

Bylaw 18190

A Bylaw to amend Bylaw 12800, as amended,  
The Edmonton Zoning Bylaw  
Amendment No. 2467

WHEREAS Lots 7 and 8, Block 5, Plan RN41; located at 11606 - 129 Avenue NW, Calder, Edmonton, Alberta, are specified on the Zoning Map as (RF2) Low Density Infill Zone; and

WHEREAS an application was made to rezone the above described property to (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 Lots 7 and 8, Block 5, Plan RN41; located at 11606 - 129 Avenue NW, Calder, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule "A", from (RF2) Low Density Infill Zone to (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

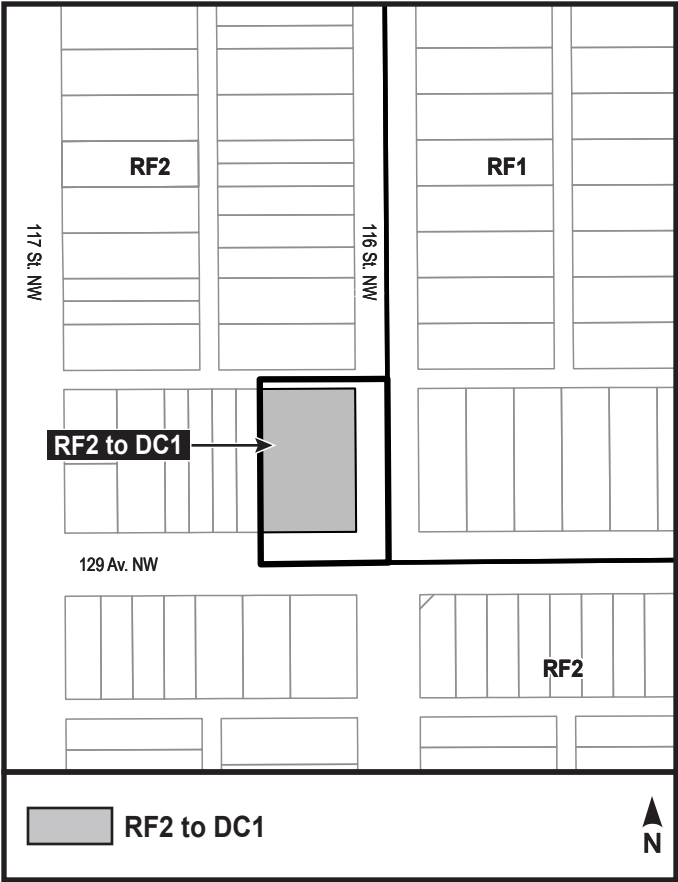
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MAYOR

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CITY CLERK

BYLAW 18190



## SCHEDULE “B”

**(DC1) DIRECT DEVELOPMENT CONTROL PROVISION****1. General Purpose**

The purpose of this Zone is to provide for the redevelopment of a municipally designated historic building, the Shop-Easy Grocery Store, while allowing for limited commercial and residential Uses on the site.

**2. Area of Application**

This Provision shall apply to Plan RN41, Block 5, Lots 7 and 8, located at 11606 129 Avenue NW, Edmonton as shown on Schedule “A” appended to the Bylaw adopting this Provision, Calder

The site area will consist of the following two sub areas, as generally shown in Appendices I and II:

Area A – Mixed Use “Shop-Easy” Commercial Building & Residential

Area B – Row Housing

**3. Uses****Area A**

- a. Apartment Housing
- b. Child Care Services
- c. Commercial Schools
- d. Convenience Retail Stores
- e. Creation and Production Establishments
- f. General Retail Stores
- g. Group Homes
- h. Health Services
- i. Indoor Participant Recreation Services
- j. Limited Group Homes
- k. Live Work Unit
- l. Lodging Houses
- m. Personal Services Shops, excluding Body Rub Centres
- n. Professional, Financial and Office Support Services
- o. Restaurants

- p. Secondhand Stores
- q. Specialty Food Services
- r. Urban Gardens
- s. Fascia On-premises Signs
- t. Freestanding On-premises Signs
- u. Projecting On-premises Signs

#### **Area B**

- a. Apartment Housing
- b. Group Homes
- c. Limited Group Homes
- d. Lodging Houses
- e. Minor Home Based Business
- f. Row Housing
- g. Fascia On-premises Signs

#### **4. General Regulations – Both Area A and Area B**

- a. The overall site development shall be in general accordance with Appendix I – Site Plan and Appendix II – Building Elevations.
- b. Notwithstanding Section 4 (a) of this Provision, the minimum building Setbacks shall be provided in accordance with Appendix I – Site Plan.
- c. The maximum building Height shall not exceed 8.9 m.
- d. A minimum Private Outdoor Amenity Area of 15 m<sup>2</sup> per Dwelling unit shall be provided.
- e. Any non-Residential Use shall have a maximum Floor Area of 300 m<sup>2</sup>.
- f. A minimum 1.83 m high screen fence shall be provided along the west property line, to the satisfaction of the Development Officer.
- g. Vehicular Parking and Bicycle Parking shall be in accordance with Section 54 of the Zoning Bylaw.
- h. Notwithstanding Section 4 (g) of this Provision, the following shall apply
  - i. A minimum of six parking stalls shall be provided for the residential dwelling units;
  - ii. A minimum of five parking stalls shall be required for any non-Residential Use;
  - iii. A minimum of five bicycle parking stalls shall be provided; and
  - iv. Visitor parking spaces shall not be required.

- i. Notwithstanding Section 54 of the Zoning Bylaw, loading spaces shall not be required.
- j. Storage and trash collection areas shall be located to the rear of Building 2 and shall be screened from view from any adjacent sites and public roadways to the satisfaction of the Development Officer. This trash collection area shall be located in accordance with Appendix I – Site Plan, to the satisfaction of the Development Officer in consultation with Waste Management.
- k. A Landscaping Plan, prepared by a registered Landscape Architect, and in accordance with Section 55 of the Zoning Bylaw, shall be submitted prior to the approval of a Development Permit.
- l. Hard and soft landscaping shall be placed adjacent to the Parking area at 129 Avenue and 116 Street, to reduce the visual impact.
- m. Signs shall be developed in accordance with Schedule 59B and in conformance with the general sign provisions of Section 59 of the Zoning Bylaw.

## **5. Additional Development Regulations for Area A**

- a. The maximum number of Dwelling units shall be four. All Dwelling units must be integrated into the existing Shop-Easy Grocery building.
- b. The second Storey, and stairs leading to the second Storey of the development shall incorporate design techniques such as, but not limited to, Privacy Screening, translucent window treatment, or raised windows, to minimize overlook into the Abutting property to the west, to the satisfaction of the Development Officer.
- c. Section 80 of the Zoning Bylaw, shall not apply to any Child Care Services developed within this Provision. Outdoor play space shall be provided at ground level and shall be allowed in any Yard. It shall be fenced on all sides and all gates shall be self-latching. Fencing shall not be required if an exemption to the provincial fencing requirement is approved by the Government of Alberta.
- d. Heritage Development Regulations
  - i. Development of the historically designated Shop- Easy Grocery building shall be in accordance with the following regulations and to the satisfaction of the Development Officer, in consultation with the Heritage Officer.
  - ii. Any development must conform to the Standards and Guidelines for the Conservation of Historic Places in Canada.
  - iii. The east and south facades of the Shop-Easy Grocery building shall be retained in situ during any development and rehabilitated to reflect the historic early Art Deco style.

- iv. Notwithstanding Section 4 (m) of this Provision, the original Shop-Easy sign shall be retained on Site and positioned in its historic location over the entrance door, at the southeast corner of the building, as shown in Appendix II – Elevations [and shall not count toward the maximum number of signs].
- v. The design and appearance of any additions and/or alterations shall complement the original historical building in scale, proportion, architectural style, detail, and materials.

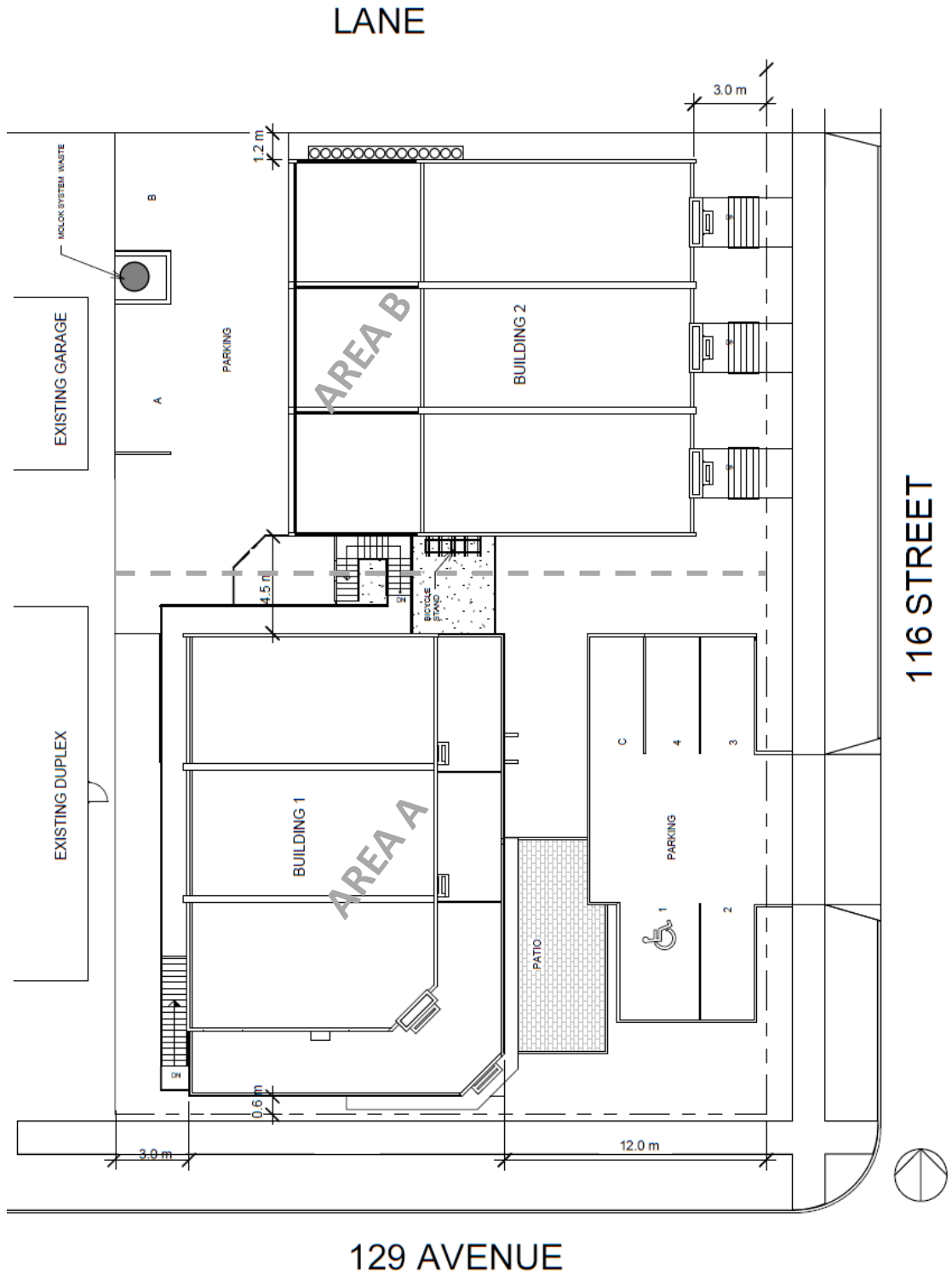
## **6. Additional Development Regulations for Area B**

- a. The maximum number of Dwelling units shall be three.
- b. Signs shall comply with the regulations found in Schedule 59A of the Zoning Bylaw.
- c. The design shall complement the character defining elements of the historical facades of the Shop-Easy Building through the use of architectural Art Deco features that may include individual rooflines or roofline features, projection or recession of the façade, individual porches or entrance features and other treatments, to the satisfaction of the Development Officer.
- d. Each Dwelling shall be individually defined through variation in features that may include colour, projections, window placement, projections, materials, or other treatments.
- e. Each Dwelling shall have an entrance that fronts onto 116 Street NW.
- f. Any flanking side of the building that is visible from a public roadway, shall not be a Blank Wall, and shall be articulated through architectural elements such as recesses or projections, including but not limited to, windows, a side entrance, a porch, or other architectural elements that would complement the historic Art Deco style.

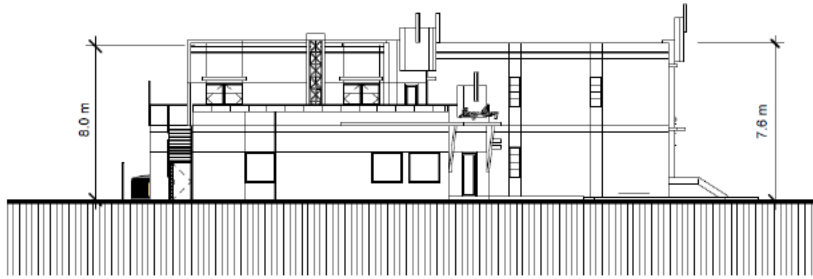
## **Appendix I – Site Plan**

## **Appendix II – Building Elevations**

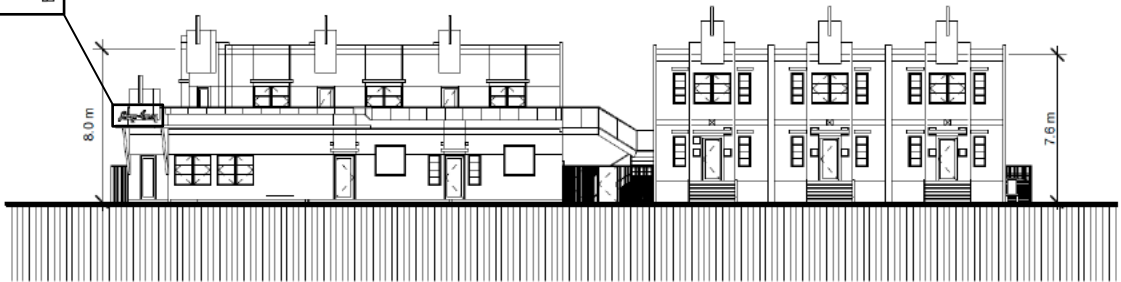
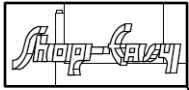
## Appendix I – Site Plan



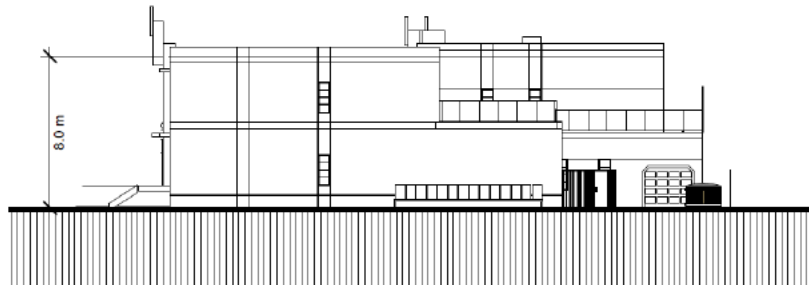
## Appendix II – Building Elevations



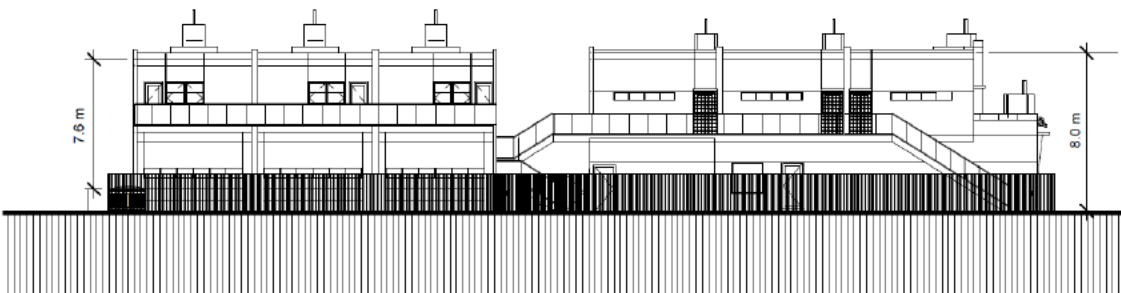
South Elevation



East Elevation



North Elevation



West Elevation