

Bylaw 17894

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 2331

WHEREAS Lot 27, Block 13A, Plan 2109HW; located at 10903 - 115 Street NW, Queen Mary Park, Edmonton, Alberta, is specified on the Zoning Map as from (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 27, Block 13A, Plan 2109HW; located at 10903 - 115 Street NW, Queen Mary Park, 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.

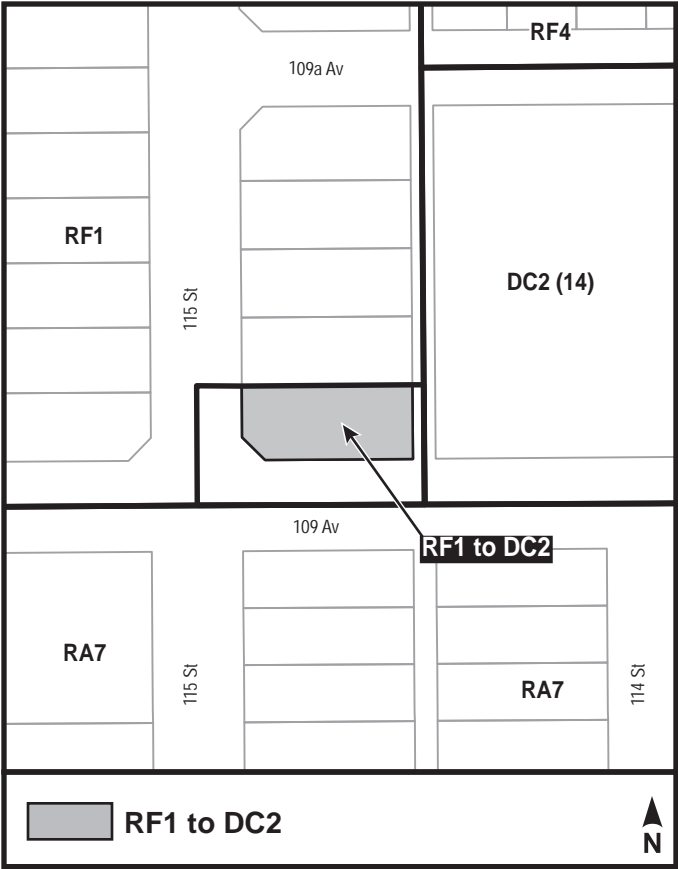
READ a first time this	day of	, A. D. 2017;
READ a second time this	day of	, A. D. 2017;
READ a third time this	day of	, A. D. 2017;
SIGNED and PASSED this	day of	, A. D. 2017.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

BYLAW 17894



SCHEDULE “B”

(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION

1. General Purpose

To allow a medium density residential development in the form of Row Housing that is compatible with the adjacent low and medium density housing.

2. Area of Application

This provision shall apply to Lot 27, Block 13A, Plan 2109HW, located at 10903-115 Streets NW, as shown on Schedule “A” of this Bylaw, adopting this provision, Queen Mary Park.

3. Uses

- a. Duplex Housing
- b. Minor Home Based Business
- c. Row Housing
- d. Semi-detached Housing
- e. Single Detached Housing
- f. Residential Sales Centres
- g. Urban Gardens
- h. Fascia On-premises Signs
- i. Temporary On-premises Signs
- j. Secondary Suites
- k. Garage Suites
- l. Garden Suites

4. Development Regulations

- a. Except for Single Detached Housing and Semi-detached Housing, development shall be in general conformance with the Appendices to this Provision.
- b. Residential Sales Centres shall be limited to the sale or lease of Dwellings on Site.
- c. The maximum number of Row Housing Dwellings shall be 5.
- d. The maximum building Height for Row Housing shall not exceed 9.5 m.
- e. A minimum Setback of 1.0 m shall be required along the south property line.
- f. A minimum Setback of 4.9 m shall be required along the north property line.

- g. A minimum Setback of 1.2 m shall be required along the east property line.
- h. A minimum Setback of 2.7 m shall be required along the west property line.
- i. Maximum Site Coverage shall be 48% (38% for Row Housing building and 10% for the Detached Garage).
- j. There shall be a minimum distance of 4 m between the Row Housing building and detached Garage.
- k. Dwellings shall be Family Oriented in accordance with the requirements of this Bylaw.
- l. A stepback of 0.9m shall be provided on the north facade along the third floor in accordance with Appendix III – East and West Elevations.
- m. Single Detached Residential, Semi-detached Residential and Duplex Housing uses shall be developed in accordance with the regulations of the RF1 zone and shall not require a Site Plan.
- n. Signs shall comply with the regulations found in Schedule 59A.
- o. Separation Space shall be provided in accordance with Section 48. The Development Officer may exercise variance power to reduce Separation Space where other design solutions offer noise reduction, visual privacy, and maintain views, to the satisfaction of the Development Officer.
- p. Urban Gardens shall comply with Section 98 of this Bylaw.
- q. A Crime Prevention Through Environmental Design Assessment shall be provided 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) in accordance to Section 58 of the Zoning Bylaw.

5. Amenity Area

- a. A minimum 10.5 m² Amenity Area shall be provided for each Row Housing Dwelling and may include balconies and below Grade level patios.

6. Parking, Loading and Access

- a. A detached Garage shall be developed in accordance with the Appendices, to the satisfaction of the Development Officer.
- b. Parking requirements shall be in accordance with Section 54 and notwithstanding, the following shall apply:
 - i. A minimum of 1.0 parking stall per Dwelling unit shall be provided.
 - ii. A minimum of 1 visitor parking stall shall be provided.

7. Urban Design Regulations

- a. Building design shall use a variety of architectural elements and treatments, materials, colours, and articulation to break up the massing and provide human-scale development.
- b. The building shall be finished with high quality, durable materials. Vinyl siding and/or knockdown 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.
- c. All exposed building Facades shall have consistent and harmonious exterior finishing materials.
- d. Location of windows and Amenity Areas shall be placed to minimize overlook onto the adjacent property to the north, to the satisfaction of the Development Officer.
- e. Clerestory windows shall be placed on the third floor of the north elevation to minimize overlook onto the adjacent property to the north, in accordance with Appendix II – North and South Elevations.
- f. Night-time light pollution shall be reduced by avoiding over-illumination of the development and by using exterior lighting fixtures that are full cut-off in design which direct light downward, to ensure illumination does not extend beyond the boundaries of the development Site in accordance with Section 51 of the Zoning Bylaw.
- g. The building shall front onto a public roadway and be designed to articulate residential entrances through distinct architectural treatments and address the street in a prominent manner.
- h. A solid screen fence, a minimum of 1.83 m in Height, shall be installed along the north property line.
- i. Decorative and security lighting shall be designed and finished in a manner consistent with the design and finishing of the development and shall be provided to ensure a safe well-lit environment, to the satisfaction of the Development Officer.
- j. The Detached Garage shall be designed in a manner that is harmonious with the design of the Principal Building, in accordance with Appendix V – Garage East and West Elevations and Appendix VI – Garage North and South Elevations.

8. Landscaping

- a. Landscaping shall be in accordance to Section 55 of the Zoning Bylaw.
- b. A detailed Landscape Plan prepared by a registered Landscape Architect shall be submitted with an application for a Development Permit to the satisfaction of the Development Officer.
- c. The Landscape Plan shall include pavement materials, exterior lighting, street furniture elements, sizes and species of new plantings and other Landscaping details and elements as applicable.
- d. The selection of plant materials shall consider plants and shrubs that provide colour throughout the year to enhance the appearance of the development.
- e. Notwithstanding Section 55 of the Zoning Bylaw, the Landscape Plan shall require the planting of new trees along the north property line and shall include information detailing the location, length, thickness and Height of such landscaping at maturity shall be sufficient to improve screening and privacy to the satisfaction of the Development Officer.
- f. A semi-private outdoor Amenity Area from each of the dwelling exterior entries shall be provided in a manner that establishes a transition area between the public roadway using landscape features such as decorative fencing and paving, shrub beds, trees and/or rock gardens, seating and/or built elements such as private entrance features and patios.
- g. Adjacent City of Edmonton boulevard trees along the south property line shall be protected as per Parks and Planning 'Large Tree Hoarding', drawing L100. All components and workmanship shall conform to the specification Section 02930 Trees, Shrubs, and Groundcovers as well as related sections. The Landscape Plan shall provide details and specifications describing the appropriate protection of the boulevard trees during construction, to the satisfaction of the Development Officer. In addition, a report prepared by a certified AALA Landscape Architect, shall be submitted as part of the development permit application, detailing the methodology and steps taken to preserve on-site trees that are to be retained, to the satisfaction of the Development Officer.
- h. A screen fence, a maximum of 1.2 m in Height, shall be installed around the amenity areas on the east and west of the Row Housing building, in accordance with Appendix I – Site Plan.



109 AVENUE

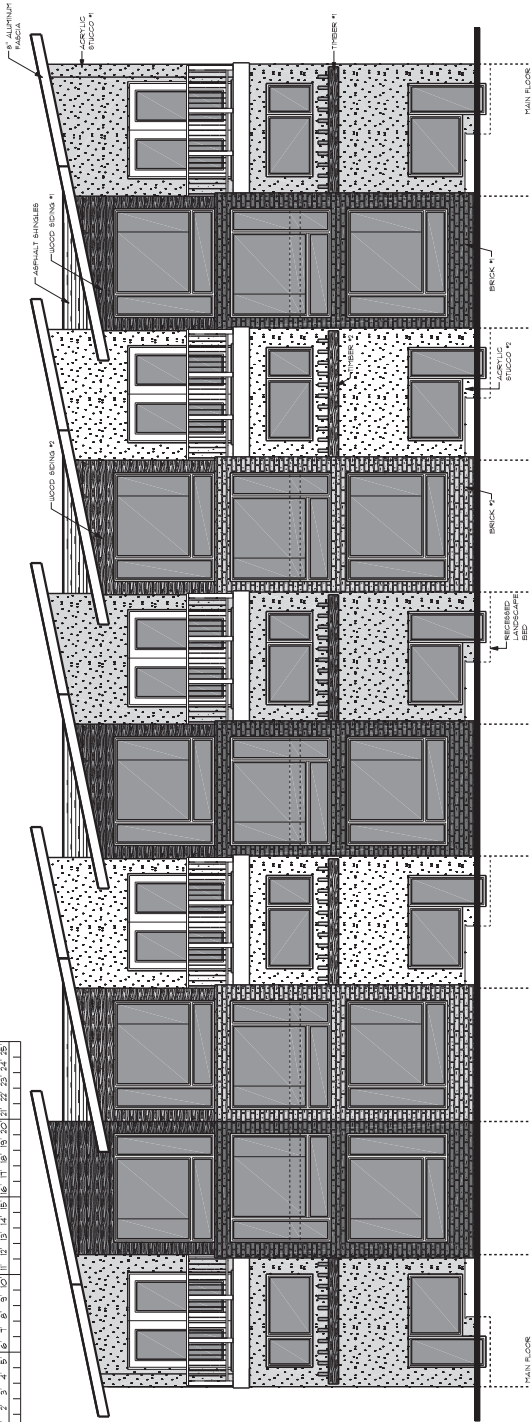
APPENDIX I – SITE PLAN

10903 115 STREET

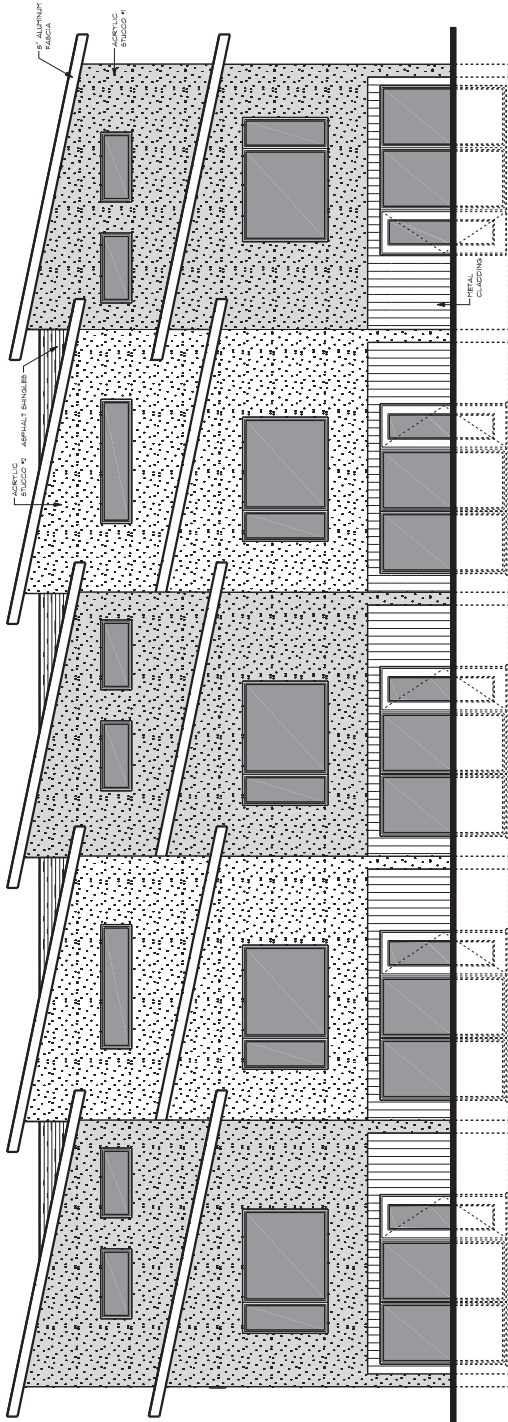
LOT 27, BLOCK 13A, PLAN 2109HIV



APPENDIX 11 - SOUTH AND NORTH ELEVATIONS



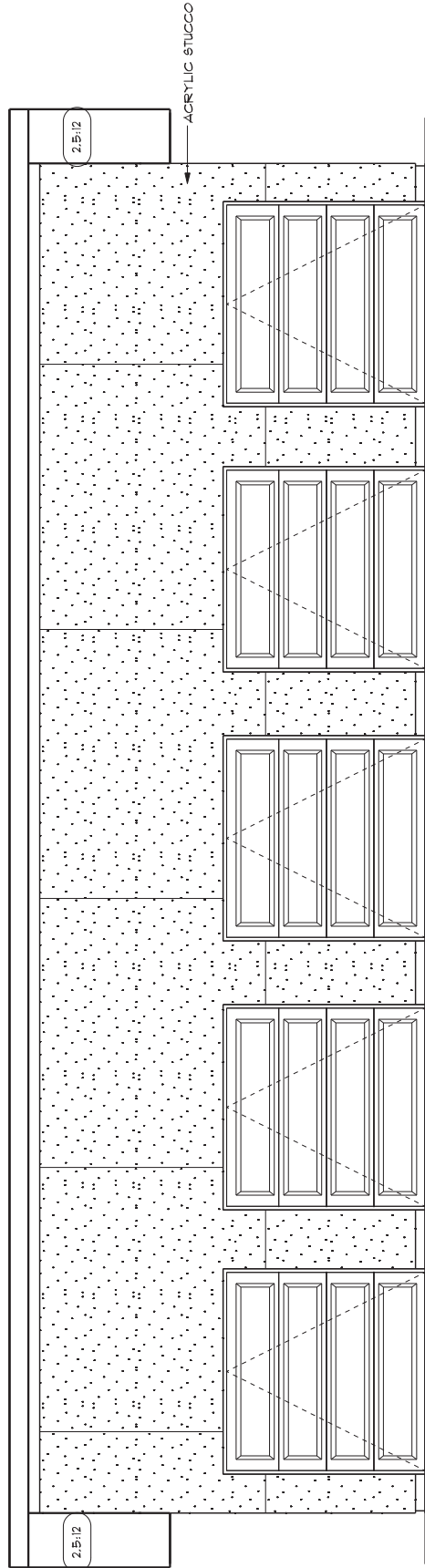
SOUTH ELEVATION



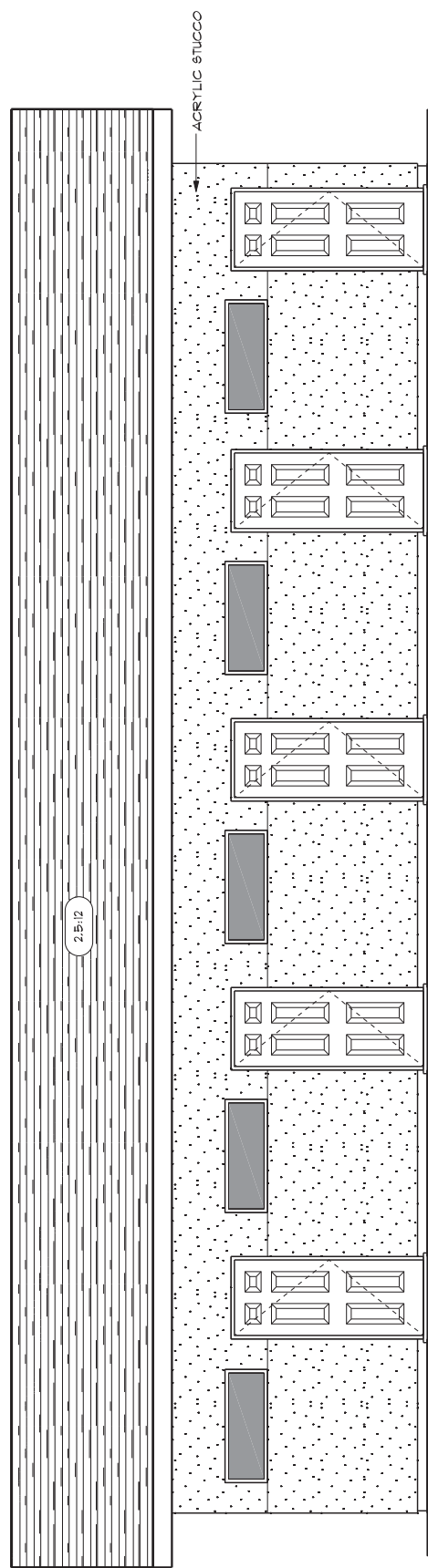
NORTH ELEVATION



APPENDIX IV - GARAGE EAST AND WEST ELEVATIONS

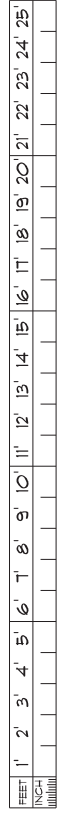


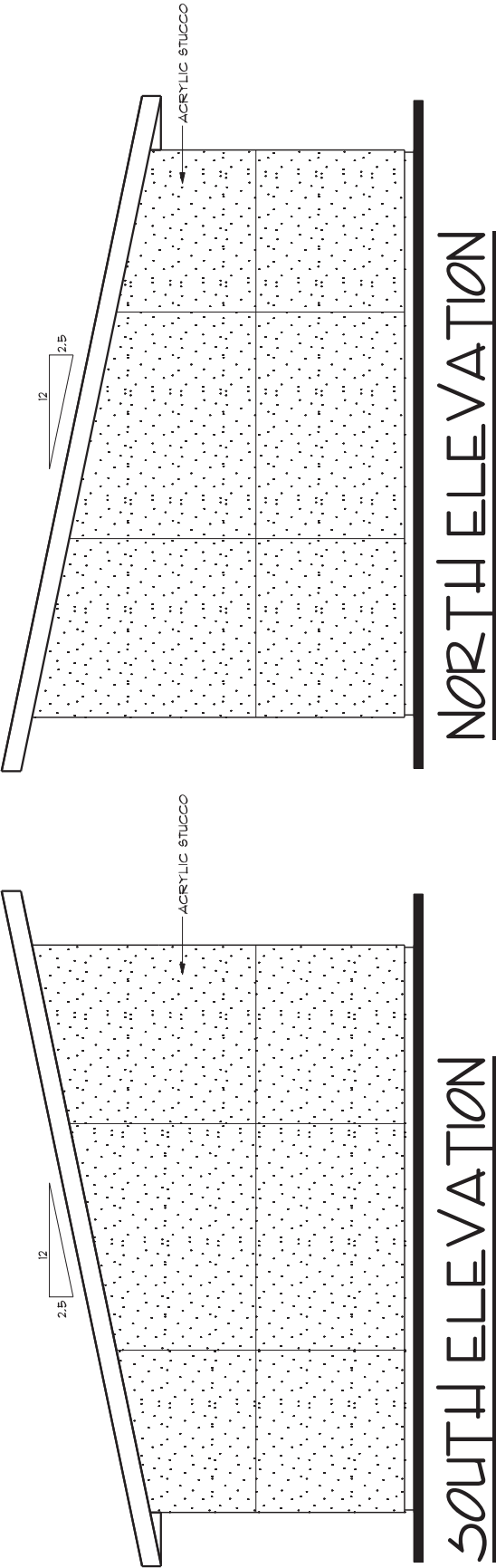
EAST ELEVATION



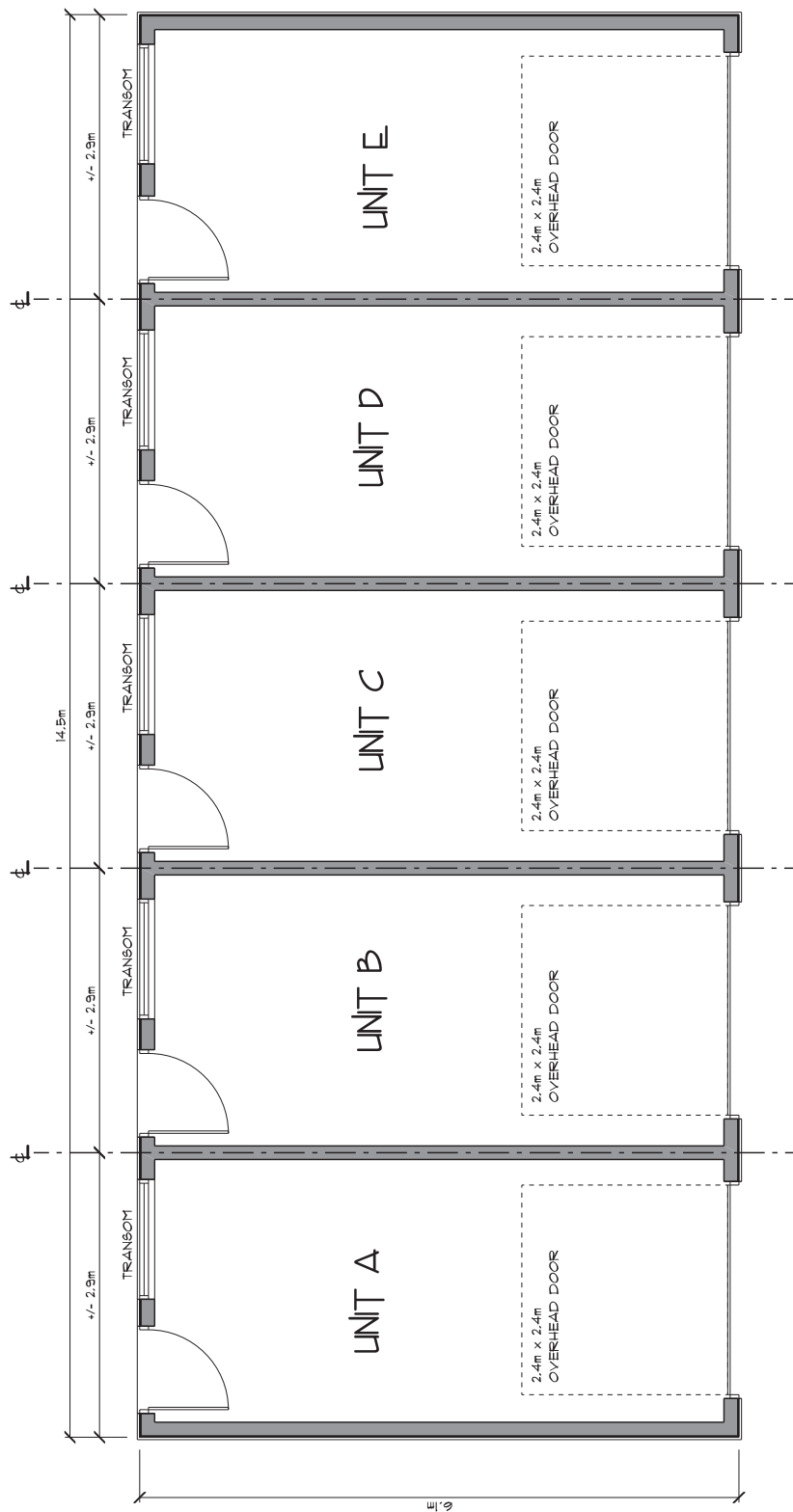
WEST ELEVATION

SCALE BAR:





APPENDIX V - GARAGE NORTH AND
SOUTH ELEVATIONS



APPENDIX VI - GARAGE FLOOR PLAN

SCALE BAR:

