

Charter Bylaw 19853

A Bylaw to amend Bylaw 12800, as amended,  
The Edmonton Zoning Bylaw  
Amendment No. 3321

WHEREAS Lot 6, Block 2, Plan 1522818; located at 11804 - 26 Avenue SW, Heritage Valley Town Centre Area, Edmonton, Alberta, is 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 Lot 6, Block 2, Plan 1522818; located at 11804 - 26 Avenue SW, Heritage Valley Town Centre Area, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto 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. 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

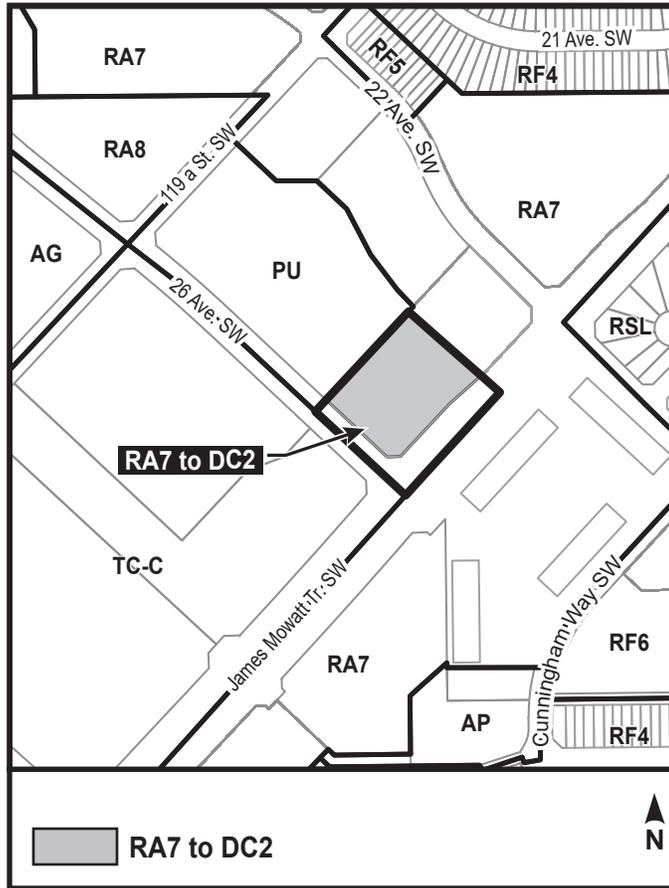
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MAYOR

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CITY CLERK

CHARTER BYLAW 19853



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

To accommodate a mixed use development that provides for one mid-rise residential building with ground floor commercial uses (Building A), and one low rise commercial building (Building B) developed in a manner that is compatible and sympathetic to each building and the surrounding uses.

**2. Area of Application**

This Provision shall apply to Lot 6, Block 2, Plan 1522818 (11804 - 26 Avenue SW), as shown in Schedule “A”, within the Heritage Valley Town Centre neighbourhood.

**3. Uses**

- a. Business Support Services
- b. Child Care Services
- c. Convenience Retail Stores
- d. General Retail Stores
- e. Health Services
- f. Indoor Participant Recreation Services
- g. Liquor Stores
- h. Major Home Based Business
- i. Market
- j. Minor Home Based Business
- k. Multi-unit Housing
- l. Personal Service Shops
- m. Private Clubs
- n. Professional, Financial, and Office Support Services
- o. Religious Assembly
- p. Residential Sales Centre
- q. Restaurants

- r. Special Event
- s. Speciality Food Services
- t. Supportive Housing
- u. Urban Gardens
- v. Fascia Off-premises Signs
- w. Fascia On-premises Signs
- x. Freestanding Off-premises Signs
- y. Freestanding On-premises Signs
- z. Major Digital Signs
- aa. Minor Digital Off-premises Signs
- bb. Minor Digital On-premises Signs
- cc. Projecting On-premises Signs
- dd. Temporary On-premises Signs

#### **4. Development Regulations**

- a. Development shall be in general accordance with the Appendix 1 - Site Plan.
- b. Building A shall accommodate Multi-unit Housing above the first floor with ground floor commercial uses.
- c. Building B shall be developed as a standalone low rise commercial building.
- d. The minimum Density shall be 75 Dwellings/ha.
- e. The maximum Floor Area Ratio shall be 1.75.
- f. A minimum of 10 percent of Dwellings shall have a Floor Area greater than 100 m<sup>2</sup>.
- g. The maximum Height shall be:
  - i. 24.0 m for Building A; and
  - ii. 15.0 m for Building B.
- h. The minimum building Setbacks shall be as follows:
  - i. 6.0 m from 26 Avenue SW.
  - ii. 6.0 m from James Mowatt Trail SW; and
  - iii. 4.0 m from the northwest and northeast Lot Line.
- i. Multi-unit Housing shall have access at ground level, which is separate from the access for the Commercial Uses.

- j. All ground level external entrances shall be universally accessible, and walkways around Building A and B shall be 1.8 metres in width and provided in general accordance with Appendix I – Site Plan.
- k. Amenity Areas shall be provided as follows:
  - i. The minimum Amenity Area provided on Site per Dwelling shall be 7.5 m<sup>2</sup>.
  - ii. The required Amenity Area may be provided individually per Dwelling or provided as Common Amenity Areas, or a combination of both individual and common Amenity Areas. The minimum size of any single Common Amenity Area shall be 50 m<sup>2</sup>.
  - iii. Amenity Areas may be provided indoors or outdoors and may include but are not limited to balconies, fitness areas, seating areas, and dining areas.
  - iv. Common outdoor Amenity Areas shall be provided at the entrance to Building A and Building B.
  - v. In addition to the Amenity Areas required under Section 4(k)(i) to 4(k)(iv), a minimum Amenity Area of 1.5 m<sup>2</sup> shall be provided for every 10 surface parking spaces, in the form of landscaped parking islands.
- l. Signs shall comply with Section 59 and Schedule 59F of the Zoning Bylaw, as amended.
- m. Car stops shall be provided within each parking stall and at raised crosswalks.
- n. Bicycle Parking shall be provided, and shall be located at the main entrance to Building A, the main entrance to Building B, and south of the parkade ramp.
- o. The location of the trash collection area shall be determined at the Development Permit Stage in consultation with Waste Management Services.
- p. No parking, loading, storage, outdoor service, or display area shall be permitted within a Setback.
- q. An on-site turnaround shall be provided for waste and emergency vehicles, in the location shown on Appendix 1 - Site Plan.

## **5. Landscaping**

- a. A Landscape Plan, prepared by a registered Landscape Architect, shall be submitted as part of a Development Permit application.
- b. Soil above underground parking facilities shall be of sufficient depth to accommodate required landscaping, including trees, shrubs, flower beds, grass, and ground cover.

- c. Landscaping adjacent to exterior walls shall be used to minimize the perceived mass of the building and create visual interest.
- d. Any trash collection area, open storage area, or outdoor service area shall have screen planting a minimum of 1.85 m in height.

## **6. Urban Design Regulations**

- a. Buildings shall comply with the following urban design and architectural treatments:
  - i. All building Facades shall have consistent and harmonious exterior finishing materials;
  - ii. All buildings shall be designed to provide a sense of human scale through a combination of architectural features that may include variations in the roof lines, projection or recession of the Façade, porches or entrances features, canopies, building finishing materials or other treatments.
- b. Building A shall:
  - i. Address the adjacent stormwater pond by providing ground floor residential Dwellings with doors that front onto the stormwater management facility.
  - ii. Include an entrance feature facing 26 Avenue SW.
- c. Building B shall include doors and windows facing James Mowatt Trail SW to allow for viewing into the building by pedestrians.
- d. Building A and B shall have a minimum of 60% glazing on commercial frontages. The bottom of the glazing shall not be higher than 1 m above grade.
  - i. Notwithstanding 6.e, Building B adjacent to James Mowatt Trail shall have a minimum of 50% glazing.
- e. Buildings A and B shall relate to each other through barrier free entrances, landscaping, and connected pedestrian Walkways, Amenity Areas, and parking areas.
- f. 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, to the satisfaction of the Development Officer.

NOTE: THIS SITE PLAN IS CONCEPTUAL. THE EXACT LOCATION OF SURFACE PARKING, LANDSCAPED AREAS AND SIDEWALKS SHALL BE DETERMINED THROUGH DETAILED DESIGN. WHERE THERE ARE DISCREPANCIES, THE REGULATIONS OF THIS BYLAW SHALL APPLY.



SITE MATERIAL LEGEND

- SIDEWALK
- LANDSCAPING



1 Site Plan  
 A1.0 1:250

**Heritage Valley Mixed Use Site**

26 Avenue SW  
 Edmonton, AB

Lot 6, Block 2, Plan 152 2818

**Appendix 1 - Site Plan**

**A1.0**