

Charter Bylaw 19864

A Bylaw to amend Bylaw 12800, as amended,  
The Edmonton Zoning Bylaw  
Amendment No. 3327

WHEREAS Lots 8 - 12, Block 18A, Plan 3453HW & Lot 13A, Block 18A, Plan 0426396; located at 11638, 11642, 11646, 11650, 11654, and 11658 - 111 Avenue NW, Prince Rupert, 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 8 - 12, Block 18A, Plan 3453HW & Lot 13A, Block 18A, Plan 0426396; located at 11638, 11642, 11646, 11650, 11654, and 11658 - 111 Avenue NW, Prince Rupert, 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. 2022;
READ a second time this	day of	, A. D. 2022;
READ a third time this	day of	, A. D. 2022;
SIGNED and PASSED this	day of	, A. D. 2022.

THE CITY OF EDMONTON

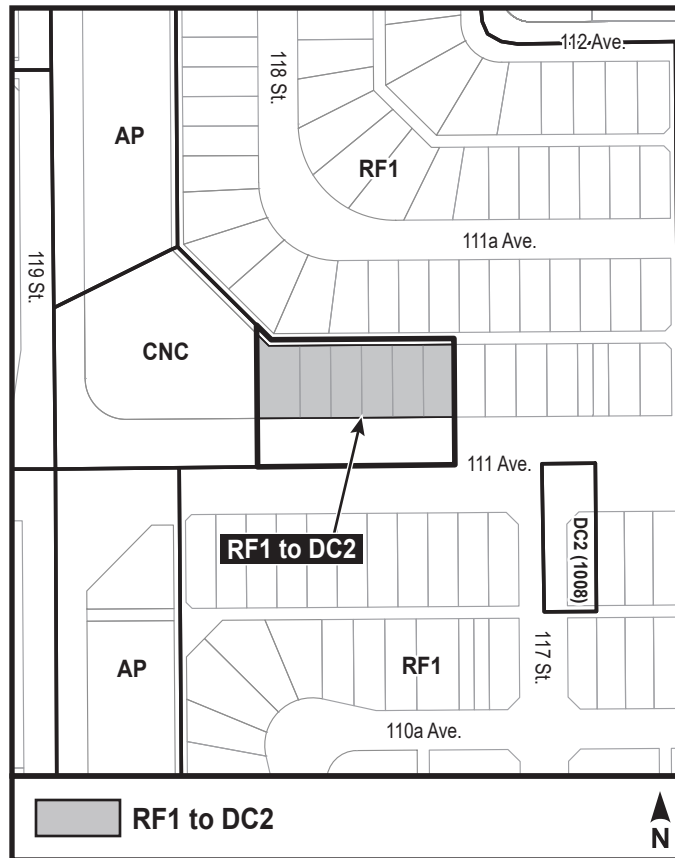
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MAYOR

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CITY CLERK

## CHARTER BYLAW 19864



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

To provide for low and medium rise Multi-unit Housing with access from a service road on 111 Avenue NW.

**2. Area of Application**

This Provision shall apply to Lots 8 - 13A, Block 18A, Plan 3453HW and Lot 13A, Block 18A, Plan 0426396, located north of 111 Avenue NW, west of 117 Street NW, and as shown in Schedule “A” of the Charter Bylaw adopting this Provision, Prince Rupert.

**3. Uses**

- a. Business Support Services
- b. Child Care Services
- c. Convenience Retail Stores
- d. General Retail Stores
- e. Health Services
- f. Limited Group Home
- g. Lodging Houses
- h. Major Home Based Business
- i. Minor Home Based Business
- j. Multi-unit Housing
- k. Personal Service Shops
- l. Professional, Financial and Office Support Services
- m. Residential Sales Centre
- n. Restaurants
- o. Special Event
- p. Specialty Food Services
- q. Supportive Housing
- r. Urban Gardens
- s. Urban Outdoor Farms
- t. Fascia On-Premises Signs
- u. Projecting On-premises Signs
- v. Temporary On-premises Signs

**4. Development Regulations for Uses**

- a. The following regulations shall apply to Commercial Uses:
  - i. these Uses shall not be located above the ground floor;

- ii. these Uses shall not be permitted in any freestanding structure separate from a structure containing Residential Uses. The principal entrance to these Uses shall be a separate, outside entrance, and shall face 111 Avenue NW; and
  - iii. the total Floor Area shall not exceed 1,000 m<sup>2</sup>;
- b. Signs shall comply with the regulations found in Schedule 59B.
- c. Residential Sales Centres shall be limited to the marketing of the on-Site condominium or rental Dwellings.
- d. 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**

- a. The development shall be in general conformance with Appendix 1: Site Plan.
- b. The maximum number of Dwellings shall be 160.
- c. The maximum Floor Area Ratio shall be 2.8.
- d. The maximum Height shall not exceed 23.0 m.
- e. The building Setbacks shall be as follows:
  - i. Minimum of 4.5 m from the south lot line;
  - ii. Minimum of 1.5 m from the west lot line;
  - iii. Minimum of 7.5 m from the north lot line; and
  - iv. Minimum of 3.0 m from the east lot line, except:
    - a. above 10.0 m in Height, the building shall stepback a minimum of 3.0 m; and
    - b. above 14.5 m in Height, the building shall stepback a minimum of 25.5 m.
- f. Setback requirements shall not apply to the underground parkade which can be built to the lot line provided the soil above is of sufficient depth to support required Landscaping within Setbacks to the satisfaction of the Development Officer.

## **6. Development Regulations for Building Design and Features**

- a. Side and front Façades shall include design techniques including, but not limited to, the use of varied rooflines, variations in building Setbacks and articulation of building Façades, in order to minimize the perception of massing, eliminate large uninterrupted expanses of wall and provide visual interest.
- b. The building shall include an entrance feature facing 111 Avenue NW.
- c. Principal Dwellings where:
  - i. the building Façade faces 111 Avenue NW; and

- ii. the Dwelling is located on the first Storey

shall have an individual ground level entrance.

- d. Principal Dwellings that have an individual ground level entrance:
  - i. may share one of these entrance doors between two Dwellings; and
  - ii. sliding patio doors shall not serve as this entrance.
- e. Multi-unit Housing above the ground floor shall have access at ground level that is separate from any Commercial premises. The principal residential entrance shall have direct external access to the adjacent public sidewalk and shall be designed for universal accessibility.
- f. All mechanical equipment, including roof mechanical units, shall be concealed by screening in a manner compatible with the architectural character of the building or concealed by incorporating it within the building.
- g. All exposed building Façades shall have complementary exterior finishing materials.
- h. Where the width of ground floor Commercial Uses exceeds 11.0 m, the front Façade of the building shall be designed to break the appearance into 11.0 m sections or less. Perceived massing shall be minimized through the following design elements:
  - i. building setback variations, building orientation, window placement, awnings, articulation around entranceways, roof treatment, and the choice of exterior materials and colors;
  - ii. landscaping situated so as to mitigate the perceived mass of the street façade.
- i. To improve architectural interest of the building and create a pedestrian-friendly environment for all seasons, design techniques including but not limited to outdoor seating areas, canopies, or Landscaping shall be incorporated.

## **7. Development Regulations for Parking, Loading, Storage and Access**

- a. Primary vehicular access to the site shall be from 111 Avenue NW. Loading and waste removal may be permitted from the lane.
- b. Vehicular egress from the 111 Avenue NW access shall be clearly signed as right-out only.
- c. Surface parking is not permitted to be located between any building and a public roadway, other than a Lane. A maximum of 12 surface parking stalls may be provided from the rear lane in general accordance with

Appendix 1: Site Plan. These surface stalls shall be clearly signed as residential parking only.

- d. The waste collection area shall be accessed from the abutting lane and located to the rear between the building and the north Lot line and concealed from view from adjacent properties and public roadways. The waste collection area, and access to it, shall be designed to the satisfaction of the Development Officer in consultation with Waste Management Services and Subdivision and Development Coordination (Transportation).

## **8. Development Regulations for Landscaping, Lighting and Amenity Areas**

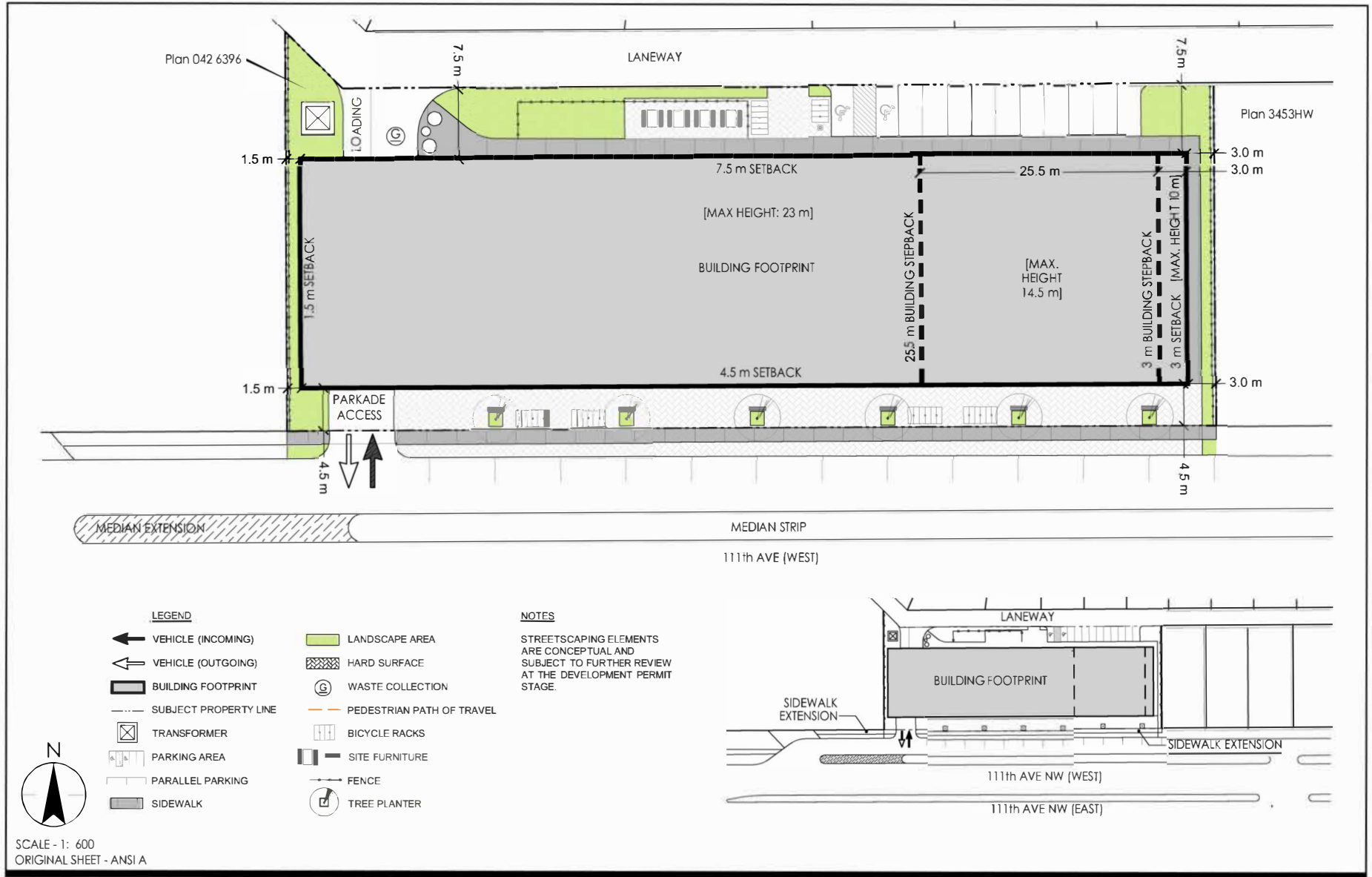
- a. Landscaping of Sites shall use plant materials that provide colour throughout the year to enhance appearance during the winter months.
- b. Winter design elements such as the use of colour and functional and decorative lighting to enhance the appearance of the building while minimizing light pollution during the winter months shall be incorporated.
- c. 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.
- d. Amenity Areas shall be provided as follows:
  - i. The minimum Amenity Area provided on Site shall be 1,500 m<sup>2</sup> and shall be provided as Common Amenity Areas.
  - ii. The minimum size of any single Common Amenity Area shall be 50 m<sup>2</sup>.
  - iii. Amenity Areas may be provided indoors or outdoors and may include but are not limited to balconies, fitness areas, seating areas, and dining areas.
  - iv. Common Amenity Area provided indoors shall not be included in the calculation of Floor Area Ratio.

## **9. Off Site Improvements**

- a. 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 include but are not limited to:
  - i. 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.

- ii. Resurfacing and widening of the paved surface of the east-west lane between the west property line and the north-south alley to the east, and relocation and/or trenching of the above-Grade utilities as necessary to facilitate development of the site and access to on-site vehicle parking.
- iii. Resurfacing of the paved surface of the north-south lane between the 111 Avenue NW Service Road and 111a Avenue NW.
- iv. Construction of a new sidewalk connection along the north side of the 111 Avenue Service Road from the east property line to the existing 111 Avenue NW sidewalk to the west in general conformance with Appendix 1.
- v. Extension of the 111 Avenue NW Service Road median in general conformance with Appendix 1.





Appendix I: Site Plan