

Bylaw 17262

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 2058

WHEREAS a portion of Block C, Plan 9122397; located at 4461 – 50 Street NW, Jackson Heights, Edmonton, Alberta, is 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 a portion of Block C, Plan 9122397; located at 4461 – 50 Street NW, Jackson Heights,, 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 annexed hereto 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	6th	day of	July	, A. D. 2015;
READ a second time this	6th	day of	July	, A. D. 2015;
READ a third time this	6th	day of	July	, A. D. 2015;
SIGNED and PASSED this	7th	day of	July	, A. D. 2015.

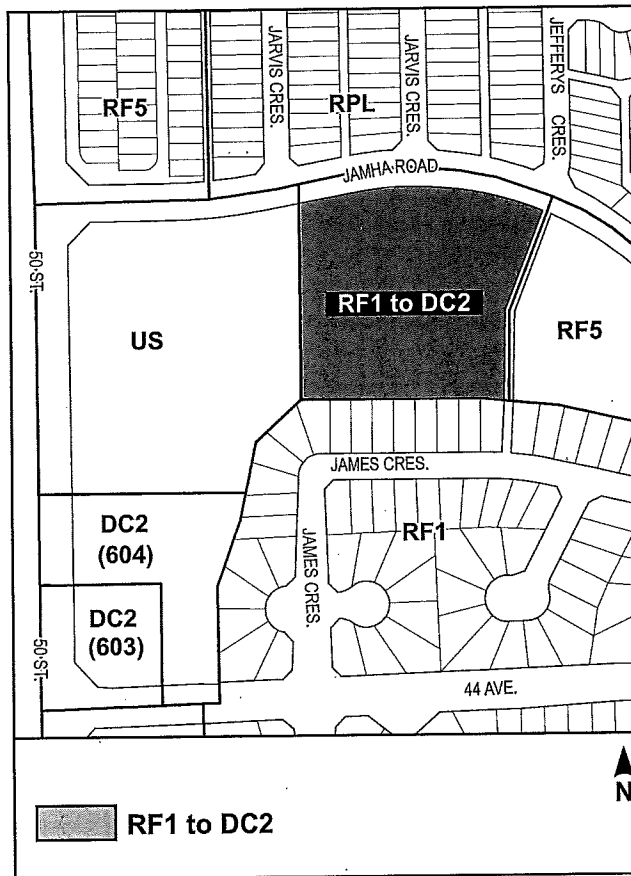
THE CITY OF EDMONTON

MAYOR

A/CITY CLERK

BYLAW 17262

SCHEDULE "A"



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

The purpose of this Site Specific Development Control Provision is to accommodate the development of two (2) low rise apartment buildings a maximum of 4 storeys in height that are compatible with the surrounding neighborhood.

2. Area of Application

This DC2 Provision shall apply to part of Block C, Plan 912 2397 located south of Jamha Road and east of 50 Street as shown on Schedule "A" of this Bylaw adopting this Provision.

3. Uses

- a. Apartment Housing
- b. Minor Home Based Business
- c. Fascia On-premises Signs
- d. Projecting On-premises Signs
- e. Residential Sales Centre
- f. Freestanding On-premises Signs
- g. Temporary On-premises Signs

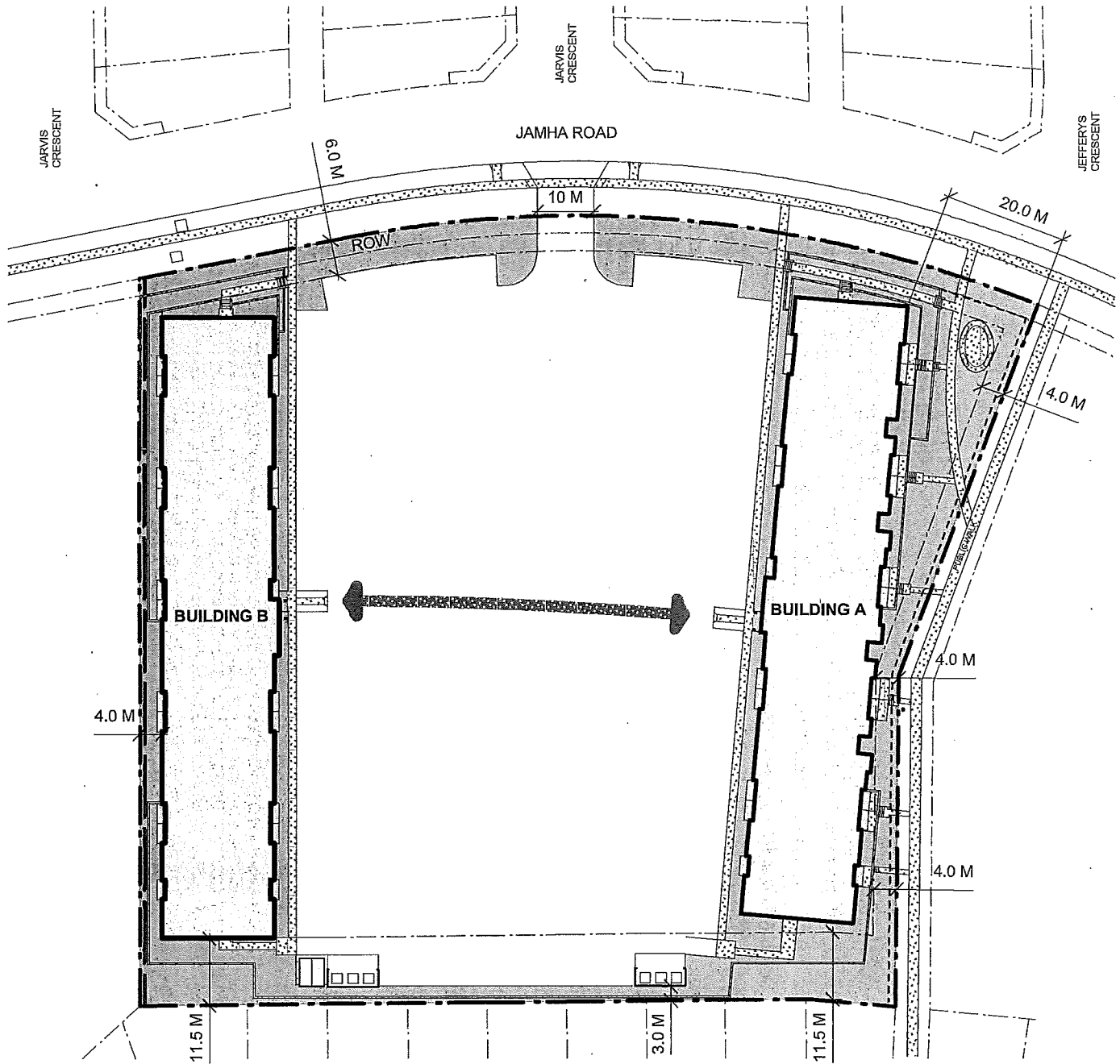
4. Development Regulations

- a. Development shall be in general accordance with Appendix I - Site Plan and Appendix II - Elevations to the satisfaction of the Development Officer.
- b. The maximum number of Units shall not exceed 175.
- c. The maximum Height shall not exceed 15.0 m nor 4 Storeys.
- d. For the purposes of establishing building height, the Grade shall be 693.00 m.
- e. The maximum Floor Area Ratio shall be 1.0.
- f. The minimum Front Setback adjacent to Jamha Road shall be 6.0 m.
- g. The minimum Rear Setback to the south shall be 11.5 m.
- h. The minimum Side Setback to the west shall be 4.0 m.

- i. The minimum Side Setback to the east shall be 4.0 m increasing to a minimum 20 m at the northeast corner of Building A, as generally identified on Appendix I – Site Plan.
- j. Separation Space shall be provided in accordance with Section 48 of the Edmonton Zoning Bylaw, except that it shall not be required where side walls of abutting buildings face each other and habitable windows are not located directly opposite each other, such that privacy is not impacted and:
 - i. in the case of buildings on separate Sites, each development complies with the Setback requirements for the building;
- k. Notwithstanding Section 48.2.2, the minimum required Privacy Zone in front of a Principal Living Room window may be reduced to 3.0 m provided that adequate screening in the form of landscaping has been provided between the window and facility/activity area to mitigate any privacy impacts to the satisfaction of the Development Officer.
- l. Notwithstanding Section 48.3.3, the minimum required Privacy Zone in front of a Habitable Room window may be reduced to 2.4 m provided that adequate screening in the form of landscaping has been provided between the window and facility/activity area to mitigate any privacy impacts to the satisfaction of the Development Officer.
- m. Any landscaping provided for reduced Privacy Zones shall be in addition to the requirements of Section 55.
- n. A minimum Amenity Area of 7.5 m² per Dwelling shall be provided. Balconies less than 2 m deep shall be counted as amenity area.
- o. An outdoor Amenity Area containing benches and enhanced landscaping with onsite pedestrian connections shall be provided in general accordance with Appendix I – Site Plan.
- p. Outdoor garbage collection and outdoor storage areas shall be permitted a minimum 3.0 m from the south property line in general accordance with Appendix I – Site Plan.
- q. Onsite pedestrian connections shall be provided in general accordance with Appendix I – Site Plan, and shall include connections to the public sidewalks on the north and east.
- r. A porous metal fence, 0.91 m in height, with gates at the sidewalk connections to public walkways, shall be installed on private property along the east property line to delineate private and public land, and add visibility in accordance with principles of Crime Prevention Through Environmental Design (CPTED). The gates shall either swing into the property or slide along the fence.

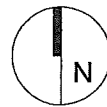
- s. A porous metal fence, 1.52 m in height shall be installed along the west property line to delineate private land, and add visibility in accordance with principles of Crime Prevention Through Environmental Design (CPTED).
- t. Building Design and Architectural Standards shall be provided in general accordance with Appendix II – Elevations, to the satisfaction of the Development Officer:
 - i. The design of the apartment buildings should reflect the use of appropriate high quality materials and architectural expressions to reduce the impact of height, bulk and density on adjacent lower density development.
 - ii. Building elevations in general accordance with Appendix II shall include design elements and different finishing materials, colors and textures that will reduce any perceived mass and linearity of the buildings and add architectural interest.
 - iii. The roof line of buildings shall consist of either sloped roofs of varying pitches and may include gable-ends, dormers, or steeples, and be finished in any roofing material selected from metal, wood shakes, asphalt shingles or clay tiles.
 - iv. 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 framework.
 - v. The predominant exterior finishing materials shall be applied consistently on all sides of a building, including exposed foundations, and may be any combination of brick, siding, stucco, stone or other masonry materials having a similar character, with wood or metal trim limited as an accent, to ensure the overall development is consistently of a high quality compatible with surrounding residential areas.
 - vi. In addition to the above, the east elevation of Building A shall contain the following elements:
 - A. Active residential frontages for the ground floor units facing the public walkway.
 - B. Articulation of the building façade (recesses approximately 2.4 m x 3.1 m) shall be provided in general accordance with the Appendices.
- u. Signs shall comply with the regulations found in Schedule 59B of the Edmonton Zoning Bylaw.
- v. Parking for the site shall comply with Section 54 of the Edmonton Zoning Bylaw. Parking on the south side of the site shall be permitted a minimum 3 m from the property line in general accordance with Appendix I – Site Plan.

- w. Landscaping for the site shall comply with Section 55 of the Edmonton Zoning Bylaw, except that the quantity of deciduous and coniferous trees required in Section 55 shall be increased by 10%.
- x. The Landscape Plan shall include terraced retaining walls and landscaping to transition from the sidewalk to the north face of the buildings.
- y. That the applicant shall provide a sun shadow study and mitigation to the satisfaction of Administration as per section 14.3 of Zoning Bylaw 12800.

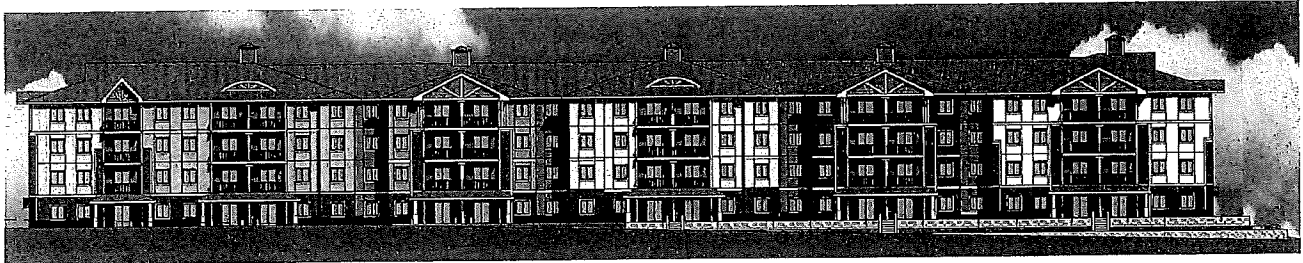


Legend:

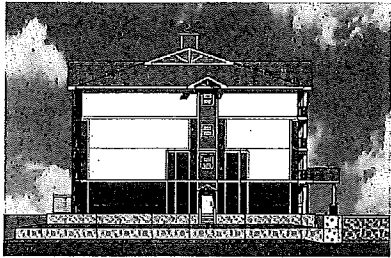
- DC2 Site Boundary
- Setback Line
- Landscaping
- Outdoor Amenity Area
- 1.52 m Porous Metal Fence
- 0.91 m Porous Metal Fence w/ Gates at Walks
- Utility Shed
- Refuse Bins
- Sidewalks
- Pedestrian Connection
- Retaining Wall



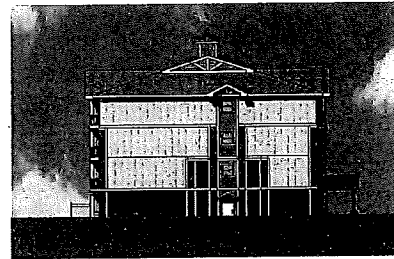
APPENDIX I: SITE PLAN



EAST ELEVATION



NORTH ELEVATION



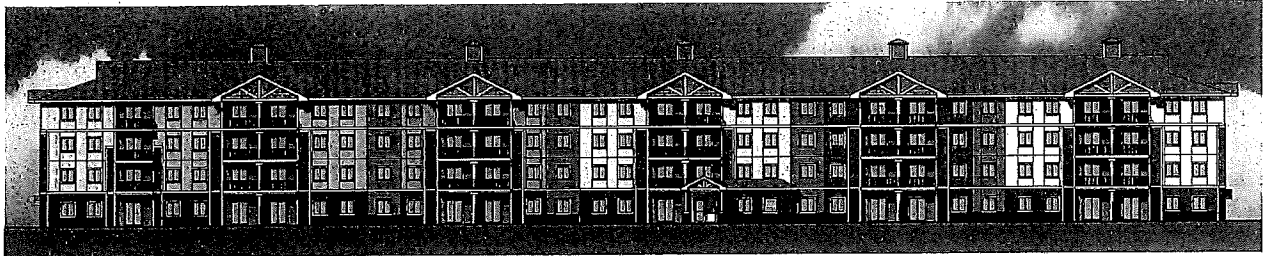
SOUTH ELEVATION



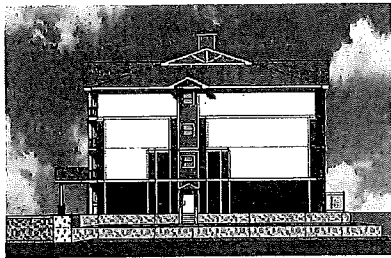
WEST ELEVATION

BUILDING A

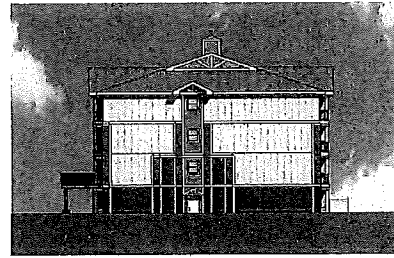
APPENDIX II: ELEVATIONS



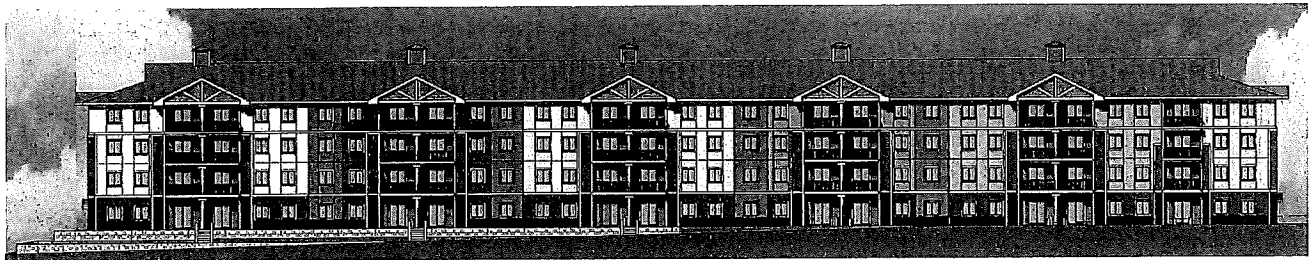
EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION

BUILDING B

APPENDIX II: ELEVATIONS

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