

Charter Bylaw 18389

A Bylaw to amend Bylaw 12800, as amended,  
The Edmonton Zoning Bylaw  
Amendment No. 2560

WHEREAS Lots 2-5, Block 15, Plan 5112HW; located at 9412, 9418, 9424, and 9430 – 83 Street NW, Holyrood, Edmonton, Alberta, are specified on the Zoning Map as (RF6) Medium Density Multiple Family 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:

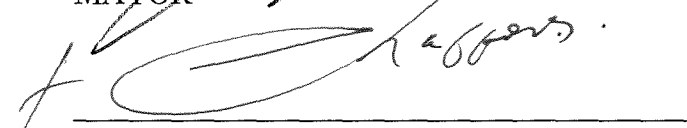
1. The Zoning Map, being Part III to Bylaw 12800 The Edmonton Zoning Bylaw is hereby amended by rezoning the lands legally described as Lots 2-5, Block 15, Plan 5112HW; located at 9412, 9418, 9424, and 9430 – 83 Street NW, Holyrood, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule "A", from (RF6) Medium Density Multiple Family 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.

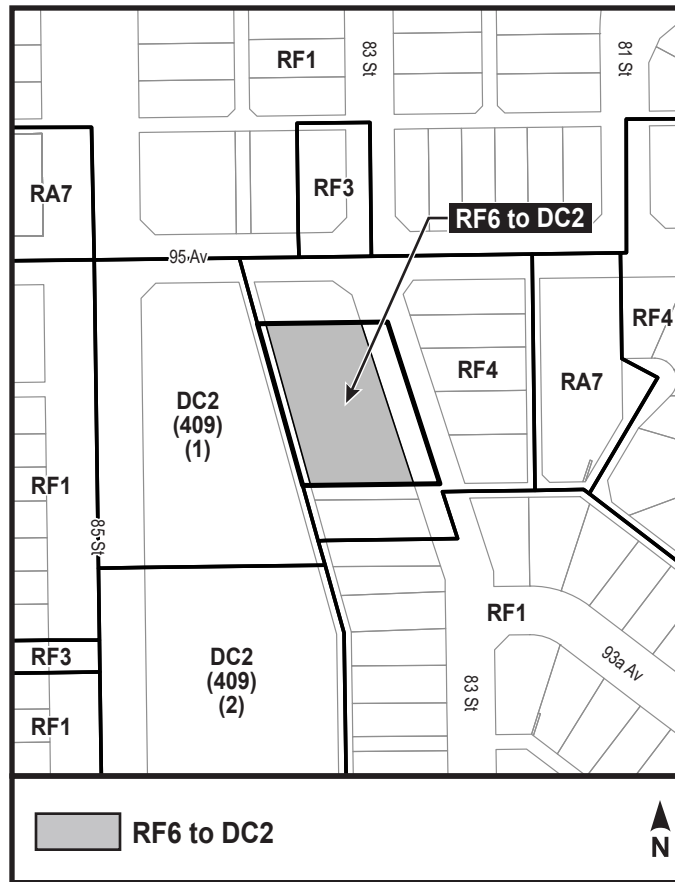
READ a first time this	7th	day of	May	, A. D. 2018;
READ a second time this	7th	day of	May	, A. D. 2018;
READ a third time this	7th	day of	May	, A. D. 2018;
SIGNED and PASSED this	7th	day of	May	, A. D. 2018.

THE CITY OF EDMONTON

  
MAYOR

  
CITY CLERK

CHARTER BYLAW 18389



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

To accommodate a mid rise residential apartment development that provides for an active, pedestrian friendly streetscape fronting onto 83 Street NW.

**2. Application**

This provision shall apply to Lots 2, 3, 4, and 5, Block 15, Plan 5112HW as shown in Schedule "A" of this Bylaw adopting this Provision, Holyrood.

**3. Uses**

- a. Apartment Housing
- b. Child Care Services
- c. Group Homes
- d. Limited Group Homes
- e. Live Work Units
- f. Lodging Houses
- g. Major Home Based Business
- h. Minor Home Based Business
- i. Residential Sales Centre
- j. Urban Gardens
- k. Urban Outdoor Farms
- l. Fascia On-premises Signs
- m. Projecting On-premises Signs
- n. Temporary On-premises Signs

**4. Development Regulations****4.1 General Regulations**

- a. The development shall be in general conformance with the attached appendices, to the satisfaction of the Development Officer.
- b. Residential Sales Centre Uses shall be limited to the marketing of on-site condo or rental units.
- c. Temporary On-premises Signs shall be limited to project advertising and residential sale purposes only, and shall exclude trailer mounted signs and/or signs with changeable copy
- d. The maximum building Height shall be 18.5 m.

- e. The maximum Floor Area Ratio shall be 2.0.
- f. The maximum number of Dwellings shall be 50.
- g. A minimum of three, 2-storey Dwellings with primary at Grade access from 83 Street NW shall be provided along the east Façade.
- h. The minimum building Setbacks shall be:
  - A. North: 4.5 m
  - B. East: 6.0 m; maximum Setback 9.0 m
  - C. South: 4.5 m
  - D. West: 7.5 m
- i. Amenity Areas
  - A. A minimum Amenity Area of 7.5 m<sup>2</sup> per Dwelling for Dwellings above the first Storey and 15.0 m<sup>2</sup> for Dwellings on the first Storey facing 83 Street NW shall be provided.
  - B. Balconies with a minimum depth of 1.8 m may be used to satisfy required Amenity Area.
- j. Non-Residential Uses shall be limited to the first Storey.

#### 4.2 Landscaping

- a. A Landscape Plan prepared by a registered AALA Landscape Architect shall be submitted as part of a Development Permit application, to the satisfaction of the Development Officer.
- b. The Landscape Plan shall identify pavement materials, exterior lighting, street furniture elements, pedestrian seating area, sizes and species of new and existing tree plantings, and other Landscaping elements as applicable.
- c. Landscaping shall consider the use of plant materials that provide colour throughout the year to enhance the appearance of the development during the cold weather months.
- d. Landscaping and/or Fencing to a maximum Height of 1.2 m shall be provided along the south Lot Line, to demarcate private space from the public walkway, while ensuring passive observation of the walkway and visual permeability to the Site.
- e. Where below Grade Parking Garages are built to the Lot Line, raised planters shall be permitted within the Setback space, to achieve sufficient soil depth required to support Landscaping, to a maximum Height of 0.5 m.

#### 4.3 Parking, Access, Loading and Storage

- a. Vehicular Access and Egress, and Off-street Parking:
  - i. Vehicular access and egress shall be provided from the Lane abutting the Site.

- ii. All vehicular parking shall be provided within an underground Parking Garage.
  - iii. Notwithstanding 4.3.a.ii above, a maximum of 12 surface parking spaces shall be provided for visitor use at the rear of the building
  - iv. Setbacks for the underground Parking Garage and parking access and egress from the Lot Line shall not be required.
  - v. The driveway ramp must be at Grade at the Lot Line and must not exceed a slope of 10% for the distance of 5.0 m inside the Lot Line, and shall have a minimum width of 6.0 m to accommodate two-way traffic.
  - vi. Underground parking entrances shall be screened through the use of landscaping and decorative screens located on Site.
  - vii. Retaining walls bordering the underground driveway/Parking Garage ramp must not exceed a Height of 0.3 m for a distance of 3.0 m from the Lot Line and no portion of the wall may encroach onto the road right-of-way. Should the owner/applicant wish to increase this Height, adequate sight line data must be provided to ensure vehicles can exit safely to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination.
- b. Bicycle Parking
    - i. Required Bicycle Parking spaces shall be provided in a secure location within the interior of the building on the ground floor or underground.
  - c. Loading and Servicing
    - i. Loading, storage, and waste collection areas shall be secured and concealed from view from adjacent sites and public roadways. The waste collection area shall be located within the building and be designed to the satisfaction of the Development Officer in consultation with Waste Management and Subdivision and Development Coordination.

#### **4.4 Signage**

- a. Signs shall comply with Schedule 59B of the Zoning Bylaw.
- b. The Development Officer shall have regard for visual harmony and the compatibility of the proposed sign with the architectural character and finish of the development and with the design, location, and appearance of other signs on the development.

### **5. Urban Design Regulations**

- a. Building Massing and Articulation
  - i. A minimum of 40% of the north Façade shall have a minimum Stepback of 2.5 m at a maximum Height of 8.6 m.
  - ii. A minimum of 40% of the east Façade shall have a minimum Stepback of 1.5 m at the maximum Height of 8.6 m.

- iii. A minimum of 40% of the north and south Façade shall have a minimum Stepback of 2.5 m at the top Storey.
  - iv. No vertical portion of the north Façade shall continue the entire Height of the building without providing a Stepback.
  - v. The south Façade shall have vertical articulation at a maximum of 7.0 m intervals along the building Façade through the use of recesses, setbacks, projections, and/or physical breaks in building mass.
  - vi. All mechanical equipment shall be concealed by screening in a manner compatible with the architectural character of the building, or concealed by incorporating it within the building.
- b. Building Façade, Materials, and Exterior Finishing
- i. Building Façades shall be designed with detail and articulation to create attractive streetscapes and interfaces. Building Facades shall be articulated through means which may include the use of recesses, entrances, entrance features, windows, projections, change in building materials, colours, and/or physical breaks in building mass.
  - ii. Façade treatment shall wrap around the building to face all public roadways and adjacent lots, other than a Lane, providing a consistent profile facing the pedestrian walkway.
  - iii. Building Façade(s) facing a public roadway or Lane shall be designed with detail and articulation to a maximum of 12.0 m intervals to create attractive streetscapes and interfaces. Building Façades shall be articulated by a combination of recesses, entrances, windows, projections, change in building materials, colours, and/or physical breaks in building mass.
  - iv. Where facing 83 Street NW, the first two Storeys shall be differentiated from the upper Storeys, but shall reinforce the design details, materials, and architectural expression.
  - v. All exposed building Facades shall have consistent and harmonious exterior finishing materials such as stone, masonry, metal, wood panels, cement panels, and/or glass. The use of fake stone, vinyl, or stucco, shall not be permitted.
  - vi. A minimum of 50% of the Façade of each Dwelling facing a public roadway, other than a Lane, shall have clear, unobscured, non-reflective glazing on the exterior of the first Storey. Transparency is calculated as a percent of linear meters at 1.5 m above the finished Grade.
- c. Building Relationship to Streets
- i. All ground level Dwellings shall have an individual external entrance at Grade, oriented to a public roadway, including a Lane. Sliding patio doors shall not serve as this entrance.

- ii. All ground level residential Dwellings shall have a semi-private outdoor Amenity Area in front of each Dwelling's exterior entry that shall be provided in a manner that establishes a transition area between the Amenity Area and the adjacent public roadway (including a Lane), abutting Site or Setback area using landscape features such as decorative fencing, change in Grade, shrub beds or rock gardens and/or built elements such as private entrance features and verandas or porches.
  - iii. The elevation of the ground floor shall not exceed the elevation of the abutting public sidewalk by more than 1.0 m, except at the discretion of the Development Officer where the Grade or other Site conditions require a greater separation.
- d. Lighting
- i. 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 well-lit and safe environment for pedestrians. A detailed exterior lighting plan may be required by the Development Officer.
  - ii. Exterior lighting associated with the development shall be designed, located or screened so as to reduce impacts on adjacent off-site residential units.

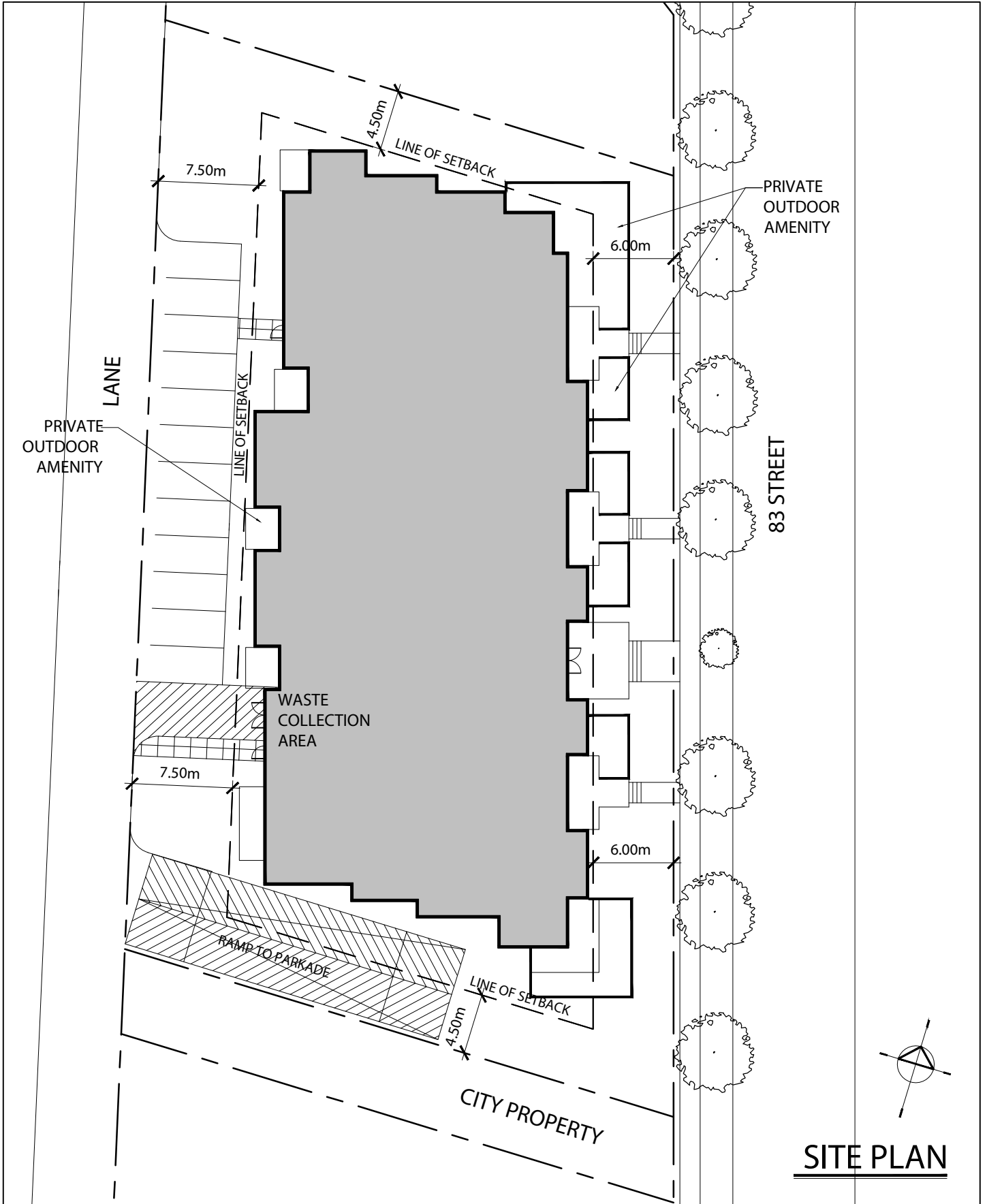
## 6. Public Improvements and Contributions

- a. A minimum of 20% of the total number of Dwellings shall be Family Oriented Dwellings in accordance with the definition in the Zoning Bylaw, except that a maximum of 4 Dwellings shall be provided as follows:
  - i. Access to Grade for Dwellings above the first Storey may be shared; and,
  - ii. The Dwelling has direct access to an Amenity Area, including balconies, or patios within Setbacks.
- b. The owner shall enter into an Agreement with the City of Edmonton, as a condition of Development Permit, for off-site improvements. These off-site improvements shall include, but are not limited to:
  - i. Repair of any damage to the Abutting roadways, and/or sidewalks resulting from construction of the development, to the satisfaction of Subdivision and Development Coordination. The site shall be inspected by Subdivision and Development Coordination prior to the start of construction and once again when construction is complete.
  - ii. Landscaping of the adjacent City property to the south for a mid-block pedestrian connection shall include an unobstructed hard-surfaced walkway of a minimum 1.8 m width, and soft Landscaping. This walkway shall be lit by pedestrian-scale lighting, to be installed on Site, and operated and maintained by the owner, providing continuous illumination of the entire walkway length, without casting light on to any other property, in accordance with Sections 51 and 58 of the Zoning Bylaw, to the satisfaction of the Development Officer. This shall be included in the Landscaping Plan to be completed prior to Development Permit issuance.

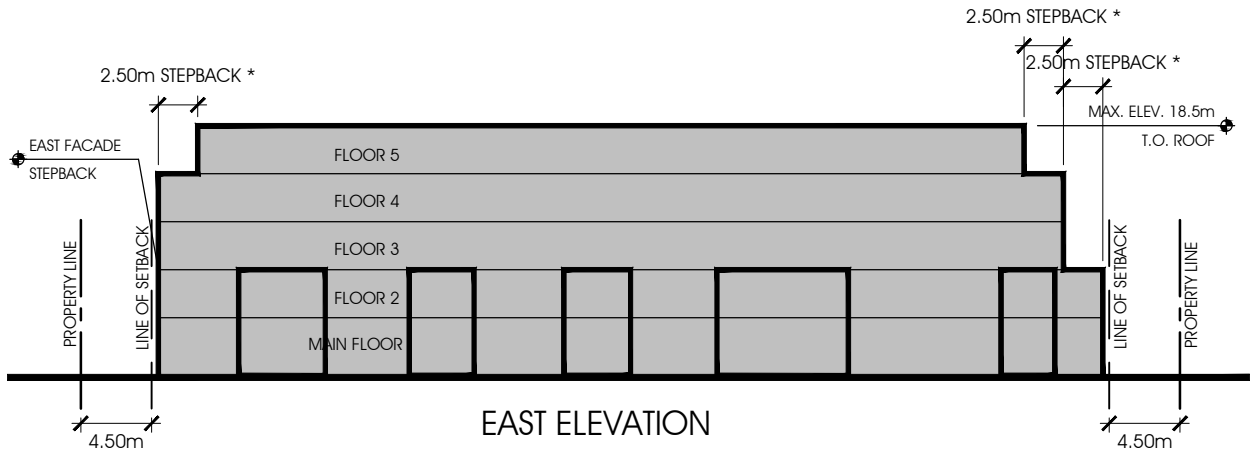
- c. Prior to the issuance of any Development Permit, the Development Officer shall ensure that a signed agreement has been executed between the City and the owner, requiring the owner to provide the City, at the time of development permit approval, the option to purchase 5% of the proposed number of residential units at 85% of market value or the equivalent value as cash in lieu to the City.

# Appendix 1 - Site Plan

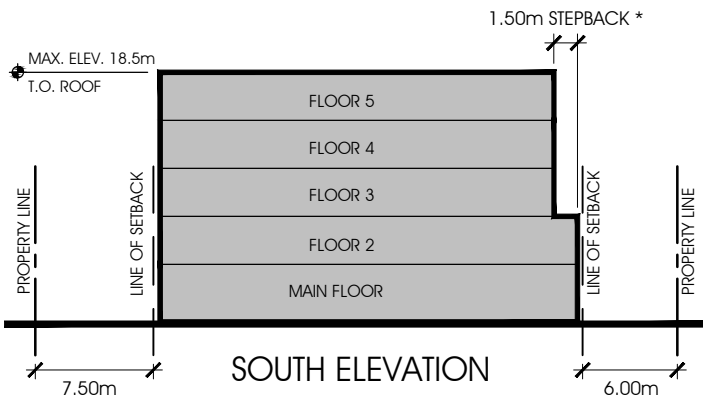
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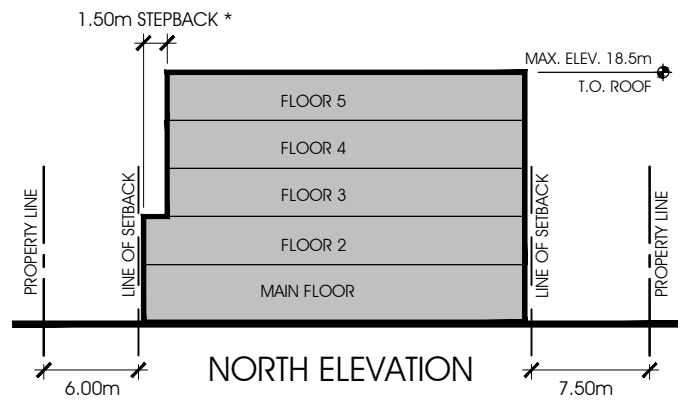
SITE PLAN



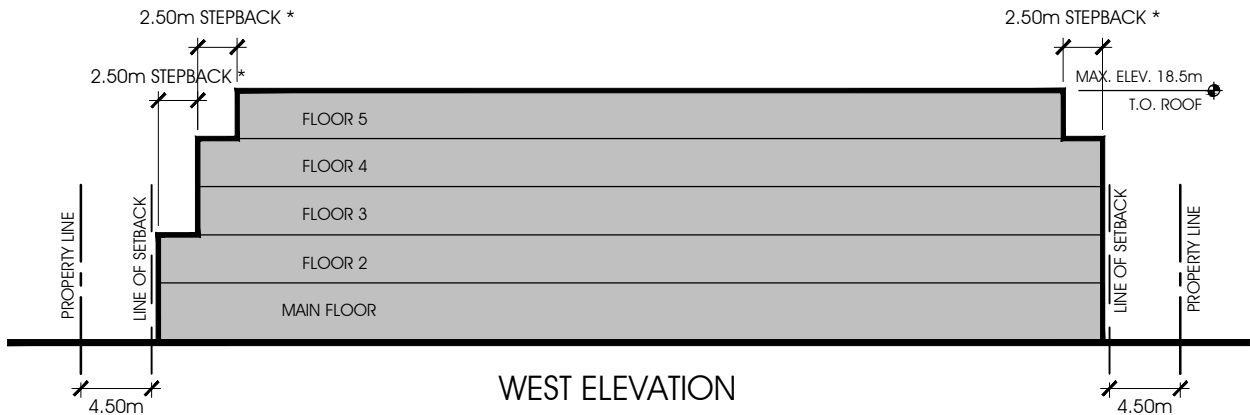
EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION

\* ALL STEPBACKS 40% OF FRONTAGE