

Charter Bylaw 19934

A Bylaw to amend Bylaw 12800, as amended,  
The Edmonton Zoning Bylaw  
Amendment No. 3370

WHEREAS Lots 22A, 23 & 24, Block 32, Plan 577MC; located at 10321, 10325, 10335 Wadhurst Road NW, Westmount, Edmonton, Alberta, are specified on the Zoning Map as (RF3) Small Scale Infill Development Zone; and

WHEREAS an application was made to rezone the above described properties 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 22A, 23 & 24, Block 32, Plan 577MC; located at 10321, 10325, 10335 Wadhurst Road NW, Westmount, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule "A", from (RF3) Small Scale Infill Development 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. 2022;
READ a second time this	day of	, A. D. 2022;
READ a third time this	day of	, A. D. 2022;
SIGNED and PASSED this	day of	, A. D. 2022.

THE CITY OF EDMONTON

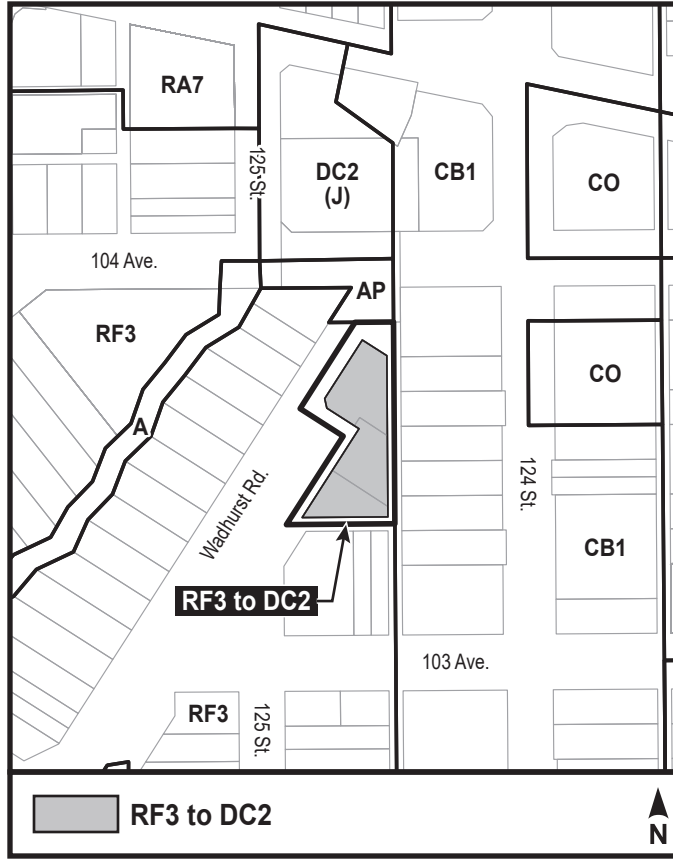
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MAYOR

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CITY CLERK

CHARTER BYLAW 19934



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

To accommodate the development of two row housing buildings that provide a pedestrian oriented streetscape and high-quality architecture compatible with the surrounding low-density residential.

**2. Area of Application**

This Provision shall apply to Lots 22a, 23 and 24, Block 32, Plan 577MC located north of 103 Avenue NW and east of Wadhurst Road NW as shown in Schedule "A" of the Charter Bylaw adopting this Provision, Westmount.

**3. Uses**

- a. Major Home Based Business
- b. Minor Home Based Business
- c. Multi-unit Housing
- d. Residential Sales Centre
- e. Supportive Housing
- f. Urban Gardens
- g. Fascia On-Premises Signs
- h. Temporary On-Premises Signs

**4. Development Regulations for Uses**

- a. Signs shall comply with Schedule 59A of the Zoning Bylaw.

**5. Development Regulations for Site Layout and Built Form**

- a. The development shall be in general conformance with the attached appendices.
- b. The maximum building Height shall not exceed 11.75 m.
- c. The number of Dwelling units shall not exceed 11.
- d. The maximum Floor Area Ratio shall be 1.3.
- e. The maximum Site Coverage shall not exceed 45%.
- f. The minimum Setback shall be 2.4 m from the west Lot lines.
- g. The minimum Setback shall be 1.2 m from the north, south and east Lot lines.

**6. Development Regulations for Building Design and Features**

- a. All mechanical equipment, including surface level venting systems and transformers, shall be screened in a manner compatible with the architectural character of the buildings or be concealed by incorporating it within the building. Ground level vents shall be oriented away from adjacent Sites, on-Site amenity or pedestrian circulation areas.
- b. Each principal Dwelling shall have an entrance door or entrance feature at ground level facing a public roadway and be designed to articulate residential entrances through distinct architectural treatments and address the street in a prominent manner.
- c. Each Principal Dwelling shall provide a semi-private outdoor Amenity Area in front of each exterior entry that establishes a transition area between the public roadway, using landscape

features, such as, but not limited to decorative fencing, change in Grade, shrub beds, planters, rock gardens, and/or other built elements.

- d. All Façades visible from a public roadway, other than a Lane shall include design techniques including, but not limited to, the use of varied rooflines, variations in building Setbacks and articulation of building Façades, in order to minimize the perception of massing, eliminate large uninterrupted expanses of wall, and provide visual interest when the structure is viewed from an adjacent Lot or roadway.
- e. Each Dwelling shall provide a Garage at or below ground level.
- f. Platform Structures may project into required Setbacks provided the projections maintain a minimum of 0.3 m to the Lot line.
- g. Cantilevers, eaves and other similar architectural features may project a maximum of 0.6 m into the Setback, provided 0.6 m is maintained between the projection and Lot line.
- h. No projections other than eaves shall be permitted into the north Setback or the south Setback of the south building.

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

- a. Vehicular access and egress shall be from the rear Lane.
- b. All waste collection, storage, or loading areas shall be located adjacent to the Lane within the east Setback and designed to the satisfaction of the Development Officer in consultation with Waste Management Services and Subdivision and Development Coordination (Transportation), in general accordance with Appendix A. Gates and/or doors of the waste enclosure shall not open or encroach into the road right-of-way.

## **8. Development Regulations for Landscaping, Lighting and Amenity Area**

- a. The required Landscape Plan submitted with a Development Permit application for new building construction shall be prepared by a Landscape Architect registered with the Alberta Association of Landscape Architects (AALA).
- b. Landscaping shall use plant materials that provide colour throughout the year to enhance the appearance of the development during the cold weather months.

## **9. Other Development Regulations**

- a. Prior to the issuance of a Development Permit, except for Development Permits for demolition, excavation, shoring or signage, the adequacy of fire flows and water servicing to the Site shall be verified for the proposed building and construction type. The Development Officer shall verify that any required infrastructure upgrades or systems be implemented in the design of the building and through off-site improvements.
- b. Built form, public realm interfaces, streetscape elements and pedestrian connections shall consider the City of Edmonton's Winter Design Guidelines in their design and implementation. A report outlining how the development conforms to these guidelines shall be submitted with each Development Permit for a principal building.
- c. 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 City boulevard trees along Wadhurst Road. 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:

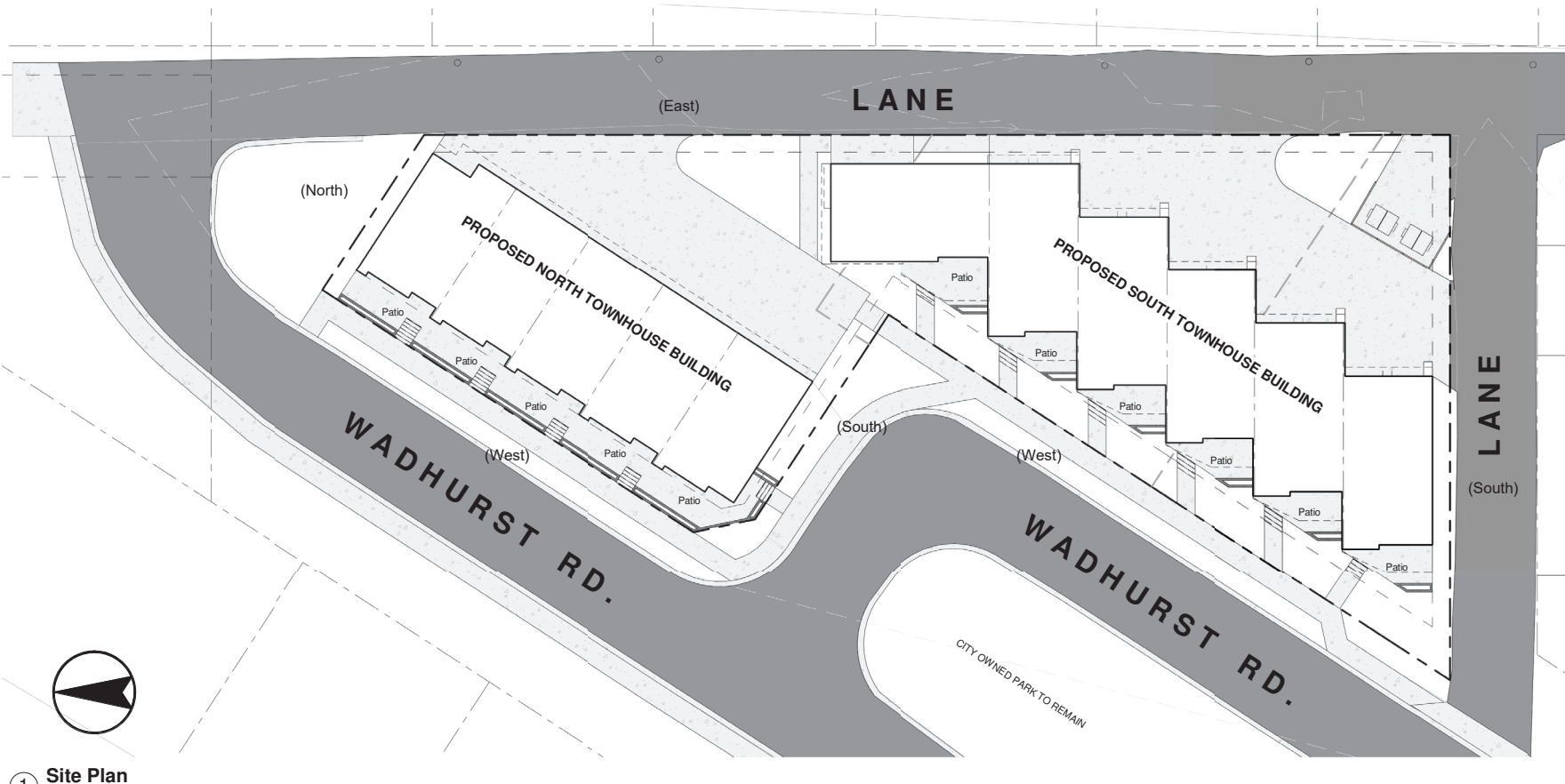
- i. the arborist report indicates that the development will unduly compromise the ongoing viability and health of a tree or trees, each tree shall be removed as part of the redevelopment of the site. The owner/developer shall be responsible for the cost of removal as well as for compensating the City for the value of the tree being removed. If required by the Development Officer, each tree removed shall 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
- ii. 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 C456B.

#### **10. Public Improvements and Contributions**

- a. As a condition of a 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, to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination (Transportation). Such improvements shall be constructed at the owner's cost. The Agreement process shall include an engineering drawing review and approval. Improvements to address in the Agreement include, but are not limited to:
  - i. improvements to the public realm along Wadhurst Road directly abutting the Site shall include the addition of a minimum of four (4) new boulevard trees in enhanced growing mediums (such as but not limited to additional topsoil depth, silva cells, etc).
  - ii. repair of any damage to the abutting roadways, sidewalks, and boulevard, including Lanes not directly adjacent to the Site, caused by the construction of the development;
  - iii. construction of a minimum 1.2 m wide sidewalk along the east side of 125 Street and Wadhurst Road adjacent to the sites, which may be reduced to less than 1.2 m in width at the City's discretion as required to avoid relocation of light standards and fire hydrants, as well as to limit impacts on existing trees, to the satisfaction of Subdivision and Development Coordination. The owner will be required to construct curb ramps at the end of sidewalks to connect to the existing sidewalk along the west side of Wadhurst Road; and
  - iv. removal of the existing driveway connections to Wadhurst Road NW.

#### **Appendix 1: Site Plan**

#### **Appendix 2: Elevations**

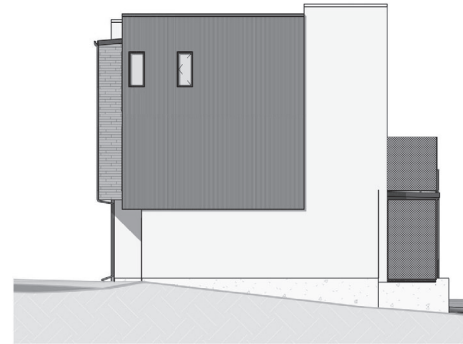


1 Site Plan  
1 : 300

**CANTIRO - Groat Estates**  
**Site Plan**  
10335-10321 Wadhurst RD NW Edmonton AB  
Design Development - 2021 11 19



① North Building West Elevation  
1/16" = 1'-0"



③ North Building North Elevation  
1/16" = 1'-0"



② North Building East Elevation  
1/16" = 1'-0"



④ North Building South Elevation  
1/16" = 1'-0"

**CANTIRO - Groat Estates**  
**North Building Elevations**  
10335-10321 Wadhurst RD NW Edmonton AB  
Design Development - 2021 11 15

Elevations are for illustrative purposes only and materials, etc will be finalized through detailed design





① South Building West Elevation  
1/16" = 1'-0"



③ South Building North Elevation  
1/16" = 1'-0"



② South Building East Elevation  
1/16" = 1'-0"



④ South Building South Elevation  
1/16" = 1'-0"

**CANTIRO - Groat Estates**  
**South Building Elevations**  
10335-10321 Wadhurst RD NW Edmonton AB  
Design Development - 2021 11 15

Elevations are for illustrative purposes only and materials, etc will be finalized through detailed design