

Bylaw 17395

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 2109

WHEREAS Lots 39-41, Block 11, Plan 3624 HW, located at 10950 – 138 Street NW and 13820 – 109A Avenue NW, North Glenora; Edmonton, Alberta, are specified on the Zoning Map as (RA7) Low Rise Apartment Zone and (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 39-41, Block 11, Plan 3624 HW, located at 10950 – 138 Street NW and 13820 – 109A Avenue NW, North Glenora, Edmonton, Alberta, which lands are shown on the sketch plan attached as Schedule "A", from (RA7) Low Rise Apartment Zone and (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.

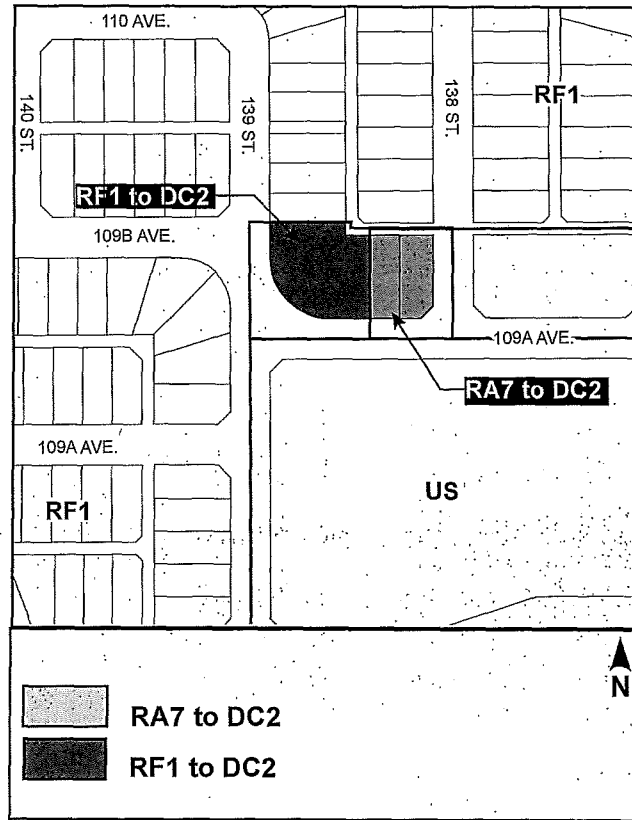
READ a first time this	19th	day of	October	, A. D. 2015;
READ a second time this	19th	day of	October	, A. D. 2015;
READ a third time this	19 th	day of	October	, A. D. 2015;
SIGNED and PASSED this	19th	day of	October	, A. D. 2015.

THE CITY OF EDMONTON


MAYOR


A/ CITY CLERK

BYLAW 17395



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

To accommodate a Stacked Row Housing building with site specific development regulations, a site for religious assembly, and other community supportive services.

2. Area of Application

This Provision shall apply to Lots 39 - 41, Block 11, Plan 3624HW; located north of 109A Avenue and west of 139 Street NW, North Glenora, as shown on Schedule A of this Bylaw; adopting this Provision.

This Provision establishes two sub areas identified in Appendix 1 and as follows:

Area A – Religious Assembly, Child Care Services, Community Recreation Services (1,049.62 sq. m).

Area B – Stacked Row Housing, including Row Housing with live/work provisions and Minor Home-Based Business opportunities (2,342.17 sq. m).

3. Development Objectives

- a. To create a neighbourhood centre, with spaces and opportunities to enhance social interaction and recreation.
- b. To enliven the streets and promote walkability by designing residential and public buildings with active frontages, and multiple doorways and windows.
- c. To provide places and facilities that support a mixed neighbourhood demographic for existing and future residents.
- d. To contribute to a socially sustainable community by providing housing for a range of household types, physical abilities, ages, incomes and demographics.
- e. To encourage alternatives to the automobile, the development will be walkable, conducive to cycling, and transit supportive by giving high planning priority to compact, human-scale and mixed land use.

4. Uses**4.1 Within Area A**

- a. Child Care Services
- b. Community Recreation Services
- c. Indoor Participant Recreation Services

- d. Religious Assembly
- e. Fascia On-premises Signs
- f. Freestanding On-premises Signs

4.2. Within Area B

- a. Live Work Units
- b. Minor Home Based Business
- c. Stacked Row Housing
- d. Row Housing
- e. Fascia On-premises Signs
- f. Projecting On-premises Signs
- g. Freestanding On-premises Signs, limited to project identification, building construction identification and real estate advertising signs of a limited duration

5. Development Regulations

- a. The Site layout and building envelopes shall be in general accordance with the Site Plan as illustrated on Appendix 1
- b. The maximum number of Dwellings shall be 16.
- c. The maximum Floor Area Ratio for the entire Site shall be 1.3.
- d. The maximum Site coverage shall be 40% of the entire site, with a maximum of 28% for Site B and a maximum of 12% for Site A.
- e. Within Area A, the maximum Height shall not exceed 12.0 m.
- f. Within Area B, the maximum Height for residential development shall not exceed 14.0 m.
- g. Setbacks shall be in general accordance with the Site plan shown on Appendix 1, and as follows:
 - i. The Setback from 109 A Avenue shall be a minimum of 5.0 m;
 - ii. The minimum Setback from 139 Street shall be 6.0 m reducing to 0 m at the south west corner of 139 Street;
 - iii. The minimum Setback along 138 Street NW shall be 0.5 m;
 - iv. The Setback at the intersection of 138 Street and 109 A Avenue shall be a minimum of 2.7 m.
 - v. The minimum Rear Setback shall be 7.5 m.
- h. A minimum Amenity Area of 7.5 m² per Dwelling shall be provided.

- i. Signs shall comply with Schedule 59E.
- j. The Development Officer shall permit additional Setbacks for architectural features such as recesses, entrance-ways, patios, or other features that add to the architectural interest of the building or to the pedestrian experience.

6. Urban Design & Built Form

- a. The elevations of the buildings shall be to the satisfaction of the Development Officer with all exterior finishing materials of durable and attractive appearance.
- b. The Facades facing the public roadways other than Lanes, shall include architectural elements such as windows, recessed entries, building articulation, active frontages, and variable material colours to create an interesting streetscape.
- b. Row Housing or Stacked Row Housing shall be developed to provide a visual break/articulation in the building Façade. The break shall be articulated by a combination of recesses, projections and change in building materials or colours.
- c. All ground Storey Row or Stacked Row Housing Dwellings adjacent to a public roadway other than a Lane shall have a private exterior entrance that fronts onto the roadway. Sliding patio doors shall not serve as this entrance.
- d. All exterior lighting of the Site shall be designed so that the light source is directed away from adjacent residences and both placement and illumination of lighting shall be configured in consideration of crime prevention principles and security of building entries. Lighting shall not interfere with the effectiveness of any traffic control devices.
- e. Quality finishing materials for all of the development shall be used such as stone, masonry, fiber cement siding, cementitious panels, stucco, wood panel, metal and glass.
- f. The use of vinyl as a finishing material shall not be permitted.
- g. All building Facades shall use compatible and harmonious exterior finishing materials.

7. Parking, Access and Waste Collection

- a. Vehicular access shall be from 139 Street or the abutting Lane, in general accordance with Appendix 1.
- b. A minimum of 31 resident parking spaces shall be accessible from the private driveway or abutting Lane, in general accordance with Appendix 1, which includes 28 resident stalls and 3 visitor parking stalls.
- c. A minimum of 6 parking spaces to serve Area A shall be accessible from the private driveway, in general accordance with Appendix 1.
- d. Bicycle Parking shall be provided in accordance with Section 54.3 and located to the satisfaction of the Development Officer.

- e. A garbage and recycling collection area shall be located off the Lane, in general accordance with Appendix 1.

8. Landscaping

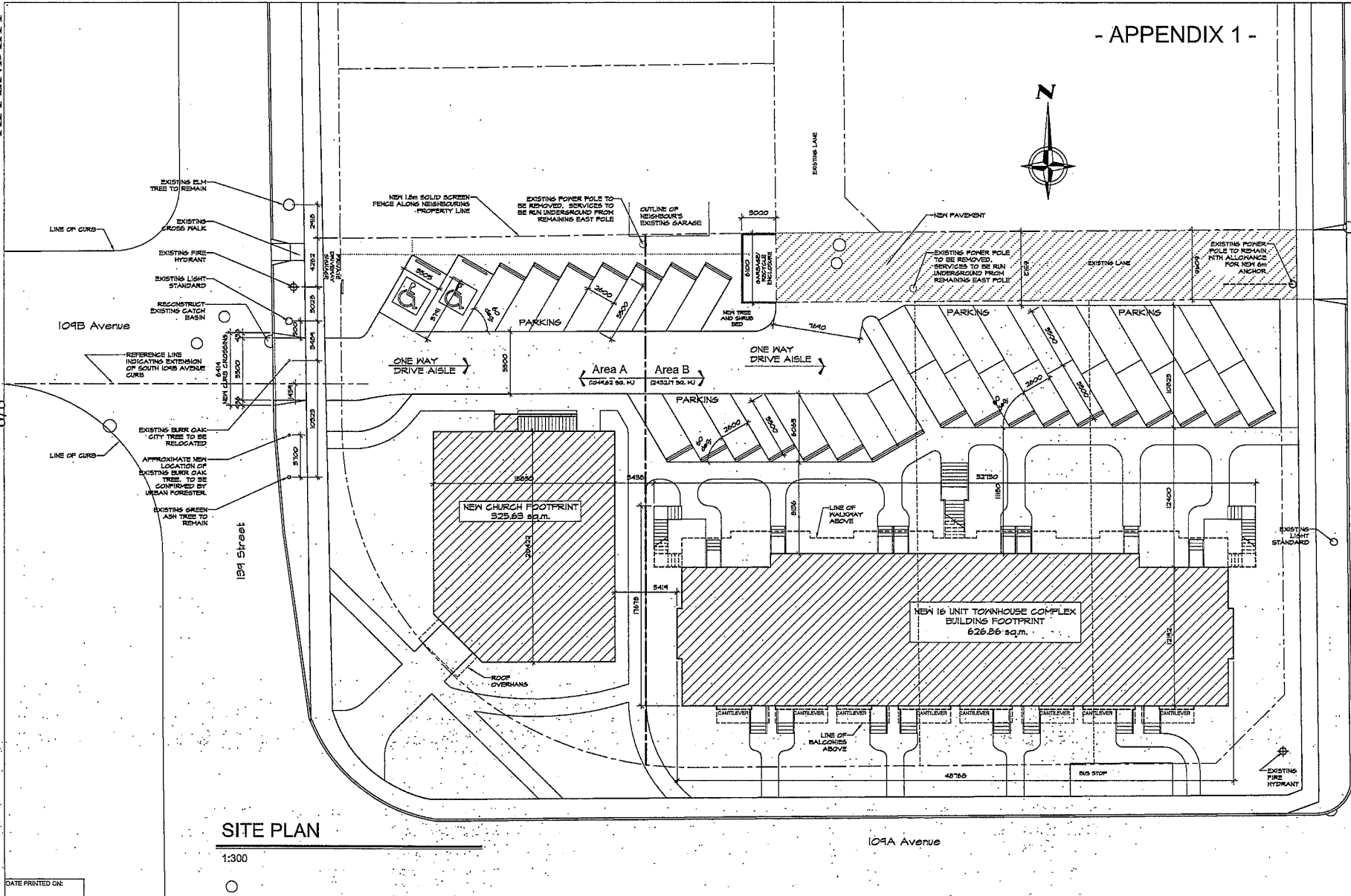
- a. A stamped landscaping plan prepared by an Alberta Association of Landscape Architects member shall be submitted in accordance with Section 55.
- b. Existing plant material shall be maintained where possible.

9. Alley Improvements

- a. The Lane shall be paved to City commercial standards to the satisfaction of the Development Officer in consultation with Transportation Services Department.

10. Green Sustainable Practices

- a. The development shall incorporate recycling facilities, water conservation strategies (including xeriscaping, native planting, low flow fixtures, and energy efficient appliances), energy efficient lighting, triple glazed windows and may incorporate photo voltaics and geothermal.



SITE PLAN

1:300

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