

Bylaw 18196

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 2472

WHEREAS Lots 15-18, Block 1, Plan 5572HW; located at 8721, 8725, and 8735 - 150 Street NW, Jasper Park, Edmonton, Alberta, are 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;

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 15-18, Block 1, Plan 5572HW; located at 8721, 8725, and 8735 - 150 Street NW, Jasper Park, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule "A", from (RF1) Single Detached Residential 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.

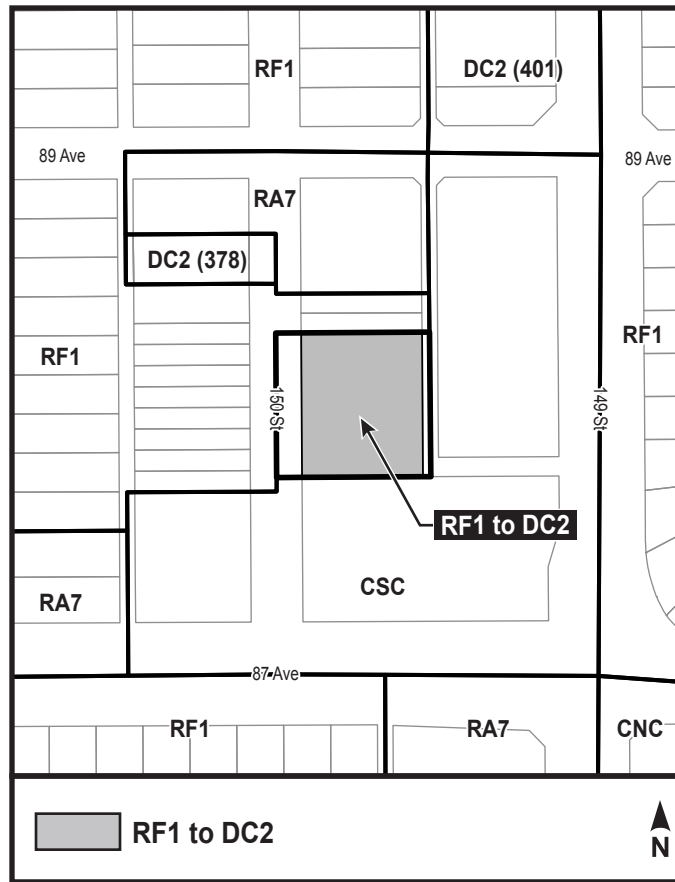
READ a first time this	day of	, A. D. 2017;
READ a second time this	day of	, A. D. 2017;
READ a third time this	day of	, A. D. 2017;
SIGNED and PASSED this	day of	, A. D. 2017.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

BYLAW 18196



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

To allow a low density residential development in the form of Row Housing and Non-accessory Parking that is compatible with the adjacent low and medium density housing.

2. Area of Application

This provision shall apply to Lots 15-18, Block 1, Plan 5572HW, within the Jasper Park Neighbourhood as shown on Schedule “A” of this Bylaw.

3. Site Specific Use Classes

Accessory Suite means development consisting of a Dwelling located within, and Accessory to, a structure in which the principal use is Row Housing. An Accessory Suite has cooking facilities, food preparation, sleeping and sanitary facilities which are physically separate from those of the principal Dwelling within the structure. The Accessory Suite also has an entrance separate from the entrance to the principal Dwelling, either from a common indoor landing or directly from the front of the structure. This Use Class includes the Development or conversion of Basement space to a separate Dwelling.

**4. Uses
Area ‘A’**

- a. Duplex Housing
- b. Minor Home Based Business
- c. Row Housing
- d. Secondary Suites
- e. Semi-detached Housing
- f. Single Detached Housing
- g. Residential Sales Centre
- h. Accessory Suites
- i. Urban Gardens
- j. Fascia On-premises Signs
- k. Temporary On-premises Signs

Area ‘B’

- a. Non Accessory Parking

4. Development Regulations for Area 'A'

4.1 Development Regulations for Single Detached Housing, Semi-detached Housing, and Duplex Housing

- a. Single Detached Housing, Semi-detached Housing and Duplex Housing uses shall be developed in accordance with the regulations of the RF4 zone and applicable overlay.

4.2 Development Regulations for Accessory Suites

- a. Accessory Suites shall only be located below the first Storey of the associated principal Dwelling (other than stairways or a common landing).
- b. The Floor Area (excluding the area covered by stairways) shall not exceed the Floor Area (excluding the area covered by stairways) of the first Storey of the associated principal Dwelling.
- c. The minimum Floor Area for an Accessory Suite shall be not less than 30 m².
- d. Only one Accessory Suite may be developed in conjunction with a principal Dwelling.
- e. Notwithstanding the definition of Household within this Bylaw, the number of unrelated persons occupying an Accessory Suite shall not exceed three.
- f. Accessory Suites shall not be separated from the principal Dwelling through a condominium conversion or subdivision.

4.3 Development Regulations for all other Uses

- a. Except for Single Detached Housing, Semi-detached Housing and Duplex Housing uses, development shall be in general conformance with the Appendices to this Provision.
- b. Residential Sales Centres shall be limited to the sale or lease of Dwellings on Site.
- c. A maximum number of nine (9) Row Housing Dwellings shall be developed on Site.
- d. A minimum of five (5) Row Housing Dwellings shall provide three or more bedrooms.
- e. The maximum building Height shall not exceed 12.0 m.
- f. The minimum Front Setback shall be 2.5 m.
- g. A minimum Side Setback of 1.2 m shall be required along the south property line.
- h. A minimum Side Setback of 2.6 m shall be required along the north property line.
- i. Row Housing shall be separated from a rear detached Garage by a minimum of 4.5 m.
- j. Signs shall comply with the regulations found in Schedule 59A.

- k. A minimum 25 m² Amenity Area shall be provided for each Row Housing Dwelling and may include balconies.

4.4 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. Building components such as windows, doors, trim, columns, balconies, stairs, and roofline features should be in proportion to one another and to the overall mass of the building.
- c. The building shall be finished with high quality, durable materials. Vinyl siding or knockdown stucco is prohibited. The contextual fit, design, proportion, quality, texture, and application of various finishing materials shall be to the satisfaction of the Development Officer.
- d. All exposed building Facades shall have consistent and harmonious exterior finishing materials.
- e. Location of windows, roof top balconies and Amenity Areas shall be placed to minimize overlook onto the adjacent property to the north, to the satisfaction of the Development Officer.
- f. The building shall front onto 150 Street NW and be designed to articulate residential entrances through distinct architectural treatments and address the street in a prominent manner.
- g. A minimum 1.83 m high wood screen fence shall be provided along the north and south property lines from the front of the dwelling to the east property line in accordance with Appendix 1 – Site Plan.
- 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.
- i. The detached garage shall be designed in a manner that is consistent with the design of the Principal Building with vertical design elements to break up massing in accordance with the appendices of this provision to the satisfaction of the Development Officer.

5. Development Regulations for Area ‘B’

- a. A Development Permit for Non-accessory Parking shall only be approved if the same application includes a Row Housing Use or a Row Housing Use has already been approved on Site. Non-accessory Parking shall not be permitted as the sole use within this Provision.
- b. The maximum number of Non-accessory Parking stalls shall be 34.

- c. The parking spaces and drive aisles shall be hard surfaced.
- d. Vehicular access shall not be permitted to 150 Street.
- e. Shared parking with the uses in Area 'A' shall be permitted.
- f. Outdoor lighting shall be located and arranged so that no direct rays of light are directed at adjacent residential properties. Exterior lighting shall provide a safe physical environment.

6. Development Regulations for Area 'A' and Area 'B'

6.1 Parking, Loading and Access

- a. A detached garage shall be developed in accordance with Appendix 1 – Site Plan, to the satisfaction of the Development Officer.
- b. Parking requirements shall:
 - i. Provide a minimum of 1.0 parking stall per Row Housing Dwelling unit shall be provided.
 - ii. Four (4) parking stalls shall be provided to accommodate parking for visitors or Accessory Suites within Area A.
- c. A Parking Management Plan to allow shared parking between Area A and Area B shall be submitted to the satisfaction of the Development Officer, in consultation with Transportation Engineering and Planning, prior to the issuance of a Development Permit for Area A.
- d. All exterior waste collection areas shall be generally located as shown on Appendix 1, and shall be accessed from the rear Lane and screened.
- e. A shared access easement shall be registered between Area A and Area B to the satisfaction of the Development Officer, in consultation with Transportation Planning and Engineering.

6.2 Landscaping

- a. Landscaping shall be in general accordance with the Zoning Bylaw, except for the following:
 - i. A detailed Landscape Plan prepared by a registered Landscape Architect shall be submitted with an application for a Development Permit to the satisfaction of the Development Officer.
 - ii. The Landscape Plan shall include pavement materials, exterior lighting, street furniture elements, sizes and species of new plantings and other Landscaping details and elements as applicable.

- iii. The selection of plant materials shall consider plants and shrubs that provide colour throughout the year to enhance the appearance of the development; and
 - iv. A semi-private outdoor Amenity Area shall be provided in front of each Row Housing Dwelling 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 to the satisfaction of the Development Officer.
- b. The Non-accessory parking area in Area B shall be landscaped to visually screen parked vehicles but not completely obstruct views into and out of the parking lot for the purposes of supporting pedestrian safety and security to the satisfaction of the Development Officer.
 - c. A minimum 0.75 metre landscape strip consisting of shrubs and/or ornamental grasses shall be provided along the north property line of 'Area B'.

6.3 CPTED

- a. 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 with the Zoning Bylaw.

6.4 Other Regulations

- a. With the exception of demolition, excavation and signage permits, upon submission of a Development Permit application, the applicant shall submit a Fire Underwriter's Survey that demonstrates, to the satisfaction of the Development Officer in consultation with Fire Rescue Services and EPCOR Water Services, that the fire flows to the site are adequate for the proposed building and construction type. Any infrastructure or systems required to ensure these standards are met shall be implemented in the design of the building.

150 ST.



SK1
12/10/06
16087

12325 104 Avenue
Edmonton, Alberta T5N 0V3
TEL: 780.462.1167
FAX: 780.462.1170
hsee.ca

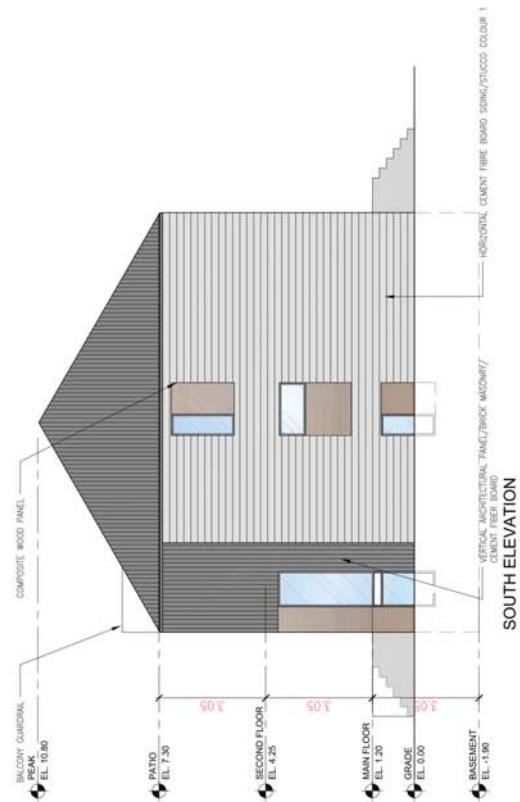
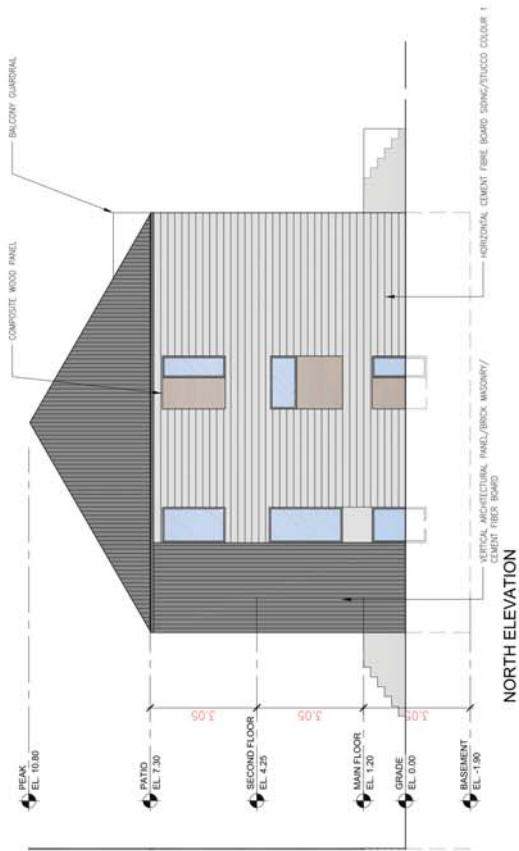
**HODGSON
SCHILF
EVANS**
ARCHITECTS INC.

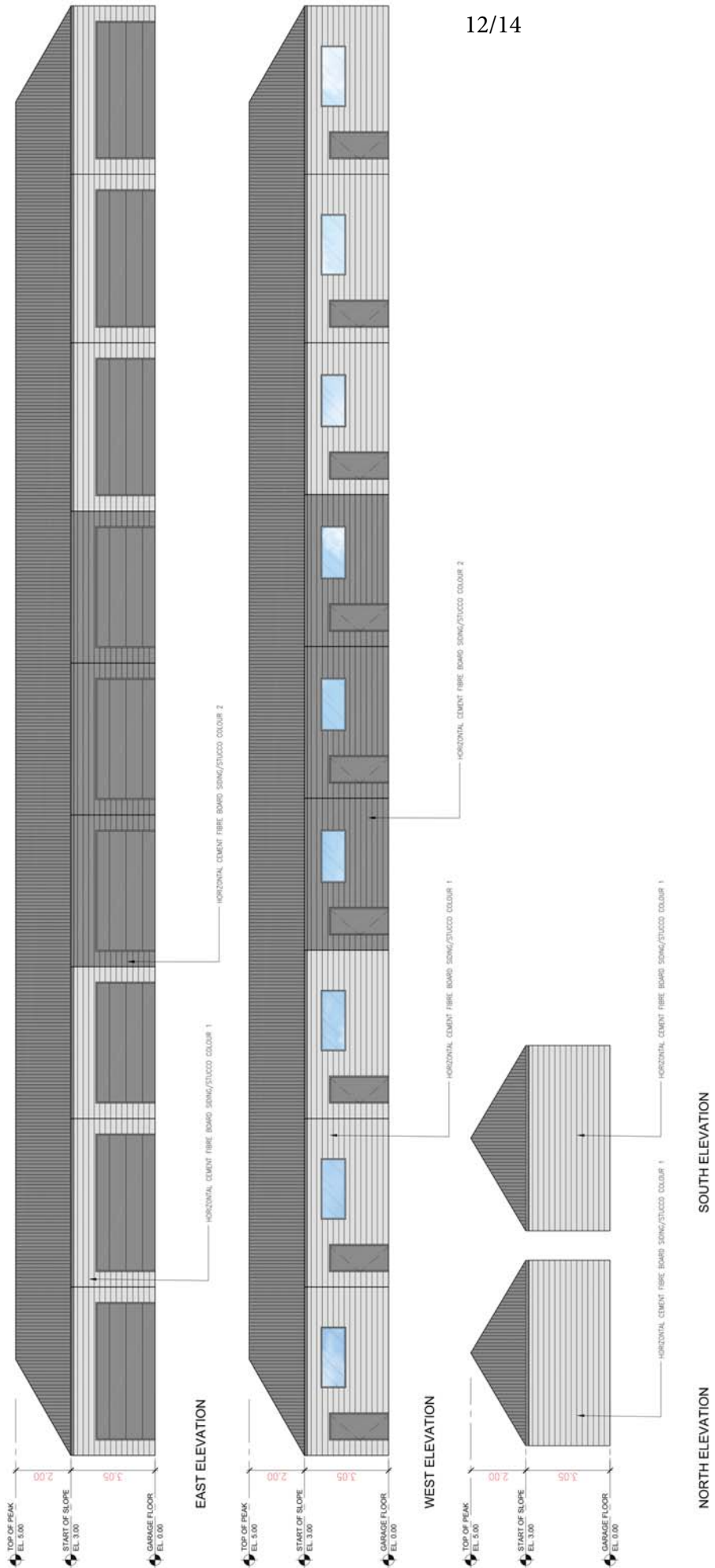
APPENDIX 1 - SITE PLAN
EDMONTON, ALBERTA

JASPER PARK



JASPER PARK	APPENDIX II - BUILDING ELEVATIONS (EAST AND WEST) EDMONTON, ALBERTA	 HODGSON SCHILF EVANS ARCHITECTS INC.	12325 104 Avenue Edmonton, Alberta T6N 0V3 Tel: 780.482.1107 Fax: 780.482.1105 hseaa.ca	SK4 12/08/22 16087









SK7a
12/08/22
16087

12325 104 Avenue
Edmonton, Alberta T5N 0V9
Tel: 780.482.1167
Fax: 780.482.1168
hseea.ca

**HODGSON
SCHILF
EVANS**
ARCHITECTS INC.



PERSPECTIVE RENDER LOOKING SOUTH EAST
EDMONTON, ALBERTA

JASPER PARK