

Charter Bylaw 18628

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 2692

WHEREAS Lot 81A, Block 11, Plan NB; located at 9728 - 111 Street NW, Oliver, Edmonton, Alberta, is specified on the Zoning Map as (DC1) Direct Development Control Provision; and

WHEREAS an application was made to rezone the above described property to (DC2) Site Specific 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 81A, Block 11, Plan NB; located at 9728 - 111 Street NW, Oliver, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule "A", from (DC1) Direct Development Control Provision to (DC2) Site Specific Development Control Provision.
2. The uses and regulations of the aforementioned DC2 Provision are annexed hereto as Schedule "B".

3. The sketch plan annexed hereto as Schedule "A" and the uses and regulations of the DC2 Provision shown on Schedule "B" annexed hereto are hereby incorporated into the Zoning Bylaw, being Part IV to Bylaw 12800, The Edmonton Zoning Bylaw.

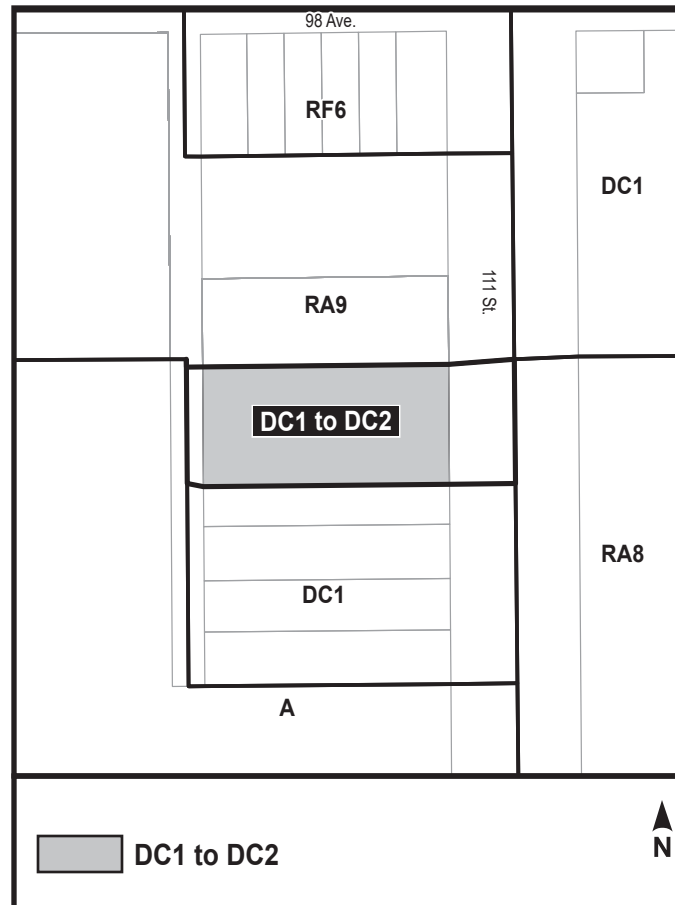
READ a first time this	day of	, A. D. 2018;
READ a second time this	day of	, A. D. 2018;
READ a third time this	day of	, A. D. 2018;
SIGNED and PASSED this	day of	, A. D. 2018.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

CHARTER BYLAW 18628



SCHEDULE “B”**(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION****1. General Purpose**

To facilitate the development of a high-rise, low density apartment building within 200 m of the Grandin LRT station.

2. Area of Application

This DC2 Provision shall apply to Lot 81A, Block 11, Plan NB; as shown on Schedule “A” of the Bylaw adopting this DC2 Provision, Oliver

3, Uses

- a. Apartment Housing
- b. Group Homes
- c. Limited Group Homes
- d. Lodging Houses
- e. Minor Home Based Business
- f. Residential Sales Centre
- g. Urban Gardens
- h. Fascia On-premises Signs
- i. Temporary On-premises Signs

4 Development Regulations

- a. Development shall be in general conformance with Appendices I, II and III, to the satisfaction of the Development Officer.
- b. The maximum Floor Area Ratio shall be 4.0
- c. The maximum Height shall be 35.0 m. The Grade and geodetic elevation shall be based on the surveyed elevation, 666.8 m above sea level.
- d. The maximum number of Dwellings shall be 13.
- e. A minimum of one (3) Family-oriented Dwellings with 3 or more bedrooms shall be provided

- f. Separation Space shall be provided by the required Setbacks. The minimum Setbacks shall be:
 - a. 3.0 m from the east Lot line;
 - b. 1.5 m from the north Lot line;
 - c. 1.0 m from the south Lot line; and
 - d. 7.5 m from the west Lot line.
- g. The Yard along the west property line shall be preserved and retained in its natural vegetation and grade.
- h. Notwithstanding the minimum setbacks the following shall be allowed, in general conformance with Appendices I, II and III.:
 - a. A 2.0 m Projection of the first story balconies into the west setback;
 - b. A 2.2 m Projection of the front entrance into the east setback
 - c. A 1.0 m Projection of the stairway into the south setback and
 - d. A 1.5 m Projection of the vehicle elevator into the north setback.
- i. A minimum Amenity Area of 30 m² per Dwelling shall be provided.
- j. A minimum Common Amenity Area of 160 m² shall be provided. The Common Amenity Area may be provided as indoor, outdoor, or a combination of indoor and outdoor space.
- k. Rooftop Amenity Areas shall incorporate design features such as fencing, planters, seating, lighting, screening and properly barricaded mechanical equipment that is designed to limit overlook, protect the privacy of residents in adjacent developments and to ensure illumination does not extend beyond the boundaries of the Site.
- l. Elements of the development and of individual dwellings such as windows, doors, balconies and Private Outdoor Amenity Areas shall be sited, oriented and designed to minimize their impact on adjacent dwellings considering such things as sunlight, ventilation, noise, visual privacy, shadowing and views. The applicant shall provide, at the discretion of the Development Officer, information regarding the location of such features on adjacent and abutting Sites and the relationship of the subject Site that demonstrates the minimizing of the impact described above to the satisfaction of the Development Officer.
- m. Residential Sales Centres shall be limited to the sale or lease of Dwellings on Site.
- n. Signs shall comply with the General Provisions of Section 59 and Schedule 59B of the Zoning Bylaw.
- o. Temporary On-premises Signs shall be limited to project advertising associated with an on-Site Residential Sales Centre and shall not include trailer mounted or signs with changeable copy.

5. Parking, Access, Loading and Storage

- a. Visitor parking spaces shall not be required.
- b. The minimum number of underground vehicular Parking spaces shall 13.
- c. Vehicular access to parking shall be from 111 Street, in general conformance with Appendices I and II.
- d. The visual impact of the front garage door shall be minimized by:
 - i. locating a portion of the garage door below average Grade;
 - ii. utilizing colours and materials that complement the architectural language of the principal building; and
 - iii. incorporating lighting fixtures complementary to the architectural style of the principal building.
- e. A minimum of 10 Bicycle Parking spaces shall be provided in a safe and secure location within the underground Parking Garage.
- f. The driveway ramp for the underground Parking Garage shall not exceed a slope of 10% for a minimum of 5.0 m inside the property line and the ramp must be at grade at the property line.
- g. Retaining walls bordering the underground driveway/parkade ramp, must not exceed a Height of 0.3 m for a distance of 3 m from the Lot line and no portion of the wall may encroach onto road right-of-way. If these Height and distance requirements cannot be achieved, it shall be demonstrated that adequate sight lines to traffic on 111 Street NW are maintained for vehicles entering and exiting the parkade, to the satisfaction of the Development Officer, in consultation with Subdivision and Development Coordination.
- h. Loading, storage and waste collection areas shall be located within the building. The waste collection area shall be accessed from 111 Street NW and be designed to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination and Waste Management Services.
- i. Any underground parking access card devices shall be located on Site, a minimum of 3 m inside the Lot line.

6. Landscaping

- a. In addition to the requirements of the Zoning Bylaw, a detailed Landscape Plan prepared by a registered AALA Landscape Architect shall be submitted with an application for a Development Permit in general conformance with Appendix I and to the satisfaction of the Development Officer.
- b. The selection of plant materials shall consider plants and shrubs that provide colour throughout the year to enhance the appearance of the development.

- c. The Landscaping Plan shall demonstrate:
 - i. the use of vertical landscaping features (e.g. hedges, decorative fences, low walls, shrubs and other plant material) between surface parking areas and ground storey apartment Dwellings that look on to these areas.
 - ii. only trees, shrubs, and landscaping characteristic of the North Saskatchewan River Valley shall be used in the west setback, to the satisfaction of the Development Officer.
 - iii. entry transitions including features such as steps, decorative fences, gates, hedges, low walls, and planting beds within the setback from 111 Street NW.
 - iv. a decorative screen wall along the parkade ramp entrance and shall not impair the sight lines for vehicular traffic, in general accordance with Appendix II, with a vertical height to the satisfaction of the Development Officer. This screen wall shall not consist of landscaping.
 - v. clear delineation of all Private Outdoor Amenity Areas at grade with vertical landscaping features (e.g. hedges, decorative fences, low walls, shrubs and other plant material).
- d. An arborist report and tree preservation plan, to the satisfaction of the Development Officer in consultation with Urban Forestry, shall be submitted with a Development Permit application to determine the impact of the proposed development, including excavation and construction, on any existing city owned boulevard trees within 15.0 m of the proposed excavation/construction. If required by the Development Officer, an air spading tool shall be used to determine the amount and size of roots that may need to be cut for the parkade/foundation wall. If:
 - i. The arborist report indicates that the development will unduly compromise the ongoing viability and health of a tree or trees, each tree shall be removed and replaced by a new tree with an enhanced growing medium at the cost of the owner; or
 - ii. The arborist report indicates that the development will not unduly compromise the ongoing viability and health of a tree or trees, each tree shall be retained and protected as per the City's Corporate Tree Management Policy C456A to the satisfaction of the Development Officer in consultation with Urban Forestry.

7. Other Regulations

- a. A Crime Prevention through Environmental Design (CPTED) assessment shall be submitted and reviewed for acceptance by the Development Officer prior to the issuance of Development Permit to ensure that the overall development of the Site provides a safe urban environment in accordance with the guidelines and principles established in the Design Guide for a Safer City (City of Edmonton, 1995).

- b. A Sun Shadow Study shall be prepared and submitted for review by the Development Officer and prior to the issuance of the Development Permit. Any mitigation measures recommended by the study shall be incorporated into the design of the building, to the satisfaction of the Development Officer to ensure the shadow impacts are adequately mitigated.
- c. A preliminary Wind Impact Statement prepared by a qualified, registered Professional Engineer shall be submitted for review by the Development Officer and prior to the issuance of the Development Permit. A detailed Wind Impact Study, prepared by a qualified, registered Professional Engineer, may be required if the preliminary Wind Impact Statement indicates that uncomfortable or unsafe wind conditions may result from the building design.
- d. Notwithstanding the other regulations and appendices of this Provision, in the event that the owner/developer does not obtain a Development Permit and commence construction under a valid Development Permit for a principal building within 10 years of the date of the passage of the Bylaw adopting this Provision, development of the site shall be in accordance with this Provision, except that:
 - i. the maximum Height shall be 14 m; and
 - ii. the maximum Floor Area Ratio shall be 1.5.

8. Urban Design Regulations

- a. The building shall be oriented to 111 Street NW.
- b. Weather protection in the form of a canopy or other architectural element that is visible and distinct from the rest of the Façade shall be provided above the main residential entrance on 111 Street NW and shall not be subject to Section 44 of the Zoning Bylaw.
- c. The development shall be designed to include the use of different architectural elements and treatments, articulated Façades, materials, and colours to add variety, rhythm, to break up the massing and provide a sense of human scale.
- d. Building components such as windows, doors, trim, columns, balconies, stairs, and roofline features should be in proportion to one another and to the overall mass of the building.
- e. The exterior of the building shall be finished with high quality, durable materials such as wood, stone, brick, architectural panels and glass.
- f. Decorative and security lighting shall be designed and finished in a manner consistent with the design and finishing of the development and shall be provided to ensure a well-lit environment for pedestrians, to accentuate artworks and building elements, and the highlight development at night time and in winter months. Exterior lighting associated with the development shall be designed to minimize impact on an adjacent property. A detailed exterior lighting plan shall be provided to the satisfaction of the Development Officer.

- g. All mechanical equipment, including roof mechanical units, Parking Garage intake/exhaust vents, shall be concealed by incorporating them within the building. Transformers shall be by screening in a manner compatible with the architectural character of the building and located in general conformance with Appendix 1.
- h. Any portion of Parking Garage entrance that is exposed shall be designed and articulated to ensure a sensitive interface with the North Saskatchewan River Valley to the satisfaction of the Development Officer.

9. Improvements and Contributions

- a. The owner/developer shall enter into an Agreement with the City of Edmonton for off-Site improvements necessary to serve the development, such improvements to be constructed at the owner's cost. The Agreement process includes an engineering drawing review and approval process. Improvements to be addressed in the Agreement include but are not limited to repair of any damage to the Abutting roadways, sidewalks and/or boulevards resulting from construction of the development, to the satisfaction of Transportation Planning & Engineering. The Site must be inspected by Transportation Planning & Engineering prior to the start of construction and once again when construction is complete.
- b. Prior to the issuance of any development permit, the Development Officer shall ensure that a signed agreement has been executed between the City and the owner, requiring the owner to provide the City at the time of the Development Permit approval, the option to purchase up to 5% of the proposed number of residential units at 85% of market value, or the equivalent value as cash in lieu to the City.
- c. The Development shall include a minimum of three, three bedroom, Family Oriented Dwellings.



BUILDING ELEVATION EAST



BUILDING ELEVATION WEST



BUILDING ELEVATION NORTH



BUILDING ELEVATION SOUTH