

Charter Bylaw 20175

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 3483

WHEREAS Lots 266 and 268, Block 6, Plan 7440AH and Lots 267A and 267B, Block 6, Plan 1720953; located at 10831, 10839, 10837, and 10835 - 107 Street NW, Central McDougall, 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 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 266 and 268, Block 6, Plan 7440AH and Lots 267A and 267B, Block 6, Plan 1720953; located at 10831, 10839, 10837, and 10835 - 107 Street NW, Central McDougall, 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	16th day of August	, A. D. 2022;
READ a second time this	16th day of August	, A. D. 2022;
READ a third time this	16th day of August	, A. D. 2022;
SIGNED and PASSED this	16th day of August	, A. D. 2022.

THE CITY OF EDMONTON

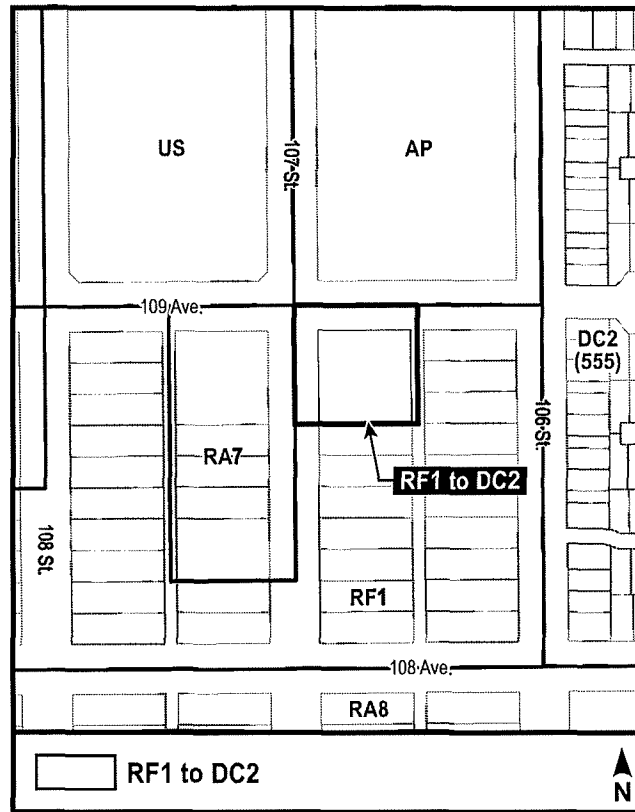


MAYOR



A/CITY CLERK

CHARTER BYLAW 20175



SCHEDULE “B”

(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION

1. General Purpose

To accommodate a low density residential development in the form of row housing that includes family-oriented dwellings compatible with adjacent land uses and supports pedestrian friendly streetscapes.

2. Area of Application

The Provision shall apply to Lots 266 and 268, Block 6, Plan 7440AH and Lots 267A and 267B, Block 6, Plan 1720953, located on the southeast corner of 107 Street NW and 109 Avenue NW, as shown in Schedule “A” of the Charter Bylaw adopting this Provision, Central McDougall.

3. Uses

1. Live Work Unit
2. Lodging Houses
3. Major Home Based Business
4. Minor Home Based Business
5. Multi-unit Housing, limited to row housing
6. Residential Sales Centre
7. Secondary Suite
8. Supportive Housing
9. Fascia On-premises Signs
10. Temporary On-premises Signs

4. Development Regulations for Uses

1. Signs shall comply with the regulations found in Section 59A of the Zoning Bylaw.
2. Temporary On-premises Signs shall be limited to project advertising associated with a Residential Sales Centre and shall not include trailer-mounted or signs with changeable copy.

5. Development Regulations For Site Layout and Built Form

1. Development shall be in general conformance with the attached appendices.
2. The maximum Height shall be 10.5 m; except:

- a. Pergolas and storage space within the roof stairways up to 2.5 m in Height shall not be considered for the purpose of Height determination.
3. The maximum Floor Area Ratio shall be 2.0.
4. The maximum number of principal Dwellings shall be 13.
5. The minimum building Setback shall be:
 - a. 2.5 m from the north Lot line;
 - b. 5.5 m from the south Lot line;
 - c. 2.0 m from the east Lot line except the east Setback shall be a minimum of 5.0 m for that portion of a building that is above 6.7 m in Height;
 - d. 4.0 m from the west Lot line.

6. Development Regulations for Building Design and Features

1. Dwellings shall take the appearance of row housing and shall be articulated as individual units with ground-oriented units fronting the public roadways including the Lane, with individual unit entrances that are clearly visible.
2. Each Dwelling shall include design elements such as private entrance features with weather protection, windows, staircases, stoops, verandas, or unenclosed porches as the dominant elements facing the public roadway. Sliding doors shall not serve as this entrance.
3. The design of the buildings shall provide varied architectural design elements such as, but not limited to varied rooflines, variations in building Setbacks and articulation of building Façades to minimize the perception of building massing when viewed from adjacent residential areas and roadways.
4. The Development Officer may require information regarding the location of windows and Amenity Areas on adjacent properties to ensure the windows or Amenity Areas of the proposed development are placed to minimize overlook into adjacent properties.
5. The development shall maximize the use of exterior masonry cladding, pre-finished metal cladding, coloured glass panel and cementitious panel/siding as primary exterior materials. Secondary exterior materials may include but are not limited to, metal railing, cedar shakes, glazed glass screen, frosted glass, and asphalt shingles. The finishing materials of the development shall have regard to the contextual fit, design, proportion, quality, texture, and application of these various finishing materials.
6. Platform Structures in the form of single Storey Unenclosed Front Porches may project a maximum of 1.5 m into the required north and west Setbacks.
7. Unenclosed steps leading to a front entrance of a Dwelling may project into a Setback up to the Lot Line.
8. Eaves may project 1.0 m into a required Setback.

9. The Rooftop Terrace shall face the Common Amenity Area. Reduced overlook shall be achieved through the provision of a Privacy Screening along the portion of the Rooftop Terrace facing the south Lot line.

7. Development Regulations for Parking and Access

1. The maximum number of Vehicle Parking spaces shall be 13.
2. Vehicular access and egress shall be provided from the abutting Lane.
3. Vehicular Parking spaces shall be provided in an Underground Parkade and in attached Garages facing the Lane in general conformance with the attached appendices. Driveways shall not be used as Vehicular Parking.
4. Hardsurfaced Walkways with a minimum width of 1.5m shall be required between buildings, the Common Amenity Area, and recreation facilities .
5. The garbage collection area shall be located adjacent to the Lane between the building and the south Lot line concealed from view from adjacent properties and public roadways, and designed to the satisfaction of the Development Officer in consultation with Waste Management Services and Development Coordination (Transportation). 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 Areas

1. The following shall apply and be shown on the required Landscape Plan:
 - a. The use of plant materials that provide colour throughout the year to enhance the appearance of the development during cold weather months;
 - b. Pavement materials, exterior lighting, size and species of new and existing tree plantings, and other landscaping elements as applicable;
 - c. the use of landscaping features such as hedges, decorative Fences, low walls, shrubs or other plant material on the ground-level Common Amenity Area;
 - d. enhanced tree and shrub planting within the south Setback for a minimum distance of 12.0 m from the west Lot Line shall be installed to provide privacy screening between the south Façade of the development and the abutting Site;
 - e. a minimum 1.83 m high wood screen fence provided for the length of the south Lot line except within the 4.0 m Setback from 107 Street NW;
 - f. a distinct entry feature within the 2.5 m Setback from 109 Avenue NW at the location shown on Appendices 1 and 3 such as trees and planters, different colours or textures in pavement materials, bollards, furniture, and signage; and
 - g. a 20 m² common garden area at the end of the Walkway between the east and west buildings.

2. A transition area between the public street and semi-private area in front of the Dwellings shall be defined using a maximum change from a Grade of 1.75 m to the entrance, landscaping such as shrub or tree beds, different paving materials, and/or planters.
3. A minimum Amenity Area of 10.0 m² per principal Dwelling shall be provided through Rooftop Terraces and the interior Common Amenity Area.
4. Decorative and security lighting shall be designed and finished in a manner consistent with the architectural theme of the development and shall be provided to ensure a well-lit and safe environment for pedestrians, accentuate building elements, and highlight the development at nighttime and in winter months.
5. Exterior lighting associated with the development shall be designed such that it has minimal negative impact on an adjacent property.

9. Other Regulations

1. The existing boulevard trees along 107 Street NW and 109 Avenue NW shall be retained and protected as per the City's Corporate Tree Management Policy C456B. To ensure this, before the issuance of a Development Permit for excavation or construction, a tree preservation plan completed by an ISA certified arborist, landscape architect or approved designate, shall be submitted and approved by the Development Officer in consultation with Urban Forestry. This report shall detail how the long-term viability and health of the trees are to be ensured through site specific protection and care, to the satisfaction of the Development Officer in consultation with Urban Forestry.
2. A minimum of 7 Dwellings shall be designed with the following characteristics:
 - a. have a minimum of three bedrooms and a Floor Area greater than 100 m²;
 - b. have a dedicated 2.0 m² storage area located within the Dwelling;
 - c. have access to an outdoor Common Amenity Area, specifically designed for children, of at least 35.0 m² shaded by trees or structures, varied ground surfaces, and with childcare fixtures such as but not limited to, fixed and portable play equipment.

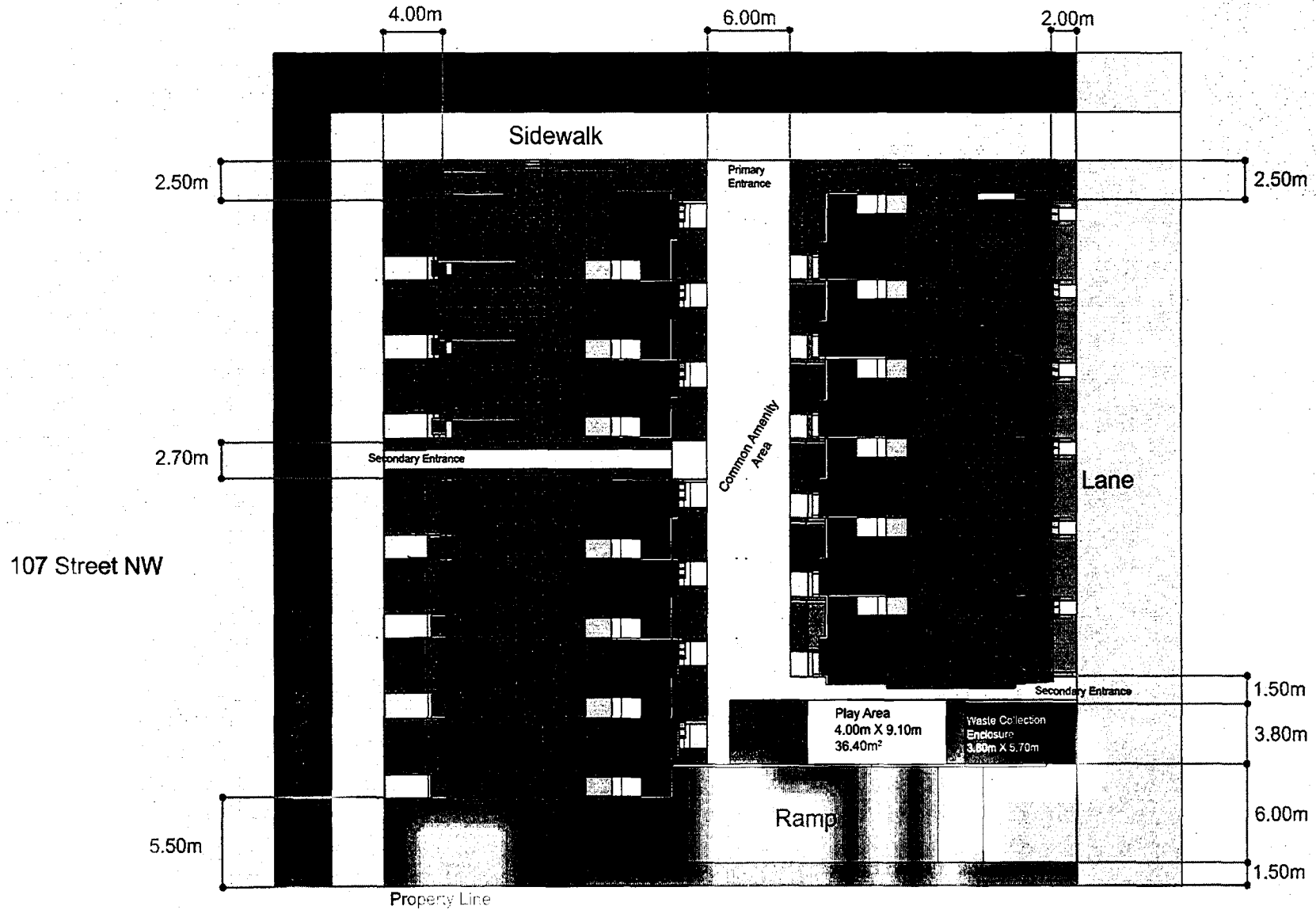
10. Off Site Improvements

1. As a condition of any development permit, the Owner shall enter into an agreement with the City of Edmonton for off-site improvements necessary to serve 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 process. Improvements to be addressed in the Agreement shall include but are not limited to:
 - a. 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.

- b. Widening of the paved surface of the alley abutting the site and relocation and/or trenching of the above-Grade utilities as necessary to facilitate the development of the site and access to on-site vehicle parking.
- c. Removal of the existing vehicle access to 109 Avenue NW, approximately 42 m east of 107 Street NW.

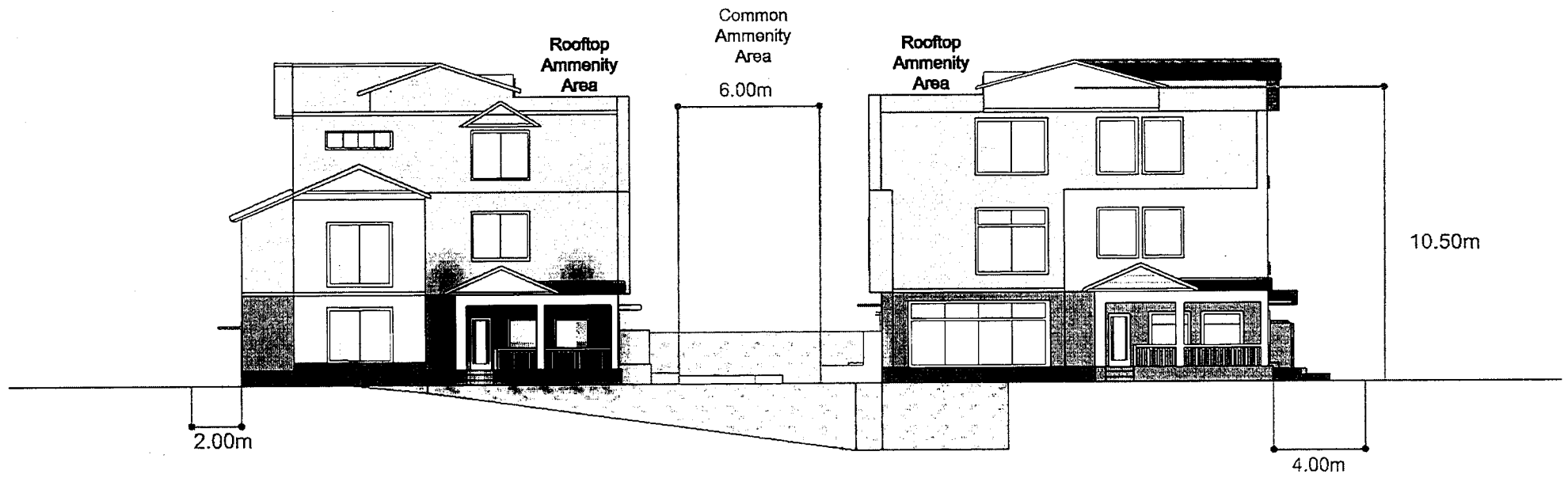
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109 Avenue NW



APPENDIX 1
Site Plan

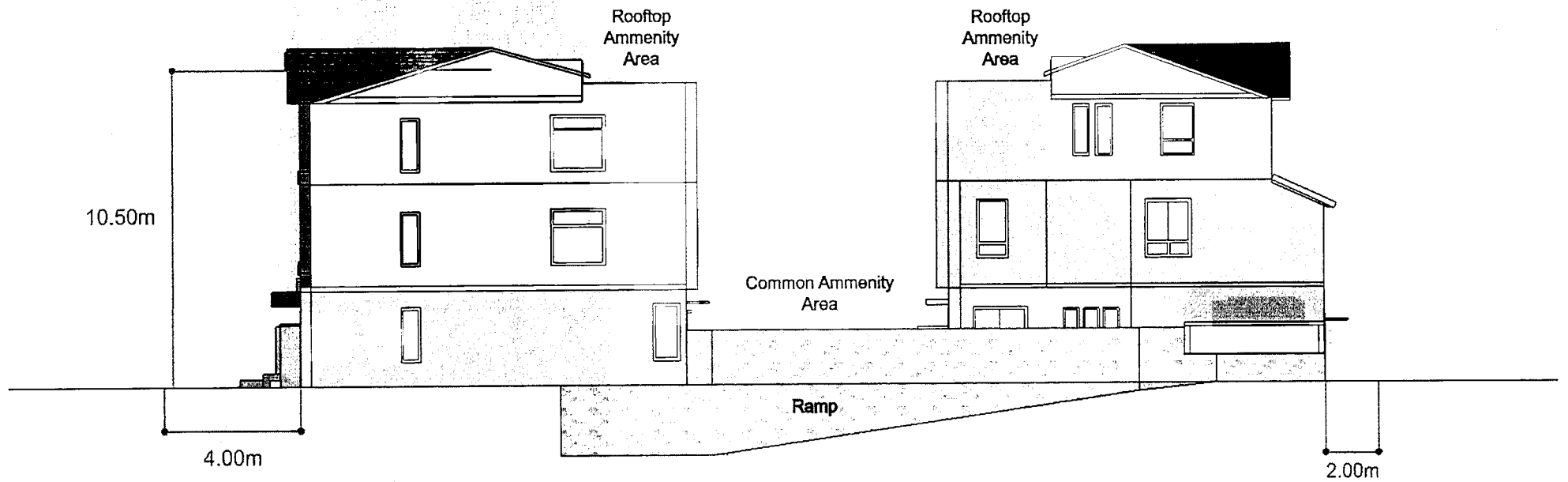




APPENDIX 2a
North Elevation



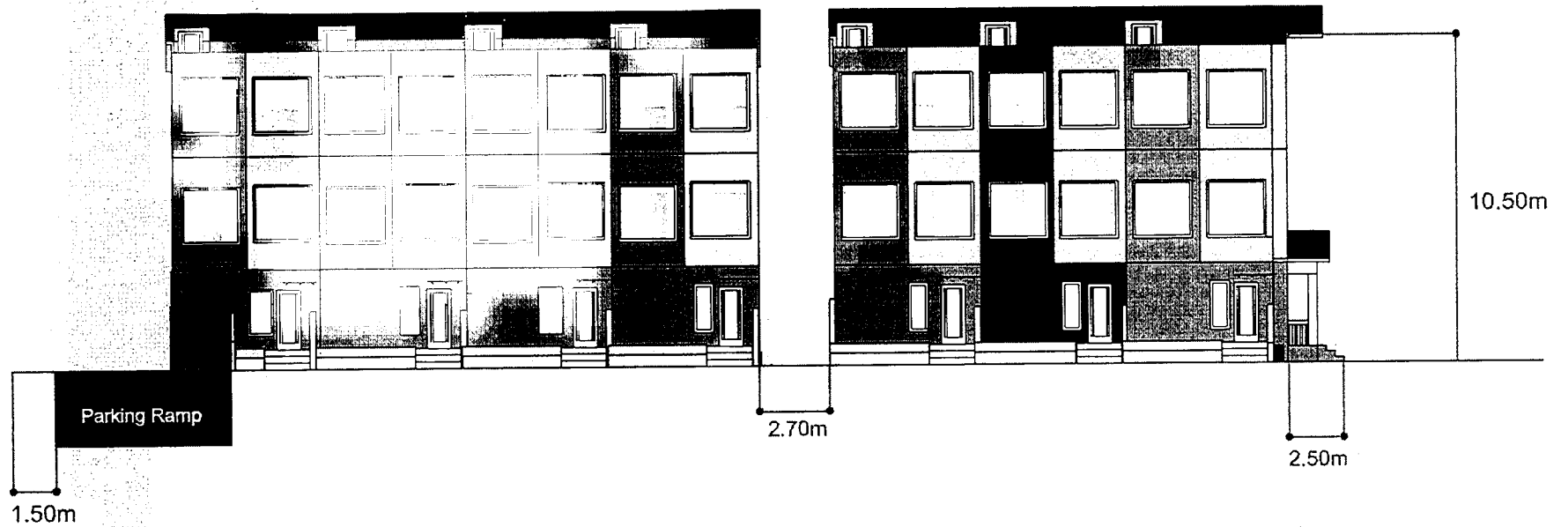
APPENDIX 2b
East Elevation



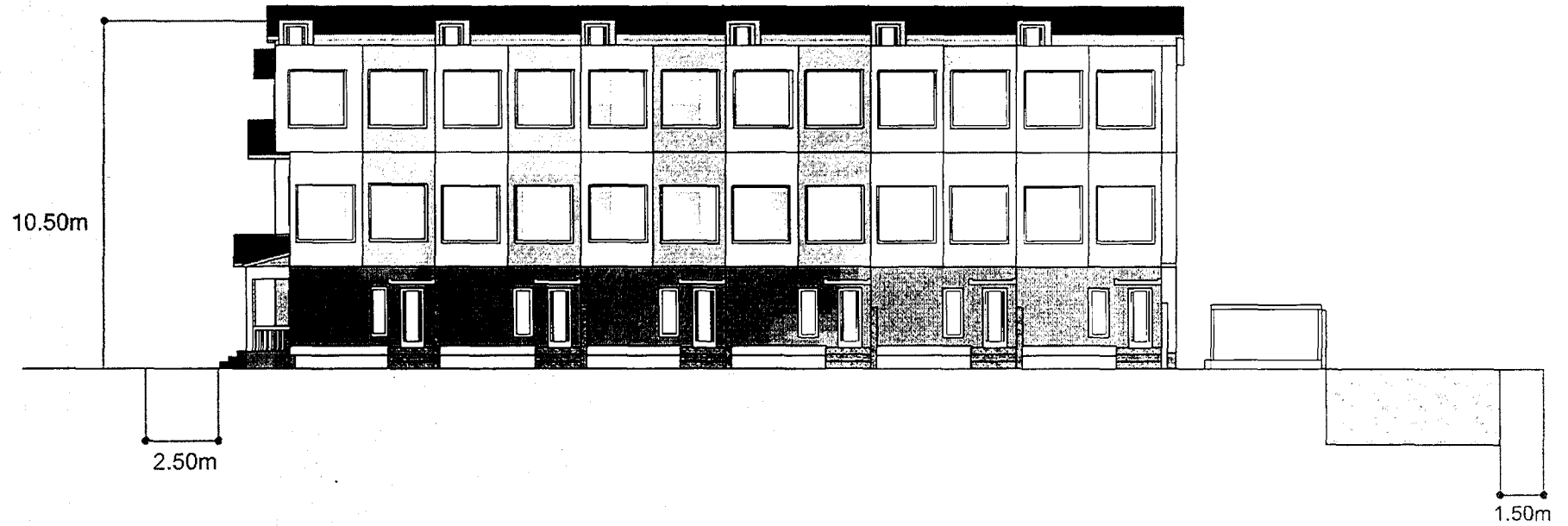
APPENDIX 2c
South Elevation



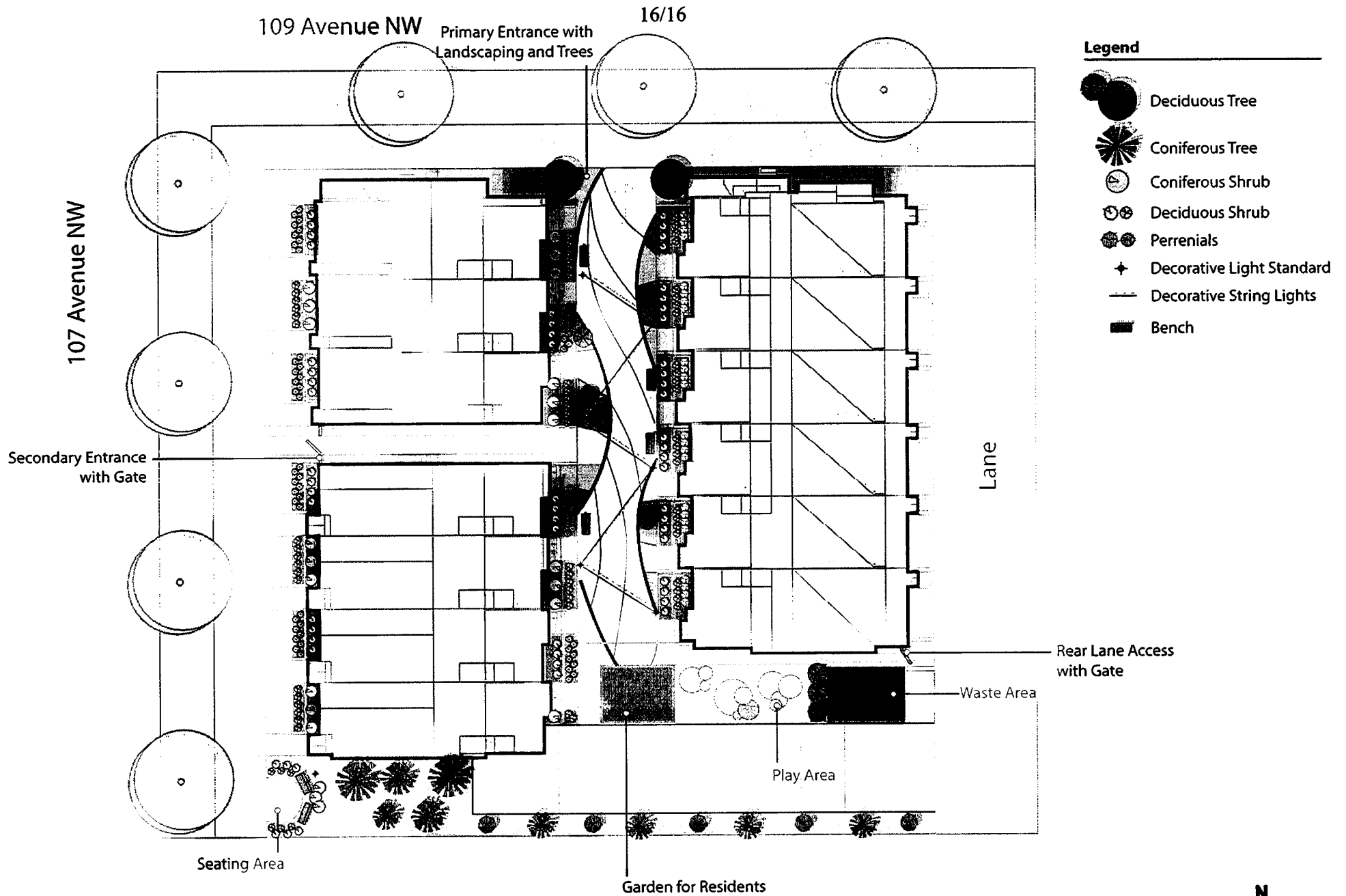
APPENDIX 2d
West Elevation



APPENDIX 2a
East Courtyard Elevation



APPENDIX 21
West Courtyard Elevation



APPENDIX 3
Landscape Plan

