

Charter Bylaw 19855

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 3322

WHEREAS Lots 70, 71 & 72, Block 16, Plan 7261AB; located at 10308 & 10316 - 116 Street NW, and 11606 - 103 Avenue NW, the lands shown on Schedule “A” and legally described on Schedule “B” generally bounded by 111 Street NW on the east, the lane west of 123 Street NW on the west, 103 Avenue NW on the south and 104 Avenue NW on the north, Oliver, Edmonton, Alberta, are specified on the Zoning Map as (DC1) Direct Development Control Provision; and

WHEREAS an application was made to rezone the above described property to (DC1) Direct Development Control Provision and (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 70, 71 & 72, Block 16, Plan 7261AB; located at 10308 & 10316 - 116 Street NW, and 11606 - 103 Avenue 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 Zoning Map, being Part III to Bylaw 12800 The Edmonton Zoning Bylaw is hereby amended by rezoning the lands shown on Schedule “A” and legally described on Schedule “B” generally bounded by 111 Street NW on the east, the lane west of 123 Street NW on the west, 103 Avenue NW on the south and 104 Avenue NW on the north, Oliver, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as

Schedule "A", from (DC1) Direct Development Control Provision to (DC1) Direct Development Control Provision.

3. The uses and regulations of the DC2 Provision referenced in part 1 of this Bylaw are annexed hereto as Schedule "C".
4. The uses and regulations of the DC1 Provision referenced in part 2 of this Bylaw are annexed hereto as Schedule "D".
5. The sketch plan annexed hereto as Schedule "A" and the uses and regulations of the DC2 and DC1 Provision shown on Schedules "C" and "D" annexed hereto are hereby incorporated into the Zoning Bylaw, being Part IV to Bylaw 12800, The Edmonton Zoning Bylaw.

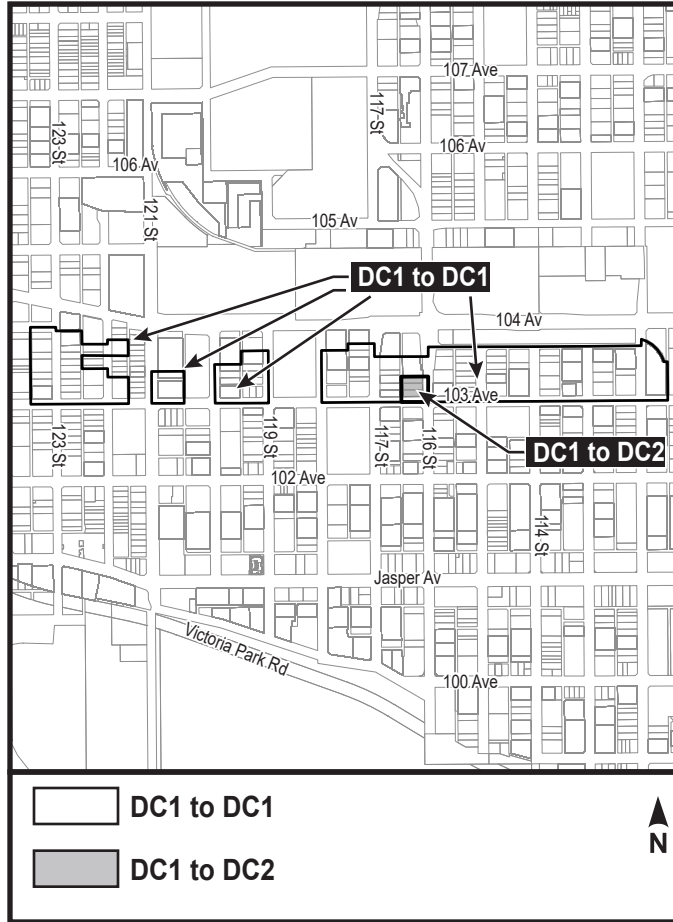
READ a first time this	day of	, A. D. 2021;
READ a second time this	day of	, A. D. 2021;
READ a third time this	day of	, A. D. 2021;
SIGNED and PASSED this	day of	, A. D. 2021.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

CHARTER BYLAW 19855



SCHEDULE "B"

Address	Legal Description	From	To
10305 - 114 STREET NW	Plan B3 Blk 13 Lot 139	DC1	DC1
10308 - 114 STREET NW	Plan 0221162 Units 1-48	DC1	DC1
10316 - 119 STREET NW	Plan 4423AJ Blk 19 Lot 348	DC1	DC1
10335 - 123 STREET NW	Plan RN22 Blk 10 Lot 4	DC1	DC1
12310 - 105 AVENUE NW	Plan 7621109 Blk 23 Lot 13	DC1	DC1
12225 - 105 AVENUE NW	Plan RN22 Blk 9 Lot 1	DC1	DC1
10320 - 123 STREET NW	Plan RN22 Blk 21 Lot 13	DC1	DC1
10325 - 123 STREET NW	Plan RN22 Blk 10 Lot 5	DC1	DC1
10308 - 119 STREET NW	Plan 2583EO Blk 19 Lot F	DC1	DC1
10308 - 119 STREET NW	Plan 2583EO Blk 19 Lot E	DC1	DC1
10335 - 115 STREET NW	Plan B3 Blk 14 Lot 110	DC1	DC1
10325 - 123 STREET NW	Plan RN22 Blk 10 Lot 10	DC1	DC1
10325 - 123 STREET NW	Plan RN22 Blk 10 Lot 9	DC1	DC1
10325 - 123 STREET NW	Plan RN22 Blk 10 Lot 8	DC1	DC1
10320 - 115 STREET NW	Plan B3 Blk 15 Lot 121	DC1	DC1
10330 - 123 STREET NW	Plan RN22 Blk 21 Lot 17	DC1	DC1
10320 - 123 STREET NW	Plan RN22 Blk 21 Lot 14	DC1	DC1
10325 - 123 STREET NW	Plan RN22 Blk 10 Lot 7	DC1	DC1
10325 - 123 STREET NW	Plan RN22 Blk 10 Lot 6	DC1	DC1
10325 - 115 STREET NW	Plan B3 Blk 14 Lot 108	DC1	DC1
10308 - 119 STREET NW	Plan 2583EO Blk 19 Lot D	DC1	DC1
10322 - 117 STREET NW	Plan 7261AB Blk 17 Lot 69	DC1	DC1
10316 - 119 STREET NW	Plan 423AJ Blk 19 Lot 347	DC1	DC1
10335 - 115 STREET NW	Plan B3 Blk 14 Lot 109	DC1	DC1
10330 - 115 STREET NW	Plan B3 Blk 15 Lot 118	DC1	DC1
10310 - 122 STREET NW	Plan 7821329 Blk 3 Lot 1A	DC1	DC1
10344 - 119 STREET NW	Plan 4423AJ Blk 19 Lot 341	DC1	DC1
10326 - 112 STREET NW	Plan B4 Blk 12 Lot 143	DC1	DC1
10335 - 114 STREET NW	Plan B3 Blk 13 Lot 144	DC1	DC1
10332 - 114 STREET NW	Plan B3 Blk 14 Lot 119	DC1	DC1
10339 - 116 STREET NW	Plan B3 Blk 15 Lot 110	DC1	DC1
10334 - 115 STREET NW	Plan B3 Blk 15 Lot 117	DC1	DC1
10309 - 117 STREET NW	Plan 7261AB Blk 16 Lot 53	DC1	DC1
10321 - 117 STREET NW	Plan 7261AB Blk 16 Lot 55	DC1	DC1
10315 - 120 STREET NW	Plan 4423AJ Blk 19 Lot 53	DC1	DC1

SCHEDULE "B"

10320 - 119 STREET NW	Plan 4423AJ Blk 19 Lot 346	DC1	DC1
10335 - 123 STREET NW	Plan RN22 Blk 10 Lot 3	DC1	DC1
12304 - 103 AVENUE NW	Plan 7520668 Units 1-18	DC1	DC1
10320 - 113 STREET NW	Plan 7720017 Units 1-24	DC1	DC1
10305 - 120 STREET NW	Plan 7921522 Units 1-22	DC1	DC1
10335 - 118 STREET NW	Plan 7923147 Units 1-65	DC1	DC1
10330 - 116 STREET NW	Plan 8221227 Units 1-42	DC1	DC1
10311 - 117 STREET NW	Plan 9022146 Units 1-4	DC1	DC1
11640 - 103 AVENUE NW	Plan 9220876 Units 1-7	DC1	DC1
10302 - 113 STREET NW	Plan 9321093 Units 1-4	DC1	DC1
11316 - 103 AVENUE NW	Plan 9321419 Units 1-14	DC1	DC1
10324 - 119 STREET NW	Plan 9322850 Units 1-20	DC1	DC1
11219 - 103A AVENUE N	Plan 9423298 Units 1-20	DC1	DC1
10317 - 121 STREET NW	Plan 9520125 Units 1-9	DC1	DC1
12028 - 103 AVENUE NW	Plan 9520231 Units 1-44	DC1	DC1
10330 - 113 STREET NW	Plan 0024641 Units 1-22	DC1	DC1
10310 - 113 STREET NW	Plan B3 Blk 13 Lot 15	DC1	DC1
10345 - 118 STREET NW	Plan 8922055 Units 1-31	DC1	DC1
10308 - 117 STREET NW	Plan 7261AB Blk 17 Lots 70-72	DC1	DC1
10312 - 111 STREET NW	Plan B4 Blk 11 Lots 126-132	DC1	DC1
10306 - 112 STREET NW	Plan B4 Blk 12 Lots 144-146	DC1	DC1
10315 - 113 STREET NW	Plan B4 Blk 12 Lots 129-130	DC1	DC1
10319 - 113 STREET NW	Plan B4 Blk 12 Lots 130-131	DC1	DC1
10303 - 115 STREET NW	Plan B3 Blk 14 Lots 104-105	DC1	DC1
10308 - 115 STREET NW	Plan B3 Blk 15 Lot 123	DC1	DC1
10308 - 115 STREET NW	Plan B3 Blk 15 Lot 122	DC1	DC1
10308 - 115 STREET NW	Plan B3 Blk 15 Lots 122-123	DC1	DC1
10320 - 115 STREET NW	Plan B3 Blk 15 Lot 120	DC1	DC1
10330 - 115 STREET NW	Plan B3 Blk 15 Lots 119-120	DC1	DC1
10315 - 116 STREET NW	Plan B3 Blk 15 Lots 106-107	DC1	DC1
10338 - 116 STREET NW	Plan 7261AB Blk 16 Lots 67-68	DC1	DC1
10325 - 117 STREET NW	Plan 7261AB Blk 16 Lots 56-57	DC1	DC1
10315 - 118 STREET NW	Plan 7261AB Blk 17 Lots 49-50	DC1	DC1
10322 - 117 STREET NW	Plan 7261AB Blk 17 Lot 70	DC1	DC1
10340 - 123 STREET NW	Plan RN22 Blk 21 Lots 18-19	DC1	DC1
10330 - 123 STREET NW	Plan RN22 Blk 21 Lots 15-16	DC1	DC1
10340 - 122 STREET NW	Plan 4044AC Blk 3 Lots 8-9	DC1	DC1
10340 - 122 STREET NW	Plan 4044AC Blk 3 Lot 7	DC1	DC1
10320 - 122 STREET NW	Plan 4044AC Blk 3 Lots 3-5,A	DC1	DC1
12120 - 103 AVENUE NW	Plan 726AH Blk D Lots 1-4	DC1	DC1
10346 - 117 STREET NW	Plan 0423552 Units 1-63	DC1	DC1

SCHEDULE "B"

10332 - 119 STREET NW	Plan 4423AJ Blk 19 Lots 342-343	DC1	DC1
10336 - 114 STREET NW	Plan B3 Blk 14 Lots 117-118	DC1	DC1
10315 - 114 STREET NW	Plan B3 Blk 13 Lots 140-141	DC1	DC1
10325 - 114 STREET NW	Plan B3 Blk 13 Lots 142-143	DC1	DC1
10345 - 114 STREET NW	Plan B3 Blk 13 Lot 145	DC1	DC1
10349 - 114 STREET NW	Plan B3 Blk 13 Lot 1	DC1	DC1
10337 - 122 STREET NW	Plan 7726AH Blk D Lots 9-11	DC1	DC1
10331 - 122 STREET NW	Plan 7726AH Blk D Lots 8-9	DC1	DC1
10326 - 117 STREET NW	Plan 0524105 Units 1-20	DC1	DC1
10340 - 117 STREET NW	Plan 7261AB Blk 17 Lot 65	DC1	DC1
10340 - 117 STREET NW	Plan 7261AB Blk 17 Lot 66	DC1	DC1
10365 - 112 STREET NW	Plan 8422477 Blk OT	DC1	DC1
10345 - 123 STREET NW	Plan 0626816 Units 1-20	DC1	DC1
10335 - 117 STREET NW	Plan 0721855 Units 1-36	DC1	DC1
10305 - 116 STREET NW	Plan 0725960 Units 1-20	DC1	DC1
10315 - 115 STREET NW	Plan 0726597 Units 1-9	DC1	DC1
10325 - 115 STREET NW	Plan B3 Blk 14 Lot 107	DC1	DC1
11203 - 103A AVENUE NW	Plan 0826638 Units 1-84	DC1	DC1
10333 - 112 STREET NW	Plan 0924724 Units 1-350	DC1	DC1
10319C - 120 STREET NW	Plan 1522705 Units 1-4	DC1	DC1
10307C - 120 STREET NW	Plan 1621568 Units 1-5	DC1	DC1
10329 - 116 STREET NW	Plan 1622681 Blk 15 Lot 108A	DC1	DC1
11220 - 103 AVENUE NW	Plan B4 Blk 12 Lots 127-128	DC1	DC1
12235 - 106 AVENUE NW	Plan 1923203 Blk 8 Lot 27	DC1	DC1
11720 - 103 AVENUE NW	Plan 2022241 Blk 17 Lot 5	DC1	DC1
10360 - 111 STREET NW	Plan 1282RS Blk 11 Lot 125A	DC1	DC1

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

To accommodate a mid-rise residential development with ground-oriented dwellings and the opportunity for limited neighbourhood commercial at the ground level, which supports a pedestrian-friendly streetscape.

2. Area of Application

This Provision shall apply to Lots 70, 71 and 72, Block 16, Plan 7261AB, located at the northwest corner of 103 Avenue NW and 116 Street NW, as shown on Schedule "A" of the Charter Bylaw adopting this Provision, Oliver.

3. Uses

1. Child Care Services
2. General Retail Stores
3. Health Services
4. Live Work Unit
5. Lodging Houses
6. Major Home Based Business
7. Minor Home Based Business
8. Multi-unit Housing
9. Personal Service Shops
10. Professional, Financial and Office Support Services
11. Residential Sales Centre
12. Speciality Food Services
13. Supportive Housing
14. Fascia On-premises Signs
15. Projecting On-premises Signs

4. Development Regulations for Uses

1. Live Work Unit and Commercial Uses shall only be located in the ground floor, street-oriented units facing 116 Street NW and / or 103 Avenue NW.
2. The maximum Floor Area of any individual business premises shall not exceed 280 m².
3. Notwithstanding Sections 4.1 and 4.2, Child Care Services may be located above street level.
4. Notwithstanding Section 4.1, the Commercial/Live Work Space may be converted into residential space, or as amenity space for Residential Uses.

5. Speciality Food Services is limited to one provider with less than 120 m² of Public Space.
6. Residential Sales Centres shall be limited to the sale or leasing of on-site condominium or rental Dwellings.
7. Signs shall be in accordance with Schedule 59B of the Zoning Bylaw.
8. A maximum of 10% of any glazing for Commercial Uses may be covered by Signs. The remainder of the glazing shall be free from obstruction.

5. Development Regulations for Site Layout and Built Form

1. The development shall be in general conformance with the attached Appendices.
2. The maximum Floor Area Ratio (FAR) shall be 3.65.
3. The maximum number of Dwellings shall be 98.
4. The maximum building Height shall be 23.0 m.
5. Minimum Setbacks shall be as follows:
 - a. 3.0 m from the north Lot line
 - b. 3.0 m from the south Lot line
 - c. 5.0 m from the east Lot line
 - d. 0.0 m from the west Lot line
6. The portions of the Underground Parkade below ground level shall not be subject to required Setbacks and can extend to all Lot lines provided:
 - a. there is sufficient soil capacity to support any required Landscaping above. This can be achieved by, but is not limited to, the use of planters and/or other acceptable green roof technologies or soil cells; and
 - b. that excavation for the Underground Parkade does not encroach to within 5 metres of the centre of the trunks of the City's boulevard trees.
7. Platform Structures in the form of balconies may project a maximum of 1.0 m into Setbacks.
8. Patios or porches for Dwellings on the ground level may project a maximum of 2.0 m into Setbacks.
9. Minimum Stepbacks shall be in accordance with the Appendices of this Provision.

6. Development Regulations for Building Design and Features

1. A minimum of four (4) Dwellings shall be located at the ground level facing south or east and have the following features:
 - a. Dwellings shall be articulated as individual units;
 - b. each Dwelling shall have individual and private entrance access to the ground level. Sliding patio doors shall not serve as this entrance; and
 - c. a private outdoor Amenity Area shall be provided in front of each Dwelling. Landscape features, such as decorative fencing, shrub beds, rock gardens and/or built elements such as private entrance features and

verandas or porches, shall be incorporated.

2. Commercial Uses shall have an external entrance that is separate from any access to Residential Uses, and is oriented to address 116 Street NW or 103 Avenue NW.
3. Architectural treatment of all Façades 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:
 - a. clear articulation of the Façade, using a defined pattern of projections and recessions;
 - b. the use of a variety of exterior building cladding materials and colours; and
 - c. a prominent front entrance fronting a public roadway.
4. All building Façades shall use high quality and durable exterior finishing materials. The use of vinyl siding is prohibited.
5. All mechanical equipment, including roof mechanical units, surface level venting systems, and transformers, where permitted, shall be properly barricaded and concealed by screening in a manner compatible with the architectural character of the building or by incorporating it within the building.
6. Public art shall be located on the west Façade in general accordance with the Appendices of this Provision.

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

1. Vehicular access to the Site shall be from the abutting Lane.
2. Vehicular parking spaces shall be provided in an Underground Parking Garage.
3. Bicycle Parking shall be provided in accordance with the Zoning Bylaw and the following:
 - a. a minimum of 40 long-term Bicycle Parking Spaces shall be provided in a safe and secure location within the building that is easily accessible to cyclists via access ramps or a route through the building which facilitates easy and efficient transportation of bicycles;
 - b. a minimum of 8 short-term Bicycle Parking spaces shall be provided in a visible and well-lit location within the public realm, either on or off-Site, and be developed to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination (Transportation); and
 - c. vertical or stacked racks may be used to satisfy Bicycle Parking requirements if it can be demonstrated that they can be safely and efficiently used, to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination (Transportation). If vertical racks are used, each Bicycle Parking space shall be a minimum of 0.6 m wide, 1.1 m deep and have a vertical

clearance of at least 2.3 m, with a minimum 1.5 m wide aisle to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination (Transportation).

- d. a minimum of 20% of the bicycle stalls shall be in a horizontal format.
- 4. Waste collection, storage areas, and loading shall be screened from view from the Abutting public roadway and shall be designed to the satisfaction of the Development Officer in consultation with Waste Management Services and Subdivision and Development Coordination (Transportation).

8. Development Regulations for Landscaping, Lighting and Amenity Area

- 1. A Landscape Plan prepared by a registered AALA landscape architect shall be submitted with a Development Permit application for new building construction and shall include:
 - a. a plant material palette that provides a variety of colours and textures to create seasonal interest particularly during the winter months;
 - b. a mix of hard and soft landscaping elements; and
 - c. a mix of seating areas such as benches and picnic tables.
- 2. An arborist report and tree preservation plan to the satisfaction of the Development Officer in consultation with Urban Forestry, shall be submitted with the Development Permit application to determine the impact of the proposed development, including excavation and construction, on the existing boulevard trees along 103 Avenue NW and 116 Street. 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 foundation wall. If:
 - a. 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 as part of the redevelopment of the site. The owner/developer shall be responsible for the cost of removal as well as compensating the City for the value of the tree being removed. The Development Officer shall require each tree removed to 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
 - b. 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 C45B6.
- 3. An exterior lighting plan shall be required as part of the Development Permit application. Decorative and security lighting shall be designed and finished in a manner consistent with the architectural theme of the development and shall be provided to ensure a well-lit and safe environment for pedestrians.

4. All exterior lighting of the Site shall be designed so that the lighting is directed away from adjacent residential development and illumination shall not extend beyond the boundaries of the Site. 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 to direct light downward.

9. Other Regulations

1. Prior to the issuance of any Development Permit, except for the purpose of excavation only, a Crime Prevention Through Environmental Design (CPTED) Assessment shall be provided to the satisfaction of the Development Officer to ensure that the development provides a safe urban environment in accordance with the guidelines and principles established in the Design Guidelines for a Safer City (City of Edmonton 1995).

10. Public Improvements and Contributions

1. As a condition of the Development Permit for construction of a principal building, the owner shall enter into an agreement with the City of Edmonton for off-site improvements necessary to serve or enhance 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 address in the agreement include, but are not limited to:
 - a. the repair of any damage to the abutting roadways, sidewalks and/or boulevard resulting from construction of the development, to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination (Transportation).
2. Prior to the issuance of a Development Permit for the construction of the principal building, the owner shall enter into an agreement with the City of Edmonton whereby the owner shall provide a minimum total community amenity contribution fund of \$52,891.00 towards the following community amenity contributions, in any combination:
 - a. The owner entering into an Agreement with the City of Edmonton, prior to the issuance of a Development Permit for the principal building, for the acquisition of public art. The art will be acquired through an art procurement process administered by the owner(s). The following shall apply to these contributions:
 - i. Artworks shall be created by a professional artist;
 - ii. Artworks shall be within private property, excluding the interior of the building, and shall be in a location(s) that is publicly viewable, to the satisfaction of the Development Officer;
 - iii. All costs related to the procurement of artworks, operation and future

- maintenance shall be the responsibility of the owner; and/or
- b. The owner entering into an Agreement with the City of Edmonton towards partial or whole funding of an off-Site public amenity such as, or any combination of, streetscape improvements, the creation of a community hall, community garden, off-leash dog park, and/or other amenity or other parks or open spaces within the boundaries of the Oliver 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 Oliver Community League. More specific agreement details shall be determined at the Development Permit stage between the owner and the City, in consultation with the Oliver Community League, Subdivision and Development Coordination (Transportation) and Transportation Planning and Design.

PROPERTY LINE - 45.623M (149'-8")

POWER POLE

LANDSCAPED AREA

LANDSCAPED AREA

3.0M SETBACK

PATIO

PATIO

PATIO

PARKADE ENTRANCE

GARBAGE / RECYCLING

PROPOSED SIX (6) STOREY BUILDING

LANDSCAPED AREA

MAIN ENTRY

EXISTING BOULEVARD TREES

LANE

PROPERTY LINE - 45.623M (149'-8")

LOADING

TRANSFORMER

LANDSCAPED AMMUNITY AREA

PATIO

PATIO

BUILDING STEPBACK ON FLOORS 5 & 6

7'-8"

[2.33m]

9'-3"

[2.81m]

5.0M SETBACK PROPOSED

LANDSCAPED AREA

PROPERTY LINE - 45.623M (149'-8")

SIDEWALK

116 STREET

EXISTING BOULEVARD TREES

PROPERTY LINE

SETBACK LINE



RESIDENTIAL ENTRANCE



COMMERCIAL ENTRANCE



PARKADE ENTRANCE

C.C.

3'-6"

[1.12m]

PATIO

PATIO

PATIO

3.0M SETBACK - PROPOSED

LANDSCAPED AREA

PROPERTY LINE - 45.623M (149'-8")

FIRE HYDRANT

WALK

POWER POLE

LIGHT POST

CITY SIDEWALK

SIG

SIG

EXISTING BOULEVARD TREES

103 AVENUE

EXISTING BOULEVARD TREES





APPENDIX 2 - NORTH ELEVATION



APPENDIX 3 - SOUTH ELEVATION



APPENDIX 4 - EAST ELEVATION



APPENDIX 5 - WEST ELEVATION

**(DC1) DIRECTION DEVELOPMENT CONTROL PROVISION
(AREA 3)**

1. General Purpose

The purpose of this Provision is to provide for a dense, compact residential development with urban design regulation to sensitively incorporate new developments into the existing neighbourhood.

2. Area of Application

This Provision shall apply to land within the boundaries of the 104 Avenue Corridor Area Redevelopment Plan south of 104 Avenue NW from the alley between 124 and 123 Street NW to 111 Street NW, as shown on Schedule A attached to the Bylaw adopting this Provision and as identified on Appendix "1" attached.

3. Uses

- a. Lodging Houses
- b. Minor Home Based Business
- c. Major Home Based Business
- d. Multi-unit Housing
- e. Row Housing
- f. Supportive Housing
- g. Child Care Services
- h. Convenience Retail Stores
- i. Personal Service Shops
- j. Professional, Financial, and Office Support Services
- k. Residential Sales Centre
- l. Specialty Food Services
- m. Fascia On-Premises Signs
- n. Free-standing On-Premises Signs
- o. Temporary On-Premises Signs

4. Development Regulations

- a. The maximum Floor Area Ratio shall be 3.0
- b. The maximum Density shall be 300 Dwellings/ha.
- c. The maximum Height shall not exceed 23.0 m.
- d. The minimum Front Setback shall be consistent, within 1.0m, with the setback of development on abutting Sites; but, shall not be less than 5.0m.

- e. The minimum Rear Setback shall be 0.0m.
- f. The minimum Side Setback shall be 1.5m. Where the Side Yard abuts a flanking public roadway other than a lane, the minimum Side Setback shall be 4.5m.
- g. A minimum Amenity Area of 7.5 m² per Dwelling shall be provided.
- h. Landscaping shall comply with Section 55 of the Zoning Bylaw.
- i. Signs shall comply with Section 59B of the Zoning Bylaw.
 - i. Notwithstanding Section 59B Temporary On-Premises Signs shall be permitted, excluding trailer mounted signs.
- j. The following regulation shall apply to Personal Service Shops, Professional Financial and Office Support Services, Residential Sales Centres, Convenience Retail Stores, and Specialty Food Services:
 - i. The total Floor Area of these Uses on a Site shall not exceed 275 m²
 - ii. These Uses shall not be permitted in any freestanding structure separate from a structure containing Residential Uses. These Uses shall be limited to the first floor. Principal entrances to these Uses shall be a separate, outside entrance located at-Grade.
 - iii. Notwithstanding 4(j)ii existing Single Detached, Semi-Detached, and Duplex Housing may be converted to Commercial Uses.

5. Parking and Loading

- a. Vehicular and Bicycle Parking shall be provided in accordance with Section 54 of the Zoning Bylaw.
- b. Notwithstanding Section 5(a) of this Provision, required Residential and Residential-Related Uses shall provide dedicated off-street parking spaces as follows:

	Minimum	Maximum
Bachelor Suite or Bed Sitting Room	0.2	.5
1 Bedroom Dwelling or Residential-Related Unit	.4	.75
2 or more Bedroom Dwelling or Residential-Related Unit	.8	1,25
Visitor Parking	1 per 10 Dwellings	1 per 7 Dwellings

- c. The Development Officer may consider, in consultation with Transportation Services, a vehicular parking reduction if a parking demand study is submitted in conjunction with

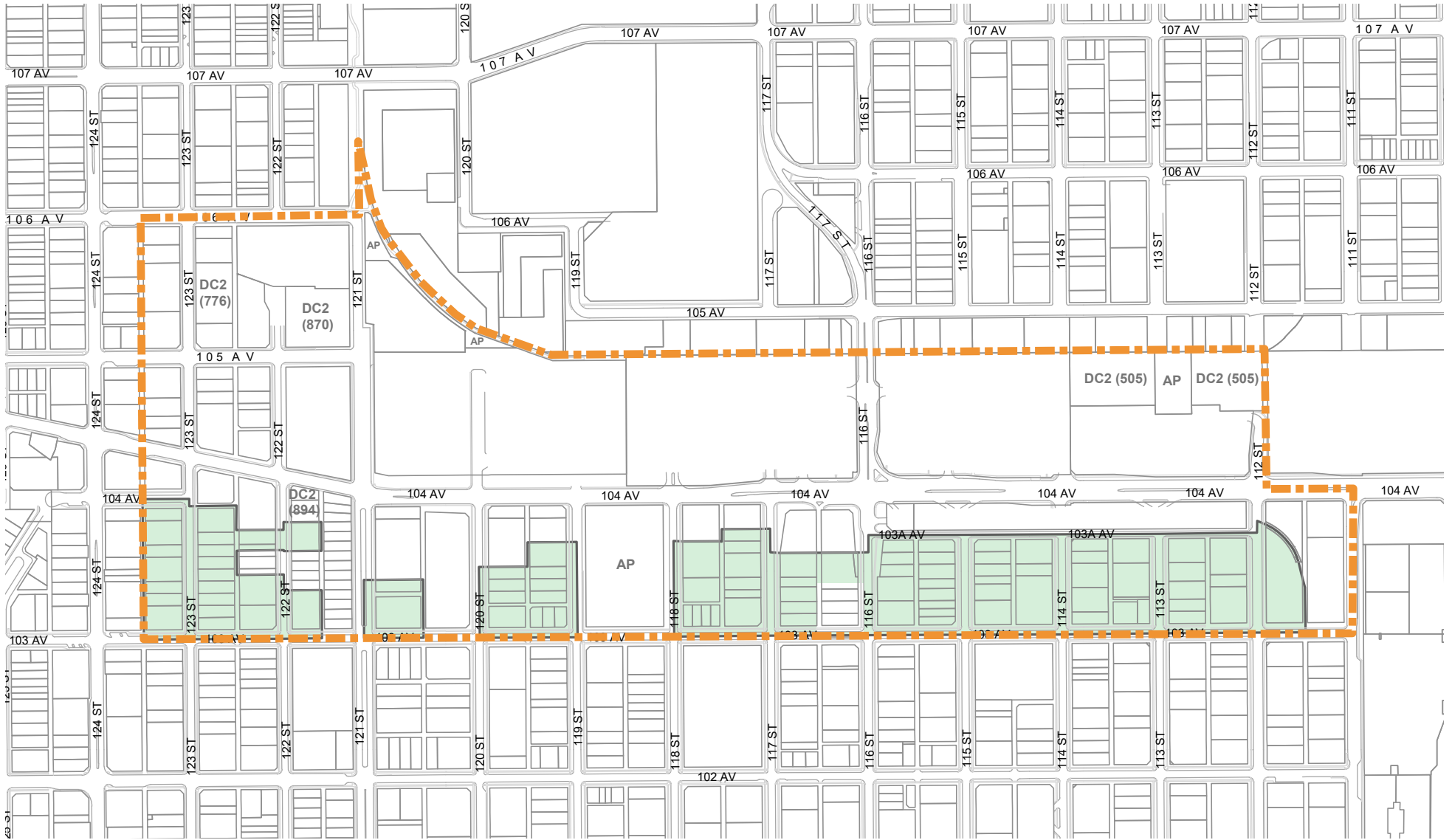
an application for a Development Permit justifying any reduction in vehicular parking requirements.

- d. Notwithstanding Section 5(a) of this Provision, Bicycle Parking spaces for Residential Uses shall be provided in a safe, secure, indoor location at a minimum rate of 40% of the number of Off-street Vehicular Parking Spaces required under Section 5(b) of this Provision, with 5 Bicycle Parking spaces being the minimum to be provided
- e. Vehicular parking for non-Residential and non-Residential-Related Uses is not required.
- f. Notwithstanding Section 54.7 of the Zoning Bylaw, a separate on-site drop-off area is not required for Childcare Services.
- g. Vehicular parking for Residential and Residential-related Uses on sites greater than 800 m² shall be located underground.
- h. Notwithstanding Section 5(g) of this Provision, Vehicular parking for other Uses and visitor parking for Multi-unit Housing may be provided at grade and shall be located at the rear of the building.
- i. Loading, storage, and trash collection areas shall be concealed from view from adjacent public roadways and sites in accordance with the provisions of Section 55 of the Zoning Bylaw.
- j. Vehicular access shall be provided from the abutting lane. Where there is no Lane, parking access shall be designed to minimize disruption to the yard, sidewalk, and existing trees.
- k. Driveway ramps for below Grade parking garages shall not exceed a slope of 6% for the first 4.5m from the property line, or as prescribed by Transportation Services.



6. Urban Design Regulations

- a. The Floor Area shall be Stepback a minimum of 3.0 m from the front wall of the building above a height of 14.5 m. In the case of a Corner Lot, this Stepback shall apply to both street facing Facades.
- b. Buildings shall address all adjacent public roadways, other than lanes, with individual entrances that are clearly visible to lend a sense of occupancy to the street. Buildings on corner Sites shall address both the street and avenue
- c. Entrances and Corners
 - i. Residential entrances shall be designed to address the street in a prominent manner.
 - ii. At Grade residential units shall provide separate, individual access at Grade and feature identifiable doorways, landscape terraces, pedestrian lighting, and patios. To ensure adequate privacy, the applicant shall provide screening to indicate separate individual access to each unit.
- d. Perceived massing shall be minimized through the following design elements:

- i. Building setback variations, building orientation, window placement, awnings, articulation around entranceways, roof treatment, and the choice of exterior materials and colors;
 - ii. Landscaping situated so as to mitigate the perceived mass of the street façade; and
 - iii. The total length of any building façade shall be limited to 48.0m
- e. Building façade, materials, and Exterior finishing
 - i. All exposed building faces shall have consistent and harmonious exterior finishing materials.
 - ii. Building materials must be sustainable, timeless, durable high quality and appropriate for the development within the context of the neighborhood. The contextual fit, design, proportion, quality, texture and application of various finishing materials shall be to the satisfaction of the Development Officer.
 - iii. Building materials on the lower floor shall be used so as to improve visual quality and permeability of the building.



Legend

-  Area 3 (DC1)
-  104 Corridor ARP Boundary

104 Avenue Corridor ARP

Appendix 1 - Area 3