

Bylaw 17633

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 2224

WHEREAS Lots 13 & 14, Block 19, Plan 3824 HW; located at 11583 & 11585 - University Avenue NW, Belgravia, 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 Lots 13 & 14, Block 19, Plan 3824 HW; located at 11583 & 11585 - University Avenue NW, Belgravia, 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	27th	day of	June	, A. D. 2016;
READ a second time this	27th	day of	June	, A. D. 2016;
READ a third time this	27th	day of	June	, A. D. 2016;
SIGNED and PASSED this	27th	day of	June	, A. D. 2016.

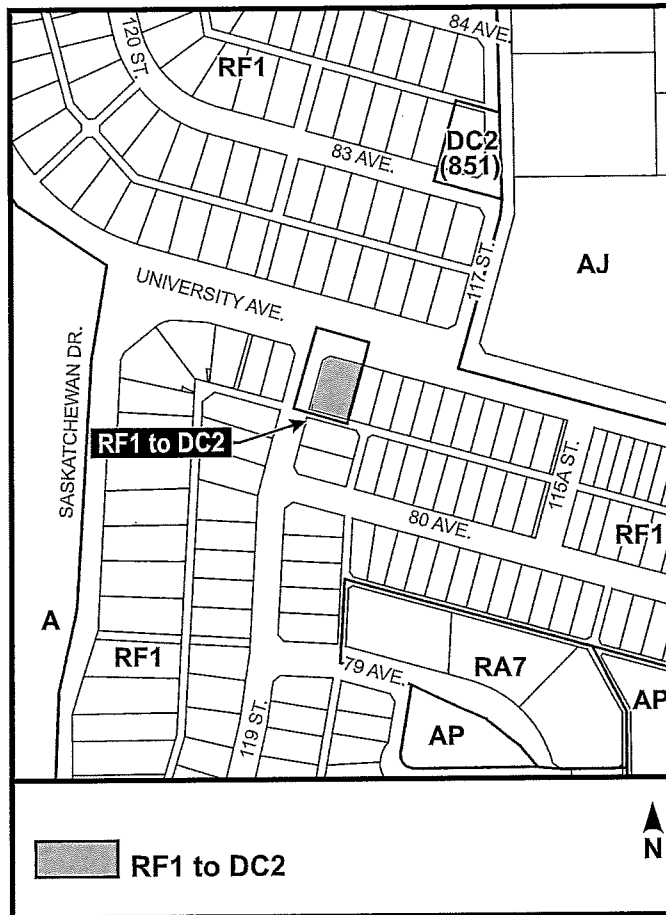
THE CITY OF EDMONTON


MAYOR

Acting


CITY CLERK

BYLAW 17633



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

To accommodate a residential facility in a newly constructed residential structure for patients being treated in medical facilities and their families. The development regulations are designed to ensure development that is compatible with surrounding low density residential development in the neighbourhood.

2. Area of Application

This DC2 provision shall apply to Lots 13 and 14, Block 19 Plan 3824 HW, located at the southeast corner of the intersection of 119 Street and University Avenue as shown on Appendix 1 of this Bylaw, adopting this provision, Belgravia.

3. Uses

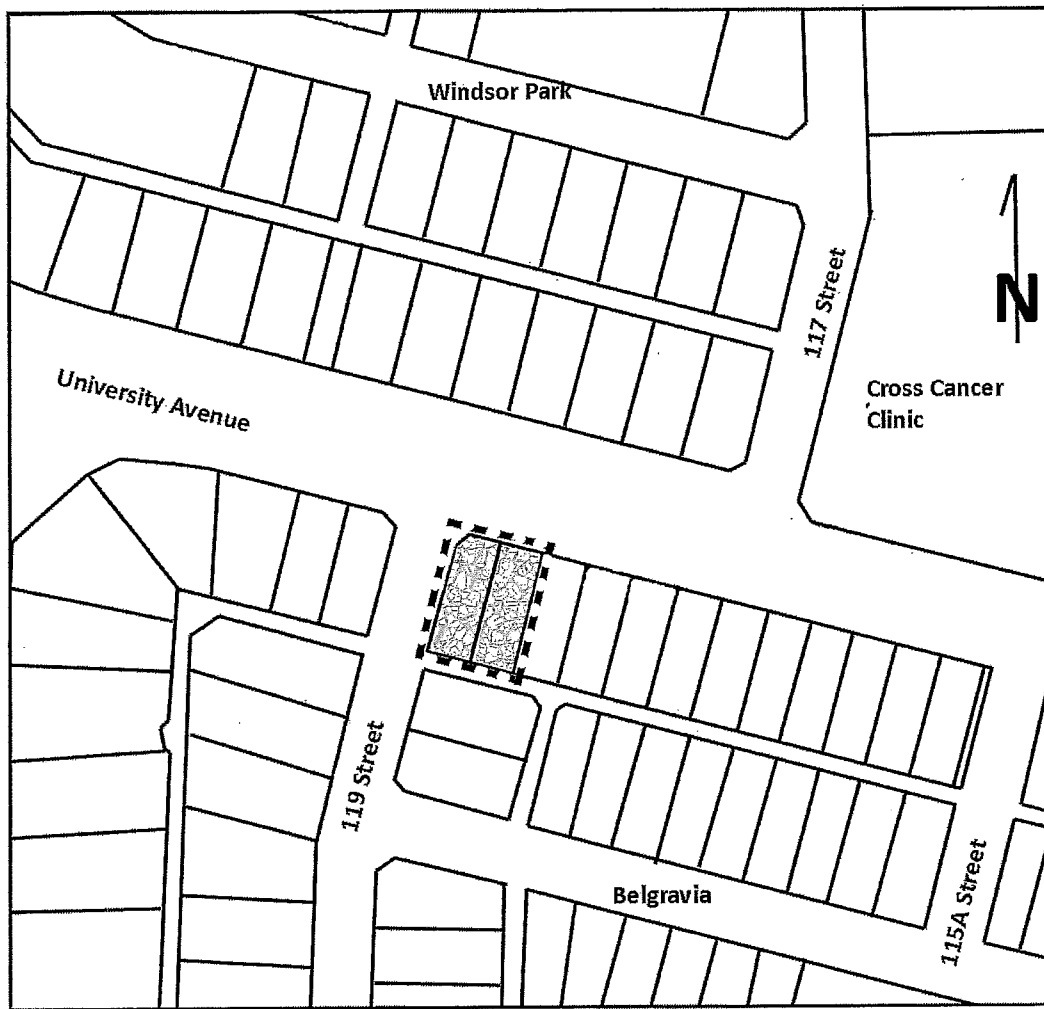
- a. Lodging Houses
- b. Apartment Housing
- c. Fascia On-premises Signs
- d. Freestanding On-premises Signs


4. Development Regulations

- a. No more than one Lodging House shall be permitted on the Site, as illustrated in Appendix 2 Site Plan.
- b. Apartment Housing shall be limited to one Dwelling.
- c. Notwithstanding Section 76 of the Zoning Bylaw, the Lodging House
 - i. shall be limited to 9 Sleeping Units; and
 - ii. shall be developed as residential accommodation for patients and the families of patients being treated in medical facilities.
- d. The Lodging House shall have no more than three separate cooking facilities.
- e. Notwithstanding Section 76 of the Zoning Bylaw, the maximum number of Occupants on this Site shall be 20 residents.
- f. Notwithstanding the Zoning Bylaw definition of Sleeping Units, remuneration shall not be required.
- g. Section 96.4 of the Zoning Bylaw shall not apply.
- h. The maximum total Site Coverage shall not exceed 40%.

- i. The maximum Height shall not exceed 8.6 m.
- j. The minimum Front Setback shall be 7.5 m.
- k. The minimum Rear Setback shall be 40% of the total Site depth.
- l. The Side Setbacks shall be established on the following basis:
 - i. The minimum west Side Setback abutting 119 Street shall be 4.5 m; and
 - ii. The minimum east Side Setback shall be 1.5 m.
- m. Platform Structures greater than 1.0 m above Grade shall provide privacy screening to prevent visual intrusion into adjacent properties to the east and west to the satisfaction of the Development Officer.
- n. As a condition of any Development Permit, the Owner shall enter into an Agreement with the City of Edmonton for off-site improvements necessary to serve the development, including but not limited to the following:
 - i. Hardsurfacing of all parking areas adjacent to the rear lane;
 - ii. Removal of the existing access to 119 Street, construction of the curb & gutter, sidewalk and restoration of the boulevard to the satisfaction of the Development Officer in consultation with Transportation Planning; and
 - iii. Repair of any damage to the abutting roadways, sidewalks and/or boulevards resulting from construction of the development, to the satisfaction of the Development Officer in consultation with Transportation Planning.
- o. Vehicular access shall be provided from the rear lane.
- p. The Site shall be developed in general accordance with the Site Plan Illustration in Appendix 2, attached.
- q. Notwithstanding any other parking regulations in the Zoning Bylaw, 9 parking spaces, including five 7.0 m long spaces and one visitor parking space shall be provided on Site and shall be in general conformance with Appendix 2. The parking area must be adequately screened from public roadways to the satisfaction of the Development Officer in consultation with Transportation Planning through the use of Landscaping and/or fencing. Two (2) Tandem Parking spaces shall be permitted.
- r. Notwithstanding Section 54.1 of the Zoning Bylaw, the area Hardsurfaced for the Driveway shall have a maximum width of 6.2 m.
- s. Notwithstanding Section 54.4 of the Zoning Bylaw, off-street vehicular loading spaces are not required.
- t. Building elevations and any other architectural features shall be developed in general accordance with Schematic Elevations in Appendix 3, attached. The development shall be constructed with an external appearance generally in keeping with the external appearance of the existing adjacent Single Detached Housing.

- u. The Facades of structures facing the front and flanking public roadways shall have consistent design elements, in terms of building materials and architectural features.
- v. Trash collection areas shall be located to the rear of the principal building and shall be screened from view from adjacent Sites and public roadways in accordance with the provisions of Section 55 of the Zoning Bylaw that are in effect at the time of passage of the direct control provision, to the satisfaction of the Development Officer. Trash and storage enclosures shall be architecturally compatible with project design and be unobtrusive and in a conveniently accessible location for trash collection.
- w. A Landscaping plan shall be submitted in accordance with the regulations of Section 55 of the Zoning Bylaw that are in effect at the time of passage of the direct control provision, to the satisfaction of the Development Officer. The landscape plan shall incorporate the existing perimeter trees along the east and west sides of the Site. Landscaping shall be implemented as a component of Site development in order to replace vegetation removed during construction or to reinforce an established landscaping context in the area. Landscaping/vegetation that provides screening of the Parking Area at the rear of the Site from adjacent properties and public roadways shall be retained or replaced to ensure continuous screening.
- x. Decorative and security lighting shall be designed and finished in a manner consistent with the architectural theme of the development and shall be provided to ensure a well-lit and safe environment for pedestrians and in all Parking Areas. Lighting for Parking Areas shall be of a full cut-off design and satisfy principles of Crime Prevention Through Environmental Design (CTED) and Section 58 of the Zoning Bylaw.



 Area of Application







Site Plan Illustration

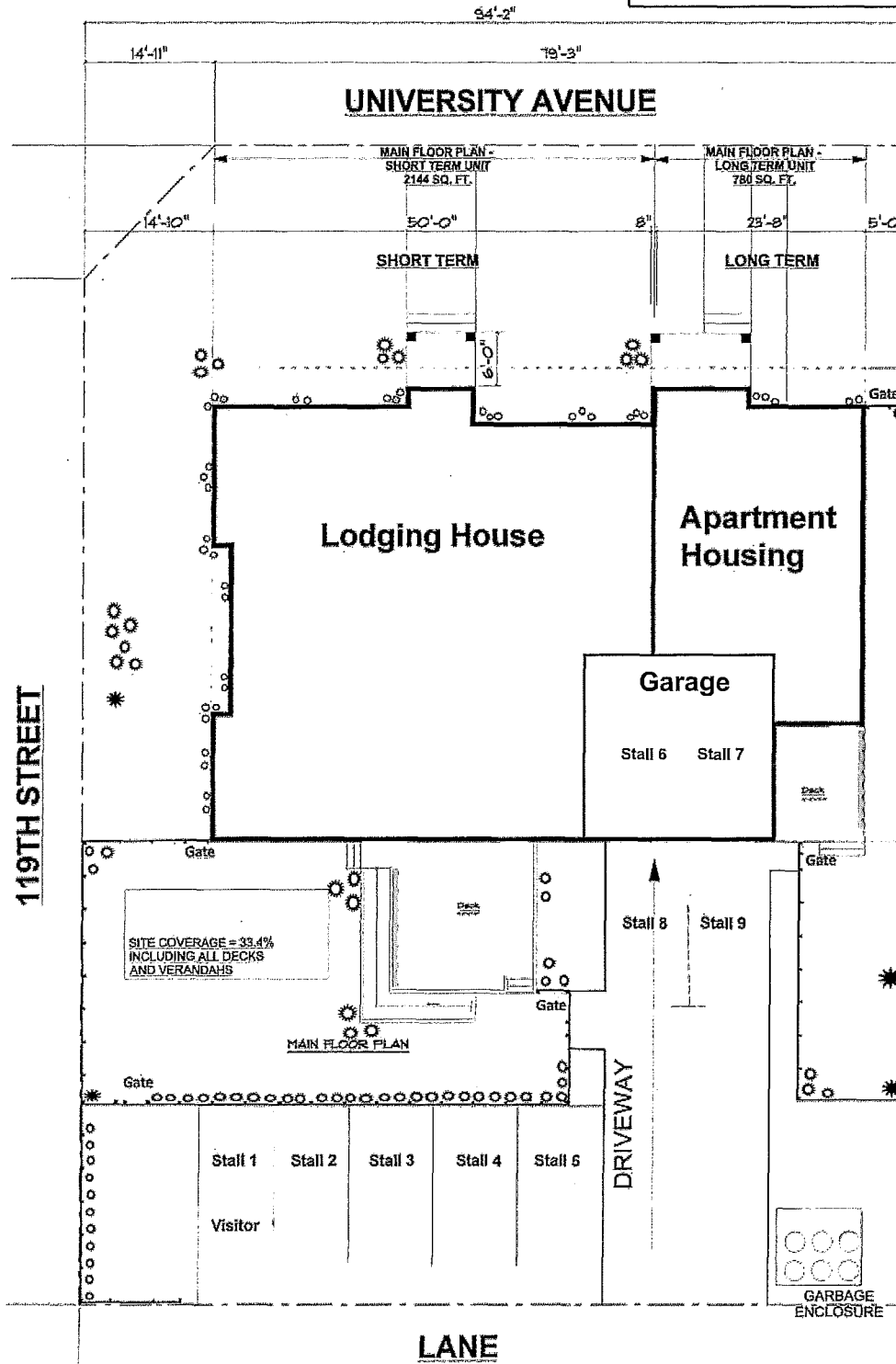
SCHEMATIC SITE PLAN
COMPASSION HOUSE

SCALE 106° TO 150°

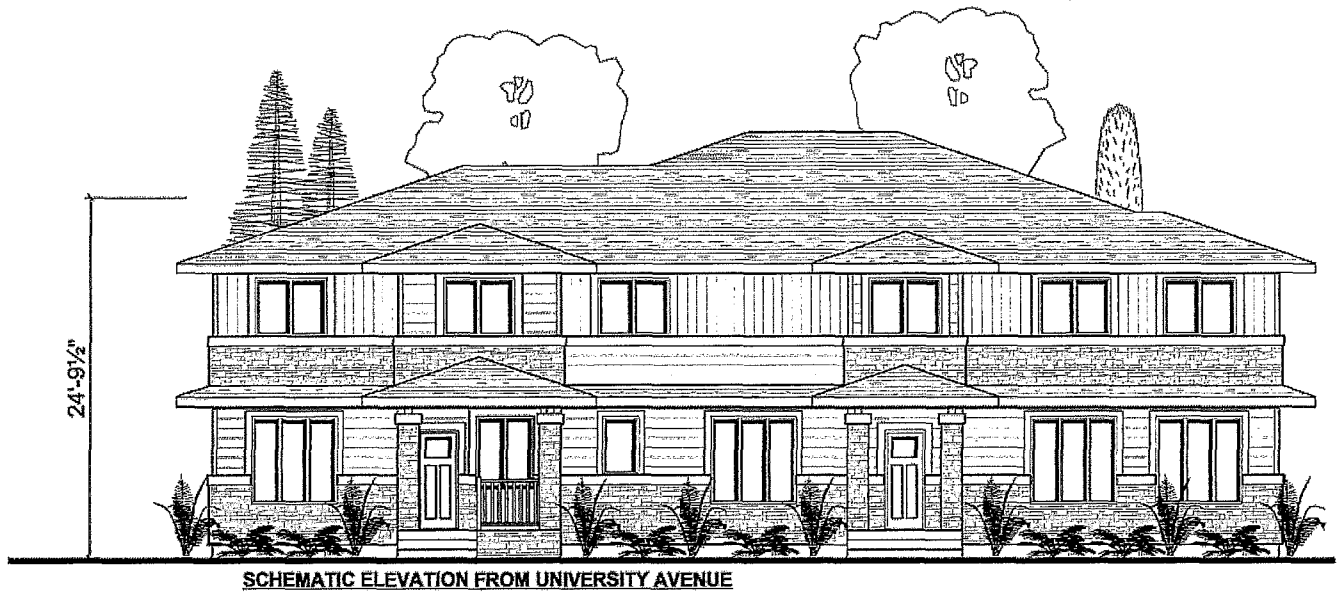


Legend for Landscaping Features

-  Existing Coniferous Tree
 Existing Deciduous Tree
 Proposed Foundation Planting
 Proposed Cedar Tree (1.5m min. ht)
 Proposed 1.8m Wooden Fence
 Proposed Lattice Screen



North Elevation (Front)



West Elevation (Side)

