

Charter Bylaw 18468

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 2599

WHEREAS a portion of Lot A, Plan 4270NY and a portion of NE 31-52-25-4; located at 20010 Stony Plain Road NW and 20403 Stony Plain Road NW, Stewart Greens, Edmonton, Alberta, are specified on the Zoning Map as (RSL) Residential Small Lot Zone, (AP) Public Parks Zone and (PU) Public Utility Zone; and

WHEREAS an application was made to rezone the above described property to (RPL) Planned Lot Residential Zone, (RMD) Residential Mixed Dwelling Zone, (UCRH) Urban Character Row Housing Zone, (AP) Public Parks Zone, and (DC1) Direct 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 a portion of Lot A, Plan 4270NY and a portion of NE 31-52-25-4; located at 20010 Stony Plain Road NW and 20403 Stony Plain Road NW, Stewart Greens, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule "A", from (RSL) Residential Small Lot Zone, (AP) Public Parks Zone and (PU) Public Utility Zone to (RPL) Planned Lot Residential Zone, (RMD) Residential Mixed Dwelling Zone, (UCRH) Urban Character Row Housing Zone, (AP) Public Parks Zone, and (DC1) Direct Development Control Provision.
2. The uses and regulations of the aforementioned DC1 Provision are attached as Schedule "B".

3. The sketch plan attached as Schedule "A" and the uses and regulations of the DC1 Provision shown on Schedule "B" attached 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;

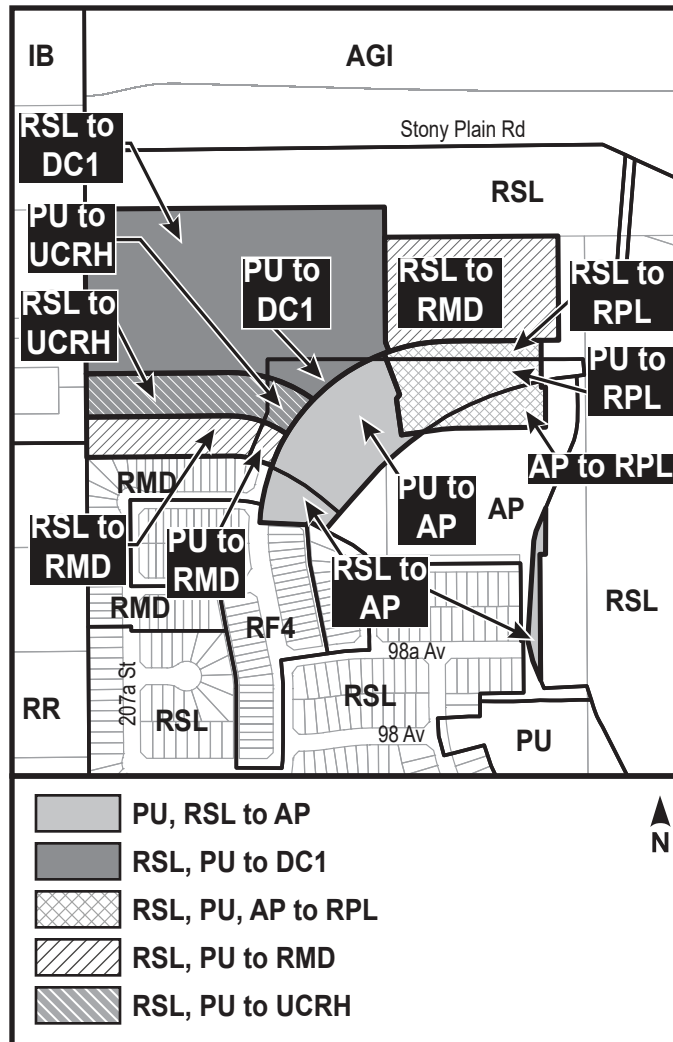
SIGNED and PASSED this _____ day of _____, A. D. 2018.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

CHARTER BYLAW 18468



(DC1) Direct Development Control Provision**1. General Purpose**

To establish a Direct Development Control Provision to support a development primarily supporting extended medical treatment services that integrate well with the community. Supportive and complementary uses such as housing and a limited range of related retail, service and community uses are included. Specific development regulations will ensure a high quality development compatible with the adjacent residential and non-residential land uses.

2. Area of Application

This DC1 Provision shall apply to Lot 1, Block 10 of NE 31-52-25-4 as shown on Appendix I.

3. Uses (Area A) as shown on Appendix II

- a. Apartment Hotels
- b. Apartment Housing
- c. Bars and Neighbourhood Pubs
- d. Child Care Services
- e. Community Recreation Services
- f. Convenience Retail Stores
- g. Extended Medical Treatment Services
- h. Government Services
- i. Group Homes
- j. Health Services
- k. Indoor Participant Recreation Services
- l. Limited Group Homes
- m. Lodging Houses
- n. Minor Home Based Business
- o. Personal Service Shops
- p. Professional, Financial, and Office Support Services
- q. Religious Assembly
- r. Residential Sales Centre
- s. Restaurants
- t. Row Housing
- u. Specialty Food Services
- v. Stacked Row Housing
- w. Urban Gardens
- x. Fascia On-premises Signs
- y. Freestanding On-premises Signs
- z. Projecting On-premises Signs
- aa. Temporary On-premises Signs

4. Uses (Area B) as shown on Appendix II

- a. Apartment Housing
- b. Childcare Services
- c. Group Homes
- d. Limited Group Homes
- e. Lodging Houses
- f. Minor Home Based Business
- g. Residential Sales Centre
- h. Row Housing
- i. Stacked Row Housing
- j. Urban Gardens

5. Development Regulations

- a. The number of continuing care beds associated with an Extended Medical Treatment Services facility shall be limited to 720.
- b. The number of Dwellings for residential development in Area B shall be limited to 350 Dwellings.
- c. The maximum Floor Area Ratio shall be 2.0.
- d. The building Height in Area A shall not exceed 35.0 m.
- e. The building Height in Area B shall not exceed 14.0 m.
- f. The minimum Setback along the south property line shall be 6.0 m.
- g. The minimum Setback along the north property line (adjacent to Highway 16A) shall be 6.0 m.
- h. The minimum Setback along the west property line shall be 6.0 m for buildings up to 12.0 m in Height.
- i. The minimum Setback along the west property line shall be 10.0 m for buildings over 12.0 m in Height.
- j. The minimum Setback along the east property line shall be 6.0 m and an additional 1.0 m Setback or Stepback shall be required for any development over 12.0 m in Height, to the satisfaction of the Development Officer.
- k. No parking shall be permitted in a required Setback except where it directly abuts a public Lane.
- l. Access and egress will be restricted to adjacent public roadways, to the satisfaction of the Development Officer in consultation with Transportation.
- m. Loading, trash collection and service areas shall be located, constructed and screened from the adjacent residential areas to the satisfaction of the Development Officer.
- n. Any exterior lighting of the Site shall be designed so that the lighting is directed away from the adjacent residential development and the intensity of illumination shall not extend beyond the boundaries of the Site.
- o. Signs shall comply with the regulations found in Schedule 59H, except that the Development Officer may allow additional Identification Signs and Directional Signs which, to the Development Officer's satisfaction, are consistent with the scale and character of the development, and not prejudice the amenities of the surrounding

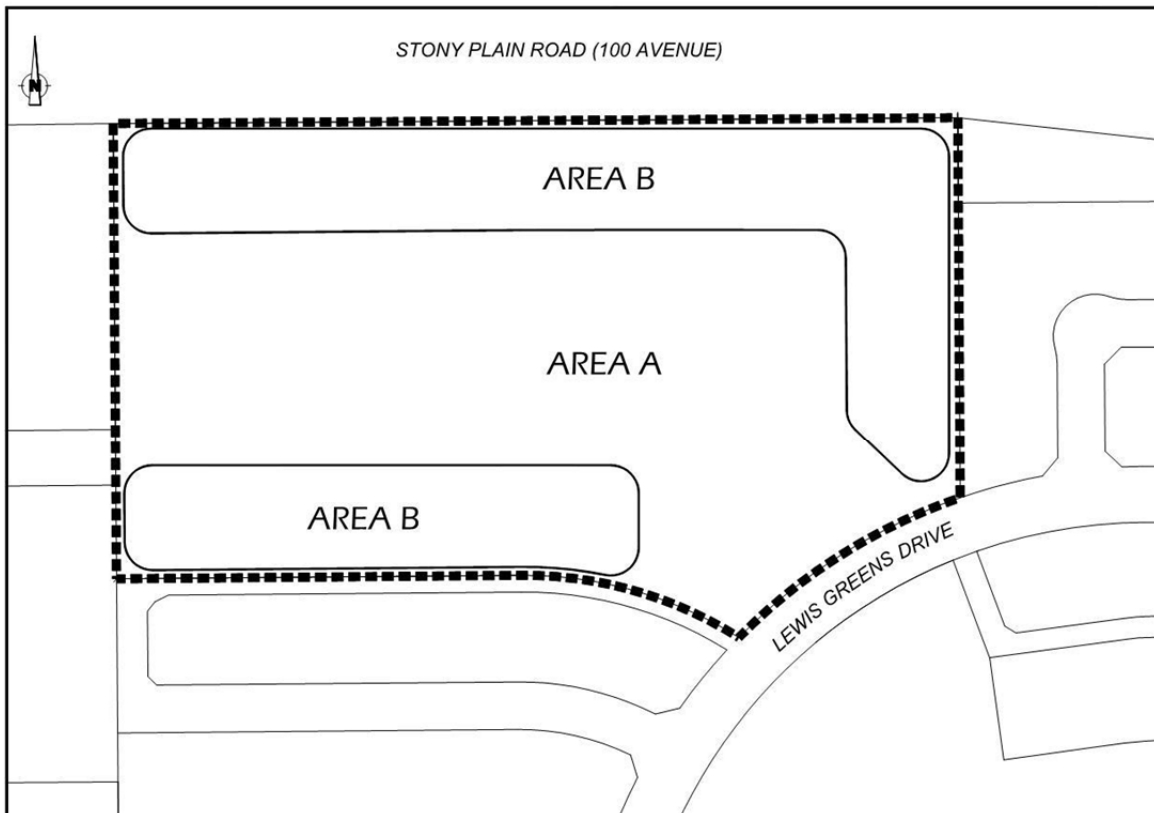
residential neighbourhood, and are consistent with the general purpose of the Development Control Provision.

- p. The design and finishing of the development shall be to the satisfaction of the Development Officer ensuring a high standard of appearance when viewed from adjacent public roadways, and the following regulations shall apply:
 - i. design techniques including, but not limited to, the use of sloped roofs, variations in building setbacks and articulation of building facades shall be employed in order to minimize the perception of massing of the building when viewed from the adjacent residential areas;
 - ii. the roof line of buildings shall consist of either sloped roofs of varying pitches and may include gable-ends, dormers or steeples and be finished in metal or with wood shakes or asphalt shingles, clay tiles or roof materials having a similar texture and appearance; or flat roofs where they are concealed by parapet walls that include articulation;
 - iii. the predominant exterior finishing materials shall consist of siding, brick, stucco, stone or other masonry materials having a similar character, with wood or metal trim limited to use as an accent, having regard to adjacent residential areas;
 - iv. all exposed sides of the buildings and the roofs shall be finished in a consistent harmonious manner; and
 - v. the location of mechanical equipment, exhaust fans and other potential sources of excessive noise shall not be located adjacent to or in close proximity to the existing or planned residential uses.
- q. 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.
- r. At the time of Development Permit Application, a Pedestrian Circulation Plan shall be provided that demonstrates strong pedestrian connections and accessibility elements to the satisfaction of the Development Officer.
- s. Bars and Neighbourhood Pubs shall have a maximum capacity of 200 occupants and 240 m² of Public Space.
- t. The following regulations shall apply to Community Recreation Services, Convenience Retail Stores, Health Services, Government Services, Indoor Participant Recreation Services, Personal Service Shops, Religious Assembly, and Restaurant uses:
 - i. these uses shall only be developed in conjunction with Extended Medical Treatment Services; and
 - ii. the gross Floor Area of each individual use shall not exceed 275 m².



Appendix I

 DC1 - Site Specific Development Control



Appendix II