

Bylaw 18114

A Bylaw to amend Bylaw 12800, as amended,  
The Edmonton Zoning Bylaw  
Amendment No. 2420

WHEREAS Lots 28 - 31, Block 114, Plan 2340HW; located at 10111, 10115, 10119 and 10123 – 88 Avenue NW, Strathcona, Edmonton, Alberta, are specified on the Zoning Map as (RF3) Small Scale Infill Development 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 28 - 31, Block 114, Plan 2340HW; located at 10111, 10115, 10119 and 10123 – 88 Avenue NW, Strathcona, 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.

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

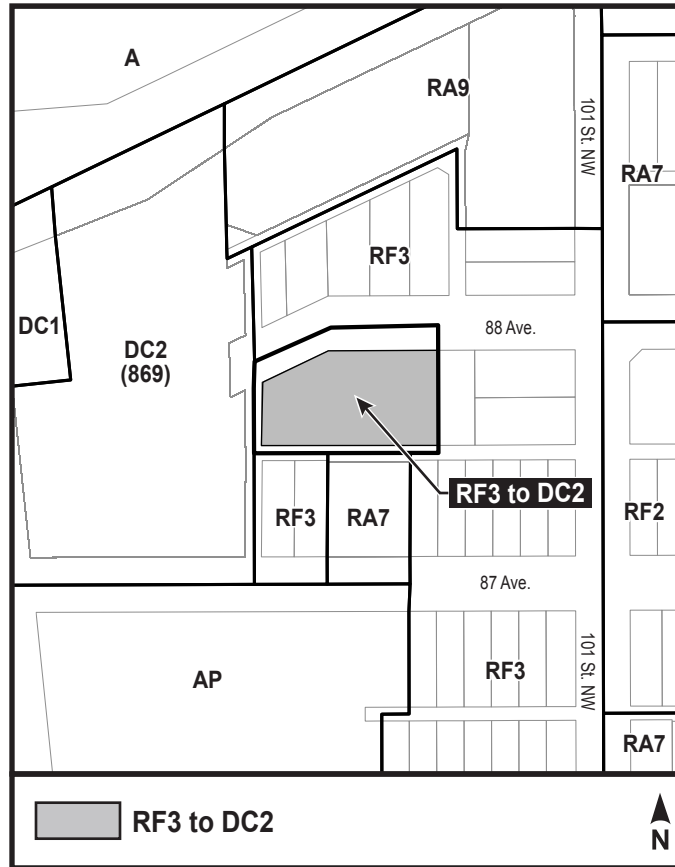
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MAYOR

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CITY CLERK

## BYLAW 18114



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

To accommodate a low rise development with a focus on shared communal space, that promotes a pedestrian-oriented streetscape and ensures compatibility with adjacent development through detailed regulation.

**2. Area of Application**

This Provision shall apply to Lots 28 - 31, Block 114 Plan 2340HW; as shown on Schedule “A” appended to the Bylaw adopting this provision, Strathcona.

**3. Uses**

- a. Apartment Housing
- b. Group Homes
- c. Live Work Units
- d. Lodging Houses
- e. Minor Home Based Business
- f. Residential Sales Centre
- g. Urban Gardens
- h. Fascia On-premises Signs
- i. Freestanding On-premises Signs
- j. Projecting On-premises Signs
- k. Temporary On-premises Signs

**4. General Development Regulations**

- a. Development shall be in general conformance with Appendices I and II.
- b. The maximum Floor Area Ratio shall be 2.0.
- c. The combined maximum number of Dwellings and Live Work Units shall be 26.
- d. In accordance with Appendix I, the maximum Height shall be 14.5 m for the west portion of the building (Area A) but the Height shall not be more than 8.9 m within 17.5 m of the east Lot line (Area B).
- e. Building Setbacks shall be as follows and in general conformance with Appendix I:

- i 4.5 m on the west;
  - ii 7.5 m on the east;
  - iii 6.0 m on the north; and
  - iv 7.5 m on the south.
- f. A minimum of ten Dwellings shall have 2 or more bedrooms with at least four having 3 or more.
- g. The minimum number of Family Oriented Dwellings shall be 4.
- h. Family Oriented Dwellings shall meet the definition of such in the Zoning Bylaw except that Dwellings can be located on any Storey of the building and no Private Outdoor Amenity Area is required, provided the Site contains at least 25m<sup>2</sup> of communal Amenity Area that is designed for use and recreation by children.
- i. A minimum of 7.5 m<sup>2</sup> of Amenity Area per Dwelling shall be provided which can be satisfied by private space or communal Amenity Area.
- j. A minimum outdoor communal Amenity Area of 75 m<sup>2</sup> shall be provided on the rooftop.
- k. The rooftop Amenity Area shall incorporate design features such as fencing, planters, seating, lighting, screening, and properly barricaded mechanical equipment that is designed to limit overlook, protect the privacy of residents in adjacent developments and to ensure illumination does not extend beyond the boundaries of the Site.
- l. Amenity Areas shall be provided in accordance with Section 46 of the Zoning Bylaw, except that they may also be provided within a Front Yard. Where provided within a Front Yard, reasonable privacy shall be maintained, however such screening shall not prevent viewing into a part of the Front Yard from any adjacent areas at a normal standing eye level.
- m. Signs shall comply with the General Provisions of Section 59 and Schedule 59B of the Zoning Bylaw.
- n. Temporary On-premises Signs shall exclude trailer mounted signs or signs with changeable copy.
- o. Freestanding On-premises Signs shall be subject to the following regulations:
  - i shall be limited to one sign on the Site facing 88 Avenue NW;
  - ii the maximum Height shall be 1.8 m; and
  - iii the maximum Area shall not exceed 3 m<sup>2</sup>.

#### **4.1 Parking, loading, and storage**

- a. Notwithstanding Section 54 of the Zoning Bylaw, a minimum 25 residential vehicular parking spaces and 4 visitor vehicular parking spaces shall be provided.
- b. A maximum of 4 surface parking spaces shall be provided which shall be visitor parking spaces and shall be to the rear of the building.

- c. Notwithstanding Section 54 of the Zoning Bylaw, 50 bicycle parking spaces shall be provided within a secure enclosed area within the principal building that is easily accessible to cyclists via access ramps, or a route through the building which facilitates easy and efficient transportation of bicycles.
- d. The underground Driveway ramp must not exceed a slope of 6% for a minimum distance of 4.5 m inside the Lot line or the ramp must incorporate transition slopes to the satisfaction of the Development Officer in consultation with Transportation Services. The ramp must be at Grade at the Lot line.
- e. Retaining walls bordering the underground Driveway ramp must not exceed a Height of 0.3 m for a distance of 3.0 m from the Lot line and no portion of the wall may encroach into road right-of-way. Should the owner/applicant wish to increase this Height, adequate sight line data must be provided to ensure vehicles can exit safely to the satisfaction of the Development Officer in consultation with Transportation Services.
- f. The portion of the parkade that is above ground level shall not exceed 1.2 m above the ground adjacent to the parkade.
- g. Notwithstanding Section 54 of the Zoning Bylaw, No Off-street Vehicular Loading Facilities shall be required.
- h. All exterior waste collection areas shall be generally located as shown on Appendix I, shall be accessed from the rear Lane and shall be screened in accordance with Section 55 of the Zoning Bylaw. Waste collection enclosures must be located entirely within private property and have gates and/or doors that restrict access and do not open or encroach into road right-of-way.

#### **4.2 Landscaping**

- a. A stamped landscaping plan prepared by an Alberta Association of Landscape Architects member shall be submitted in accordance with Section 55 of the Zoning Bylaw.
- b. In addition to the requirements of Section 55 of the Zoning Bylaw, the following shall also apply and be shown on the required Landscape Plan:
  - i. A minimum 1.83 m high wood screen fence shall be provided for the full length of the east property line except within 3.0 m of the rear Lane, to the satisfaction of the Development Officer. The height of the fence within the Front Setback may be reduced to 1.0 m;
  - ii. There shall be tree and shrub planting within a minimum 1.5 m wide landscape buffer adjacent to the full length of the east property line to the satisfaction of the Development Officer;
  - iii. The use of vertical landscaping features (e.g. hedges, planters, decorative

- fences, low walls, shrubs or other plant material) shall be provided between surface parking areas or walkways and windows and entrances of ground Storey Dwellings that look onto these areas;
- iv. Entry transitions including features such as steps, decorative fences, gates and self-contained planters shall be provided within the Setback from 88 Avenue NW;
  - v. Clear delineation of all Private Outdoor Amenity Areas and common Amenity Areas at Grade with vertical landscaping features (e.g. hedges, decorative fences, gates, low walls); and
  - vi. Soil above underground parking facilities shall be of sufficient depth to accommodate required landscaping, including trees, shrubs, flower beds, grass, and ground cover.
- c. Adjacent City of Edmonton public boulevard trees shall be retained and protected unless removal or pruning is demonstrated to be necessary or desirable, to the satisfaction of the Development Officer in consultation with Urban Forestry, to efficiently accommodate the construction of the proposed development. With the exception of demolition, excavation and signage permits, upon submission of a Development Permit application, the applicant shall submit a detailed report indicating why removal is necessary and why construction options that would not require their removal are not reasonably economically feasible. Any trees planned to be removed shall be done so in accordance with the City's Corporate Tree Management policies and procedures including the Live Tree Removal guidelines. Upon construction completion, the removed trees shall be replaced by new trees utilizing enhanced growing conditions (E.g. soil cell technologies).
  - d. For boulevard trees that are to be retained, they shall be protected in accordance with the Large Tree "Tree Protection Zone" from the City's Design and Construction Standards, Volume 5 – Landscaping.

## **5. Urban Design Regulations**

- a. Entrances and Corners
  - i. All ground level Residential Dwellings shall have an individual external entrance to Grade oriented and clearly visible to be readable from and lend a sense of occupancy to a public roadway, including a Lane. Sliding patio doors shall not serve as this entrance.
  - ii. All ground level Residential Dwellings shall have a semi-private outdoor Amenity Area in front of each exterior entry that shall be provided in a manner that establishes a transition area between the Amenity Area and the adjacent public roadway (including a Lane) Setback area using landscape features such as decorative fencing, change in grade, shrub beds or rock gardens and/or built elements such as private entrance features and verandas or porches.

b. Building Façade, Materials, and Exterior Finishing

- i The development shall be designed to include the use of different architectural elements and treatments, articulated Façades, materials, and colours to add variety, rhythm, break up the massing and provide a sense of human scale.
- ii 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.
- iii The building shall be finished with high quality, durable materials. Vinyl siding and/or cementitious stucco are prohibited. The contextual fit, design, proportion, quality, texture and application of various finishing materials shall be to the satisfaction of the Development Officer.
- iv Elements of the development and of individual dwellings such as windows, doors, balconies and Amenity Areas shall be sited, oriented and designed to minimize their impact on adjacent sites, considering such things as daylight, sunlight, ventilation, quiet, visual privacy, shadowing, views, and noise. The applicant shall provide, at the discretion of the Development Officer, information regarding the location of such features on adjacent and abutting Sites and the relationship to the subject Site that demonstrates the minimizing of the impact described above to the satisfaction of the Development Officer.
- v Notwithstanding Section 44 of the Zoning Bylaw, balconies facing south shall be limited to either 'Juliette' style or recessed within the Façade, to reduce overlook onto adjacent properties.
- vi Platform Structures shall not be permitted to project from the east Façade of the building.
- vii Roof top terraces, shall be screened with landscaping, decorative screen fences, frosted glass and/or be stepped back from the façade of the building where concerns of overlook may exist to the satisfaction of the Development Officer.
- viii Glazing on the east Façade of the principal building shall be located to maximize privacy and minimize overlook to the adjacent residential property. This may include, but not be limited to privacy screens, louvers, frosted glass or glass block, to the satisfaction of the Development Officer.
- ix 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 incorporation within the building.



## **6. 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.
- b. Notwithstanding the other Development Regulations and Appendices of this Provision and Section 720.3(2) of the Zoning Bylaw, in the event that the owner/developer does not obtain a Development Permit and commence construction of the building within 10 years of the passage of the Bylaw adopting this Provision, development shall be in accordance with this Provision, except that:
  - i the maximum Height shall be 10.0 m; and
  - ii the maximum Floor Area Ratio shall be 1.0.

## **7. Improvements and Contributions**

- a. The owner shall enter into an Agreement with the City of Edmonton for off-site improvements necessary to serve the development, such improvements to be constructed at the owner's cost. The Agreement process includes an engineering drawing review and approval process. Improvements to be addressed in the Agreement include, but are not limited to repair of any damage to the abutting roadways, sidewalks and/or boulevards resulting from construction of the development, to the satisfaction of the Development Officer in consultation with Urban Transportation. The site must be inspected by Urban Transportation prior to the start of construction and once again when construction is complete.
- b. The design and implementation of this development shall apply techniques to reduce energy consumption for heating and cooling to 50% of the National Energy Code of Canada 2011 standard for a comparable building. With the exception of demolition, excavation and signage permits, upon submission of a Development Permit application, the applicant shall submit a detailed report prepared by a registered professional engineer or architect, indicating how this energy reduction target will be achieved upon construction completion. Upon completion of the building, a second report prepared by a registered professional Architect or Engineer shall be submitted that demonstrates, to the satisfaction of the Development Officer, that the design and construction of the building meets the target.

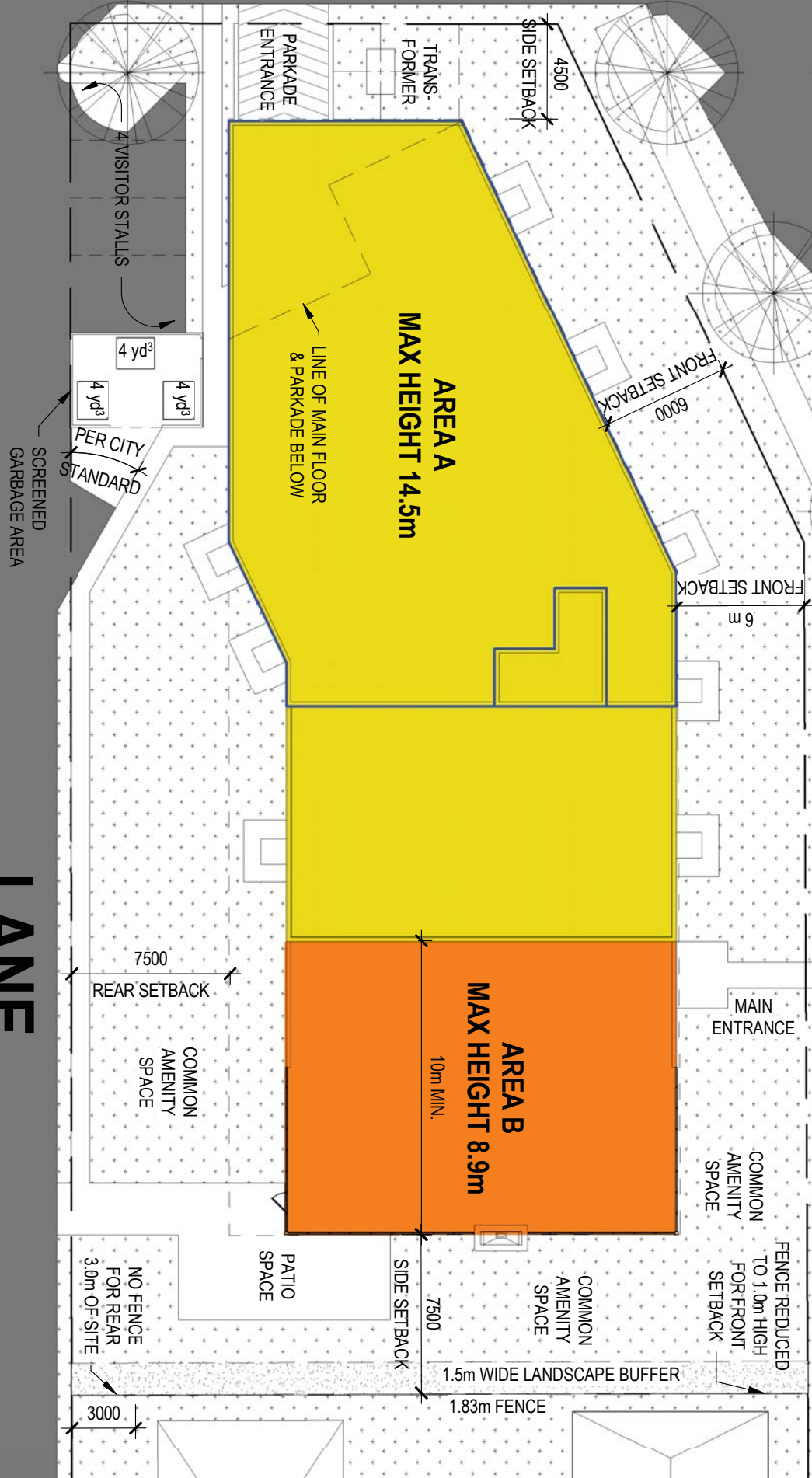
# 88 AVENUE

## Appendix I

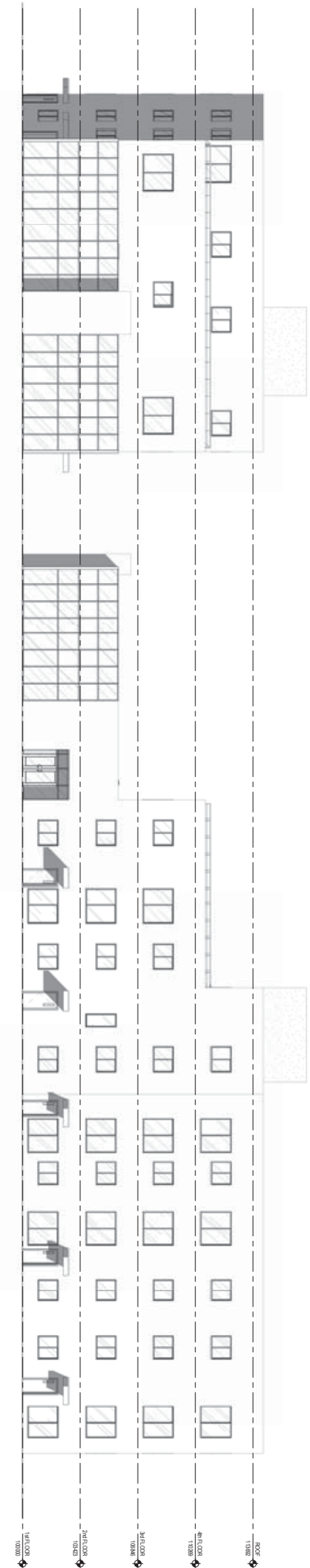
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# LANE

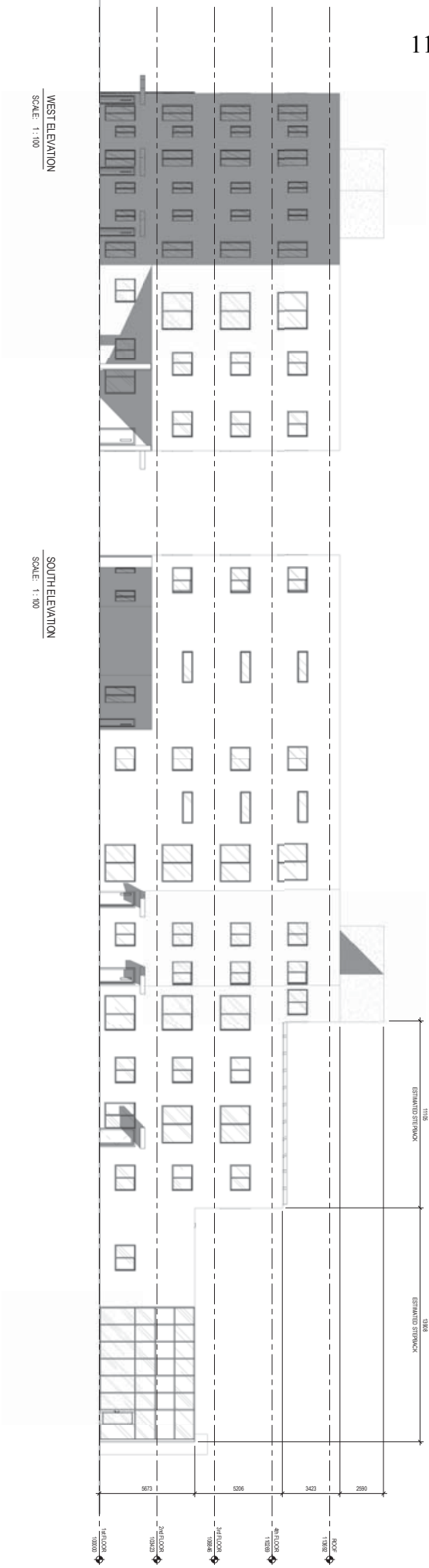
# LANE



# Appendix II



11/11



ELEVATIONS INDICATE THE GENERAL INTENT OF MASSING ONLY.  
MATERIALS, WINDOW LOCATIONS, ARTICULATION, AND FURTHER REFINEMENT TO BE PROVIDED WITH DEVELOPMENT PERMIT APPLICATION.  
HEIGHTS SHOWN ARE APPROXIMATE, TO BE NO MORE THAN THE MAXIMUMS IDENTIFIED IN THE WRITTEN REGULATION.