

Charter Bylaw 19392

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 3065

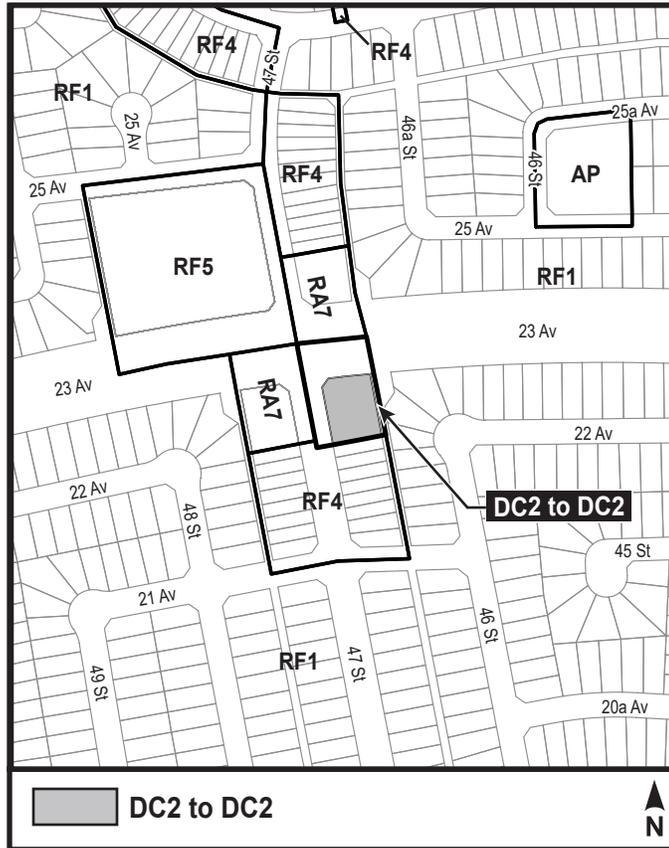
WHEREAS Lot 1, Block 16, Plan 7823024; located at 2203 - 47 Street NW, Pollard Meadows, Edmonton, Alberta, is specified on the Zoning Map as (DC2) Site Specific Development Control Provision; and

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

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 16, Plan 7823024, located at 2203 - 47 Street NW, Pollard Meadows, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule "A", from (DC2) Site Specific Development Control Provision to (DC2) Site Specific Development Control Provision.
2. The uses and regulations of the aforementioned DC2 Provision are annexed hereto as Schedule "B".

CHARTER BYLAW 19392



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

To provide for a mixed use development consisting of Multi-Unit Housing and ground floor commercial uses that are compatible with adjacent development.

2. Area of Application

This Provision shall apply to Lot 1, Block 16, Plan 7823024, located on the southeast corner of 23rd Avenue and 47th Street, as shown on Schedule “A” of the Bylaw adopting this Provision; Pollard Meadows.

3. Uses

- a. Business Support Services
- b. Cannabis Retail Sales
- c. Child Care Services
- d. Convenience Retail Stores
- e. General Retail Stores
- f. Health Services
- g. Group Home
- h. Limited Group Home
- i. Live Work Units
- j. Major Home Based Business
- k. Minor Home Based Business
- l. Multi-unit Housing
- m. Professional, Financial and Office Support Services
- n. Personal Service Shops
- o. Residential Sales Centre
- p. Restaurants
- q. Specialty Food Services
- r. Urban Gardens
- s. Veterinary Services
- t. Fascia On-premises Signs
- u. Freestanding On-premises Signs
- v. Minor Digital On-premises Signs

- w. Projecting On-premises Signs
- x. Temporary On-premises Signs

4. Development Regulations

- a. The maximum number of Dwellings shall be 15.
- b. Each Commercial Use, except for Restaurants and Specialty Food Services, shall have a maximum Floor Area of 275 m².
- c. Restaurants shall not exceed 240m² of Public Space.
- d. Specialty Food Services shall not exceed 120m² of Public Space.
- e. Signs shall comply with Schedule 59B of the Zoning Bylaw, with the following exceptions:
 - i. Only 1 Freestanding Sign shall be permitted on the north portion of the Site, labelled “Landscaped Area” on Appendix 1 facing 23 Avenue to a maximum Height of 1.8m;
 - ii. Freestanding On-premises Signs shall only be Accessory to a Residential Sales Centre;
 - iii. Fascia, Projecting, and Temporary On-premises Signs shall not be higher than 75 cm above the floor of the second storey;
 - iv. Fascia, Projecting, and Temporary On-premises Signs shall be no more than 15% of the window area; and
 - v. Minor Digital On-premises Signs shall be limited to the north portion of the Site, facing 23 Avenue.

5. Development Regulations for Site Layout and Built Form

- a. The development shall be in general accordance with Appendix I – Site Plan.
- b. The maximum Height shall not exceed 14.5 m for flat, mansard and gambrel roofs, or 16.0 m for a roof type with a pitch of 4/12 (18.4 degrees) or greater.
- c. The maximum Floor Area Ratio shall be 1.3.
- d. No building setback is required along 47 Street NW and 23 Avenue NW.
- e. The minimum Setback from the Lane shall be 7.5 m.
- f. The minimum Setback from the south property line shall be 8.35 m except that:
 - i. If the south facade exceeds 10.0 m in Height, then the portion of the façade above 10.0 m shall Stepback so that it is at least 10.0 m from the south property line; and
 - ii. Where a Stepback is provided, it shall be a minimum 1.65 m.
- g. Architectural features such as balconies and roof projections may project into required west and south Setbacks to a maximum of 2.0 m.

- h. A solid screen fence, 1.83 m in Height, shall be installed along the length of the south property line.

6. Development Regulations for Building Design and Features

- a. All ground floor units shall provide separate, individual, and direct access.
- b. The principal building shall clearly differentiate the residential entrances from non-residential entrances through distinct architectural features that may include projections or recessions of the Façade, building materials, or other treatments.
- c. All glazed surfaces within the Façade located on the first storey, shall be transparent, non-reflective, and maintain unobstructed visibility into and out of the business premises. Glazed surfaces shall be on both the north and west side of the building facing both public roadways.
- d. The principal building Façade treatment shall wrap around the side of the building to provide a consistent profile facing both public roadways.
- e. The principal building shall include horizontal building elements (such as parapet window detail, sign bands, and a pronounced ground floor), vertical building elements (such as pilasters, and bays), and architectural features combine to create rhythm to the street and interest in the built form.
- f. Design techniques including, but not limited to, the use of sloped roofs, variations in building setbacks and articulation of building Facades, shall be employed in order to minimize the perception of massing of the building when viewed from adjacent residential areas and roadways.

7. Development Regulations for Parking

- a. The minimum on-site parking provided shall be 32 spaces, or as per the Zoning Bylaw, whichever is lower, to the satisfaction of the Development Officer in consultation with Transportation.
- b. A maximum of 1 parking stall per dwelling unit shall be reserved for residential uses with the remaining stalls unrestricted to allow for shared parking.
- c. Surface parking shall be located to the rear of the principal building.
- d. All parking stalls along the Lane shall be reserved for residential uses.

8. Development Regulations for Landscaping, Lightning, and Amenity Area

- a. A stamped Landscaping Plan prepared by a registered member of the Alberta Association of Landscape Architecture shall be submitted for review and approval by the Development Officer, prior to the issuance of any Development Permit.
- b. The Landscape Plan shall include hard-surface treatments, and sizing of trees and shrubs as per the minimum requirements of Section 55, and the details of the landscape plan as per Section 55.4.1 of the Zoning Bylaw.

- c. The location of on-Site and off-Site landscaping shall be in general conformance with the Appendix I Site Plan, with any off-site landscaping locations determined in consultation with the City of Edmonton.
- d. The waste collection area shall be located off the Lane.
- e. The waste collection area shall be screened from view through the use of Landscaping, fencing, or walls, in accordance with the Zoning Bylaw.
- f. Decorative and security lighting shall be provided to ensure a well-lit environment for pedestrians and to highlight the development at night.
 - i. Lighting shall not project into or cause nuisance to adjacent properties; and
 - ii. Lighting shall not interfere with the effectiveness of any traffic control devices to the satisfaction of the Development Officer in consultation with Transportation Planning and Engineering.
- g. Amenity Area may be provided on rooftops in the form of gardens or patios.
- h. Prior to issuance of a development permit for the principal building, the Development Officer shall require information regarding the location of windows and Amenity Areas on adjacent properties to ensure the windows or Amenity Areas of the proposed development are palced to minimize overlook into adjacent properties.

23 Avenue



LOT 1; BLOCK 16;
PLAN 7823024
Site Area 1,730 m²

LEGEND:

- SITE BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING FACE OF CURB
- PROPOSED FACE OF CURB
- PROPOSED WALKWAY
- EXISTING WALKWAY
- WASTE BIN ENCLOSURE
- PRIVATE WALKWAY
- PARKING STALL
- HANDICAP PARKING STALL
- LANDSCAPED AREAS
- POTENTIAL LANDSCAPED AREAS
- UPPER LEVEL BUILDING FOOTPRINT
- APPROXIMATE LOCATION OF FREESTANDING SIGN

Appendix 1 Site Plan

MILL WOODS MIXED-USE DEVELOPMENT
LOT 1; BLOCK 16; PLAN 7823024