

Charter Bylaw 19802

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 3287

WHEREAS Lot 33A, Block 26, Plan 1821281; located at 9535 - 135 Avenue NW, Glengarry, Edmonton, Alberta, is specified on the Zoning Map as (RF4) Semi-detached Residential Zone and (DC2) Site Specific 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 33A, Block 26, Plan 1821281; located at 9535 - 135 Avenue NW, Glengarry, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule "A", from (RF4) Semi-detached Residential Zone and (DC2) Site Specific 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.

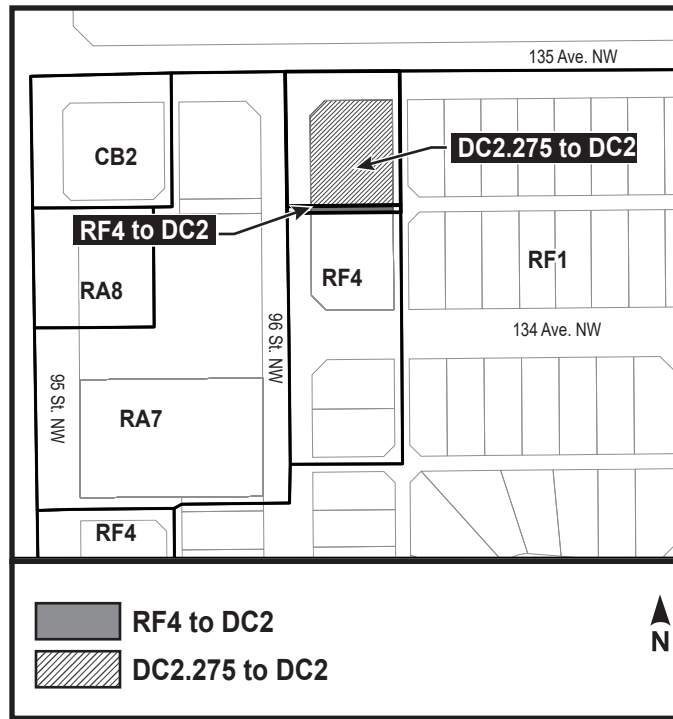
READ a first time this	day of	, A. D. 2021;
READ a second time this	day of	, A. D. 2021;
READ a third time this	day of	, A. D. 2021;
SIGNED and PASSED this	day of	, A. D. 2021.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

CHARTER BYLAW 19802



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

To accommodate a low-rise mixed use building that is compatible with adjacent land Uses and supports a pedestrian friendly streetscape.

2. Area of Application

This Provision shall apply to Lot 33A, Block 26, Plan 1821281, located at the northeast corner of 135 Avenue NW and 96 Street NW, as shown in Schedule “A” of the Charter Bylaw adopting this Provision, Glengarry.

3. Uses

- a. Multi-unit Housing
- b. Convenience Retail Stores
- c. General Retail Stores
- d. Government Services
- e. Limited Group Homes
- f. Major Home Based Business
- g. Minor Home Based Business
- h. Personal Service Shops
- i. Professional, Financial and Office Support Services
- j. Supportive Housing
- k. Fascia On-premises Signs
- l. Projecting On-premises Signs

4. Development Regulations for Uses

- a. All business activities associated with Convenience Retail Stores and General Retail Stores shall be located and carried on within an enclosed building and there shall be no outdoor storage or display areas.
- b. A maximum of 10% of the first Storey glazing may be covered by Signs. The remainder of the glazing shall remain free from obstruction.
- c. Signs shall comply with Section 59 and Schedule 59E of the Zoning Bylaw.

5. Development Regulations for Site Layout and Built Form

- a. Development within this Provision shall be in general accordance with the appendices to the satisfaction of the Development Officer.
- b. The maximum Floor Area Ratio shall be 2.4.
- c. The maximum building Height shall not exceed 17.5 m.
- d. The maximum number of Dwellings shall not exceed 28.
- e. The minimum Setback abutting the north property line shall be 4.0 m.
- f. The minimum Setback abutting the south property line shall be 6.0 m
 - i. Surface Parking and Loading Areas shall be allowed within this Setback
 - ii. Landscaping is not required within this Setback.
- g. The minimum Setbacks abutting the east and west property lines shall be 3.0 m.
 - i. Surface Parking Areas and trash collection areas shall be allowed in the Setback abutting the east property line.
- h. All non-Residential and non-Residential Related Uses shall be located in the first Storey and have an external entrance that shall be universally accessible.
- i. Apartment Housing shall have access at ground level, which is separate from access for the non-Residential Uses.
- j. A Crime Prevention Through Environmental Design Assessment shall be provided by a qualified professional to the satisfaction of the Development Officer.

6. Development Regulations for Parking, Loading, Storage and Access

- a. Vehicular access to the site, including surface parking areas, shall be from the Abutting Lane.
- b. The underground Parking Garage shall have a minimum of 28 parking spaces as shown on Appendix 2.
 - i. Parking spaces limited on one side by a column shall have a minimum unobstructed width of 2.6 m.
- c. All waste collection areas shall be generally located as shown on Appendix 1 and accessed from the Lane.

7. Development Regulations for Building Design and Features

- a. There shall be a canopy features over the building entrances along the north and west building façades.
 - i. the canopy and structural supports may project a maximum of 3.0 m into the Setback abutting the north property line.
- b. All development above the first Storey shall have a minimum Stepback of 2.4 m from the east and south elevation.
 - i. Enclosed stairwells, elevators and mechanical/electrical rooms shall not be subject to this Stepback requirement.

- c. All rooftop mechanical equipment shall be screened using materials that are similar to the exterior finishes of the building.
- d. Platform Structures shall not project more than 0.9 m into required Setbacks on the north, east and west sides of the Site.
- e. All ground floor window glazing for non-Residential and non-Residential Related Uses shall be transparent and shall be placed to allow viewing into the building to promote a positive interface with 96 Street NW and 135 Avenue NW to the satisfaction of the Development Officer. Tinted, reflective or opaque treatments shall be prohibited.
- f. Winter design elements such as the use of colour and functional and decorative lighting to enhance the appearance of the building while minimizing light pollution during the winter months shall be incorporated.
- g. The development shall address and have entrances on both 96 Street NW and 135 Avenue NW and shall provide distinctive architectural features consistent with the style of the building to enhance the corner.

8. Development Regulations for Landscaping, Lighting and Amenity Areas

- a. Landscaping shall be in general accordance with the approved Landscaping plan as shown on Appendix 4.
- b. Prior to the issuance of the Development Permit, a detailed exterior lighting plan shall be provided to the satisfaction of the Development Officer. Decorative and security lighting shall be designed and finished in a manner consistent with the design and finishing of the development and shall be provided to ensure a safe well-lit environment. All exterior lighting of the Site shall be designed to ensure that it is directed away from the adjacent residential development and that illumination shall not extend beyond the boundaries of the site nor upwards into the sky.
- c. A minimum Amenity Area of 7.5m² per Dwelling shall be provided on the Site.

9. Public Improvements and Contributions

- a. Prior to the issuance of the Development Permit for construction of the principal building, the owner shall enter into an agreement between the City and the owner to contribute \$88,491 to the creation of, or improvement to, an off-Site Public Amenity, including but not limited to improvements to any of, or any combination of, the Glengarry Community League Building Site or redevelopment or new development of other parks, gardens or open spaces within the boundaries of the Glengarry neighbourhood. The funds shall be submitted to the City prior to the issuance of the Development Permit and be disbursed by the City according to a separate agreement between the City and the Community League. More specific agreement details shall be determined at the Development Permit stage between the owner and the City, in consultation with the Glengarry Community League.
 - i. Notwithstanding the above, if a Development Permit application has not been made within five (5) years of the date of approval of the Charter Bylaw adopting this Provision, this contribution amount shall be increased from that point forward

according to the annual rate of national inflation as determined by Statistics Canada.

10. Appendices

- a. Appendix 1 – Site Plan
- b. Appendix 2 – Parking Garage Plan
- c. Appendix 3 – Elevations
- d. Appendix 4 – Landscaping Plan

Krahn

GROUP OF COMPANIES

ABBOTSFORD OFFICE

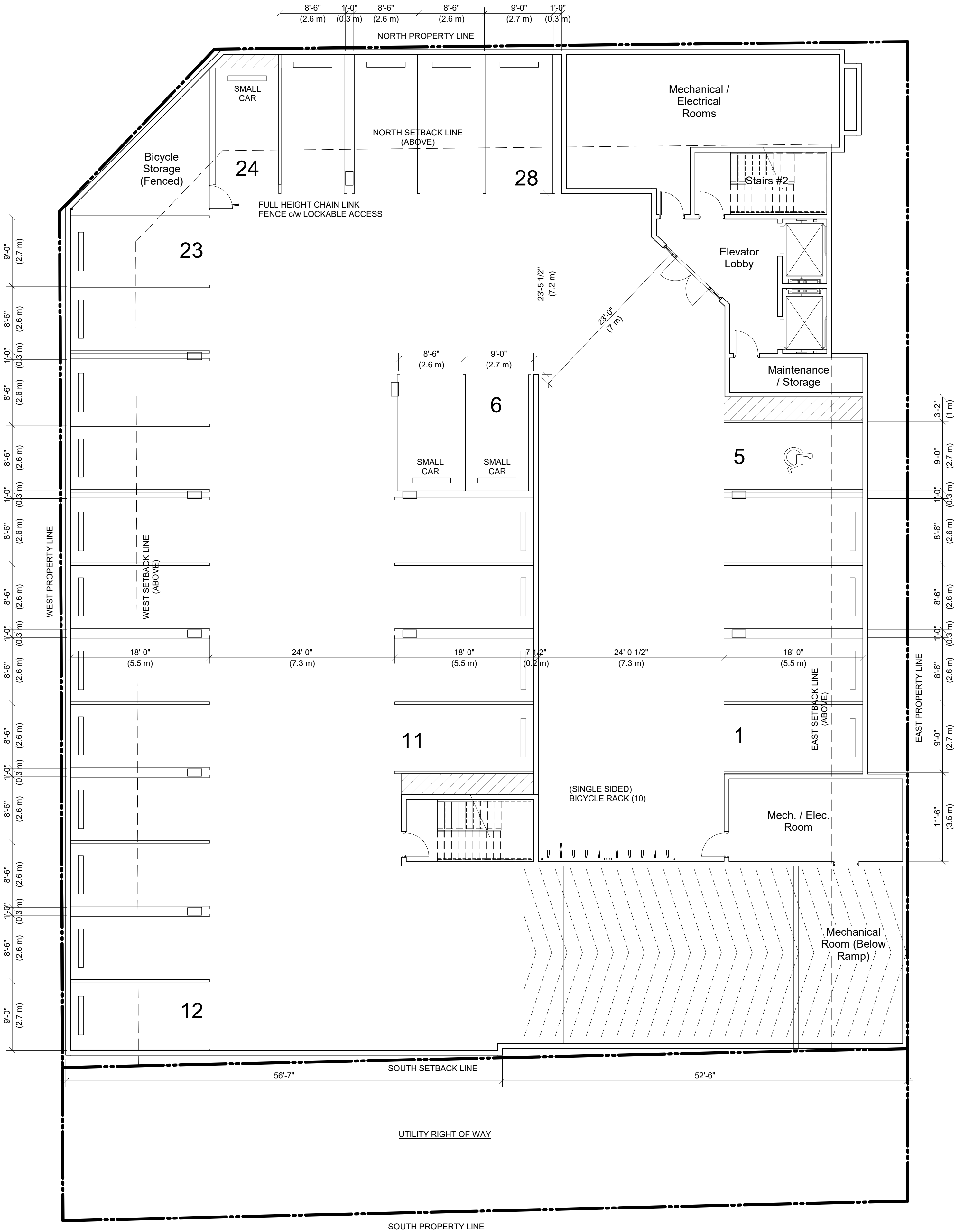
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3	2021-06-29	Re-issued for LDA
2	2021-02-24	Issued for LDA
NO.	DATE Y/M/D	DESCRIPTION
ISSUES AND REVISIONS		
SEAL		

larry podhora/ **architect**
1457 HOWCREST RD. NORTH SAANICH, B.C. V8L 5K1

PROJECT NAME
**MIXED USE PROJECT
G. MARKUS CENTRE**

PROJECT ADDRESS
9535 - 135 AVE, EDMONTON, AB

DRAWING TITLE
FLOOR PLANS

SCALE	1/8" = 1'-0"
DRAWN	JL
CHECKED	Checker
PROJECT NO.	170177
DRAWING NO.	

A2.0

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1	WEST ELEVATION
	SCALE: 1/8" = 1'-0"



2	NORTH ELEVATION
	SCALE: 1/8" = 1'-0"

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SEAL

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PROJECT ADDRESS

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DRAWING TITLE

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DRAWN	JL
CHECKED	LP
PROJECT NO.	170177

DRAWING NO.

A4.0

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3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



4 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

ISSUES AND REVISIONS			
NO.	DATE	YMD	DESCRIPTION
3	2021-06-29		Re-Issued for LDA
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larry podhora / architect
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G. MARKUS CENTRE**

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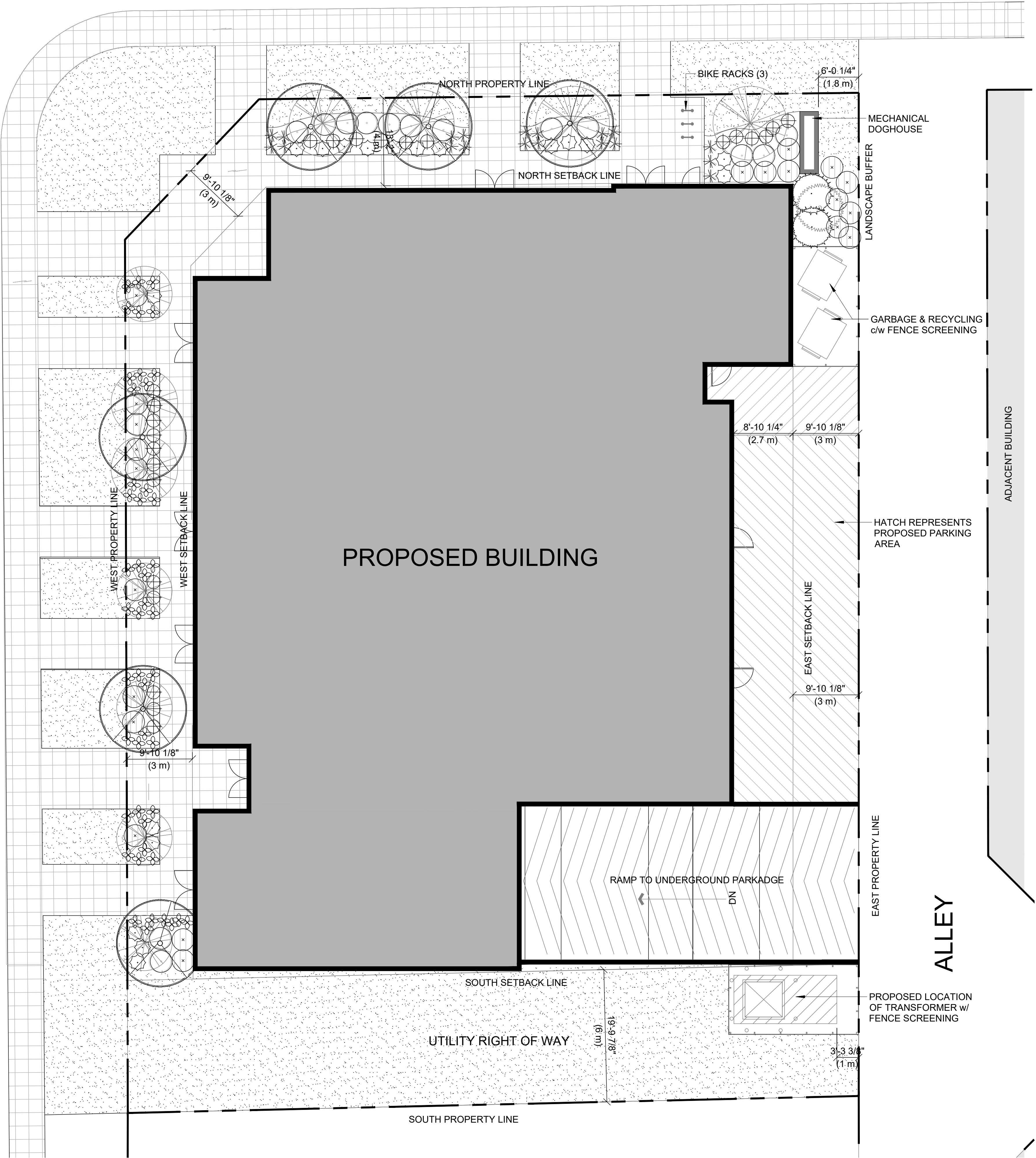
DRAWING TITLE
ELEVATIONS

SCALE	1/8" = 1'-0"
DRAWN	JL
CHECKED	LP
PROJECT NO.	170177
DRAWING NO.	

A4.1

135th AVENUE

96th STREET



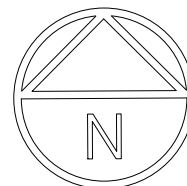
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LEGEND

- TURF GRASS
- CONCRETE SIDEWALK PAVING

5	11/08/21	ISSUED FOR COMMENT RESPONSE
4	19/03/21	ISSUED FOR LDA
3	07/02/20	ISSUED FOR DP
2	13/12/19	ISSUED FOR REVIEW
1	11/12/19	ISSUED FOR REVIEW
NO: DATE: (dm/ly) DESCRIPTION:		
ISSUES & REVISIONS:		
SEAL:		



PROJECT NAME:
**MIXED USE PROJECT
G. MARKUS CENTRE**

PROJECT ADDRESS:
**9535 135 AVE
EDMONTON, AB**

DRAWING TITLE:
**LANDSCAPE PLAN AND
PLANTING PLAN**

SCALE: 1:200
DRAWN: JT
CHECKED: JT
PROJECT NO: 170177

DRAWING NO:
L1

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