

Charter Bylaw 20052

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 3422

WHEREAS a portion of Lot 33, Block 13, Plan 2220021; located at 19904 - 31 Avenue NW, The Uplands, Edmonton, Alberta, are specified on the Zoning Map and Appendix 1 to Section 992 - Special Area Riverview as (RF6) Medium Density Multiple Family 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 a portion of Lot 33, Block 13, Plan 2220021; located at 19904 - 31 Avenue NW, The Uplands, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule "A", from (RF6) Medium Density Multiple Family 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.

4. The Edmonton Zoning Bylaw is hereby further amended by deleting Appendix 1 of Section 992 - Special Area Riverview and replacing it with Appendix 1 of Section 992 – Special Area Riverview, attached hereto as Schedule “C” and forming part of this bylaw.

READ a first time this	13th day of September	, A. D. 2022;
READ a second time this	13th day of September	, A. D. 2022;
READ a third time this	13th day of September	, A. D. 2022;
SIGNED and PASSED this	13th day of September	, A. D. 2022.

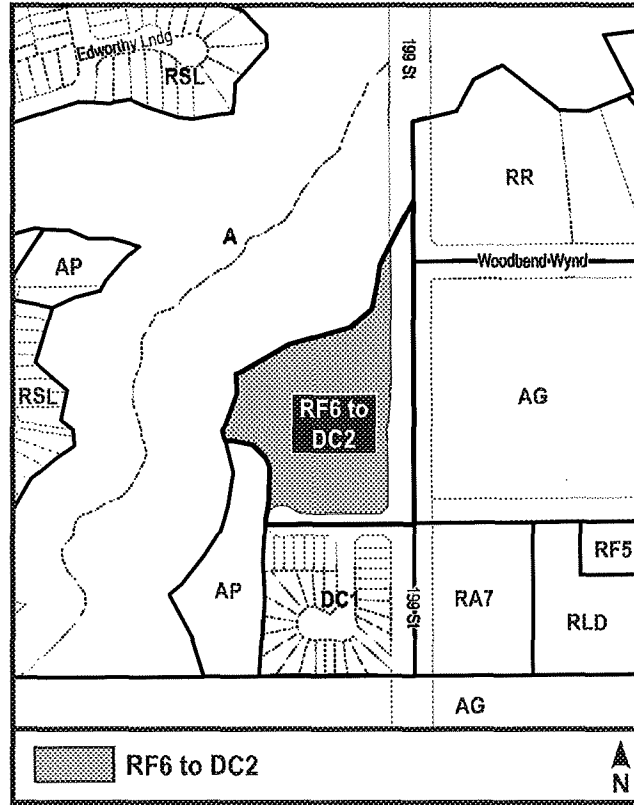
THE CITY OF EDMONTON



MAYOR


A/CITY CLERK

CHARTER BYLAW 20052



(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION

1. General Purpose

To provide for Single Detached Housing, Semi-detached Housing and Duplex Housing as part of a Multi-unit Project Development with private roadways and pedestrian connections, with private and common amenity areas.

2. Area of Application

This Provision shall apply to Lot 33, Block 13, Plan 2220021, as shown on Schedule "A" of the Bylaw adopting this provision, The Uplands.

3. Uses

1. Duplex Housing
2. Minor Home Based Business
3. Residential Sales Centre
4. Secondary Suites
5. Single Detached Housing
6. Semi-detached Housing
7. Special Event
8. Supportive Housing, Restricted to Limited Supportive Housing
9. Urban Gardens
10. Urban Outdoor Farms
11. Fascia On-premises Signs
12. Freestanding On-premises Signs
13. Temporary On-premises Signs

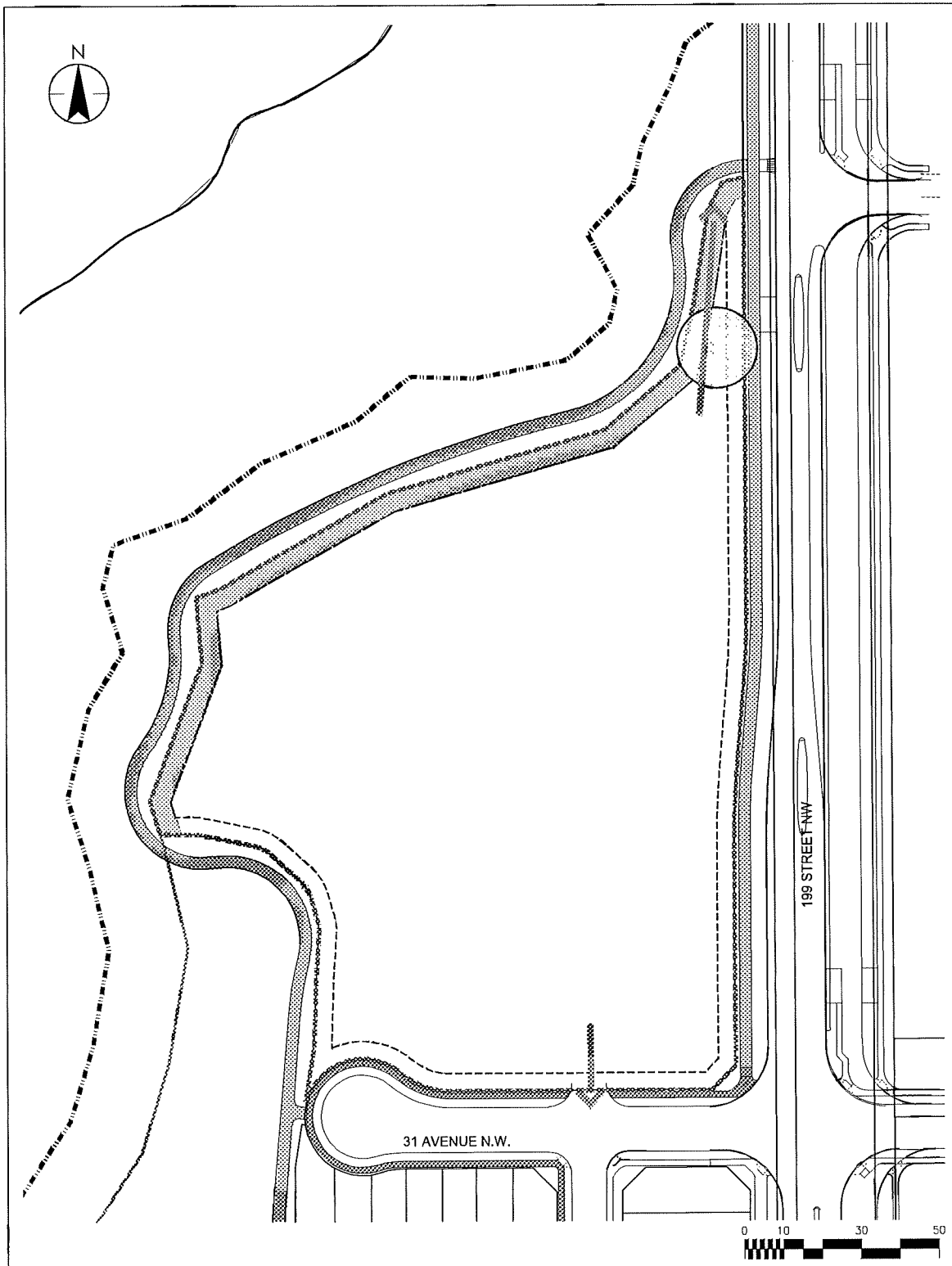
4. Development Regulations for Uses

1. Multiple principal Dwellings in the form of Single Detached Housing, Semi-detached Housing, and Duplex Housing may be constructed as part of a Multi-unit Project Development.
2. Signs shall comply with Schedule 59A of the Zoning Bylaw.

5. Development Regulations for Site Layout and Built Form

1. Development shall be in general accordance with the Appendix 1, Site Plan.

2. The minimum number of principal Dwellings shall be 65.
3. The maximum Height shall be 12.0 m.
4. The minimum Setback from the northwest property line shall be 5.0 m.
5. The minimum Setback from the south property line shall be 4.5 m
6. The minimum Setback from the west property line shall be 4.5 m.
7. The minimum Setback from the east property line shall be 4.5 m.
8. The minimum Setback from a private road for a principal Dwelling shall be 5.5 m
This may be reduced to 1.2 m where the principal Dwelling flanks a private road.
9. The maximum total Site Coverage excluding common Amenity Area and private roads shall be 55%.
10. 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.
11. Sidewalks to provide pedestrian access through the site shall connect to the public sidewalk along 31 Avenue NW, and a pedestrian connection shall be constructed through the common Amenity Area to provide a connection to 199 Street NW.
12. Private roads shall be reviewed and provided to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination (Transportation) and Fire Rescue Services.
13. Minimum Separation Space shall be 1.5 m.
14. A minimum Amenity Area of 15 m² per Dwelling shall be provided as follows:
 - a. A minimum of 7.5 m² private Amenity Area shall be provided at the rear of each principal Dwelling; and
 - b. The remaining Amenity Area shall be provided in a Common Amenity Area, as generally shown on the Appendix 1, Site Plan.
15. A minimum of one deciduous tree, one coniferous tree and four shrubs shall be provided per Dwelling. A maximum of 60% of required trees may be provided within a Common Amenity Area.
16. Fences adjacent 199 Street NW and 31 Avenue NW shall be a maximum height of 1.85 m. The fence adjacent to 199 Street NW shall be constructed as a noise attenuation fence contained wholly within private property, to the satisfaction of Subdivision and Development Coordination (Transportation).



ORIGINAL SHEET - ANSI B



400-10220 103 Avenue
Edmonton, AB T5J 0K4
Tel. 780.917.7000
www.stantec.com

Copyright Reserved

The Contractor shall verify and be responsible for all dimensions, DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay. The Contractor shall be responsible for all design and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is to be avoided.

Legend

- Site Boundary
- 4.5m Setback
- 5.0m Setback
- Pedestrian Connection
- Existing Public Walk
- Existing Shared Use Path
- Setback - Top of Bank RC
- Urban Development Line
- Top of Bank
- Common Amenity Area

Client/Project

Streetside Development Corp.
UPLANDS OF RIVERVIEW

Edmonton, AB

Title

APPENDIX I
SITE PLAN

Project No.

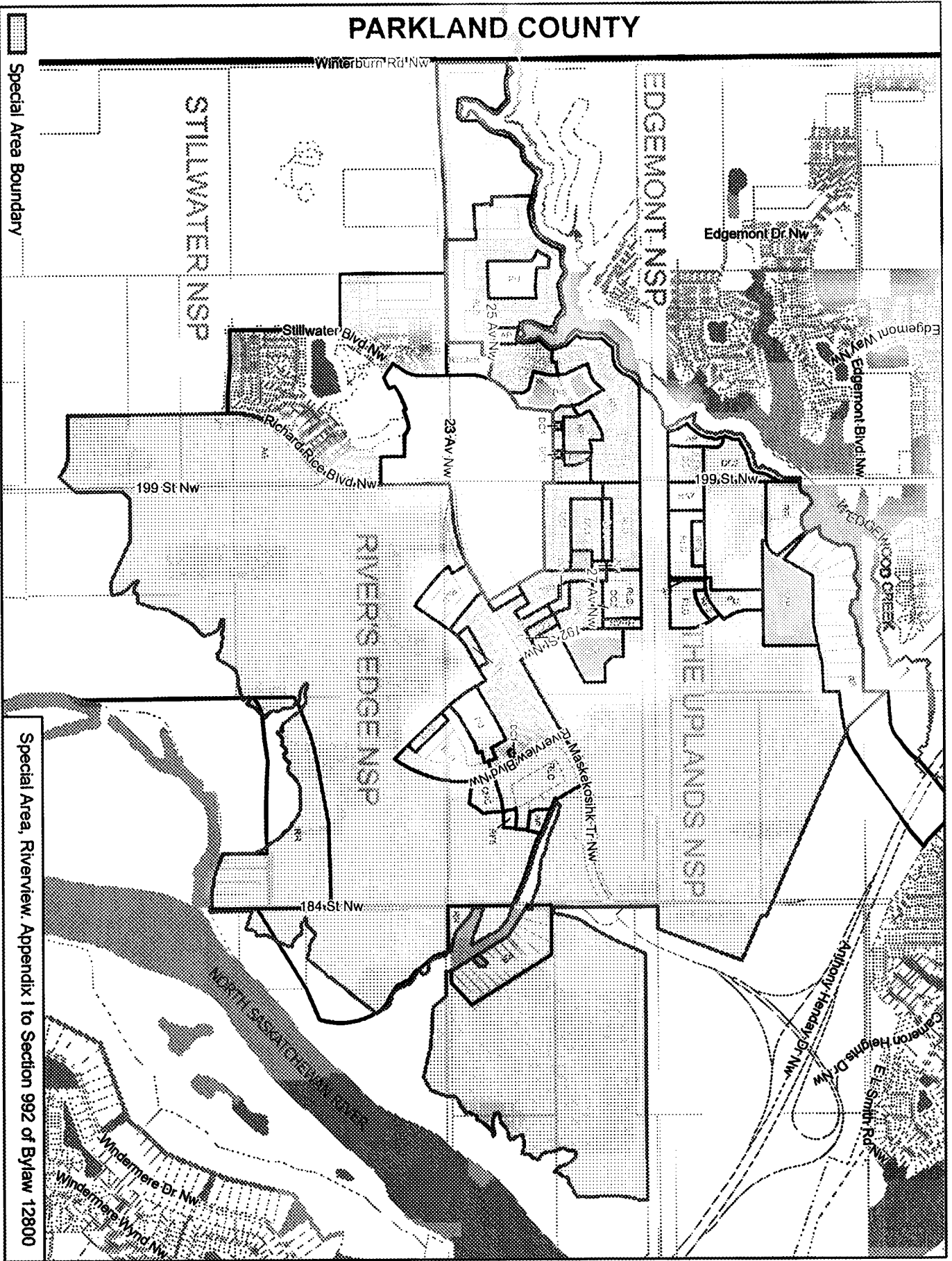
1161 110435 KC
June 20, 2022

Scale

1:1000

V:\1161\110435\1161110435_Uplands of Riverview\Site Plan\Appendix I of Riverview_06062022.dwg
2022/06/20 3:18 PM B:\C:\Users\lrbrown

PARKLAND COUNTY



Special Area Boundary

Special Area, Riverview, Appendix I to Section 992 of Bylaw 12800