

Charter Bylaw 18444

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 2583

WHEREAS Lot 7, Block H, Plan 4832AH; located at 14503 - Stony Plain Road NW, Grovenor, Edmonton, Alberta, is specified on the Zoning Map as (RF1) Single Detached Residential Zone; and

WHEREAS an application was made to rezone the above described property to (DC2) Site Specific Development Control Provision Zone;

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 7, Block H, Plan 4832AH; located at 14503 - Stony Plain Road NW, Grovenor, Edmonton, Alberta, which lands are shown on the sketch plan attached as Schedule "A", from (RF1) Single Detached Residential Zone to (DC2) Site Specific Development Control Provision Zone.
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.

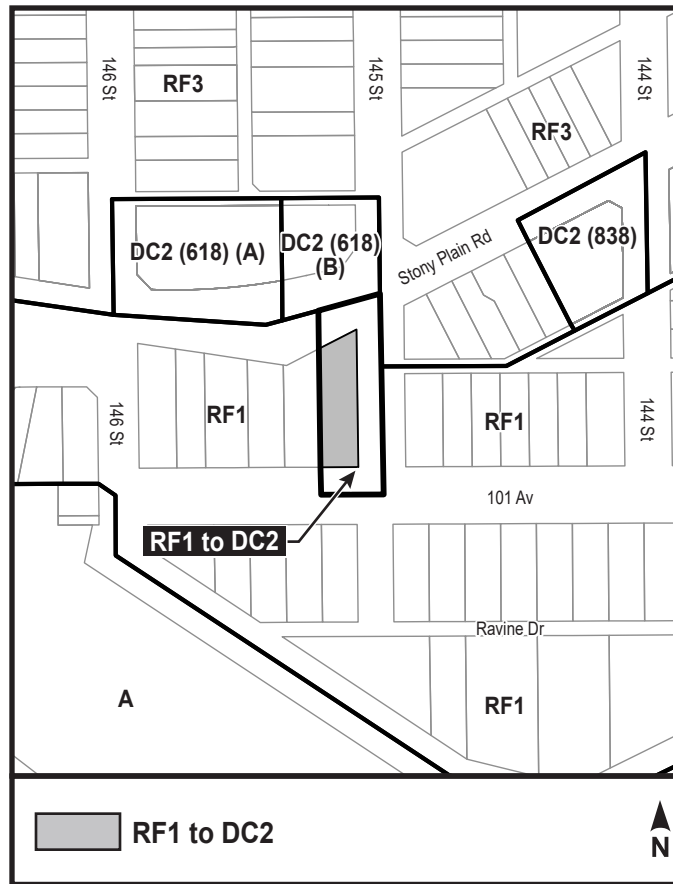
READ a first time this	day of	, A. D. 2018;
READ a second time this	day of	, A. D. 2018;
READ a third time this	day of	, A. D. 2018;
SIGNED and PASSED this	day of	, A. D. 2018.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

CHARTER BYLAW 18444



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

To allow a low density residential development in the form of Row Housing that provides Family-Oriented Dwellings and is compatible with the surrounding low density housing.

2. Area of Application

This provision shall apply to Lot 7, Block H, Plan 4832AH, located at 14503-Stony Plain Road NW, as shown on Schedule "A" of this Bylaw, adopting this provision, Grovenor.

3. Uses

- a. Group Homes
- b. Limited Group Homes
- c. Lodging Houses
- d. Minor Home Based Business
- e. Residential Sales Centres
- f. Row Housing
- g. Secondary Suites
- h. Urban Gardens
- i. Fascia On-premises Signs
- j. Temporary On-premises Signs

4. Development Regulations

- a. The development shall be in accordance with the following regulations and in general accordance with the attached Appendices.
- b. Residential Sales Centres shall be limited to the sale or lease of Dwellings on Site.
- c. The maximum number of Row Housing Dwellings shall be 5.
- d. The maximum building Height for Row Housing shall not exceed 12.0 m.
- e. The following features shall not be considered for the purpose of Height determination: storage space and pergolas to a maximum Height of 2.5 m.
- f. The total area of stairways and storage space accessed above from the rooftop shall be no more than 12.5 m² per Row House Dwelling.
- g. Minimum setbacks shall be in general accordance with Appendix - Site Plan and shall be:
 - i. 1.2 m along the west property line except that at least 60% of the west facade shall be setback a minimum of 1.8 m.

- ii. 3.6 m along the east property line.
 - iii. 4.5m along the north property line.
 - iv. 4.5m along the south property line.
- h. The west facade shall Stepback a minimum of 1.8 m at a maximum height of 8.9 m.
- i. Maximum Site Coverage shall be 48%.
- j. A minimum 10.5 m² Amenity Area shall be provided for each Row Housing Dwelling.
- k. All Dwellings shall be developed as Family-Oriented Dwellings.
- l. Signs shall comply with the regulations found in Schedule 59A of the Zoning Bylaw.

5. Parking, Loading and Access

- a. Each attached Garage and driveway access shall be developed in accordance with the Appendix - Site Plan, to the satisfaction of the Development Officer.
- b. Driveway access shall be tapered to a minimum width of 3.1 m to ensure adequate separation from the boulevard trees, to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination.
- c. Garages shall be accessed at individual curb crossings from east side of the property along 145 Street.
- d. Parking requirements shall be in accordance with the following:
 - i. A minimum of 1.0 parking stall per Dwelling unit shall be provided.
- e. The driveway ramps shall be at grade at the property line and must not exceed a slope of 13% for a distance of 3 m inside the property line to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination.
- f. Objects such as retaining walls, fences, and landscaping must not exceed a height of 0.3 m for a distance of 3.0 m from the driveway entrance to ensure adequate site lines to the satisfaction of the Development Officer and Subdivision and Development Coordination.
- g. Prior to the issuance of any development permit, a sight line assessment for vehicles backing up from the garages to the street shall be submitted to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination. Any mitigation measures required to improve sight lines shall be installed including, but not limited to, the use of floating staircases adjacent to the driveway ramps.

6. Urban Design Regulations

- a. Building design shall use a variety of architectural elements and treatments, materials, colours and articulation to break up the massing and provide human-scale development.

- b. The building shall be finished with high quality, durable materials. Vinyl siding and/or knockdown stucco are prohibited.
- c. All 4 building Facades shall have consistent and harmonious exterior finishing materials.
- d. Location of windows and Amenity Areas shall be placed to minimize overlook onto the adjacent property to the west, to the satisfaction of the Development Officer.
- e. Windows along the west facade shall either be either clearstory or frosted to minimize overlook and maintain privacy for the adjacent property to the west.
- f. Night-time lighting shall be reduced to minimise over-illumination of the development and by using exterior lighting fixtures that 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. Landscape lighting can be used to highlight architectural features.
- g. The building shall front onto a public roadway and be designed to articulate residential entrances through distinct architectural treatments and address the street in a prominent manner.
- h. 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, to the satisfaction of the Development Officer.

7. Landscaping

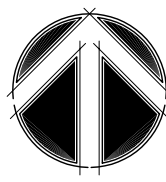
- a. Landscaping shall be in accordance with the Zoning Bylaw.
- b. A detailed Landscape Plan shall be submitted with an application for a Development Permit to the satisfaction of the Development Officer.
- c. The Landscape Plan shall include pavement materials, exterior lighting, street furniture elements, rooftop planters, sizes and species of new plantings and other Landscaping details and elements as applicable.
- d. A solid screen fence, a minimum of 1.83 m in Height, shall be installed along the west property line, except within the required setback.
- e. The selection of plant materials shall consider plants and shrubs that provide colour throughout the year to enhance the appearance of the development.
- f. The Landscape Plan shall require the planting of new trees along the west property line and shall include information detailing the location, length, thickness and Height of such Landscaping at maturity and shall be sufficient to improve screening and privacy to the satisfaction of the Development Officer.
- g. Fixed-planters that are a minimum of 0.6 m x 0.6 m in width and height shall be installed along the length of the western edge of each Rooftop Terrace in general accordance with Appendix VI.
- h. A semi-private outdoor Amenity Area from each of the dwelling exterior entries shall be provided in a manner that establishes a transition area between the public roadway using landscape features such as decorative

fencing and paving, shrub beds, trees and/or rock gardens, seating and/or built elements such as private entrance features and patios.

- i. Adjacent City of Edmonton boulevard trees along the east property line shall be protected as per Parks and Planning 'Large Tree Hoarding', drawing L100. All components and workmanship shall conform to the specification Section 02930 Trees, Shrubs, and Groundcovers as well as related sections. The Landscape Plan shall provide details and specifications describing the appropriate protection of the boulevard trees during construction, to the satisfaction of the Development Officer. In addition, a report prepared by a certified arborist shall be submitted as part of the development permit application, detailing the methodology and steps taken to preserve on-site trees that are to be retained as well as City-owned trees along the adjacent boulevard, to the satisfaction of the Development Officer.

8. Off-site Improvements

- a. Prior to the issuance of a development permit the owner shall enter into an Agreement with the City of Edmonton for off-site improvements necessary to serve the development. Such improvements are to be constructed at the owner's cost. The Agreement process includes an engineering drawing review and approval process. Improvements to be addressed in the Agreement include, but are not limited to the following:
 - i. Construction of a sidewalk along west side of 145 Street with a minimum width of 1.5m.





0' 5' 10' 20'

GROVENOR 5-PLEX :: EAST (FRONT) ELEVATION

- 1 ACRYLIC STUCCO
- 2 WOOD COMPOSITE PANEL
- 3 BRICK VENEER
- 4 METAL SIDING
- 5 WOOD/STEEL PERGOLA
- 6 FLUSH PANEL O.H. DOOR
- 7 TRIPLE PANE WINDOWS/DOORS
- 8 GLASS GUARD RAIL
- 9 ARCHITECTURAL LOUVRES
- 10 STAIRS
- 11 DECK



GROVENOR 5-PLEX :: NORTH ELEVATION

- 1 ACRYLIC STUCCO
- 2 WOOD COMPOSITE PANEL
- 3 BRICK VENEER
- 4 METAL SIDING
- 5 WOOD/STEEL PERGOLA
- 6 FLUSH PANEL O.H. DOOR
- 7 TRIPLE PANE WINDOWS/DOORS
- 8 GLASS GUARD RAIL
- 9 ARCHITECTURAL LOUVRES
- 10 STAIRS
- 11 DECK



GROVENOR 5-PLEX :: WEST ELEVATION

- 1 ACRYLIC STUCCO
- 2 WOOD COMPOSITE PANEL
- 3 BRICK VENEER
- 4 METAL SIDING (SMOOTH PANEL AND CORRUGATED)
- 5 WOOD/STEEL PERGOLA
- 6 FLUSH PANEL O.H. DOOR
- 7A FROSTED
- 8 GLASS GUARD RAIL
- 9 ARCHITECTURAL LOUVRES
- 10 STAIRS
- 11 DECK





- 1 ACRYLIC STUCCO
- 2 WOOD COMPOSITE PANEL
- 3 BRICK VENEER
- 4 METAL SIDING
- 5 WOOD/STEEL PERGOLA
- 6 FLUSH PANEL O.H. DOOR
- 7 TRIPLE PANE WINDOWS/DOORS
- 8 GLASS GUARD RAIL
- 9 ARCHITECTURAL LOUVRES
- 10 STAIRS
- 11 DECK



