

Charter Bylaw 19123

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 2948

WHEREAS Lot 6, Block 4D, Plan 9826358; located at 10911 - 105 Street NW, Central McDougall, Edmonton, Alberta, is specified on the Zoning Map as (DC2) Site Specific Development Control Provision; 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 Lot 6, Block 4D, Plan 9826358; located at 10911 - 105 Street NW, Central McDougall, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule "A", from (DC2) Site Specific Development Control Provision 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 4th day of February , A. D. 2020;

READ a second time this 4th day of February , A. D. 2020;

READ a third time this 4th day of February , A. D. 2020;

SIGNED and PASSED this 4th day of February , A. D. 2020.

THE CITY OF EDMONTON

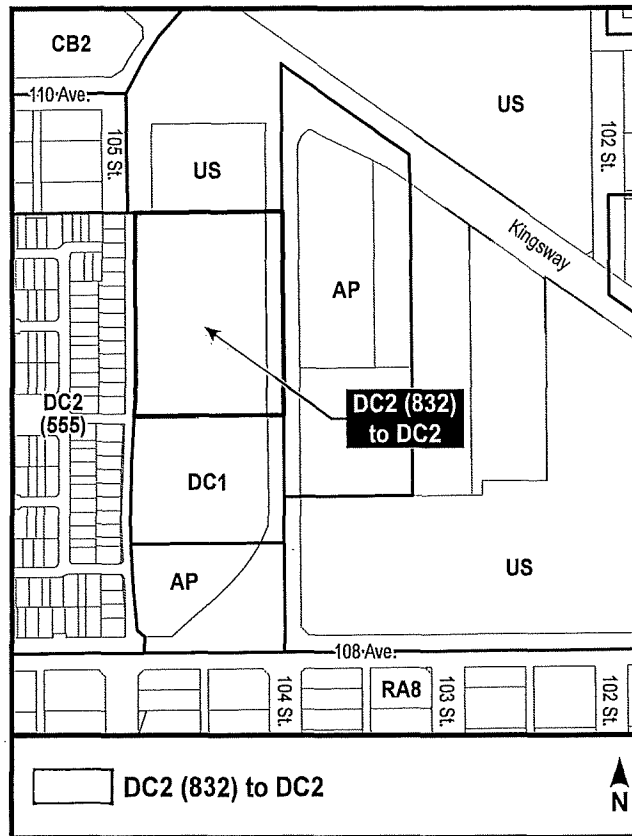


MAYOR



CITY CLERK

CHARTER BYLAW 19123



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

To accommodate medium density housing with community oriented services in a way that is compatible with the surrounding residential land uses and also allow for Non-accessory Parking on a temporary basis.

2. Area of Application

This provision shall apply to Lot 6, Block 4D, Plan 9826358, located south of Kingsway NW at 105 Street NW, as shown in Schedule "A" of the Charter Bylaw adopting this Provision, Central McDougall.

3. Uses

1. Child Care Services
2. Community Recreation Services
3. Convenience Retail Stores
4. Extended Medical Treatment Services
5. Group Home
6. Health Services
7. Indoor Participant Recreation Services
8. Limited Group Home
9. Lodging Houses
10. Minor Home Based Business
11. Multi-unit Housing
12. Non-accessory Parking
13. Personal Service Shops
14. Private Education Services
15. Religious Assembly
16. Residential Sales Centre
17. Spectator Entertainment Establishments
18. Fascia On-premises Signs
19. Freestanding On-premises Signs

4. Development Regulations for Uses

1. Personal Service Shops, Convenience Retail Stores, Private Education Services, Child Care Services, Religious Assembly, Community Recreation Services, Indoor Participant Recreation Services, Spectator Entertainment Establishments, and Health Services shall only be allowed when Accessory to a residential development containing at least 160 Dwellings.
2. Extended Medical treatment Services facilities shall only be developed as part of a Multi-unit Housing or Lodging Housing development.
3. Non-accessory Parking shall only be an allowable Use within this Provision until February 4, 2025. Any Development Permit to operate this Use shall be temporary and conditioned to expire on February 4, 2025.
4. Notwithstanding Schedule 59H of the Zoning Bylaw, Signs shall be developed in accordance with the following:
 - a. Fascia On-premises Signs shall:
 - i. only face a public roadway other than a Lane;
 - ii. have a maximum Copy Area of 3 m² each;
 - iii. not extend higher than 0.75 m above the floor of the second Storey.
 - iv. not extend more than 0.3 m above the building roof or parapet wall; and
 - v. maintain a minimum vertical clearance of 2.4 m where the Sign extends over a public right-of-way or passageway intended for pedestrian travel.
 - b. Freestanding On-premises Signs shall:
 - i. only face a public roadway other than a Lane;
 - ii. be limited to a maximum of two Freestanding On-premises Signs;
 - iii. have a maximum Height of 1.8 m; and
 - iv. have a maximum area of 3.0 m².

5. Development Regulations For Site Layout and Built Form

1. If a Development Permit application is to construct a new building or for renovations to an existing building, the site layout and building location shall be in general conformance with the Site plan as illustrated in Appendix I.
 - a. Notwithstanding the above, if the Development Permit application also includes Non-accessory Parking, the Site shall be in general conformance with Appendix II.
2. The maximum number of Dwellings shall be 220.

3. The maximum Floor Area Ratio (FAR) is 3.5, except that the maximum Floor Area Ratio (FAR) for Community Recreation Services, Indoor Participant Recreation Services, and Spectator Entertainment Establishments shall be 0.25.
4. The maximum Height shall be 30.0 m.
5. The minimum Setback from the west Lot line shall be 4.5 m.
6. The minimum Setback from the south, east and north Lot lines shall be 3.0 m.
7. The west, south and east Setbacks shall include soft Landscaping that ensures adequate screening of the Site from the abutting properties and the Light Rail Transit line.

6. Development Regulations for Building Design and Features

1. Design techniques including, but not limited to, the use of sloped roofs, variations in building setbacks and articulation of building facades shall be employed in order to minimize the perception of massing of the building when viewed from the residential areas to the west.
2. Building design should complement the historic style and importance of the Prince of Wales Armoury building.

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

1. Parking Areas for Non-accessory Parking shall comply with the following:
 - a. The Parking Area being used for Non-accessory Parking shall be surfaced with road crush gravel, except the access to the Non-accessory Parking area from the public roadway must be hard surfaced in a manner satisfactory to the Development Officer in consultation with Subdivision and Development Coordination (Transportation) to ensure that gravel does not get drawn onto the public roadway by vehicles exiting the Site.
 - b. Parking shall be demarcated with curb stops at each stall. Storm water drainage and storage facilities shall be provided for the entire Site, including the temporary Non-accessory Parking Area.
 - c. There shall be no requirement for landscaped islands within the Non-accessory Parking Area.
 - d. The storage of materials inclusive of accumulated snow shall be in a location away from public roadway and not within a required Setback to improve safety and visibility.
 - e. Lighting for the Parking Area shall be a minimum of 6 LUX and designed to provide a safe lit environment using full cut-off lighting and satisfy principles of Crime Prevention Through Environmental Design (CPTED). All wiring required for these facilities shall be underground and no overhead cables shall be strung between poles.

2. The access to 105 Street NW shall be constructed as a 9.0 m wide commercial crossing as per the City of Edmonton Design and Construction Standards. Prior to the issuance of a Development permit to create or modify this access, the owner/applicant shall obtain a curb crossing permit to authorize the access. The proposed access may require a cross lot access agreement with the land owners of the abutting property to the north, municipally addressed as 10960 – 104 Street NW and legally described as Lot 4, Block 4E, Plan 8721906. Should the owner/applicant not be able to successfully negotiate a cross lot access agreement with the owner of this abutting property to the north, a direct access to 105 Street NW may be developed and must be to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination (Transportation).
3. No outdoor parking, trash collection, or outdoor storage or display areas shall be permitted within a required Setback. Loading, trash collection, and service areas shall be screened from the residential areas to the west, to the satisfaction of the Development Officer.
4. The parking requirements the Zoning Bylaw may be reduced by the Development Officer, subject to a Parking Impact Assessment which satisfactorily demonstrates that parking needs of the development can be met on Site.
5. Pedestrian linkages must be provided from the subject Site to the existing 1.5 m wide Walkways to the immediate south and east.

8. Other Regulations

1. Prior to the issuance of a Development Permit for any buildings greater than 20.0 m in Height, a Wind Impact Statement shall be submitted for review. If the Wind Impact Statement indicates that uncomfortable or unsafe wind conditions may result from the building design, the Development Officer may require the applicant to submit a Wind Impact Study for proposed buildings in order to quantify these conditions or refine any conceptual mitigation measures using physical scale model tests. The development shall incorporate design features to minimize adverse microclimatic effects such as wind tunneling, snow drifting, rain sheeting both on and off Site, consistent with the recommendations of the Wind Impact Study.
2. As a condition of a Development Permit for construction of a principal building, the owner shall enter into an Agreement with the City of Edmonton for off-Site improvements necessary to serve the development. Such improvements shall be constructed at the owner's cost. The Agreement process shall include an engineering drawing review and approval. Improvements to address in the Agreement include, but are not limited to:
 - a. Repair of any damage to the abutting roadways, sidewalks and boulevard, including Lanes not directly adjacent to the Site, caused by the construction of the development. The Site must be inspected by the City prior to the start of construction and again when construction is complete.
 - b. Construction of a 9.0 m wide access to 105 Street NW.



