

Charter Bylaw 20546

A Bylaw to amend Bylaw 12800, as amended,  
The Edmonton Zoning Bylaw  
Amendment No. 3674

WHEREAS the lands shown on Schedule "A" and legally described on Schedule "B", generally bounded by Bowen Wynd SW, James Mowatt Trail SW, 17 Avenue SW, and 111 Street SW, Callghan, Edmonton, Alberta, are specified on the Zoning Map as (DC2) Site Specific Development Control Provision; and

WHEREAS an application was made to rezone the above described property to (DC2) Site Specific Development Control Provision; (AP) Public Parks Zone; and (RA7) Low Rise Apartment 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 on Schedule "B", generally bounded by Bowen Wynd SW, James Mowatt Trail SW, 17 Avenue SW, and 111 Street SW, Callghan, 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; (AP) Public Parks Zone; and (RA7) Low Rise Apartment Zone.
2. The uses and regulations of the aforementioned DC2 Provision are annexed hereto as Schedule "C".

3. The sketch plan annexed hereto as Schedule "A" and the uses and regulations of the DC2 Provision shown on Schedule "C" annexed hereto are hereby incorporated into the Zoning Bylaw, being Part IV to Bylaw 12800, The Edmonton Zoning Bylaw.

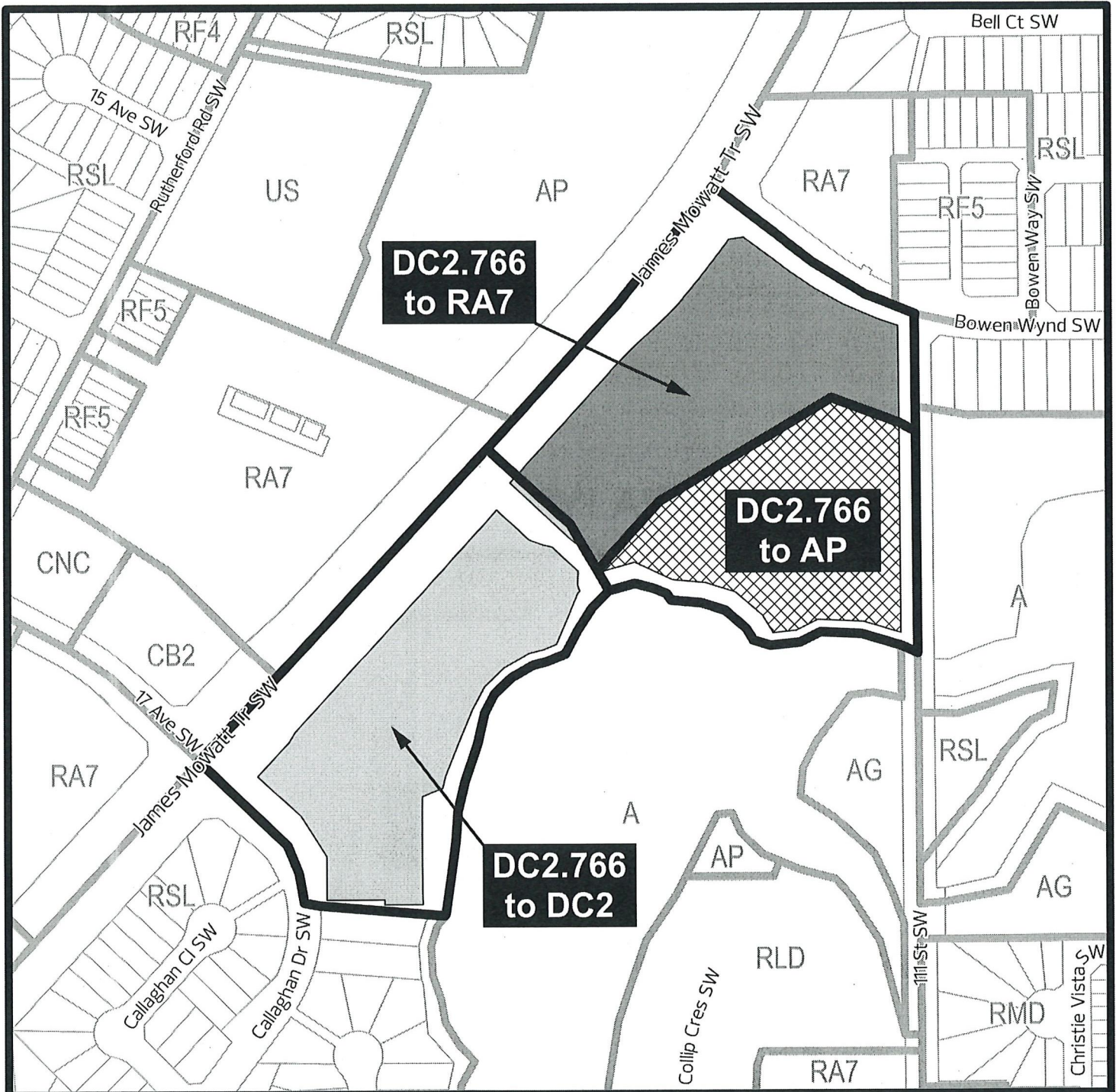
READ a first time this	21st day of August	, A. D. 2023;
READ a second time this	21st day of August	, A. D. 2023;
READ a third time this	21st day of August	, A. D. 2023;
SIGNED and PASSED this	21st day of August	, A. D. 2023.

THE CITY OF EDMONTON

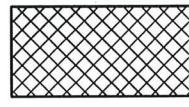
  
\_\_\_\_\_  
MAYOR

  
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CITY CLERK

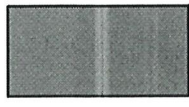
# CHARTER BYLAW 20546



DC2.766 to DC2



DC2.766 to AP



DC2.766 to RA7



<b>Address</b>	<b>Legal Description</b>	<b>From</b>	<b>To</b>
1631 - JAMES MOWATT TRAIL SW	Condominium Plan 0923422, Unit 6	DC2.766	DC2
1633 - JAMES MOWATT TRAIL SW	Condominium Plan 0923422, Unit 7	DC2.766	DC2
1635 - JAMES MOWATT TRAIL SW	Condominium Plan 0923422, Unit 8	DC2.766	DC2
1637 - JAMES MOWATT TRAIL SW	Condominium Plan 0923422, Unit 9	DC2.766	DC2
1651 - JAMES MOWATT TRAIL SW	Condominium Plan 0923422, Unit 10	DC2.766	DC2
1649 - JAMES MOWATT TRAIL SW	Condominium Plan 0923422, Unit 11	DC2.766	DC2
1647 - JAMES MOWATT TRAIL SW	Condominium Plan 0923422, Unit 12	DC2.766	DC2
1645 - JAMES MOWATT TRAIL SW	Condominium Plan 0923422, Unit 13	DC2.766	DC2
1653 - JAMES MOWATT TRAIL SW	Condominium Plan 0923422, Unit 14	DC2.766	DC2
1655 - JAMES MOWATT TRAIL SW	Condominium Plan 0923422, Unit 15	DC2.766	DC2
1657 - JAMES MOWATT TRAIL SW	Condominium Plan 0923422, Unit 16	DC2.766	DC2
1659 - JAMES MOWATT TRAIL SW	Condominium Plan 0923422, Unit 17	DC2.766	DC2
103 - CALLAGHAN DRIVE SW	Condominium Plan 0923422, Unit 18	DC2.766	DC2
105 - CALLAGHAN DRIVE SW	Condominium Plan 0923422, Unit 19	DC2.766	DC2
107 - CALLAGHAN DRIVE SW	Condominium Plan 0923422, Unit 20	DC2.766	DC2
109 - CALLAGHAN DRIVE SW	Condominium Plan 0923422, Unit 21	DC2.766	DC2
111 - CALLAGHAN DRIVE SW	Condominium Plan 0923422, Unit 22	DC2.766	DC2
113 - CALLAGHAN DRIVE SW	Condominium Plan 0923422, Unit 23	DC2.766	DC2
115 - CALLAGHAN DRIVE SW	Condominium Plan 0923422, Unit 24	DC2.766	DC2
117 - CALLAGHAN DRIVE SW	Condominium Plan 0923422, Unit 25	DC2.766	DC2
119 - CALLAGHAN DRIVE SW	Condominium Plan 0923422, Unit 26	DC2.766	DC2
1661 - JAMES MOWATT TRAIL SW	Condominium Plan 0923422, Unit 27	DC2.766	DC2
1663 - JAMES MOWATT TRAIL SW	Condominium Plan 0923422, Unit 28	DC2.766	DC2
1665 - JAMES MOWATT TRAIL SW	Condominium Plan 0923422, Unit 29	DC2.766	DC2
1667 - JAMES MOWATT TRAIL SW	Condominium Plan 0923422, Unit 30	DC2.766	DC2
1669 - JAMES MOWATT TRAIL SW	Condominium Plan 0923422, Unit 31	DC2.766	DC2
1671 - JAMES MOWATT TRAIL SW	Condominium Plan 0923422, Unit 32	DC2.766	DC2
1673 - JAMES MOWATT TRAIL SW	Condominium Plan 0923422, Unit 33	DC2.766	DC2
1675 - JAMES MOWATT TRAIL SW	Condominium Plan 0923422, Unit 34	DC2.766	DC2
1, 1641 - JAMES MOWATT TRAIL SW	Condominium Plan 1125455, Unit 100	DC2.766	DC2
2, 1641 - JAMES MOWATT TRAIL SW	Condominium Plan 1125455, Unit 101	DC2.766	DC2
3, 1641 - JAMES MOWATT TRAIL SW	Condominium Plan 1125455, Unit 102	DC2.766	DC2
4, 1641 - JAMES MOWATT TRAIL SW	Condominium Plan 1125455, Unit 103	DC2.766	DC2
5, 1641 - JAMES MOWATT TRAIL SW	Condominium Plan 1125455, Unit 104	DC2.766	DC2
6, 1641 - JAMES MOWATT TRAIL SW	Condominium Plan 1125455, Unit 105	DC2.766	DC2
7, 1641 - JAMES MOWATT TRAIL SW	Condominium Plan 1125455, Unit 106	DC2.766	DC2
1603 - JAMES MOWATT TRAIL SW	Condominium Plan 0923422, Unit 1	DC2.766	DC2
1505 - JAMES MOWATT TRAIL SW	Lot 8B, Block 1, Plan 2221553	DC2.766	RA7 & AP

1603C - JAMES MOWATT TRAIL SW	Condo Common Area (Plan 0923422, 0923423, 1125705, 1125455)	DC2.766	DC2
101 to 408, 1623 JAMES MOWATT TRAIL SW	Condominium Plan 1125705, Units 108-145	DC2.766	DC2
201 to 411, 1619 JAMES MOWATT TRAIL SW	Condominium Plan 0923423, Units 36-67	DC2.766	DC2

**SCHEDULE "C"**

**(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION**

**1. General Purpose**

To establish a medium density, comprehensively designed and planned high quality development to accommodate Multi-Unit housing and a multi-use walkway adjacent to the Blackmud Creek Ravine.

**2. Area of Application**

The Provision shall apply to Units 1 and 6-34, Plan 0923422 and Units 35-67, Plan 0923423, and Units 100 to 106, Plan 1125455, and Units 108 - 145, Plan 1125705 located southeast of James Mowatt Trail and north of 30 Avenue SW, as shown on Schedule "A" of the Charter Bylaw adopting this Provision; Callaghan.

**3. Uses**

- a. Multi-unit Housing
- b. Minor Home Based Business
- c. Residential Sales Centre
- d. Row Housing
- e. Semi-detached Housing
- f. Single detached Housing
- g. Supportive Housing, restricted to Limited Supportive Housing
- h. Fascia On-premises Signs
- i. Projecting On-premises Signs
- j. Temporary On-premises Signs

**4. Development Regulations for Uses, Site Layout and Built Form**

- a. Signs, permanent and temporary, shall comply with the Schedule 59A of the Zoning Bylaw 12800.
- b. The following building Setbacks shall be applied as indicated on the Site Plan, attached as Appendix 1.
  - i. The minimum building Setback adjacent to James Mowatt Trail shall be 6.0 m;
  - ii. The minimum building Setback adjacent to Callaghan Drive and the south property line shall be 5.0 m;

- iii. The minimum building Setback adjacent to Blackmud Creek Ravine shall be 7.5 m; and,
  - iv. No projections, excepting balconies, shall extend into the minimum required Setback along Blackmud Creek Ravine.
- c. The number of Dwelling units shall not exceed 106.
- d. The maximum building Height shall be:
- i. The maximum Height for low rise Multi-unit Housing 1 and 2, as shown on Appendix 1, shall not exceed 16.0 m nor four Storeys; and
  - ii. The maximum Height for Row Housing, Semi-detached Housing, and Single Detached Housing shown as Building 3 on Appendix 1, shall not exceed 10.0 m nor 2 ½ Storeys. For the façade of Row Housing, Semi-detached Housing, and Single Detached Housing abutting the Blackmud Creek Ravine, three Storeys is permitted where the grade exposes the buildings lowest level by more than 1.83 m.
- e. The maximum Floor Area Ratio shall be 1.3.
- f. Development shall be in general accordance with the attached Appendices:
- i. Appendix 1, Site Plan
  - ii. Appendix 2, Parking and Vehicular Calculation
  - iii. Appendix 3, Open Space and Pedestrian Circulation
  - iv. Appendix 4, Landscape Plan
  - v. Appendix 5, Schematic Building Elevations in Section;
- g. 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 incorporating it within the building.

## **5. Development Regulations for Building Design and Features**

The Development Officer shall apply the following site planning and architectural regulations to all developments within this Provision in order to achieve a high quality urban environment.

### **a. Site Planning**

Buildings, circulation, and landscaped areas shall be sited such that optimum views of the adjacent natural areas and ravine are available;

- i. Buildings shall be sited such that maximum open space is provided;
- ii. The placement and design of structures shall facilitate pedestrian-oriented site development;

**b. Architecture**

- i. A distinct architectural theme should be developed for the site. Buildings shall have architectural diversity, visual interest, and portray a park-like image within the architectural theme;
- ii. All exterior signage shall be compatible with the architectural theme, character, and park-like image of the development;
- iii. The finishing of the development shall consist of materials such as glass, brick, stone, architectural concrete, and acrylic stucco and shall be compatible with the architectural theme for the development; and,
- iv. Roof lines and building facades shall include design elements and variations that reduce the perceived mass and linearity of the buildings, and to add architectural interest.

**6. Development Regulations for Loading, Storage and Access**

- a. Storage and garbage collection facilities shall be located on private property and concealed from view from adjacent public roadways and residential units to the satisfaction of the Development Officer. The gates and / or doors of the enclosure shall not open or encroach circulation spaces.

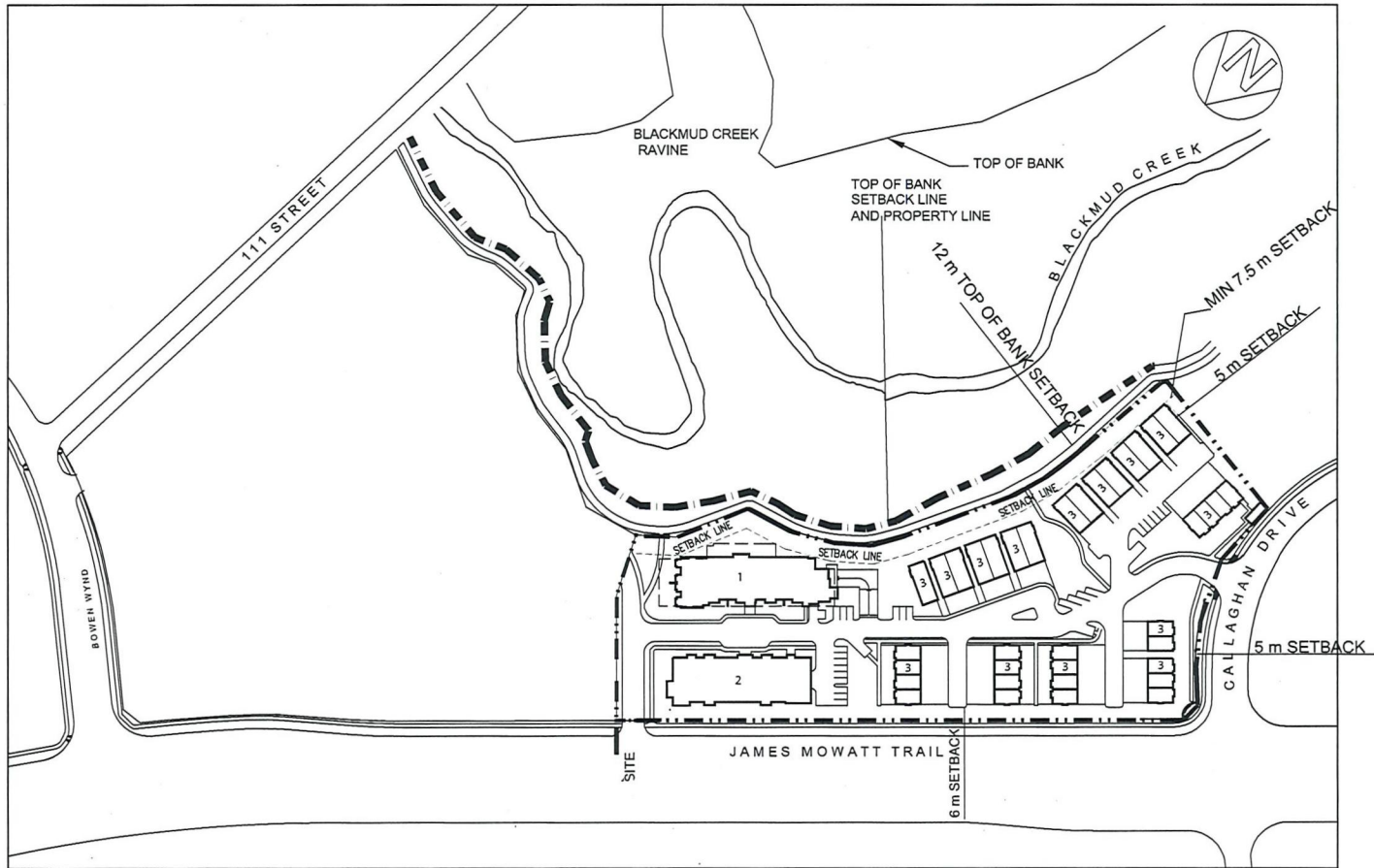
**7. Development Regulations for Landscaping, Lighting, and Amenity Areas**

- a. A detailed landscaping plan shall be submitted in accordance with subsection 55.4 of the Zoning Bylaw 12800 prior to approval of any development permit. This plan shall include pedestrian connections with the Top of Bank Walkway and pedestrian areas, exterior lighting and street / walkway furniture, landscape features, open spaces, gateway elements, fencing details, and landscape design and material selection consistent with Appendix 4.
- b. Landscape features, gateway elements, pedestrian areas, and pocket parks shall enhance the park-like image of the site.



- c. Landscape material selection, placement and treatments, shall include naturalized landscaping to minimize environmental and economic costs associated with their maintenance.
- d. All landscapeings shall comply with the following minimum planting requirements:
  - i. One tree for each 17.5 m<sup>2</sup> and one shrub for each 10 m<sup>2</sup> of any required Yard or Setback at grade;
  - ii. One tree for each 17.5 m<sup>2</sup> and one shrub for each 7.5 m<sup>2</sup> of required parking area islands. In no case shall there be less than one tree per required parking area island;
  - iii. The proportion of deciduous to coniferous trees and shrubs shall be approximately 60:40;
  - iv. 100% of required deciduous trees shall be a minimum of 75 mm caliper; and,
  - v. 75% of required coniferous trees shall be a minimum of 2.5 m in height and 25% shall be a minimum of 3.5 m in height.
- e. A 3.0 m Top of Bank Walkway shall be constructed along the east border of the site, as identified in Appendix 3.
- f. Public access easements shall be provided to ensure public accessibility to the Top of Bank Walkway, as shown in Appendix 3. Required Public Access Easement agreements shall be completed as a condition of Development Permit approval.
- g. A 1.0 m berm with a 1.8 m decorative fence made with wood, stone, and iron materials consistent with the architectural theme of the development shall be constructed on-site adjacent to James Mowatt Trail.
- h. A 1.5 m decorative iron fence consistent with the architectural theme of the development shall be constructed wholly on privately owned lands along the Top of Bank Walkway.
- i. Internal roadways shall be constructed at a 7.5 m minimum width, and both sides of the road shall be signed "No Parking."
- j. Entrance features shall not restrict vehicle movements, encroach onto the public roadway or impair sight lines for safe vehicular movement.
- k. CPTED principles shall be used to design public and private spaces and facilities, focusing on natural surveillance and access control.
- l. Illuminated signs shall be designed such that illumination does not extend beyond the

boundaries of the site.

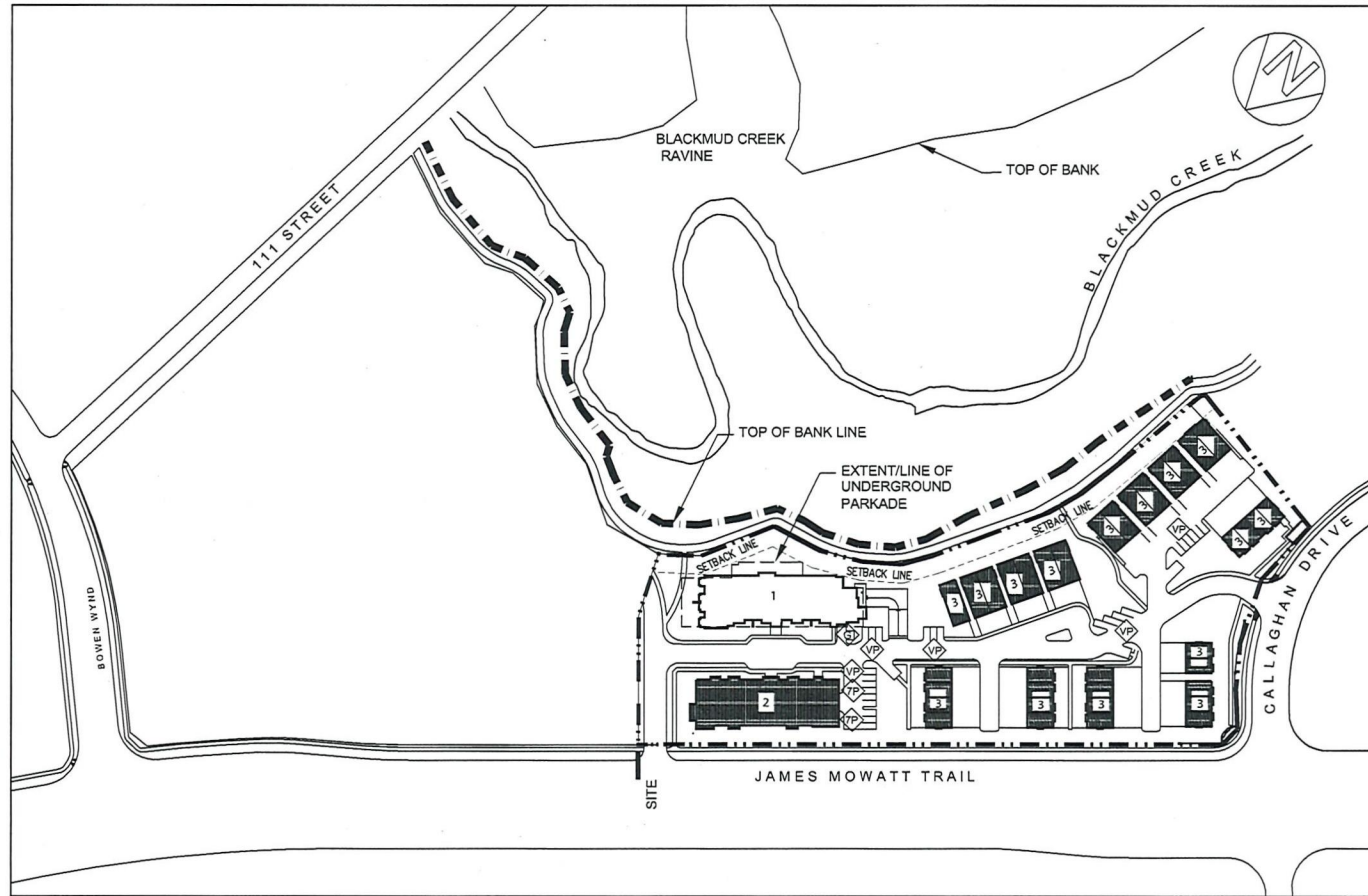


LEGEND	
---	PROPERTY LINE
---	TOP OF BANK LINE
---	SITE
1,2:	LOW RISE APARTMENTS
3:	ROWHOUSING, ATTACHED AND DETACHED BUILDINGS

**CALLAGHAN RAVINES**  
Edmonton, AB

Scale: 1" = 30'-0"

APPENDIX 1: SITE PLAN



LEGEND	
VP	VISITOR PARKING
7P	GRADE LEVEL PARKING FOR BUILDING 7
---	PROPERTY LINE
---	TOP OF BANK LINE

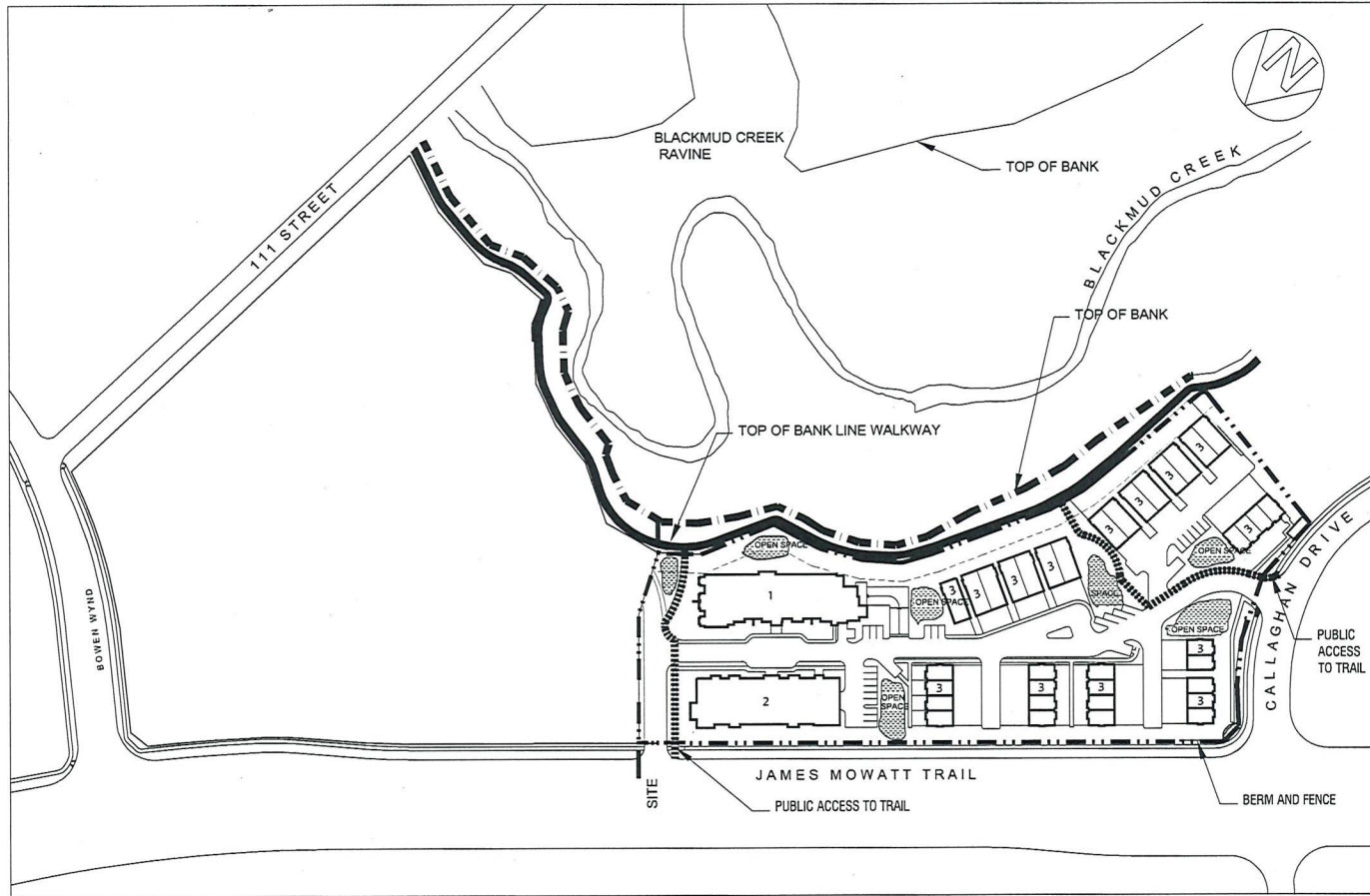
BUILDING TYPE	Parking Stalls Req'd	Parking Stalls Provided	Visitor Parking Req'd	Visitor Parking Provided
TYPE 1	51	51	6	6
TYPE 2	44	44	6	6
TYPE 3	70	72	8	8
<i>(Rowhousing, attached and detached buildings)</i>				
<b>TOTALS</b>	<b>165</b>	<b>167</b>	<b>20</b>	<b>20</b>

# CALLAGHAN RAVINES

Edmonton, AB

Scale: 1" = 30'-0"

## APPENDIX 2: PARKING AND VEHICULAR CALCULATION



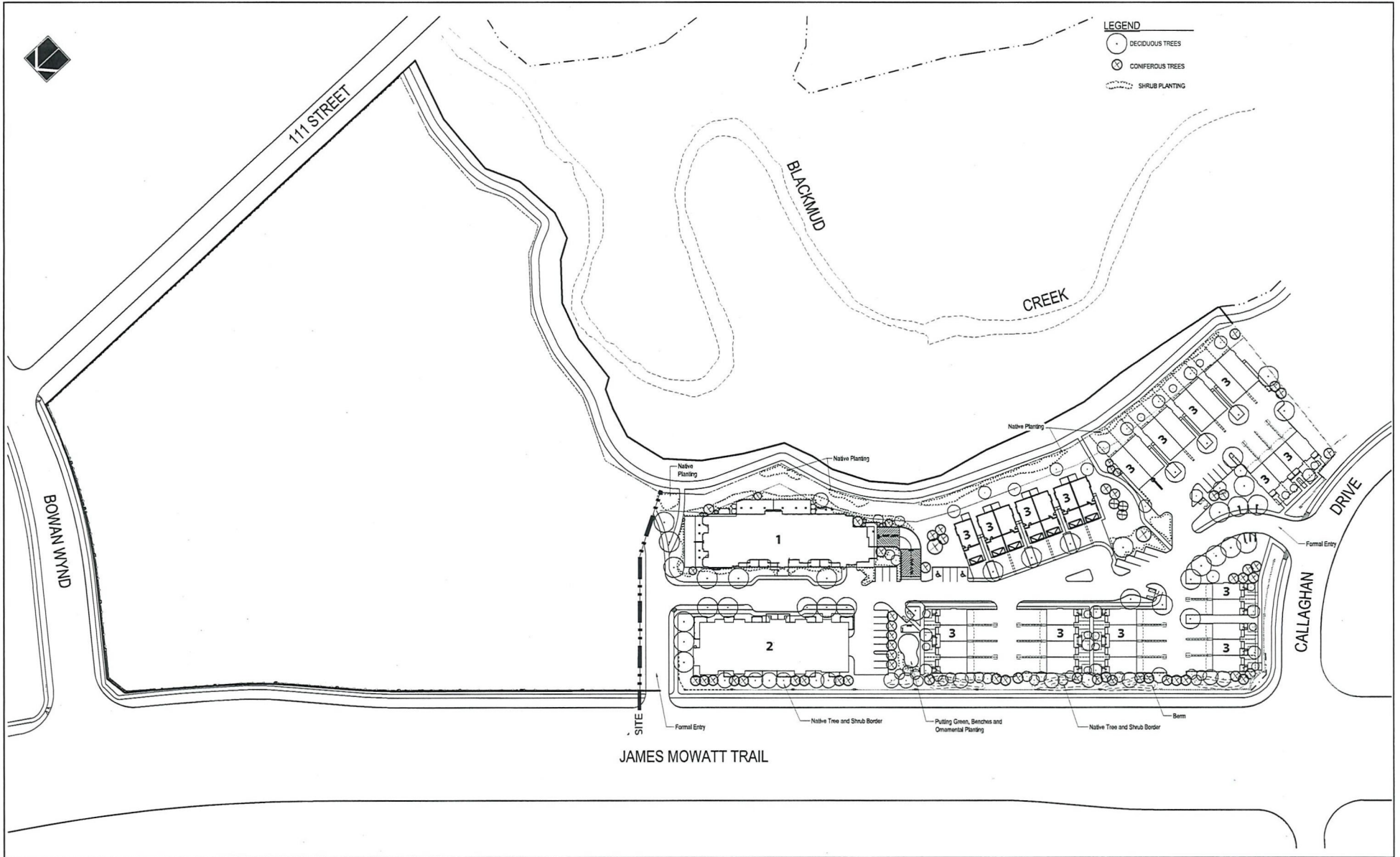
LEGEND	
	OPEN SPACE / POCKET PARKS
	PROPERTY LINE
	ACCESS TO TRAIL
	SIDEWALK
	TOP OF BANK WALKWAY (MULTI-USE TRAIL)
	TOP OF BANK LINE

# CALLAGHAN RAVINES

Edmonton, AB

Scale: 1" = 30'-0"

## APPENDIX 3: OPEN SPACE AND PEDESTRIAN CIRCULATION

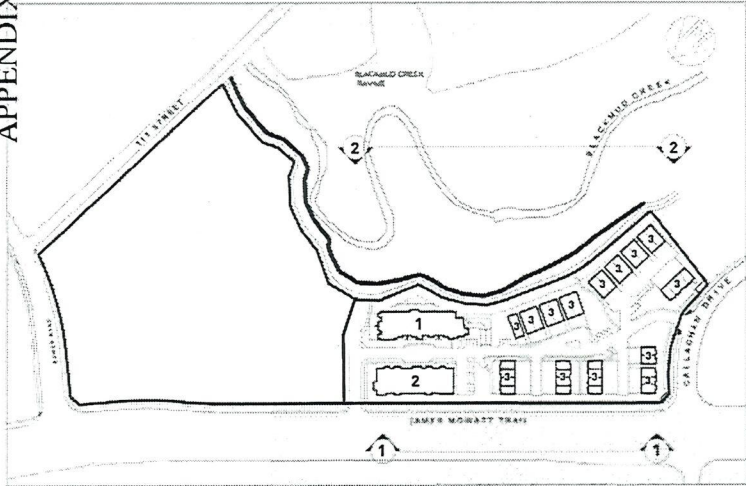


# CALLAGHAN RAVINES

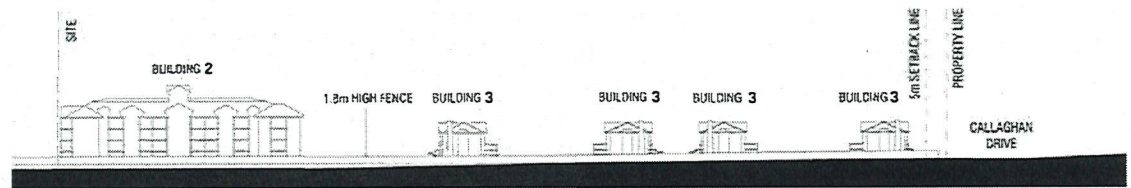
Edmonton, AB

Not to Scale

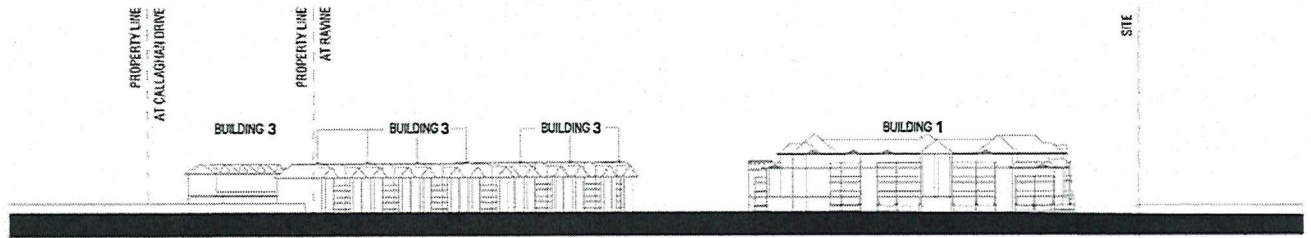
## APPENDIX 4: LANDSCAPE PLAN



KEY PLAN



1-1: SITE - VIEW SOUTH-EAST FROM JAMES MOWATT TRAIL



2-2: SITE - VIEW NORTH-WEST FROM RAVINE

SCALE 0 10m 20m 30m

# CALLAGHAN RAVINES

EDMONTON, ALBERTA

APPENDIX 5: SCHEMATIC BUILDING ELEVATIONS IN SECTION