

Bylaw 14639

A Bylaw to amend Bylaw 12800, as amended,  
The Edmonton Zoning Bylaw  
Amendment No. 823

WHEREAS Lot 6, Block 20, Plan 072 8076, located south of 68 Avenue NW and east of 96 Street NW, Hazeldean, Edmonton, Alberta, is specified on the Zoning Map as (RF5) Row Housing 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:

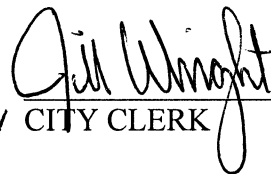
1. The Zoning Map, being Part III to Bylaw 12800 The Edmonton Zoning Bylaw is hereby amended by rezoning the lands legally described as Lot 6, Block 20, Plan 072 8076, located south of 68 Avenue NW and east of 96 Street NW, Hazeldean, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule "A", from (RF5) Row Housing 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.

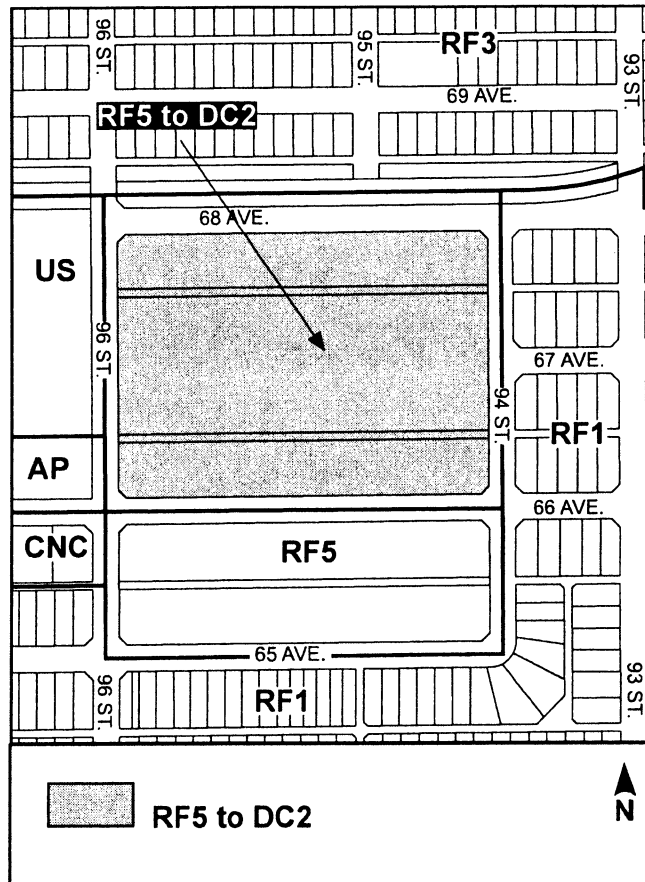
READ a first time this	5 <sup>th</sup>	day of	December	, A. D. 2007;
READ a second time this	5 <sup>th</sup>	day of	December	, A. D. 2007;
READ a third time this	5 <sup>th</sup>	day of	December	, A. D. 2007
SIGNED and PASSED this	7 <sup>th</sup>	day of	December	, A. D. 2007.

THE CITY OF EDMONTON

  
MAYOR

  
A/ CITY CLERK

BYLAW 14639



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

To redevelop and upgrade an existing Row Housing site to allow low rise Apartment Housing and Boarding and Lodging Houses suitable for Seniors within Area "A", and to allow the continued use of existing Row Housing, including the relocation of units on-site in Area "B". The DC2 Provision is intended to facilitate the development of a pedestrian friendly, high quality medium density residential environment and to ensure compatibility with the surrounding area.

**2. Area of Application**

This DC2 Provision shall apply to Lot 6, Block 20, Plan 072 8076; located between 66 and 68 Avenues NW and between 94 and 96 Streets NW, as shown on Schedule "A" of the Bylaw adopting this Provision; **Hazeldean**.

The DC2 area is divided into two areas shown in Appendix I: Area A is 2.36 hectares and Area B is 3.30 hectares.

Appendix 1 illustrates the area of application and delineates Area "A" and Area "B" which have specific Uses and development regulations that apply to each area. Area A includes low rise Apartment Housing and Boarding and Lodging Houses, offering independent and assisted living accommodation respectively, suitable for Seniors. Area B includes Row Housing and Accessory Buildings.

**3. Uses****Uses - Area A**

- a) Apartment Housing, suitable for Seniors
- b) Boarding and Lodging Houses, suitable for Seniors
- c) Residential Sales Centre, for the subject development
- d) Fascia On-premises Signs
- e) Freestanding On-premises Signs
- f) Temporary On-premises Signs, for sales and marketing of the subject development

**Uses - Area B**

- a) Row Housing
- b) Residential Sales Centre, for the subject development
- c) Fascia On-premises Signs

- d) Freestanding On-premises Signs
- e) Temporary On-premises Signs, for sales and marketing of the subject development

#### **4. General Development Regulations**

- a) Development shall be in general accordance with the attached Appendices:
  - i) Appendix 1, Area “A” and “B”;
  - ii) Appendix 2a, Site Plan;
  - iii) Appendix 2b, Building Corner Grades;
  - iv) Appendix 3, Surface Parking and Vehicle Circulation;
  - v) Appendix 4, Parking Garage Layout;
  - vi) Appendix 5, Parking Assessment and DC2 Parking Requirements
  - vii) Appendix 6, Pedestrian Circulation;
  - viii) Appendix 7a, Landscape / Open Space Concept;
  - ix) Appendix 7b, Landscape Concept Details;
  - x) Appendix 8, Tree Retention Plan;
  - xi) Appendix 9, Lane Cross-Section Concept;
  - xii) Appendix 10a, Building Elevations – Mews Buildings B and C;
  - xiii) Appendix 10b, Building Elevations – Mews Building A; and
  - xiv) Appendix 10c, Building Elevations – Manor Buildings A and B.
- b) Parking and Vehicular Circulation:
  - i) Surface parking, vehicular circulation, loading and garbage collection shall be developed as shown in Appendix 3, Surface Parking and Vehicle Circulation;
  - ii) Vehicular parking shall be provided as shown in Appendix 3, Surface Parking and Vehicle Circulation and by Appendix 4, Parking Garage Layout, and as required by Appendix 5, Parking Assessment and DC2 Parking Requirements and by the Development Regulations for Area A and B, sections 5 g) and 6 g) respectively; and
  - iii) The total vehicle parking requirement shall be a minimum of 480 stalls of which a minimum of 302 stalls shall be provided underground and a minimum 178 stalls shall be provided on surface.
- c) Pedestrian Circulation, Landscape and Open Space:
  - i) Pedestrian circulation, including bicycle movement, shall be provided as shown in Appendix 6, Pedestrian Circulation;

- ii) Public Access Easements shall be provided to ensure public accessibility through the site in an east-west and north-south direction as shown in Appendix 6, Pedestrian Circulation. Required Public Access Easement agreements shall be completed as a condition of Development Permit approval. Areas subject to Public Access Easements shall be maintained by the owner in a condition that ensures pedestrian access by residents of the area;
  - iii) Landscaping, pedestrian linkages and open space shall be developed based on the concept shown in Appendix 7a, Landscape / Open Space Concept and Appendix 7b, Landscape Concept Details and shall comply with Sections 55.8.(2) and (3) of Bylaw 12800;
  - iv) Existing trees shall be retained and preserved as identified in Appendix 8, Tree Retention Plan;
  - v) Notwithstanding Section 55.3(2) of Bylaw 12800, a detailed landscape plan shall be submitted in accordance with Section 55.3 (1) of the Zoning Bylaw prior to the approval of any Development Permit. The landscape plan shall include pedestrian linkages, exterior lighting, street / walkway furniture, fencing details, landscape features such as pilaster, gateway, and signage structures, preservation of existing trees, and landscape design and material selection as shown in Appendix 7a, Landscape / Opens Space Concept, Appendix 7b, Landscape Concept Details and Appendix 8, Tree Retention Plan; and
  - vi) The existing lanes, in addition to functioning for vehicle access, shall be developed to create an attractive pedestrian streetscape through the provision of such features as pedestrian level lighting, cross-walks, hardsurface treatments that will distinguish between primary vehicle and pedestrian areas, and street furniture and Landscaping to soften the hardsurfaces, as illustrated in Appendix 9, Lane Cross-Section Concept.
  - vii) There shall be no fencing on the site except as specifically identified in Appendix 7A, Landscape/Open Space Concept.
- d) General Provisions:
- i) 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 with the building;
  - ii) There shall be no outdoor parking, trash collection or outdoor storage areas developed within 3.0 m of any property line;
  - iii) Illuminated signs shall be designed such that illumination does not extend beyond the boundaries of the Site; and
  - iv) Crime Prevention Through Environmental Design (CPTED) principles shall be used to design public and private spaces and facilities, focusing on natural surveillance and access control.

## 5. Development Regulations – Area A

- a) The minimum building Setbacks and Yards shall be:
  - ix) 4 m building Setback from any Lane; and
  - ii) 9 m Yard provided adjacent to 96 Street, as shown in Appendix 2a, Site Plan.
- b) The maximum Site Coverage shall be 40%.
- c) The maximum number of Dwellings shall be 264.
- d) Except as provided in Section 5(e), the maximum building height shall not exceed 14.0 m above grade nor 4 Storeys. Grade elevations taken on the corners of each building establish the average Grade for each building, as shown in Appendix 2b, Building Corner Grades. Average Grade of each building shall be used to establish building Height.
- e) The maximum building Height shall not exceed 9.0 m above grade nor 2 ½ Storeys for the coach style Dwelling Units identified on the Building Elevations in Appendix 10A and Appendix 10C.
- f) The maximum Floor Area Ratio shall be 1.4.
- g) Parking and Vehicle Circulation:
  - i) Primary vehicular access shall be from 96 Street. Entrance to the underground parking shall be from the east-west lane south of 68 Avenue and exit from underground parking shall be from the east-west lane north of 66 Avenue;
  - ii) The driveway ramp for underground parking shall not exceed a slope of 6% for the length of the ramp;
  - iii) All vehicular loading and garbage collection for the Apartment Housing in Area A shall be conducted at Grade within the apartment building;
  - iv) Bicycle parking shall be provided underground;
  - v) The minimum total parking stalls provided shall be 235 stalls;
  - vi) The minimum underground parking stalls provided shall be 213 stalls;
  - vii) The minimum visitor parking stalls provided shall be 38 stalls of which 16 stalls are provided underground and 22 stalls are provided on surface; and
  - viii) The minimum underground tandem parking stalls provided shall be 50. A 10% reduction (5 tandem stalls) may be permitted to allow for flexibility in design of the underground structure.
- h) Minimum Separation Space between buildings shall be provided as depicted by the building separation dimensions and building layout as shown in Appendix 2a, Site Plan.
- i) A minimum Amenity Area of 7.5 m<sup>2</sup> per Dwelling shall be provided.

- j) The finishing material for the low rise Apartment Housing and Boarding and Lodging Houses shall be of high quality, consisting of natural stone or brick and neutral coloured siding and/or stucco as shown in appendices 10a, 10b, and 10c. Complementary colours and textures shall be used to blend in with the existing landscaping and buildings of the site.
- k) Height and massing for the Apartment Housing and Boarding and Lodging Houses shall be mitigated with the use of building step backs at the upper level, eroding corners, articulation of the façade, different coloured materials in a vertical pattern to differentiate projecting and recessed portions of the building and architectural detailing, as shown by the Building Elevations in Appendices 10a, 10b and 10c.
- l) Active residential frontages shall be applied, featuring ground level units with individual front door entrances, terraces and landscaped elements to create a ground level presence oriented to vehicle and pedestrian circulation.
- m) Development shall include features facilitating barrier-free design and visitability, such as ramps for wheel-chair accessibility, level entrances, accessible doorways with lever handles, and interior design features promoting livability suitable for seniors.
- n) Signs shall comply with Schedule 59(B) of the Zoning Bylaw.
- o) There shall be no habitable basements in the buildings in Area A.

## **6. Development Regulations – Area B**

- a) The minimum building Yards shall be:
  - i) 2.5 m building Yard from any lane;
  - ii) 9 m Yard provided adjacent to 94 Street and 96 Street, and
  - iii) 6 m Yard provided adjacent to 66 Avenue and 68 Avenue, as shown in Appendix 2a, Site Plan.
- b) The maximum Site Coverage shall be 30%.
- c) The maximum number of Dwellings shall be 144, of which 72 dwellings shall have a least 2 bedrooms and 72 dwellings shall have at least 3 bedrooms.
- d) The maximum building Height shall not exceed 9.0 m nor 2 ½ Storeys.
- e) Grade shall be determined by calculating the average elevation of the corners of adjacent buildings in order to measure Height.
- f) The Basement elevation of structures of two or more Storeys in Height shall be no more than 1.2 m above grade. The Basement elevation shall be measured as the distance between Grade level and the floor of the first Storey.



- g) **Parking and Vehicle Circulation:**
  - i) The minimum total parking stalls provided shall be 245 stalls which includes guest parking;
  - ii) The minimum underground parking stalls provided shall be 89 stalls; and
  - iii) The minimum surface parking stalls provided shall be 156 stalls.
- h) Row Housing elongated and abutting a lane shall be oriented to front on to the lane.
- i) Minimum Separation Space between buildings shall be provided as depicted by the building layout shown in Appendix 2a, Site Plan.
- j) A single Storey Unenclosed Front Porch or Veranda may project a maximum of 2.0 m into a required Front Yard, provided that a minimum of 3.0 m is maintained between the front property line and the projected space and that the Height of the front porch or veranda does not exceed one Storey.
- k) The identity of Row Housing Dwellings shall be defined through the use of architectural features that may include such features as individual rooflines or roofline articulation, projection or recession of the façade, individual porches or entrance features and the like.
- l) Dwellings along the Site perimeter shall front onto the street.
- m) Each Dwelling that fronts onto the street shall have an entrance that fronts onto the street.
- n) Signs shall comply with Schedule 59(A) of the Zoning Bylaw.
- o) The Floor Area of the upper half storey of a 2 ½ Storey building shall not exceed 50% of the structure's second storey Floor Area.

**7. Municipal Improvements Agreement (MIA):**

- a) The owner shall enter into a Municipal Improvements Agreement (MIA) with the City of Edmonton for off-site improvements necessary and supportive of the DC2 Site. The MIA process includes an engineering drawing and approval process prior to the approval of any Development Permit. The improvements in the MIA include, but are not limited to the following:
  - i) Construction of a 3.0 m asphalt Multi Use Trail with a yellow centre line and shared use signage along the north edge of the Site within the abandoned rail right-of-way. The trail should extend from 93 Street to 96 Street and include curb ramps on both sides of 93 Street, 95 Street and 96 Street, as required; and
  - ii) Construct a 1.5 m concrete walk on the north side of 66 Avenue, the east side of 96 Street, the south side of 68 Avenue and the west side of 94 Street, all with wheelchair access points in line with the sidewalks, and not angled into the intersection.

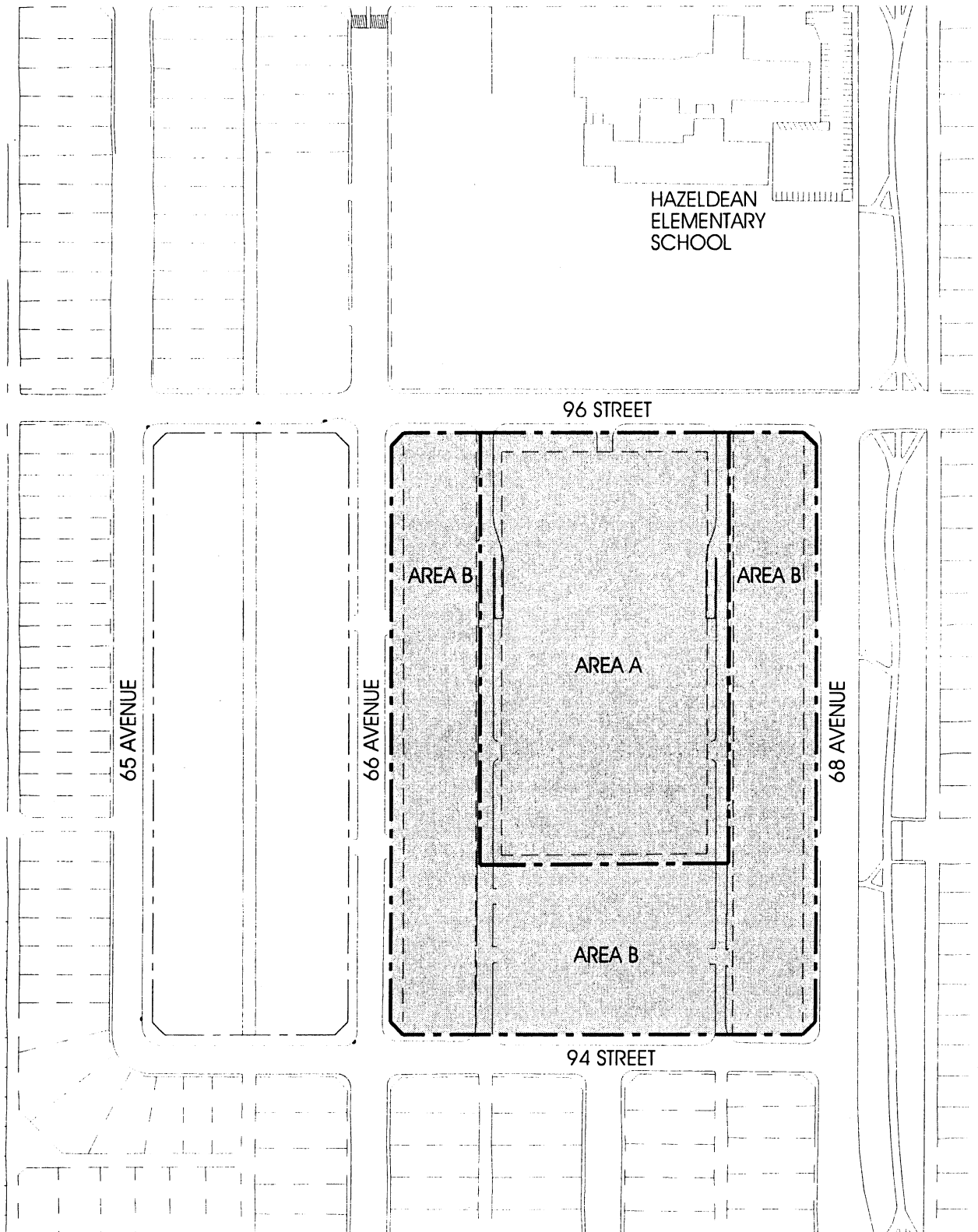
## **8. Definitions**

For the purposes of this Direct Control Provision, the terms “independent living” and “assisted living” are used to describe two distinct living units suitable for Seniors to characterize the functional building and site requirements for the DC2 Provision.

- a) **Independent Living Unit:**  
Self-contained accommodation with one or more rooms containing sleeping and cooking facilities.
  
- b) **Assisted Living Unit:**  
Accommodation with moderate care provisions for residents in a congregate setting. Assisted Living residents do not require continuous access to professional services or on-site professional services. Room and Board services, light housekeeping services, 24-hour availability of assistance and oversight with personal care and social and recreational support may be provided. Assisted Living Units may contain up to two bedrooms, living area space and cooking facilities.

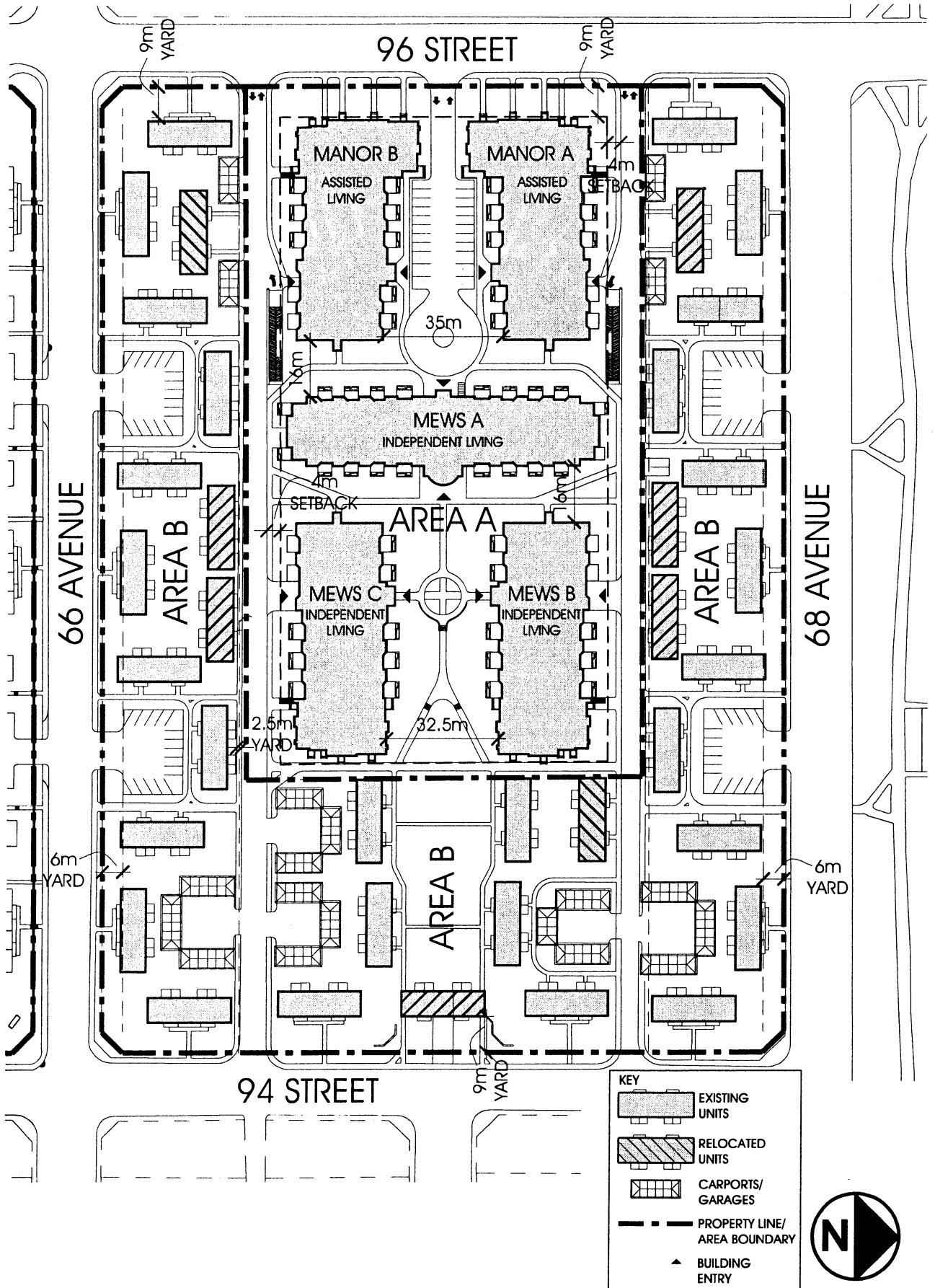
# SOUTHWOODS AT HAZELDEAN VILLAGE

## APPENDIX I - AREA "A" AND "B"



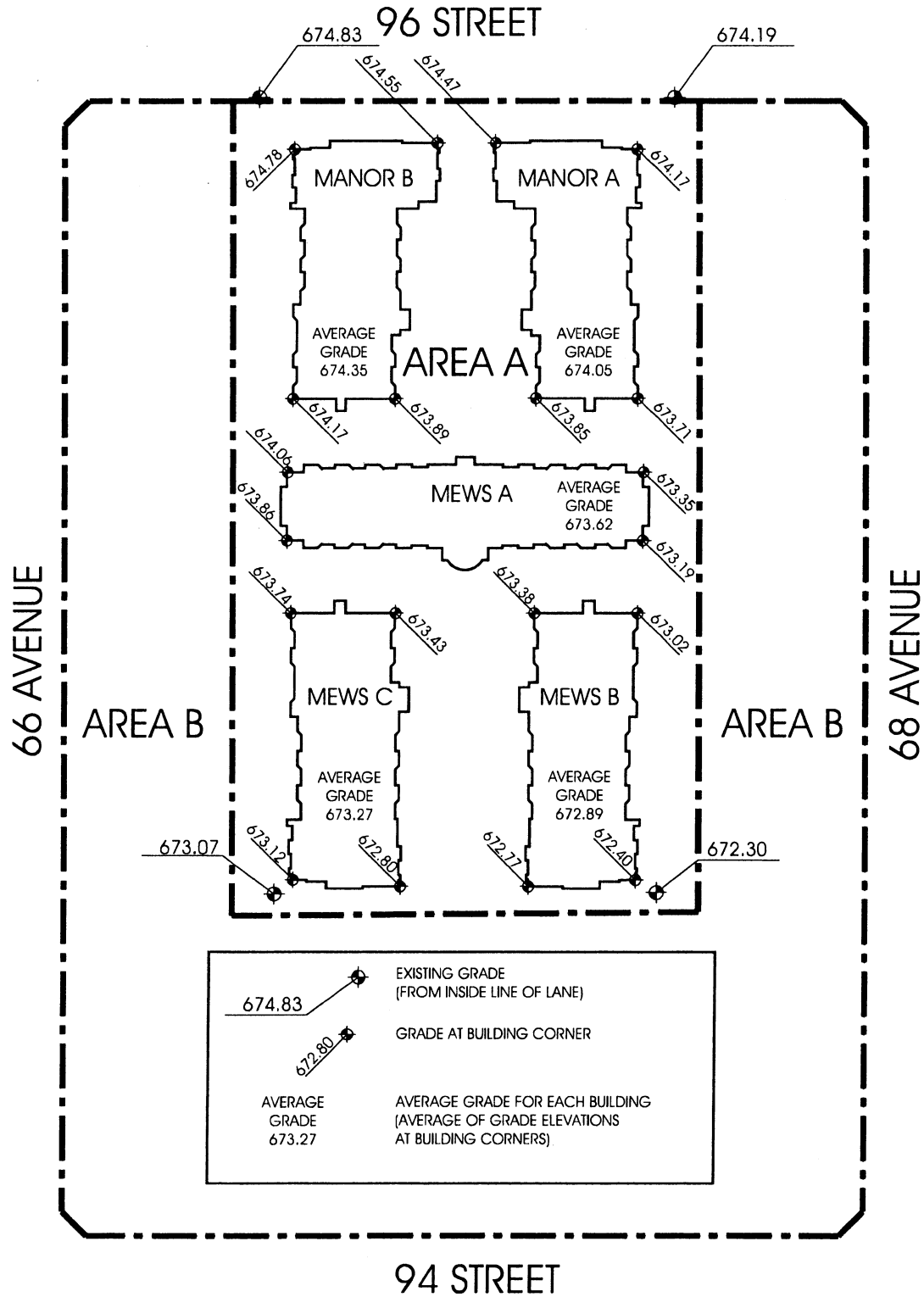
# SOUTHWOODS AT HAZELDEAN VILLAGE

## APPENDIX 2A - SITE PLAN



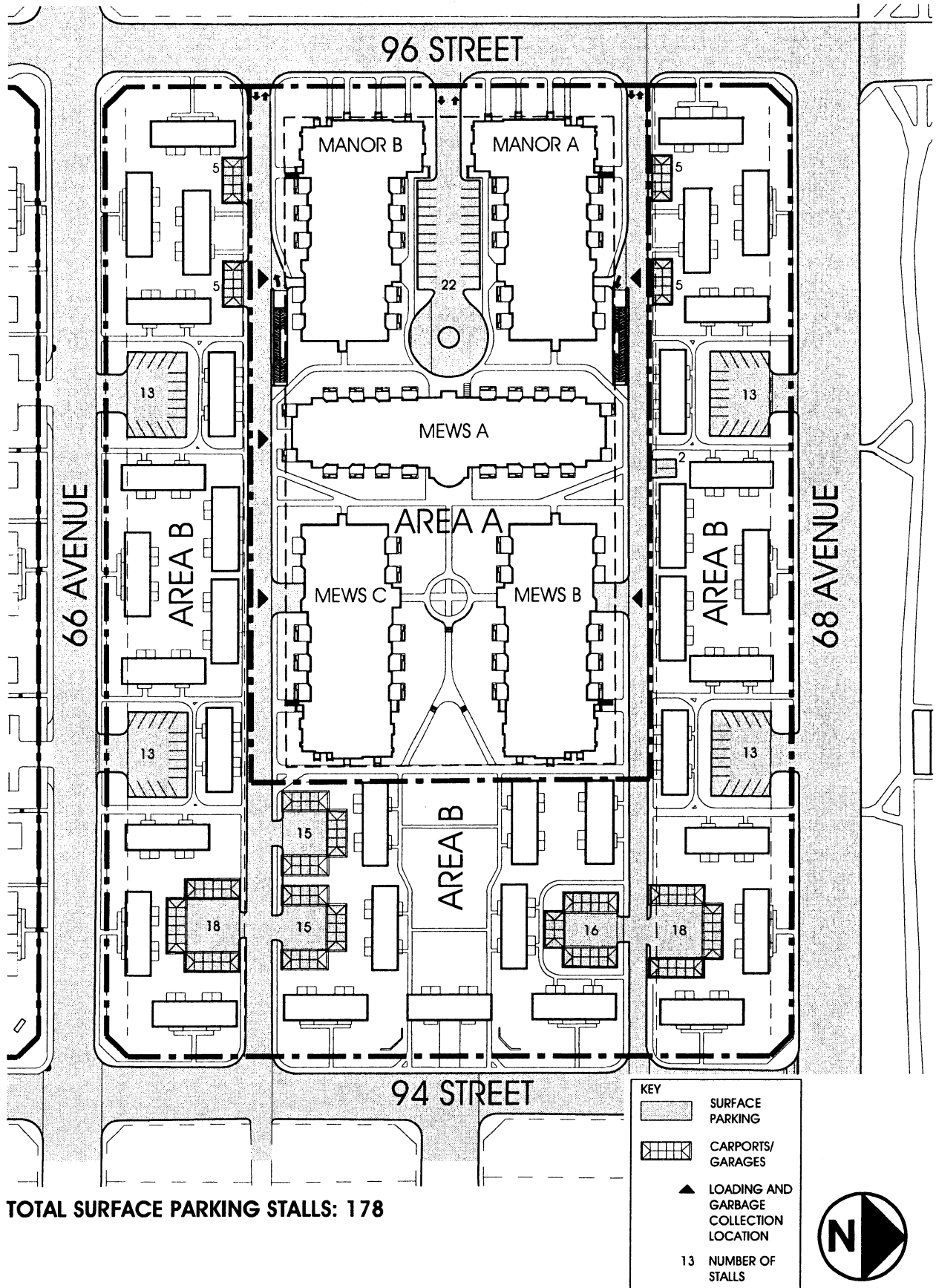
# SOUTHWOODS AT HAZELDEAN VILLAGE

## APPENDIX 2B - BUILDING CORNER GRADES



# SOUTHWOODS AT HAZELDEAN VILLAGE

## APPENDIX 3 - SURFACE PARKING AND VEHICLE CIRCULATION





# SOUTHWOODS AT HAZELDEAN VILLAGE

## APPENDIX 5- PARKING ASSESSMENT AND

### DC2 PARKING REQUIREMENTS

#### (Part 1) Parking summary from the Parking Impact Assessment (PIA) included with the Rezoning Application:

	Units Proposed Based on DC2 Application Maximums	Parking Demand (Based on PIA Rates)			Parking Required (Based on Zoning Bylaw)			DC2 Parking Requirements (Parking Spaces to be provided as part of the DC2 requirements)		
		underground	at - grade	total	underground	at - grade	total	underground	at - grade	total
<b>Area A</b>	Assisted Living Units	31	0	31	-	-	49	31	0	31
	Independent Living Units	166	0	166	-	-	198	166	0	166
	Visitor Parking	16	22	38	-	-	38	16	22	38
	<b>Subtotal</b>	<b>213</b>	<b>22</b>	<b>235</b>	<b>0</b>	<b>0</b>	<b>285</b>	<b>213</b>	<b>22</b>	<b>235</b>
<b>Area B</b>	Row Housing Units	0	183	183	-	-	234	89	156	245
	Visitor Parking	0	0	0	-	-	21	0	0	0
	<b>Subtotal</b>	<b>0</b>	<b>183</b>	<b>183</b>	<b>0</b>	<b>0</b>	<b>255</b>	<b>89</b>	<b>156</b>	<b>245</b>
<b>Site Total</b>		<b>213</b>	<b>205</b>	<b>418</b>	<b>0</b>	<b>0</b>	<b>540</b>	<b>302</b>	<b>178</b>	<b>480</b>

**Key Notes:** There is a 60 Stall deficiency between the Zoning Bylaw (540) and the DC2 Parking Requirements (480).

The development includes underground tandem stalls (up to 50 stalls) that have not been included in summaries above.

There are 62 Stalls in excess being provided between the Parking Demand (418) and the DC2 Parking Requirements (480).

The assisted living calculation for Parking Demand includes 6 stalls for staff.

The underground parking allocated for Row Housing is required for the central area to provide equal distribution of parking spaces throughout the site.

#### (Part 2) Summary of the Parking Rates used to determine Parking Demand

The Parking Demand has been calculated on the following assumptions:

Unit Type	Rate
Independent Living Units *	1 stall/ unit
Assisted Living Units *	0.25 stall/ unit
Row Housing Units	1.27 stall/ unit

Assisted Living Unit calculation above includes 6 staff (0.25 x 98 units + 6 staff/ visitors = 31 stalls).

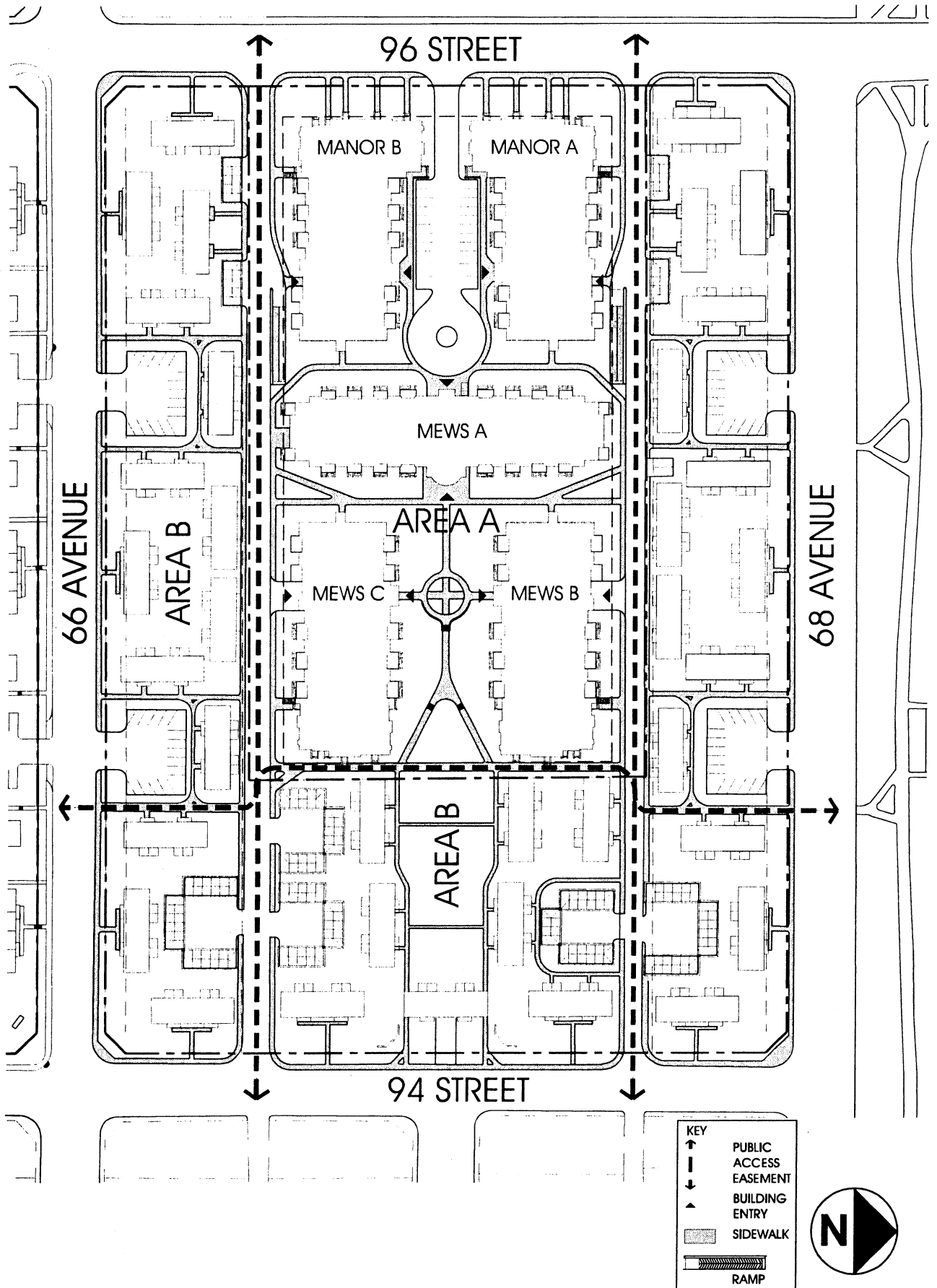
Row Housing Unit rates are based on existing use and combines residential and visitor uses into one rate.

\* Defined in Section 8.



# SOUTHWOODS AT HAZELDEAN VILLAGE

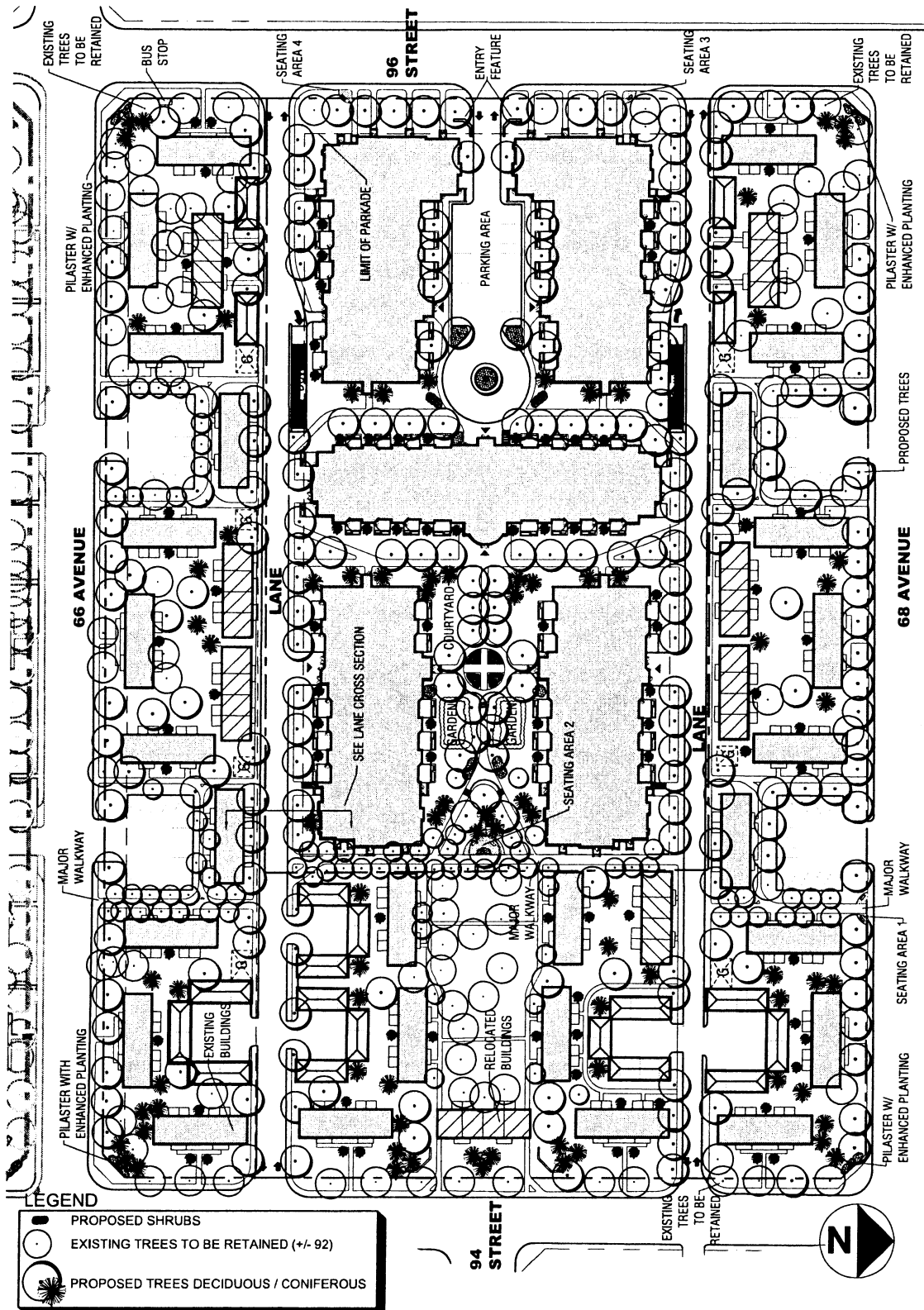
## APPENDIX 6 - PEDESTRIAN CIRCULATION



# SOUTHWOODS AT HAZELDEAN VILLAGE

## APPENDIX 7A -LANDSCAPE/OPEN SPACE CONCEPT

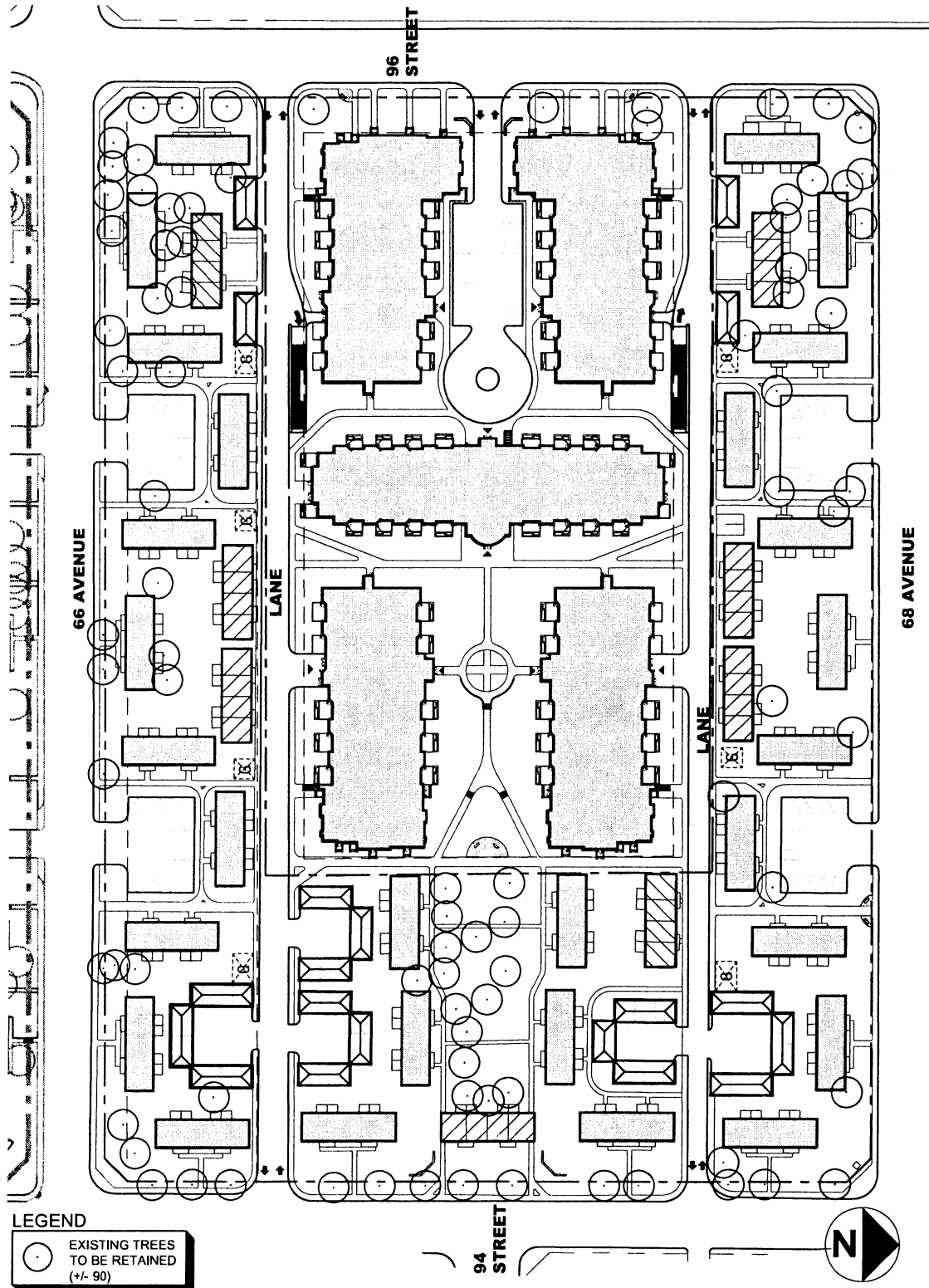
## APPENDIX 7A -LANDSCAPE/OPEN SPACE CONCEPT





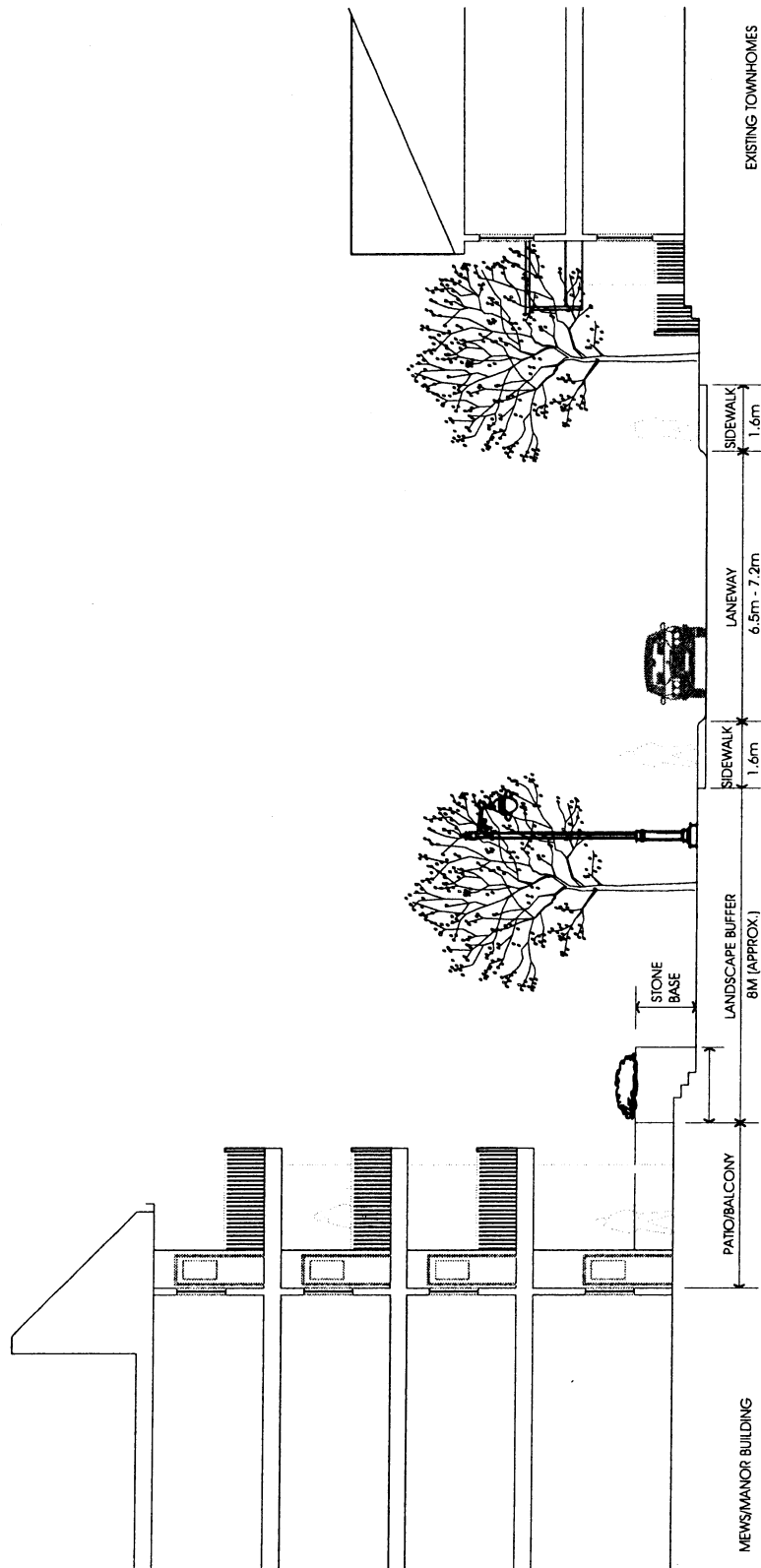
# SOUTHWOODS AT HAZELDEAN VILLAGE

## APPENDIX 8 - TREE RETENTION PLAN



# SOUTHWOODS AT HAZELDEAN VILLAGE

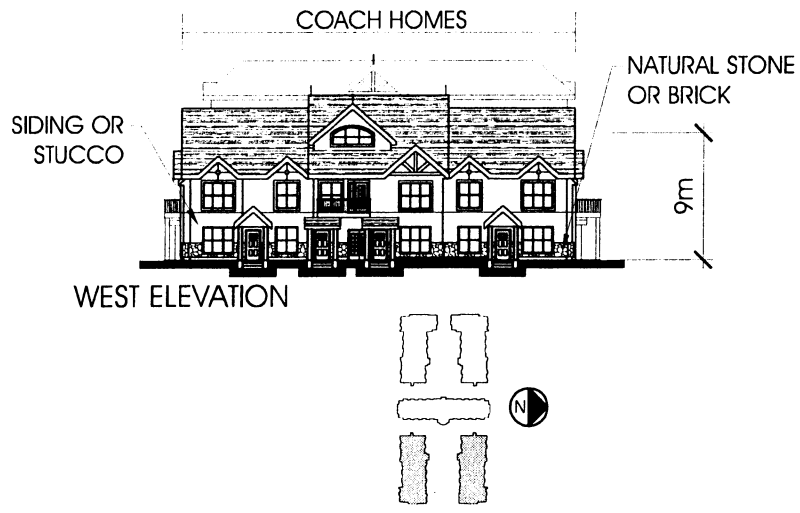
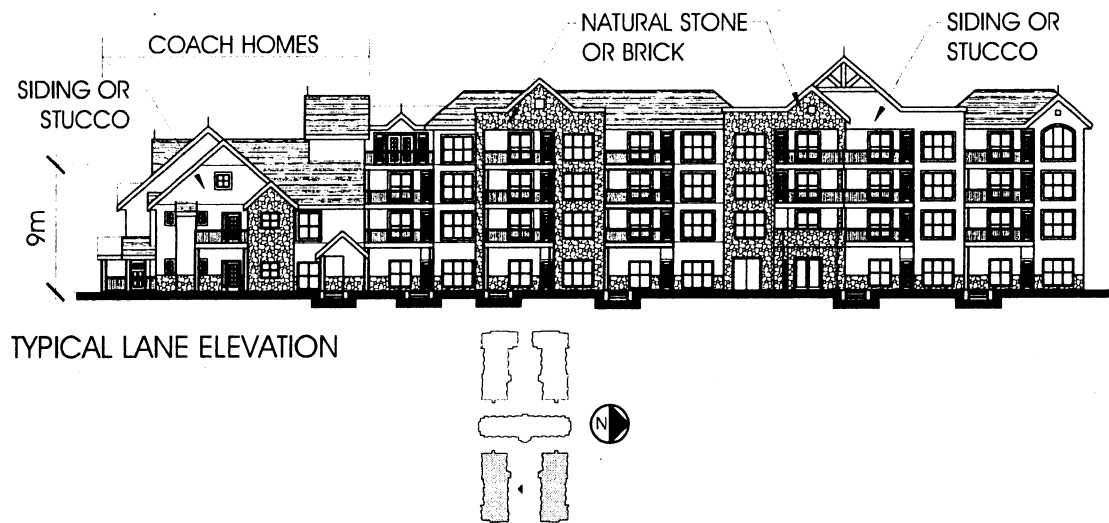
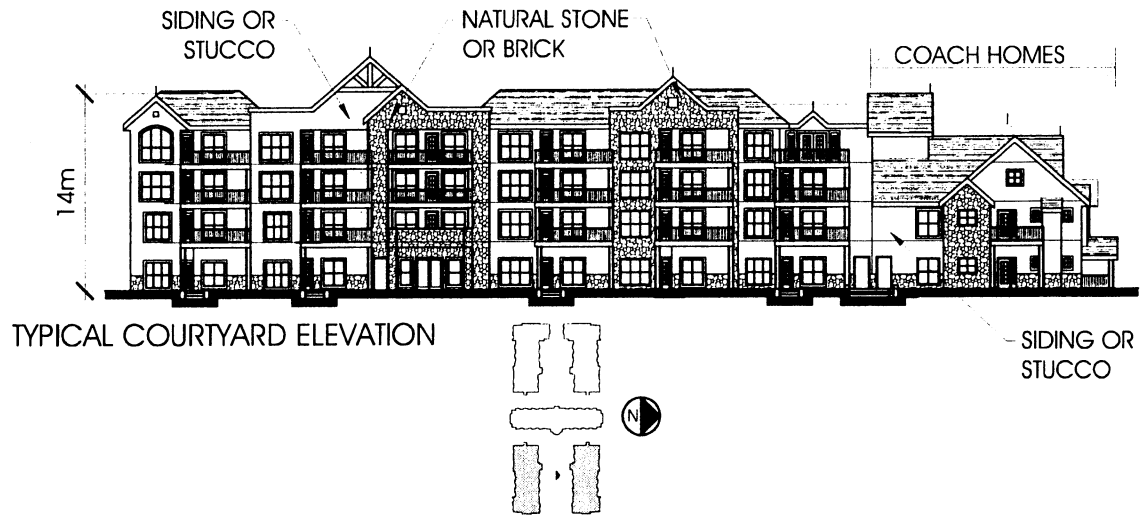
## APPENDIX 9 - LANE CROSS-SECTION CONCEPT



# SOUTHWOODS AT HAZELDEAN VILLAGE

## APPENDIX 10A - BUILDING ELEVATIONS

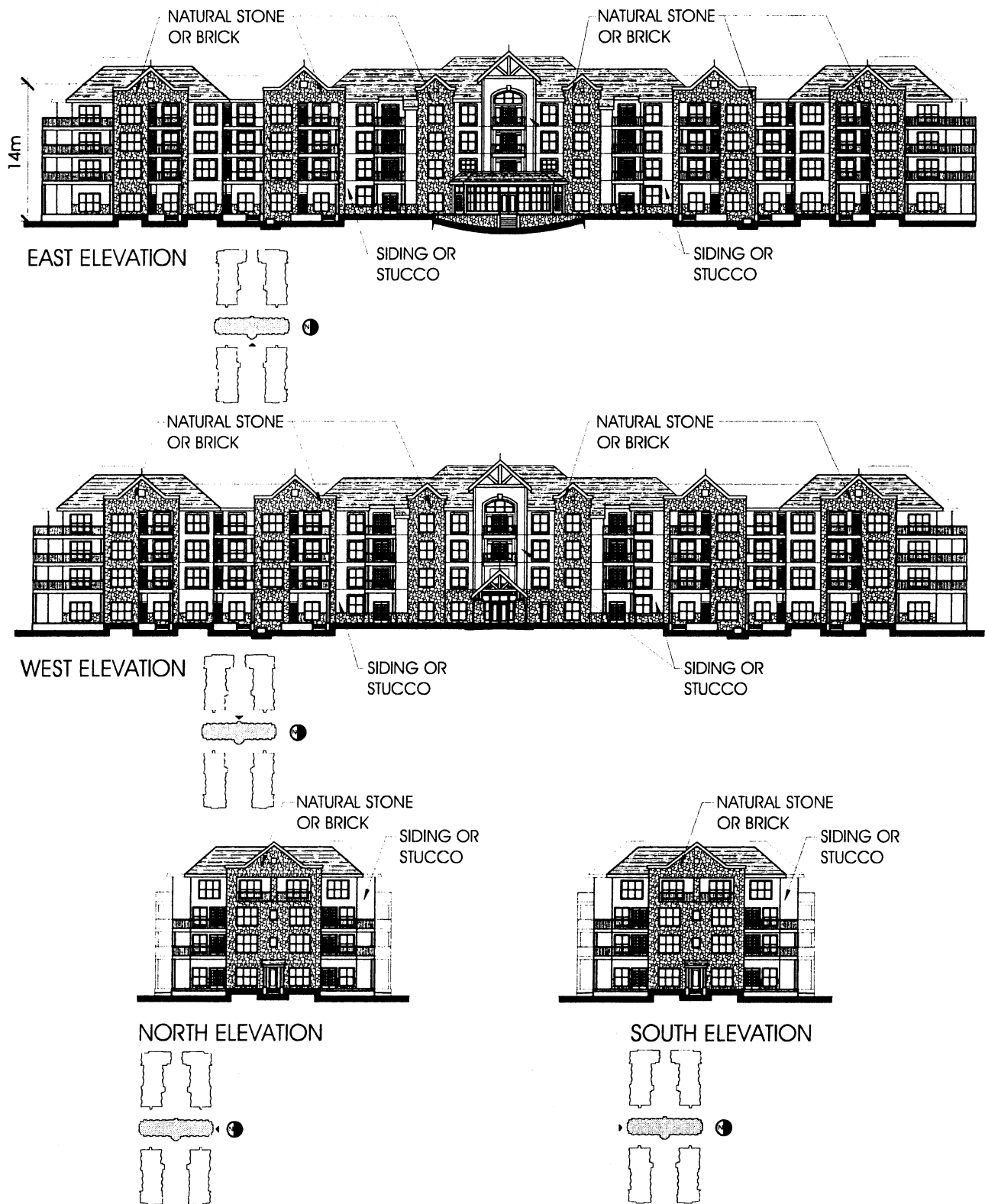
### MEWS BUILDINGS B AND C



# SOUTHWOODS AT HAZELDEAN VILLAGE

## APPENDIX 10B - BUILDING ELEVATIONS

### MEWS BUILDING A



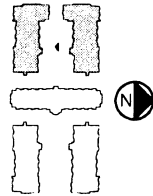
# SOUTHWOODS AT HAZELDEAN VILLAGE

## APPENDIX 10C - BUILDING ELEVATIONS

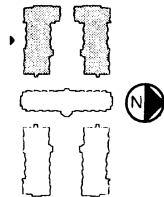
### MANOR BUILDINGS A AND B



TYPICAL COURTYARD ELEVATION



TYPICAL LANE ELEVATION



WEST ELEVATION

