

Charter Bylaw 19005

A Bylaw to amend Bylaw 12800, as amended,  
The Edmonton Zoning Bylaw  
Amendment No. 2880

WHEREAS Lot 34A, Block 35, Plan 0023645; located at 12404 - 140 Avenue NW, Baranow, 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 34A, Block 35, Plan 0023645; located at 12404 - 140 Avenue NW, Baranow, 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	7th	day of	October	, A. D. 2019;
READ a second time this	7th	day of	October	, A. D. 2019;
READ a third time this	7th	day of	October	, A. D. 2019;
SIGNED and PASSED this	7th	day of	October	, A. D. 2019.

THE CITY OF EDMONTON



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MAYOR

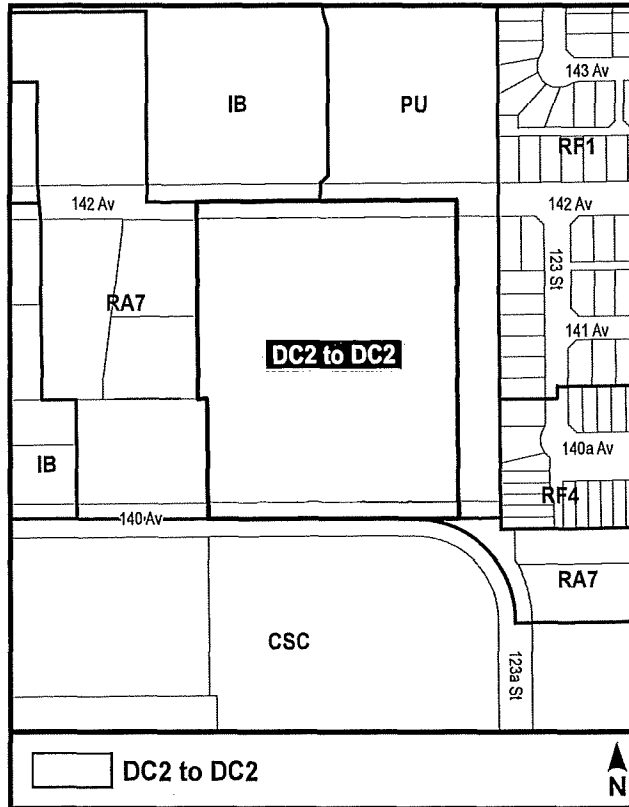


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CITY CLERK

A/

CHARTER BYLAW 19005



**(DC2) Site Specific Development Control Provision****1 General Purpose**

To accommodate a religious assembly and a medium-density residential development with sensitive site development regulations to ensure that a transition is provided to the surrounding properties.

**2 Area of Application**

This Provision shall apply to a 3.89 hectare site located south of 142 Avenue and east of 127 Street and legally described as: Lot 34A, Block 35, Plan 002 3645 as shown on Schedule "A" of the Charter Bylaw adopting this provision, Baranow.

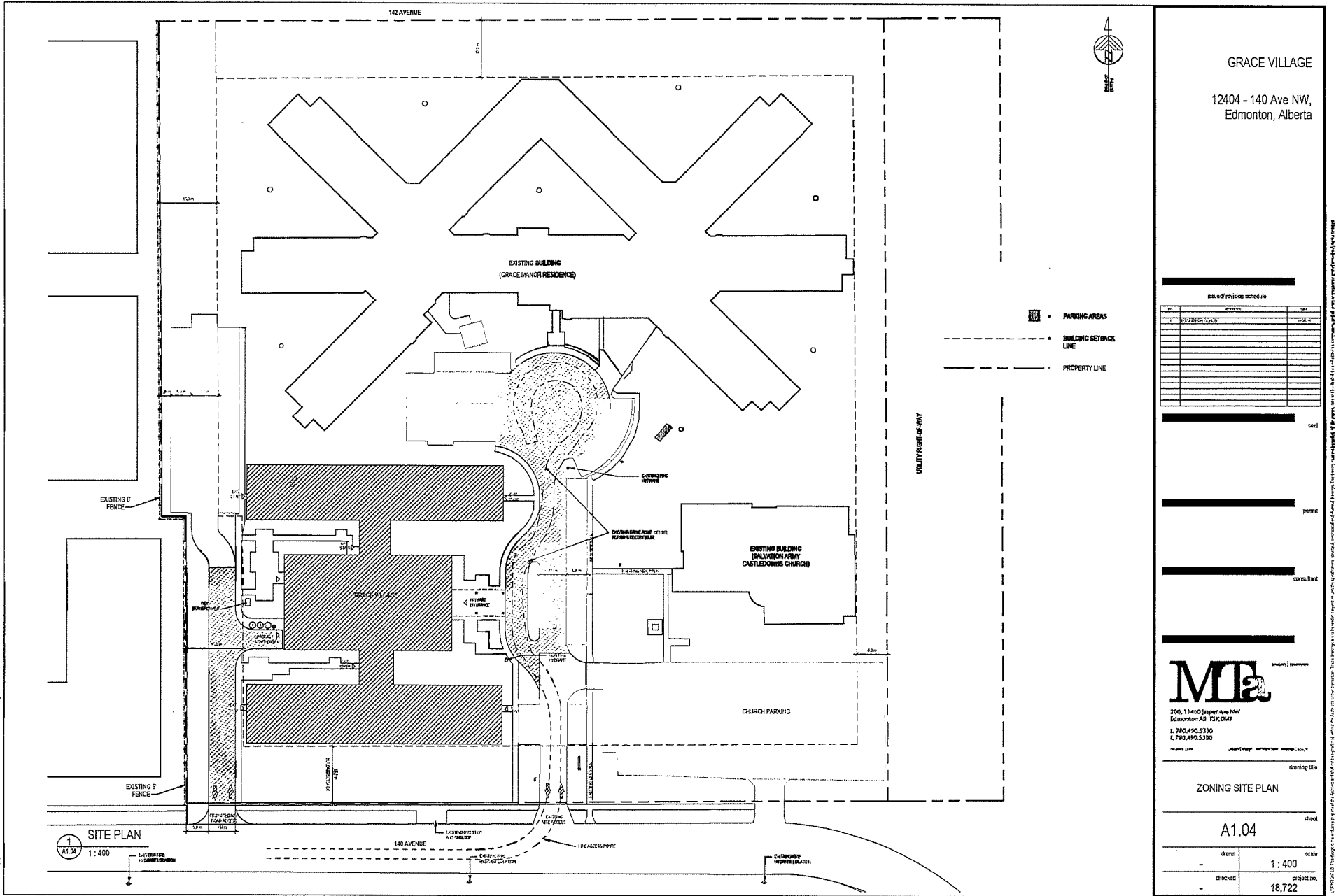
**3 Uses**

1. Group Home
2. Limited Group Home
3. Lodging Houses
4. Extended Medical Treatment Services, excluding hospitals, sanitariums, isolation facilities, psychiatric hospitals, auxiliary hospitals, and detoxification centres.
5. Health Services
6. Personal Services Shops
7. Minor Home-Based Business
8. Multi-unit Housing
9. Religious Assembly
10. Urban Gardens
11. Fascia On-premises Signs
12. Projecting On-premises Signs

**4 Development Regulations**

1. Development on the Site shall be in general accordance with Appendix I – Site Plan.
2. The maximum Density shall be 125 Dwellings/ha.
3. The maximum building Height shall not exceed 14.0 m.
4. A minimum Setback of 8.0m shall be provided along the east property line of the Site.
5. A minimum Setback of 15.0 m shall be provided where the Site Abuts a public roadway, other than a Lane.
6. A minimum Setback of 15.0 m shall be provided along the west property line of the Site.
7. A minimum Setback of 15.0 m shall be provided along the north property line of the Site.
8. A solid screen Fence, 1.83 m in Height shall be installed along the west property line of the Site.

9. Landscaping in Setbacks shall include a minimum of four mature deciduous trees (a minimum caliper of 6 cm) and four coniferous trees (a minimum of 3.0 m in Height) along with a minimum of 20 shrubs for each 35 linear metres of Setback, with the planting to be grouped in modules not greater than 25 m in length. A detailed landscape plan, prepared by a Landscaped Architect registered with the Alberta Association of Landscaped Architects, shall be submitted as part of a development permit applicant for the review and approval by the development officer.
10. Surface parking shall be allowed within the areas shown on the site plan (Appendix I):
  - a. Parking shall be permitted within the west setback area with a 2.5 m setback from the west property line. The 2.5 m setback area shall be included in the landscaping area.
  - b. Parking shall be permitted within the south setback with a 4 m setback from the south property line. The 4 m setback shall be included in the landscaping area.
  - c. Parking shall be permitted within the setback area on the east property line.
11. Design techniques, inclusive of the use of sloped roofs, stepped building design and the use of variations in Setbacks and articulation of building Facades, shall be employed to minimize the perception of massing when viewed from the low-density residential areas, to the satisfaction of the Development Officer.
12. Signs shall comply with the regulations found in Schedule 59B of the Zoning Bylaw, as amended.
13. The Development Officer may grant relaxations to the regulations contained in this Provision if, in their opinion, such a variance would be keeping with the general purpose of the Provision and would not adversely affect the amenities, landuse compatibility, and use and enjoyment of the neighbouring properties. The Development Officer shall not grant relaxation to clauses 2) to 8) inclusive, and 14.
14. Health Services and Personal Service Shops shall not be permitted in any freestanding structure separate from a structure containing Residential or Residential-Related Uses.
15. A minimum of 150 Parking Spaces shall be provided for the site.



GRACE VILLAGE

12404 - 140 Ave NW,  
Edmonton, Alberta

issued revision schedule

no.	description	date

seal

permit

consultant



200, 11440 Jasper Ave NW  
Edmonton AB T5C 0A1  
T. 780.490.5330  
F. 780.490.5380

drawing title

ZONING SITE PLAN

sheet

A1.04

drawn	scale
checked	1:400
project no.	18,722

SITE PLAN

1:400

142 AVENUE

140 AVENUE

PROPERTY LINE

CHURCH PARKING

EXISTING BUILDING (GRACE MANOR RESIDENCE)

EXISTING BUILDING (SULVATION ARMY CASTLEDOMUS CHURCH)

UTILITY REEF-CR-WAY

- PARKING AREAS
- BUILDING SETBACK LINE
- PROPERTY LINE

vertical scale in feet (1" = 20')