

Charter Bylaw 19258

A Bylaw to amend Bylaw 12800, as amended,  
The Edmonton Zoning Bylaw  
Amendment No. 3001

WHEREAS Lot 2, Block 35, Plan RN22; located at 12407 - Jasper Avenue NW, Westmount, Edmonton, Alberta, is specified on the Zoning Map as (DC2) Site Specific Development Control Provision and (RF1) Single Detached Residential 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 2, Block 35, Plan RN22; located at 12407 - Jasper Avenue NW, Westmount, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule "A", from (DC2) Site Specific Development Control Provision and (RF1) Single Detached Residential 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.

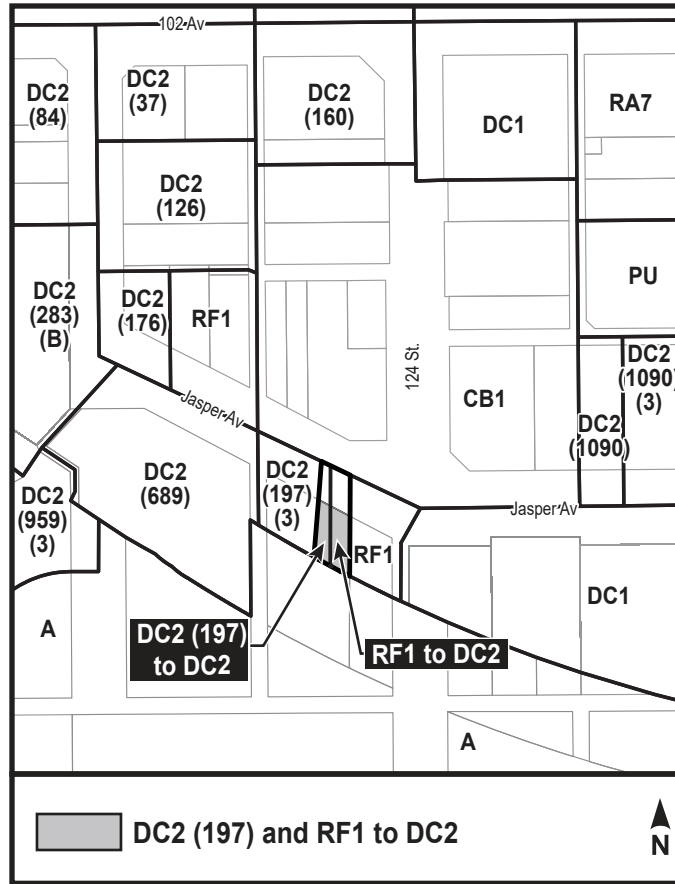
READ a first time this	28th	day of	April	, A. D. 2020;
READ a second time this	28th	day of	April	, A. D. 2020;
READ a third time this	28th	day of	April	, A. D. 2020;
SIGNED and PASSED this	28th	day of	April	, A. D. 2020.

THE CITY OF EDMONTON

  
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MAYOR

*A* |   
\_\_\_\_\_  
CITY CLERK

CHARTER BYLAW 19258



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

To allow a low density residential development in the form of a single detached dwelling with a commercial component that is compatible with the surrounding low density housing and commercial businesses.

**2. Area of Application**

This provision shall apply to Lot 2, Block 35, Plan RN22, located at 12407-Jasper Avenue NW, as shown on Schedule "A" of this Bylaw, adopting this provision, Westmount.

**3. Uses**

1. Group Home
2. General Retail Stores
3. Limited Group Home
4. Lodging Houses
5. Minor Home Based Business
6. Professional, Financial and Office Support Services
7. Residential Sales Centres
8. Single Detached Housing
9. Secondary Suite
10. Urban Gardens
11. Fascia On-premises Signs
12. Temporary On-premises Signs

**4. Development Regulations**

- a. The development shall be in accordance with the following regulations and in general accordance with the attached Appendix.
- b. Notwithstanding the definition of Single Detached Housing in the Zoning Bylaw, for the purposes of this Provision, Single Detached Housing may be developed in the same building as Commercial Uses.
- c. Residential Sales Centres shall be limited to the sale or lease of Dwellings on Site.
- d. The maximum building Height shall be 12.0 m.
- e. Minimum setbacks shall be in general accordance with Appendix - Site Plan and shall be a minimum of 1.2 m to all property lines.
- f. Maximum Site Coverage shall be 51%.

- g. A minimum 10 m<sup>2</sup> Amenity Area shall be provided for the Dwelling.
- h. The maximum Floor Area for Non-Residential and Non-Residential Related Uses shall be 70m<sup>2</sup>.
- i. Signs shall comply with the regulations found in Schedule 59A of the Zoning Bylaw.

**5. Loading and Access**

- a. Vehicular access and egress shall be provided from Jasper Avenue.

**6. Urban Design Regulations**

- a. The building shall be finished with high quality, durable materials. Vinyl siding and/or knockdown stucco are prohibited.
- b. All building Facades shall have consistent and harmonious exterior finishing materials.
- c. Where an interior Side Setback is less than 2.0 m,
  - i. the applicant shall provide information regarding the location of side windows of the Dwellings on the Abutting properties and Amenity Areas on Abutting properties;
  - ii. the side windows of the proposed building shall be located to reduce overlook into Amenity Areas of the Abutting properties; and
  - iii. the proposed building shall incorporate design techniques, such as, but not limited to, translucent window treatment, window location, raised windows, or Privacy Screening, to reduce direct line of sight into the windows of the Dwelling on the Abutting property.
- d. Night-time lighting shall be reduced to minimise over-illumination of the development and by using exterior lighting fixtures that direct light downward, to ensure illumination does not extend beyond the boundaries of the development Site. Landscape lighting can be used to highlight architectural features.
- e. The building shall front onto a public roadway (Jasper Avenue) and be designed to articulate a residential entrance through distinct architectural treatments and address the street in a prominent manner.
- f. Decorative and security lighting shall be designed and finished in a manner consistent with the design and finishing of the development and shall be provided to ensure a safe well-lit environment, to the satisfaction of the Development Officer.

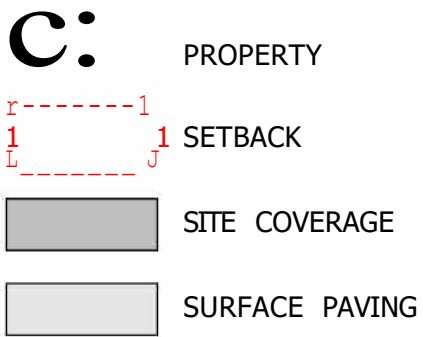
**7. Landscaping**

- a. A detailed Landscape Plan shall be submitted with an application for a Development Permit to the satisfaction of the Development Officer.
- b. The Landscape Plan shall include pavement materials, exterior lighting, street furniture elements, sizes and species of new plantings and other Landscaping details and elements as applicable.

- c. The selection of plant materials shall consider plants and shrubs that provide colour throughout the year to enhance the appearance of the development.
- d. A semi-private outdoor Amenity Area from the Dwelling exterior entry shall be provided in a manner that establishes a transition area between the public roadway using landscape features such as decorative fencing and paving, shrub beds, trees and/or rock gardens, seating and/or built elements such as private entrance features and patios.
- e. A report prepared by a certified arborist shall be submitted as part of the development permit application, detailing the methodology and steps taken to preserve on-site trees that are to be retained as well as City-owned trees along the adjacent boulevard, to the satisfaction of the Development Officer.

**8. Off-site Improvements**

- a. Prior to the issuance of a development permit the owner shall enter into an Agreement with the City of Edmonton for off-site improvements necessary to serve the development. Such improvements are to be constructed at the owner's cost. The Agreement process includes an engineering drawing review and approval process.



PROPOSED SITE COVERAGE 1553 SF  
 SITE AREA - 2946 SF

ZONING DETAILS:

ADDRESS: 12407 - JASPER AVENUE NW, T5N3K9  
 LEGAL DESCRIPTION FOR TITLE LOT:  
 LOT 2, BLOCK 35, PLAN RN22  
 AREA: 272.086 M<sup>2</sup>  
 YEAR BUILT: 1914  
 NEIGHBOURHOOD: WESTMOUNT  
 COMMUNITY LEAGUE: OLIVER COMMUNITY LEAGUE  
 CURRENT ZONE:

SITE SPECIFIC DEVELOPMENT CONTROL  
 PROVISION (DC2 (197) (3))

SINGLE DETACHED RESIDENTIAL ZONE (RF1)  
 CURRENT BYLAW: 12800

PROPOSED APPLICATIONS: NONE

PROPOSED ZONE: NONE

PROPOSED BYLAW: NONE

OVERLAYS:

-MATURE NEIGHBOURHOOD OVERLAY

-MAIN STREETS OVERLAY

-MEDIUM SCALE RESIDENTIAL INFILL OVERLAY

PLAN IN EFFECT:

GROAT ESTATE IMPLEMENTATION PLAN

OTHER PROPERTY INFORMATION:

RESIDENTIAL PARKING REDUCTIONS

