

Bylaw 17399

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 2111

WHEREAS Lots 23-27, Block 178, Plan I, located at 10119, 10125, 10127 and 10131 – 84 Avenue NW, Strathcona, Edmonton, Alberta, are specified on the Zoning Map as (RF5) Row Housing 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 23-27, Block 178, Plan I, located at 10119, 10125, 10127 and 10131 – 84 Avenue NW, Strathcona, Edmonton, Alberta, which lands are shown on the sketch plan attached as Schedule “A”, from (RF5) Row Housing 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 incorporated into the Zoning Bylaw, being Part IV to Bylaw 12800, The Edmonton Zoning Bylaw.

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

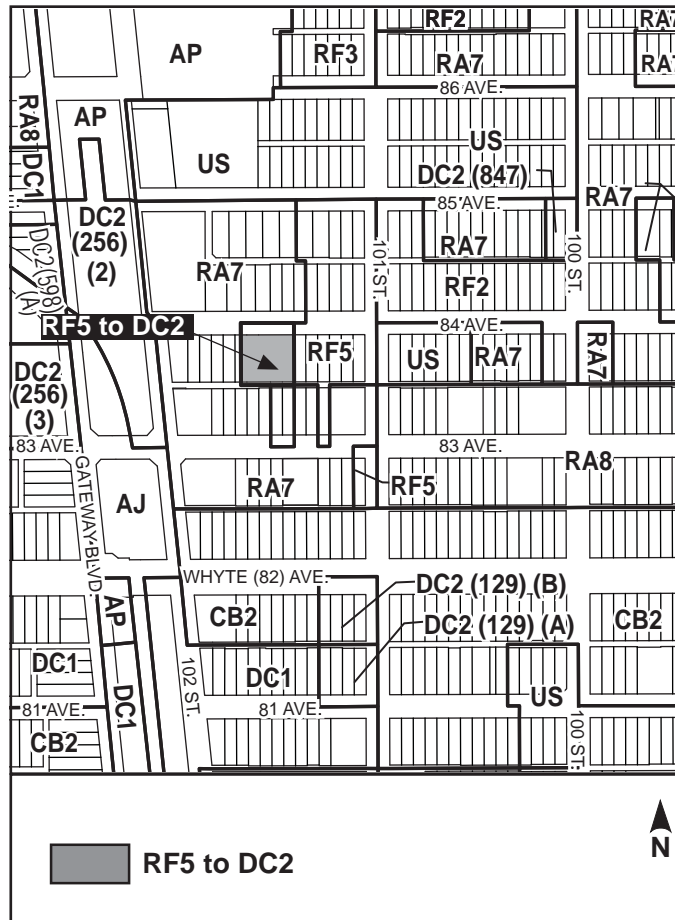
THE CITY OF EDMONTON

MAYOR

CITY CLERK

BYLAW 17399

SCHEDULE "A"



SCHEDULE “B”

(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION

1. General Purpose

To Establish a Site Specific Development Control Provision to accommodate a low rise residential development that is compatible in Uses and scale with the surrounding area. The development shall enhance the character of the immediate neighborhood.

2. Area of Application

This provision shall apply to Lot 33, Block 78, Plan 1523194; located at 10125 – 84 Avenue NW, as shown on Schedule “A” of this Bylaw adopting this Provision, Strathcona.

3. Uses

- a. Apartment Housing
- b. Duplex Housing
- c. Garage Suites
- d. Garden Suites
- e. Health Services
- f. Major Home Based Business
- g. Minor Home Based Business
- h. Personal Service Shops
- i. Professional, Financial and Office Support Services
- j. Residential Sales Centre
- k. Row Housing
- l. Secondary Suites
- m. Semi-detached Housing
- n. Single Detached Housing
- o. Stacked Row Housing
- p. Projecting On-premises Signs
- q. Fascia On-premises Signs
- r. Freestanding On-premises Signs
- s. Temporary On-premises Signs

4. Development Regulations for Apartment Housing

- a. Development shall be in general accordance with Appendix I, Site Plan.
- b. The maximum number of Dwellings shall be 42.
- c. The minimum number of Family Oriented Dwellings shall be 7.
- d. The maximum Height shall not exceed 16.0 m.
- e. The maximum Floor Area Ratio shall be 2.5.
- f. The minimum Front Setback shall be 6.0 m.
- g. The minimum Rear Setback shall be 7.5 m.
- h. The minimum Side Setbacks shall be in accordance with Appendix I, Site Plan.
- i. The façade shall step back at a minimum of 3.0 m by 3.0 m above the second Storey, at all four outer corners of the development to optimize access to sunlight, increase privacy and otherwise provide for an appropriate transition to the abutting property, as shown on Appendices III and IV.
- j. Principal Buildings shall front onto 84 Avenue.
- k. All ground Storey Apartment Dwellings adjacent to 84 Avenue shall have a private exterior entrance, in accordance with Appendix I. Sliding patio doors shall not serve as this entrance.
- l. Principal Living Room Windows, Non Habitable Room Windows, Non-required Habitable Room Windows and Habitable Room Windows located on the east and west facades of the development shall be designed to provide privacy to adjacent properties, to the satisfaction of the Development Officer. This may include using a clerestory or transom window design, in general accordance with Appendix IV.
- m. Separation Space and Privacy Zones as outlined in Section 48 shall be reduced to accommodate Side Setback requirements, except where a Principal Living Room Window faces an interior Side Yard. Separation Space shall be provided in accordance with Section 48.
- n. Notwithstanding 4.13, where the sill of a Principal Living Room Window or a Habitable Room Window is at least 1.5 m above Grade, or where an acceptable landscaped buffer is provided, the Privacy Zone may be reduced to 1.0 m, to the satisfaction of the Development Officer.
- o. A minimum Private Outdoor Amenity Area of 7.5 m² per Dwelling shall be provided, and the Family Oriented Dwellings shall have a minimum of 15 m² of Private Outdoor Amenity Area.
- p. Notwithstanding Section 47, the following criteria shall apply to Private Outdoor Amenity Areas:
 - i. Private Outdoor Amenity Areas may be located in a Front Yard.

- ii. Private Outdoor Amenity Area shall be screened to the satisfaction of the Development Officer and shall create a defined edge to delineate the Amenity Area as a private space.
- q. Where RF5 Row Housing Zone exists to the east of the Subject Site, the following regulations shall apply along the said property line:
 - i. articulation of building Facades, recessed balconies, or other design techniques meant to minimize building massing and/or shadow impacts, and provide architectural interest, complimentary to the surrounding development, shall be in general accordance with Appendices III and IV, in order to minimize the perception of massing of the building when viewed from adjacent residential areas and roadways;
 - ii. To optimize access to sunlight on adjacent properties, where a Low Rise Apartment building is proposed adjacent to a Single Detached Dwelling the building mass should be articulated, and
 - iii. The Development Officer shall require information regarding the location of windows and Amenity Areas on adjacent properties to ensure the windows or Amenity Areas of the proposed development are placed to minimize overlook into adjacent properties.
- r. Signs shall comply with the regulations found in Schedule 59B.
- s. A Crime Prevention through Environmental Design (CPTED) assessment shall be submitted and reviewed for acceptance by the Development Officer prior to the issuance of Development Permit to ensure that the overall development of the Site 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).
- t. Projections shall be in accordance with Section 44 of the Zoning Bylaw.
- u. Notwithstanding 4.20, no projections shall be allowed on either the west or east building facades.
- v. The development shall be designed to include the use of different architectural elements and treatments, articulated Façades, materials, and colours to add variety, rhythm, to break up the massing and provide a sense of human scale.
- w. Building components such as windows, doors, trim, columns, balconies, stairs, and roofline features should be in proportion to one another and to the overall mass of the building.
- x. 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 well-lit environment for pedestrians, to accentuate artwork and to

highlight the development at night time, to the satisfaction of the Development Officer.

- y. Night-time light pollution shall be reduced by avoiding over-illumination of the development and by using exterior lighting fixtures which direct light downward, to ensure illumination does not extend beyond the boundaries of the development Site. A lighting plan shall be provided with the Development Permit application.
- z. The building shall be finished with high quality, durable materials such as wood, stone, brick and glass. Exterior finish materials and colours shall complement, and be harmonious with adjacent development.
- aa. 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.
- bb. A transformer generally located within the SE corner within the Rear Setback, shall be properly screened to the satisfaction of the Development Officer.
- cc. Balconies and glazing along the east side of the principal building shall provide adequate screening and be located to maximize privacy and minimize overlook to the adjacent residential property. This may include, but not be limited to privacy screens, louvers, frosted glass or glass block, or landscaping buffer, to the satisfaction of the Development Officer.
- dd. The maximum building length of Low Rise Apartments should be no more than 48 metres, permitting views through the site and limiting building mass along the block face.
- ee. Notwithstanding the definition of Family Oriented Dwelling in the Zoning Bylaw, all Family Oriented Dwellings shall:
 - i. have individual entrances at ground level;
 - ii. have direct access to Private Outdoor Amenity Area;
 - iii. Amenity Area for ground floor dwellings shall be screened to the satisfaction of the Development Officer and shall create a defined edge to delineate the Amenity Area as private space, and
 - iv. The minimum number of 3 bedroom Dwellings shall be 2.

5. Additional Development Regulations

- a. Notwithstanding Section 4 of this provision, if Apartment Housing does not get developed, Single Detached, Semi-detached Duplex Housing, Secondary Suites, Garage Suites and Garden Suites in this Zone shall be developed in accordance with the provisions of the [RF4 Zone](#).

- b. The following regulations shall apply to Personal Service Shops, Health Services and Professional Financial and Office Support Services:
 - i. the total Floor Area of these Uses on any Site shall not exceed 225 m² and shall be located on the main floor;
 - ii. the Uses shall not be permitted in any freestanding structure separate from a structure containing Residential Uses. The principal entrance shall be a separate, outside entrance, and
 - iii. the Uses shall be accessory to the Apartment Housing Use.
- c. Conversion of Single Detached, Semi-detached and Duplex Dwellings to Professional, Financial and Office Support Services shall be in accordance with Section 77.
- d. Garage Suites and Garden Suites shall comply with Section 87.
- e. Major Home Based Business shall comply with Section 75, and shall only be permitted in Single Detached, Semi-detached and Duplex Dwellings.

6. Landscaping

Landscaping shall be in accordance to Section 55, except that:

- a. A detailed Landscape Plan prepared by a registered Landscape Architect shall be submitted in conjunction with an application for a Development Permit. The number of trees and shrubs shall be in accordance with Section 55. The layout of trees and shrubs shall be at the discretion of the Development Officer.
- b. The Landscape Plan shall include pavement materials, exterior lighting, street furniture elements, sizes and species of new plantings and other Landscaping details and elements as applicable.
- c. The selection of plant materials shall consider plants and shrubs that provide colour throughout the year to enhance the appearance of the development.
- d. Existing boulevard trees along 84th Avenue NW shall be retained and protected throughout the construction of the development. The Landscape Plan shall provide details and specifications describing the appropriate protection of the boulevard trees during construction, to the satisfaction of the Development Officer
- e. The 4 existing Manitoba Maple (*Acer negundo*) trees located along the east property line, as shown on Appendix II, shall be protected during construction and not removed. In addition, a report prepared by a certified Landscape Architect, shall be submitted as part of the development permit application, detailing the methodology and steps taken to preserve on-site trees that are to be retained, to the satisfaction of the Development Officer.

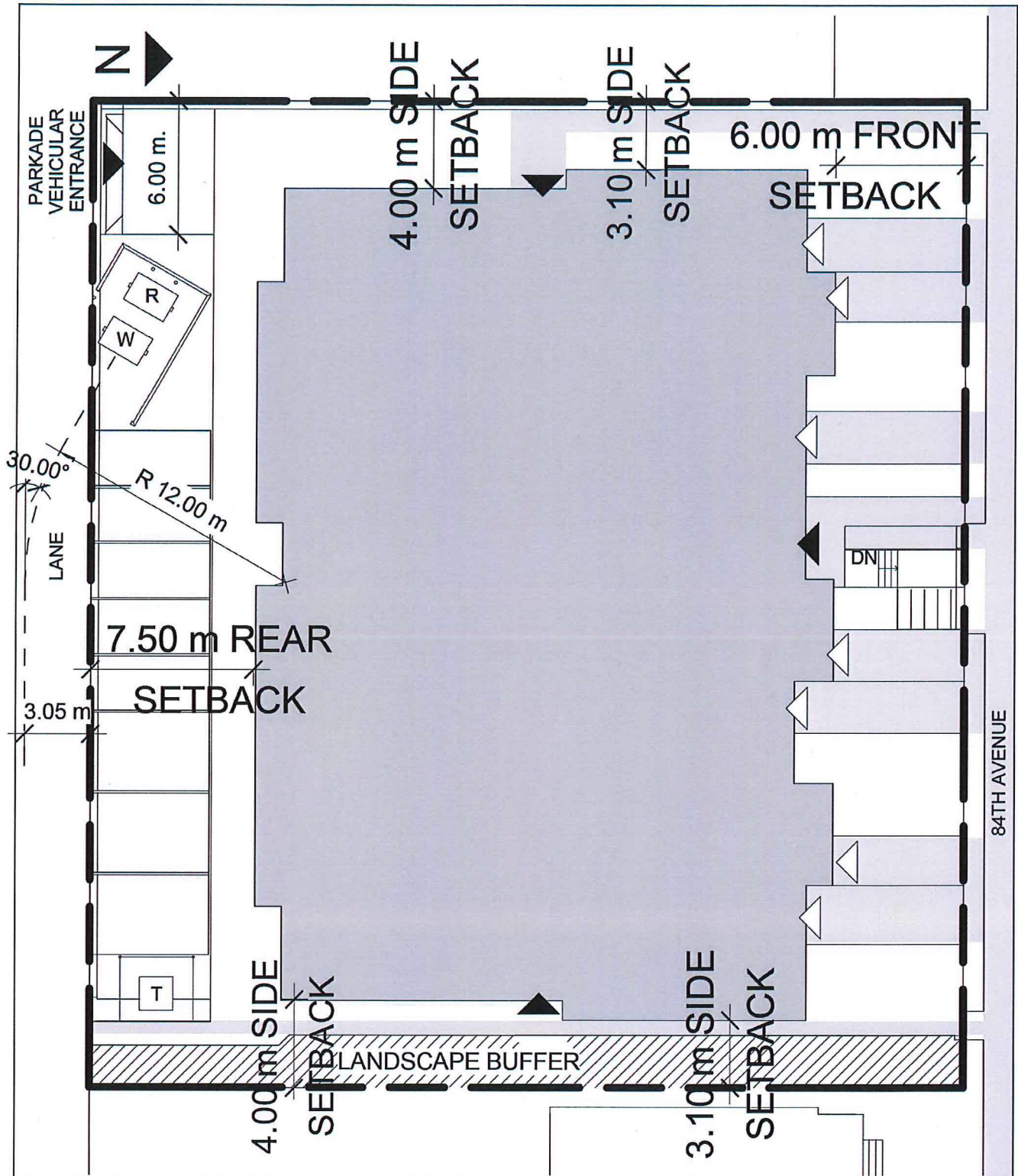
- f. The ratio of required deciduous and coniferous plants shall be 50:50. The ratio of plant material above and beyond minimum requirements shall be at the discretion of the Development Officer.
- g. Notwithstanding the Zoning Bylaw, a solid wood fence shall be constructed at 1.85 m in Height in accordance to Appendix II, but shall not extend beyond the foremost portion of the principal building abutting the Front Yard.
- h. Adjacent City of Edmonton boulevard trees and the 4 existing Manitoba Maple (*Acer negundo*) trees along the east property line, as shown on Appendix II, shall be protected as per Parks and Planning 'Large Tree Hoarding', drawing L100. All components and workmanship shall conform to the specification Section 02930 Trees, Shrubs, and Groundcovers as well as related sections. The following shall also apply:
 - i. trees within 1 – 3m of construction activity require 10mm plywood and 1.25m height enclosure separating tree from the project site;
 - ii. trees within 3 – 5m of construction require a standard “safety orange” snow fence to be placed a min. of 2.5m from the tree trunk; and
 - iii. excavation beyond 2m of existing trees requires all tree roots to be severed with a “root-cutter” to a depth of 350mm to 500mm prior to digging with all exposed roots flush with the excavation wall pruned immediately after excavation.
- i. The Landscaping Plan shall demonstrate:
 - i. the use of vertical landscaping features (e.g. hedges, decorative fences, low walls, shrubs and other plant material) between surface parking areas and ground storey apartment Dwellings that look onto these areas.
 - ii. entry transitions including features such as steps, decorative fences, gates, hedges, low walls, and planting beds within the setback from 84th Avenue.
 - iii. a decorative screen wall along the parkade ramp entrance, and shall not impair the sight lines for vehicular traffic, in general accordance with Appendix II, with a vertical height to the satisfaction of the Development Officer. This screen wall shall not consist of landscaping.
 - iv. clear delineation of all Private Outdoor Amenity Areas at grade with vertical landscaping features (e.g. hedges, decorative fences, low walls, shrubs and other plant material).
 - v. soil above the underground parking facilities shall be of sufficient depth to accommodate required landscaping, including trees, shrubs, flower beds, grass, and ground cover.

7. Vehicular Access and Parking

- a. Vehicular access to parking shall be from the abutting Lane, in general conformance with Appendices I and II.
- b. Vehicular parking shall be in accordance with Section 54.
- c. Visitor parking will be provided off the Lane.
- d. Bicycle parking shall be provided in accordance with Section 54.
- e. Notwithstanding 7.4, Bicycle Parking shall be secured, and located in a secure location, to the satisfaction of the Development Officer
- f. Vehicular access to the underground parkade shall be via the Lane with the parking control access system set back from the Lot line by a minimum of 1.0 m.
- g. The entrance to the underground parkade shall be at Grade at the Lot line and not exceed a slope of 6% for a distance of 4.5 m inside the Lot line.
- h. Parking for the disabled shall only be located in the underground parkade.
- i. Adequate sight lines shall be maintained for vehicles entering and exiting the parkade to the satisfaction of the Development Officer, in consultation with Transportation Services.
- j. A garbage and recycling collection area shall be located adjacent to the Lane. The collection area shall be screened from view on at least 2 sides through the use of landscaping, fencing or walls. The bins shall be equipped with a locking mechanism and the enclosure shall be secured to the satisfaction of the Development Officer.
- k. Articulation details of the surface of decorative screen wall and exposed retaining walls bordering the underground driveway/parkade ramp shall be provided and be to the satisfaction of the Development Officer.

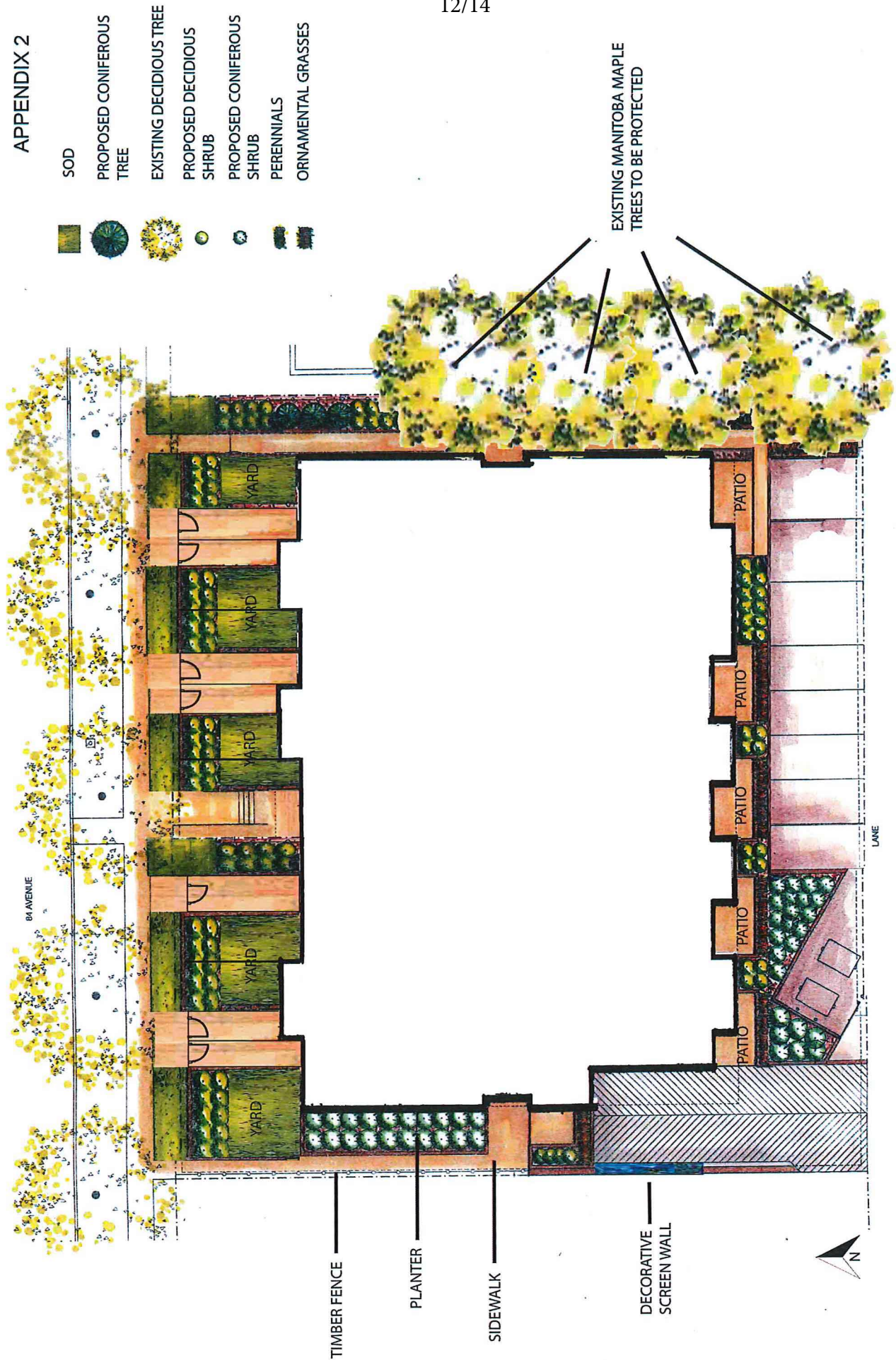
SITE PLAN

APPENDIX I



- | | | | | | |
|---|--|-----|-----------------------------------|---|------------------|
|  | BUILDING OUTLINE | W | WASTE BIN |  | SHARED ENTRYWAY |
|  | LANDSCAPED AREAS | R | RECYCLING BIN |  | PRIVATE ENTRYWAY |
|  | LANDSCAPED BUFFER AGAINST RF5 ZONED EAST NEIGHBOUR | T | TRANSFORMER | | |
| | | --- | WASTE MANAGEMENT VEHICLE APPROACH | | |

APPENDIX 2



APPENDIX 3



APPENDIX 4

