

Bylaw 17455

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 2137

WHEREAS Lots 15-18, Block 1, Plan 5572 HW; located at 8721, 8725, 8731 and 8735 – 150 Street NW, Jasper Park, Edmonton, Alberta, are 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 15-18, Block 1, Plan 5572 HW; located at 8721, 8725, 8731 and 8735 – 150 Street NW, Jasper 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.

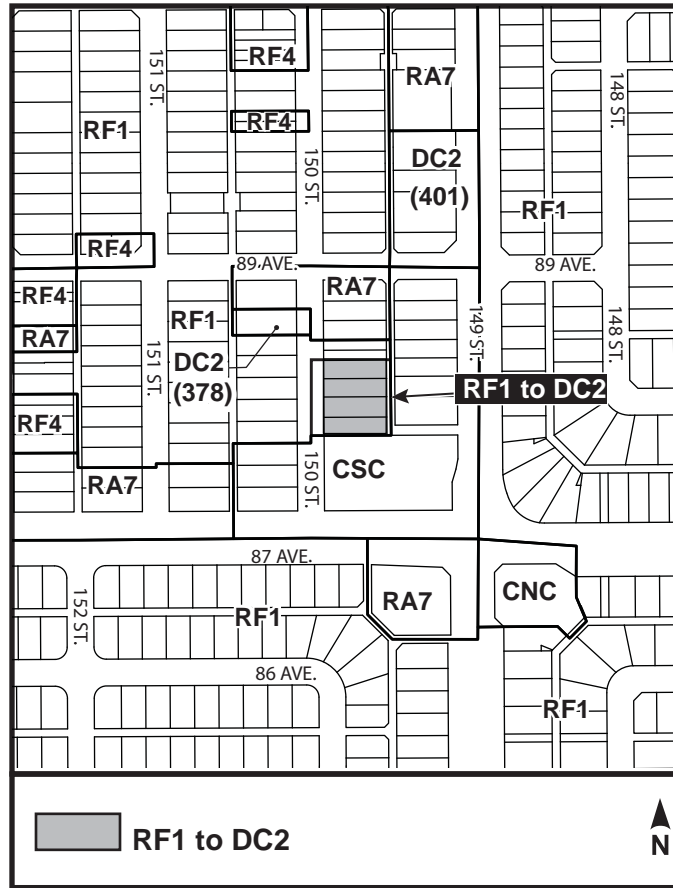
READ a first time this	day of	, A. D. 2016;
READ a second time this	day of	, A. D. 2016;
READ a third time this	day of	, A. D. 2016;
SIGNED and PASSED this	day of	, A. D. 2016.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

BYLAW 17455



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

To allow for the development of medium density residential housing that is designed in a manner that is compatible with adjacent low density residential uses.

2. Area of Application

This provision shall apply to Lots 15-18, Block 1, Plan 5572HW, within the Jasper Park Neighbourhood as shown on Schedule “A” of this Bylaw.

3. Uses

- a. Apartment Housing
- b. Child Care Services
- c. Duplex Housing
- d. Fascia On-premises Signs
- e. Group Homes
- f. Limited Group Homes
- g. Lodging Houses
- h. Minor Home Based Business
- i. Residential Sales Centre
- j. Single Detached Housing
- k. Semi-detached Housing
- l. Non-accessory Parking

4. Development Regulations

- a. The Site layout and building locations shall be in general accordance with the conceptual Site plan illustrated in Appendix I.
- b. The maximum Floor Area Ratio shall be 2.5.
- c. The maximum number of Dwellings for Apartment Housing uses shall be 65.
- d. The maximum building Height for Apartment Housing shall not exceed 14.0 m.
- e. A minimum Front Setback of 4.0 m shall be required along the west property line.
- f. A minimum Rear Setback of 5.0 m shall be required along the east property line.
- g. A minimum Side Setback of 4.0 m shall be required along the north property line.

- h. A minimum Side Setback of 1.5 m shall be required along the south property line.
- i. Signs shall comply with the regulations found in Schedule 59D of the Zoning Bylaw.
- j. As a condition of Development Permit, the Development Officer shall ensure that a signed agreement for each residential development has been executed between the City and the Owner, requiring the Owner to provide to the City the option to purchase 5% of the proposed number of residential units of the subject stage of the development at 85% of the market price, or to provide cash in lieu of options to purchase to the City in an amount representing 15% of the sale price at the developer's sole discretion.
- k. A minimum Amenity Area of 7.5 m² per Apartment Housing Dwelling shall be provided.
- l. Rooftop Amenity Areas shall be screened in accordance with Section 47.3 of the Zoning Bylaw.
- m. 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.
- n. Single Detached Housing, Duplex Housing and Semi-detached Housing shall be developed in accordance with the regulations of the RF1 Zone.
- o. Limited Group Homes and Lodging Houses shall be developed in accordance with Section 76 and Section 96 of the Zoning Bylaw.

5. Landscaping

- a. A detailed Landscape Plan shall be submitted by a registered Landscape Architect, in accordance with the Zoning Bylaw, for review and approval by the Development Officer prior to the approval of any Development Permit.
- b. In addition to the Zoning Bylaw requirements, the Landscape Plan shall meet the following requirements:
 - i. The Landscape Plan shall include features such as planters, pavers and street furniture designed in a harmonious manner;
 - ii. The Landscaping Plan for Apartment Housing uses shall include but is not limited to shared front Yard access and individual unit entry features using elements such as but not limited to decorative fences and columns, complementary accents that include textured pavement and coloured edging pavement materials, sod, shrubs, trees and other suitable landscape materials;
 - iii. The Landscaping Plan shall consider the use of landscape elements that incorporate colour and species of planting materials that are attractive throughout the year;

- iv. Include lighting to highlight Landscaping features and building elements;
- v. Use vertical Landscaping features (e.g. hedges, decorative fences, low walls, shrubs or other plant material) between surface parking areas and ground Storey Dwellings that look onto these areas to allow for privacy screening; and
- vi. Soil above underground parking facilities shall be of sufficient depth to accommodate required Landscaping, including trees, shrubs, flower beds, grass, and ground cover.

6. Parking, Loading and Access

- a. Parking requirements for Residential uses shall be in accordance with Section 54 of the Zoning Bylaw, except for the following shall apply:
 - i. Access to parking shall be provided from the Lane.
 - ii. A minimum of 1.0 parking stalls per Dwelling unit shall be provided.
 - iii. A Parking Impact Assessment to determine the number of off-street visitor parking stalls for Apartment Housing uses shall be submitted to the satisfaction of the Development Officer, in consultation with Transportation Services, as part of the Development Permit application.
 - iv. Notwithstanding regulation 7 (a) (ii.) the proposed number of off-street parking stalls per Dwelling shall may be reduced. A Parking Impact Assessment shall be required to determine the appropriate number of off-street parking stalls, to the satisfaction of the Development Officer, in consultation with Transportation Services.
- b. Non-accessory Parking shall be developed in accordance with the following regulations, to the satisfaction of the Development Officer:
 - i. Non-accessory Parking shall be located at the rear of the Site or in an underground parkade;
 - ii. Access to the Non-accessory Parking shall be from the Lane;
 - iii. The Non-accessory Parking shall be concealed and screened from 150 Street;
 - iv. The minimum width of the drive aisle shall be 7.5 m; and
 - v. The Non-accessory Parking shall be hard surfaced and illuminated.
- c. All exterior trash collection areas accessed from the rear Lane and shall be screened in accordance with Section 55 of the Zoning Bylaw. Trash collection enclosures must be located entirely within private property and gates and/or doors of the garbage enclosure must not open or encroach into road right-of-way.
- d. Parking shall be permitted within the Rear Setback, to the satisfaction of the Development Officer.

- e. Bicycle Parking shall be provided in accordance with Section 54.3 of the Zoning Bylaw.

7. Urban Design Regulations

7.1 Built Form and Design

- 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. Building materials shall be sustainable, durable, high quality and appropriate for the development. 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 into adjacent properties, to the satisfaction of the Development Officer.
- e. Balconies and glazing along the west and north elevations shall provide adequate screening and be located to maximize privacy and minimize overlook to the adjacent residential properties, to the satisfaction of the Development Officer.
- f. 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, to the satisfaction of the Development Officer.
- g. In addition to Section 4 this Zone, all ground level Residential Dwellings shall have a semi-private outdoor Amenity Area in front of each at-grade Dwelling exterior entry that shall be provided in a manner that establishes a transition area between the Amenity Area and 150 Street, abutting Site or Setback area using landscape features such as decorative fencing, change in Grade, shrub beds or rock gardens and/or built elements such as private entrance features and verandas or porches.

7.2 Site Design and Streetscape

- a. Buildings fronting onto a public roadway shall be designed to articulate residential entrances through distinct architectural treatments and address the street in a prominent manner.
- b. A solid screen fence, a minimum of 1.83 m in Height, shall be installed along all shared property lines, except for common flanking Front Yard boundaries.
- c. 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.

8. Additional Regulations for Specific Uses

- a. Apartment Housing shall be developed in accordance with the following regulations, to the satisfaction of the Development Officer:
 - i. Apartment Housing shall have access at Grade;
 - ii. Family Oriented Dwellings shall be developed at Grade;
 - iii. A minimum of 75% of the units shall be developed using Inclusive Design features in accordance with Section 93 Inclusive Design of the Zoning Bylaw;
 - iv. A minimum of 50% of the required Amenity Area shall be provided as common Amenity Area, for enjoyment of the residential occupants of the development. If the common Amenity Area is provided on the roof top, it shall be located in an area to minimize overlook onto the adjacent residential properties to the north, to the satisfaction of the Development Officer; and
 - v. A Sun Shadow Impact Study shall be prepared by a qualified registered Professional Engineer or Architect, to professional standards. The Sun Shadow Impact Study shall be submitted with the Development Permit application, to the satisfaction of the Development Officer.

9. CPTED

- a. 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.

Appendix 1 – Conceptual Site Plan

