

Bylaw 17472

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 2153

WHEREAS Lots 1 & 2, Block 3, Plan 4931 KS; located at 15530 – 90 Avenue NW and 9005 – 156 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 1 & 2, Block 3, Plan 4931 KS; located at 15530 – 90 Avenue NW and 9005 – 156 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.

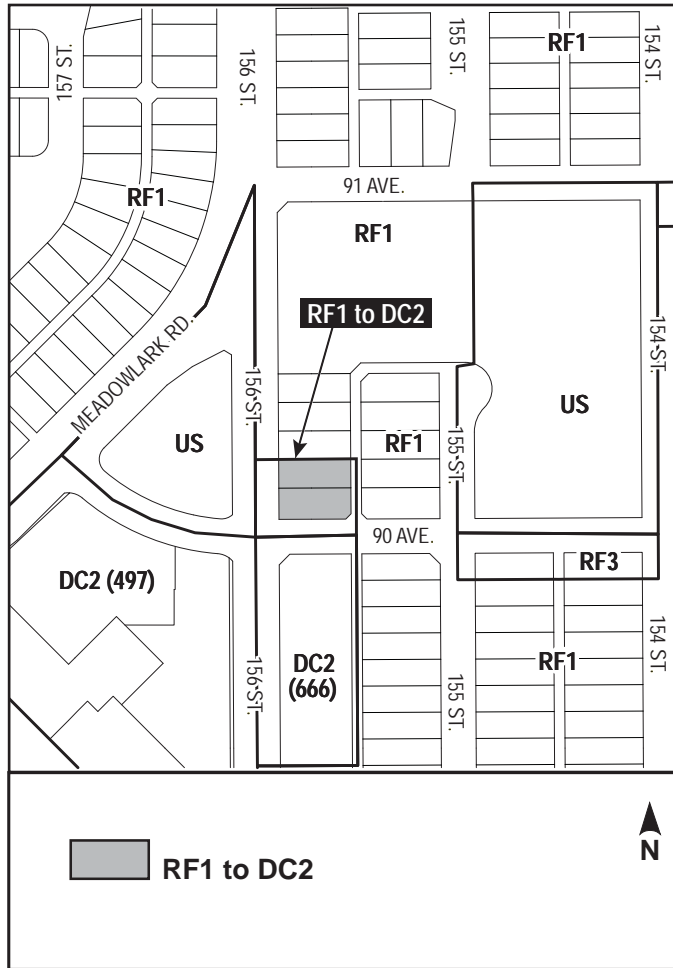
THE CITY OF EDMONTON

MAYOR

CITY CLERK

BYLAW 17472

SCHEDULE "A"



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

To provide for medium density housing in a manner that is compatible with adjacent single family residential units.

2. Area of Application

The DC2 Provisions shall apply to Lots 1 & 2, Block 3 of Plan 4931 KS, within the Jasper Park Neighbourhood, as shown on Schedule “A” of this Bylaw.

3. Uses

- a. Child Care Services
- b. Fascia On-premise Signs
- c. Minor Home Based Business
- d. Residential Sales Centre
- e. Row Housing

4. Development Regulations

- a. The site layout and building block location shall be in general accordance with the conceptual site plan illustrated in Appendix I.
- b. The maximum number of units shall not exceed Ten (10).
- c. The maximum Height shall not exceed 8.6 m.
- d. The maximum total Site Coverage shall be 40% with a maximum of 28% for a principal building and a maximum of 12% for Accessory Buildings. The principal building can be 40% if there is underground parking or attached garages.
- e. A minimum Front Setback of 3.0 m shall be provided.
- f. A minimum Rear Setback shall be 3.0 m shall be provided.
- g. A Minimum Side Yards of 4.5 m shall be provided along the north property line.
- h. A Minimum Side Yards of 4.0 m shall be provided along the south property line.
- i. Separation Space shall be provided in accordance with Section 48 of the Zoning Bylaw. 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.

- j. Minimum Private Outdoor Amenity Areas, at Grade, of 11 m² per Dwelling unit shall be provided.
- k. Two (2) Tandem Garage Parking stalls shall be provided per Dwelling.
- l. Notwithstanding the other regulations of this Zone, where Row Housing developments abut a Site zoned to allow Single Detached Housing as a Permitted Use, the following regulations shall apply:
 - i. A minimum landscaped Setback of 4.5 m shall be required from any Row House Dwelling to any property line common with existing Single Detached Housing;
 - ii. No surface parking or outdoor storage areas shall be developed within 2.0 m of any property line that abuts a Site zoned to allow Single Detached Housing as a Permitted Use;
 - iii. A solid screen fence, 1.83 m in Height, shall be installed along all property lines that abut a Site zoned to allow Single Detached Housing as a Permitted Use, except for common flanking Front Yard property lines;
 - iv. Design techniques including, but not limited to, the use of sloped roofs, variations in building Setbacks and articulation of building Façades, shall be employed in order to minimize the perception of massing of the building when viewed from adjacent residential areas and roadways; and
 - v. Building finishes shall be compatible with the exterior finishing materials and colours typical of adjacent existing Single Detached Housing.
 - vi. Location of windows and Amenity Areas shall be placed to minimize overlook into adjacent properties, to the satisfaction of the Development Officer.
- m. Trash collection shall be permitted within a Front or Side Setback if it is appropriately screened by use of Landscaping or fencing treatments, to the satisfaction of the Development Officer.
- n. Signs shall comply with the regulations found in Schedule 59A of the Zoning Bylaw.
- o. 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.

