

Bylaw 18203

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 2476

WHEREAS portions of NW-14-51-25-4; located at 3103 - 156 Street SW, Chappelle, Edmonton, Alberta, are specified on the Zoning Map as (DC1) Direct Development Control Provision; and

WHEREAS an application was made to rezone the above described property to (DC1) Direct 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 portions of NW-14-51-25-4; located at 3103 - 156 Street SW, Chappelle, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule "A", from (DC1) Direct Development Control Provision to (DC1) Direct Development Control Provision.
2. The uses and regulations of the aforementioned DC1 Provision are attached as Schedule "B".

3. The sketch plan attached as Schedule "A" and the uses and regulations of the DC1 Provision shown on Schedule "B" attached are hereby incorporated into the Zoning Bylaw, being Part IV to Bylaw 12800, The Edmonton Zoning Bylaw.

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|-------------------------|------|--------|---------|---------------|
| READ a first time this | 22nd | day of | January | , A. D. 2018; |
| READ a second time this | 22nd | day of | January | , A. D. 2018; |
| READ a third time this | 22nd | day of | January | , A. D. 2018; |
| SIGNED and PASSED this | 22nd | day of | January | , A. D. 2018. |

THE CITY OF EDMONTON


MAYOR


A/ CITY CLERK

(DC1) DIRECT DEVELOPMENT CONTROL PROVISION**Chappelle Neighbourhood****1. General Purpose**

To provide a district for low density residential housing ("reverse housing") whereby residential uses front onto a greenway and vehicular access is provided by a public Lane, providing an opportunity for a unique pedestrian-oriented development.

2. Area of Application

Portion of NW-14-51-25-W4M, containing 2.5 ha more or less; located in the Chappelle Neighbourhood shown on Appendix "A" of the Bylaw adopting this Provision.

3. Uses

- a. Child Care Services
- b. Group Homes
- c. Limited Group Homes
- d. Minor Home Based Business
- e. Major Home Based Business
- f. Single Detached Housing
- g. Semi-detached Housing
- h. Secondary Suites
- i. Garden Suites
- j. Fascia On-Premises Signs
- k. Freestanding On-premises Signs
- l. Residential Sales Centre
- m. Temporary On-premises Signs

4. Development Regulations

- a. The minimum Site Area shall be 284 m².
- b. The minimum Site Width shall be 8.6 m.
- c. The minimum Site Depth shall be 32 m.
- d. The maximum Height shall not exceed 11 m.

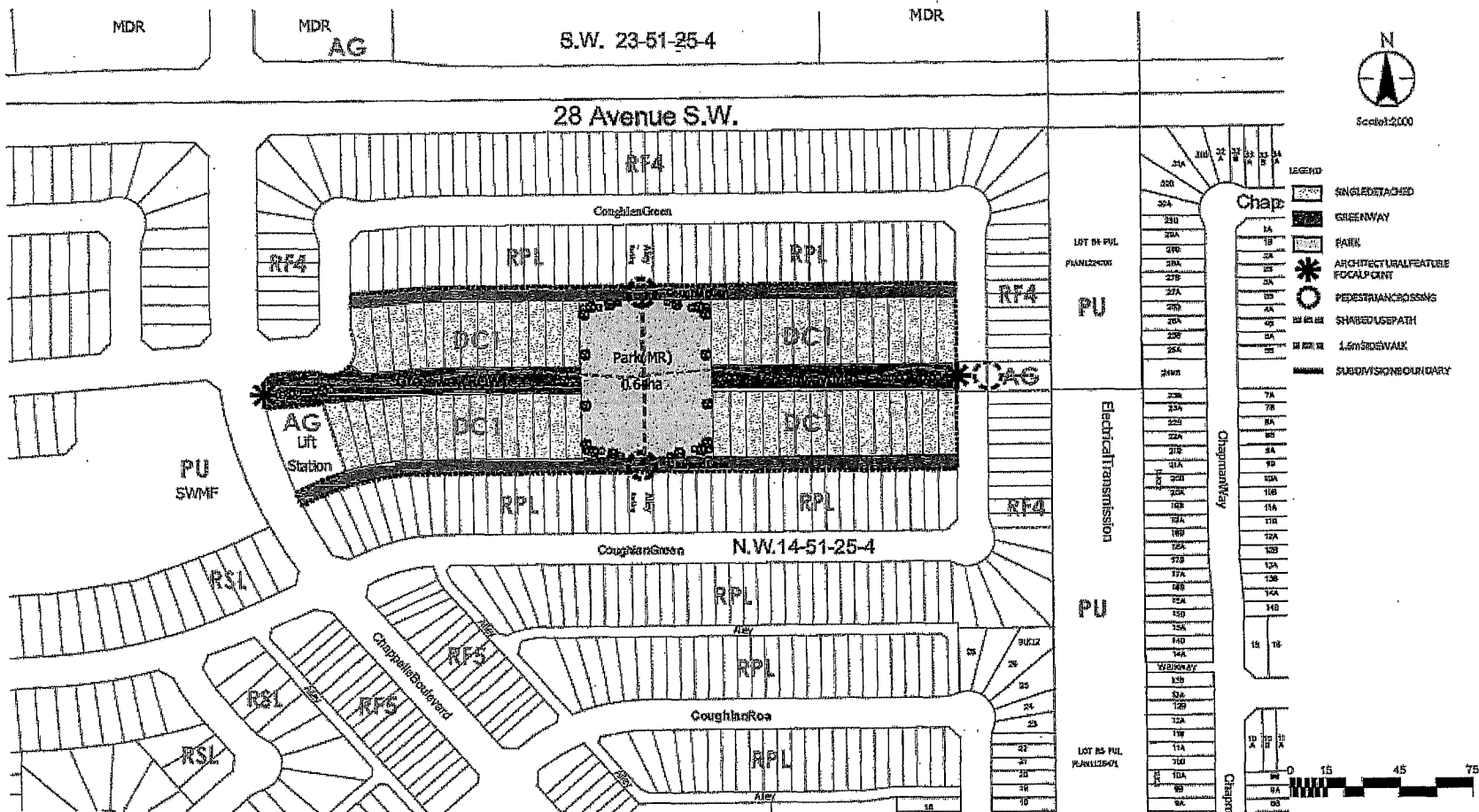
- e. Notwithstanding the definition of Front Lot Line, for the purposes of this Zone, the Front Lot Line shall be the property line separating the Lot from the linear greenway.
- f. The minimum Front Setback shall be 3.2 m;
- g. The minimum Side Setback shall be 1.2 m, except that:
 - i. the minimum Side Setback abutting a public roadway, other than a Lane shall be 2.4 m.
- h. The minimum Rear Setback shall be 5.5 m.
- i. The maximum total Site Coverage shall not exceed 56% with a maximum of 38% for a principal building and a maximum Site Coverage of 18% for Accessory buildings.
- j. Corner sites shall have flanking side treatments similar to the front elevation.
- k. Separation Space shall not be required:
 - i. between Dwellings where a minimum Side Yard of 1.2 m has been provided on the abutting Site;
 - ii. between a Garden Suite and the principal Dwelling on the same Site;
 - iii. 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; and
 - iv. where Abutting Dwellings on separate Sites comply with the minimum Side Setback requirements for each Dwelling.
- l. A minimum Amenity area of 15 m² per principal dwelling shall be designated on the Site Plan. Balconies, deck, porches, or patios above or at Grade may be included in this requirement.
- m. Amenity Area may be provided on the rooftop in the form of patios or gardens.
- n. Platform structures shall be allowed as part of a Garden Suite developed above a Garage where the balcony faces the Lane or a flanking public street.
- o. On-site parking shall be provided in accordance with the following requirements:
 - i. One detached or attached garage, or Parking Area, shall be clearly demarcated both on the Site and on the plan accompanying any application for a principal building. The minimum distance from the Rear Lot Line to a Garage or Parking Area shall be 5.5 m from the property line. A hard

surface walkway is required between the Garage or Parking Area and an entry to the Dwelling.

- ii. Where no Garage is developed, a Hardsurfaced parking pad a minimum of 6.1 m wide and a minimum of 6 m deep, shall be constructed at the rear of each lot. Such Hardsurfaced parking pad shall include an underground electrical power connection with outlet on a post 1.0 m in height, located within 1.0 m of the parking pad.
- iii. Parking spaces may be in tandem and may include one Garage space. Where a driveway provides access to a parking space within a Garage, the Development Officer may consider the driveway as a second parking space that is in tandem to the parking space.
- p. All roof drainage shall be directed away from buildings and to a public roadway, including a Lane, or to a drainage work. Applications for a Development Permit shall include a detailed drainage plan showing the proposed drainage of the Site to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination (Drainage).
- q. Except where Group Homes, Limited Group Homes, Semi-detached Housing, Secondary Suites, or Garden Suites are allowed in this Zone and may constitute two Dwellings on a Lot, a maximum of one Dwelling per Lot shall be allowed.
- r. The minimum Site Area for a Single Detached dwelling containing a Secondary Suite is 284 m².
- s. The maximum Height for a Garden Suite shall be 8.5 m.
- t. Signs shall comply with the regulations found in Schedule 59A of the Zoning Bylaw.
- u. Future development shall generally be in accordance with the intent of Appendix "A" which is conceptual in nature.

5. Additional Development Regulations

- a. Prior to the issuance of a subdivision endorsement or issuance of a development permit on any Sites abutting a Lane, an 1.5 m wide easement shall be registered allowing for the provision of and maintenance of street lighting to the satisfaction of the Development Officer in consultation with EPCOR and Transportation.
- b. A Rooftop Terrace shall not require a setback where a 6' Privacy Screening is constructed and there is no adverse effect on the privacy of Abutting Lots to the satisfaction of the Development Officer.



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CHAPPEL GREENWAY HOUSING

APPENDIX 'A' SITE PLAN

April 15, 2014-1161101925RS3
 PROJECT NUMBER: 1161101925RS3