

Bylaw 18160

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 2447

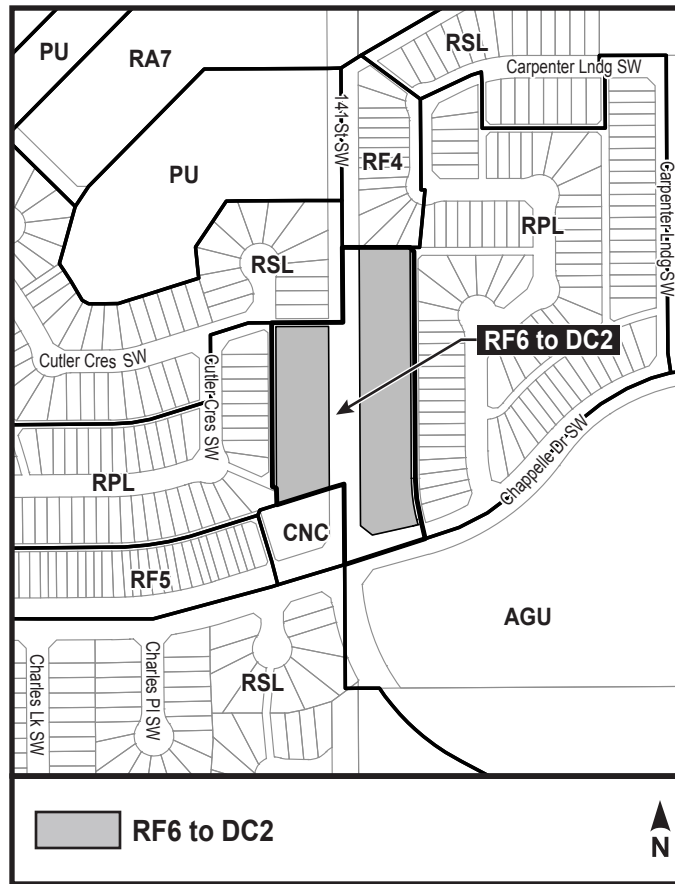
WHEREAS Lot 91, Block 1, Plan 1620413 and Lot 77, Block 3, Plan 1423886; located at 3105 and 3130 - 141 Street SW, Chappelle, Edmonton, Alberta, are specified on the Zoning Map as (RF6) Medium Density Multiple Family Zone; and

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 Lot 91, Block 1, Plan 1620413 and Lot 77, Block 3, Plan 1423886; located at 3105 and 3130 - 141 Street SW, Chappelle, Edmonton, Alberta, which lands are shown on the sketch plan attached 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 attached as Schedule "B".

BYLAW 18160



SCHEDULE “B”**(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION****1. General Purpose**

To accommodate the development of low-intensity Commercial Uses that are sensitive to the surrounding development.

2. Area of Application

Lot 77, Block 3, Plan 1423886 and Lot 91, Block 1, Plan 1620413, totaling 1.34 ha more or less; located in the Chappelle Neighborhood shown on Schedule “A” of the Bylaw adopting this Provision.

3. Uses

- a. Bars and Neighbourhood Pubs
- b. Business Support Services
- c. Child Care Services
- d. Commercial Schools
- e. Convenience Retail Stores
- f. Drive-in Food Services
- g. Gas Bars
- h. General Retail Stores
- i. Health Services
- j. Minor Alcohol Sales
- k. Personal Service Shops
- l. Professional, Financial and Office Support Services
- m. Rapid Drive-through Vehicle Services
- n. Restaurants
- o. Specialty Food Services
- p. Veterinary Services
- q. Fascia On-premises Signs
- r. Freestanding On-premises Signs
- s. Projecting On-premises Signs
- t. Temporary On-premises Signs

4. Development Regulations

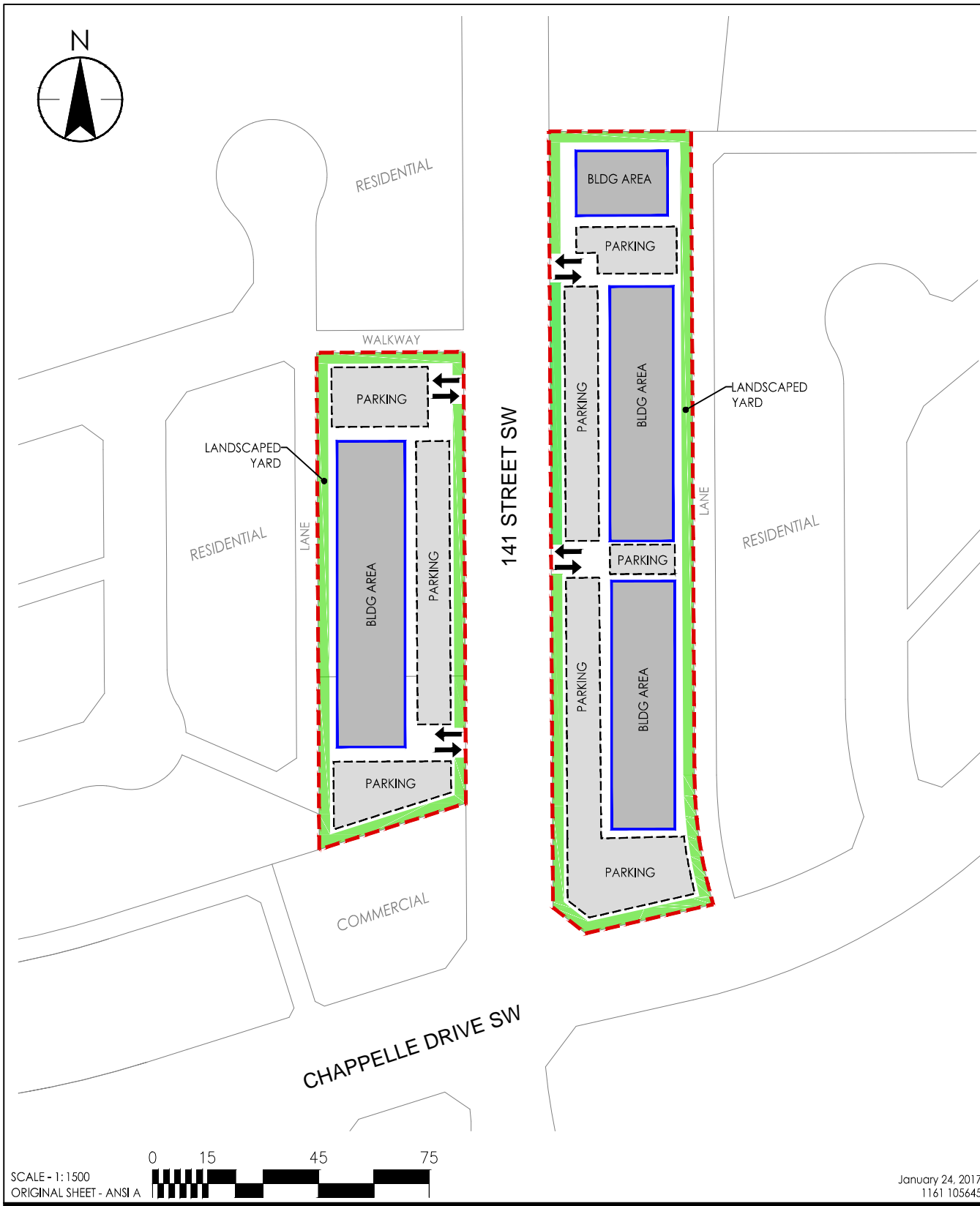
- a. The maximum Building Height shall not exceed 10.0 meters.
- b. A minimum Building Setback of 3.0 m shall be required.
 - i. Notwithstanding regulation 4(b), the minimum Building Setback from the north Property Line for Child Care Services and Commercial Schools shall be 20 m for Lot 77, Block 3, Plan 1423886, and 13 m for Lot 91, Block 1, Plan 1620413.
- c. The Floor Area Ratio shall not exceed 0.25.
- d. The maximum Floor Area for any individual business premises for a Use be 275 m², except that:
 - i. the maximum Floor Area for Child Care Services shall be 500 m².
 - ii. the maximum Floor Area of each Rapid Drive-through Vehicle Services and Personal Service Shops Use shall not exceed 1,000 m².
 - iii. the maximum Floor area for General Retail Stores shall be 1,000 m².
 - iv. Restaurants shall be for less than 100 occupants and 120 m² of public Space.
 - v. Specialty Food Services shall be for less than 100 occupants and 120 m² of Public Space.
 - vi. Bars and Neighbourhood Pubs shall be for less than 100 occupants and 120 m² of Public Space.
- e. The following regulations shall apply to Rapid Drive-through Vehicle Services developments:
 - i. The total number of bays shall not exceed four for any given Site; and
 - ii. All operations and mechanical equipment associated with this Use Class shall be located within an enclosed building.
- f. Child Care Services and Minor Alcohol Sales shall be limited to Lot 77, Block 3, Plan 1423886.
- g. Signs shall comply with Section 59D of the Zoning Bylaw.

5. Site Design Regulations

- a. Buildings shall be located to the rear of each Site in general accordance with Appendix 1, Site Plan.
- b. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a Setback.
- c. Where Uses, that may in the opinion of the Development Officer, create negative impacts such as noise, light or odours which may be noticeable on adjacent properties, and where the Site containing such Uses is directly adjacent to Sites used or zoned for residential activities, the Development Officer may, at the Development Officer's discretion, require that these potential impacts be minimized or negated. This may be achieved through a variety of measures including: Landscaping; berming or screening, which may exceed the requirements of Section 55 of this Bylaw; noise attenuation measures such as structural soundproofing; downward direction of all exterior lighting on to the proposed development; and any other measures as the Development Officer may deem appropriate.
- d. Vehicle parking, loading, storage and trash collection areas shall not be permitted to the rear of the principal building.
- e. All setbacks abutting a residential Site shall be fenced to provide visual screening and prevent vehicle access. Space between fencing panels may be permitted to provide pedestrian access to the Site.
- f. The site shall include entry features to contribute to the identity of the development and the overall sense of place.
- g. Any canopies, or other attached building features shall be contained within the property and may be placed within the required setback.
- h. All exterior lighting of the site shall be designed to prevent light pollution by ensuring that illumination shall not extend beyond the boundaries of the site nor upwards into the sky to the satisfaction of the Development Officer.

6. Building Design Regulations

- a. Façade treatment and general building design shall provide a similar architectural theme on all sides.
- b. All buildings on the Site shall comply with the following criteria:
 - i. The roof line and building façade shall include design elements and add architectural interest; and
 - ii. Landscaping adjacent to exterior walls shall be used to minimize the perceived mass of a building and to create visual interest.
- c. All mechanical equipment, including roof mechanical units, shall be concealed by screening in a manner compatible with the architectural character of the building or concealed by incorporating it within the building.



V:\1161\active\1161105645\drawing\planning\viz\dcl_site_plan_25jan2017.dwg

SCALE - 1:1500
ORIGINAL SHEET - ANSI A



January 24, 2017
1161 105645



10160-112 Street
Edmonton, AB T5K 2L6
www.stantec.com

Client/Project
BROOKFIELD RESIDENTIAL
CHAPPELLE NEIGHBOURHOOD

Figure No.
APPENDIX I
Title
SITE PLAN