

Bylaw 17411

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 2116

WHEREAS a portion of SW-26-51-25-W4M, Block A, Plan 1423236, Lots 1 and 2, Plan 2296RS, Lots 2 and 3, Block 6, Plan 1523562, and Lot A, Plan 1368NY; located at 3402, 3402A, 3406, 3440, 3470, 3490 and 3530 - Allan Drive SW, Ambleside, 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 a portion of SW-26-51-25-W4M, Block A, Plan 1423236, Lots 1 and 2, Plan 2296RS, Lots 2 and 3, Block 6, Plan 1523562, and Lot A, Plan 1368NY; located at 3402, 3402A, 3406, 3440, 3470, 3490 and 3530 - Allan Drive SW, Ambleside, Edmonton, Alberta, which lands are shown on the sketch plan attached 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.

READ a first time this	day of	, A. D. 2015;
READ a second time this	day of	, A. D. 2015;
READ a third time this	day of	, A. D. 2015;
SIGNED and PASSED this	day of	, A. D. 2015.

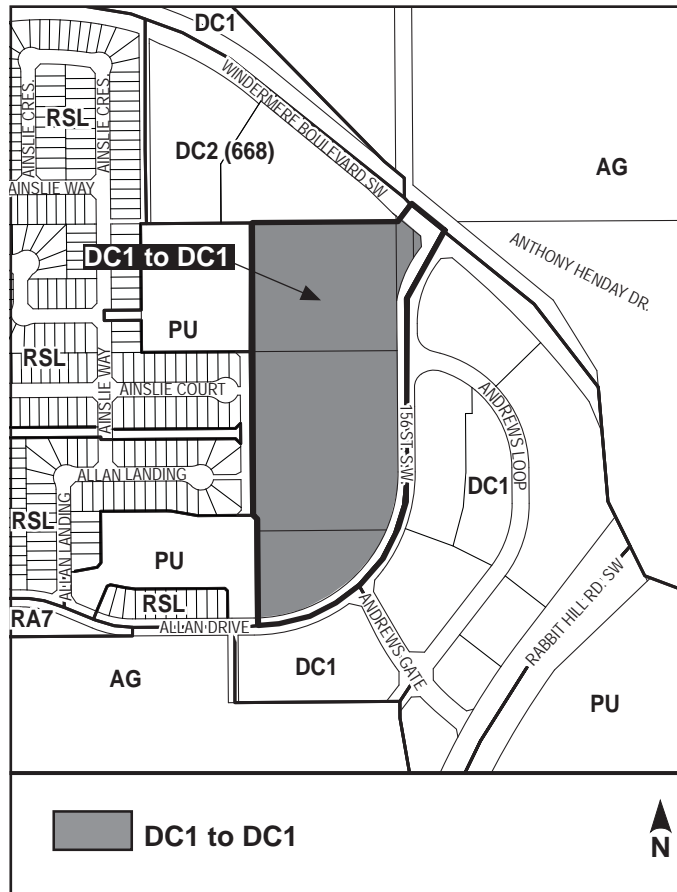
THE CITY OF EDMONTON

MAYOR

CITY CLERK

BYLAW 17411

SCHEDULE "A"



(DC1) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION**1. General Purpose**

To accommodate low intensity commercial and residential mixed-use development. The purpose is to complement the adjacent residential and employment uses with a transition of mixed compatible uses. Development regulations shall create a pedestrian-friendly environment and complement adjacent development through urban design controls and guidelines.

2. Area of the Application

This Provision shall apply to a the SW-26-51-25-W4M, Block A, Plan 1423236, Lot 1, Plan 2296RS, portion of Lot 2, Plan 2296RS, Lots 2, Block 6, Plan 152356, Lot 3, Block 6, Plan 1523562, and Lot A, Plan 1368NY containing approximately 4.7 ha, as illustrated conceptually on Schedule "A" of the Bylaw adopting this DC1 Provision.

3. Uses

The following uses shall be available in each sub area, in accordance with Appendix I.

Area 'A'

- a. Animal Hospitals and Shelters
- b. Business Support Services
- c. Child Care Services
- d. Commercial Schools
- e. Convenience Retail Stores
- f. Convenience Vehicle Rentals
- g. Drive-In Food Services
- h. Equipment Rentals
- i. Extended Medical Treatment Services
- j. General Retail Stores
- k. Government Services
- l. Health Services
- m. Household Repair Services
- n. Indoor Participant Recreation Services
- o. Limited Contractor Services
- p. Live Work Units

- q. Major Amusement Establishments
- r. Personal Service Shops
- s. Private Clubs
- t. Professional, Financial and Office Support Services
- u. Protective and Emergency Services
- v. Public Libraries and Cultural Exhibits
- w. Religious Assembly
- x. Restaurants
- y. Specialty Food Services
- z. Spectator Entertainment Establishments
- aa. Veterinary Services
- bb. Warehouse Sales
- cc. Fascia Off-premises Signs
- dd. Fascia On-premises Signs
- ee. Freestanding Off-premises Signs
- ff. Freestanding On-premises Signs
- gg. Projecting On-premises Signs
- hh. Roof Off-premises Signs
- ii. Roof On-premises Signs
- jj. Temporary On-premises Signs

Area 'B'

- a. Apartment Housing
- b. Automotive and Minor Recreation Vehicle Sales/Rentals
- c. Bars and Neighbourhood Pubs
- d. Business Support Services
- e. Child Care Services
- f. Commercial Schools
- g. Convenience Retail Stores
- h. Convenience Vehicle Rentals
- i. Drive-In Food Services
- j. Exhibition and Convention Facilities
- k. Extended Medical Treatment Services

- l. General Retail Stores
- m. Government Services
- n. Greenhouses, Plant Nurseries and Market Gardens
- o. Health Services
- p. Hotels
- q. Indoor Participant Recreation Services
- r. Live Work Units
- s. Lodging Houses
- t. Personal Service Shops
- u. Professional, Financial and Office Support Services
- v. Private Clubs
- w. Minor Alcohol Sales
- x. Nightclubs
- y. Veterinary Services
- z. Religious Assembly
- aa. Restaurants
- bb. Residential Sales Centres
- cc. Specialty Food Services
- dd. Spectator Entertainment Establishments
- ee. Fascia Off-premises Signs
- ff. Fascia On-premises Signs
- gg. Freestanding Off-premises Signs
- hh. Freestanding On-premises Signs
- ii. Projecting On-premises Signs
- jj. Roof Off-premises Signs
- kk. Roof On-premises Signs
- ll. Temporary On-premises Signs

4. Development Regulations

- a. The following Uses shall only be designed as an integral component of a Hotel, or a Professional, Financial and Office Support Services building and shall not have direct public access from the outside of the building:
 - i. Convenience Retail Stores
 - ii. General Retail Stores

- iii. Major Amusement Establishments
 - iv. Minor Alcohol Sales
 - v. Nightclubs
 - vi. Specialty Food Services
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- b. Prior to the issuance of the first Development Permit for the Site, the Development Officer shall be satisfied as to the Site suitability, in consultation with the Environmental and Energy Coordination Unit.
 - c. A minimum Setback of 3.0 m shall be required.
 - d. Notwithstanding 4 (c), a minimum Setback of 4.5 m shall be required for Development within 30 m of a Residential Zone. This minimum Setback may be reduced to 3.0 m at the discretion of the Development Officer where, in their opinion, the provision of Landscaping, fencing, berming, building Façade treatment or other design features adequately protect the amenities of nearby residential areas.
 - e. The maximum building Height shall not exceed 18.0 m except that, for a Hotel Use the maximum building Height shall not exceed 30.0 m. In addition to the Setback requirements, the Development Officer may, as a condition of approval, require an additional Setback for that portion of a Hotel that exceeds 14.0 m in Height in order to protect the amenity and privacy of development in any adjacent Residential Zone. The Development Officer shall not require a total Setback greater than the Height of the building.
 - f. A minimum of 7.5 m² of Amenity Area per Dwelling is required in accordance with Section 46.
 - g. Apartment Housing shall have access at Grade which is separate from the commercial premises.
 - h. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a minimum Setback adjacent to a public roadway, public walkway or a residential zone. Vehicular parking, loading, storage and trash collection areas shall be screened from view from any adjacent Sites or public roadways in accordance with Section 55.4.
 - i. Parking shall be in accordance with Section 54, Schedule 1.
 - j. Underground parking shall be in accordance with Section 54.7.

- k. Landscaping shall be in accordance with Section 55. Notwithstanding subsection 55.4 (6), for the purpose of calculating Landscaping requirements, subsection 55.4 (7) shall apply to all Use classes.
- l. A detailed Landscaping plan shall be submitted in accordance with Section 55.3 prior to the approval of any development permit. The landscape plan, with planting details, must have the seal and signature of a Registered Alberta Landscape Architect and shall be to the satisfaction of the Development Officer.
- m. A detailed lighting plan of the exterior of buildings and any outdoor parking, display, and storage areas shall be submitted at the time of Development Permit application, to the satisfaction of the Development Officer
- n. Signs shall comply with the Sign Regulations found in Section 59 and 59F.

5. Site Design

- a. The development shall create a pedestrian-friendly environment, which may include entrance features, outdoor sitting areas, canopies, landscaping and other features that lend visual interest and a human scale to the development.
- b. A 3.0 metre hard surface walkway east-west connection within a 6.0 metre walkway (public access) shall be provided through the Site as shown in Appendix I.
- c. All exterior lighting shall be designed so all light is contained within the Site, to be indirect from all angles of off Site viewing, not intrude into neighbouring residential areas, and incorporate design elements consistent with the architectural style for the Site.
- d. Functional and decorative lighting shall be provided throughout the Site to enhance the appearance of the Site and buildings. The applicant shall submit a lighting plan as part of the application demonstrating this standard.

6. Building Design

- a. Building design shall accommodate visual interest features such as varied roof lines, architectural projections, balconies, variations in Setbacks and Stepbacks, or other design techniques to minimize building massing and/or shadow impacts and provide architectural interest, complimentary to adjacent residential uses.
- b. In considerations of principles of Crime Prevention through Environment Design (CPTED), primary building entrances shall be identifiable, prominent, accessible, and inviting and shall incorporate weather protection features in the form of

architectural elements such as a canopy, and provide adequate lighting to identify these areas at night, to the satisfaction of the Development Officer.

- c. All development shall be required to comply with, but are not limited to, the following Architectural Design Guidelines:
- i. Elevation articulation shall be implemented for all sides of each building over two Storeys;
 - ii. Building finishes shall be of a high quality, durable and attractive in appearance;
 - iii. All mechanical equipment, including roof mechanical units shall be concealed by screening 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; and
 - iv. Façade treatment of building(s) located along public roadways and/or adjacent to any Residential Zone shall provide a consistent architectural profile and create a sensitive design interface with adjacent buildings and uses.

