

Charter Bylaw 19377

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 3054

WHEREAS Lot J, Block 55, Plan 3804ET and Lot 1, Block 55, Plan 3875P; located at 10504 - 127 Street NW, Westmount, 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 properties 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 J, Block 55, Plan 3804ET and Lot 1, Block 55, Plan 3875P; located at 10504 - 127 Street NW, Westmount, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto 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 annexed hereto as Schedule "B".

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

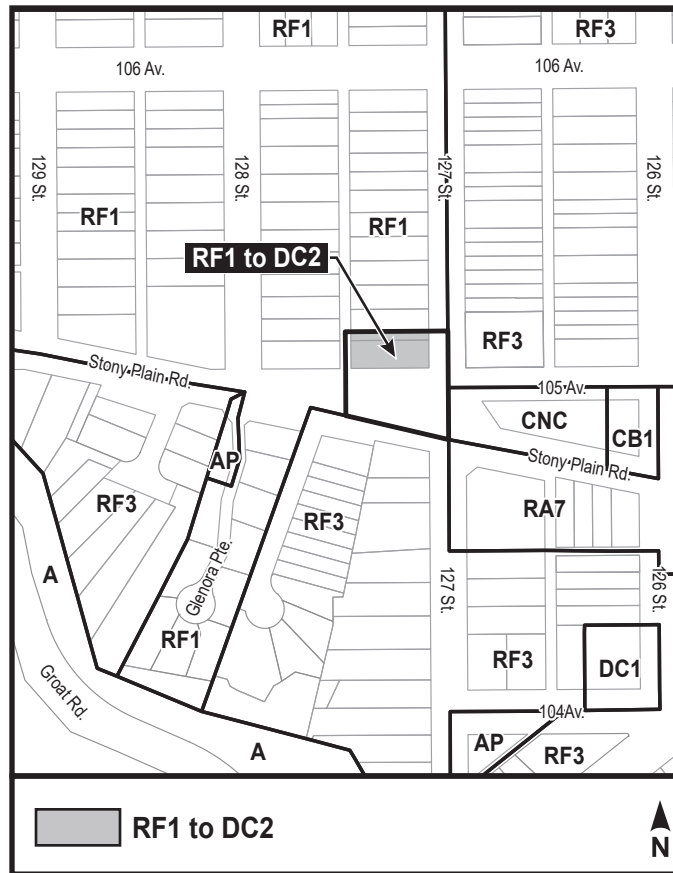
READ a first time this	day of	, A. D. 2020;
READ a second time this	day of	, A. D. 2020;
READ a third time this	day of	, A. D. 2020;
SIGNED and PASSED this	day of	, A. D. 2020.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

CHARTER BYLAW 19377



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

To accommodate a multi-unit residential development that is compatible in use and scale with the surrounding area and contributes to a pedestrian-friendly streetscape.

2 Area of Application

This Provision shall apply to Lot J, Block 55, Plan 3804ET and Lot 1, Block 55, Plan 3875P located on the northwest corner of 127 Street NW and Stony Plain Road as shown in Schedule "A" of the Charter Bylaw adopting this Provision, Westmount.

3 Uses

1. Child Care Services
2. Group Homes
3. Limited Group Home
4. Lodging Houses
5. Major Home Based Business
6. Minor Home Based Business
7. Multi-unit Housing
8. Residential Sales Centre
9. Secondary Suite
10. Urban Gardens
11. Fascia On-premises Signs
12. Freestanding On-premises Signs
13. Temporary On-premises Signs

4 Regulations for Uses

1. Signs:
 - a. Signs shall comply with Schedule 59A of the Zoning Bylaw.
 - b. Temporary On-premises Signs shall be limited to project advertising associated with a Residential Sales Centre and shall not include trailer mounted Signs or Signs with changeable Copy.

5 Site Layout and Built Form

1. The development shall be in general conformance with the attached appendices.
2. The maximum Height shall not exceed 12.0 m.
3. The minimum Density shall be 45 Dwellings/ha.
4. The maximum Floor Area Ratio shall be 2.5.
5. The minimum Setback from the east Lot Line shall be 4.7 m.
6. The minimum Setback from the west Lot Line shall be 1.2 m.
7. The minimum Setback from the north Lot Line shall be 3.2 m.
8. The minimum Setback from the south Lot Line shall be 1.5 m.
9. The following features may project to the south Lot Line: Amenity Areas, verandas, porches, unenclosed steps, and landings, together with any other architectural features which are of a similar character.
10. Setbacks shall not be required for any portion of the underground Parking Garage less than 1.2 m in Height, or pedestrian (stairway) access into the Parking Garage from the abutting Lane.
11. For the north Façade, the building shall have a minimum 0.6 m Stepback at a building height of 8.5 m.
12. For the south Façade, the building shall have a minimum 6.0 m Stepback at a building height of 8.5 m.

6 Building Design and Features

1. All mechanical equipment, including surface level venting systems and transformers, shall be screened in a manner compatible with the architectural character of the building or be concealed by incorporating it within the building. Ground level vents shall be oriented away from adjacent Sites or on-Site amenity or pedestrian circulation areas.
2. Each principal Dwelling shall have an entrance door or entrance feature facing a public roadway, other than a Lane.
3. All ground oriented principal Dwellings shall provide a semi-private outdoor Amenity Area in front of each exterior entry that establishes a transition area between the public roadway, using landscape features such as decorative fencing, steps or change in Grade, shrub beds or rock gardens.
4. On the north and south Façades, the building shall include variations in the building Setbacks and stepbacks, in accordance with Appendix 1 and Appendix 2, in order to provide visual interest.
5. On the north Façade, all Habitable room windows above a building height of 5.4 m shall incorporate design techniques such as but not limited to translucent window

treatment, raised windows, or Privacy Screening, to ensure privacy for residents of the building and residents of the building on the Abutting property.

7 Parking, Loading, Storage and Access

1. All vehicular parking shall be located in the underground Parking Garage.
2. Vehicular access and egress to the underground Parking Garage shall be provided off the Lane in general accordance with Appendix 1.
3. All waste collection, storage, or loading areas shall be located adjacent to the Lane and designed to the satisfaction of the Development Officer in consultation with Waste Management Services and Subdivision and Development Coordination (Transportation). Gates and/or doors of the waste enclosure shall not open or encroach into the road right-of-way.
4. As a condition of any Development Permit, the owner shall enter into an agreement(s) with the City of Edmonton for off-site improvements necessary to serve the development. Such improvements shall be constructed at the owner's cost. The agreement process includes an engineering drawing review and approval process. Improvements to be addressed in the agreement(s) to the satisfaction of Subdivision and Development Coordination include, but are not limited to:
 - a. With redevelopment of the site, remove the existing curb crossing accessing 127 Street and reconstruct the boulevard and bike lane curbs.

8 Public Improvements and Contributions

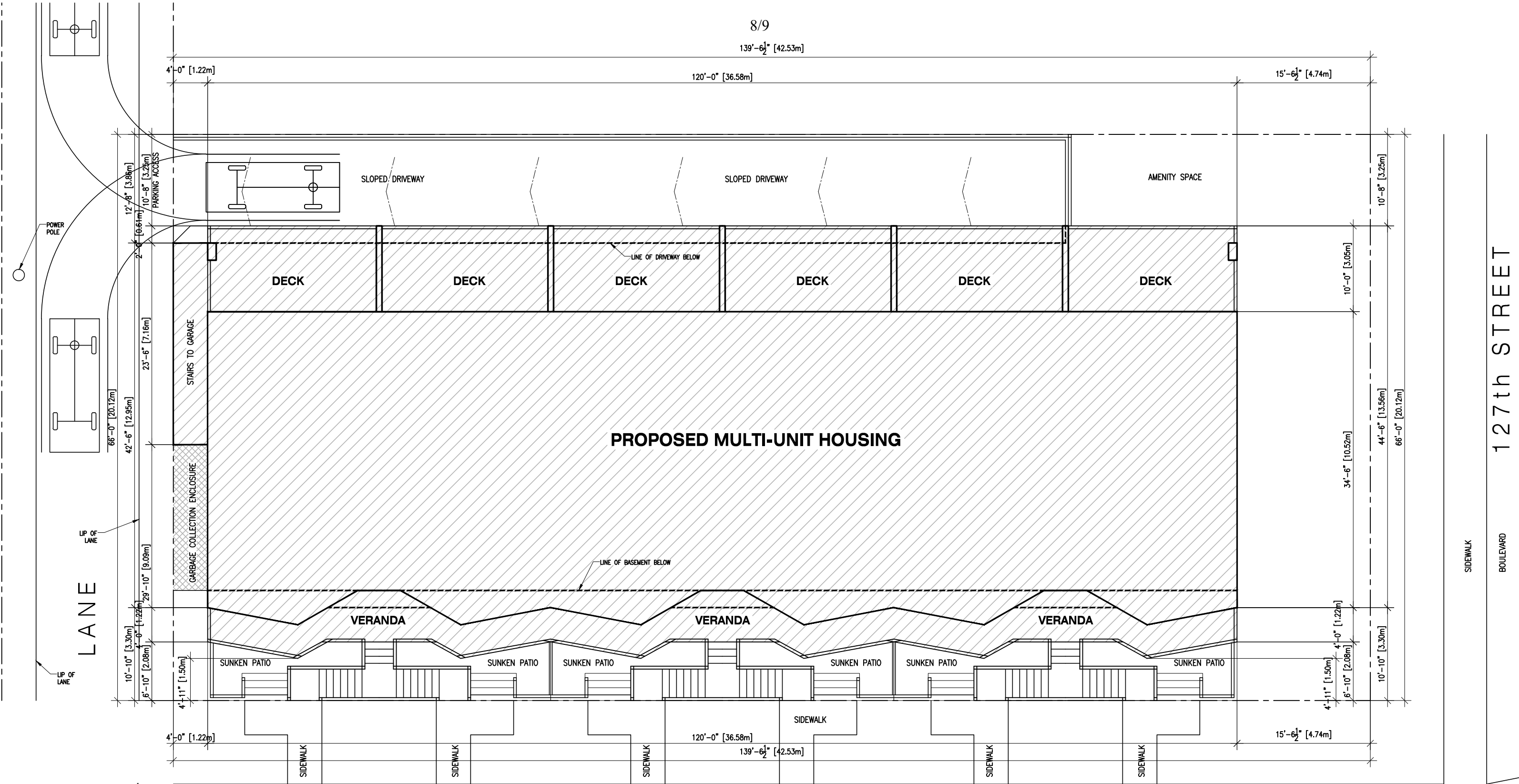
1. Prior to the issuance of a development permit for:
 - a. a building that contains 12 or more Dwelling units; or
 - b. a building that contains less than 12 Dwelling units, but is part of a Site with 12 or more Dwelling units in total;
 the Development Officer shall ensure a signed agreement has been executed between the City and the owner, requiring the owner to provide the City, at the time of each development permit approval, the option to purchase up to 5% of the proposed number of Dwelling units (rounded to the nearest Dwelling unit) in each building with Dwelling units, at 85% of market value or the equivalent value as cash in lieu (at the discretion of the owner) to the City.
2. The development shall provide two or more 3-bedroom units.
 - a. Notwithstanding the above, if two 3-bedroom units are not provided, then prior to the issuance of the Development Permit for construction of the principal building, the owner shall enter into an agreement between the City and the owner to contribute to the creation of, or improvement to, an off-Site Public Amenity such as parks, gardens or open spaces within the boundaries of the Westmount

neighbourhood. The required contribution amount shall be \$14994.27 if one 3-bedroom unit is provided, and \$49994.27 if no 3-bedroom units are provided. The funds shall be submitted to the City prior to the issuance of the Development Permit and be disbursed by the City according to a separate agreement between the City and the Community League. More specific agreement details shall be determined at the Development Permit stage between the owner and the City, in consultation with the Westmount Community League.

- b. Notwithstanding the above, if a Development Permit application has not been made within five (5) years of the date of approval of the Charter Bylaw adopting this Provision, this contribution amount shall be increased from that point forward according to the annual rate of national inflation as determined by Statistics Canada.

Appendix 1 - Site Plan

Appendix 2 - Elevations



SITE PLAN

SCALE: 3/32" = 1'-0"

LEGAL DESCRIPTION

LOT: 1
BLOCK: 55
PLAN: 3875 P

MUNICIPAL ADDRESS

10504 - 127 STREET

SITE COVERAGE

LOT SITE:

PROPOSED MULTI-UNIT HOUSING:
(ABOVE GROUND)

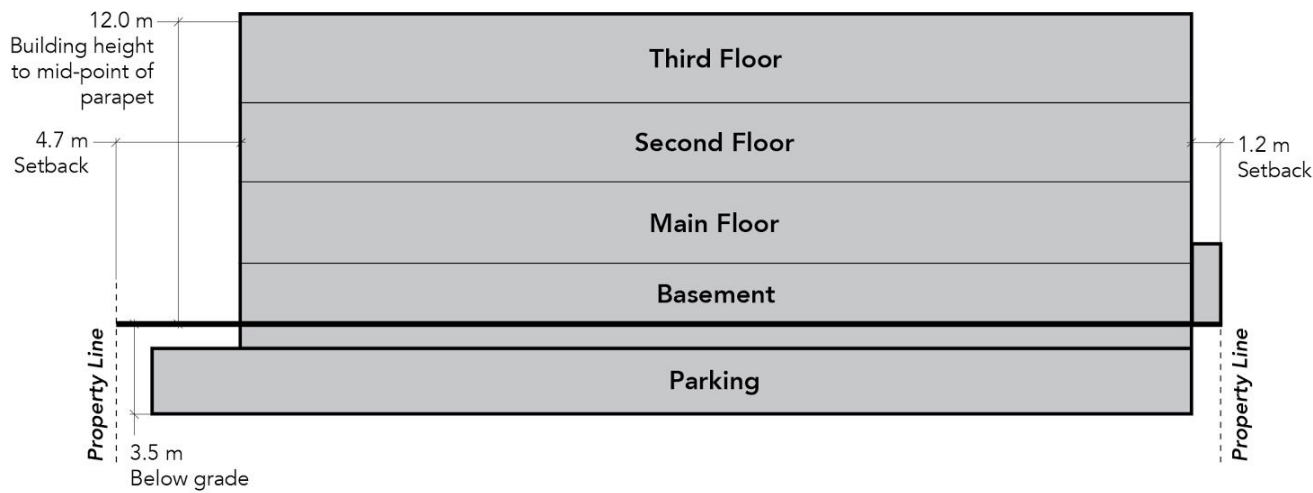
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5998 SQ FT

855.54 SQ M
557.23 SQ M

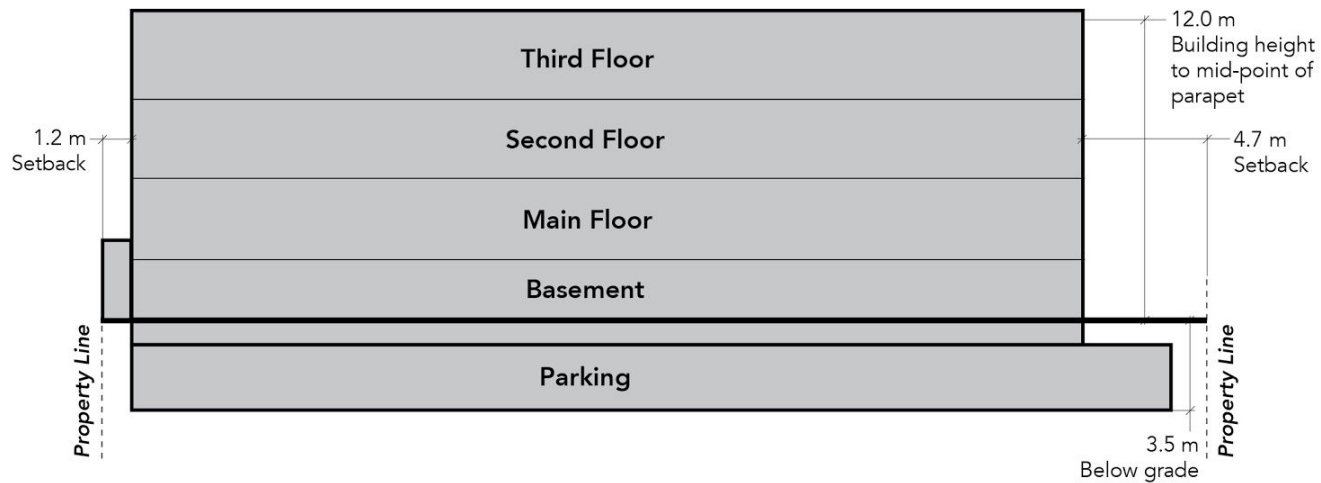
65.13 %

TO STONY PLAIN ROAD

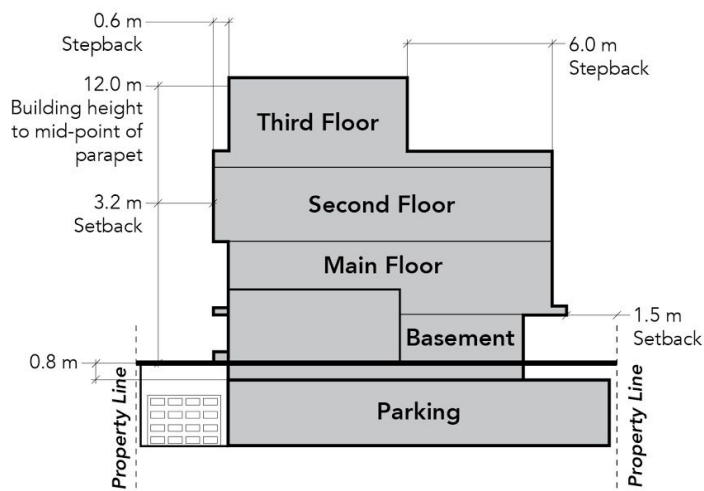
North Elevation



South Elevation



West Elevation



East Elevation

