

Charter Bylaw 18714

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 2736

WHEREAS Lot 7, Block 26, Plan RN23; located at 9322 – 109 Avenue NW, McCauley, Edmonton, Alberta, is specified on the Zoning Map as (DC1) Site Specific Development Control Provision; and

WHEREAS an application was made to rezone the above described property to (DC2) Site Specific Development Control Provision;

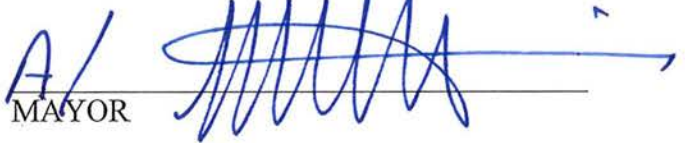
NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

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 7, Block 26, Plan RN23; located at 9322 – 109 Avenue NW, McCauley, Edmonton, Alberta, which lands are shown on the sketch plan attached as Schedule "A", from (DC1) 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.

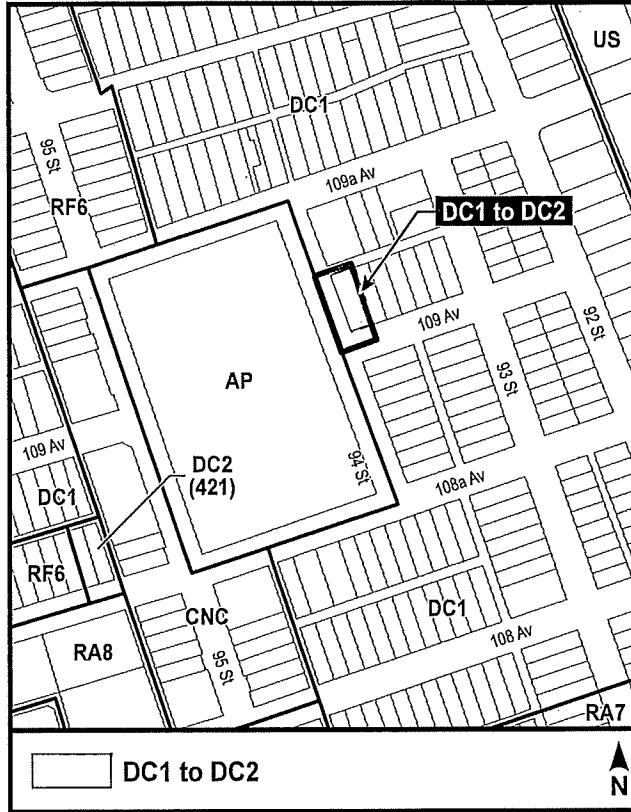
READ a first time this	1st	day of	April	, A. D. 2019;
READ a second time this	1st	day of	April	, A. D. 2019;
READ a third time this	1st	day of	April	, A. D. 2019;
SIGNED and PASSED this	1st	day of	April	, A. D. 2019.

THE CITY OF EDMONTON


MAYOR


CITY CLERK

CHARTER BYLAW 18714



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

To allow for low density infill development in the form of Row Housing that is compatible with the surrounding development and utilizes access from a combination of the lane and 94 Street NW.

2. Area of Application

This Provision shall apply to Lot 7, Block 26, Plan RN23 located on the northeast corner of 94 Street NW and 109 Avenue NW, as shown on Schedule "A" of the Bylaw adopting this Provision, McCauley.

3. Uses

- a. Group Homes
- b. Limited Group Homes
- c. Lodging Houses
- d. Minor Home-Based Business
- e. Row Housing
- f. Secondary Suites
- g. Urban Gardens
- h. Fascia On-Premises Signs

4. Development Regulations

- a. The development shall be in general accordance with the attached Appendix.
- b. The maximum number of Dwellings shall be 3.
- c. The maximum building Height for shall not exceed 10.4 m.
- d. Minimum Setbacks shall be:
 - i. 5.0 m along the south property line.
 - ii. 5.0 m along the north property line.

- iii. 1.2 m along the east property line.
 - iv. 3.0 m along the west property line.
- e. All Row Housing Dwellings shall be developed as Family-Oriented Dwellings.
- f. A minimum 10.5 m² Amenity Area shall be provided for each Row Housing Dwelling.

5. Urban Design Regulations

- a. Building design shall use a variety of architectural elements and treatments, materials, colours, and articulation to break up the massing and provide human-scale development.
- b. Vinyl siding and/or knockdown stucco are prohibited as exterior finishing materials.
- c. The principal 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. The building shall front onto a public roadway and be designed to articulate residential entrances through distinct architectural treatments and address the street in a prominent manner.
- e. Rooftop Terraces shall stepback a minimum of 1 m from the east building Facade.
- 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.

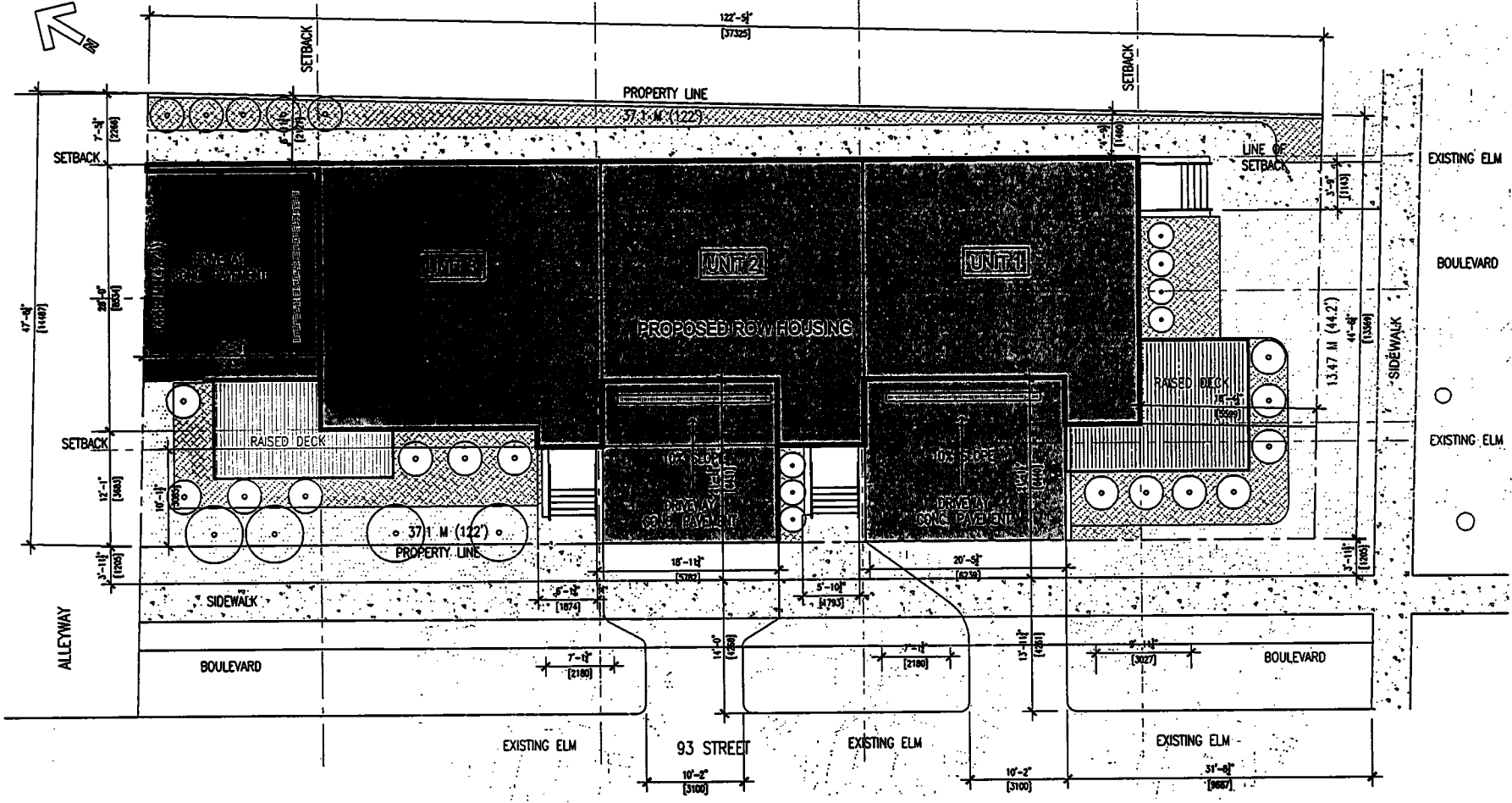
6. Landscaping

- a. A detailed Landscape Plan prepared shall be submitted with an application for a Development Permit, to the satisfaction of the Development Officer.
- b. A solid screen fence, a minimum of 1.83 m in Height, shall be installed along the east property line and shall not extend more than 3 m into the required Setback from the southern property line.
- c. An arborist report and tree preservation plan, to the satisfaction of the Development Officer in consultation with City Operations (Forestry), shall be submitted with the

Development Permit application to determine the impact of the proposed development, including excavation and construction, on the existing boulevard trees along 94 Street and 109 Avenue. If required by the Development Officer, an air spading tool shall be used to determine the amount and size of roots that may need to be cut for the parkade/foundation wall. Each tree shall be retained and protected as per the City's Corporate Tree Management Policy C456A to the satisfaction of the Development Officer in consultation with City Operations (Forestry)."

7. Parking, Loading and Access

- a. Driveway access shall be developed in general accordance with the Appendix and the City's Design and Construction Standards, including tapering to ensure adequate separation from the boulevard trees, to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination and Urban Forestry.



1 SITE DEVELOPMENT PLAN
A1.1 SCALE: 3/32"=1'-0"

-  LOW PLANTING SHRUBBERY PERENNIALS ON CEDAR MULCH
-  GRASS COVER
-  CONC. SIDEWALK
-  CONC. DRIVEWAY

109 AVENUE