

Bylaw 15082

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 1023

WHEREAS Lot 2, Block 109, Plan 4382HW, located at 10203-139 Street NW, Glenora, 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:

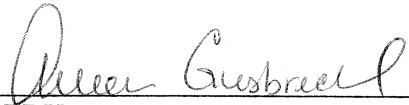
1. The Zoning Map, being Part III to Bylaw 12800 The Edmonton Zoning Bylaw is hereby amended by rezoning the lands legally described as Lot 2, Block 109, Plan 4382HW, located at 10203-139 Street NW, Glenora, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule "A", from (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.

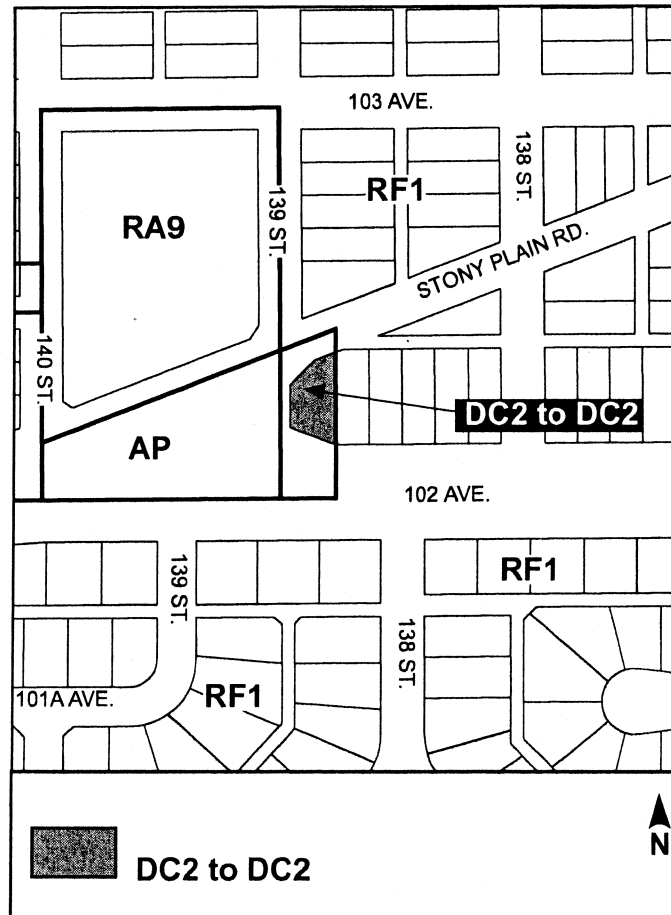
READ a first time this	27th	day of	April	, A. D. 2009;
READ a second time this	27th	day of	April	, A. D. 2009;
READ a third time this	27th	day of	April	, A. D. 2009;
SIGNED and PASSED this	27th	day of	April	, A. D. 2009.

THE CITY OF EDMONTON


MAYOR

ALC 
CITY CLERK

BYLAW 15082



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

To establish a Site Specific Development Control Provision with enhanced design guidelines to allow for a two-storey building that can accommodate either Single Detached Housing or Professional and Office Support Service while remaining compatible with surrounding residential uses.

2. Area of Application

This Provision shall apply to Lot 2, Block 109, Plan 4382 HW, located east of 139 Street and north of 102 Avenue, as shown on Schedule "A", Glenora.

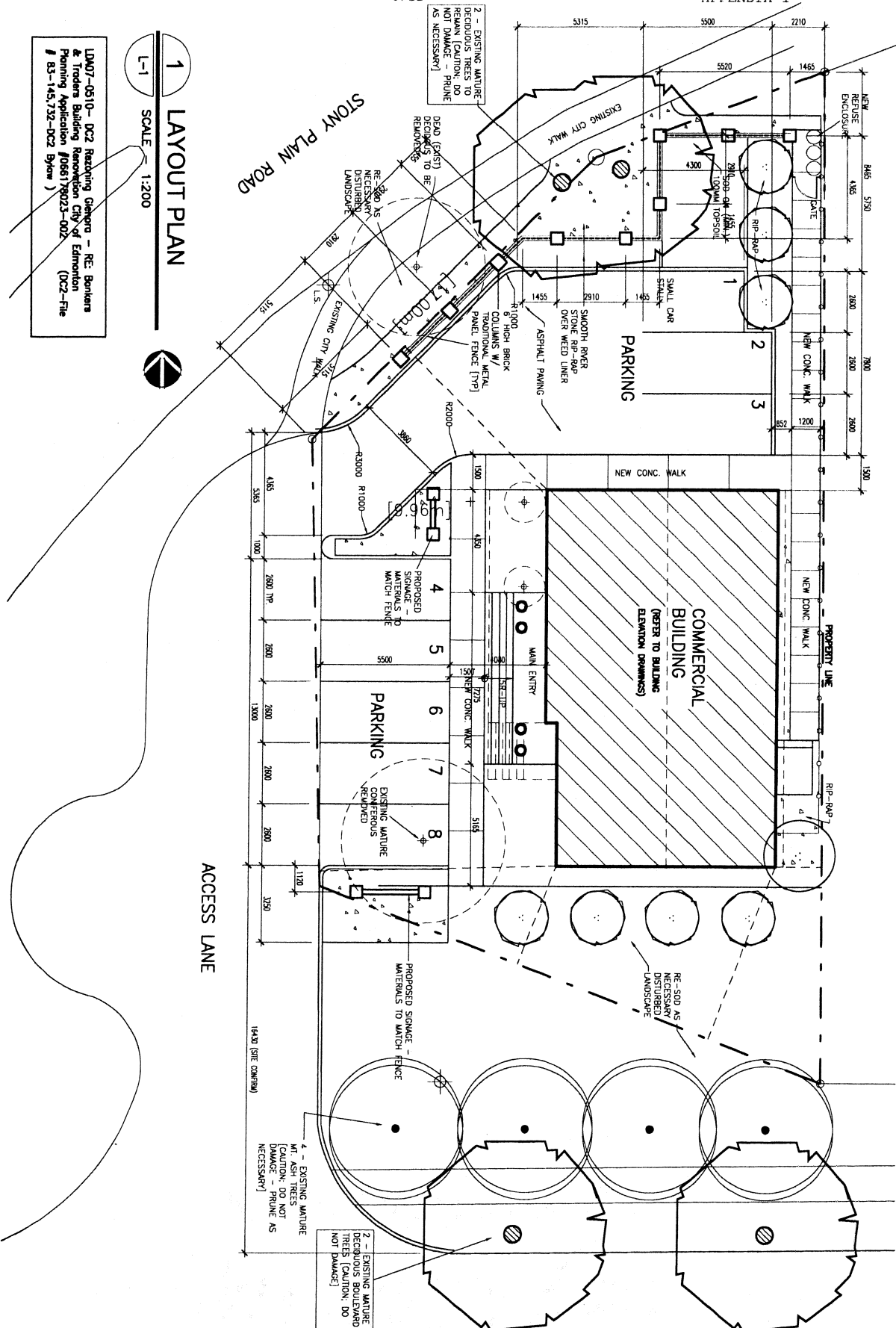
3. Uses

- a. Single Detached Housing;
- b. Professional, Financial and Office Support Services;
- c. On Premises Signs; and
- d. Projected on premises signs.

4. Development Criteria

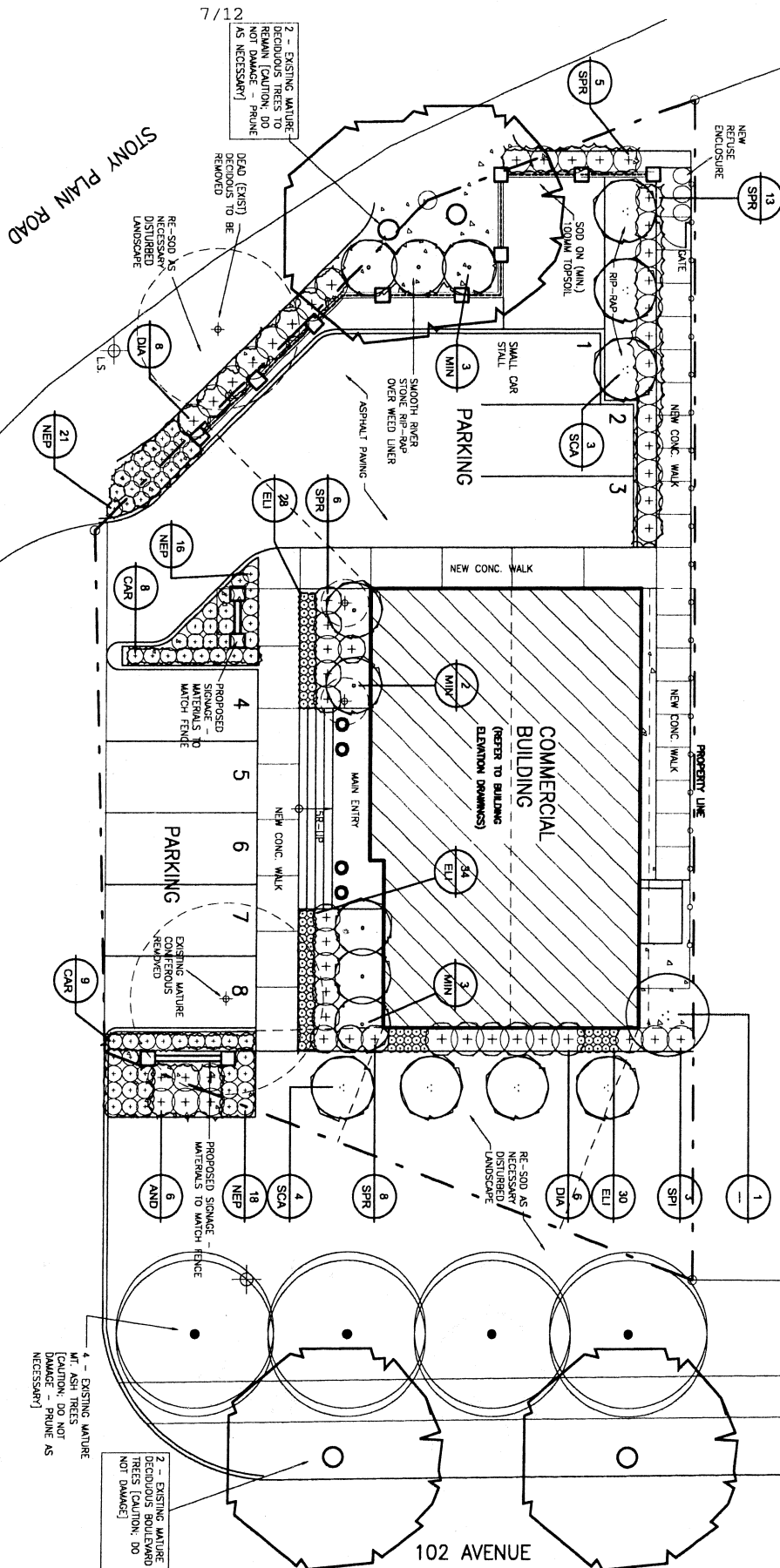
- a. As per Section 720.3(3) of the Zoning Bylaw, all regulations in the Zoning Bylaw shall apply to this Direct Control Provision unless specifically excluded or modified by the regulations contained herein;
- b. Development of the uses, including the Professional, Financial and Office Support Services, shall be in accordance with the development regulations contained in Sections 110.4, 110.5 and 814 of the Zoning Bylaw unless specifically modified or excluded by the regulations contained herein;
- c. Setbacks to the property shall be in accordance with the site plan in Appendix I; and
- d. The following regulations shall apply to the building on site for the Professional, Financial and Office Support Services use:
 - i. The maximum height shall be 8.6 metres or 2½ storeys, excluding the cupola;
 - ii. The building shall have, to the satisfaction of the Development Officer, in consultation with the Planning and Development Urban Design Group, an external appearance which is in keeping with the finishing materials, appearance and characteristics of a majority of the surrounding Single Detached Housing;
 - iii. The building shall maintain its existing westerly orientation;

- iv. Building finishings/exterior materials shall be limited to a mixture of brick (similar in colour and texture to bricks found in the surrounding Glenora neighbourhood), Stone, Stucco, Textured Concrete and wood siding;
- v. To ensure a high standard of appearance and a sensitive transition to the adjacent residences, detailed landscaping and fencing plans, the latter being made from brick (similar in colour and texture to those found in Glenora), wood, stone or Hedge, shall be submitted with the development permit application;
- vi. Eight (8) parking spaces shall be provided as shown on Appendix I;
- vii. Vehicular Access to the site shall be in accordance with Appendix I;
- viii. No portable signs will be permitted;
- ix. Signage will be permitted on the western side of the property in locations as shown on Appendix I;
- x. Identification signage shall not exceed 1.5 square metres in area and not extend higher than 2.0 metres at grade, as shown on Appendix II; and
- xi. The basement portion of the dwelling shall not be used for Professional, Financial and Office Services.



L-2 SCALE = 1:200

LD007-0510- DC2 Rezoning Glenora - RE: Bankers
& Traders Building Renovation City of Edmonton
Planning Application #066178023-002 (DC2-File
83-145,732-DC2 Bylaw)



~~PLANT LIST~~

SCA	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACE	CONDITION
SCA 7	-	POPULUS X TREMULOIDES	SWEDISH COLUMNAR ASPEN	16mm CALIPER	AS SHOWN	B+B
CAR 19	-	CARAGANA 'TETREY' CLOBOSA	LOBE CARAGANA	NO.2 CONT.	AS SHOWN	CONT.
MAC 8	-	PHILADELPHUS VIRGATUS	MINNESOTA SNOWFLAKE -	NO.5 CONT.	AS SHOWN	CONT.
DIA 14	-	PHYSOCARPUS OBOVATUS	MOCKORANGE	NO.2 CONT.	AS SHOWN	CONT.
SPIR 35	-	SPIRELA JAPONICA	DIAID NINEBAR	NO.2 CONT.	AS SHOWN	CONT.
SYR 1	-	SYRINCA RETICULATA	GOLDMOUND SPIREA	NO.5 CONT.	AS SHOWN	CONT.
ELI 32	-	FESTUCA GLAUCA 'ELIUM BLUE'	JAPANESE TREE LILAC	NO.2 CONT.	AS SHOWN	CONT.
NEP 59	-	NEPETA 'WALKER'S LOW'	ELIUM BLUE FESCUE	NO.2 CONT.	AS SHOWN	CONT.
AND 6	-	JUNIPERUS HORIZONTALIS	WALKER'S LOW CATALP	NO.2 CONT.	AS SHOWN	CONT.
			HORIZONTAL JUNIPER - PYRAMIDAL	NO.2 CONT.	AS SHOWN	CONT.

*****NOTE: REFER TO SHEET L1.02 FOR TYPICAL PLANTING DETAILS AND SPECIFICATIONS*****

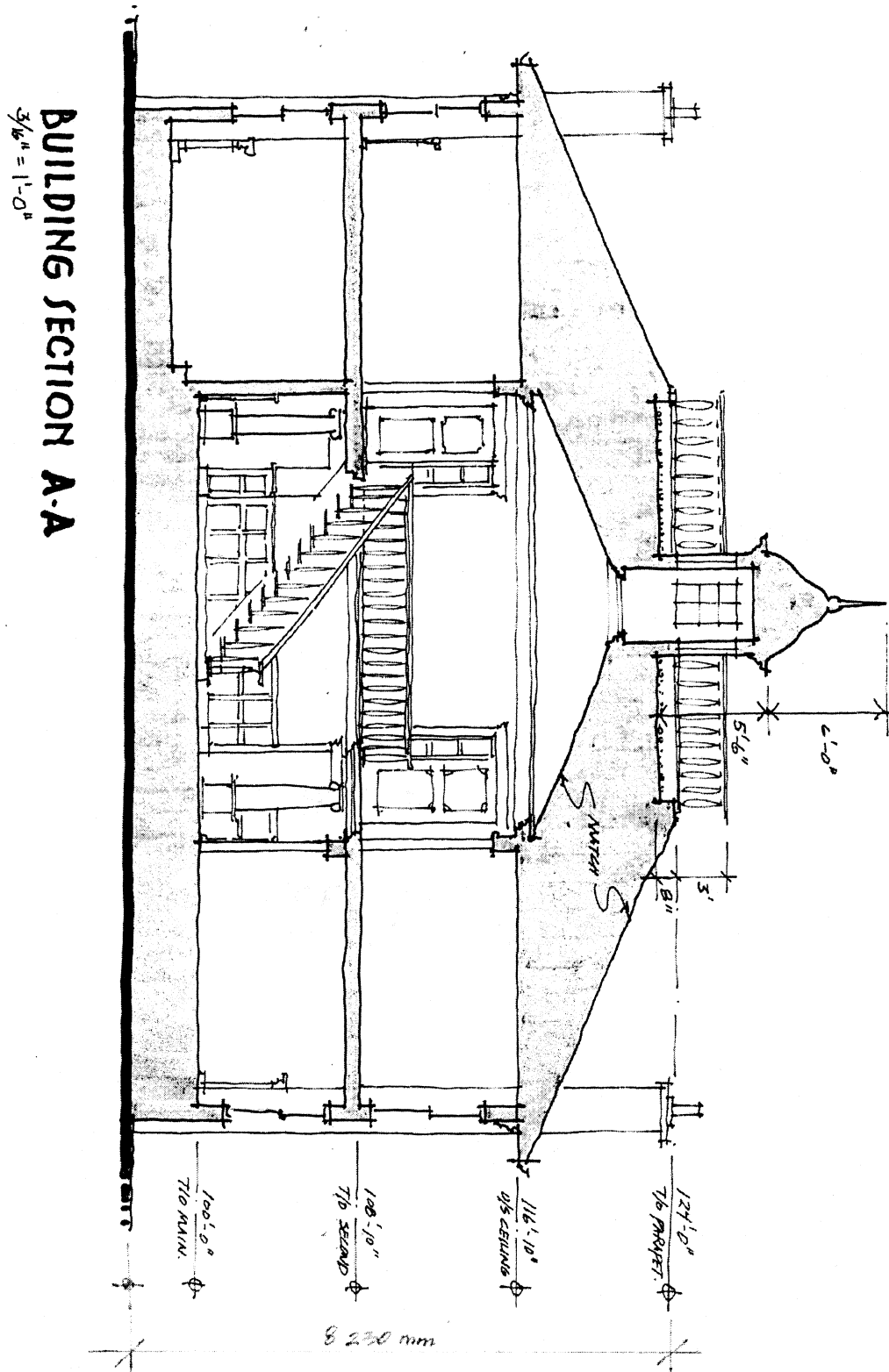
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Project:	BANKERS & TRADERS - REDEVELOPMENT
Drawing:	PLANTING PLAN, PLANT LIST AND NOTES
Scale:	1:200

DWG. [L-2]

Date: 2009.02.02



A4.1

