

Charter Bylaw 18536

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 2638

WHEREAS Lots 6 - 7, Block 27, Plan 6289KS, and portions of Block 27, Plan I; located at 10515, 10517, 10521, 10525, and 10529 - 78 Avenue NW, Queen Alexandra, Edmonton, Alberta, are specified on the Zoning Map as (RA7) Low Rise Apartment Zone; 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 Lots 6 - 7, Block 27, Plan 6289KS, and portions of Block 27, Plan I; located at 10515, 10517, 10521, 10525, and 10529 - 78 Avenue NW, Queen Alexandra, Edmonton, Alberta, which lands are shown on the sketch plan attached as Schedule "A", from (RA7) Low Rise Apartment Zone 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.

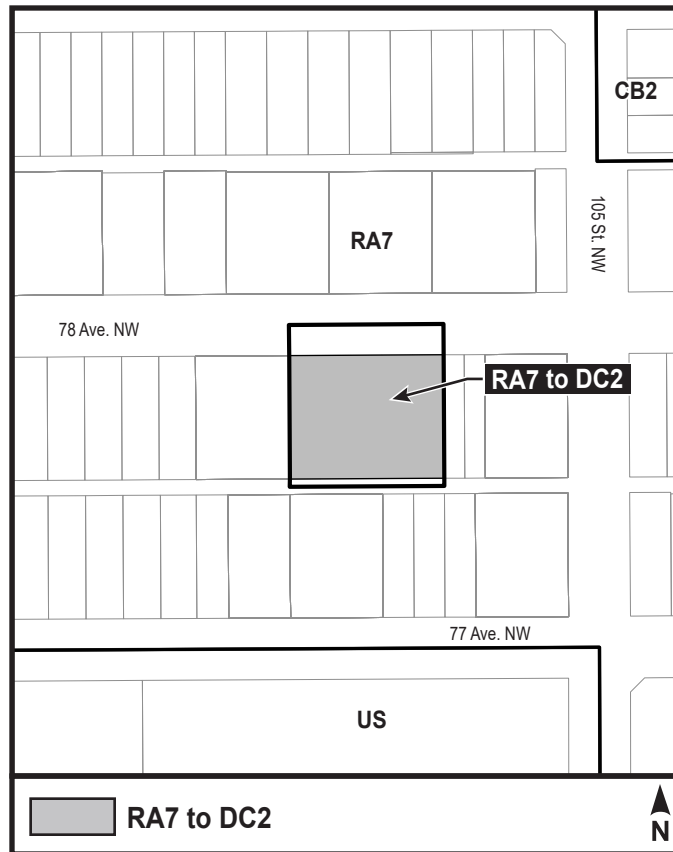
READ a first time this	day of	, A. D. 2018;
READ a second time this	day of	, A. D. 2018;
READ a third time this	day of	, A. D. 2018;
SIGNED and PASSED this	day of	, A. D. 2018.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

CHARTER BYLAW 18536



(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION**1. General Purpose**

To accommodate a medium scale residential development that is compatible with adjacent land uses and supports a pedestrian friendly streetscape.

2. Area of Application

This provision shall apply to Lots 6 and 7, Block 27, Plan 6289KS and portions of Block 27, Plan I; located on the south side of 78 Avenue NW, west of 105 Street NW, as shown in Schedule 'A' of the Bylaw adopting this provision, Queen Alexandra.

3. Uses

- a. Apartment Housing
- b. Group Homes
- c. Limited Group Homes
- d. Lodging Houses
- e. Urban Gardens
- f. Urban Outdoor Farms
- g. Major Home Based Business
- h. Minor Home Based Business
- i. Fascia On-premises Signs
- j. Projecting On-premises Signs

4. Development Regulations

- a. Development within this Provision shall be in general conformance with the Appendices to the satisfaction of the Development Officer.
- b. The maximum Height shall be 18.5 m.
- c. The maximum Floor Area Ratio shall be 3.0.
- d. The maximum number of Dwellings shall be 50.
- e. The development shall include a minimum of 20 Dwellings with two (2) or more bedrooms, which shall also conform with the following:
 - i. a minimum of three (3) shall be Family Oriented Dwellings;
 - ii. a minimum of two (2) shall have 3 bedrooms; and
 - iii. Family Oriented Dwellings with 3 bedrooms can be used to satisfy the requirements of Section 4.e.ii of this Provision.
- f. The minimum Front Setback shall be 5.5 m

- g. The minimum Rear Setback shall be 4.0 m.
- h. The minimum Side Setbacks shall be 3.0 m.
- i. Architectural features such as balconies and roof projections may project into required Setbacks to a maximum of 1.0 m.
- j. The east facade shall have a minimum 3.4 m Stepback at the fourth Storey, and a minimum 3.4 m Stepback at the fifth Storey. Enclosed stairwells shall not be subject to this Stepback requirement.
- k. For the west Facade, the building shall have a 3.4 m Stepback at the fifth Storey for a depth of 8.0 m from the north Facade.
- l. The north Façade shall Stepback 1.3 m for a distance of 10.5 m from the east Lot line, and shall Stepback another 1.3 m for a distance of 6.5 m from the east Lotline, as generally shown for the north-east corner of the building in Appendix 1.
- m. The underground walls of the parkade shall be located 2.0 m from the front Lot line, 3.0 m from the east Lot line, 1.1 m from the west Lot line and 2.7 m from the rear Lot line. These Setbacks do not apply to stairways or mechanical wells.
- n. The parkade walls shall not exceed 1.5 m above Grade.
- o. There shall be a roof feature over the main front entrance to the building that shall project up to 3.0 m into the front Setback to give a sense of entry to the building.
- p. A minimum outdoor Amenity Area of 7.5 m² shall be provided for each Dwelling except that for ground Storey Dwellings, a minimum of 15.0 m² of outdoor Amenity Area shall be provided. A minimum of 90 m² of Common Amenity Area shall be provided outdoors on the rooftop or above ground level.
- q. Outdoor Amenity Areas shall have no minimum dimensions and may be provided in the Front Yard. Where provided in a Front Yard, outdoor Amenity Areas shall be clearly delineated and reasonable privacy shall be maintained through the use of hard and/or soft Landscaping elements.
- r. In addition to the requirements of Section 55 of the Zoning Bylaw, the following shall also apply and be shown on the landscape plan submitted with a Development Permit application:
 - i. entry transitions including features such as steps, decorative fences, and gates within the Setback from 78 Avenue NW;
 - ii. clear delineation of all Outdoor Amenity Areas at Grade, using decorative fences;
 - iii. the use of decorative fences between surface parking areas and windows, amenity areas, and entrances of ground Storey Dwellings that look on to these areas; and
 - iv. All Plant materials shall be hardy to the Edmonton area and to the actual Site conditions.
- s. Notwithstanding the other Development Regulations of this Provision, the Appendices of this Provision and Section 720.3(2) of the Zoning Bylaw, in the event that the

owner/developer does not obtain a Building Permit and commence construction of the principal building under a valid Development Permit within 10 years 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 14.5 m; and
- ii. the maximum Floor Area Ratio shall be 1.4.

5. Parking, Loading and Access

- a. Vehicular access to parking shall be from the abutting Lane.
- b. All exterior waste collection areas shall be located on private property, shall be accessed from the rear Lane, and shall be screened, to the satisfaction of the Development Officer in consultation with City Operations (Waste Services).
- c. The underground driveway ramp must not exceed a slope of 10% for a minimum distance of 5.0 m inside the Lot line. The ramp must be at Grade at the Lot line and its retaining walls shall not encroach into road right-of-way.
- d. Within the underground parkade, the minimum width of all parking spaces, with the exception of disabled parking spaces, shall be 2.7 m. Parking space widths shall be measured to the centre of any column within the underground parkade.
- e. Adequate sight lines shall be maintained for vehicles entering and exiting the Parking Garage, to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination. The retaining walls bordering the underground driveway ramp shall not exceed a height of 0.3 m, for a distance of 3.0 m from the Lot line. Should the owner/applicant wish to increase this height, adequate sightline data must be provided to ensure vehicles can exit safely to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination.
- f. Vehicular and bicycle parking shall be provided in accordance with the following:
 - i. Three (3) surface visitor parking spaces shall be located at the rear of the building, accessed from the abutting Lane. One of these spaces shall be a short stall of a minimum 5.5 m in length;
 - ii. All other parking shall be provided underground;
 - iii. There shall be a minimum of one underground parking space per Dwelling;
 - iv. 26 bicycle parking spaces shall be provided within a secure enclosed area within the ground Storey of the principal building that is easily accessible to cyclists via access ramps, or a route through the building which facilitates easy and efficient transportation of bicycles; and
 - v. Three (3) visitor bicycle parking spaces will be provided near the front entrance of the building.

6. Urban Design Regulations

- a. Elements of the development and of individual Dwellings such as windows, doors, balconies and outdoor Amenity Areas shall be sited, oriented and designed to minimize their impact on adjacent Dwellings, considering such things as sunlight, ventilation, visual privacy, shadowing, views, and noise. 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 to the subject Site that demonstrates the minimizing of the impact described above, to the satisfaction of the Development Officer.
- b. Balconies and glazing along the east side of the principal building shall provide adequate Privacy Screening and shall be located to maximize privacy and minimize overlook to the adjacent residential property, to the satisfaction of the Development Officer.
- c. All ground level residential Dwellings, except those adjacent to the rear Lane, shall have an individual external entrance at ground level that is clearly visible from the public roadway. Sliding patio doors shall not serve as this entrance.
- 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. Architectural treatment of all Facades of the building shall create a unified building exterior. The building shall incorporate design elements to reduce the perceived mass and add architectural interest, including but not limited to:
 - i. clear articulation of the Façade, using a defined pattern of projections and recessions;
 - ii. the use of a variety of exterior building cladding materials; and
 - iii. a prominent front entrance.
- f. A minimum 1.83 m high wood screen fence shall be provided along the west and east Lot lines to the satisfaction of the Development Officer. This fence shall not extend into the Setback from 78 Avenue NW or within 3.0 m of the rear Lane.
- g. The building shall be finished with high quality, durable materials and the contextual fit, design, proportion, quality, texture, and application of various finishing materials shall be to the satisfaction of the Development Officer. Vinyl siding and/or knockdown stucco are prohibited.
- h. Any portion of the Parking Garage entrance that is exposed shall be clad in a manner that is consistent with the character of the building and be designed and articulated to the satisfaction of the Development Officer.
- i. 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 and safe environment for pedestrians, in accordance with Section 58 of the Zoning Bylaw, to the satisfaction of the Development Officer
- j. Night-time light pollution shall be reduced by avoiding over-illumination of the development and by using exterior lighting fixtures that are full cut-off in design which

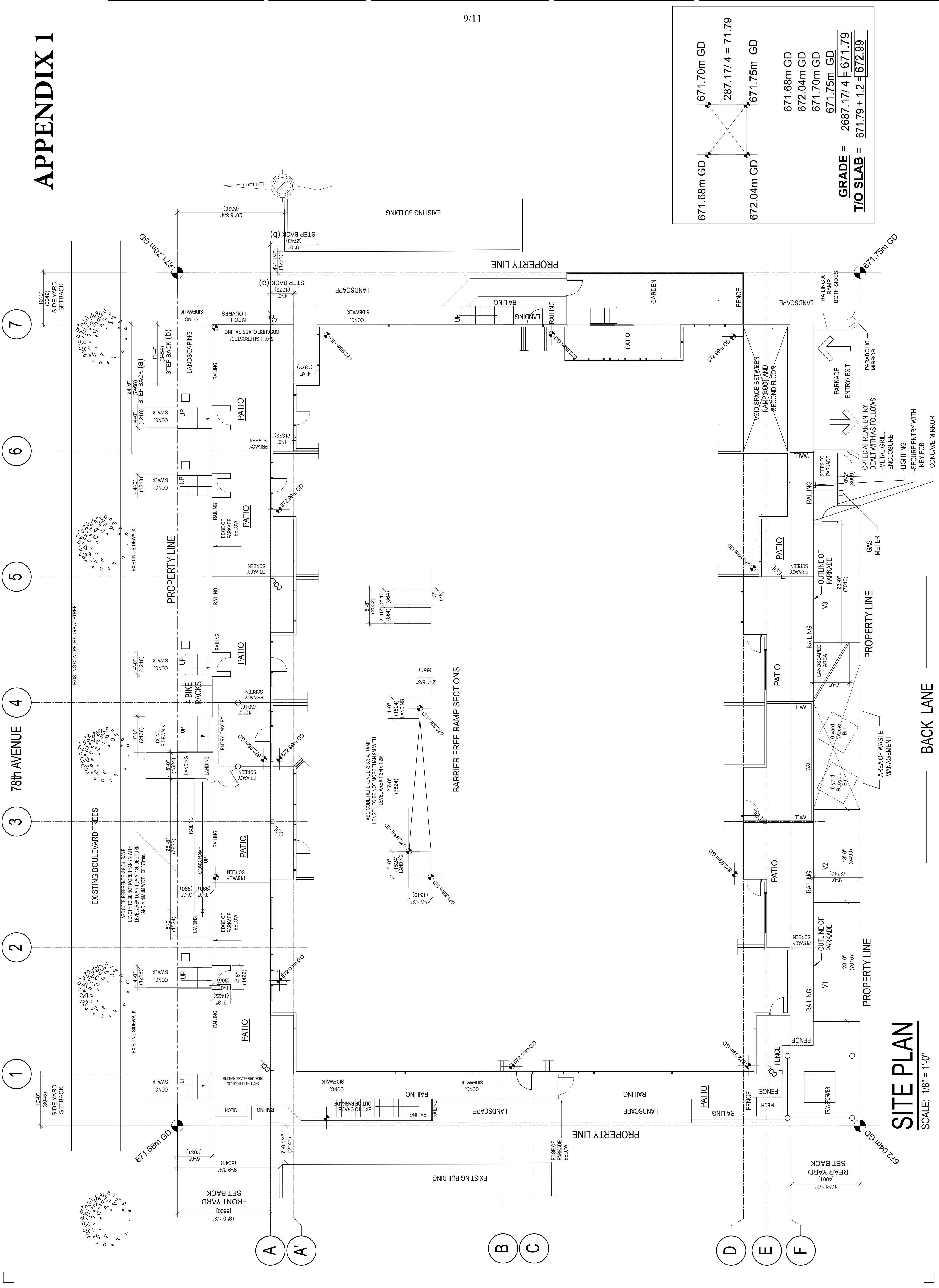
direct light downward, to ensure illumination does not extend beyond the boundaries of the development Site in accordance with Section 51 of the Zoning Bylaw.

- k. All mechanical equipment, including roof mechanical units, shall be concealed by screening in a manner compatible with the architectural character of the building, or concealed by incorporating it within the building.

7. Contributions and Improvements

- a. 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 Development Permit approval, the option to purchase 5% of the proposed number of residential Dwellings at 85% of the market price, or pay the equivalent cash in lieu to the City.
- b. Prior to the issuance of the Development Permit, the owner shall enter into an agreement between the City and the owner to contribute \$49,760 to an off-Site Public Amenity, including but not limited to improvements to any of, or any combination of, the Queen Alexandra Community League Building Site or redevelopment or new development of other parks, gardens or open spaces within the boundaries of the Queen Alexandra 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 Queen Alexandra Community League.

APPENDIX I

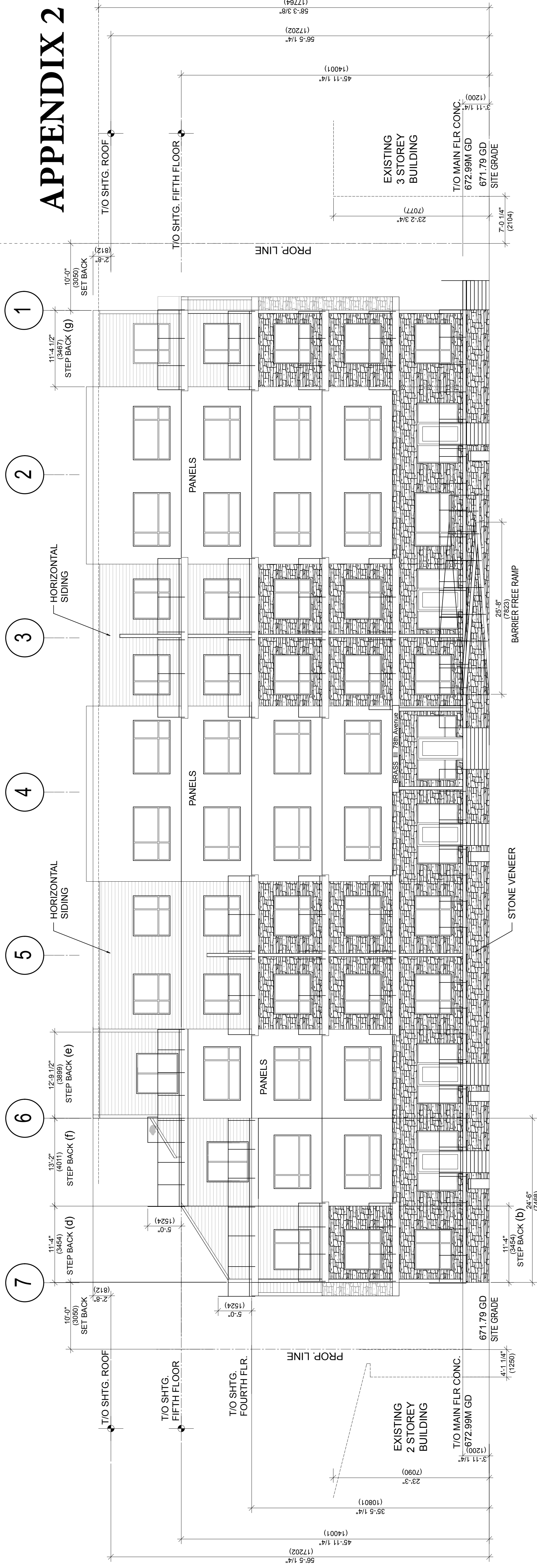


SITE PLAN

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

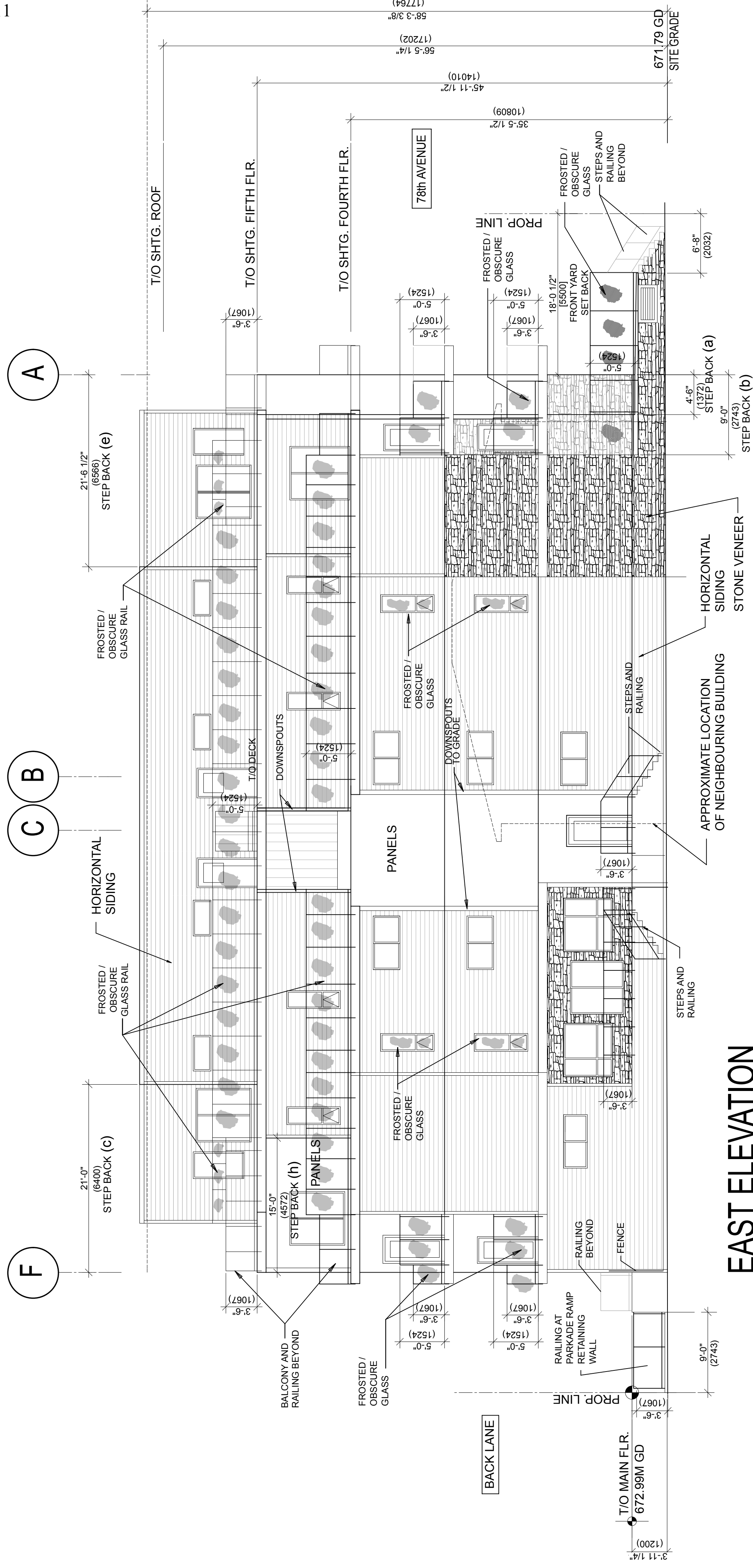
BACK LANE

APPENDIX 2



FRONT/NORTH ELEVATION

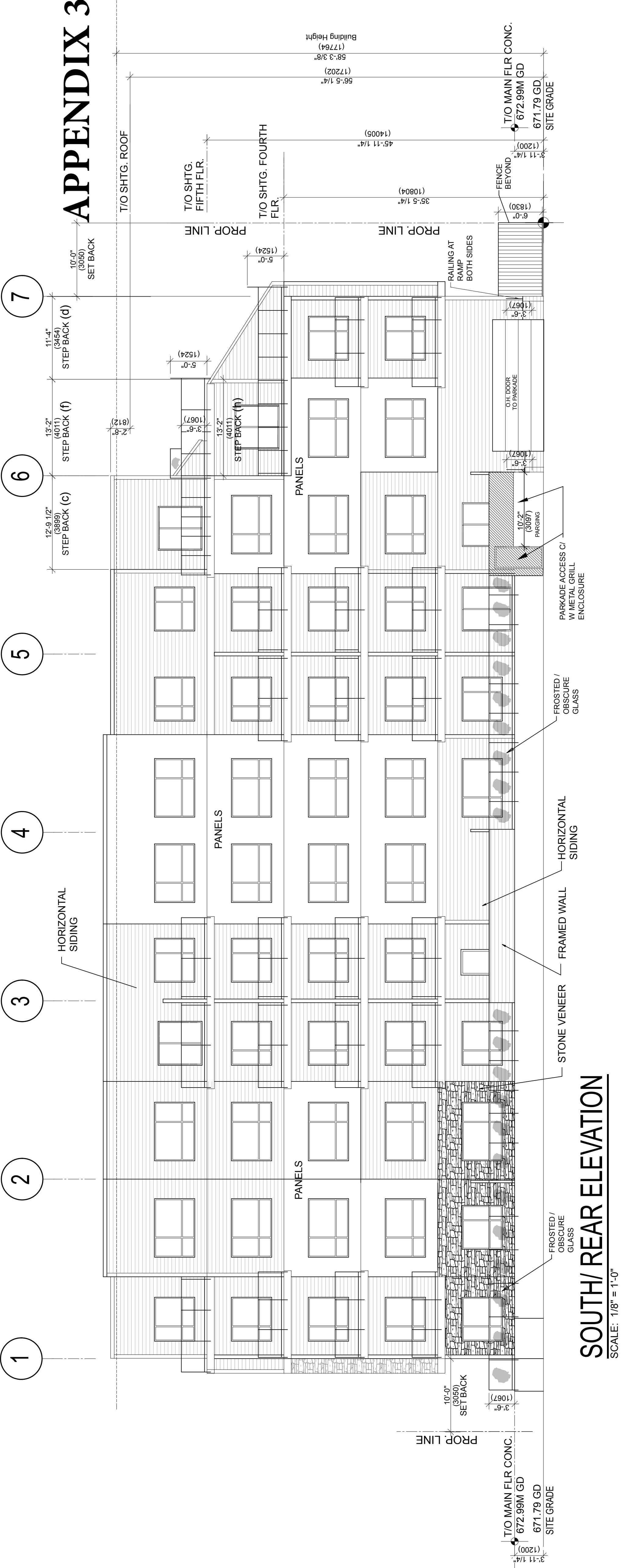
SCALE: 1/8" = 1'-0"



EAST ELEVATION

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

APPENDIX 3

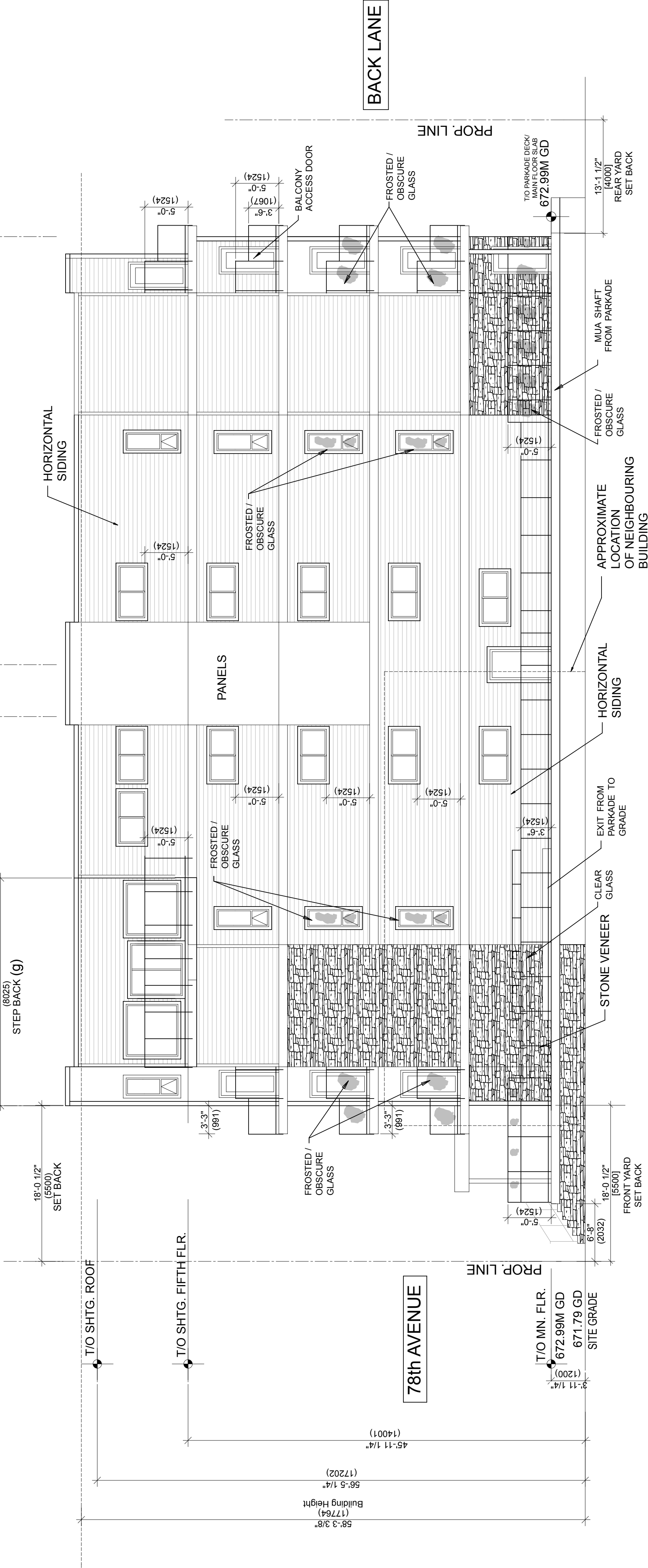


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F

B C

A



WEST ELEVATION

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