

Bylaw 17885

A Bylaw to amend Bylaw 12800, as amended,  
The Edmonton Zoning Bylaw  
Amendment No. 2328

WHEREAS Lot 1, Block 130, Plan 2602HW; located at 13923 - 102 Avenue NW, Glenora, Edmonton, Alberta, is 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 Lot 1, Block 130, Plan 2602HW; located at 13923 - 102 Avenue NW, Glenora, Edmonton, Alberta, which lands are shown on the sketch plan attached 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 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.

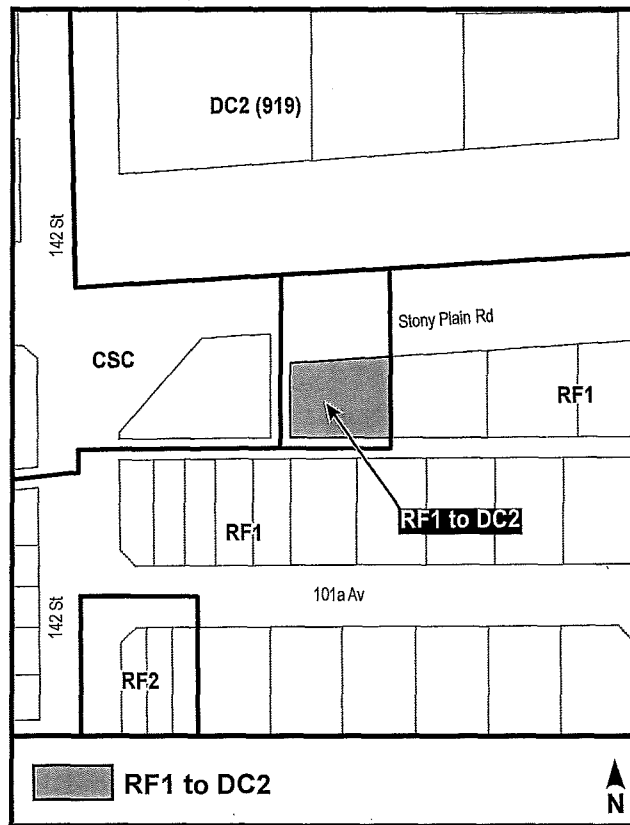
READ a first time this	10th	day of	April	, A. D. 2017;
READ a second time this	10th	day of	April	, A. D. 2017;
READ a third time this	10th	day of	April	, A. D. 2017;
SIGNED and PASSED this	10th	day of	April	, A. D. 2017.

THE CITY OF EDMONTON

  
\_\_\_\_\_  
MAYOR

  
\_\_\_\_\_  
CITY CLERK

## BYLAW 17885



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

To accommodate a row housing development characteristic of urban settings that, provides a more intensive development with emphasis on quality of architecture, smaller setbacks, orientation to 102 Avenue, higher site coverage, and reduced private amenity requirements.

**2. Area of Application**

This Provision shall apply to an approximately 700 m<sup>2</sup> site legally described as Lot 1, Block 130, Plan 2602HW in the Glenora neighbourhood, as shown on Schedule A adopting this Provision.

**3. Permitted Uses**

- a. Minor Home Based business
- b. Residential Sales Centre
- c. Row Housing
- d. Fascia On-premises Signs

**4. Development Regulations**

- a. The development shall be in general accordance with the attached Appendices (listed below). These Appendices are schematic illustrations of the intended development.
  - i. Appendix 1: Site Plan
  - ii. Appendix 2: North Elevation
  - iii. Appendix 3: South Elevation
  - iv. Appendix 4: Illustrative Landscape Plan
- b. The minimum Site area shall be 700 m<sup>2</sup>.
- c. A maximum of 4 Dwelling units shall be permitted.
- d. The maximum Height shall not exceed 10.0 m.
- e. The Front Setback shall be a minimum of 2.5 m and a maximum of 5.5 m.
- f. Minimum Side Setbacks shall be provided, on the following basis:
  - i. 1.2 m along the west Lot line abutting the Side Lane
  - ii. 3 m along the east Lot line
- g. The Rear Setback shall be a minimum of 5.5 m.
- h. The maximum Site Coverage shall be 55%.

- i. Each Dwelling shall provide a minimum of 2 bedrooms.
- j. Amenity Areas
  - i. A minimum Private Outdoor Amenity Area of 8.0 m<sup>2</sup> per dwelling shall be provided.
  - ii. Structures may project into the Rear Setback up to a maximum distance of 1.0 m.
  - iii. Notwithstanding Section 47 of the Zoning Bylaw, where Private Outdoor Amenity Area is provided, the minimum dimension shall be 1.5 m.
- k. A solid uniform screen fence, 1.8 m in height, shall be installed along the east and west property lines except within the required Front Yard.

## **5. Urban Design and Built Form**

- a. Row Housing shall have rear attached garages.
- b. All Dwelling units shall be oriented to front onto 102 Avenue. Each dwelling unit shall have a well-defined individual front door with access to the ground level, leading to a public sidewalk.
- c. The front and rear façades of the building shall be designed with detail and articulation to ensure that each Dwelling unit is individually identifiable.
- d. Building façades shall be articulated by a combination of recesses, entrances, windows, projections, change in building materials or colours, and shall be in general accordance with Appendix 2: North Elevation and Appendix 4: South Elevation.
- e. All exposed building faces shall have consistent and harmonious exterior finishing materials such as stone, masonry, metal, wood panels, cement panels, and/or glass.
- f. Exterior lighting associated with the development shall be designed, located or screened so as to reduce impacts on adjacent off-site residential units.

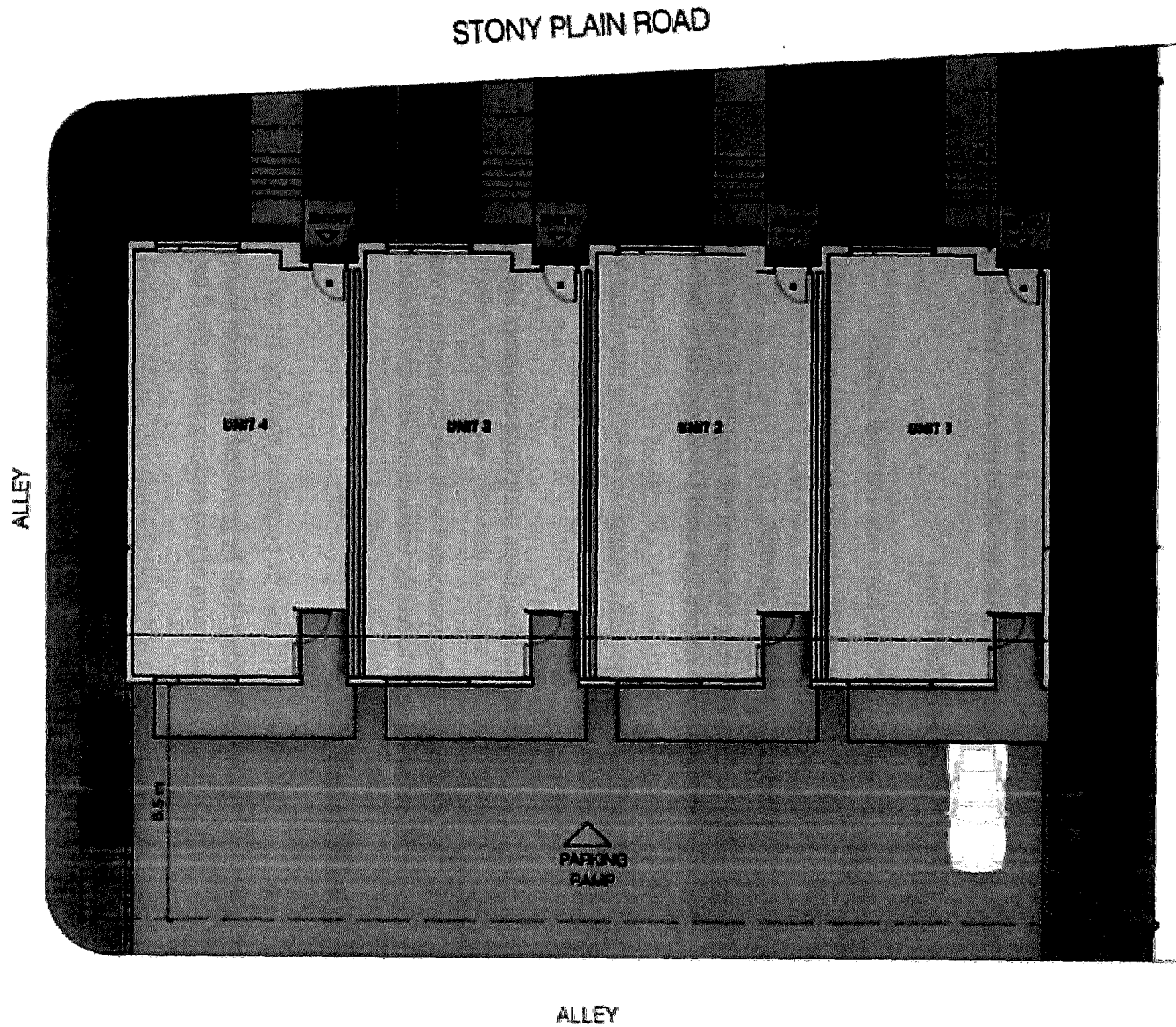
## **6. Parking and Access**

- a. Driveways shall only be permitted abutting the rear Lane.
- b. Off-street Parking shall be provided in Garages incorporated into the rear of the building. A minimum of two parking spaces shall be provided per each Dwelling unit.

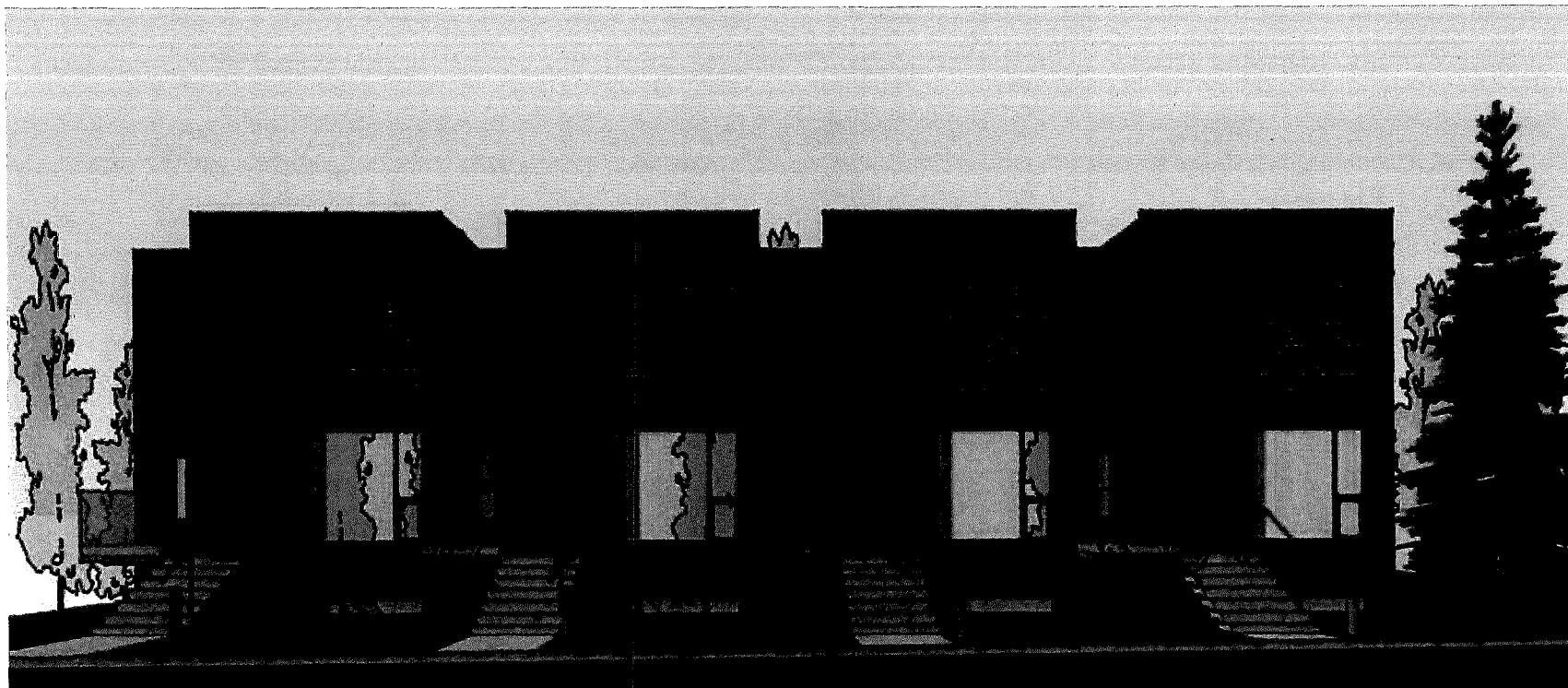
## **7. Landscaping**

- a. Landscaping shall comply with Section 55 of the Zoning Bylaw and provided in general accordance with Appendix 5: Illustrative Landscape Plan.
- b. Landscaping for the Site shall include a minimum of 4 trees and 12 shrubs.
- c. Landscape design shall consider appropriate plant material for horticultural zone 3a.
- d. Landscaping within the Setback area along the eastern Lot line shall be designed to provide a visual buffer through the use of columnar form trees and/or shrubs.

Appendix 1: Site Plan

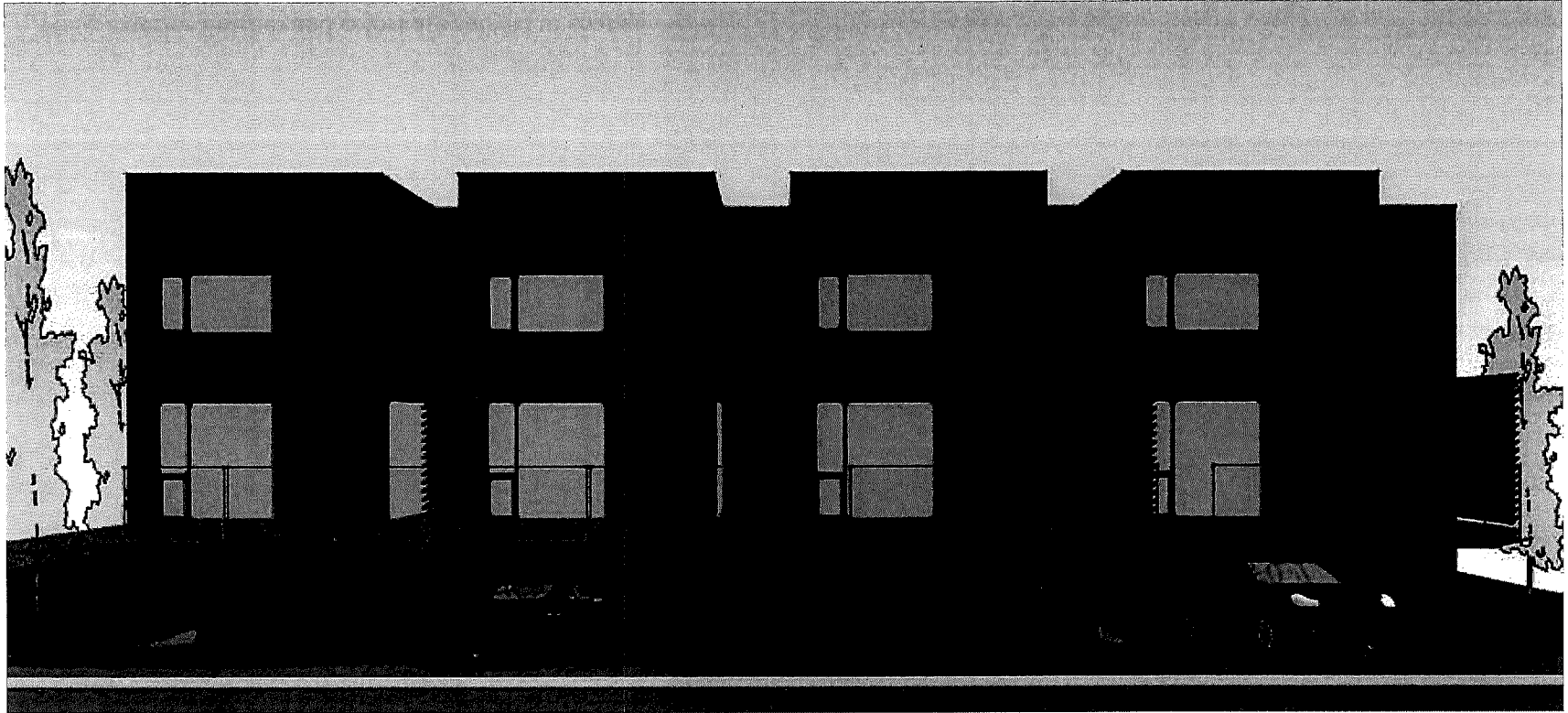


## Appendix 2: North Elevation



Note: exterior finishes and colors are subject to change.

### Appendix 3: South Elevation



Note: exterior finishes and colors are subject to change.

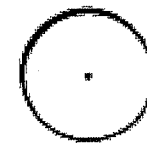


## Appendix 4: Illustrative Landscape Plan

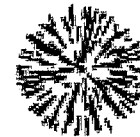
### HAYA FOURS DEVELOPMENT 102 AVENUE, EDMONTON, AB LANDSCAPE CONCEPT

APPENDIX I

## LEGEND



DECIDUOUS TREE



CONIFEROUS TREE



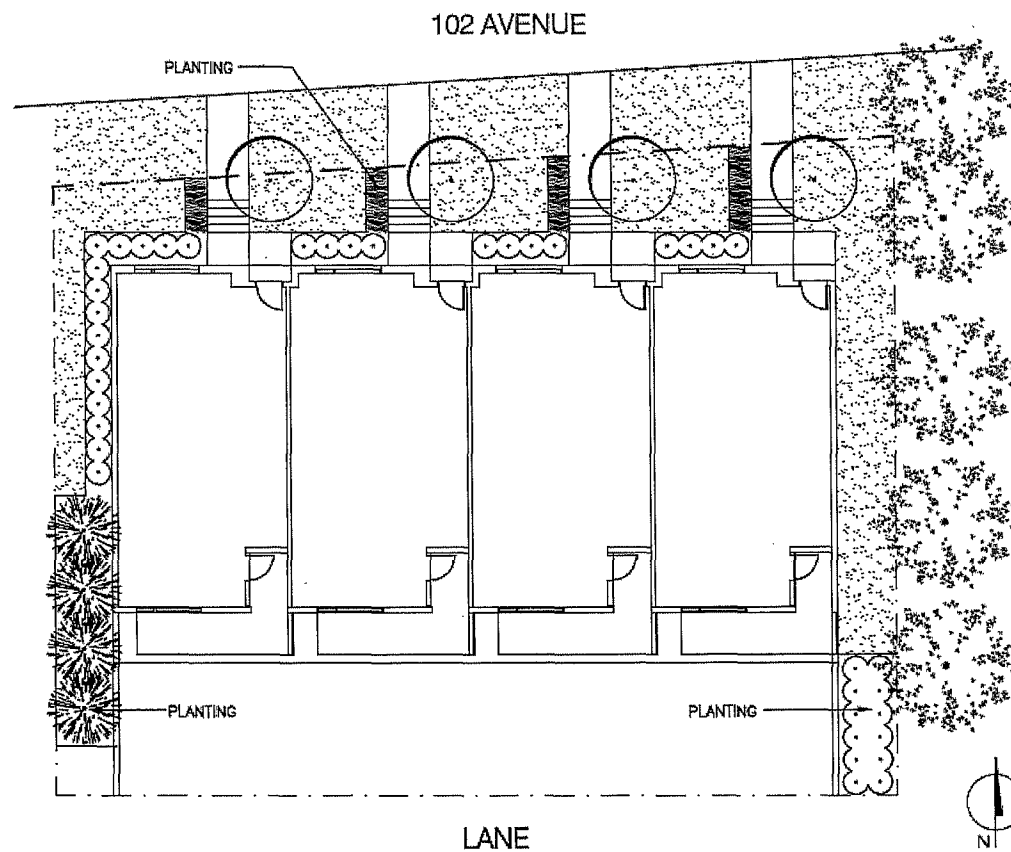
EXISTING TREE ON ADJACENT  
PROPERTY



SHRUB PLANTING



ORNAMENTAL GRASS



Scale N.T.S.