Outdoor Recreation Service are limited to a health and wellness centre in the form of an indoor/outdoor spa, or other similar activities.
- 4.2.13. Ground Floor guest rooms of Hotels must not be located adjacent to a Street.
- 4.2.14. Residential Uses in the form of Single Detached Housing is restricted to Lots 16 - 18, Block 7, Plan Q.
- 4.2.15. Residential Sales Centres may be approved for a maximum of 5 years.
- 4.2.16. Vehicle Support Services and Uses with Drive-through Services are prohibited.
- 4.2.17. Signs must comply with Section 6.90 of the Zoning Bylaw, including with Subsection 5 of Section 6.90

**4.3. Site and Building Regulations**

- 4.3.1. Development must be in general conformance with the attached Appendices.
- 4.3.2. Despite any regulation of this Zone or of the Zoning Bylaw, no portion of the building below ground level or up to a Height of 3.0 m, including any projections such as balconies or architectural features, can extend into the Floodway identified in the accepted Flood Risk Assessment and Mitigation Report.
- 4.3.3. Despite Subsection 2.2.1 of Section 7.60 of the Zoning Bylaw and Subsection 2.2 of Section 2.250 of the Zoning Bylaw, the Floodplain Protection Overlay is only applied to this DC Zone for the areas identified in Appendix 1 of the Overlay.
- 4.3.4. The maximum building Height is 58.0 m.
  - 4.3.4.1. Each building must have a gradual and continuous increase in Height, using terracing, from a minimum of approximately 3.0 meters at the shortest point on one end, to a maximum of 58.0 m at the other end, as generally shown in Appendix 5. The exact Height of each terraced increase must be to the satisfaction of the Development Planner.
- 4.3.5. The maximum combined Floor Area Ratio for all lands within Sub Area B of this Zone is 5.0.

- 4.3.6. The maximum number of Dwellings within this Sub Area is 490.
- 4.3.7. Minimum Setbacks are as indicated in Appendix 3 (Minimum Setbacks).
  - 4.3.7.1. A minimum 1.0 m of the Setback from the north-south Alley abutting the Site must be Hard Surfaced, incorporated into the Alley and free of obstructions to allow for vehicle use.

**4.4. Design Regulations**

- 4.4.1. The required Landscape Plan submitted with a Development Permit application for new building construction must be prepared by a Landscape Architect registered with the Alberta Association of Landscape Architects (AALA).
- 4.4.2. Buildings must be constructed with durable, high quality materials. The use of vinyl siding and stucco masonry as a finishing material is not permitted.
- 4.4.3. Buildings adjacent to the Rossdale Brewery must consist of a compatible architecture style with the brewery building to the satisfaction of the Development Planner in consultation with the City department responsible for heritage preservation.
- 4.4.4. Facades must be designed to articulate individual Dwellings through the use of entrance features, roofline features, recessed or projected features, colours, materials or other architectural elements.
- 4.4.5. All mechanical equipment, including surface level venting systems and transformers, must be screened in a manner compatible with the architectural character of the building or be concealed by incorporating it within the building. Ground level vents must be oriented away from adjacent Sites, on-Site amenity areas or circulation routes for people walking or rolling.
- 4.4.6. All entrances must incorporate weather protection features in the form of canopies, awnings, overhangs, vestibules, recessed entrances or other architectural elements to provide all-season weather protection to pedestrians and to enhance the visibility of entrances.
- 4.4.7. Each Ground Floor Dwelling facing a Street must have an individual entrance with direct outside access with an existing or approved publicly accessible sidewalk.
- 4.4.8. Dwellings with ground level entrances must provide a semi-private space to act as a transition area from the public realm. This can be established through the use of features such as fencing, Landscaping, porches, or other similar measures.
- 4.4.9. Where a Facade faces 100 Street NW or the Pedestrian Walkway identified in Appendix 4, Ground Floor non-Residential Facades must comply with the following:

- 4.4.9.1. A minimum of 50% of the Facade area between 1.0 m and 2.0 m above ground level must be windows.
- 4.4.9.2. A maximum of 10% of the Facade area windows may be covered by non-transparent material. The remainder must be clear, non-reflective and free from obstruction.
- 4.4.10. Rooftops must provide enhancements to improve rooftop aesthetics. These enhancements may include, but are not limited to, landscape features, Amenity Area, screening elements and improved aesthetic rooftop materials.
- 4.4.11. A Green Roof must be provided on all buildings. For buildings with multiple terraces as height increases, the majority, but not all, of these terraces must have a Green Roof.
- 4.4.12. A 1.2 m tall uniform fencing wholly on privately-owned land, or an appropriate landscape substitution to demarcate the boundary, must be provided adjacent to Rosedale Park and the River Valley;
- 4.4.13. A 1.8 m tall uniform fencing wholly on privately-owned land, or an appropriate landscape substitution to demarcate the boundary, must be provided adjacent to Diamond Park;

#### **4.5. Parking, Loading, Storage and Access Regulations**

- 4.5.1. All vehicular parking must be provided in below ground Parkades, except for a maximum of 6 spaces within this Sub Area which can be provided in Surface Parking Lots.
- 4.5.2. Vehicular access and egress, including for waste collection and loading, must be from the Alley or as shown on Appendix 4.
- 4.5.3. Despite Subsection 7.2 of Section 5.80 of the Zoning Bylaw, 1 loading space per building must be provided, for a minimum of 3 within this Sub Area.
- 4.5.4. Parkade ramp retaining walls that are visible from the street and/or pedestrian connections must be architecturally treated and articulated, to the satisfaction of the Development Planner.
- 4.5.5. Any portion of the Parkade that is exposed must be designed and articulated to the satisfaction of the Development Planner.
- 4.5.6. Bike Parking must be provided in accordance with the Zoning Bylaw, except that:
  - 4.5.6.1. Long Term Bike Parking must be in a safe and secure location in the below ground Parkades or other secure locations within the buildings that are easily accessible to cyclists via access ramps, or a route through the buildings to facilitate easy and efficient transportation of bicycles; and

- 4.5.6.2. A bicycle wash, repair and maintenance station is required within or adjacent to each main bike storage area within the below ground Parkades.

#### **4.6. General Regulations**

- 4.6.1. Site and building layouts must include design elements that take the principles of Crime Prevention Through Environmental Design (CPTED) into consideration. The Development Planner may, at their discretion, require a CPTED assessment prepared in accordance with Section 5.110 of the Zoning Bylaw to confirm this has been done to their satisfaction.
- 4.6.2. Prior to the issuance of a Development Permit, except for Development Permits for demolition, excavation, shoring or signage, additional Environmental Site Assessment work, an Environmental Risk Management Plan and Remedial Action Plan, as required by the Development Planner, must be submitted and reviewed to the satisfaction of the Development Planner in consultation with the City department responsible for environmental planning. The Development Planner must impose any Development Permit conditions necessary, prior to the release of the drawings for Building Permit review, to ensure that the Site is suitable for the full range of Uses contemplated in the Development Permit application.
  - 4.6.2.1. Lot 17, Block 7, Plan Q may develop Residential Uses without Environmental review.
- 4.6.3. Built form, public realm interfaces, streetscape elements and mobility connections must consider the City of Edmonton's Winter Design Guidelines in their design and implementation. A report outlining how the development conforms to these guidelines must be submitted with the Development Permit for a principal building.
- 4.6.4. Prior to the issuance of a Development Permit for any buildings greater than 20.0 m in Height, a Qualitative (CFD) Wind Impact Study must be submitted for review. The development must incorporate design features to minimize adverse microclimatic effects such as wind tunneling, snow drifting, rain sheeting both on and off Site, consistent with the recommendations of the Qualitative (CFD) Wind Impact Study.
- 4.6.5. An arborist report and tree preservation plan to the satisfaction of the Development Planner in consultation with the City department responsible for public tree management, must be submitted with the Development Permit application to determine the impact of the proposed development, including excavation and construction, on any trees on public land within 6 meters of the Site. If required by the Development Planner, an air spading tool must be used to determine the amount and size of roots that may need to be cut for the parkade/foundation wall. If:
  - 4.6.5.1. the arborist report indicates that the development will unduly compromise the ongoing viability and health of a tree or trees, each tree must be removed as

part of the redevelopment of the site. The owner/developer is responsible for the cost of removal as well as for compensating the City for the value of the tree being removed. If required by the Development Planner, each tree removed must be replaced by a new tree in an enhanced growing soil medium in the form of soil cells or continuous trenches, at the cost of the owner; or

- 4.6.5.2. the arborist report indicates that the development will not unduly compromise the ongoing viability and health of a tree or trees, each tree must be retained and protected as per the City’s Corporate Tree Management Policy C456C.
- 4.6.6. Due to the high potential for these lands to contain provincially managed historic resources, prior to the issuance of a Development Permit that would allow for any land surface disturbance, excavation or new building construction, the applicant must show, to the satisfaction of the Development Planner, that Historical Resources Act approval has been obtained from the Province of Alberta.
- 4.6.7. The proposed flood mitigation measures/actions contained within the Rossdale Centre Flood Risk Assessment and Mitigation Final Report (August 2024) must be incorporated into the development.
- 4.6.8. Due to the potential for development on the land east of 100 Street NW to impact river hydrology, prior to the issuance of a Development Permit that would allow for any land surface disturbance, excavation or new building construction, the applicant must show, to the satisfaction of the Development Planner in consultation with the City department responsible for ecological planning, that Water Act Approval has been received from the Province of Alberta.
- 4.6.9. Prior to the issuance of a Development Permit that would allow for excavation or new building construction, a Geotechnical Investigation Report must be submitted to the satisfaction of the Development Planner. In addition to the requirements of Subsection 5 of Section 7.140 of the Zoning Bylaw, the report must address geotechnical and construction aspects including, site preparation and grading, geotechnical recommendations for building foundations, excavation and retaining wall lateral earth pressures, subsurface drainage requirements and seismic classification.
- 4.6.10. Prior to the issuance of a Development Permit that would allow for excavation or new building construction, a Hydrogeotechnical Report should be prepared, to the satisfaction of the Development Planner. This report should be prepared by a qualified Professional Engineer (P.Eng.) licensed by the Association of Professional Engineers and Geoscientists of Alberta to practice in Alberta, and discuss hydrogeotechnical implications of the new development within the floodplain area, potential impacts of proposed underground infrastructure to the shallow groundwater, river base flow and its implication to the overall flooding impacts downstream communities, aquatic and

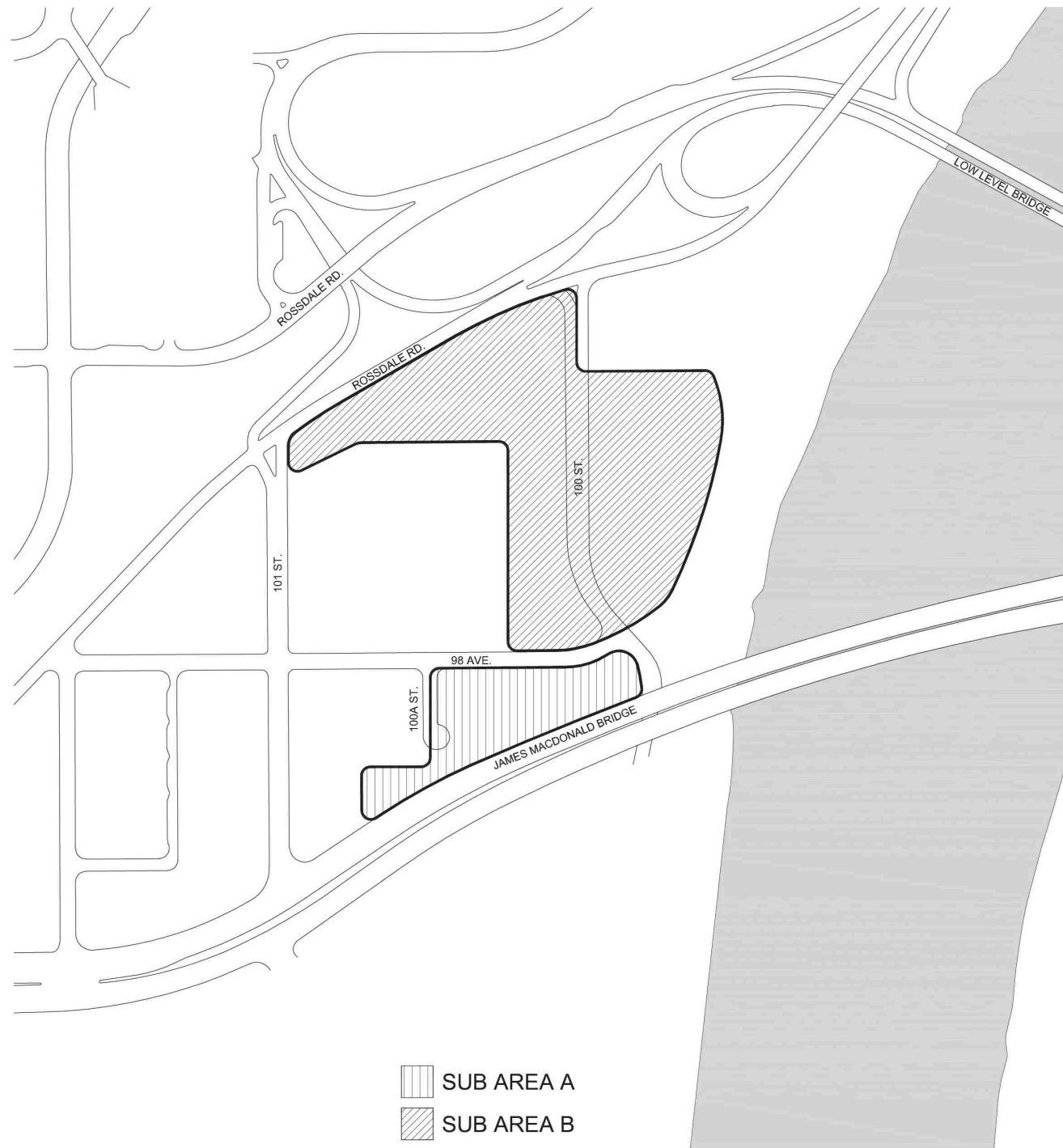
riparian ecosystem. The report should ensure temporal and seasonal variability of groundwater and surface water interactions to understand the natural variability within the river system. All mitigation measures must be incorporated into the development.

- 4.6.11. Prior to the issuance of a Development Permit that would allow for new building construction, a report prepared by a qualified professional examining the relationship between the proposed building design and the potential for avian-window or avian-building collisions must be submitted, to the satisfaction of the Development Planner in consultation with the City department responsible for ecological planning. The building must contain bird collision deterrent measures such as window treatments or other features, as recommended by the report.
- 4.6.12. A detailed exterior lighting plan must be provided as part of the Development Permit application. In addition to Lighting Performance Standards in the Zoning Bylaw, ecological lighting considerations will be reviewed to the satisfaction of the Development Officer in consultation with the City department responsible for Ecology Planning. Light pollution must be reduced by minimizing light trespass from the building site and using targeted lighting to improve visibility of the night sky and to reduce the negative impact on wildlife.
- 4.6.13. Notwithstanding the other Development Regulations of this Zone, the Appendices of this Zone and Section 7.80.4.1.1.5 of the Zoning Bylaw, in the event that the owner/developer does not obtain a valid Development Permit and Building Permit for a principal building within 5 years of the passage of the Bylaw adopting this Zone, development of the Site must be in accordance with this Zone, except that:
  - 4.6.13.1. the maximum Height is 19.0 m; and
  - 4.6.13.2. the maximum Floor Area Ratio is 2.0.

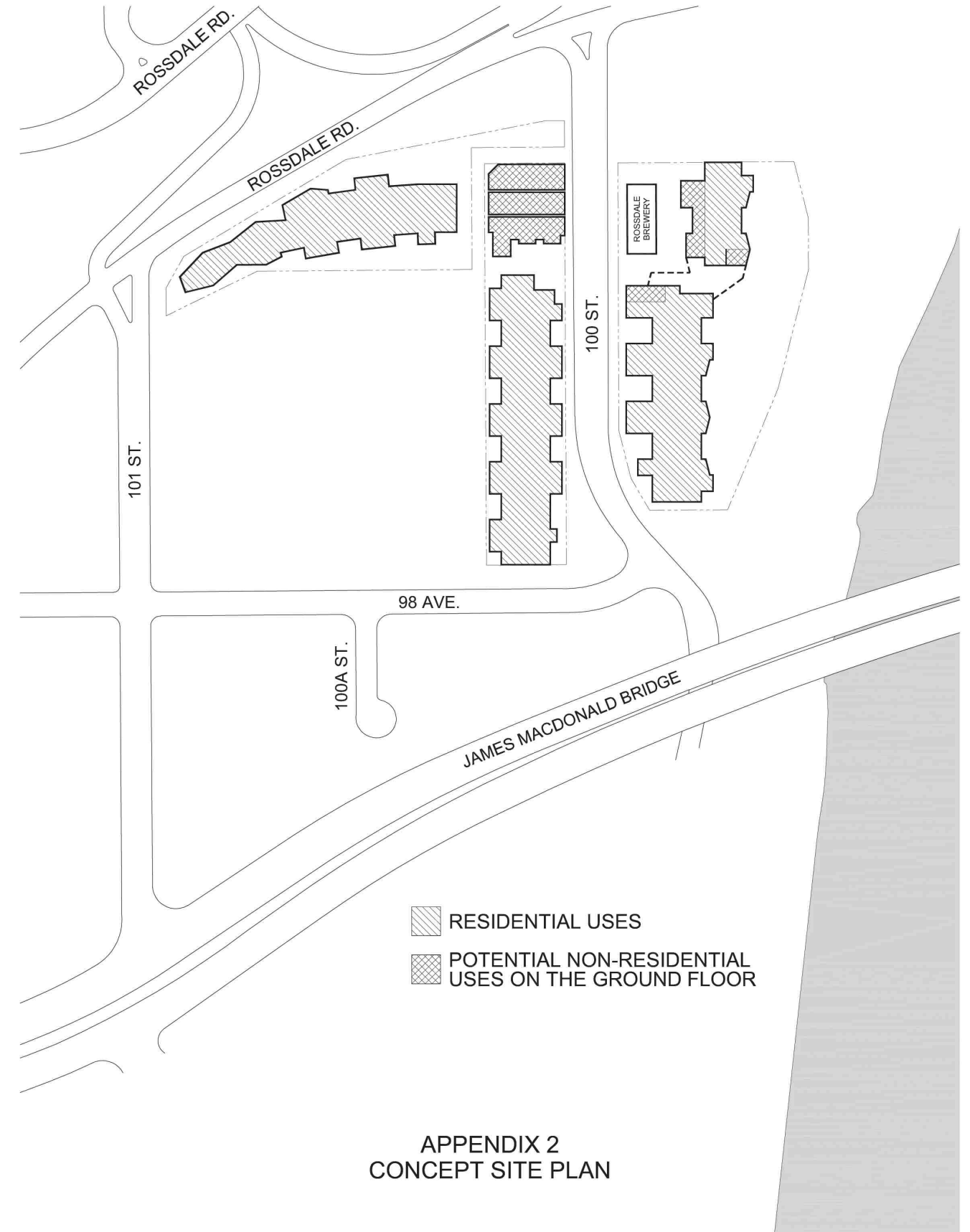
**4.7. Public Improvements and Contributions**

- 4.7.1. As a condition of a Development Permit for construction of a principal building, the owner must enter into an Agreement with the City of Edmonton for off-Site improvements necessary to serve or enhance the development, to the satisfaction of the Development Planner in consultation with the City departments responsible for transportation services and open space/ecology planning. Such improvements must be constructed at the owner’s cost. The Agreement process must include an engineering drawing review and approval. Improvements to address in the Agreement include, but are not limited to:

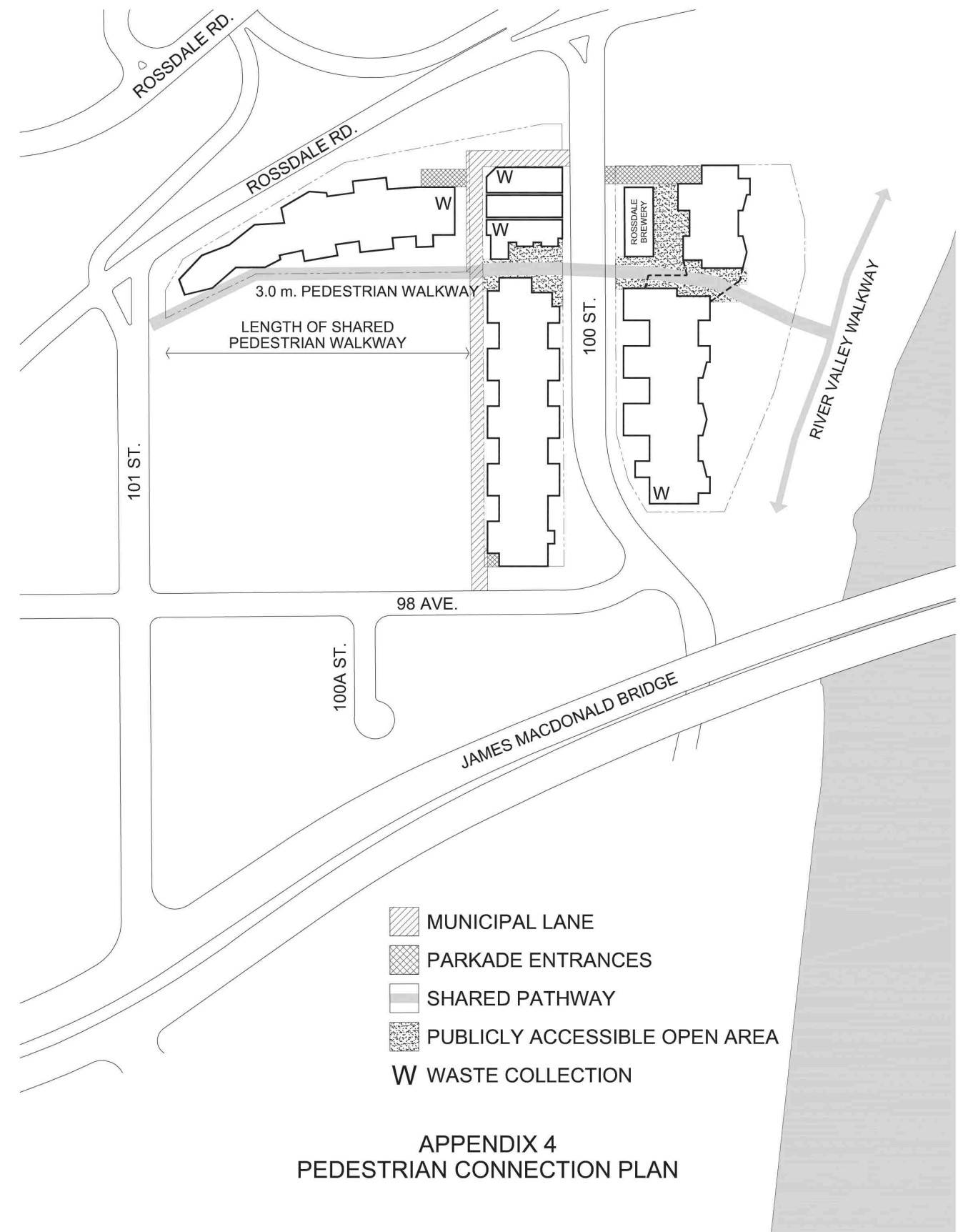
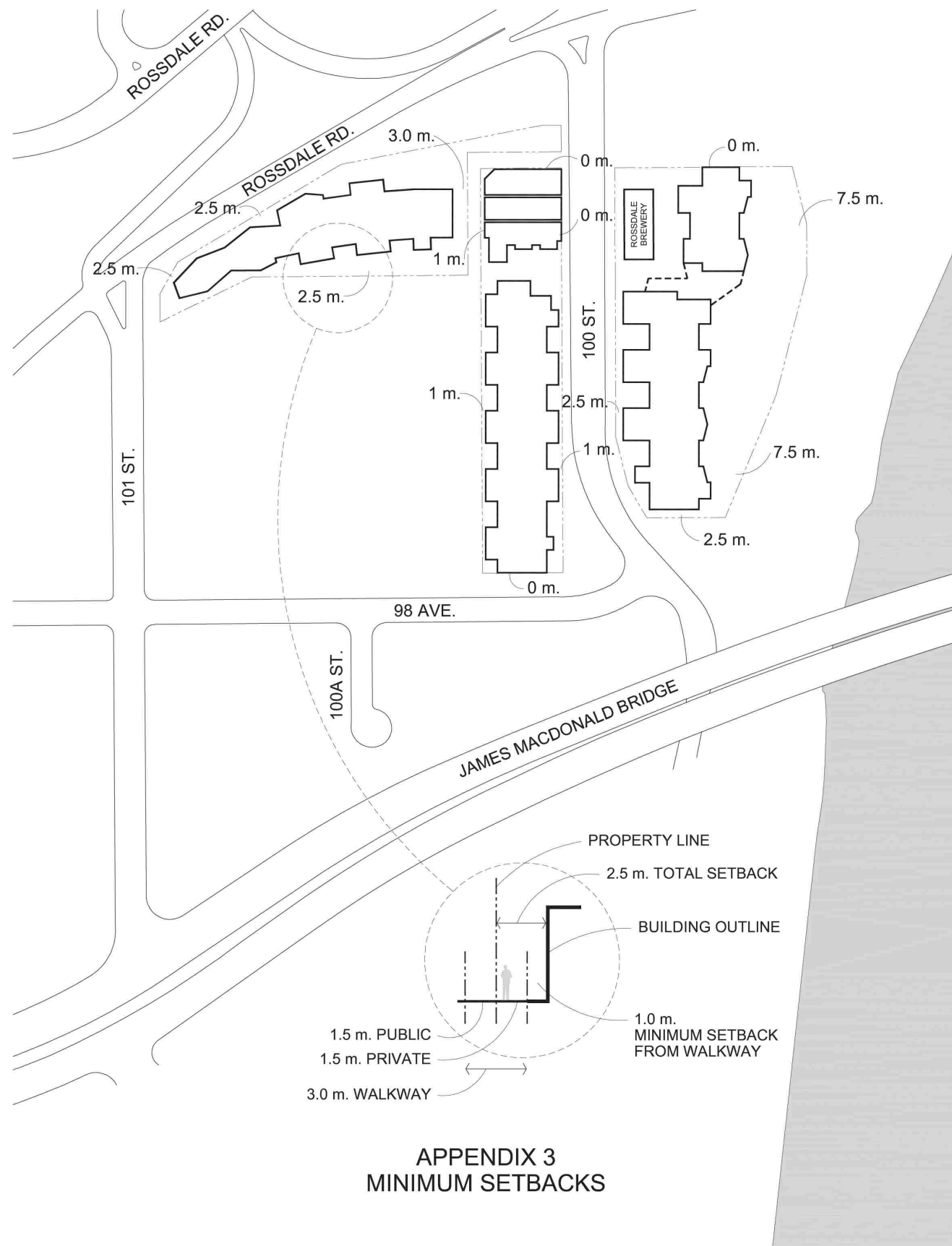
- 4.7.1.1. Repair of any damage to the abutting roadways, sidewalks and boulevard, including Alleys not directly adjacent to the Site, caused by the construction of the development.
- 4.7.1.2. The design and construction of a publicly accessible Shared Pathway with a minimum width of 3.0 m, including lighting and landscaping, connecting the River Valley trail system to the Rossdale Community, as generally shown in Appendix 4. The Shared Pathway must be constructed wholly on private lands east of the north-south Alley to the west of 100 Street NW and split half (1.5 m) on private land and half (1.5 m) on public lands west of the Alley to the west of 100 Street NW, as generally shown on Appendices 3 & 4.
  - 4.7.1.2.1. Signage must be displayed at primary entry points indicating that the space is open to the public at all times, and that the private owner is responsible for maintenance.
  - 4.7.1.2.2. The portion of the Shared Pathway east of the Site connecting to the River Valley trail system is subject to an environmental review to the satisfaction of the Development Officer in consultation with the City department responsible for ecological planning. The Development Officer must apply conditions to the Development Permit to ensure that the recommendations resulting from the environmental review are met.
- 4.7.1.3. The design and construction of a publicly accessible open area with a minimum north-south width of 6.0 m, as generally shown in Appendix 4.
- 4.7.1.4. As a condition of the Development Permit, the owner must register a 24-hour Public Access Easement for the portion of the Shared Pathway on private lands as well as the publicly accessible open area. Under this Easement, the owner must be responsible for maintenance and liability and the space must be accessible to the public at all times.
- 4.7.1.5. The design and construction of pedestrian crossing control at the mid-block crossing of the Shared Pathway and 100 Street NW. The crossing is to be an active mode priority crossing with elements such as rapid flashing beacons, a raised crosswalk and curb extensions.
- 4.7.1.6. Routing of the Shared Pathway and ecological lighting considerations will be reviewed to the satisfaction of the Development Officer in consultation with the City department responsible for ecological planning.
- 4.7.1.7. Improvements to the public realm along both sides of 100 Street NW between 98 Avenue NW and Rossdale Road NW and along both sides of 98 Avenue NW between 100 Street NW and the north-south Alley, which must include, but are not limited to upgrading the sidewalks to a Complete Streets Design and Construction Standard and the addition of new boulevard trees at a maximum of 10.0 m intervals in enhanced growing mediums.
- 4.7.1.8. Upgrading the north-south Alley (from 98 Avenue NW to the access at 100 Street NW) to a commercial alley standard.
- 4.7.1.9. If required by the Development Officer in consultation with the City department responsible for transportation services, open space and ecology planning, a 1.8 m wide sidewalk connection extending from 100 Street NW to the River Valley trail system south of the proposed building to the east of 100 Street NW.
- 4.7.2. The Rossdale Brewery and associated lands are a Designated Municipal Historic Resource. Exterior alterations and additions must be sympathetic to and compatible with the historic Façades of the Rossdale Brewery to the satisfaction of the Development Planner in consultation with the City department responsible for heritage preservation. The following standards and guidelines must be applied when reviewing development applications for Rossdale Brewery:
  - 4.7.2.1. The General Guidelines for Rehabilitation contained in The City of Edmonton Bylaw 16360, Bylaw to designate the Rossdale Brewery as a Municipal Historic Resource; and
  - 4.7.2.2. The Standards and Guidelines for the Conservation of Historic Places in Canada.



APPENDIX 1  
LAND USE DISTRIBUTION



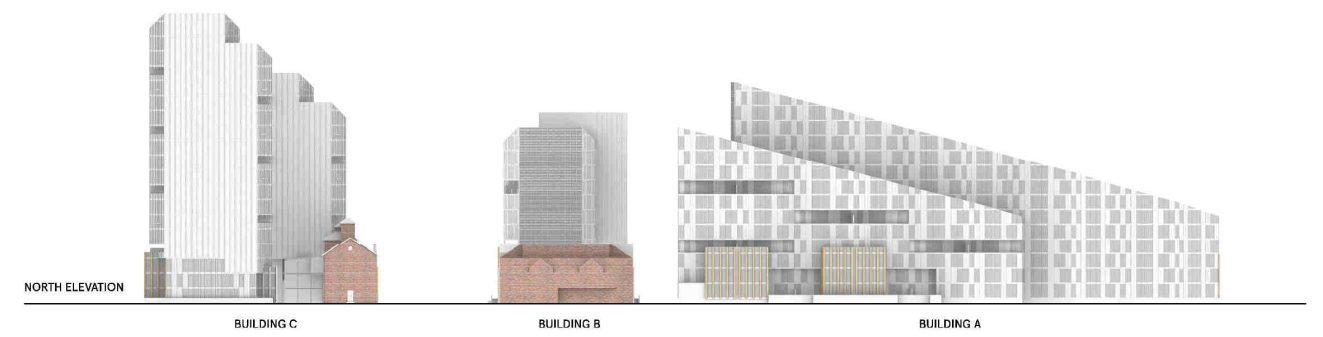
APPENDIX 2  
CONCEPT SITE PLAN





OVERALL SITE MASSING

APPENDIX 5  
MASSING



APPENDIX 6  
BUILDING ELEVATIONS