

Charter Bylaw 18453

A Bylaw to amend Bylaw 12800, as amended,  
The Edmonton Zoning Bylaw  
Amendment No. 2587

WHEREAS Lots 14-16, Block 14, Plan 6818ET; located at 10203 and 10211, 157 Street NW, Britannia Youngstown, Edmonton, Alberta, are specified on the Zoning Map as (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 Lots 14-16, Block 14, Plan 6818ET; located at 10203 and 10211, 157 Street NW, Britannia Youngstown, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule "A", from (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	9th	day of	July	, A. D. 2018;
READ a second time this	9th	day of	July	, A. D. 2018;
READ a third time this	9th	day of	July	, A. D. 2018;
SIGNED and PASSED this	9th	day of	July	, A. D. 2018.

THE CITY OF EDMONTON

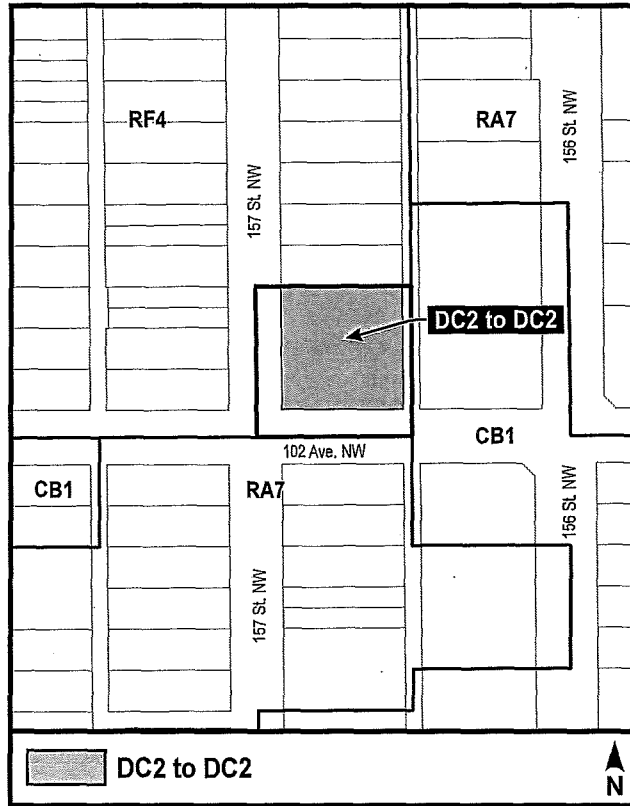


MAYOR



CITY CLERK

CHARTER BYLAW 18453



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

To accommodate a mixed-use building in a low-rise built form with commercial uses on the ground floor and residential apartment housing above, developed in a manner that is compatible and sympathetic to the surrounding residential uses in the Britannia Youngstown neighbourhood.

**2. Area of Application**

Lots 14 to 16, Block 14, Plan 6818ET, located north of 102 Avenue NW and east of 157 Street NW, as shown in Schedule "A" of the Bylaw adopting this provision, Britannia Youngstown.

**3. Uses**

- a. Apartment Housing
- b. Child Care Services
- c. Group Homes
- d. Limited Group Homes
- e. Lodging Houses
- f. Minor Home Based Business
- g. Professional, Financial and Office Support Services
- h. Urban Gardens
- i. Fascia On-premises Signs

**4. Development Regulations**

- a. All development shall be in general conformance with the, attached appendices to the satisfaction of the Development Officer.
- b. The maximum number of Dwellings shall be 32, of these:
  - i. at least 4 shall meet the Inclusive Design requirements in accordance with Section 93 of the Zoning Bylaw; and
  - ii. at least eight shall have three bedrooms.
- c. The maximum Floor Area Ratio (FAR) shall be 2.5.

- d. The maximum Height shall be 15.0 m.
- e. Building Setbacks shall be as follows:
  - i. 10.0 m from the north Lot line;
  - ii. 8.0 m from the east Lot line;
  - iii. 4.5 m from the west Lot line; and
  - iv. 4.5 m from the south Lot line.
- f. Facades shall have the following Stepbacks above the first Storey:
  - i. 3.0 m on the north Façade;
  - ii. 2.0 m on the east Facade; and
  - iii. 2.5 m on the west Facade.
- g. Notwithstanding Section 46 of the Zoning Bylaw, a minimum Amenity Area of 7.5 m<sup>2</sup> per Dwelling shall be provided. This may be achieved through the use of balconies, terraces/patios, and indoor communal amenity spaces such as communal lounges and fitness areas. To satisfy this requirement, at a minimum:
  - i. A basement fitness room/ gathering space of a minimum of 150 m<sup>2</sup> shall be provided; and
  - ii. A communal Rooftop Terrace of a minimum of 95 m<sup>2</sup> in the form of a garden shall be provided.
- h. Child Care Services and Professional, Financial and Office Support Services shall be located at ground level.
- i. Child Care Services shall be limited to a maximum of 60 children.
- j. A Crime Prevention Through Environmental Design 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 Guide for a Safer City (City of Edmonton, 1995) in accordance to Section 58 of the Zoning Bylaw.
- k. Signs shall comply with the regulations found in Schedule 59B of the Zoning Bylaw.

## 5. Landscaping

- a. Landscaping shall meet the requirements of Section 55 of the Zoning Bylaw and Landscaped Yards shall be provided as follows:
  - i. a minimum landscaped Yard of 10.0 m shall be provided adjacent to the North Lot line and shall include, but not be limited to, coniferous planting (minimum 3.0 m Height) to provide a landscaped buffer for the adjacent residential property. Outdoor play space may be developed within this landscaped yard;

- ii. a minimum landscaped Yard of 4.5 m shall be provided adjacent to the south Lot line;
  - iii. a minimum landscaped Yard of 8.0 m shall be provided adjacent to the east Lot line. Landscaping shall consist of a mixture of trees and shrubbery such that the parking area is screened from the building. This shall exclude the parking areas and waste as shown on the Site plan; and
  - iv. a minimum landscaped Yard of 6.0 m shall be provided adjacent to the west Lot line and shall consist of deciduous trees and coniferous shrubs. The existing coniferous trees shall be retained where able.
- b. A 1.8m high solid screen fence shall be required along the north Lot line to within 6.0 m of 157 Street NW.

## **6. Parking and Access**

- a. Notwithstanding Section 54 of the Zoning Bylaw, Vehicular Parking shall be as follows:
- i. A minimum 24 vehicular parking spaces shall be provided on Site;
  - ii. An on-site parking management program will be implemented to allow the 24 on-site parking spaces to be used as a shared parking resource to accommodate Apartment Housing residents, Child Care Services employees, parent drop off during the day and Visitor Parking in the evening and weekends;
  - iii. There shall be a minimum of two (2) vehicular parking stalls dedicated for Child Care Services employees and a minimum of one (1) off-street passenger loading space provided on-site. These parking and loading spaces shall be signed as such; and
  - iv. Child Care Services shall have assigned one (1) passenger pick-up/drop-off parking space adjacent to the Site along North side of 102 Avenue NW to the satisfaction of the Development Officer.
  - v. Parking Stalls may be located within the south Setback.
- b. Vehicular access shall be provided off the Lane abutting the east Lot line to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination.
- c. Vehicular parking, loading, storage and waste collection areas shall be located to the rear of the building and shall be screened from view from any adjacent Sites or public roadways.
- d. A minimum of five (5) Bicycle Parking Spaces shall be provided and located at the entrance of the principal building on Site. An additional 32 Bicycle Parking Spaces shall be provided and located in a secure enclosed area in the basement of

the building that is easily accessible to cyclists via the elevator, which facilitates easy and efficient transportation of bicycles.

## **7. Urban Design Regulations**

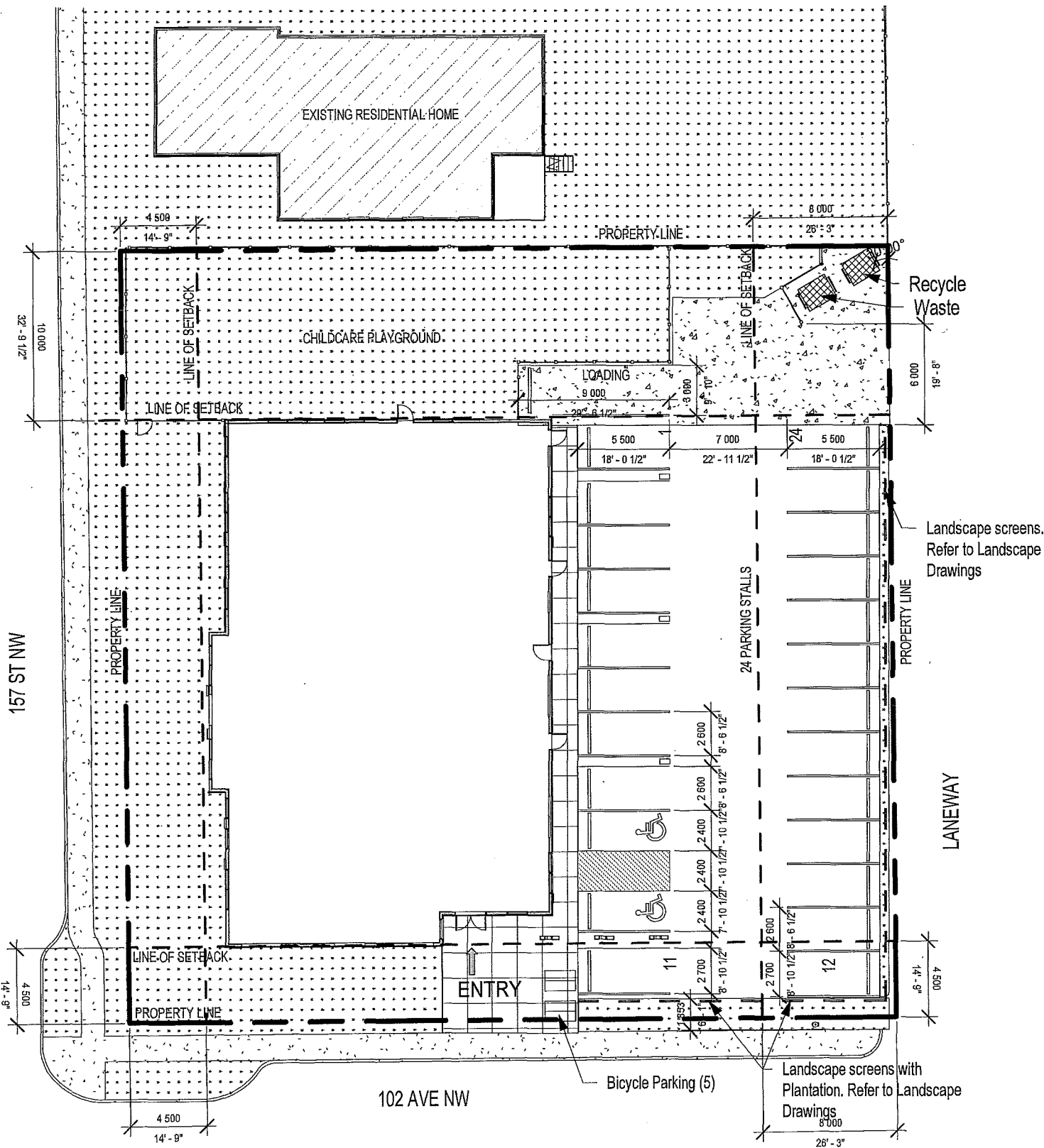
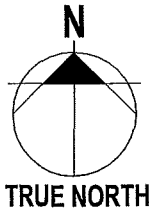
- a. The building shall be designed to include the use of different architectural elements and treatments, articulated Facades, materials, and colours to add variety, rhythm, break up the massing and provide a sense of human scale;
- b. The Façade shall include design elements and variations that reduce the perceived mass of the building and add architectural interest;
- c. A prominent front entrance to the building on 102 Avenue NW shall be provided.
- d. Weather protection in the form of a canopy or other architectural element shall be provided above ground floor entrances on 157 Street NW and 102 Avenue NW to create a comfortable environment for pedestrians.
- e. All exterior material finishes shall be of high quality, durable and attractive in appearance;
- f. The exterior wall finishes shall be predominantly comprised of Earth tones, gray tones and accent bright colours as per Winter Design Guidelines and consist of, but not limited to, a combination of cementitious panels, metal cladding & acrylic stucco. The finishing treatment shall be consistent and harmonious on all faces of the building.
- g. All window glazing shall be transparent and shall be placed to allow viewing into the building to promote a positive pedestrian-oriented street to the satisfaction of the Development Officer. Tinted, reflective or other opaque treatments shall be prohibited.
- h. 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.
- 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 safe well-lit environment. All exterior lighting of 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 in accordance with the Section 51 of the Zoning Bylaw. A detailed exterior lighting plan shall be provided to the satisfaction of the Development Officer.

**Appendix I – Site Plan**

**Appendix II - Elevations**

**Appendix III - Landscape Plans**

# SITE PLAN - Appendix I







1 SOUTH ELEVATION.  
A2 SCALE: 1:200



2 NORTH ELEVATION.  
A2 SCALE: 1:200

# Appendix IIb - Building Elevations

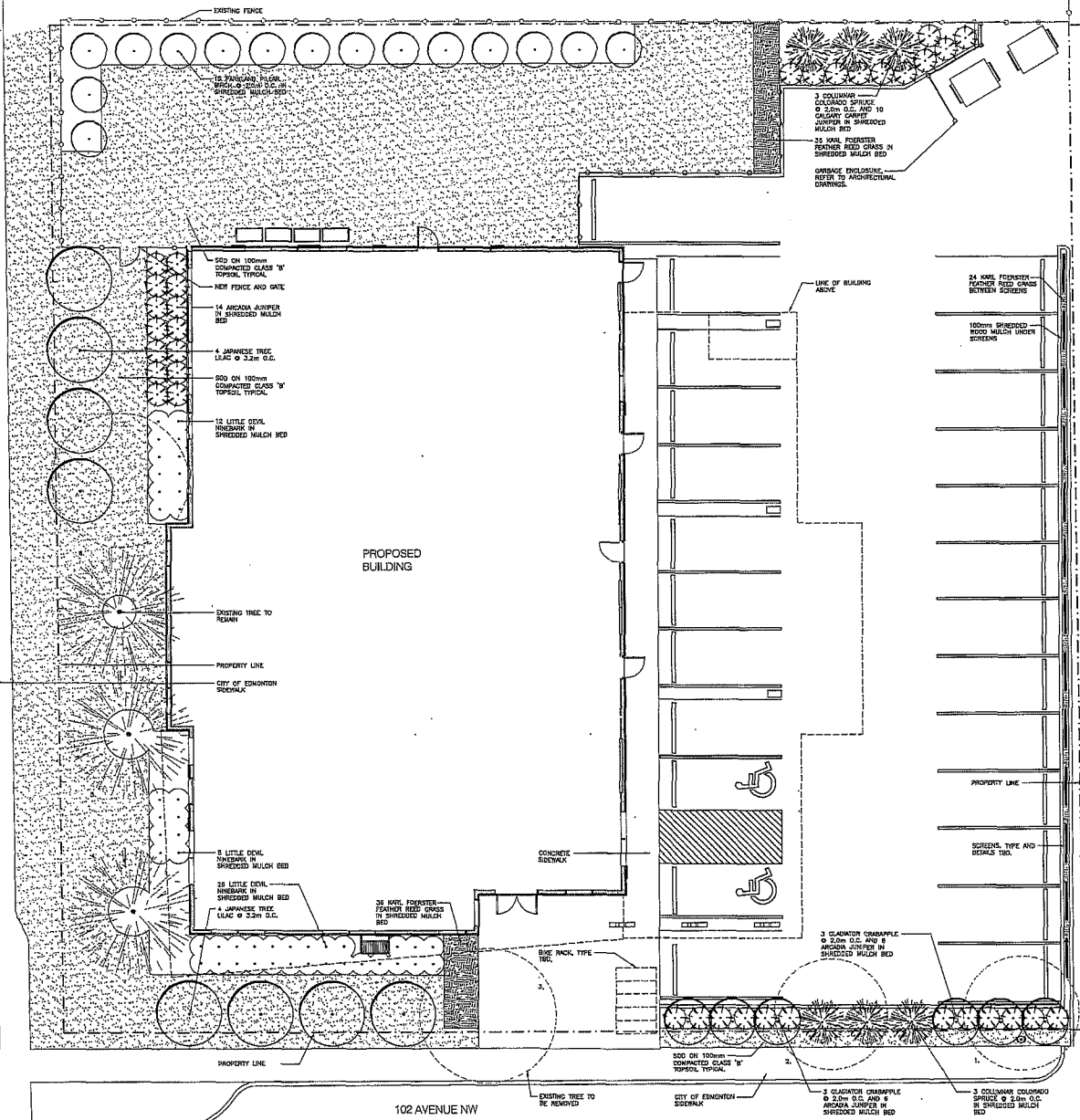


1 EAST ELEVATION.  
A3 SCALE: 1:200



2 WEST ELEVATION.  
A3 SCALE: 1:200

157 STREET NW



LEGEND

- EXISTING DECIDUOUS TREE
- EXISTING CONIFEROUS TREE
- EXISTING TREE TO BE REMOVED
- PROPOSED DECIDUOUS TREE
- PROPOSED CONIFEROUS TREE
- PROPOSED DECIDUOUS SHRUB
- PROPOSED CONIFEROUS SHRUB
- ORNAMENTAL GRASS

LEGAL DESCRIPTION

LOTS 15 & 16  
BLOCK 14  
PLAN DISTRICT

MUNICIPAL ADDRESS

10203 - 157 STREET  
EDMONTON, ALBERTA

DP NUMBER

DP # XX

GENERAL NOTES

FOR SITE GRADING REFER TO ENGINEER'S DRAWINGS.  
FOR EXACT LOCATION OF ALL UNDERGROUND SERVICES  
AND DEEP UTILITIES REFER TO ENGINEER'S DRAWINGS.

LANDSCAPE QUANTITIES

500 AREA SPRINKLE PLANTING BED AREA	533 SQM
LARGE TREE PLANTING BED AREA	87 SQM
WOOD MULCH AREA	40 SQM
EDGING	111 LINES

CONSULTANT

**DESIGNNORTH**  
LANDSCAPE ARCHITECTURE INC.

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BURNHAMTHORPE, ONTARIO, CANADA  
M9A 5A2  
PH 780 411 9299 e-mail: designn@dn.ca

DESIGNED BY

REVISED BY

DATE

ISSUED FOR RECORDING 07/08/18

BRENTWOOD  
APARTMENT & CHILDCARE

EDMONTON, ALBERTA  
LANDSCAPE  
PLAN

SCALE AS SHOWN  
07 JUNE 2018