

Charter Bylaw 19743

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 3249

WHEREAS as a portion of Lot 4, Block 1, Plan 1723270; Lots 5 to 25, Block 6, Plan 2021784; and Lots 16 to 30, Block 7, Plan 2021784; located at 1303 - 184 Street SW; 2712, 2714, 2716, 2720, 2724, 2728, 2732, 2736, 2740, 2741, 2743 to 2767, and 2769 - Koshal Place SW, Keswick, 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 properties to (DC1) Direct Development Control Provision and (RLD) Residential Low Density Zone;

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 Lot 4, Block 1, Plan 1723270; Lots 5 to 25, Block 6, Plan 2021784; and Lots 16 to 30, Block 7, Plan 2021784; located at 1303 - 184 Street SW; 2712, 2714, 2716, 2720, 2724, 2728, 2732, 2736, 2740, 2741, 2743 to 2767, and 2769 - Koshal Place SW, Keswick, 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 and (RLD) Residential Low Density Zone.

2. The uses and regulations of the aforementioned DC1 Provisions are attached as Schedule “B” and Schedule “C”.
3. The sketch plan attached as Schedule “A” and the uses and regulations of the DC1 Provisions shown on Schedule “B” and Schedule “C” attached are hereby incorporated into the Zoning Bylaw, being Part IV to Bylaw 12800, The Edmonton Zoning Bylaw.

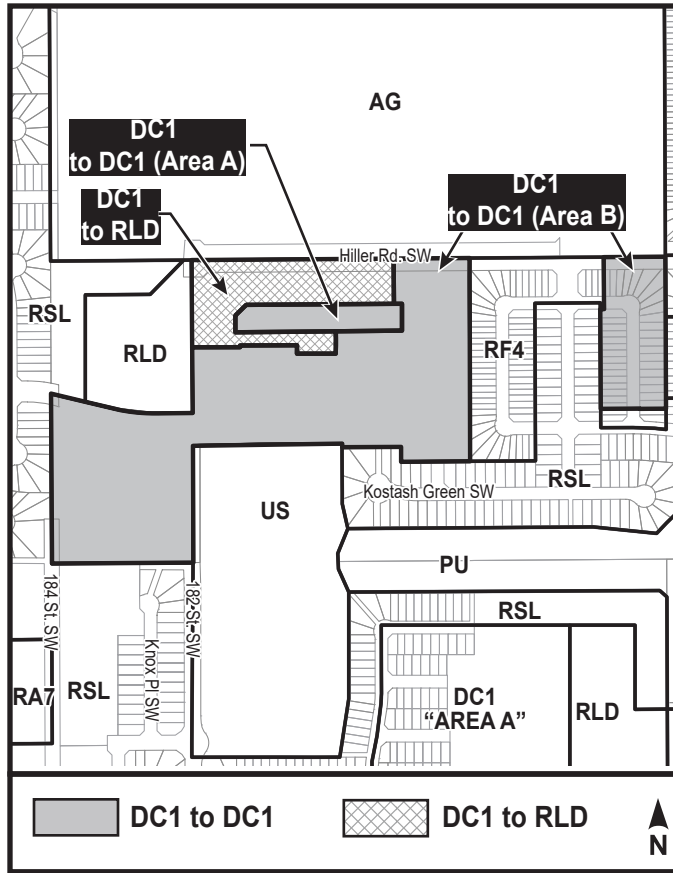
READ a first time this	day of	, A. D. 2021;
READ a second time this	day of	, A. D. 2021;
READ a third time this	day of	, A. D. 2021;
SIGNED and PASSED this	day of	, A. D. 2021.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

CHARTER BYLAW 19743



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

The purpose of this Zone is to provide for low density housing types including Single and Semi-detached housing with rear garages and reduced site depth.

2. Area of Application

This Provision shall apply to a portion of Lot 4, Block 1, Plan 1723270 as shown on Schedule “A” of the Bylaw adopting this provision, Keswick.

3. Uses

- a. Child Care Services
- b. Garden Suite
- c. Major Home Based Business
- d. Minor Home Based Business
- e. Residential Sales Centre
- f. Secondary Suite
- g. Semi-detached Housing
- h. Single Detached Housing
- i. Supportive Housing, restricted to Limited Supportive Housing
- j. Urban Gardens

4. Development Regulations

- a. Single Detached Housing may be developed as Zero Lot Line Development.
- b. Except for Zero Lot Line Development, the minimum Site Area shall be in accordance with Table 1 as follows:

Table 1 - Minimum Site Area	
i. Single Detached Housing	171 m ²
ii. Semi-detached Housing	128 m ²

- c. The minimum Site Area per Dwelling in a Zero Lot Line Development shall be in accordance with Table 2 as follows:

Table 2 - Minimum Site Area in a Zero Lot Line Development	
i. Single Detached Housing	150 m ²

- d. Except for Zero Lot Line Developments, the minimum Site Width shall be in accordance with Table 3 as follows:

Table 3 - Minimum Site Width	
i. Single Detached Housing	7.0 m
ii. Semi-detached Housing	5.5 m

- e. The minimum Site Width in a Zero Lot Line Development shall be in accordance with Table 4 as follows

Table 4 - Minimum Site Width in a Zero Lot Line Development	
i. Single Detached Housing	6.4 m

- f. The minimum Site Depth shall be 23.5 m.
- g. The maximum Height shall not exceed 12.0 m.
- h. The minimum Front Setback shall be:
- i. 4.0 m for Dwellings accessed from a Lane.
 - ii. Notwithstanding subsection 4.h(i), verandas or any other architectural features which are of a similar character, are permitted to project a maximum of 0.6 m into the Front Setback.

- iii. Notwithstanding subsection 44.1(b), of the Zoning Bylaw, unenclosed steps, including a landing 1.5 m² or less, may project into a required Setback, provided:
 - A. the unenclosed steps or landing provide access to the main floor or lower level of the building;
 - B. the unenclosed steps or landing do not exceed a Height of 1.0 m above finished ground level; and
 - C. a minimum of 0.15 m between the structure and the property line at ground level remains unobstructed to provide drainage.
- i. The minimum Rear Setback shall be 1.2 m.
- j. Excluding Zero Lot Line Development, the minimum Side Setback shall be 1.2 m.
- k. Notwithstanding 4.j, the minimum Side Setback abutting a public roadway, other than a Lane shall be 2.4 m.
- l. A Zero Lot Line Development shall only be permitted where:
 - i. The other Site Side Setback is a minimum of 1.5 m, except that:
 - A. The minimum Site Side Setback Abutting a public roadway other than a lane shall be 2.4 m.
 - ii. All rood leaders from the Dwelling are connected to the individual storm sewer service for each Lot;
 - iii. No roof leader discharge shall be directed to the maintenance easement; and
 - iv. The owner of a Lot within a development proposed for the Zero Lot Line Development and the owner of the adjacent Low shall register, on titles for all adjacent lots, a 1.5 m private maintenance easement that provides for:
 - A. A 0.3 m eave encroachment easement with the requirement that the eaves must be closer than 0.9 m to the eaves of the building on an adjacent parcel;
 - B. A 0.6 m footing encroachment easement; and
 - C. Permission to access the easement area for maintenance of the properties.
 - v. The owner of the Site proposed for the Zero Lot Line Development shall register on all titles within the Zero Lot Line Development Site as well as all titles on the adjacent Site a restrictive covenant and easement that:
 - A. Requires a drainage swale constructed to City of Edmonton Design and Construction Standards; and
 - B. Provides for the protection of drainage of the Site, including the right for water to flow across Lots and the requirement not to inhibit the flow of water across Lots.

- vi. The owner of the Site proposed for the Zero Lot Line Development shall register a utility easement(s) on, where necessary, all Lots within the Zero Lot Line development and the Abutting Lots to ensure adequate access for utility maintenance.
- m. The Side Setback for a Garage in a Zero Lot Line Development may only be reduced to zero where:
 - i. a 1.5 m private maintenance easement identical to that registered for the principal building is provided on the Abutting Lot;
 - ii. all roof leaders from Accessory buildings are connected to the individual storm sewer service for each Lot or directed to drain directly to an adjacent Lane; and
 - iii. no roof leader discharge shall be directed to the maintenance easement.
- n. Corner Sites shall have flanking side treatments similar to the front elevation;
- o. The maximum Site Coverage per principal Dwelling within a non Zero Lot Line Development, shall be in accordance with Table 5 as follows:

Table 5 - Maximum Site Coverage				
	Total Maximum Site Coverage	Principal Building	Accessory Building	Principal building with attached Garage
i. Single Detached Housing	52%	35%	17%	52%
ii. Semi-Detached Housing	54%	37%	17%	54%

- p. The maximum Site Coverage per principal dwelling in a Zero Lot Line Development shall be in accordance with Table 6 as follows:

Table 6 - Maximum Site Coverage in a Zero Lot Line Development				
	Total Maximum Site Coverage	Principal Building	Accessory Building	Principal building with attached Garage
i. Single Detached Housing	55%	35%	20%	55%

- q. All roof drainage shall be directed away from buildings and to a public roadway, including a Lane, or to a drainage work. Applications for a Development Permit shall include a detailed drainage plan showing the proposed drainage of the Site.
- r. Notwithstanding Section 55, landscaping shall be provided in accordance with the following:
 - i. A minimum of 1 tree and three shrubs per Dwelling.
- s. Where the Site Abuts a Lane, vehicular access shall be from the Lane.

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

The purpose of this Zone is to provide for a mix of low density housing types including Single Detached and Semi-detached housing with reduced side setbacks.

2. Area of Application

This Provision shall apply to a portion of Lot 4, Block 1, Plan 1723270; Lots 5 to 25, Block 6, Plan 2021784; and Lots 16 to 30, Block 7, Plan 2021784 as shown on Schedule “A” of the Bylaw adopting this provision, Keswick.

3. Uses

- a. Garden Suite
- b. Major Home Based Business
- c. Minor Home Based Business
- d. Residential Sales Centre
- e. Secondary Suite
- f. Semi-detached Housing
- g. Single Detached Housing
- h. Supportive Housing, restricted to Limited Supportive Housing
- i. Urban Gardens
- j. Urban Outdoor Farms
- k. Urban Gardens
- l. Fascia On-premises Signs
- m. Temporary On-premises Signs

4. Development Regulations

- a. The minimum Site Area per principal Dwelling shall be in accordance with Table 1 as follows:

Table 1 - Minimum Site Area, per principal Dwelling		
	Primary vehicular access is not from a Lane	Primary vehicular access is from a Lane
i. Single Detached Housing	225 m ²	225 m ²
ii. Single Detached Housing - Reduced Side Setback or Zero Lot Line Development	219 m ²	201 m ²
iii. Semi-detached Housing	183 m ²	183 m ²
iv. Semi-detached Housing - Reduced Side Setback or Zero Lot Line Development	165 m ²	165 m ²

- b. The maximum Site Coverage shall be in accordance with Table 2 as follows:

Table 2 - Maximum Site Coverage				
	Total Maximum Site Coverage	Principle Building	Accessory Building	Principal building with attached Garage
i. Single Detached Housing	52%	35%	17%	52%
ii. Single Detached Housing - Reduced Side Setback or Zero Lot Line Development	56%	38%	18%	56%
iii. Semi-detached Housing	53%	35%	18%	53%
iv. Semi-detached Housing - Reduced Side Setback or Zero Lot Line Development	55%	35%	20%	55%

- c. The minimum Site Width per principal Dwelling shall be in accordance with Table 3 as follows:

Table 3 - Minimum Site Width, per principal Dwelling		
	Primary vehicular access is not from a Lane	Primary vehicular access is from a Lane
i. Single Detached Housing	7.5 m	7.5 m
ii. Single Detached Housing - Reduced Side Setback or Zero Lot Line Development	7.3 m	6.7 m
iii. Semi-detached Housing	6.1 m	6.1 m
iv. Semi-detached Housing - Reduced Side Setback or Zero Lot Line Development	5.5 m	5.5 m

- d. For Single Detached Housing and Semi-detached Housing, the Site Width on pie shaped lots shall be measured 9.0 m into the Site from the Front Lot Line.
- e. The minimum Site Depth shall be 30 m.
- f. The Front Setback shall be:
- i. a minimum of 4.5 m, where primary vehicular access to off-street parking is provided to the rear or flanking part of the Lot, except that it shall be:
 - A. a minimum of 3.0 m where a Treed Landscaped Boulevard is provided along the Front Lot Line of the Site; and
 - ii. a minimum of 5.5 m where primary vehicular access to off-street parking is provided to the front of the Lot, including when a front attached Garage forms an integral part of the Dwelling.
- g. The minimum Rear Setback shall be 7.5 m, except in the case of a Corner Site, the minimum Rear Setback shall be 4.5 m.
- h. The minimum Side Setback shall be 1.2 m, except that:
- i. One Side Setback may be reduced to 0.6 m provided that:

- A. the Setback of the adjacent Lot Abutting the reduced Setback is a minimum of 1.2 m;
 - B. a private maintenance easement a minimum of 0.6 m in width shall be provided and registered on title of the Lot with the reduced Setback and the Lot Abutting the reduced Setback to ensure adequate access to the easement area for maintenance of the adjacent property;
 - C. eaves shall be a minimum of 0.30 m from the property line and eaves must be no closer than 0.90 m to the eaves of the building on an adjacent lot Abutting the reduced Side Setback;
 - D. Fences, walls and gates shall not be permitted within the Side Yard or on the Lot Line Abutting the Side Yard, except where the Side Yard Abuts a public roadway other than a Lane; and
 - E. all roof leaders from the Dwelling with the reduced Side Setback are connected to the individual storm sewer service for each Lot.
- ii. Zero Lot Line Development shall be permitted where:
- A. The other Site Side Setback is a minimum of 1.5m;
 - B. all roof leaders from the Dwelling are connected to the individual storm sewer service for each Lot;
 - C. no roof leader discharge shall be directed to the maintenance easement; and
 - D. the owner of a Lot proposed for the Zero Lot Line Development and the owner of the adjacent Lot shall register, on title for both adjacent lots, a 1.5 m private maintenance easement that provides for:
 - A. a 0.30 m eave encroachment easement with the requirement that the eaves must not be closer than 0.90 m to the eaves of the building on an adjacent parcel;
 - B. a 0.60 m footing encroachment easement;
 - C. permission to access the easement area for maintenance of the properties; and
 - D. a drainage swale constructed to City of Edmonton Design and Construction Standards.
- i. On a Corner Site where the principal building faces the Front Lot Line, the minimum Side Setback Abutting the flanking public roadway other than a Lane shall be 2.4 m;
- j. On a Corner Site where the principal building faces the flanking Side Lot Line the minimum Side Setback Abutting the flanking public roadway other than a Lane shall be 4.5 m, except the flanking Side Setback may be reduced to 3.0 m where abutting a Treed Landscaped Boulevard; and

- k. The minimum distance between the Side Lot Line Abutting a public roadway other than a Lane and a Garage door facing the flanking public roadway shall be 4.5 m.
- l. The owner of the Site proposed for the Zero Lot Line Development shall register a utility easement(s) on, where necessary as determined by the Development Officer, all Lots within the Zero Lot Line Development and the Abutting Lots to ensure adequate access for utility maintenance.
- j. For Sites proposed for a Zero Lot Line Development of Semi-detached Housing, the owner of the Site proposed for the Zero Lot Line Development shall register on all titles within the Zero Lot Line Development Site as well as all titles on the Site adjacent to the reduced Side Setback Lot Line a restrictive covenant and easement that provides for the protection of drainage of the Site, including the right for water to flow across Lots and the requirement not to inhibit the flow of water across Lots.
- k. The maximum building Height shall be 10.0 m.
- l. For Semi-detached Housing, including Lots within a Zero Lot Line Development Site, an Accessory building or structure shall be located not less than 0.60 m from the Side Lot Line, except where a Garage may be erected on the common property line to the satisfaction of the Development Officer, in accordance with 4(m).
- m. The Site Side Setback for a Garage in a Zero Lot Line Development may only be reduced to zero where:
 - i. a 1.5 m private maintenance easement identical to that registered for the principle building is provided;
 - ii. all roof leaders from Accessory buildings are connected to the individual storm sewer service for each Lot or directed to drain directly to an adjacent Lane; and
 - iii. no roof leader discharge shall be directed to the maintenance easement.
- n. Where vehicular access is not from the Lane, Zero Lot Line Development shall not be allowed on collector roadways and shall be restricted to only one side of a public roadway, other than a Lane.
- o. Notwithstanding clause 4(n), Zero Lot Line Development is allowed across a public roadway from the flanking Side Lot Line of another Zero Lot Line Development.
- p. On-Site parking shall be provided in accordance with the following regulations:
 - i. Where a Site has primary vehicular access not from a Lane, the following regulations shall apply:
 - A. a front or side attached Garage shall be provided;
 - B. driveway widths shall be no wider than the width of the Garage.
 - ii. Where a Site has primary vehicular access from a Lane, the following regulations shall apply:
 - A. a Garage, or a Hardsurfaced parking pad, shall be provided;

- B. the minimum distance from the Rear Lot Line to a Garage or Hardsurfaced parking pad shall be 1.2 m;
 - C. A Hardsurfaced parking pad shall be a minimum width of 4.88 m and depth of 5.5 m.
 - D. a Hardsurfaced walkway between the Garage or Hardsurfaced parking pad and an entry to the Dwelling shall be provided.
- q. Where a Site Abuts a Lane at the Rear Lot Line, vehicle access shall be from the Lane.
 - r. Notwithstanding clause 4(r), access may be allowed from a public roadway other than a Lane, when:
 - i. a Site Abuts a Lane at the Rear Lot Line, and the additional vehicular access supports an additional principle Dwelling on the Site; or
 - ii. Site access from a public roadway other than a Lane will result in a consistent streetscape with Lots on the same block face that do not take access from a Lane.
 - s. Separation Space shall be provided in accordance with the Zoning Bylaw, except that it shall not be required:
 - i. between a Garden Suite and the associated principal Dwelling on the same Site; or
 - ii. 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.
 - t. Dwellings on Corner Sites shall have flanking side treatments similar to the front elevation of the principal building.
 - u. Signs shall comply with the regulations found in Schedule 59A of the Zoning Bylaw, as amended.
 - v. Where the Side Setback is reduced, including for Zero Lot Line Development, the area covered by Impermeable Material shall not exceed 75 percent of the total Lot area.