

Bylaw 18084

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 2404

WHEREAS Lot 126, Block 30, Plan 3100TR; located at 2021 – Millbourne Road West NW, Tweddle Place, Edmonton, Alberta, is specified on the Zoning Map as (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 as Lot 126, Block 30, Plan 3100TR; located at 2021 – Millbourne Road West NW, Tweddle Place, Edmonton, Alberta, which lands are shown on the sketch plan attached as Schedule “A”, from (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.

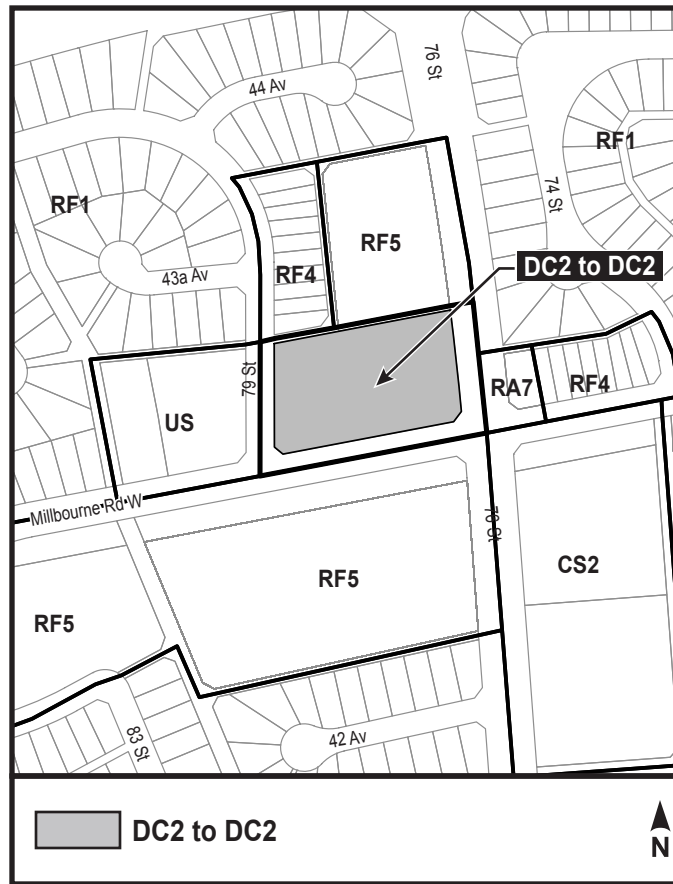
READ a first time this	day of	, A. D. 2017;
READ a second time this	day of	, A. D. 2017;
READ a third time this	day of	, A. D. 2017;
SIGNED and PASSED this	day of	, A. D. 2017.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

BYLAW 18084



SCHEDULE “B”**(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION****1.0 General Purpose**

To accommodate a mixed use development primarily for medium rise apartment housing with a limited amount of commercial uses on the ground floor, as part of a high quality, integrated residential development, which is compatible and sympathetic to the surrounding residential area.

2.0 Area of Application

This DC2 Provision shall apply to 1.02 ha of land on Lot 126, Block 30, Plan 3100 TR; located between 76 Street and 79 Street, and north of Millbourne Road West as shown on Schedule “A” of the Bylaw adopting this DC2 Provision; Tweddle Place.

3.0 Residential and Residential Related Uses

- a. Apartment Housing
- b. Limited Group Homes
- c. Minor Home Based Business
- d. Major Home Based Business
- e. Residential Sales Centre

4.0 Commercial Uses

- a. Bars and Neighbourhood Pubs
- b. Child Care Services
- c. Commercial Schools
- d. Convenience Retail Stores
- e. General Retail Stores
- f. Health Services
- g. Indoor Participant Recreation Services
- h. Personal Service Shops
- i. Professional, Financial, and Office Support Services
- j. Specialty Food Services
- k. Restaurants

5.0 Signs

- a. Fascia On-premises Signs
- b. Projecting On-premises Signs
- c. Freestanding On-premises Signs
- d. Temporary On-premises Signs

6.0 Development Regulations**6.1 General**

- a. The development shall be in general accordance with Appendix 1, to the satisfaction of the Development Officer. Appendix 1 is conceptual in nature and minor variations shall be permitted at the Development Permit stage. Variations may be warranted by constraints due to drainage, site geometry, vehicular access, and construction conditions.
- b. The maximum number of Dwellings shall be 320
- c. The maximum building Height shall be 42 m.
- d. The maximum Floor Area Ratio shall be 3.5.
- e. The minimum building Setbacks shall be as follows:
 - i. 13.5 m from the east Lot line;
 - ii. 5.5 m from the west Lot line;
 - iii. 10.0 m from the north Lot line; and
 - iv. 5.0 m from the south Lot line
- f. The maximum total Floor Area for non-Residential Uses shall not exceed 1,000 m².
- g. A pedestrian walkway with a minimum width of 1.5 m shall be provided adjacent to the east façade of Building 2 to provide pedestrian access to commercial uses, as shown in Appendix I.
- h. Commercial uses shall be limited to the ground floor of the east building.
- i. The total floor area for Restaurants uses shall be limited to less than 208 Occupants and 250m² of Public Space.
- j. The total floor area for Bars and Neighbourhood Pubs uses shall be limited to less than 116 Occupants and 140m² of Public Space.
- k. Each Specialty Food Services use shall be limited to less than 125 Occupants and 150 m² of Public Space.
- l. Temporary On-premises Signs shall be limited to project advertising associated with a Residential Sales Centre.
- m. No freestanding signage is permitted within the surface parking lot setbacks.

- n. Residential Sales Centres shall be limited to the sale or leasing of units located within this site.
- o. A minimum Amenity Area of 7.5 m² per Dwelling shall be provided.
 - i. Of the total required Amenity Area, a minimum of 2.3 m² per Dwelling shall be provided as Common Amenity Area.
- p. Private outdoor amenity space for street-oriented dwellings, shall be visually and physically defined with features such as (but not limited to) planting, fencing, low walls, and/or grade changes. Private outdoor amenity space for ground floor units will include individual entrances and connections to pedestrian walkways.

6.2 Landscaping

- a. Landscaping shall be in general accordance with Section 55 of the Zoning Bylaw.
- b. Notwithstanding Section 55 of the Zoning Bylaw, trees provided on City property shall count toward the on-site tree landscaping requirements of the Zoning Bylaw.
- c. A Landscape Plan shall be completed by a registered Landscape Architect and submitted for review and approval by the Development Officer, prior to the issuance of any Development Permit.
- d. Landscaping on the Site shall utilize plant materials that provide colour, and visual interest throughout the year to enhance the appearance of the development and create comfortable, attractive, and sustainable environment.
- e. Where below Grade Parking Garages are built to the Lot line, raised planters shall be permitted within the Setback space at grade, to achieve sufficient soil depth required to support Landscaping.
- f. Landscaping, lot grading, and boulevard trees installed along the perimeter of the site shall not interfere with sight lines for roadway users along the adjacent streets, to the satisfaction of the Development Officer in consultation with the Development Engineering and Drawing Review Unit, City Planning Branch.

6.3 Parking, Access, Loading, and Storage

- a. Loading and passenger drop-off shall comply with Section 54 of the Zoning Bylaw and shall be located to the satisfaction of the Development Officer, in consultation with Transportation.
- b. Notwithstanding Section 54.2, Schedule 1 of the Zoning Bylaw, the following regulations shall apply:
 - i. A minimum of 527 parking spaces shall be provided for all Uses.
 - A. A minimum of 89 parking spaces shall be publicly accessible for visitors and Non-Residential Uses.
 - ii. If the actual number of Dwellings and/or the area of Non-residential Uses is less than the maximum provided in the Provision, then the amount of required parking shall be reduced in a proportionate manner at the Development Permit stage.

- iii. Minimum parking requirements for Residential and Residential-related Uses, and/or residential visitor and Non-Residential Uses may be reduced by the Development Officer in consultation with Transportation if a Parking Demand Study is submitted in conjunction with an application for a Development Permit.
- c. All vehicular parking shall be provided as a combination of underground and surface parking spaces. A maximum of 70 surface parking spaces will be permitted on the Site.
- d. The below Grade Parking Garage shall not be subject to required Setbacks and may extend to all Lot lines.
- e. At-Grade Parking shall be setback a minimum of 1.0 m from the east lot line to allow for a landscaped buffer and pedestrian connections to the sidewalk.
- f. At-Grade Parking shall be setback a minimum of 7.0 m from the south lot line to allow for landscaping and/or outdoor amenity area.
- g. Adequate sight lines shall be maintained for vehicles entering and exiting the Below Grade Parking Garage, to the satisfaction of the Development Officer and Transportation.
- h. Notwithstanding Section 54.3, Schedule 2 of the Zoning Bylaw, a minimum of 100 bicycle parking spaces for Residential and Residential-Related Uses shall be provided in a secure location within the below Grade Parking Garage.
- i. A minimum of 20 Bicycle Parking spaces for visitors and Non-Residential Uses shall be provided at grade in an easily accessible location and available for public use.
- j. Waste collection areas or outdoor storage areas shall not be developed within 3.0 m. of the property line. Outdoor waste collection shall be screened as per Section 55.5.6 and shall be located on the Site in accordance with Appendix I to the satisfaction of the Development Officer in consultation with Waste Management Services and Transportation.
- k. At grade vehicular parking shall be partially screened through the use of decorative screens where it faces a public roadway other than a Lane. Height of screening shall not exceed 1.2 m.

6.4 Building Design

- a. A variable Stepback distance shall be permitted from the façade of the Building abutting 76 Street NW as shown in Appendix 1. The Stepback distance may vary between 0m to 5.5m.
- b. Any Family-oriented Dwellings shall be on the ground floor.
- c. Ground floor Dwellings shall feature individual entrances and active residential frontages, as conceptually shown on Appendix I.
- d. Commercial Uses at grade shall have individual external entrances.

- e. High quality exterior finishing materials shall provide visual interest and may include materials such as, but not limited to, masonry, stone, metal, wood, cement paneling, acrylic stucco, and clear glass. The use of vinyl and masonry stucco as a finishing material shall not be permitted.
- f. A minimum of 70% of the linear frontage of the commercial ground floor façade facing a public roadway, other than a Lane, shall have clear non-reflective glazing. Transparency is calculated as a percent of linear meters at 1.0 m above the finished Grade.
- g. A maximum of 10% of the glazed area of a commercial frontage may be covered with signage.
- h. A minimum of 40% of the façade of each Dwelling facing a public roadway, other than a Lane, shall have clear non-reflective glazing on the exterior of the first Storey. Transparency is calculated as a percent of linear meters at 1.0 m above the finished Grade.
- i. Canopies and/or other architectural features shall be provided above the ground floor Façade facing public roadways to contribute to a comfortable pedestrian scale.
- j. Design techniques including, but not limited to, the use of different materials and colours, shall be employed on all building Facades in order to minimize the perception of massing of the building when viewed from adjacent residential areas and roadways.
- k. All mechanical equipment, including roof mechanical units, surface level venting systems, and transformers shall be concealed by screening in a manner compatible with the architectural character of the buildings.




7.0 Other Regulations

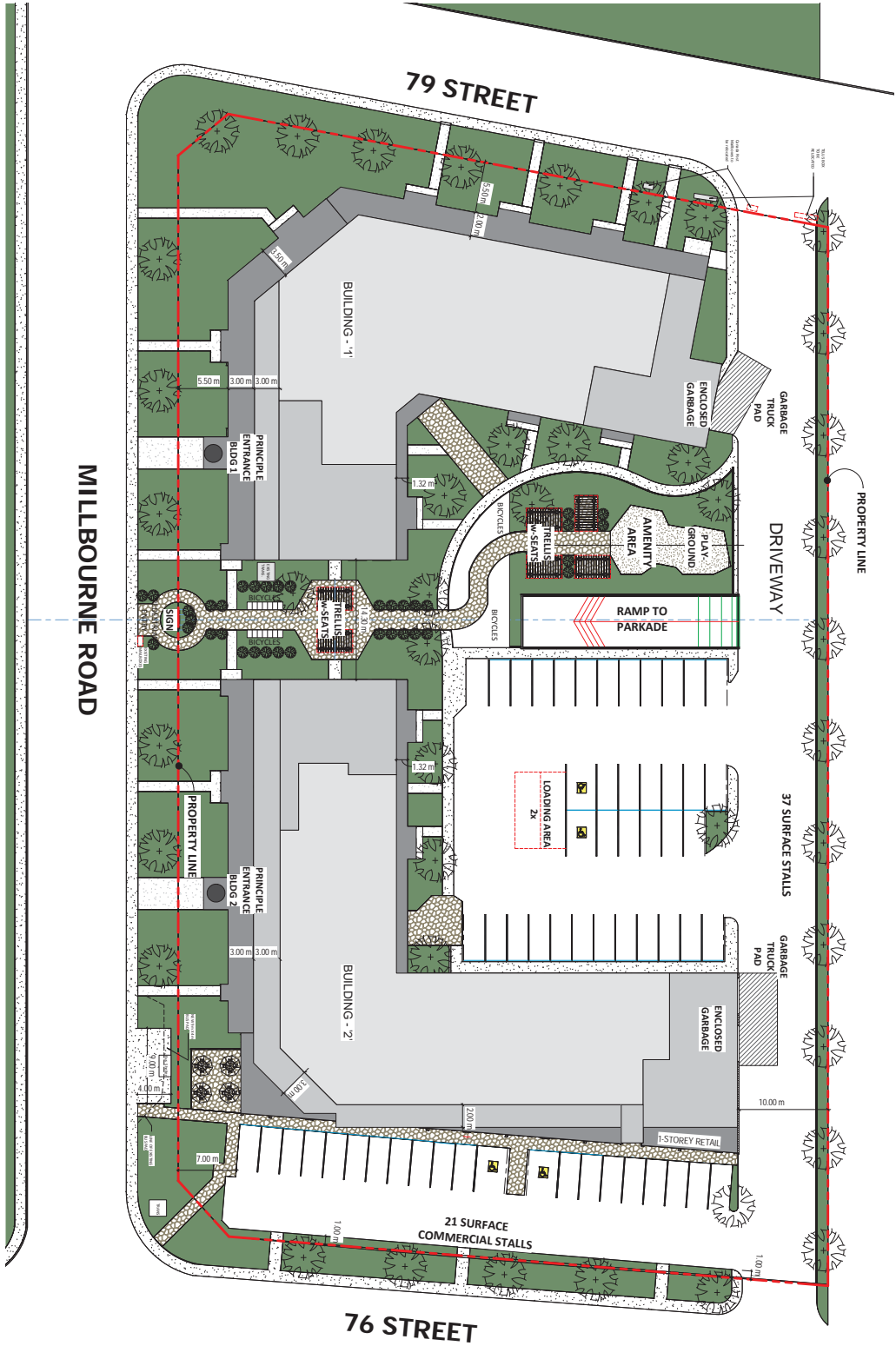
- a. Notwithstanding the other Development Regulations and the Appendices of this Zone, in the event that the owner/developer does not obtain a Building Permit and commence construction under a valid Development Permit for the development within 10 years of the passage of this Bylaw, development of the site shall be in accordance with this provision, except that:
 - i. the maximum Height shall be 32.0 m; and
 - ii. the maximum Floor Area Ratio shall be 2.0.
- b. A Crime Prevention through Environmental Design Assessment shall be prepared at the Development Permit stage to the satisfaction of the Development Officer to ensure that the development provides a safe urban environment in accordance with the guidelines and principles established in the Design Guide for a Safer City (City of Edmonton, 1995).

8.0 Improvements and Contributions

- a. Prior to Development Permit issuance, the Development Officer shall ensure that a signed agreement has been executed between the City and the Owner, requiring the Owner to provide the City at the time of Development Permit approval, the option to purchase 5 percent of the proposed number of residential units (rounded to the nearest unit) at 85 percent of market value.
- b. Prior to the issuance of the Development Permit, a Servicing Feasibility Study shall be completed by a registered Professional Engineer and approved to the satisfaction of the Development Officer in consultation with Drainage. LID measures may be implemented on the site to mitigate servicing impacts.
- c. The Owner shall enter into a Municipal Improvement Agreement (MIA) and/or Servicing Agreement with the City of Edmonton, in conjunction with development permit(s), for off-site improvements necessary to serve the development. These off-site improvements shall include, but are not limited to:
 - i. Boulevard landscaping, including trees shall be provided along Millbourne Road and 76 Street, as per the City of Edmonton Design and Construction Standards. The Development Officer will circulate engineering drawings, completed by a registered landscape architect, to the Development Engineering and Drawing Unit, City Planning Branch, for review and approval of the boulevard landscaping.
 - ii. Reconstruction of the existing access to 76 Street, to the satisfaction of Transportation.
 - iii. Construction of a new access to 79 Street, to the satisfaction of Transportation.
 - iv. Removal of the existing access to Millbourne Road and restoration of the sidewalk and boulevard, to the satisfaction of Transportation.
 - v. Reconstruction of the existing westbound bus stop along Millbourne Road to a 4 x 9 meter bus stop amenity pad, to the satisfaction of Transportation and Edmonton Transit Services.
 - vi. Replacement of the yield sign along southbound 79 Street at Millbourne Road with a stop sign.
 - vii. Installation of all signage and pavement markings necessary to convert the westbound curb lane along Millbourne Road at 76 Street to a right turn only lane.
- d. As a condition of development permit issuance and prior to release of drawings for building permit review, the developer shall enter into an agreement to contribute funds in the amount of \$75,000 to the North Millbourne Community League for an offsite amenity for enhancements to Michael's Park, with specific details to be determined between the Owner and City Administration in consultation with the North Millbourne Community League. The funds shall be submitted to the City of Edmonton at the time of agreement execution.

- e. Notwithstanding 8.d of this Provision, if at the time of the agreement execution, if enhancements to Michael's Park have already been completed or are funded, the funds shall be used for an alternative off site public amenity with specific details to be determined between the Owner and City administration in consultation with the North Millbourne Community.

	Property Line
	Podium
	Tower - Level 3 to Level 9
	Tower - Level 10 to Level 12
	Green Landscape



TWEDDLE PLACE

EDMONTON, ALBERTA



SITE PLAN



DER+Associates
ARCHITECTURAL LTD.

Drawn: J. ADRIAN Date: MAY 2017

SD-01