

DRAFT

December 18, 2018

(DC2) Residential Apartment and Shopping Centre Zone

General Purpose

To create a mixed-use site with opportunity for standalone residential low rise apartments, low rise apartments with main floor commercial, or standalone commercial uses.

Area of Application

This Zoning Bylaw is specific to the approximately 2.55 ha commercial site within the Albany neighbourhood. The site is located north of 167 Avenue and west of 127 Street and is legally described as a portion of Lot 10, Block 1, Plan 142 4279.

Residential and Commercial Uses

1. Apartment Hotels
2. Apartment Housing
3. Bars and Neighbourhood Pubs
4. Business Support Services
5. Cannabis Retail Sales
6. Child Care Services
7. Commercial Schools
8. Convenience Retail Stores
9. Creation and Production Establishments
10. Equipment Rentals
11. General Industrial
12. General Retail Stores
13. Government Services
14. Group Homes
15. Health Services
16. Hotels
17. Indoor Participant Recreation Services
18. Limited Group Homes
19. Live Work Units
20. Lodging Houses
21. Major Alcohol Sales
22. Major Amusement Establishments
23. Major Home Based Business
24. Media Studios
25. Minor Alcohol Sales
26. Minor Amusement Establishments

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27. Minor Home Based Business
28. Mobile Catering Food Services
29. Nightclubs
30. Personal Service Shops
31. Private Clubs
32. Private Education Services
33. Professional, Financial and Office Support Services
34. Public Libraries and Cultural Exhibits
35. Rapid Drive Through Vehicle Services
36. Recycled Materials Drop-off Centres
37. Religious Assembly
38. Residential Sales Centre
39. Restaurants
40. Row Housing
41. Secondhand Stores
42. Specialty Food Services
43. Stacked Row Housing
44. Urban Gardens
45. Veterinary Services
46. Fascia Off-premises Signs
47. Fascia On-premises Signs
48. Freestanding Off-premises Signs
49. Freestanding On-premises Signs
50. Major Digital Signs
51. Minor Digital Off-premises Signs
52. Minor Digital On-premises Off-premises Signs
53. Minor Digital On-premises Signs
54. Projecting On-premises Signs
55. Roof On-premises Signs
56. Temporary Off-premises Signs
57. Temporary On-premises Signs

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Development Regulations

1. The Site shall be developed in general accordance with the Site Plan, as shown on Appendix 1.
2. The maximum Density shall be 224 Dwellings/ha.
3. The maximum Floor Area Ratio shall be 2.5

4. The maximum Height for stand-alone residential shall not exceed 23 m.
5. The maximum Height for stand-alone commercial shall not exceed 16 m.
6. A minimum Setback of 6.0 m shall be required from the north property line and 15 m from the west property line for all buildings, structures and Accessory Parking Garages other than parking lots at ground level where a Site Abuts a Site zoned residential.
7. This minimum Setback may be reduced to the minimum Setback requirements at the discretion of the Development Officer, where, in the opinion of the Development Officer, the provision of Landscaping, Fencing, berming, building Façade treatment or other design features adequately protect the amenities of nearby residential areas.
8. A minimum Setback of 2.0 m shall be required from the south and east property lines.
9. A minimum Amenity Area of 7.5 m² per Dwelling shall be provided.
10. Separation Space shall be provided in accordance with this Bylaw, except that it shall not be required where side walls of Abutting buildings face each other and habitable windows are not located directly opposite each other, such that privacy is not impacted to the satisfaction of the Development Officer and:
11. Notwithstanding the other regulations of this Zone, where any building exceeds 10.0 m in Height, or is a Multi-unit Project Development, and abuts a Site zoned to allow Single Detached Housing as a Permitted Use, or the RF5 Row Housing Zone, the following regulations shall apply along the said property line:
 - a) No outdoor parking, garbage collection, common amenity areas, or outdoor storage areas shall be developed within 3.0 m of property line;
 - b) Design techniques including, but not limited to, the use of sloped roofs, variations in building stepbacks and articulation of building façades, shall be employed in order to minimize the perception of massing of the building when viewed from adjacent residential areas and roadways;
 - c) Building finishes shall be compatible with the exterior finishing materials and colours typical of adjacent development; and
12. Signs shall comply with the regulations of Schedule 59E
13. Loading and storage areas shall be located at the rear or sides of the principal building and shall be screened from view from any adjacent sites or public roadways. If the rear or sides of a site are used for parking, an outdoor service or display area, or both, and abut a Residential Zone or a Lane serving a Residential Zone, such areas shall be screened.
14. All mechanical equipment, including roof mechanical units shall be concealed by screening with parapet heights or incorporation within the building roof in a manner that is consistent with the finishing of the building and the overall architectural style of the development.
15. A Landscape Plan shall be submitted by a registered Landscape Architect, in accordance with the Zoning Bylaw, for review and approval by the Development Officer prior to the approval of any Development Permit.

16. Parking shall be provided in accordance with the Zoning Bylaw. Parking regulations may be relaxed at Development Permit if supported by a professional Parking Impact Assessment.
17. Parking, outdoor service or display areas, or both, that abut the existing Residential Zone to the west, shall be screened within the setback through use of landscape treatment and fencing to the satisfaction of the Development Officer.
18. Access to parking garage shall adhere to the principles of *Crime Prevention Through Environmental Design* (CPTED)
19. The Development Officer shall encourage the inclusion of design elements that readily allow for casual surveillance, particularly for commercial, multi-unit residential Uses and parkade structures. These elements may include, but are not limited to, large window areas, high quality interior and exterior lighting, physical layout that reduces the vulnerability of pedestrians (avoiding long public corridor spaces, stairwells, or other movement predictors), the placement and use of Landscaping that limits areas of concealment, and the location of parking areas close to building access points.
20. The Development Officer shall advise applicants of the approved crime prevention design guidelines contained in the Design Guide for a Safer City, such as the layout and design of buildings and associated parking and loading areas, yards and landscaped areas, to promote a safe, well-lit physical environment. In addition, the Development Officer shall apply the requirements of [subsection 54 \(7\)](#) to Parking Garages.
21. Internal private roadways shall be constructed to a minimum standard width to accommodate the swept path analysis requirements for waste management and emergency services vehicles, to the satisfaction of the Development Officer in consultation with Transportation Planning and Engineering, Fire Rescue Services and Waste Management Services.
22. Apartment Housing shall be permitted above the office or retail component of a shopping centre or as a stand-alone building.
23. Bars and Neighbourhood Pubs, Nightclubs and Restaurants will have a maximum capacity of 200 occupants and 240 m² of Public Space.
24. Religious Assembly will have a maximum of 240 m² of Public Space.
25. Specialty Food Services will have a maximum of 100 occupants and 120 m² of Public Space.
26. Child Care Services shall not be located within 15.0 m of a building containing Rapid Drive-through Vehicle Services.
27. General Industrial Uses shall be limited to facilities commonly referred to as self-storage which shall be contained within an enclosed building and to the same maximum height as commercial uses.
28. Equipment Rentals shall be permitted provided that all equipment and goods for rent shall be contained within an enclosed building.
29. On-Site pedestrian circulation shall be encouraged by ensuring that Walkways, Amenity Areas and parking areas are connected.

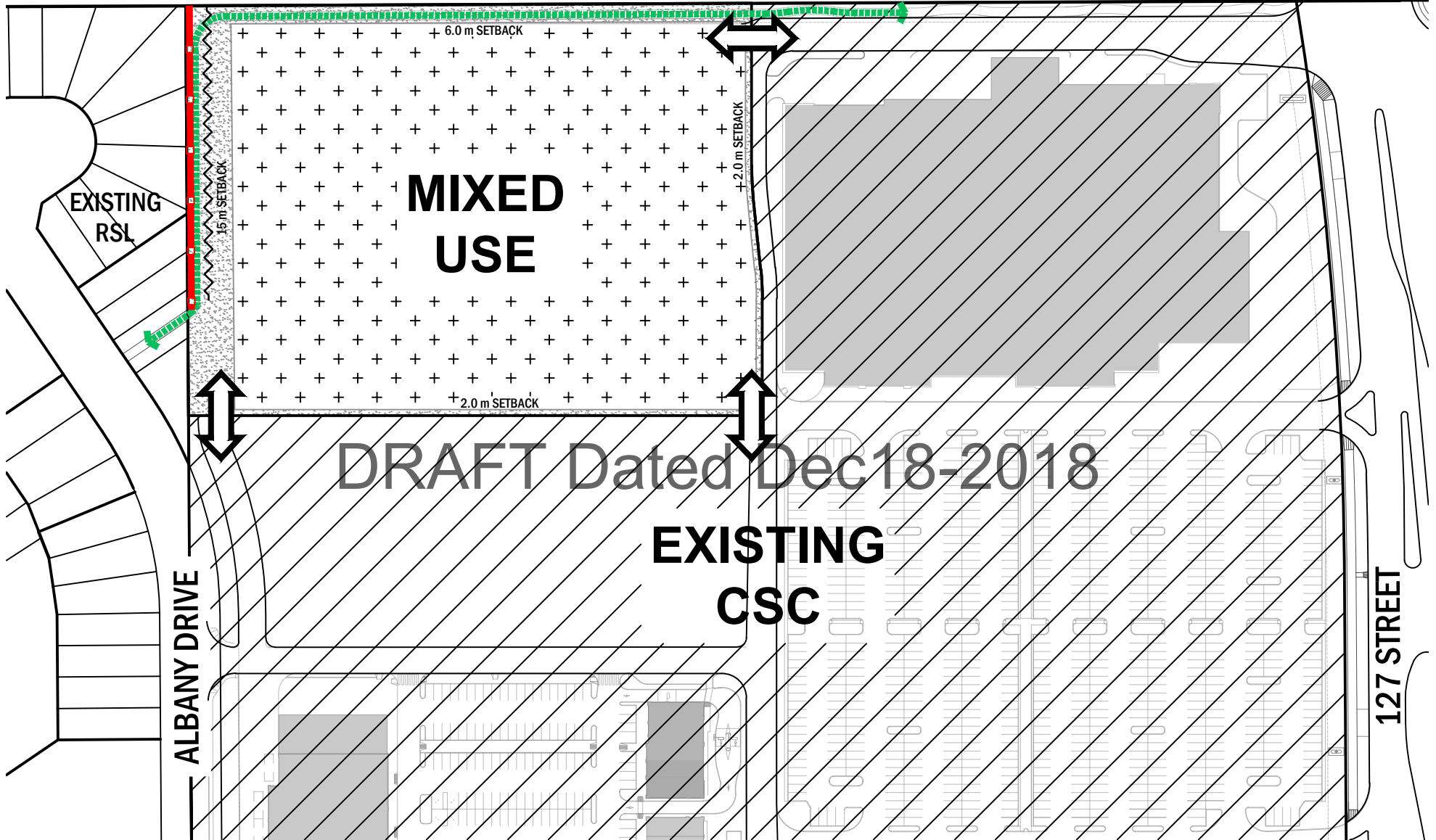
30. Perceived massing shall be minimized through the following design elements:
- a) Building setback variations, building orientation, window placement, awnings, articulation around entranceways, roof treatment, and the choice of exterior materials and colors; and
 - b) Landscaping situated so as to mitigate the perceived mass of the street façade

Development Regulations for Mixed Use Residential and Commercial Uses








1. The maximum Height for mixed-use commercial and residential shall not exceed 23 m.
2. Parking for mixed-use residential and commercial Uses shall be separate and marked by signage.
3. In mixed-use buildings, Rapid Drive-Through Vehicle Service Uses are not permitted.
4. In mixed-use buildings, Residential Uses shall have access at Grade that is separate from the commercial premises
5. The residential component of the development shall be designed and located so as to minimize any impacts from the commercial component of the development related to noise, traffic circulation or loss of privacy.
6. Apartment Housing shall be permitted above the office or retail component of a shopping centre or as a standalone building within the Mixed Use Area.

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ANTHONY HENDAY
TRANSPORTATION UTILITY CORRIDOR



LEGEND

-  MIXED USE AREA
-  EXISTING CSC AREA
-  SETBACK AREA
-  EXISTING SHARED USE PATH
-  EXISTING FENCE
-  LANDSCAPE BUFFER
-  SITE ACCESS

ALBANY MARKET SQUARE
CITY OF EDMONTON



DC ZONING - SITE PLAN



N.T.S.