

Charter Bylaw 19188

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 2970

WHEREAS Lots 37 - 38, Block 48, Plan I25; located at 7505 - 106 Street NW, Queen Alexandra, Edmonton, Alberta, are specified on the Zoning Map as (RF3) Small Scale Infill Development 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 Lots 37 - 38, Block 48, Plan I25; located at 7505 - 106 Street NW, Queen Alexandra, Edmonton, Alberta, which lands are shown on the sketch plan attached as Schedule "A", from (RF3) Small Scale Infill Development 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.

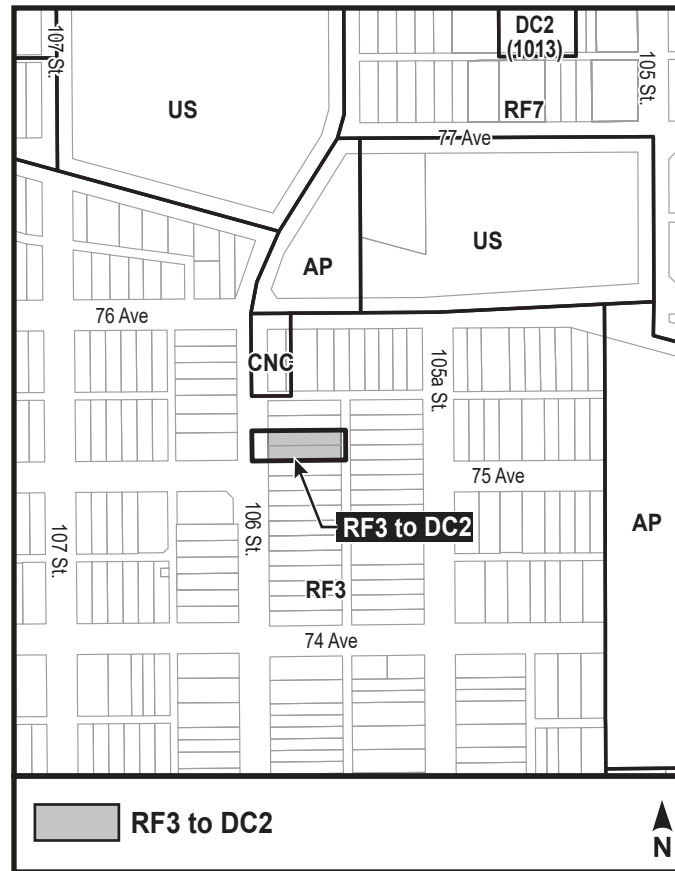
READ a first time this	day of	, A. D. 2020;
READ a second time this	day of	, A. D. 2020;
READ a third time this	day of	, A. D. 2020;
SIGNED and PASSED this	day of	, A. D. 2020.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

CHARTER BYLAW 19188



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

To accommodate an Apartment Housing development in the Queen Alexandra neighbourhood that is compatible with the adjacent land uses.

2. Area of Application

This provision shall apply to Lots 37 and 38, Block 48, Plan I25, located on the east side of 106 Street NW south of 76 Avenue NW, as shown in Schedule “A” of the Charter Bylaw adopting this Provision, Queen Alexandra.

3. Uses

1. Child Care Services
2. Group Home
3. Live Work Unit
4. Limited Group Home
5. Minor Home Based Business
6. Multi-unit Housing
7. Residential Sales Centre
8. Urban Gardens
9. Fascia On-Premises Signs
10. Temporary On-premises Signs

4. Development Regulations for Uses

1. Temporary On-Premises Signs shall be limited to advertising associated with a Residential Sales Centre and shall not include trailer mounted or signs with changeable canopy.
2. Residential Sales Centres shall be limited to the sale or lease of on-Site condominiums or rental Dwellings.

5. Development Regulations For Site Layout and Built Form

1. The development shall be in general conformance with the attached Appendices, to the satisfaction of the Development Officer.
2. The maximum number of Dwellings shall be 7.
3. The maximum Floor Area Ratio shall be 1.0.
4. The maximum Height shall not exceed 8.9 m.
5. The minimum building Setbacks shall be:
 - a. 1.9 m from the north and south Lot Lines for the existing apartment building;
 - b. 2.5 m from the north and south Lot Lines for the proposed addition;
 - c. 13.0 m from the east Lot Line; and
 - d. 9.0 m from the west Lot Line.
6. For the portions of the addition above 7.0 m in Height, the following regulations shall apply:
 - a. at a maximum Height of 7.0 m, the north and south Façades shall provide a minimum 2.5 m Stepback to optimize access to sunlight, increase privacy and to provide for an appropriate transition; and
 - b. the building shall be a minimum of 5.0 m from the north and south Lot Lines.

6. Development Regulations for Building Design and Features

1. Architectural features such as balconies, patios, and roof projections may project into required Setbacks:
 - a. to a maximum of 1.5 m in the east Setback;
 - b. to a maximum of 1.5 m in the west Setback;
 - c. to a maximum of 1.0 m in the north Setback; and
 - d. to a maximum of 1.0 m in the south Setback.
2. Building elements such as windows, doors, balconies and Amenity Areas shall be sited, oriented and designed to ensure overlook and noise impacts on adjacent properties is minimized. The Development Officer may 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.

3. For windows on the north and south Façades, opaque glazing shall be used to provide privacy screening between the north and south Façades of the development and the abutting Sites.
4. Architectural treatment of all Facades of the building shall create a unified building exterior. The building shall incorporate design elements to reduce the perceived mass and add architectural interest, including but not limited to:
 - a. clear articulation of the Façade, using a defined pattern of projections and recessions;
 - b. the use of a variety of exterior building cladding materials and colours; and
 - c. a prominent front entrance for Multi-unit Housing.
5. The building shall be finished with high quality, durable materials and the contextual fit, design, proportion, quality, texture, and application of various finishing materials shall be sympathetic to fundamental design elements found within the neighbourhood to the satisfaction of the Development Officer.
6. 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.

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

1. Vehicular access and egress shall be from the abutting Lane.
2. A minimum of 6 on Site vehicular parking spaces shall be provided.
3. A minimum of 5 bicycle parking spaces shall be provided.
4. No visitor parking spaces shall be required.
5. A 1.0 m Setback shall be provided between the east Lot line and the vehicular parking spaces.
6. Waste collection and storage areas shall be accessed from the adjacent Lane and be designed to the satisfaction of the Development Officer in consultation with City Operations (Waste Management Services). Gates and/or doors of the trash enclosures must not open or encroach into public road right-of-way.

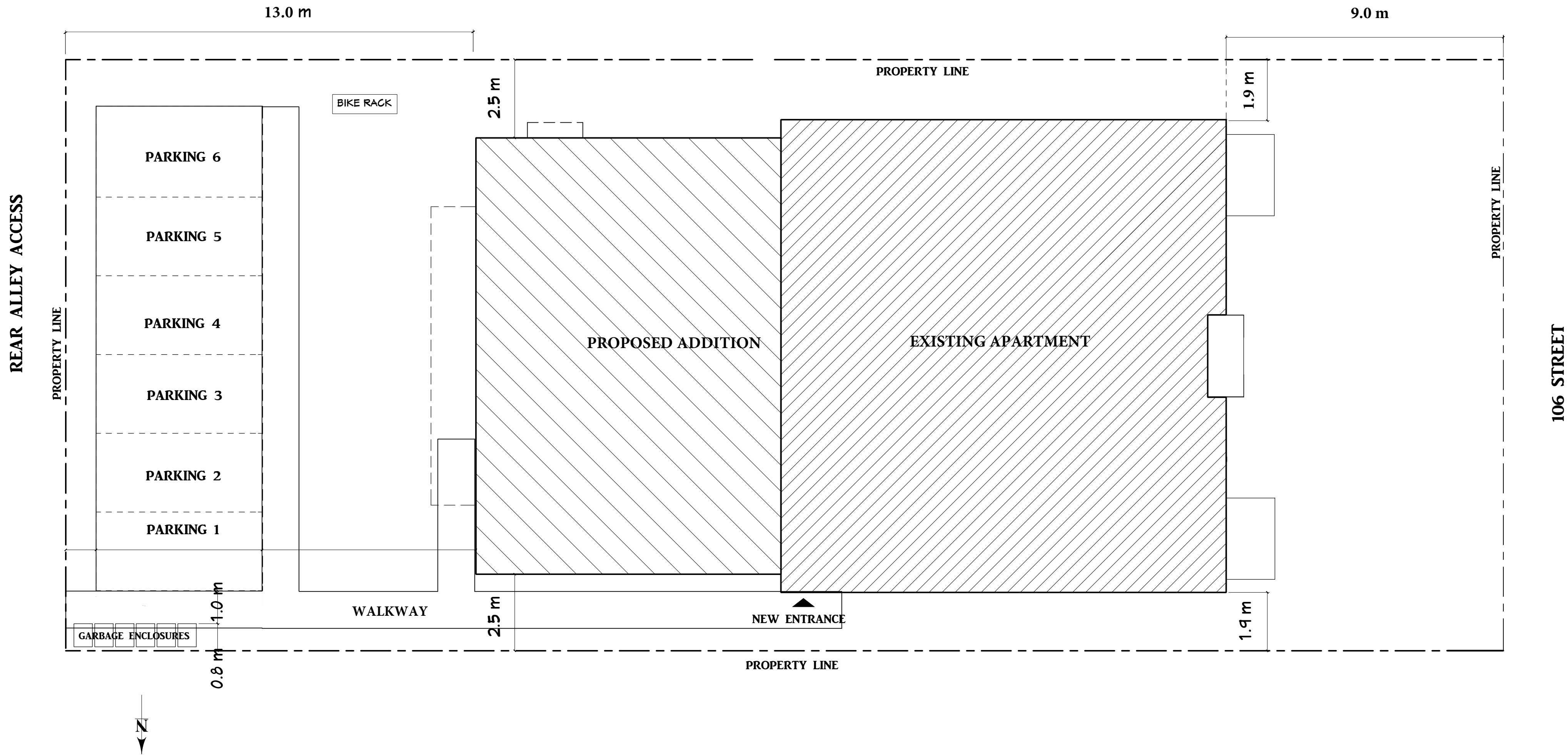
8. Development Regulations for Landscaping and Amenity Area

1. In addition to the Landscaping requirements of the Zoning Bylaw, the following shall also apply and be shown on the required Landscape Plan:

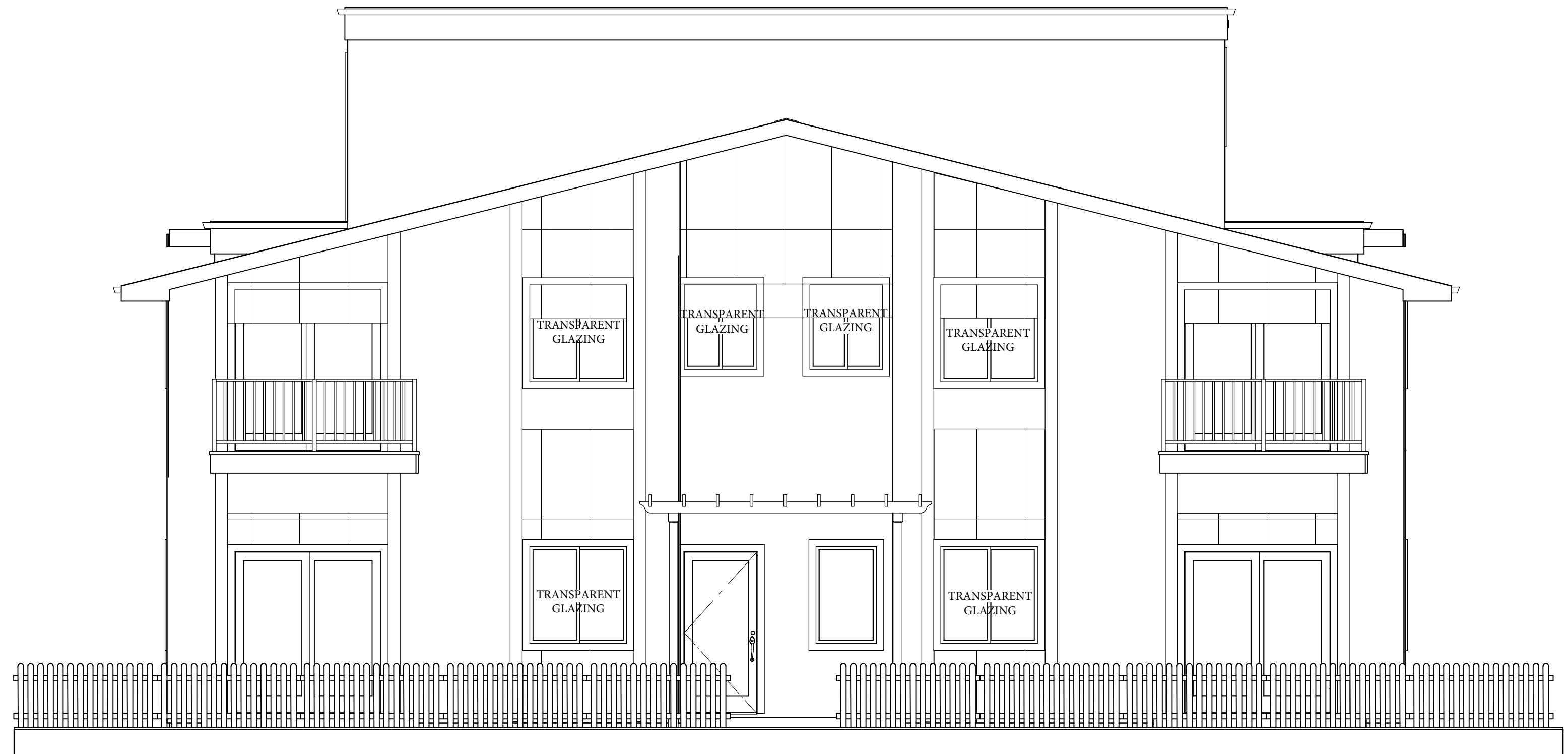
- a. a minimum 1.83 m high wood screen fence shall be provided on the north and south Lot lines from the transition point between the existing building and the addition to within 3.0 m of the rear Lane, to the satisfaction of the Development Officer;
 - b. the use of landscaping features (e.g. hedges, shrubs or other plant material) between surface parking areas and ground level units that look on to these areas;
 - c. enhanced tree and shrub planting within the north and south Setbacks to provide privacy screening between the north and south Façades of the development and the abutting Sites; and
 - d. identification of on-Site pavement materials, exterior lighting, sizes and species of new and existing tree plantings, details of any proposed outdoor Amenity Areas and other Landscaping elements as applicable.
- 2. Landscaping shall consider the use of plant materials that provide colour throughout the year to enhance the appearance of the development during the cold weather months.
 - 3. Amenity Area shall have a minimum length and width of 1.5 m.
 - 4. Outdoor Amenity Areas, such as Platform Structures, shall be clearly delineated, and reasonable privacy shall be maintained through the use of hard and/or soft Landscaping, privacy screens, louvers, frosted glass or glass block.

9. Off-Site Improvements

- 1. 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. The Agreement shall include an engineering drawing review and approval process. Improvements to address in the Agreement include but are not limited to the repair of any damage to the abutting roadways, sidewalks and/or boulevard resulting from construction of the development, to the satisfaction of the Development Officer, in consultation with Subdivision and Development Coordination (Transportation). The site must be inspected by Subdivision and Development Coordination (Transportation) prior to the start of the construction and once again when construction is complete.



APPENDIX I - SITE PLAN



APPENDIX II - ELEVATIONS (WEST)



APPENDIX II - ELEVATIONS (EAST)

APPENDIX II - ELEVATIONS (NORTH AND SOUTH)

MIDPOINT ON ROOF

