

Bylaw 17835

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 2306

WHEREAS a portion of NW-14-51-25-4; located at 3103 - 156 Street SW, Chappelle, Edmonton, Alberta, is 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 (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 a portion 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 (RF6) Medium Density Multiple Family Zone 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.

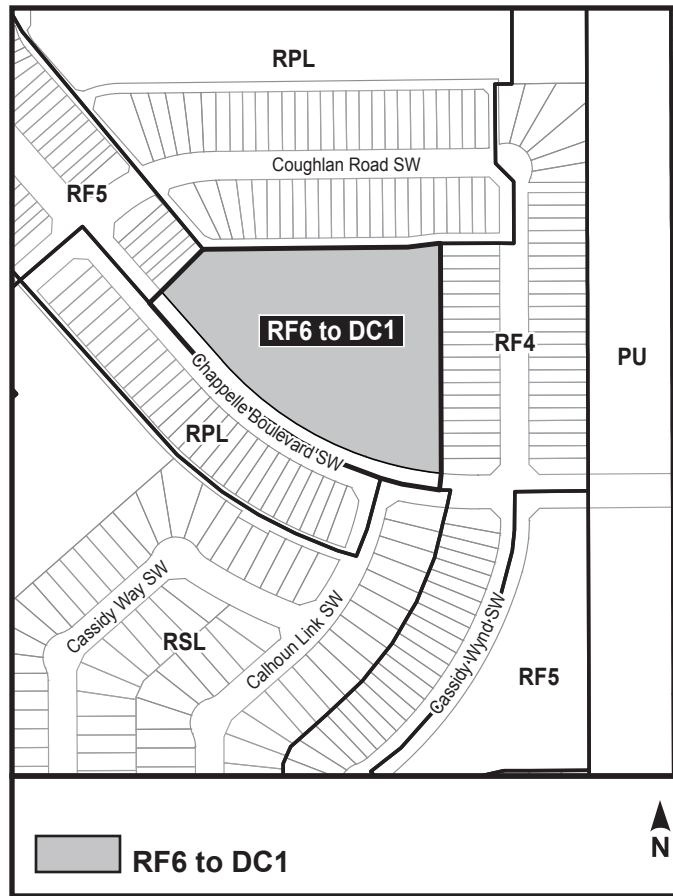
READ a first time this	day of	, A. D. 2016;
READ a second time this	day of	, A. D. 2016;
READ a third time this	day of	, A. D. 2016;
SIGNED and PASSED this	day of	, A. D. 2016.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

BYLAW 17835



SCHEDULE “B”**(DC1) DIRECT DEVELOPMENT CONTROL PROVISION****1. General Purpose**

The purpose of this Zone is to provide for medium density housing in the form of Row Housing and Stacked Row Housing, allowing for the efficient use of land, where some units may not be at Grade.

2. Area of Application

This Provision shall apply to a portion of NW 14-51-25-4, containing approximately 1.57 ha, located north of Chappelle Boulevard and south and west of Coughlan Road SW, as shown on Schedule "A" of the Bylaw adopting this Provision.

3. Uses

- a. Duplex Housing
- b. Limited Group Homes
- c. Lodging Houses
- d. Major Home Based Business
- e. Minor Home Based Business
- f. Residential Sales Centre
- g. Row Housing
- h. Semi-detached Housing
- i. Stacked Row Housing
- j. Urban Gardens
- k. Urban Indoor Farms
- l. Urban Outdoor Farms
- m. Fascia On-premises Signs
- n. Freestanding On-premises Signs
- o. Projecting On-premises Signs
- p. Temporary On-premises Signs

4. Development Regulations

- a. The maximum Density shall be 75 Dwellings/ha.
- b. The maximum Height shall not exceed:
 - i. 14.5 m for flat, mansard and gambrel roofs, or 16.0 m for a roof type with a pitch of 4/12 (18.4 degrees) or greater, in accordance with Section 52.

- ii. 10 m for Semi-Detached units.
- c. The maximum total Site Coverage shall be 40%, with a maximum of 28% for a principal building and a maximum of 12% for Accessory buildings. Where parking is provided as an enclosed integral part of the development, the maximum for principal buildings shall be 40%.
- d. The minimum Front Setback shall be 6.0 m, or 3.0 m when abutting a treed landscaped boulevard.
- e. The minimum Rear Setback shall be 7.5 m, except the Rear Setback may be reduced to 3.0 m where Garage access is provided from a lane.
- f. The minimum Side Setback shall be 1.0 m for each Storey or partial Storey, except that a total of at least 2.0 m shall be provided in all cases. A Side Setback shall be not less than 4.5 m when it abuts a flanking public roadway other than a Lane.
- g. The Side setback for Semi-Detached units shall be 1.2 m.
- h. Notwithstanding the other regulations of this Zone, where any building exceeds 10.0 m in Height 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:
 - i. a minimum setback of 7.5 m, or 3.0 m where garage access is provided from a lane, shall be required, except that:
 - A. the portion of the building exceeding 10.0 m in Height shall have a minimum 2.5 m stepback; and
 - B. the Development Officer may reduce this Setback to a minimum of 1.0 m per Storey or partial Storey where an acceptable landscape buffer is provided. In no case shall the setback be less than 3.0 m.
 - ii. the Development Officer may reduce the minimum Stepback where:
 - A. a sun shadow study, prepared by a qualified, registered Professional Engineer or Architect, demonstrates the shadow impact is minimal, using March 21 and September 21 as the benchmark; or
 - B. variations in Setbacks and Stepbacks, recessed balconies, or other design techniques minimize building massing and/or shadow impacts, and provide architectural interest, complimentary to the surrounding development;
 - iii. no outdoor parking, garbage collection, common amenity areas, or outdoor storage areas shall be developed within 3.0 m of the property line;
 - iv. a solid screen fence, 1.83 m in Height, shall be installed, except along common flanking Front Yard boundaries or where garage access is provided from a lane;

- v. design techniques including, but not limited to, the use of sloped roofs, variations in building setbacks 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;
 - vi. building finishes shall be compatible with the exterior finishing materials and colours typical of adjacent development; and
 - vii. the Development Officer may require information regarding the location of windows and Amenity Areas on adjacent properties to ensure the windows or Amenity Areas of the proposed development are placed to minimize overlook into adjacent properties.
- i. Separation Space shall be provided in accordance with Section 48 of 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 and:
 - i. in the case of buildings on separate Sites, each development complies with the Setback requirements for the building;
 - ii. in the case of buildings on the same Site, the separation distance between buildings is at least equal to the total of the minimum Side Setback requirements for both buildings.
 - j. A minimum Amenity Area of 15 m² per Dwelling where any part of such Dwelling is contained in the lowest Storey, and 7.5 m² per Dwelling where no part of such Dwelling is contained in the lowest Storey, shall be provided. This required Amenity Area may be provided as Private Outdoor Amenity Area, or as communal recreation space that is aggregated into areas of not less than 50 m²:
 - i. Amenity Area provided as communal recreation space may be provided indoors or outdoors; and
 - ii. When Amenity Area is provided as communal recreation space outdoors, it shall be provided in an area that is central to the overall development in a courtyard type configuration.
 - k. Dwelling Units along Chappelle Boulevard SW shall be oriented to the street and have a clearly identifiable primary entrance facing this public roadway, except in the case of Stacked Row Housing where access to Dwellings above the first Storey may be shared by two dwellings.
 - l. A minimum of 90% of Dwellings on the Site shall be any combination of Row Housing and/or Stacked Row Housing.
 - m. The roof design of a building may include Green Roofs, solar panels, Rooftop Terrace, and/or Amenity Area for residents of the building.
 - n. Parking shall be provided in accordance with the regulations found in Section 54 of this Bylaw.
 - o. Parking shall not be permitted between a building and Chappelle Boulevard SW.

- p. Limited Group Homes and Lodging Houses shall comply with Section 96 of this Bylaw.
- q. All Regulations in the Zoning Bylaw shall apply to development in this Direct Control Provision, unless such regulations are specifically excluded or modified in the Provision.
- r. Landscaping shall be in accordance with regulations found in Schedule 55 of this Bylaw.
- s. Signs shall comply with the regulations found in Schedule 59 and Schedule 59B of this Bylaw.
- t. Urban Gardens, Urban Indoor Farms, and Urban Outdoor Farms shall comply with Section 98 of this Bylaw.