

Bylaw 15661

A Bylaw to amend Bylaw 12800, as amended,  
The Edmonton Zoning Bylaw  
Amendment No. 1274

WHEREAS Lots 8, 9, 10 and 24, Block 1, Plan 4077KS, located north of 100 Avenue NW and west of 180 Street NW, Place LaRue, Edmonton, Alberta, are specified on the Zoning Map as (RR) Rural Residential Zone and (RMH) Mobile Home 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 Lots 8, 9, 10 and 24, Block 1, Plan 4077KS, located north of 100 Avenue NW and west of 180 Street NW, Place LaRue, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule "A", from (RR) Rural Residential Zone and (RMH) Mobile Home Zone to (DC2) Site Specific Development Control Provision.
2. The uses and regulations of the aforementioned DC2 Provision are annexed hereto as Schedule "B".

3. The sketch plan annexed hereto as Schedule "A" and the uses and regulations of the DC2 Provision shown on Schedule "B" annexed hereto are hereby incorporated into the Zoning Bylaw, being Part IV to Bylaw 12800, The Edmonton Zoning Bylaw.

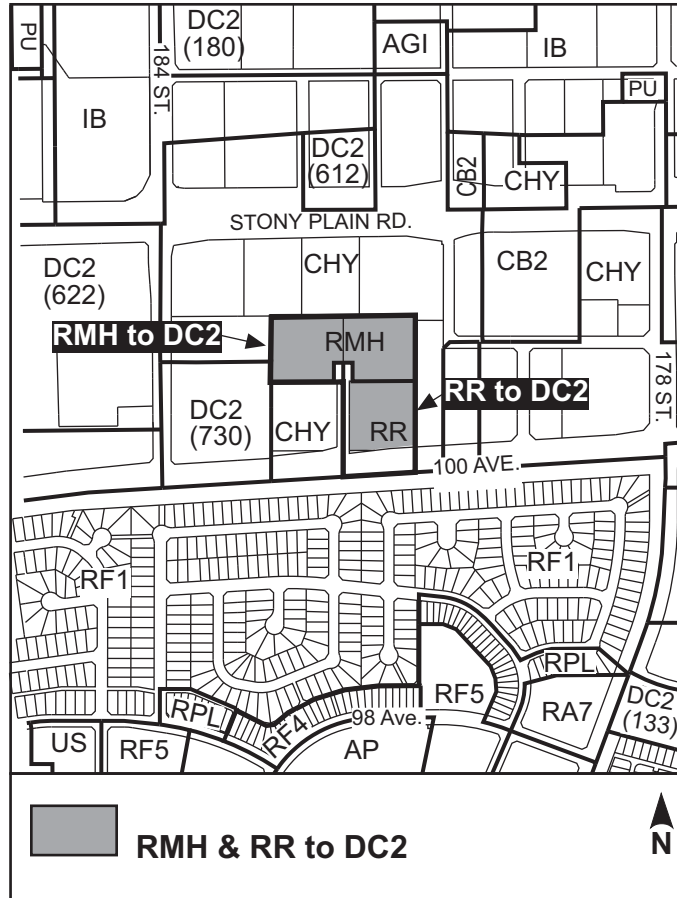
READ a first time this                                 day of   , A. D. 2011;  
READ a second time this                                 day of   , A. D. 2011;  
READ a third time this                                 day of   , A. D. 2011;  
SIGNED and PASSED this                                 day of   , A. D. 2011.

THE CITY OF EDMONTON

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MAYOR

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CITY CLERK

**BYLAW 15661**



**(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION****1. General Purpose**

To establish a Site Specific Development Control provision for hotel and commercial development, to establish site development criteria that will address community specific development issues raised by the La Perle residents to the south and to achieve a high quality development appropriate for the site's location within a major "gateway" corridor into the City.

**2. Area of Application**

Lots 8, 9, 10 and 24, Block 1, Plan 4077KS; located adjacent to 182 Street NW, north of 100 Avenue NW, Place La Rue, as shown on Schedule "A" of this bylaw, adopting the provision.

**3. Uses**

- a. Apartment Hotels
- b. Automotive and Minor Recreation Vehicle Sales/Rental
- c. Automotive Equipment Repair Shops
- d. Bars and Neighbourhood Pubs, for less than 200 occupants and 240m<sup>2</sup> of public space
- e. Business Support Services
- f. Childcare Services
- g. Commercial Schools
- h. Convenience Retail Stores
- i. Convenience Vehicle Rentals
- j. Drive-in Food Services
- k. Gas Bars
- l. General Industrial, limited to self storage facilities which are compartmentalized buildings constructed to facilitate the temporary storage of household and non hazardous commercial goods,
- m. General Retail
- n. Government Services
- o. Health Services
- p. Hotels
- q. Indoor Participant Recreation Services
- r. Major Alcohol Sales
- s. Minor Alcohol Sales
- t. Restaurants, as an ancillary and integral use in a Hotel or Motel

- u. Major Service Stations
- v. Minor Service Stations
- w. Minor Amusement Establishments
- x. Motels
- y. Non-accessory Parking
- z. Personal Service Shops
- aa. Professional, Financial and Office Support Services
- bb. Religious Assembly
- cc. Rapid Drive-through Vehicle Services
- dd.. Restaurants, for less than 200 occupants and 240 m<sup>2</sup> of Public Space
- ee. Specialty Food Services, for less than 100 occupants and 120 m<sup>2</sup> of Public Space
- ff.. Fascia On-premises Signs
- gg. Freestanding On-premises Signs
- hh. Projecting On-premises Signs
- ii. Temporary On-premises Signs

#### **4. Development Regulations**

- a. A minimum building setback of 14.0 m shall be provided adjacent to 100 Avenue.
- b. Landscaped Yards with an average Width of 6.0 m shall be provided along 100 Avenue where the minimum Width of the landscaped Yard is not less than 4.5 m to allow for a more efficient utilization of the Site and the articulation of the Yard Width that shall enhance the overall appearance of the Site.
- c. For Gas Bars, Major and Minor Service Stations, all pump islands shall be located at least 6.0 m from any boundary of the Site, parking area on the Site or laneway intended to control traffic circulation on the Site; and any canopy over a gas pump island shall be no closer than 3.0 m to any boundary of the site. The canopy area shall not be included in the calculation of site coverage. The design, finishing, lighting and siting of development including the orientation of gas pump islands and service bays shall be designed and constructed with the intent of achieving a compatible relationship with surrounding development and a high standard of appearance when viewed from adjacent roadways.
- d. All development shall be in accordance with Appendix 1 attached hereto.
- e. The maximum Floor Area Ratio shall be 0.25 except for Hotels and Apartment Hotels, which shall be permitted a maximum Floor Area Ratio of 0.75. General Industrial, limited to Self Storage and Professional, Financial and Office Support Services may be developed to a maximum floor area ratio of 0.75.
- f. The maximum Building Height shall not exceed 14.0 m.

- g. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a required Yard. Loading, storage and trash collection areas shall be located to the sides of the principal building and shall be screened from view from any adjacent Sites or public roadways in accordance with the provisions of subsection 55.4 of the Zoning Bylaw. All loading docks on buildings visible from 100 Avenue shall not be located on the south facing side of such buildings.
- h. Any business premises or multiple occupancy building having a Floor Area greater than 3,000 m<sup>2</sup> or a single wall length greater than 40m visible from a public roadway shall include:
  - i. design elements that reduce the perceived mass of the building and add architectural interest, and
  - ii. Landscaping adjacent to exterior walls to minimize the perceived mass of the building and to create visual interest.

Architectural treatments such as canopies, variation in building form, facades, varying heights and rooflines, the juxtaposition of the buildings on the site and the articulation of the building walls are encouraged for all buildings to create visual interest and to minimize the perceived mass of the buildings as viewed from 100 Avenue.

- i. 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.
- j. All storage, display and parking areas shall be hardsurfaced in accordance with subsection 54.6(1) of the Zoning Bylaw.
- k. All outdoor and display lighting shall be directed onto the site and not extend south of the south property line.
- l. No outside acoustical (paging and/or loudspeakers) devices shall be permitted except for Drive-in Food Services.
- m. A comprehensive sign design plan shall be submitted and signs shall be allowed in this provision as provided for in Section 59H of the Zoning Bylaw:
  - i. Free-standing on-premise signs shall not exceed 8 metres (25 feet) in height within 50 m of 100 Avenue and shall be perpendicular to 100 Avenue.
- n. Gas Bars and Major and Minor Service Stations shall, in addition to the requirements of Section 72 of the Zoning Bylaw, locate a canopy over the gas pump islands that shall be designed and finished in a manner consistent with the

design and finish of the principal building such that the canopy is not obtrusive and maintains consistency with the eave line of the principal building.

- o. Notwithstanding any other provisions of the Zoning Bylaw, individual business identification signs located on the facades of buildings shall be similar in proportion, construction materials and placement. Any Sign shall be designed and located so as to ensure that the signage does not detract from the overall appearance of the development and is not obtrusive, having regard to the scale of the buildings on the site and to the distance of the building setback.
- p. All on-site services for power, telephone and CATV shall be underground. Underground power services shall also be provided for Signs requiring power.
- q. Vehicular entrances and exits as well as on-site and off-site traffic and pedestrian routes shall be located and designed in a manner that provides a clearly defined, safe, efficient and convenient circulation pattern for both on-site and off-site vehicular traffic and pedestrian movements including handicapped movements. Loading bays shall be located in such a manner so as not to impede the safe and efficient flow of traffic and pedestrian movement and to minimize impacts on adjacent land uses.
- r. There shall be no chain link fencing or barbed wire combinations adjacent to 100 Avenue.
- s. Prior to the issuance of the Development Permit, detailed Landscaping Plans shall be submitted to and approved by the Development Officer. All Landscaping Plans shall ensure a high standard of appearance and a sensitive transition for the surrounding land uses.
- t. An application for a new development or for an addition to existing development shall be accompanied by a Site Plan that shows the location of easement areas for all existing and proposed servicing infrastructure on the Site. The Development Officer, in consultation with the affected utility departments shall require that the minimum building Setbacks and the minimum Width of landscaped Yards be adjusted where such adjustments may be necessary to ensure that proposed buildings do not conflict with existing or proposed servicing infrastructure; and that the type, amount and location of landscaping including berms can be provided in a manner that does not conflict with existing or proposed servicing infrastructure.
- u. All development on a Site shall be constructed using consistent architectural themes and high quality exterior finish including roof lines and finish materials. An exception may be made in the use of consistent architectural themes where the function of an individual business dictates a specific style or image associated

with a company. In such cases, the development shall maintain harmony in terms of overall project design and appearance.

- v. The use of exterior wall finishing materials shall be harmonious with the architectural style established for the area of application and predominantly composed of muted colours with strong colours limited to use as an accent.
- w. Within the Yards specified above, a minimum of five deciduous trees (with a minimum calliper of 6 cm), four coniferous trees (with a minimum Height of 3.0 m) and 25 shrubs shall be required for each 35.0 m of lineal Yard Frontage. A continuous screen, an average of 0.75 m in Height shall be provided within the required Yard through a combination of berming and shrub planting.
- x. Adjoining Sites shall be integrated by direct on-site access connections to facilitate convenient, efficient and free flowing vehicular traffic and pedestrian movements between Sites wherever such access is not prohibitive due to such factors as Grade, Site configurations and the location of existing development including utility services. Where integration is desirable due to the existing or potential type of adjacent use, the Development Officer shall waive this requirement if the applicant for the development permit can show that after reasonable effort exercised over a reasonable period of no less than 60 days, the applicant has been unable to obtain the required consent from the adjacent property owner(s) for integration and inter-site connections.
- y. Lighting for the display areas for Convenience Vehicle Rentals developments shall be mounted on lamp standards and no exposed bulbs or strings of lights shall be used.
- z. General Retail will be limited to a maximum of 3,000 m<sup>2</sup> of floorspace in total.
- aa. The owner shall enter into a servicing agreement with the City of Edmonton, in conjunction with the first development permit, for off-site improvements necessary to serve the development. Improvement to be addressed in the servicing agreement include, but are not limited to, the following
  - i. Construction of 182 (Anna Street) tying into the existing roadway and extending north creating a 17 m radius turn around at the terminus of 182 Street,



## 5. Additional Development Regulations

- a. A minimum yard of 4.5 m shall be required where a site abuts a public roadway, other than 100 Avenue. Where adjacent commercial buildings abut the property line, to form a pedestrian oriented shopping street, no Yard shall be required.
- b. The following uses shall not be established within 80m of 100 Avenue on this DC2 site:
  - i. Major Alcohol Sales; and,
  - ii. Non-Accessory Parking.
- c. All habitable room windows in hotels and apartment hotels located within 80 metres of 100 Avenue and situated above 10 m in height are to be oriented east/west only with no south facing habitable room windows.
- d. All exterior lighting is to be designed so that illumination is in direct from all angles when viewed off-site and not intrude into neighbouring sites to the south. Lighting fixtures and apparatus are to not exceed a height of 10 m within 80m of 100 Avenue.
- e. Any signage developed on a south-facing wall above 10 m in height or attached to any building above 10 m in height on a site within 80m of 100 Avenue is to be backlit and designed to prevent light from emitting toward residential areas south of 100 Avenue.

