

Bylaw 15141

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 1057

WHEREAS Lots 11 and 12, Block 43, Plan RN39B, located south of 111 Avenue NW and east of 122 Street NW, Westmount, Edmonton, Alberta, are specified on the Zoning Map as (RA7) Low Rise Apartment 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 Lots 11 and 12, Block 43, Plan RN39B, located south of 111 Avenue NW and east of 122 Street NW, Westmount, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule "A", from (RA7) Low Rise Apartment Zone to (DC2) Site Specific Development Control Provision.
2. The uses and regulations of the aforementioned DC2 Provision are annexed hereto as Schedule "B".

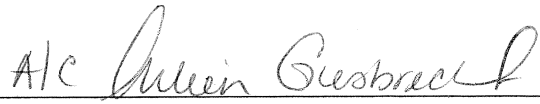
3. The sketch plan annexed hereto as Schedule "A" and the uses and regulations of the DC2 Provision shown on Schedule "B" annexed hereto are hereby incorporated into the Zoning Bylaw, being Part IV to Bylaw 12800, The Edmonton Zoning Bylaw.

READ a first time this	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	29th	day of	April	, A. D. 2009.

THE CITY OF EDMONTON

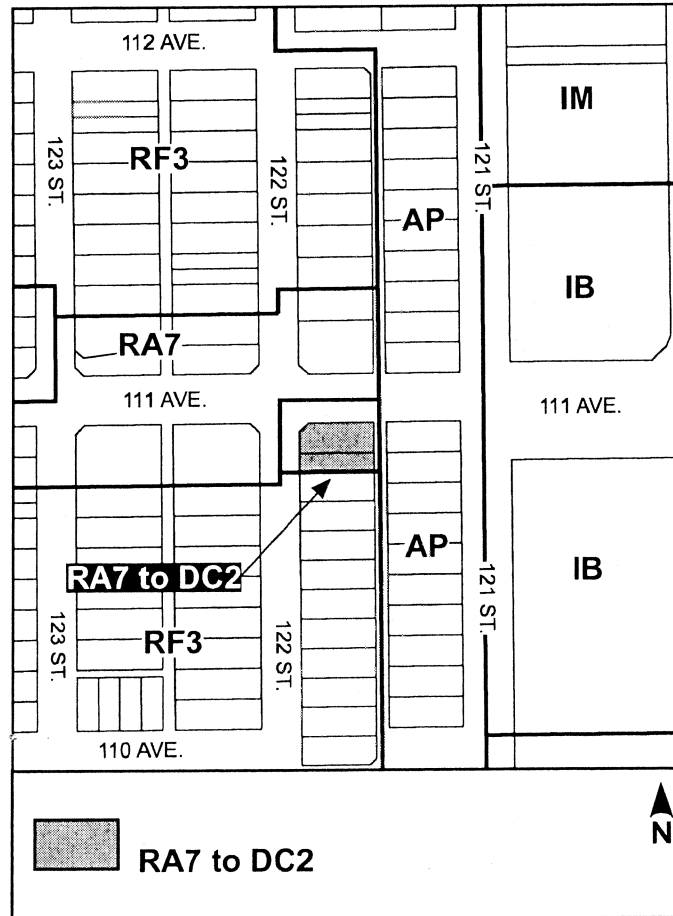


 MAYOR



 CITY CLERK

BYLAW 15141



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

To establish a medium rise single structure apartment house of 6 storeys with underground parking (21 parking stalls).

2. Area of Application

Lots 11 and 12, Block 43, Plan RN39B, located south of 111 Avenue NW and east of 122 Street NW, Westmount, as shown on Schedule "A" of this Bylaw, adopting this provision.

3. Uses

- a. Apartment Housing
- b. Minor home based businesses
- c. Freestanding on Premise Signs
- d. Temporary Residential Sales Centre

4. Development Criteria

- a. The development shall be in accordance with the site plan (Appendix I)
- b. The apartment building design and materials shall be in accordance with the elevation drawings (Appendix II) and roof plan (Appendix III).
- c. The maximum height shall not exceed 6 storeys or 19.81 meters.
- d. The maximum number of units shall not exceed 21.
- e. The maximum floor area ratio shall not exceed 2.1
- f. The floor plans for level 5 and 6 shall set back as per Appendix II.
- g. Minimum building set backs shall be as follows:
 - i. A front yard (122nd Street) of 6.000m. shall be required.
 - ii. A rear yard (from lane) of 7.500m. shall be required.
 - iii. A side yard (111th Avenue) of 4.66m except for the bus shelter which shall sit right on the property line shall be required.
 - iv. A side yard adjacent to Lot 13 of 4.91m shall be required and a uniform

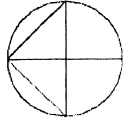
screen fence, built to the satisfaction of the Development Officer and the Transportation Department, shall be installed.

- v. Balconies and bedroom projections shall not exceed 1.220m into the set backs.
- h. Building plinth (portion of the underground parkade above ground) shall not exceed 0.610m above the lowest geodetic elevations of the site as per Appendix III.
- i. All ramps, steps, enclosures, handicap ramps shall be located within the property lines.
- j. Three at grade (visitor) parking stalls shall be provided with 22 underground parking stalls,
- k. The garbage/recycling storage area shall be located at grade off the alley, as shown on the site plan, in a location that is acceptable to Asset Management & Public Works and the Transportation Department.
- l. Bicycle parking shall be provided in accordance to Section 54.3 of the Zoning Bylaw and all 5 bicycle parking stalls shall be provided in close proximity to the front entry to the satisfaction of Transportation Department.
- m. A Crime Prevention Through Environmental Design assessment will be submitted as per section 58 & 54.7 at the time of the development permit application.
- n. All mechanical equipment shall be housed in an enclosed area on the roof on the 6th floor and make up air and air conditioning equipment for the stair wells and hallways will be on the roof of the mechanical enclosed area and shall be fully screened
- o. The roof shall be developed to as amenity space and green roofs as shown on the roof plan and the landscape plans as per Appendix III.
- p. Transformer locations must be screened by landscaping and must not interfere with sight lines from the parkade access ramp and parking stalls off the alley. Signalization must be provided to control the operation of the one-way parkade ramp to the satisfaction of Transportation Department.
- q. An underground parking access card device must be located at least 3m inside the property line to the satisfaction of Transportation Department.
- r. The underground driveway ramp shall be at grade at the property line and must not exceed a slope of 6% for minimum distance of 4.5 m inside the property line or to the satisfaction of Transportation Department.
- s. To ensure that a high standard of appearance is achieved for the entire site, detailed landscaping plans shall be submitted with the initial Development Permit application. Such Landscaping plans shall be in accordance with Section 55 of the Zoning Bylaw and shall be to the satisfaction of the Development Officer.

- t. The owner must enter into an encroachment agreement with the City for any structure pilings, shoring and tie backs to remain within the road right of way to the satisfaction of Transportation Department and Asset Management & Public Works.
- u. A bus shelter shall be provided along 111 Ave. to the satisfaction of the Transportation Department.
- v. All site signage shall comply with the regulations in Schedule 59B of the Zoning Bylaw.
- w. The owner must enter into an agreement with the city for off site improvements necessary to serve the development. The agreement process including engineering drawing review and approval process for improvements must include the following to the satisfaction of the Transportation Department:
 - Re-construction of the alley east of the subject site to a commercial standard,
 - Change to the bus stop and/or shelter, and
 - Repair of any damage to the abutting roadways, sidewalks and/or boulevards resulting from construction of the development.
- x. Consult with surrounding neighbourhood to minimize noise and other impacts during construction.

Appendix I Site Plan

7/15



111TH AVENUE

37.28

PROPERTY LINE

BUS SHELTER

4.66

AMENITY AREA
48 SQ M

AMENITY AREA
40 SQ M

61 SQ M

AMENITY AREA 60
SQ M

80 SQ M

AMENITY AREA
23 SQ M

66 SQ M

AMENITY AREA
85 SQ M

71 SQ M

GARBAGE

RECYCLE

DOWN TO
PARKING

PROPERTY LINE
7.46

23.74

EXISTING HOUSE

6.04

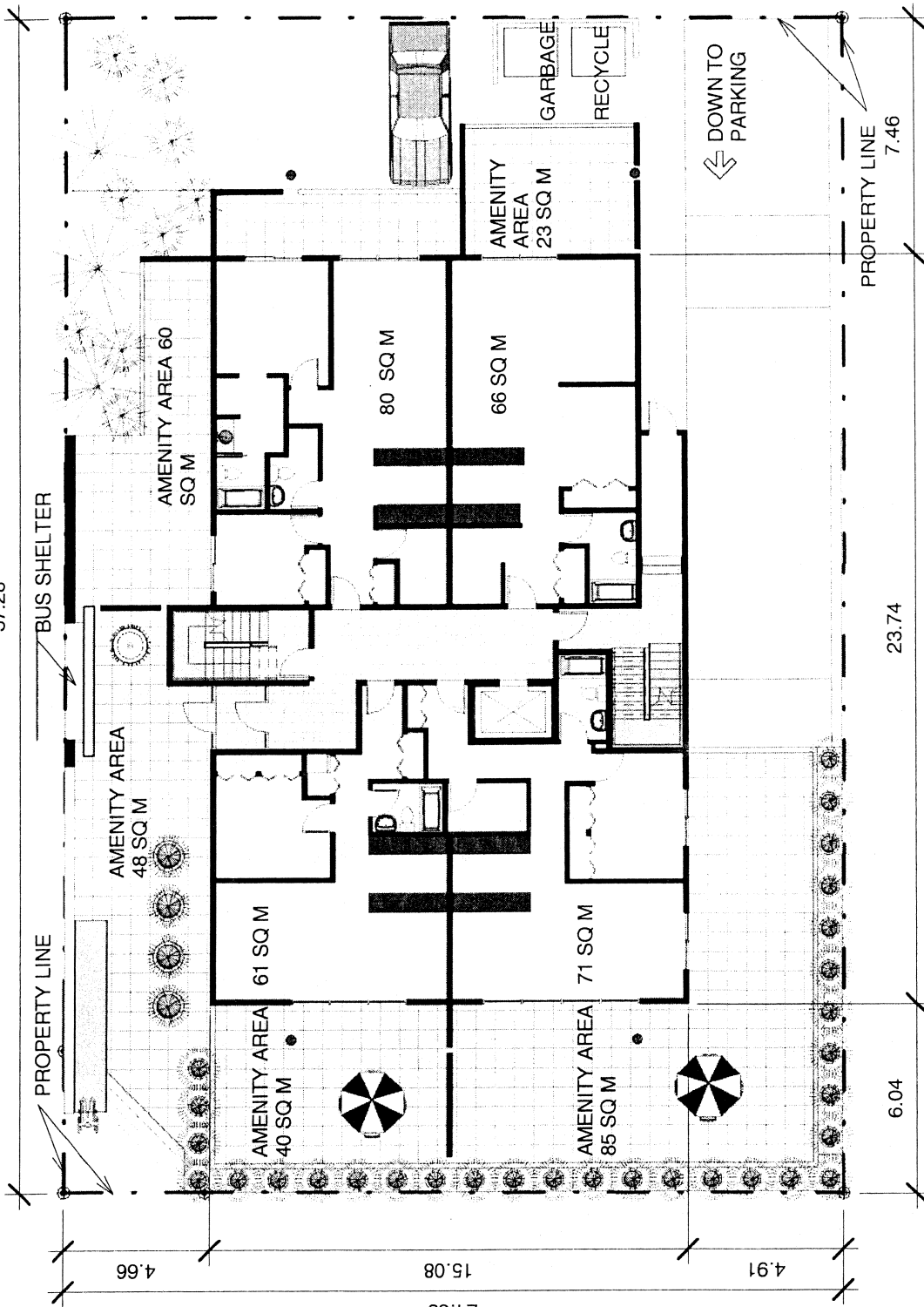
24.65

15.08

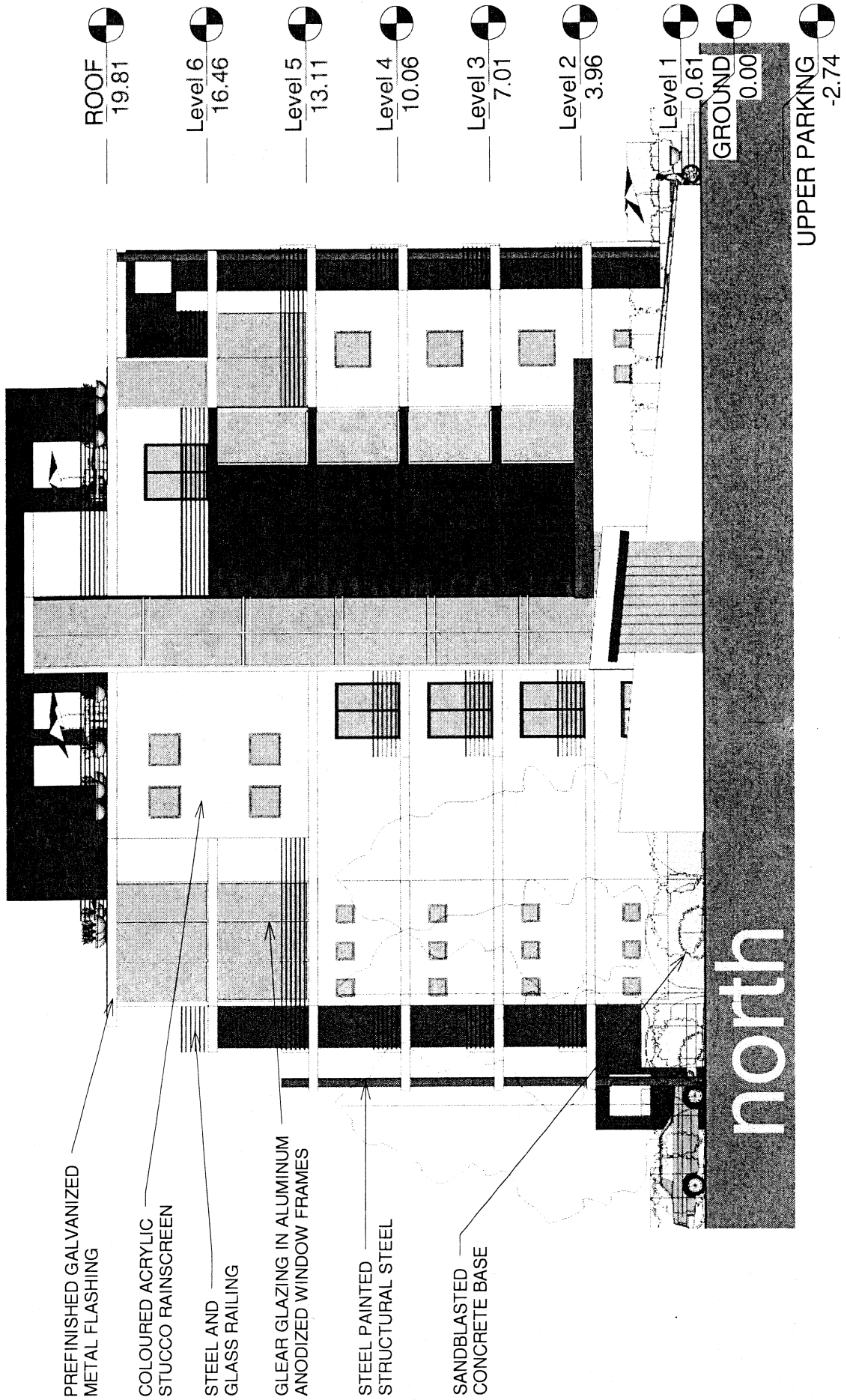
4.91

122ND STREET

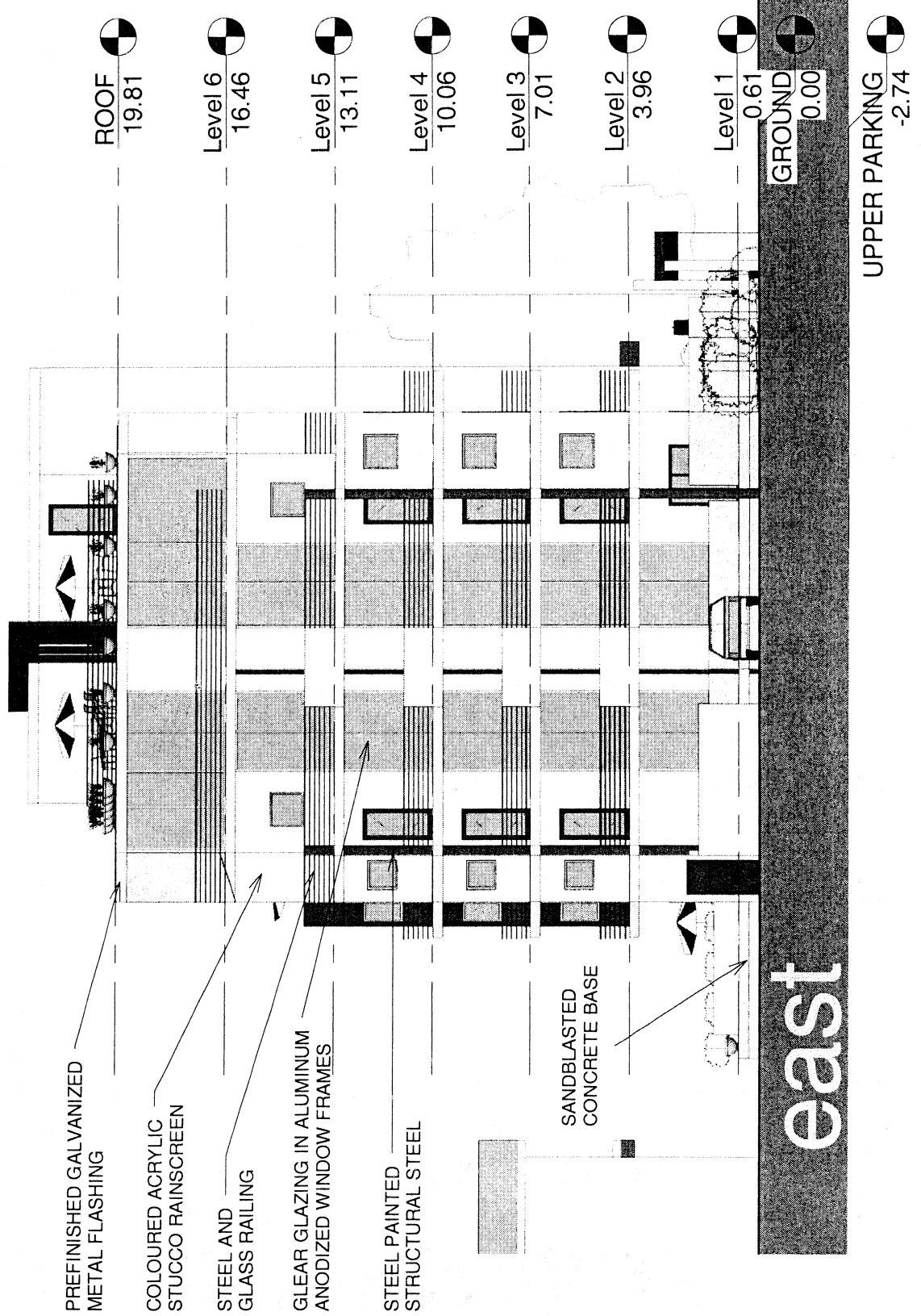
LANE



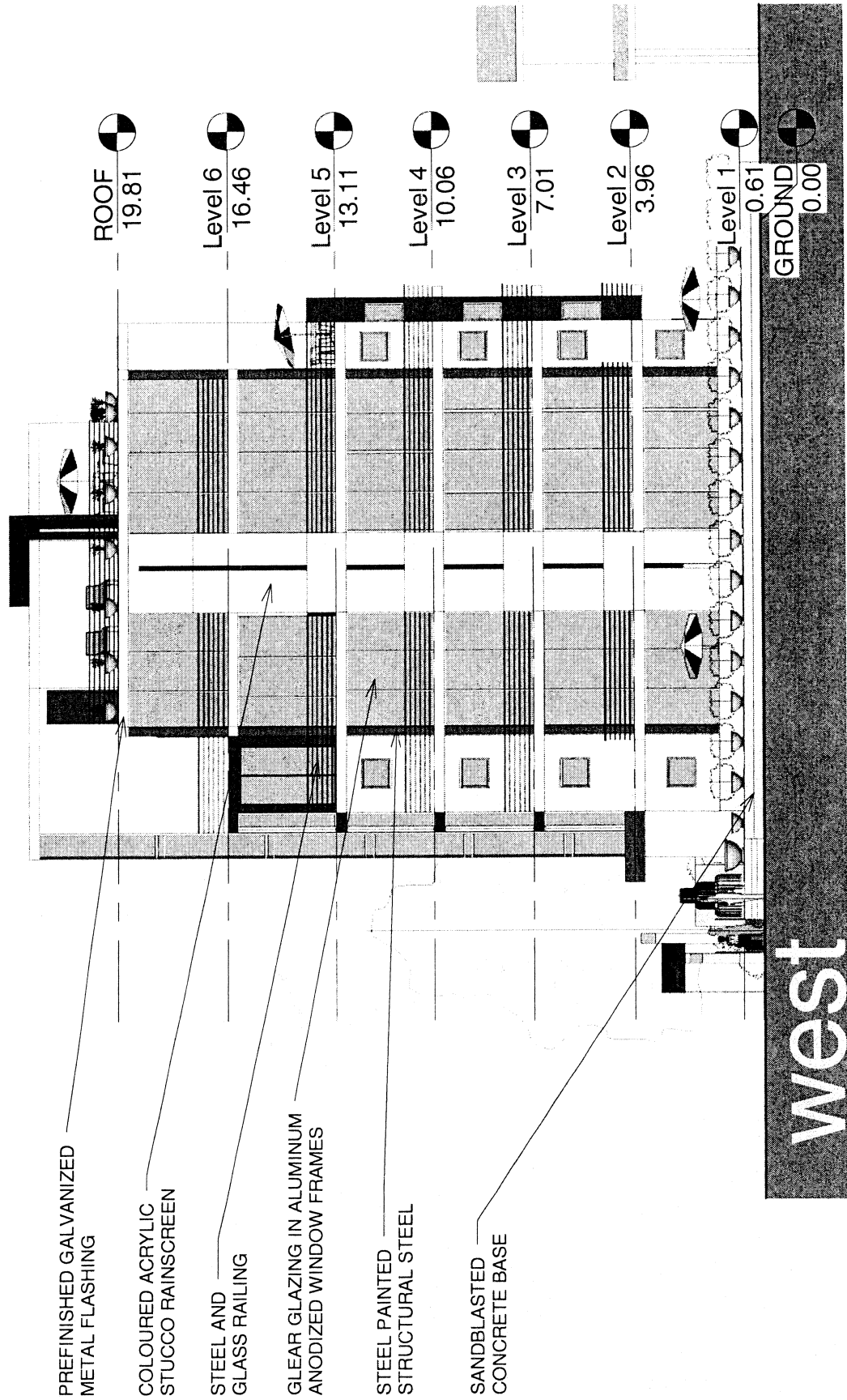
Appendix II Elevations & floor plans



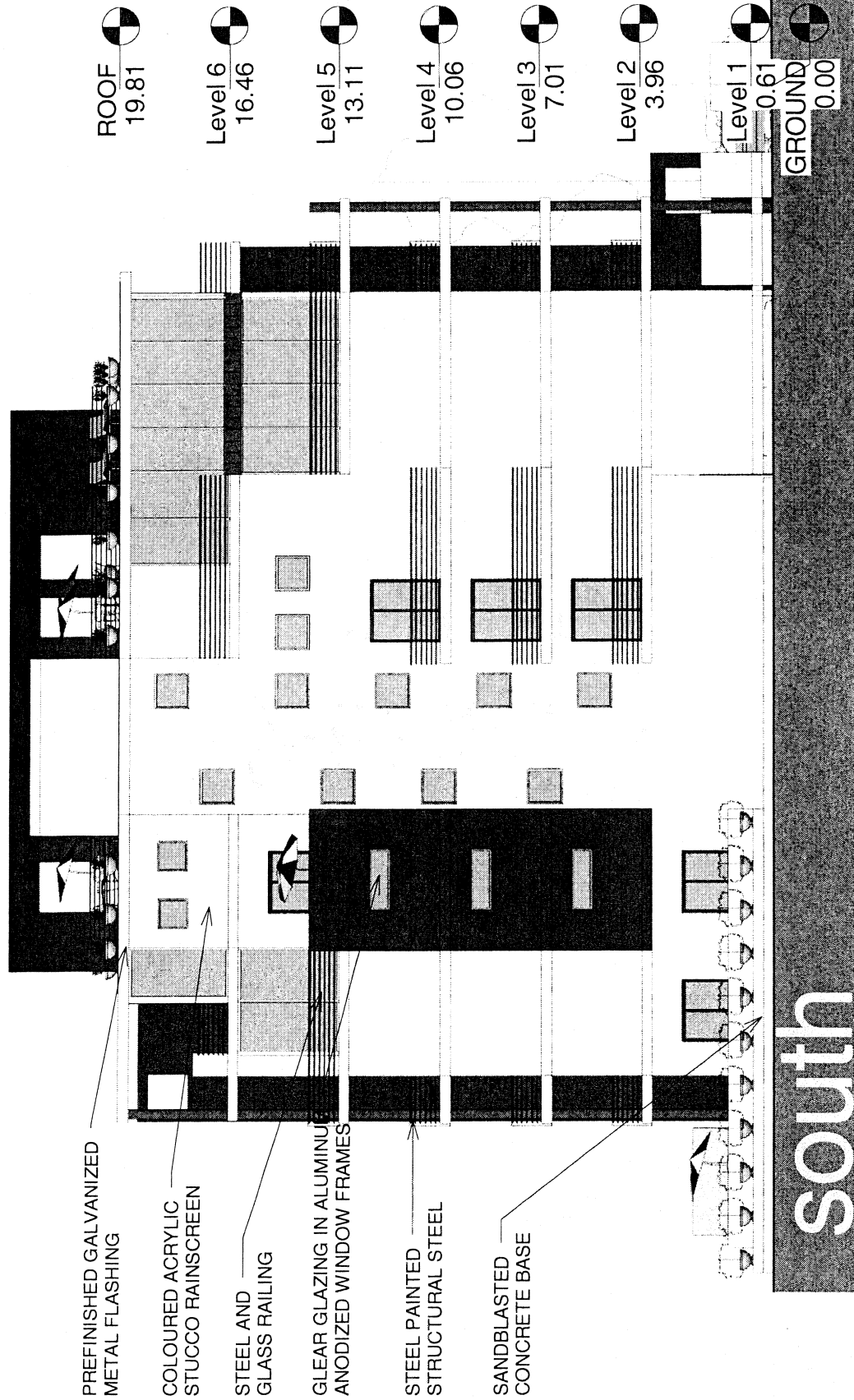
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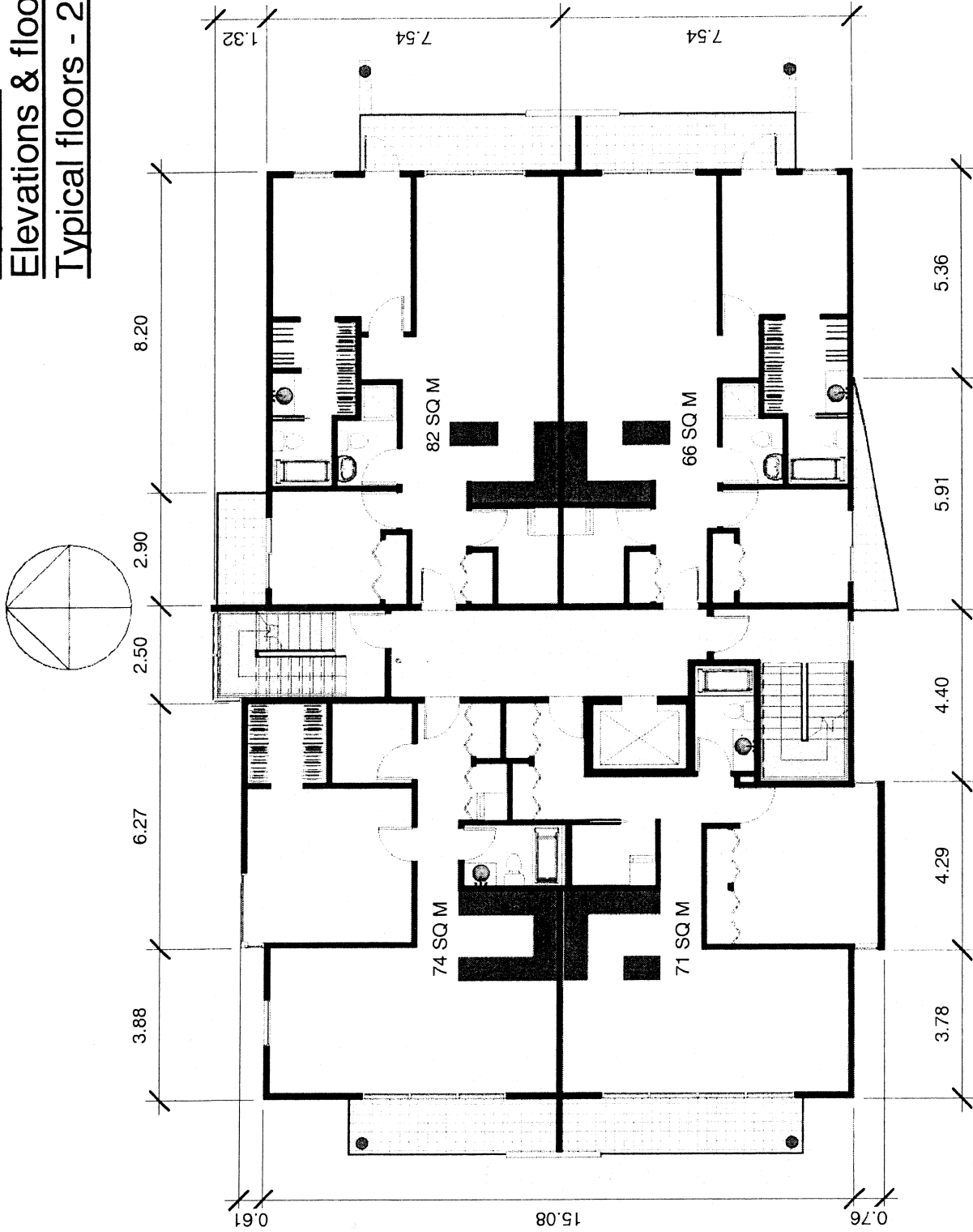
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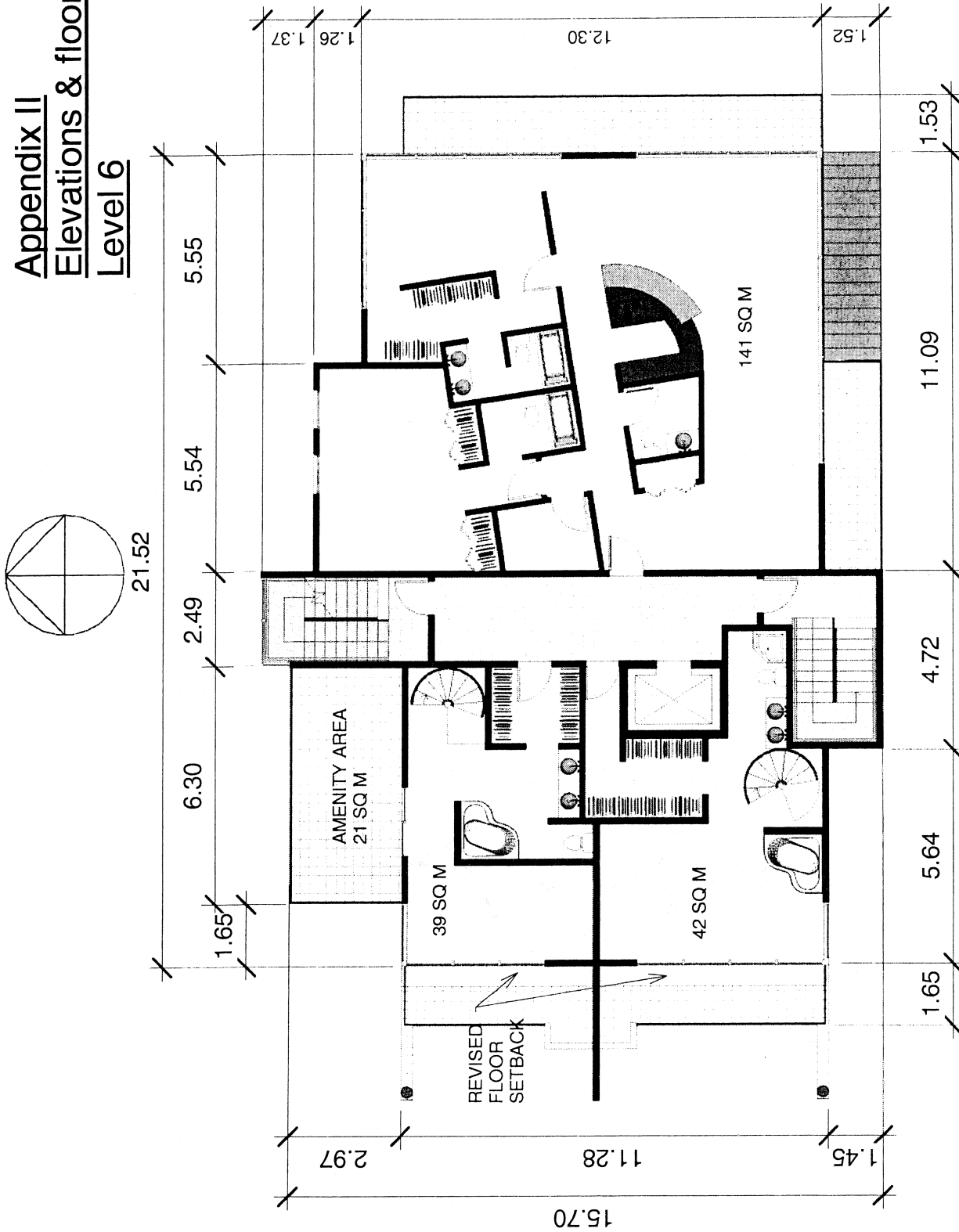
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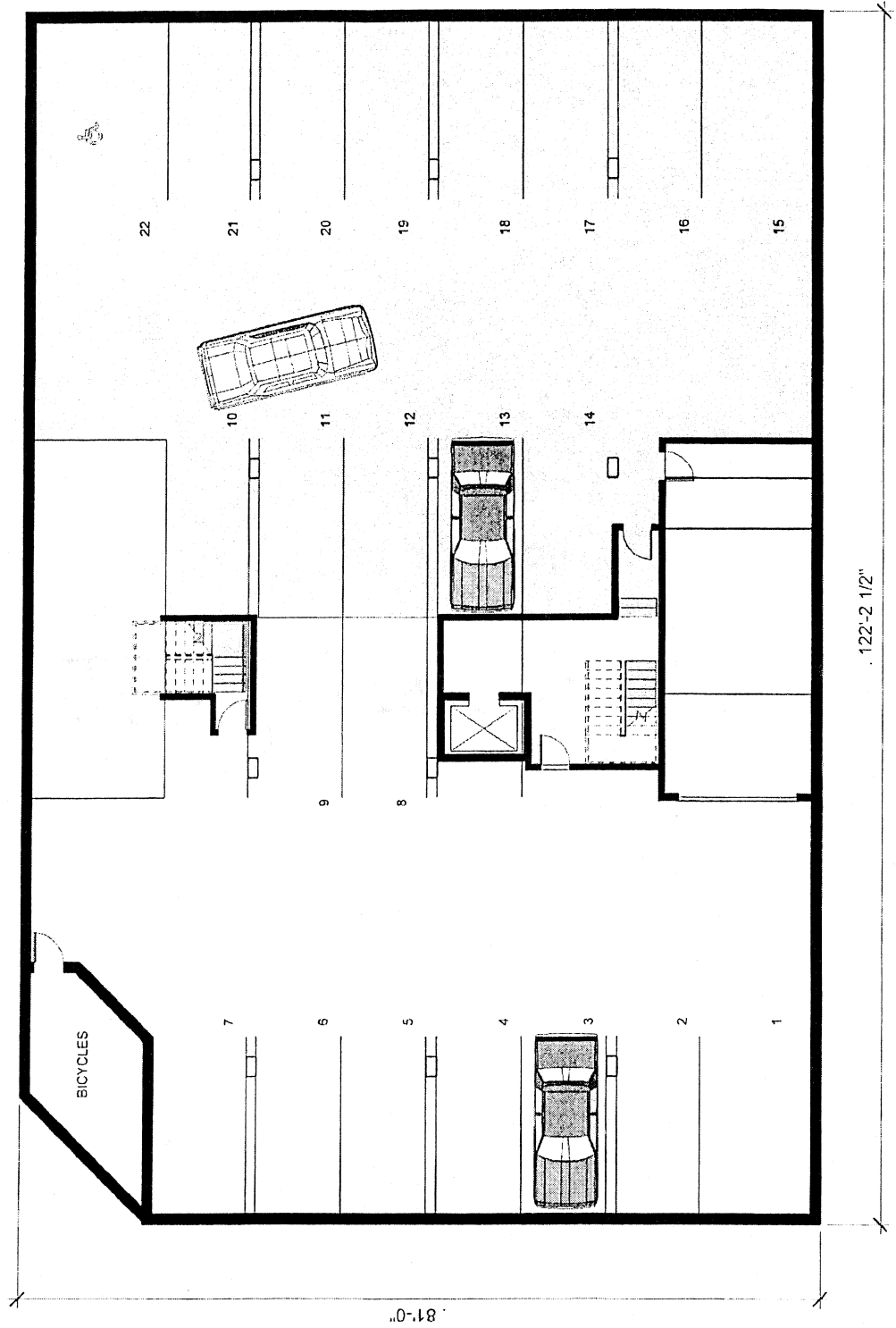
Appendix II
Elevations & floor plans
Typical floors - 2,3,&4



Appendix II
Elevations & floor plans
Level 6



Appendix II



Appendix III
Roof Plan

