

Charter Bylaw 19296

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 3015

WHEREAS Lot 13A, Block 1, Plan 2597NY; Lot 13, Block 1, Plan 6215V; and a portion of Lots 11-12, Block 1, Plan 6215V; located at 9404 152A Avenue NW, and 9323 & 9103 - 153 Avenue NW, Evansdale, Edmonton, Alberta, are specified on the Zoning Map as (AG) Agricultural 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 13A, Block 1, Plan 2597NY; Lot 13, Block 1, Plan 6215V; and a portion of Lots 11-12, Block 1, Plan 6215V; located at 9404 152A Avenue NW, and 9323 & 9103 - 153 Avenue NW, Evansdale, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule "A", from (AG) Agricultural 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 9th day of June , A. D. 2020;

READ a second time this 9th day of June , A. D. 2020;

READ a third time this 9th day of June , A. D. 2020;

SIGNED and PASSED this 9th day of June , A. D. 2020.

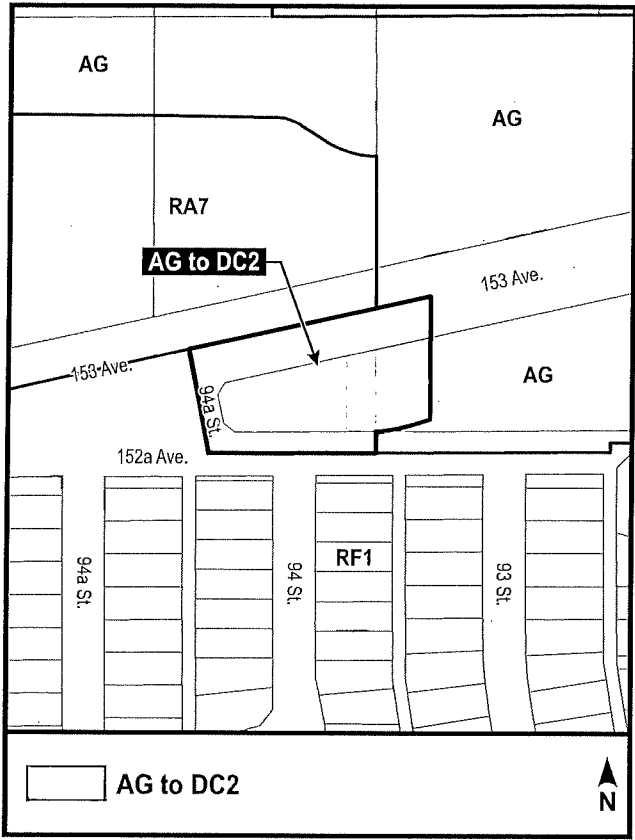
THE CITY OF EDMONTON

MAYOR

CITY CLERK

A/

CHARTER BYLAW 19296



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

To provide for a multi-residential tiny home community with communal amenity and support spaces, designed in a manner that is sensitive to the surrounding low density residential development.

2. Area of Application

This provision shall apply to Lot 13A; Block 1; Plan 2597NY, Lot 13; Block 1; Plan 6215V and a portion of Lots 11-12; Block 1; Plan 6215V; located on the south side of 153 Avenue NW and east of 94A Street NW, as shown in Schedule "A" of the Charter Bylaw adopting this provision, Evansdale.

3. Uses

- a. Community Recreation Services
- b. Group Home
- c. Health Services
- d. Limited Group Home
- e. Lodging Houses
- f. Minor Home Based Business
- g. Multi-unit Housing
- h. Urban Gardens
- i. Facia On-premises Signs
- j. Freestanding On-premises Signs

4. Development Regulations for Uses

- a. Community Recreation Services and Health Services shall not exceed a combined total of 95 m² of Floor Area.
- b. Signage shall be provided in accordance with Schedule 59B of the Zoning Bylaw and for the purposes of these regulations this site shall be considered a subdivision.

5. Development Regulations for Site Layout and Built Form

- a. The development shall be in general conformance with the attached Appendices.
- b. The maximum number of Dwellings shall be 21.
- c. The maximum Height shall be 8.9 m.
- d. The minimum Setbacks shall be:
 - i. 3.0 m from the north Lot line.
 - ii. 1.2 m from the east Lot line.
 - iii. 3.0 m from the south Lot line.
 - iv. 4.5 m from the west Lot lines.
- e. Architectural features such as balconies, decks and eaves may project into the required Setbacks to a maximum of 1.0 m.
- f. There shall be a minimum of 2.4 m Separation Space between buildings.

- g. The maximum total Site Coverage shall be 45%.
- h. There shall be a maximum of 4 Dwellings per building.

6. Development Regulations for Building Design and Features

- a. Architectural treatment shall create unified building exteriors of all Façades of all buildings through the use of a variety of architectural elements and treatments, materials, colours and articulation.
- b. Buildings shall be finished with high quality, durable materials. Vinyl siding and/or knockdown stucco are prohibited.
- c. Building components such as windows, doors, trim, porches, and roofline features should be in proportion to one another and to the overall mass of the buildings.
- d. All buildings shall have an individual external entrance at ground level that is clearly defined with architectural treatments. Sliding patio doors shall not serve as this entrance.

7. Development Regulations for Parking, Loading, Storage and Access

- a. Vehicular access and egress shall be from 152A Avenue NW.
- b. A minimum of 7 off-street vehicle parking spaces, including a minimum of one accessible vehicular parking space, shall be provided.
- c. Bicycle Parking shall be provided in accordance with the Zoning Bylaw, except that:
 - i. Bicycle Parking spaces shall be provided in the Private Amenity Spaces of a minimum of 10 Dwellings; and
 - ii. a minimum of 5 short term Bicycle Parking spaces shall be provided in an easily accessible location and available for public use.
- d. Off-street vehicular parking, loading, storage and trash collection areas shall be permitted within the east and south Setback.
- e. The outdoor trash collection area shall be screened from view in all directions using wood fencing to a minimum Height of 1.9 m.

8. Development Regulations for Landscaping, Lighting and Amenity Area

- a. The required Landscape Plan shall be prepared by a registered AALA Landscape Architect.
- b. The Landscaping Plan shall include details of any pavement materials, fencing, exterior lighting, pedestrian seating areas, aggregated open spaces and pedestrian linkages, number, size and species of new and existing plantings and any special grading for the entire Site.
- c. A minimum Private Outdoor Amenity Area of 5.0 m² shall be provided for each Dwelling.
- d. A minimum of 800 m² Common Amenity Area shall be provided outdoors.
- e. Prior to the issuance of the Development Permit, a detailed exterior lighting plan shall be provided to the satisfaction of the Development Officer. 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 safe well-lit environment. All exterior lighting of the Site shall be designed to ensure that it is directed away from the adjacent residential development and that illumination shall not extend beyond the boundaries of the site nor upwards into the sky in accordance with the Zoning Bylaw

- f. The following conditions apply to trees existing on the property at the time this Charter Bylaw is passed:
 - i. the City of Edmonton shall be compensated for any tree removals on the Site, as per the Corporate Tree Management Policy (C456B), to the satisfaction of the Development Officer, in consultation with Infrastructure Operations (Forestry);
 - ii. a Tree Preservation Plan, completed by an ISA Certified Arborist or an ASCA Certified Consultant, is required to be submitted to Infrastructure Operations (Forestry), and approved prior to the issuance of Development Permit;
 - iii. all required work on City trees shall be performed by City-approved contractors and coordinated by a City Forester, at the expense of the Developer; and
 - iv. a maintenance agreement shall be in place with Strategic Planning and Process Integration, Right-of-Way and Parkland Development for the on-site landscaping prior to issuance of any Development Permit.

9. Other Regulations

- a. Site and building layouts shall include design elements that take the principles of Crime Prevention Through Environmental Design (CPTED) into consideration. These elements may include, but not limited to, elements that allow for natural surveillance, increase sightlines and uses; and high quality interior and exterior lighting. The physical layout and landscaping shall reduce the vulnerability of pedestrians by avoiding areas of concealment or entrapment such as: long public corridors spaces, stairwells, or other movement predictors; avoiding landscaping hazard such as; unpruned trees, rocks that can be thrown, or blind corners; and by locating parking areas close to building access points and using wayfinding mechanisms. The Development Officer may require a Crime Prevention Through Environmental Design assessment prepared by a qualified security consultant, and may apply conditions to the approval of the Development Permit based on the recommendations of the CPTED assessment to promote a safe physical environment.

10. Off-Site Improvements

- a. As a condition of any Development Permit, the owner shall enter into an Agreement with the City of Edmonton for off-Site improvements necessary to serve the development, such improvements to be constructed at the owner's cost, and to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination (Transportation) and Waste Services. The agreement process includes an engineering drawing review and approval process. Improvements to address in the Agreement include, but are not limited to:
 - i. Construction of a combined site access and waste loading area within road right-of-way in general accordance with the appendices. The design shall include a culvert crossing that considers the weight of the waste vehicle and ensures that proper drainage flows are maintained, and also include relocation of overhead power lines and existing streetlights as required.
 - ii. Construction of sidewalk connectors from the development to existing sidewalks on 152a Avenue NW and 153 Avenue NW, in general accordance with the appendices.

APPENDIX 1 – SITE PLAN

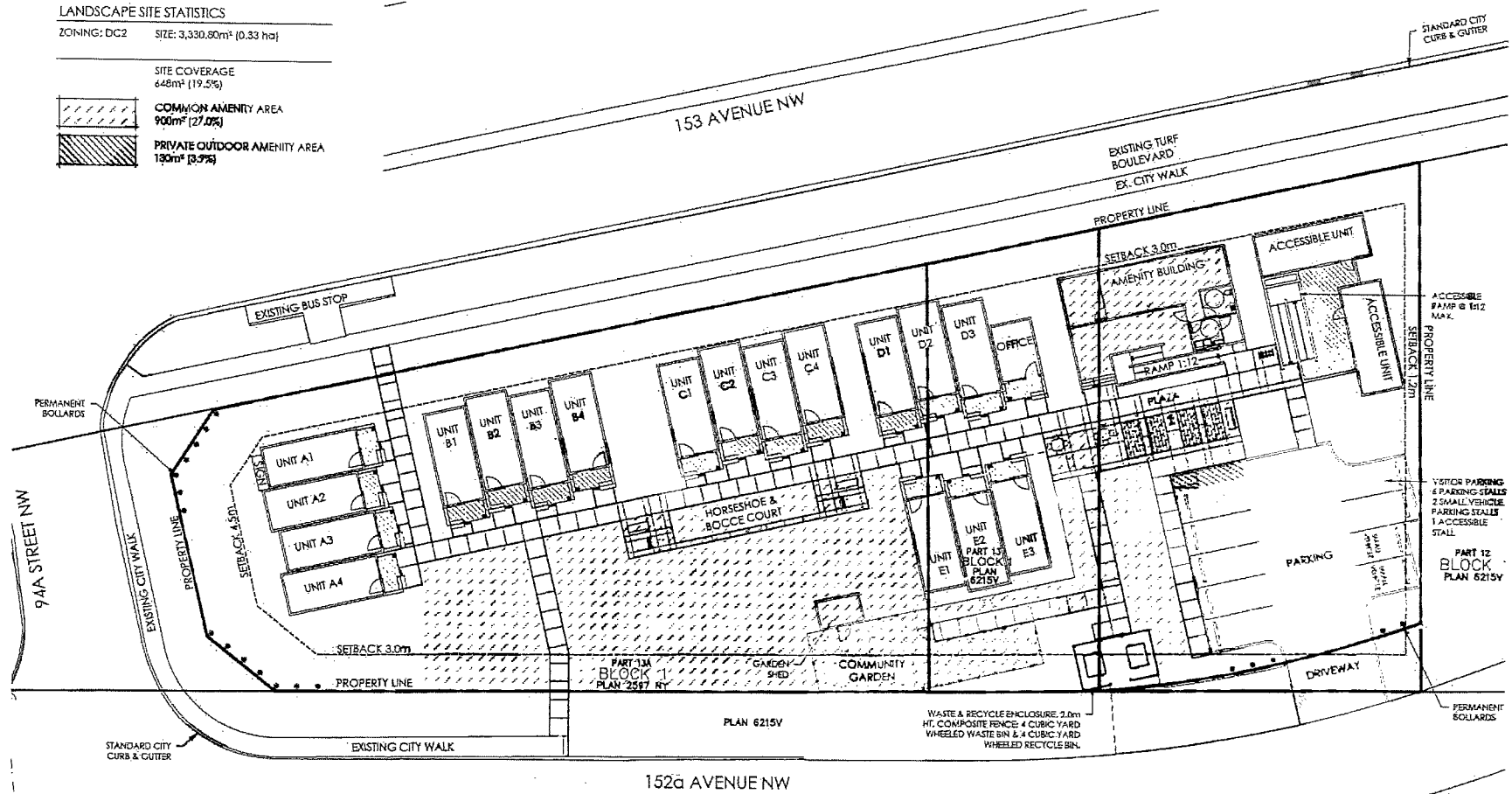
LANDSCAPE SITE STATISTICS

ZONING: DC2 SIZE: 3,330.80m² (0.33 ha)

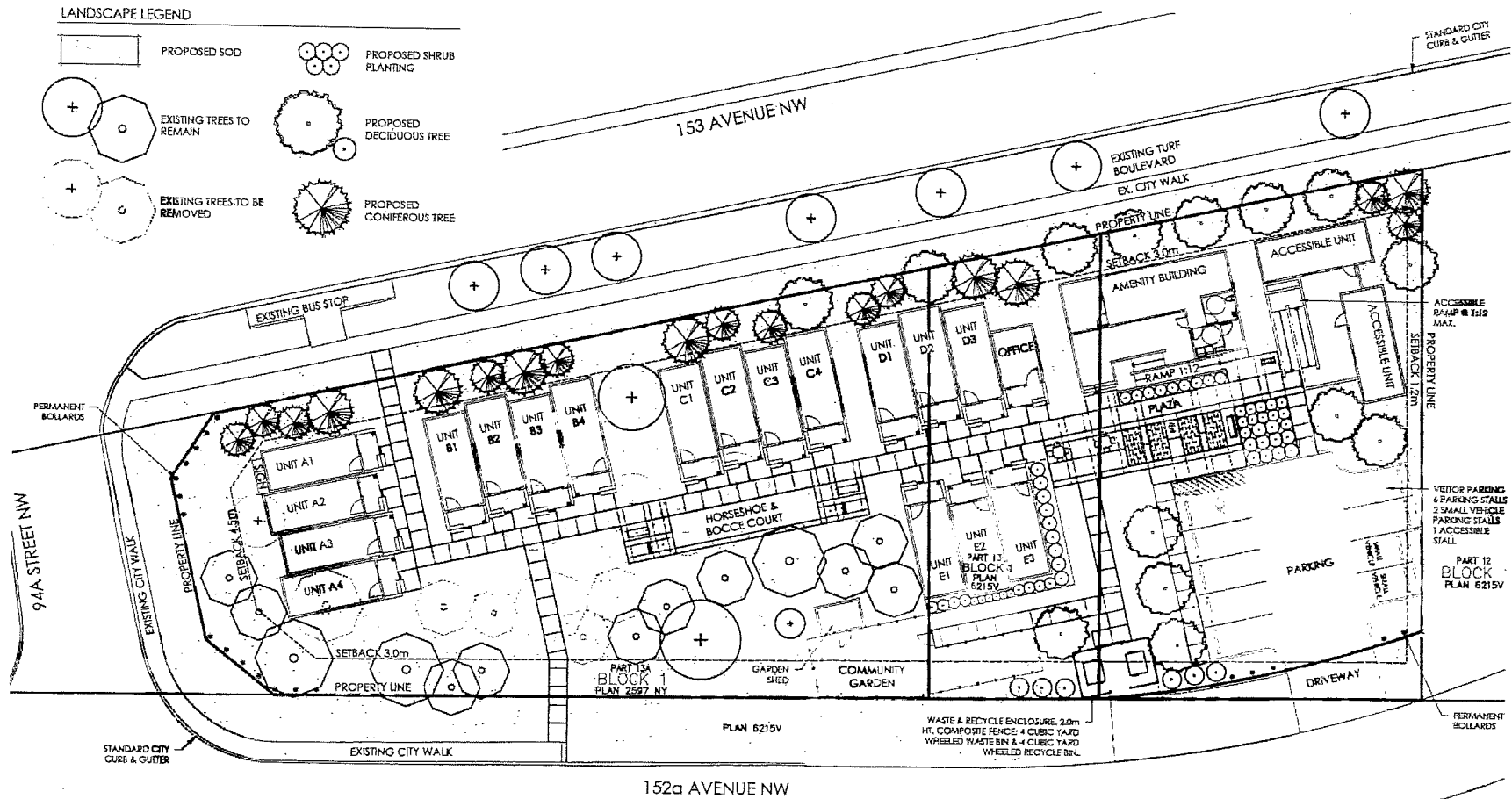
SITE COVERAGE
648m² (19.5%)

COMMON AMENITY AREA
900m² (27.0%)

PRIVATE OUTDOOR AMENITY AREA
190m² (5.7%)



APPENDIX 2 – LANDSCAPE PLAN



APPENDIX 3 – FRONT ELEVATION PLANS

UNITS A1 - A4



UNITS B1 - B4



UNITS C1 - C4



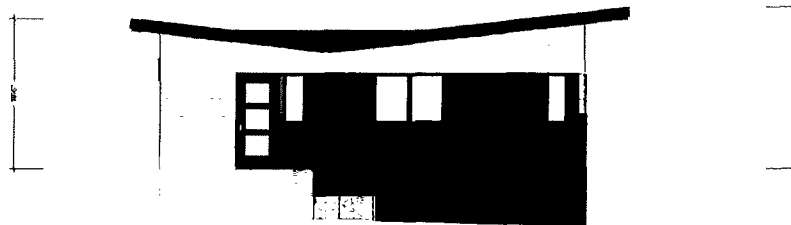
UNITS D1 – D4



UNITS E1 – E3



ACCESSIBLE UNIT



AMENITY BUILDING

