

Bylaw 18227

A Bylaw to amend Bylaw 12800, as amended,  
The Edmonton Zoning Bylaw  
Amendment No. 2489

WHEREAS Lot 24, Block 10, Plan 1624358; located at 7105 May Crescent NW, Magrath Heights, Edmonton, Alberta, is 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:

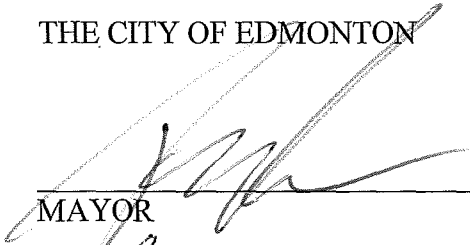
1. The Zoning Map, being Part III to Bylaw 12800 The Edmonton Zoning Bylaw is hereby amended by rezoning the lands legally described as Lot 24, Block 10, Plan 1624358; located at 7105 May Crescent NW, Magrath Heights, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule "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".

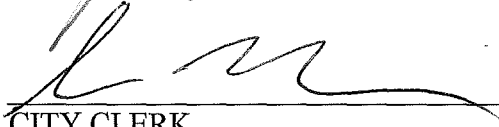


3. The sketch plan annexed hereto as Schedule "A" and the uses and regulations of the DC2 Provision shown on Schedule "B" annexed hereto are hereby incorporated into the Zoning Bylaw, being Part IV to Bylaw 12800, The Edmonton Zoning Bylaw.

|                         |     |        |          |               |
|-------------------------|-----|--------|----------|---------------|
| READ a first time this  | 4th | day of | December | , A. D. 2017; |
| READ a second time this | 4th | day of | December | , A. D. 2017; |
| READ a third time this  | 4th | day of | December | , A. D. 2017; |
| SIGNED and PASSED this  | 4th | day of | December | , A. D. 2017. |

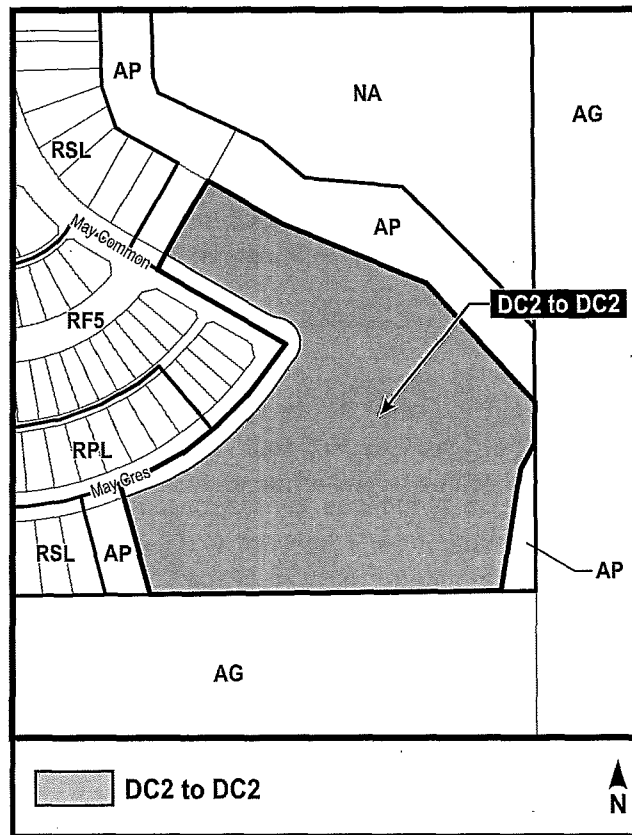
THE CITY OF EDMONTON

  
MAYOR

  
CITY CLERK



BYLAW 18227





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

To establish a Site Specific Development Control Provision to accommodate a range of medium Density residential housing forms with the opportunity for small scale commercial uses. The Site design will be based on principles of sustainability and will include public pedestrian connections to the top of bank, located along the Whitemud Creek Ravine.

**2. Area of Application**

This provision shall apply to Lot 24, Block 10, Plan 1624358; consisting of a 3.56 ha Site located on the east side of May Crescent, south of 23 Avenue and Whitemud Creek, as shown on Schedule "A" of this Bylaw adopting this provision.

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

- i. Limited Group Home
- ii. Live Work Unit
- iii. Row Housing
- iv. Semi-detached Housing

**b. Area B**

- i. Limited Group Home
- ii. Live Work Unit
- iii. Row Housing
- iv. Semi-detached Housing
- v. Stacked Row Housing

**c. Area C**

- i. Apartment Housing
- ii. Community Recreation Services
- iii. Convenience Retail Stores
- iv. Limited Group Home
- v. Live Work Unit
- vi. Major Home Based Business
- vii. Minor Home Based Business



- viii. Residential Sales Centre
- ix. Restaurants
- x. Row Housing
- xi. Semi-detached Housing
- xii. Specialty Food Services
- xiii. Urban Gardens
- xiv. Urban Indoor Farms
- xv. Urban Outdoor Farms
- xvi. Fascia On-premise Signs
- xvii. Freestanding On-premises Signs
- xviii. Projecting On-premise Signs
- xix. Temporary On-premises Signs

**4. Development Regulations**

- a. Development shall be in general accordance with the attached appendices:
  - i. Appendix 1 - Conceptual Site Plan; and
  - ii. Appendix 2 - Site Circulation.
- b. The number of Dwellings shall not exceed 290.
- c. The minimum Density for the 3.56 ha Site shall be 63 Dwellings per hectare.
  - i. Development Permit applications for portions of the Site shall include a proposed site plan for the entire Site, demonstrating that the minimum Density of 63 Dwellings per hectare will be met.
  - ii. Notwithstanding 4(c)(i) above, Development Permit applications that do not alter Density on the Site may not require a site plan, at the discretion of the Development Officer.
- d. The maximum building Heights shall be in accordance with Appendix 1 – Conceptual Site Plan, and as follows:
  - i. Area A - shall not exceed 10.0 m;
  - ii. Area B - shall not exceed 14.0 m; and
  - iii. Area C - shall not exceed 23.0 m.
- e. The following building Setbacks shall be applied, in conformance with Appendix 1 – Conceptual Site Plan:
  - i. The minimum Setback Abutting May Crescent shall be 3.0 m;
  - ii. The minimum Setback Abutting the Public Parks shall be 4.5 m;



- iii. The minimum Setback adjacent to the Whitemud Creek Ravine shall be the 'building foundation setback', established by the geotechnical study.
- f. The required Privacy Zones within Separation Spaces between buildings on Site may be reduced to 3.0 m provided an acceptable landscaped buffer is provided, to the satisfaction of the Development Officer.
- g. Community Recreation Services, Convenience Retail Stores, Restaurants and Specialty Food Services shall be located only within the ground floor of Apartment Housing.
- h. Total non-residential Floor Area shall not exceed 120 m<sup>2</sup> for the entire Site, unless, a supplemental traffic study is provided demonstrating that traffic volumes can be accommodated at the Site access and on the roadway network and without a need to revise the Conceptual Site Plan, to the satisfaction of Subdivision and Development Coordination (Transportation) and the Development Officer, prior to issuance of a Development Permit.
- i. Signs shall comply with the regulations found in Schedule 59H.
- j. Freestanding On-premises Signs and Temporary On-premises Signs shall be Accessory to a Residential Sales Centre.
- k. Individual business identification signs shall be similar in proportion, construction materials and placement such that signs do not detract from the overall appearance of the development and have regard for scale of buildings, lighting, orientation and location on the Site in proximity to surrounding residential development.
- l. Window signs in businesses shall be limited to 15% of the business's window area.
- m. Sign illuminations shall be directed downward.
- n. Prior to the issuance of the Development Permit, the Development Officer shall ensure that a signed agreement has been executed between the City and the owner, requiring the owner to provide the City, at the time of Development Permit approval, the option to purchase five percent of the proposed number of residential units (rounded to the nearest unit) at 85 percent of market value.

## **5. Open Space and Landscaping**

- a. A Landscape Plan shall be prepared by a registered landscape architect and shall include, but not be limited to the following elements:
  - i. paving system, paving stones, retaining walls, screening, and furniture (such as benches) to enhance passive recreation and enjoyment of open space;
  - ii. consider all-seasons in design and selection of plant materials;
  - iii. incorporate elements that minimize environmental and economic costs associated with their maintenance;



- iv. favour use of deep rooted plant material for areas adjacent to Whitemud Creek Ravine, as per geotechnical recommendations;
- v. detail of public pedestrian access through the Site in the general locations as shown on Appendix 2 – Site Circulation;
- vi. restoration of plant species native to the adjacent Whitemud Creek Ravine and Edmonton region;
- vii. the owner shall install a 1.2 m high fence consistent with the architectural features of the development. The fence shall be constructed wholly on privately owned lands along the north, south, and east boundaries of the Site. Gaps or gates in the fence shall be provided to facilitate access to walking paths and corridors as generally defined in Appendix 2 – Site Circulation; and
- viii. fencing material shall be visually permeable to allow views through the Site and to the public park spaces along the Whitemud Creek Ravine.

#### **6. Pedestrian and Vehicular Circulation**

- a. A public access easement shall be registered on title prior to Condominium Plan Endorsement to ensure public accessibility through the Site to the top of bank Walkway along the primary pedestrian circulation network and the vehicle access/circulation in general conformance with Appendix 2 – Site Circulation.
- b. Site entrance features shall not restrict vehicle movements, encroach onto public roadways or impair sight lines for safe vehicular movement, to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination (Transportation).
- c. Site entrance features shall not restrict public access and pedestrian circulation from May Crescent NW into the Site.
- d. Designated corridors for pedestrian circulation shall connect with the existing top of bank trail network and community wide trails and sidewalks to provide opportunities for active circulation for residents, as well as for adjacent community residents, to the satisfaction of the Development Officer.
- e. The primary pedestrian circulation Walkways shall be:
  - i. a minimum of 1.5 m wide, except that the Walkways between the internal vehicle access and the top of bank Walkway shall be a minimum of 3.0 m wide in general conformance with Appendix 2 – Site Circulation; and
  - ii. Hardsurfaced with lighting to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination (Transportation).
- f. Secondary pedestrian connections may be provided between buildings, with paving stones or other natural or permeable materials, with consideration for privacy of future occupants.



- g. A minimum of 2 two-way vehicular accesses shall be provided from May Crescent, in general accordance with Appendix 2 – Site Circulation.
  - i. The northern access shall align with a leg of the May Crescent intersection. Access locations shall be provided in accordance with the City of Edmonton Access Management Guidelines;
  - ii. Where 2 two-way accesses are provided from May Crescent to the Site, the curb cut accesses shall be a minimum 9.0 m wide, in accordance with City of Edmonton Access Management Guidelines; and
  - iii. Prior to the issuance of a Development Permit, if a third, centrally located two-way access is proposed from May Crescent to Area C, the central access shall be a minimum of 9.0 m wide, and the northern and southern two-way accesses shall be a minimum 7.5 m wide, in accordance with City of Edmonton Access Management Guidelines.
- h. Vehicular circulation on the surface of the Site shall be provided with a minimum 7.0 m two-way drive aisle on the internal private roadway.
- i. Internal private roadways shall be constructed to a minimum standard width to reduce impermeable surfaces and to accommodate the swept path analysis requirements for waste management and emergency services vehicles, to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination (Transportation), Fire Rescue Services and Waste Management Services.
- j. Vehicular access to underground Parking Garages shall be from an internal private roadway.
- k. The ramp entrances to the underground Parking Garages shall be a minimum width of 6.0 m.
- l. Surface parking and drive aisles shall be located in a manner which minimizes conflict with pedestrian Walkways and vehicles, to the satisfaction of the Development Officer.
- m. Surface parking spaces shall have direct access to internal roadways.
- n. Surface parking shall not be permitted adjacent to May Crescent NW.
- o. Parking requirements will be applied to the Site as a whole. If the Site is developed in phases, the parking locations for each phase shall be established prior to the issuance of a Development Permit, in consultation with Subdivision and Development Coordination (Transportation), to the satisfaction of the Development Officer.

## 7. Site Planning

- a. A transition of building forms, from ground-oriented along May Crescent and in the northeast and southeast corners of the Site to midrise in the interior of the Site shall be arranged on-site to minimize impact of Height and massing on adjacent properties, as generally shown on Appendix 1 – Conceptual Site Plan.



- b. Storage and garbage collection facilities shall be located on private property and screened from view of adjacent public roadways and residential units to the satisfaction of the Development Officer.
- c. Waste collection and storage areas shall be designed and located to the satisfaction of the Development Officer in consultation with Waste Management Services and Subdivision and Development Coordination (Transportation).
- d. For any buildings that have more than four Storeys, waste collection and waste storage areas shall be located adjacent to an internal roadway.
- e. Waste and recycling collection for ground-oriented Semi-detached, Row Housing and Stacked Row Housing uses shall be located at curb side pick up or at designated locations along the internal roadway, to the satisfaction of the Development Officer in consultation with Waste Management Services and Subdivision and Development Coordination (Transportation).

## **8. Architecture**

- a. Buildings shall be designed to achieve a cohesive style and architectural theme across the area of application through the use of similar exterior building materials and features.
- b. Buildings shall be finished with durable materials that may include wood siding, cladding, composite panel, cement-fibre siding, brick, concrete envelope materials, masonry, acrylic stucco, glass and metal.
- d. Irrespective of building style, vinyl siding and California or Arizona stucco are not permitted as exterior materials.
- e. All mechanical equipment, including roof mechanical units, shall be concealed by screening in a manner compatible with the architectural character of the building.
- f. Development shall create an active Frontage for all ground-oriented Semi-detached Housing, Row Housing and Stacked Row Housing Uses directly accessible to May Crescent.
- i. Dwellings fronting May Crescent shall feature articulated and separated external front door entrances with municipal addresses.
- g. Design techniques, including, but not limited to, the use of sloped roofs, variations in building Setbacks and articulation of building Façades, shall be employed in order to minimize the perception of massing of buildings when viewed from adjacent residential areas and roadways.
- h. Passive surveillance in the form of view corridors to the top of bank pathway shall be encouraged to promote safety and facilitate Crime Prevention Through Environmental Design (CPTED) principles.

## **9. Sustainability Measures**

- a. The Site shall apply sustainable design targets that reduce consumption of energy, water, and materials through the use of design techniques and implementation



consistent with best practices in sustainable design with regard for, but not limited to:

- i. meeting energy efficiency standards equivalent to or exceeding BuiltGreen Gold, LEED for homes Gold, or EnerGuide rating of 80;
- ii. installing devices to assist with the reduction of passive overheating such as sunshades and large building overhangs; and
- iii. providing an easily-accessible dedicated area or areas for the:
  - a) collection and storage of materials for recycling such as, paper, corrugated cardboard, glass, plastics and metals in accordance with the City of Edmonton recycling program; and
  - b) recycling and/or salvaging of non-hazardous construction and demolition debris.



LEGAL DESCRIPTION

Quadrant SE, Section 36, Township 51,  
Range 25

PROJECT DESCRIPTION

DC2 ZONING TO PROVIDE FOR  
A MEDIUM DENSITY DEVELOPMENT  
290 UNITS MAX.

SITE AREA

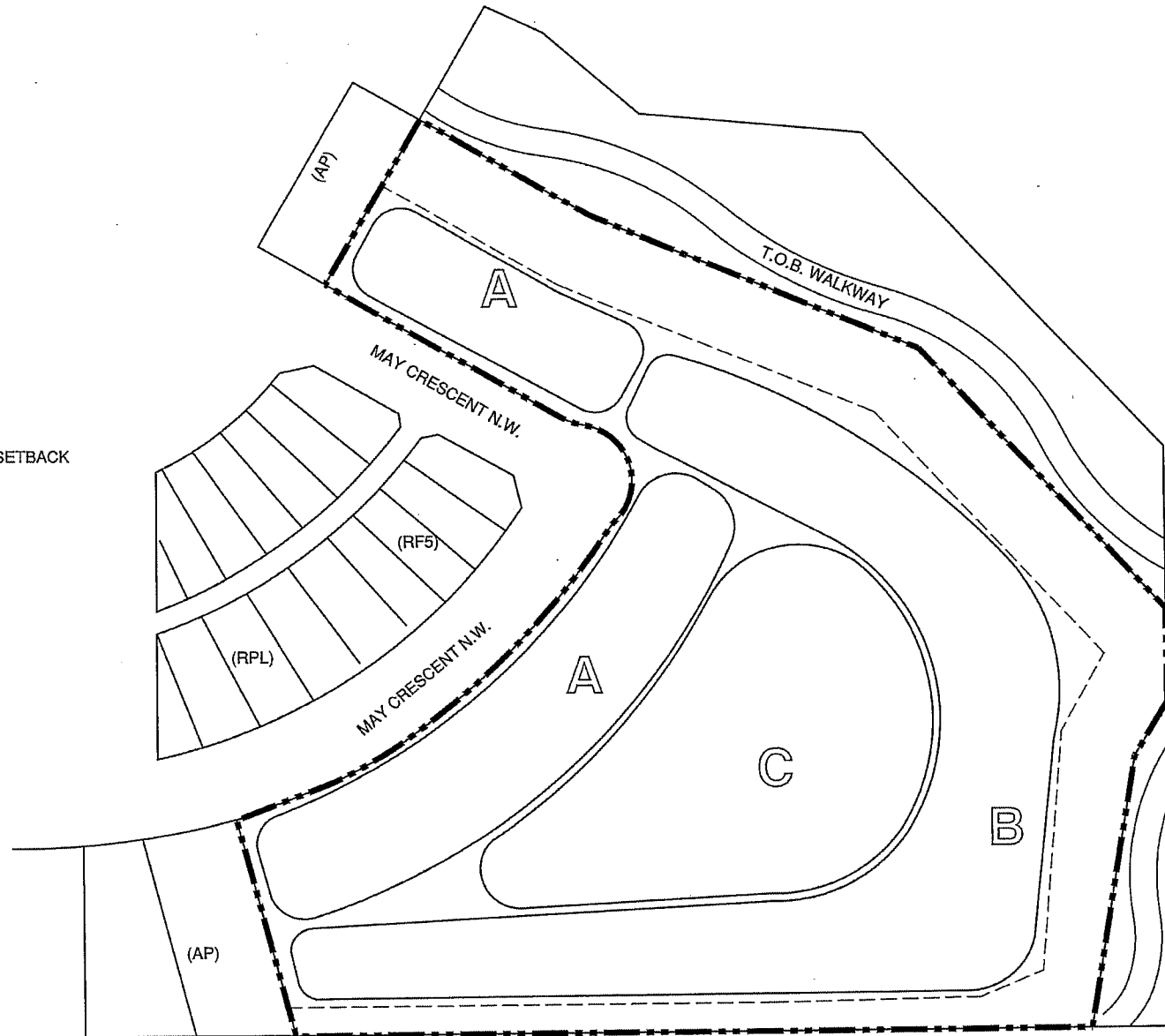
8.8 ACRES  
3.5 HA

MAX BUILDING HEIGHT

A- 10m  
B- 14m  
C- 23m

LEGEND

- SITE BOUNDARY  
----- BUILDING FOUNDATION SETBACK



11/12



Quadrant SE, Section 36, Township 51,  
Range 25

DC2 ZONING TO PROVIDE FOR  
A MEDIUM DENSITY DEVELOPMENT  
290 UNITS MAX.

8.8 ACRES  
3.5 HA

A- 10m  
B- 14m  
C- 23m

— · — · — · SITE BOUNDARY

— — — — — BUILDING FOUNDATION SETBACK

/// /// LANDSCAPED POCKET

← VIEW POINT

◁ ○ ○ ○ PEDESTRIAN CIRCULATION - PRIMARY

◄ — — TWO-WAY VEHICLE ACCESS/CIRCULATION

◄ — — OPTIONAL TWO-WAY VEHICLE ACCESS

