

Bylaw 17809

A Bylaw to amend Bylaw 12800, as amended,  
The Edmonton Zoning Bylaw  
Amendment No. 2290

WHEREAS Units 1-118 and Units A-E, Condominium Plan 1223097 and Units 1-66, Condominium Plan 1223111; located at 18333, 18343 Lessard Road NW and 701 Dalhousie Way, Donsdale, Edmonton, Alberta, are specified on the Zoning Map as (AP) Public Park and (DC2) Site Specific Development Control Provision Zone; and

WHEREAS an application was made to rezone the above described property to (DC2) Site Specific Development Control Provision Zone;

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 Units 1-118 and Units A-E, Condominium Plan 1223097 and Units 1-66, Condominium Plan 1223111; located at 18333 and 18343 Lessard Road NW and Lot 100MR, Block 34, Plan 1621162 located at 701 Dalhousie Way, Donsdale, Edmonton, Alberta, which lands are shown on the sketch plan attached as Schedule "A", from (AP) Public Park and (DC2) Site Specific Development Control Provision Zone to (DC2) Site Specific Development Control Provision Zone.
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

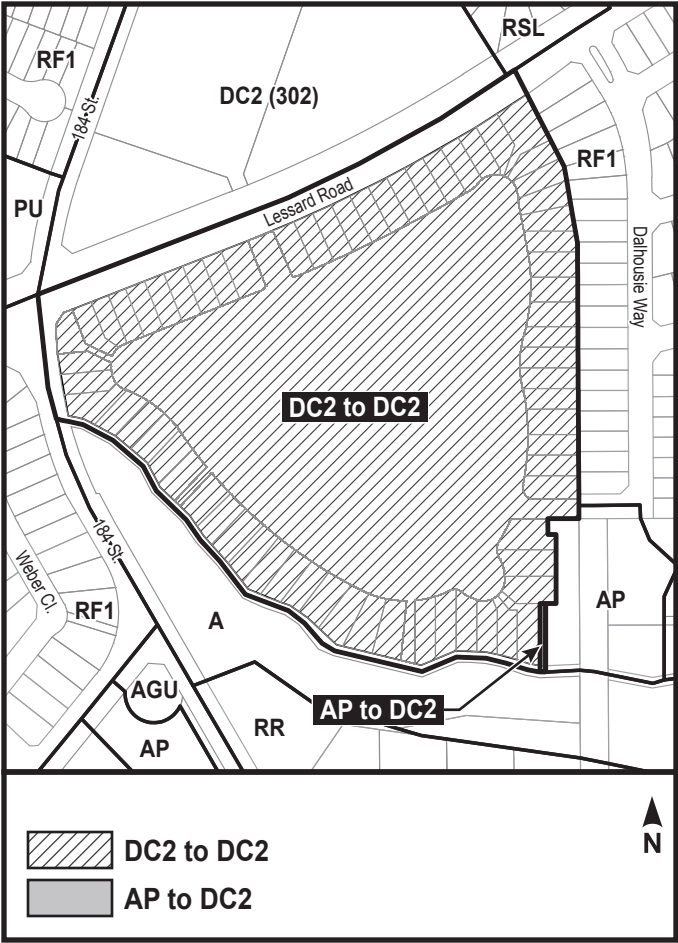
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MAYOR

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CITY CLERK

BYLAW 17809



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

To revise a Site Specific Development Control Provision (Area A, B & C) to accommodate the development of a comprehensively planned, seniors-oriented Continuing Care Retirement Community with low and medium density housing and institutional uses plus a variety of ancillary uses (e.g. dining facilities, health care services, recreation & fitness facilities) with site development regulations to ensure compatibility with adjacent residential development with a revision the east setback of Unit 34, Plan 1223111 from 4.5 m to 1.2 m.

**2. Area of Application**

This Provision shall apply to Units 1 – 66, Condominium Plan 122 3111, and Units 1-118 and A-E, Condominium Plan 1223097, and 3.0 m from the southwest corner of Lot 100MR , Block 54, Plan 1621162 as shown on Schedule “A” appended to the Bylaw adopting this provision, Donsdale.

**3. Uses****Area A**

- a. Minor Home Occupations
- b. Semi-Detached Housing
- c. Single Detached Housing
- d. Residential Sales Centre

**Area B**

- a. Apartment Housing
- b. Boarding and Lodging Houses
- c. Child Care Services
- d. Community Recreation Services
- e. Extended Medical Treatment Services
- f. Health Services
- g. Indoor Participant Recreation Services

- h. Personal Service Shops & Convenience Retail Stores when designed as an integral and secondary component of the development
- i. Private Clubs
- j. Private Education Services
- k. Religious Assembly
- l. Residential Sales Centre

### **Area C**

- a. Extended Medical Treatment Facilities
- b. Health Services

## **4. Development Criteria**

Before any development permits are issued in Areas A, B or C, a subdivision application shall be approved to create a separate parcel for the DC2 site. Development in all areas shall comply with the recommendations of the Geotechnical Evaluation prepared by Nichol's Environmental Canada, dated November 1999.

### **Area A**

Development within Area A shall be in general conformance with the concept illustrated on the site plan (Appendix 1) and shall comply with the following criteria:

- a. there shall be a maximum of 74 dwelling units in Area A;
- b. the maximum Height shall not exceed 6.0 m (19.7 ft.) nor 1 storey;
- c. there shall be a minimum of 1.2m (3.94 ft) of space adjacent to the side wall of each building for a total of 2.4m ( 7.88 ft) between buildings. Where a building is located adjacent to a vehicular entrance to the site, there shall be a minimum of 3m (9.84 ft) between the building and the road carriageway.
- d. the minimum yard adjacent to the private road which separates Area A from Areas B & C shall be 4.5 m (14.8 ft.);
- e. the minimum yard adjacent to the future low density residential development on the east boundary of the site shall be 7.5 m (24.6 ft.);
- f. the minimum yard adjacent to Lessard Road shall be 6.0 m (19.7 ft.);
- g. the minimum yard adjacent to the Wedgewood Ravine and the proposed park site shall be 4.5 m (14.8 ft.).
- h. a 1.83 m (6.0 ft.) screen fence, designed to the satisfaction of the Development Officer, shall be installed along the property lines adjacent to existing or future low density residential, Lessard Road and 184 Street ;

- i. a 1.2 m (3.9 ft.) screen fence, designed to the satisfaction of the Development Officer, shall be installed along the property line adjacent to the Wedgewood Ravine and park space;
- j. parking for Area A shall meet the requirements of Section 66 of the Land Use Bylaw;
- k. Signs shall be allowed in this Provision in accordance with Schedule 79B and the general provisions of Sections 79.1 to 79.9 of the Land Use Bylaw.
- l. A communal amenity area shall be provided as generally shown on Appendix 1.

## **Area B**

Development within Area B shall be in general conformance with the concept illustrated on the site plan (Appendix 1) and shall comply with the following criteria:

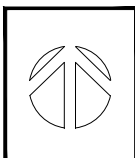
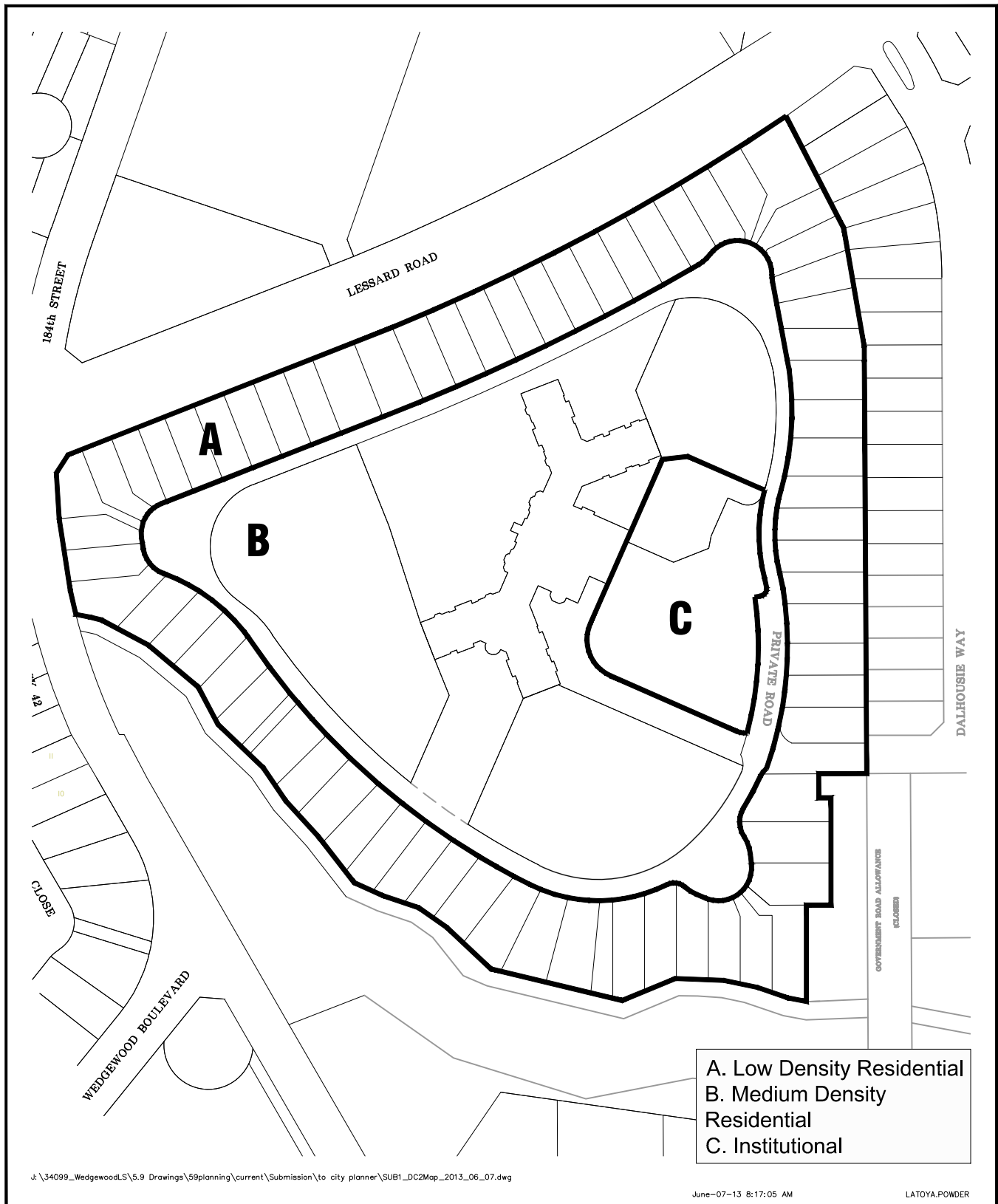
- a. the maximum number of dwelling/sleeping units in Area B shall not exceed 280;
- b. development in Area B shall comply with the Separation Space requirements in Section 58 of the Land Use Bylaw;
- c. the maximum Height shall not exceed 12.0 m (40 ft.) nor three storeys;
- d. parking for both Area B and Area C combined shall include a minimum of 75 underground stalls and 165 surface stalls;
- e. the minimum yard adjacent to the private road which separates Areas B and C from Area A shall be 4.5 m (14.8 ft.);
- f. Signs shall be allowed in this Provision in accordance with Schedule 79B and the general provisions of Sections 79.1 to 79.9 of the Land Use Bylaw.
- g. At least 2 communal amenity areas shall be provided as generally shown on Appendix 1.

## **Area C**

Development within Area C shall be in general conformance with the concept illustrated on the site plan (Appendix 1) and shall comply with the following criteria:

- a. the maximum number of dwelling/sleeping units for Extended Medical Treatment Services shall be 96;
- b. development in Area C shall comply with the Separation Space requirements in Section 58 of the Land Use Bylaw;
- c. the maximum Height shall not exceed 12.0 m (40 ft.) nor three storeys;
- d. the minimum yard adjacent to the private road which separates Area C and B from Area A shall be 4.5 m (14.8 ft.);

- e. parking for both Area B and Area C combined shall include a minimum of 75 underground stalls and 165 surface stalls;
- f. Extended Medical Treatment Services shall not include out-patient services for non-residents of the Continuing Care Retirement Community;
- g. Signs shall be allowed in this Provision in accordance with Schedule 79B and the general provisions of Sections 79.1 to 79.9 of the Land Use Bylaw.



TITLE:

## Donsdale Site Layout

**IBI**  
GROUP

DRAWN BY: LP

DATE: June 7, 2013

SCALE: NTS