

Bylaw 18161

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 2448

WHEREAS Lots 3U, 2 and 4, Block 21, Plan 6269KS and Lots 1B and 1A, Block 21, Plan 8821521; located at 8311 and 8403 - 142 Street NW, Laurier Heights, Edmonton, Alberta, are 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 Lots 3U, 2 and 4, Block 21, Plan 6269KS and Lots 1B and 1A, Block 21, Plan 8821521; located at 8311 and 8403 - 142 Street NW, Laurier Heights, Edmonton, Alberta, which lands are shown on the sketch plan attached 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 attached as Schedule "B".

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

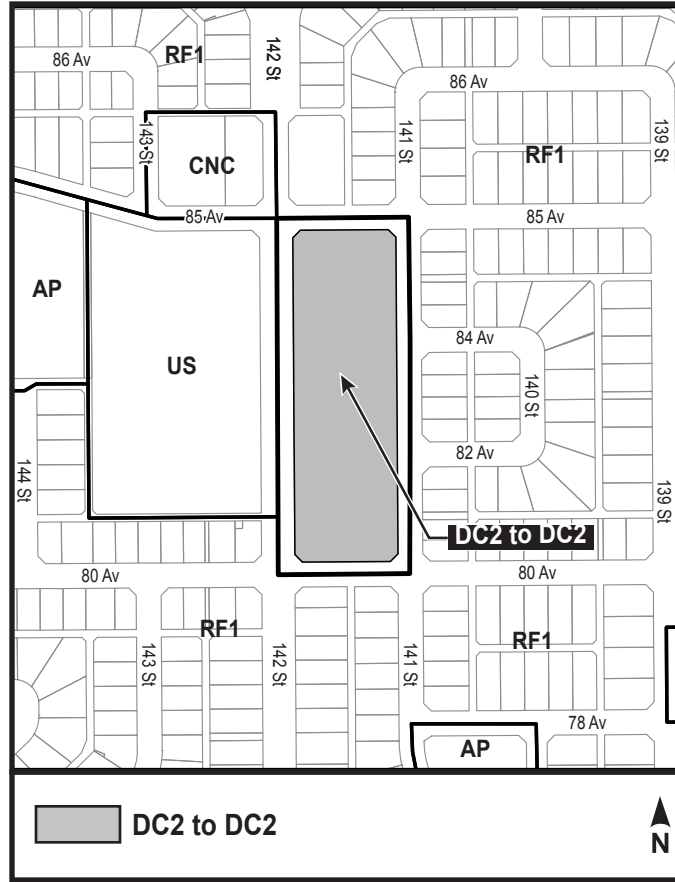
READ a first time this	day of	, A. D. 2017;
READ a second time this	day of	, A. D. 2017;
READ a third time this	day of	, A. D. 2017;
SIGNED and PASSED this	day of	, A. D. 2017.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

BYLAW 18161



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

To accommodate low and mid rise residential development with limited supporting Uses, while ensuring compatibility with adjacent existing development in Laurier Heights.

2. Area of Application

This Provision shall apply to Lots 1A and 1B, Block 21, Plan 882 1521 and Lots 2, 3U and 4, Block 21, Plan 6269 KS; located east of 142 Street NW and north of 80 Avenue NW, as shown on Schedule "A" of the Bylaw adopting this Provision, Laurier Heights.

3. Uses

- a. Apartment Housing
- b. Convenience Retail Stores
- c. Group Homes
- d. Health Services
- e. Indoor Participant Recreation Services
- f. Limited Group Homes
- g. Lodging Houses
- h. Personal Service Shops
- i. Professional, Financial and Office Support Services
- j. Religious Assembly
- k. Fascia On-premises Signs
- l. Freestanding On-premises Signs
- m. Minor Digital On-premises Signs
- n. Minor Digital Off-premises Signs
- o. Minor Digital On-premises Off-premises Signs

4. Development Regulations

- a. The development shall be in accordance with the following regulations and in general accordance with the attached Appendices.
- b. The maximum Floor Area Ratio shall be 1.5.
- c. The maximum number of units shall be 355. A unit can be either a Dwelling or a Sleeping Unit.
- d. The maximum Height shall not exceed 23.0 m.
- e. Where the building exceeds 10.0 m in Height, the portion of the building exceeding the said Height shall have a minimum 6.0 m Stepback from the building Facades that face a Residential Zone where Single Detached Housing is a Permitted Use.

- f. The minimum setbacks shall be:
 - i. 6.0 m from the Lot line Abutting 80 Avenue NW;
 - ii. 6.0 m from the Lot line Abutting 141 Street NW;
 - iii. 6.0 m from the Lot line Abutting 85 Avenue NW;
 - iv. 6.0 m from the Lot line Abutting 142 Street NW, except for a maximum length of 30.0 m along the Lot line where a setback of 0.0 m is permitted, as generally shown on Appendix I and Appendix II.
- g. The following regulations shall apply to Indoor Participate Recreation Services, Personal Service Shops, Convenience Retail Stores and Health Services:
 - i. the total Floor Area of these Uses on the Site shall not exceed 275 m²; and
 - ii. these Uses shall not be permitted in any freestanding structure separate from a structure containing residential Uses.

5. Landscaping

- a. Prior to the issuance of a Development Permit, a detailed Landscape Plan shall be submitted by a registered Landscape Architect, to the satisfaction of the Development Officer.

6. Parking, Loading and Access

- a. Vehicular access shall be allowed to the Site from 80 Avenue NW and 142 Street NW as illustrated on Appendix I.
- b. A minimum of 114 parking spaces shall be provided on Site, comprised of 48 parking stalls at Grade and 66 underground parking stalls contained within the Parking Garage.
- c. Parking is permitted within the required setback along 142 Street NW, limited to a maximum of three parking spaces.
- d. Loading and trash collection areas shall be located in general accordance with Appendix I.
- e. One (1) loading space shall be provided with a minimum width of 3.0 m, a minimum length of 9.0 m, and a minimum overhead clearance of 4.0 m.
- f. Landscaped parking islands shall not be required within an at-grade parking area.

7. Urban Design Guidelines

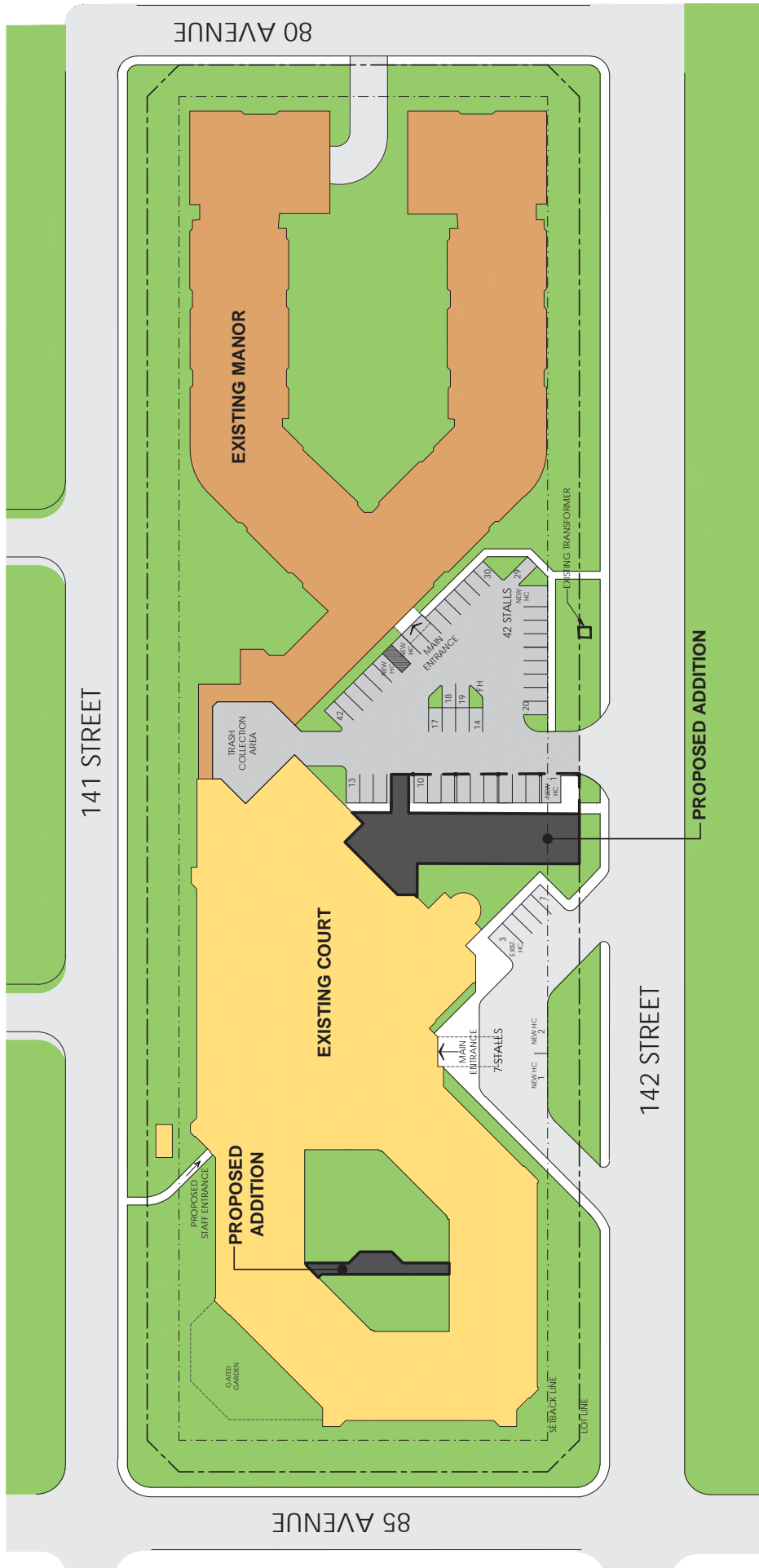
- a. The proposed addition, as shown on the attached Appendices, shall have regard for the context of the site's existing built form by utilizing complimentary colours and finishing materials that are high quality and durable.
- b. The facade adjacent to 142 Street NW shall be designed to create visual interest through fenestration, window placement, articulation, materials, or architectural features, to the satisfaction of the Development Officer.
- c. All mechanical and electrical equipment shall be concealed by screening in a manner compatible with the architectural character of the building, or concealed by incorporating it within the building.

8. Signs

- a. Signs shall comply with the regulations found in Schedule 59B of the Zoning Bylaw.
- b. A maximum of one (1) Digital Sign shall be permitted on the Site, along 142 Street NW. The Sign shall be sighted so that illumination shall not project onto any surrounding low density residential land uses.
- c. Digital Signs shall be developed in accordance with the general provisions of Section 59.2 of the Zoning Bylaw, except that:
 - i. Signage shall be designed such that all emitting light is contained within the Site and does not project into any neighboring property or public space.
 - ii. The maximum Area of Digital Sign Copy shall not exceed 2.0 m².
 - iii. The maximum combined Area of Digital Sign Copy and any other type of Copy on the same Sign face shall not exceed 4.0 m².

9. 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 on Site or off Site infrastructure or systems required to ensure these standards are met shall be implemented in the design of the building and are the responsibility of the landowner.

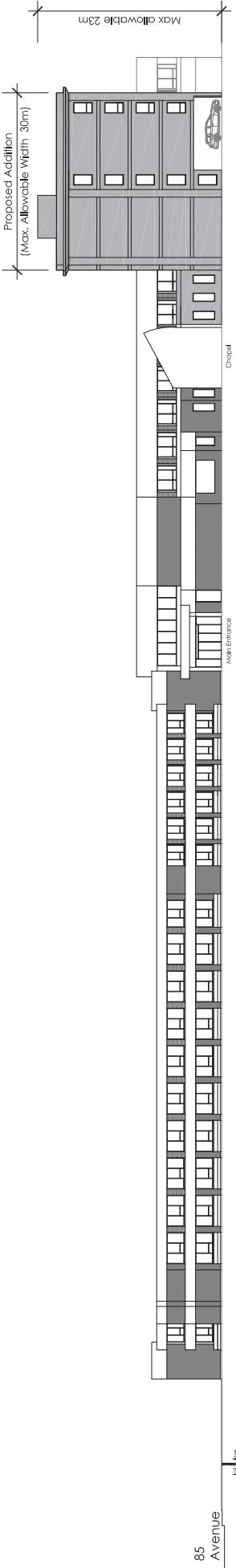


APPENDIX I - SITE PLAN WITH PARKING

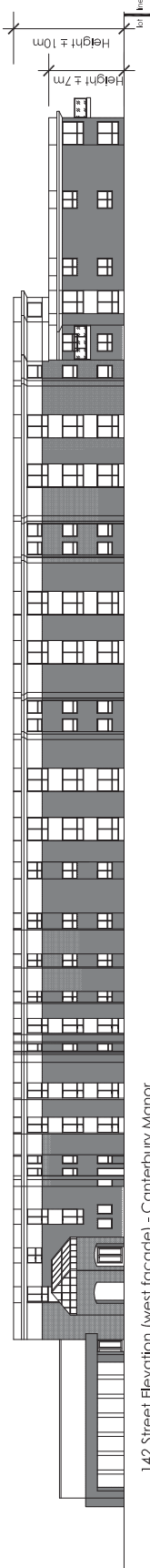


CANTERBURY FOUNDATION
 SCALE 1/64" = 1'-0"

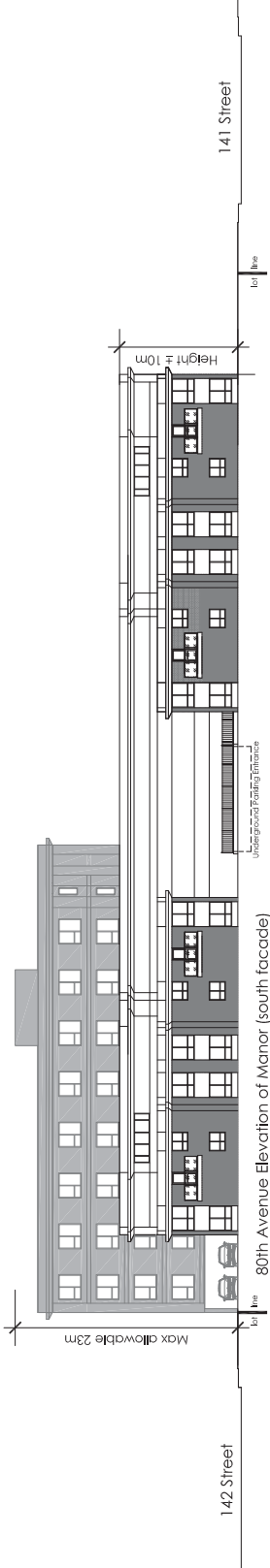
bennett architect inc.
 4212 - 98 Street NW
 Edmonton, Alberta T6E 6A1
 Tel: 780.451.4376
 info@bennettarchitect.ca



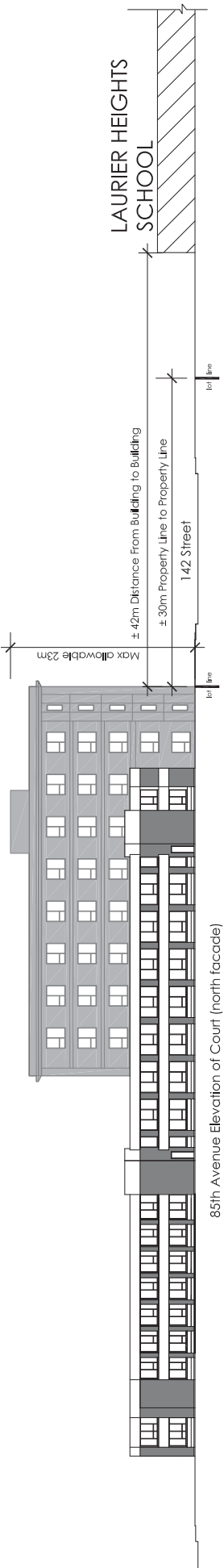
142 Street Elevation of Court (west facade) - Canterbury Court



142 Street Elevation (west facade) - Canterbury Manor



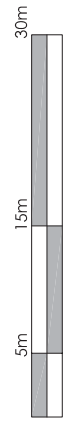
80th Avenue Elevation of Manor (south facade)

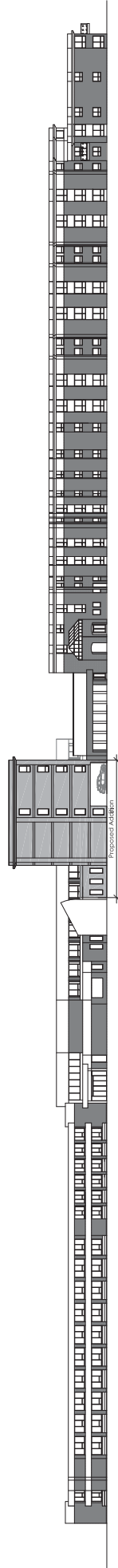


85th Avenue Elevation of Court (north facade)

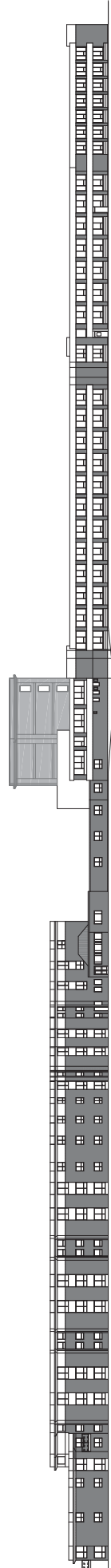
Note: Facade of proposed addition to be developed in accordance with development regulations

APPENDIX II - ELEVATIONS

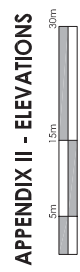




142 Street Elevation (overall west facade) - Canterbury Court & Canterbury Manor



141 Street Elevation (overall east facade) - Canterbury Court & Canterbury Manor



APPENDIX II - ELEVATIONS

