

23 Bellerose Drive

Bylaw 10/2018 LUB Amendment DP-2018-000020

Date

July 3, 2018 (Public Hearing)

Presented by:

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Chelsea Thompson, Development Officer II

Planning and Development Branch



Redistricting and DC Development

- Corner lot Redistrict from Direct Control (DC) to Corridor Commercial (CC).
- Direct Control Development Permit to allow Indoor Storage Facility and Mini-Storage Facility.

Location Map – City

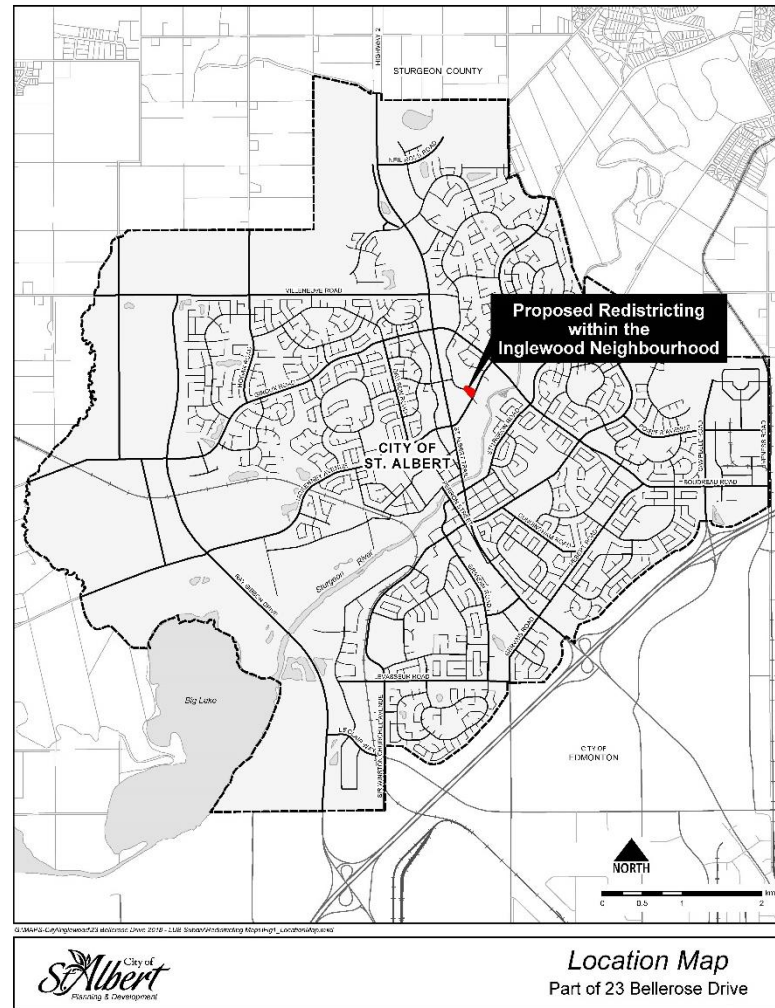


Figure 1

Location Map
23 Bellerose Drive
Proposed Change of Use

Legend:
 - Extents of 23 Bellerose Drive Parcel
 - Subdivision Lot Lines

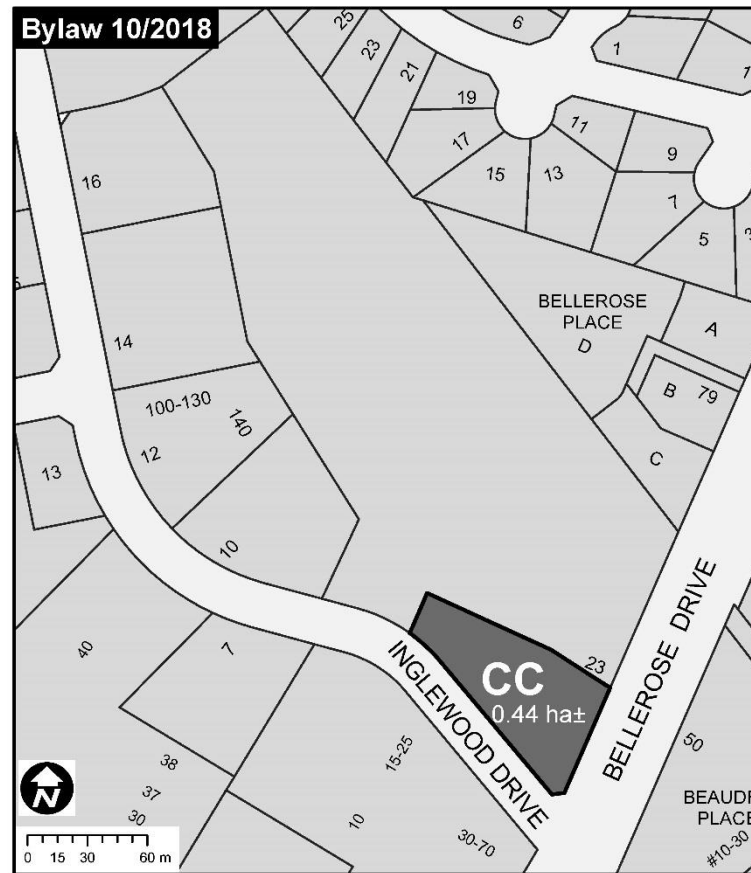
Map Labels:
 - Boudreau Road
 - Ironwood Dr
 - Inglewood Dr
 - Bellerose Drive
 - St. Albert Trail
 - Wnox Dr
 - Liberton Dr
 - Value Village
 - Riverside Honda & Ski-Doo
 - St. Albert Bowling Centre
 - Staples
 - Safeway
 - Canadian Tire
 - Proposed Indoor and Mini Storage (DC)
 - Lot 5 Block 3 Plan 862 2803
 - Existing Building (DC)
 - DC to CC 23

Scale: 0 20 40 60 80 100 Feet
 North Arrow

Site Size

- Overall site is 4.21 ha (10.41 ac)
- Once subdivided areas will be:
 - Existing building 1.12 ha (2.77 ac)
 - Corner lot 0.44 ha (1.09 ac)
 - Rear lot with storage 2.65 ha (6.55 ac)

Redistrict from DC to CC

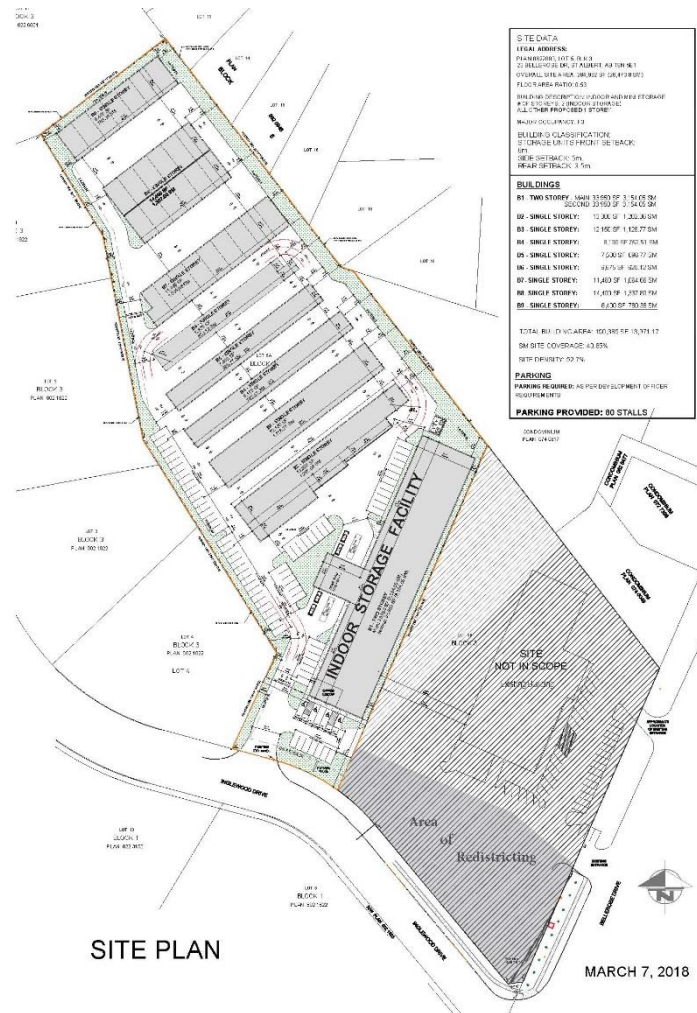


LAND USE BYLAW AMENDMENT part of 23 Bellerose Drive

DC (Direct Control) to CC (Corridor Commercial)

Direct Control Development Permit

- Approving authority is Council on Direct Control applications
- Shall determine land use(s)
- May impose standards and conditions to regulate that use

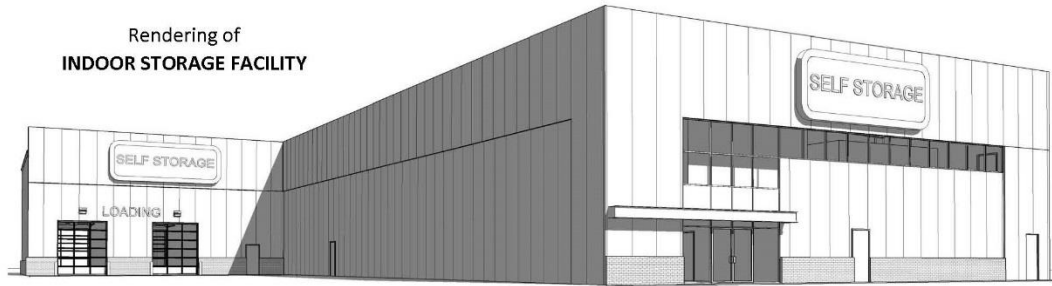


Indoor Storage Facility

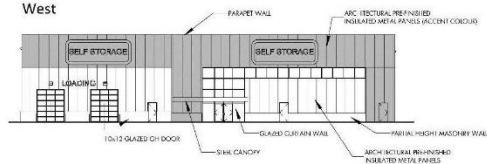
- 1 building (2 storeys)
- All units to be accessed from the interior of the building only
- Floor Area = $3,154.05 \text{ m}^2 \pm$ ($33,950 \text{ ft}^2 \pm$) per floor, with a total building area of $6,308.10 \text{ m}^2 \pm$ ($67,900 \text{ ft}^2 \pm$)

Indoor Storage Elevations

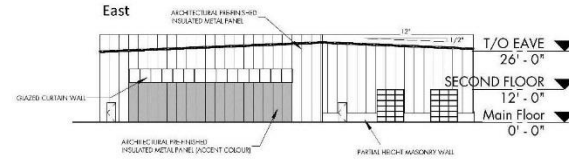
Rendering of
INDOOR STORAGE FACILITY



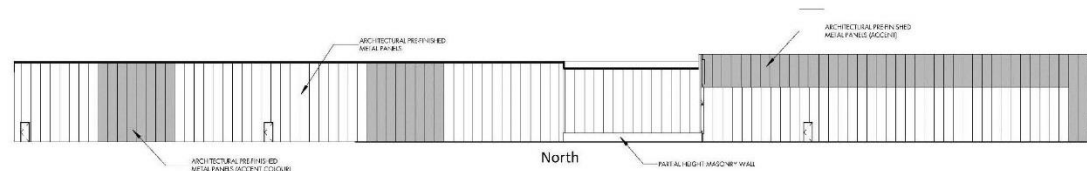
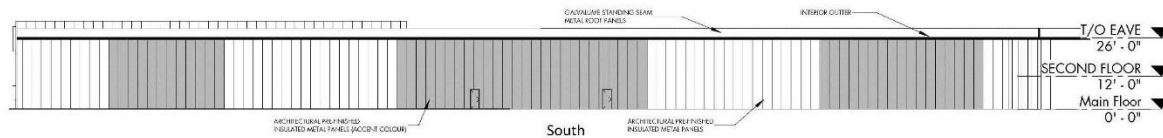
West



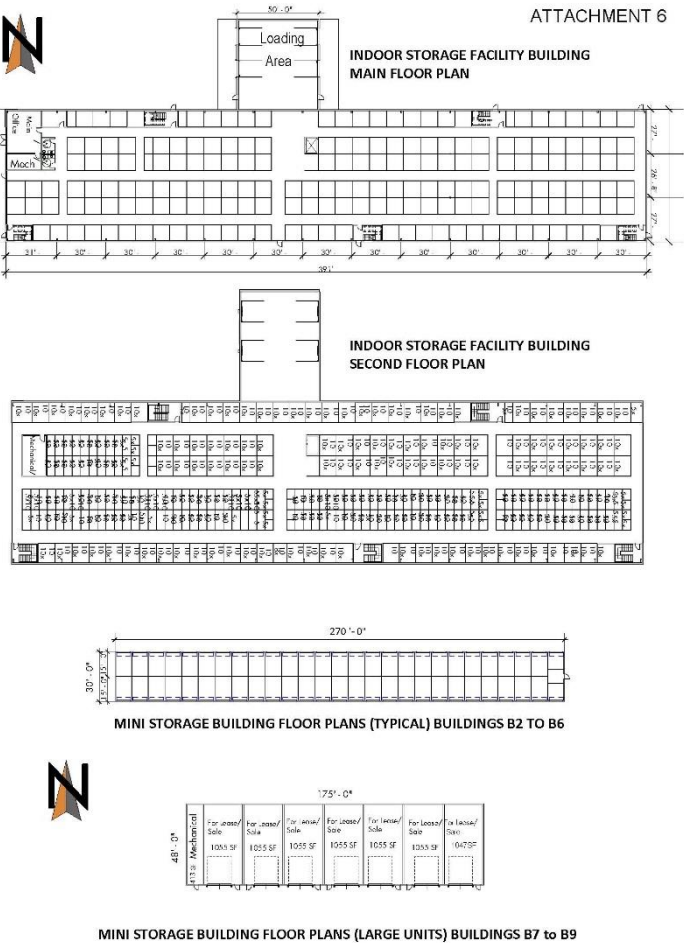
East



INDOOR STORAGE FACILITY BUILDING ELEVATIONS



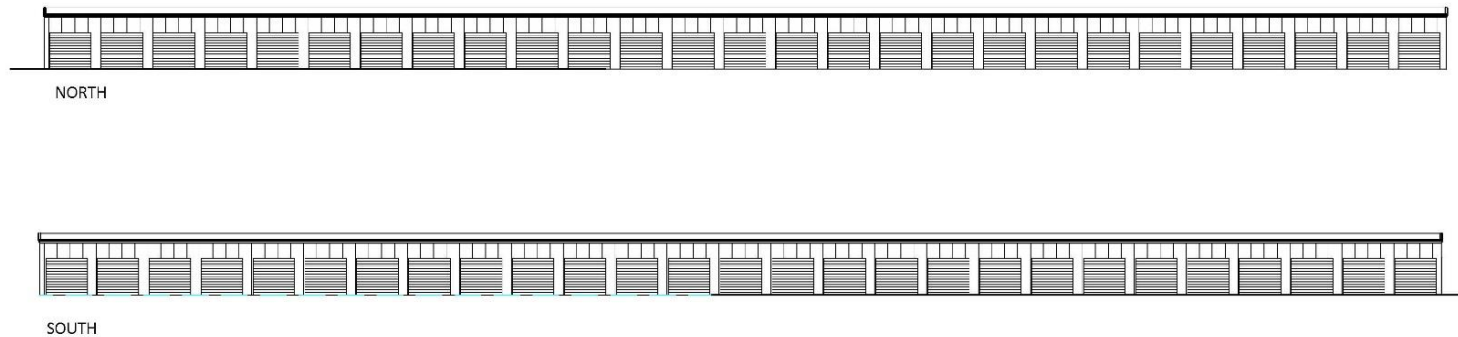
Indoor Storage Floor Plan



Mini Storage

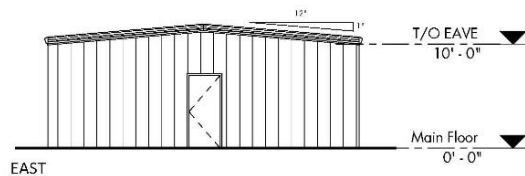
- 8 buildings (1 storey each)
 - 5 buildings of small to mid-sized units, and 3 buildings of larger sized units
- Access to the units to be via an exterior overhead door
- Floor Area = Occupancy area of the mini-storage buildings is 7,663.07 m²± (82,485 ft²±)

Mini Storage Buildings (B2 to B6)

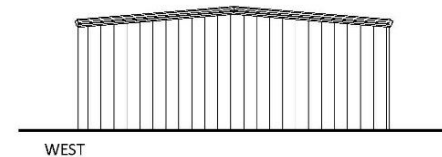


MINI STORAGE BUILDING ELEVATIONS (TYPICAL) BUILDINGS B2 TO B6

NOTE:
Building Lengths Vary
Number of Storage Units Range from 48 - 54 per Building



B2 Building -51 units
B3 Building -54 units
B4 Building -54 units
B5 Building -59 units
B6 Building -48 units

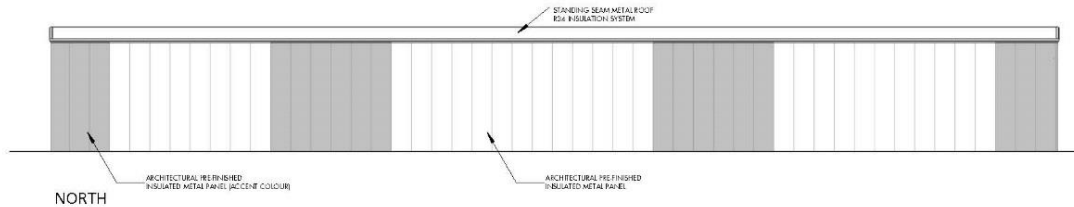


Mini Storage - Large Units (B7 to B9)



SOUTH

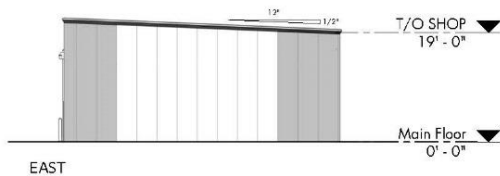
MINI STORAGE BUILDING ELEVATIONS (LARGE UNITS) BUILDINGS B7 to B9



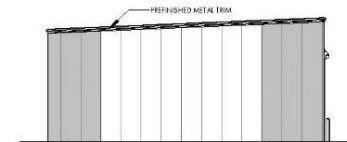
NORTH

NOTE:
Building Lengths Vary
Number of Storage Units Range from 7 - 12 units per Building

B7 Building - 9 units
B8 Building - 12 units
B9 Building - 7 units

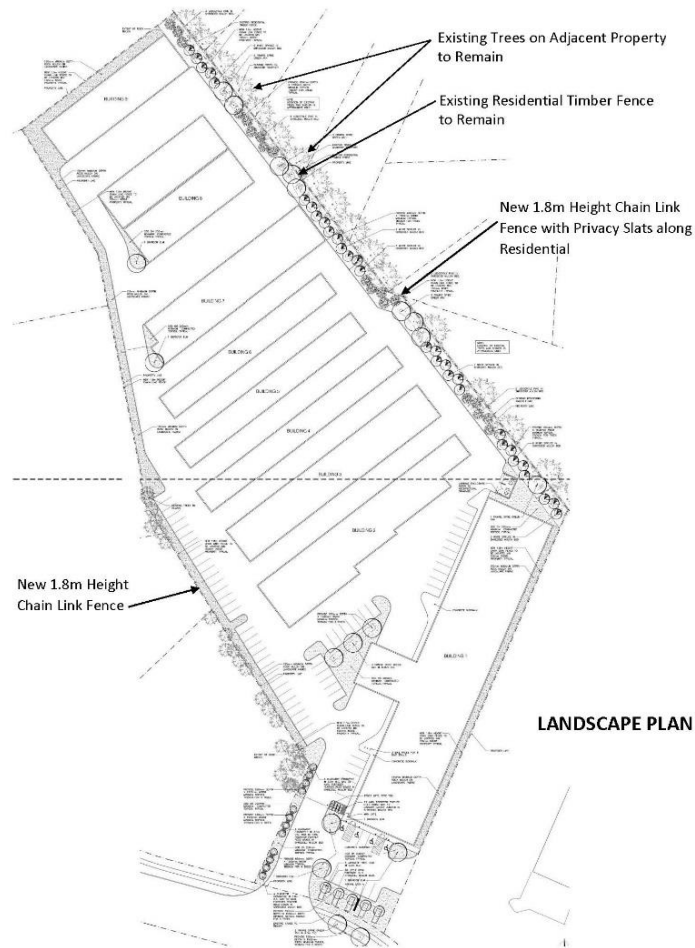


EAST



WEST

Landscape Plan



Recommendations

- Approve the redistricting on the corner lot from Direct Control (DC) District to Corridor Commercial (CC) District
- Approve the Direct Control (DC) Development Permit to allow the uses of indoor storage and mini storage and include approval conditions, as requested by Administration.