

Charter Bylaw 19822

A Bylaw to amend Bylaw 12800, as amended,  
The Edmonton Zoning Bylaw  
Amendment No. 3298

WHEREAS Lot 1, Block 33, Plan 8021673; located at 2401 - 47 Street NW, Weinlos, Edmonton, Alberta, is specified on the Zoning Map as (RA7) Low Rise Apartment 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, and notwithstanding Section 720.3(2) of the Edmonton Zoning Bylaw, 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 Lot 1, Block 33, Plan 8021673; located at 2401 - 47 Street NW, Weinlos, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule "A", from (RA7) Low Rise Apartment 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.

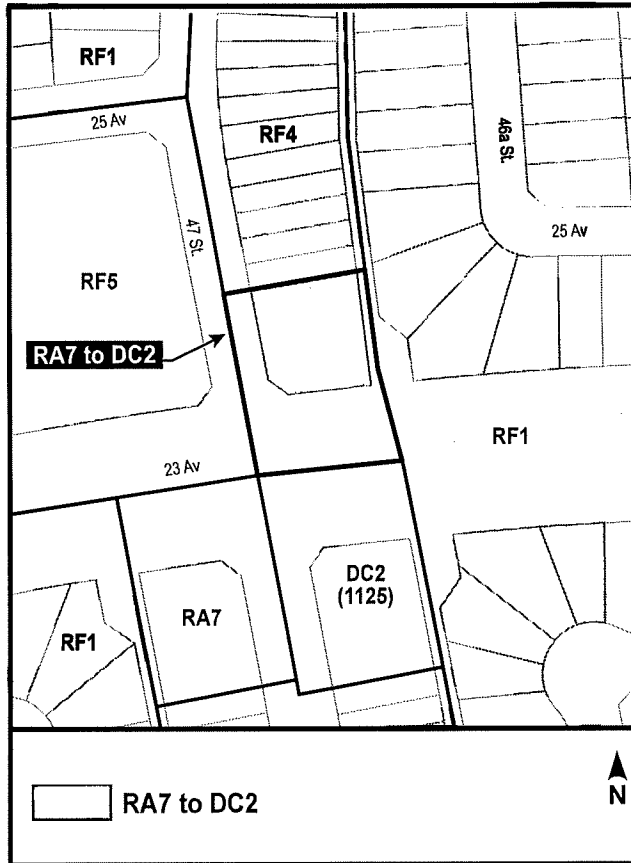
READ a first time this	31st day of August	, A. D. 2021;
READ a second time this	31st day of August	, A. D. 2021;
READ a third time this	31st day of August	, A. D. 2021;
SIGNED and PASSED this	31st day of August	, A. D. 2021.

THE CITY OF EDMONTON

  
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MAYOR

  
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A/ CITY CLERK

CHARTER BYLAW 19822



**SCHEDULE "B"**

**(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION**

**1. General Purpose**

To provide a Zone for low rise Multi-unit Housing with opportunities for institutional and commercial uses.

**2. Area of Application**

This Provision shall apply to Lot 1, Block 33, Plan 8021673, located at the northeast corner of 23 Avenue NW and 47 Street NW, as shown in Schedule "A" of the Charter Bylaw adopting this Provision, Weinlos.

**3. Uses**

- a. Business Support Services
- b. Child Care Services
- c. Convenience Retail Stores
- d. Fraternity and Sorority Housing
- e. Garden Suites
- f. General Retail Stores
- g. Supportive Housing
- h. Health Services
- i. Lodging Houses
- j. Major Home Based Business
- k. Minor Home Based Business
- l. Multi-unit Housing
- m. Private Education Services
- n. Personal Service Shops
- o. Professional, Financial, and Office Support Services
- p. Religious Assembly
- q. Residential Sales Centre
- r. Restaurants
- s. Secondary Suites

- t. Special Event
- u. Speciality Food Services
- v. Supportive Housing
- w. Urban Gardens
- x. Urban Outdoor Farms
- y. Fascia On-premises Signs
- z. Freestanding On-premises Signs
- aa. Temporary On-premises Signs

**4. Development Regulations for Uses**

- a. The following regulations shall apply to Commercial Uses:
  - i. Commercial uses shall not be located above the ground floor;
  - ii. the total Floor Area of each commercial premises not fronting onto an arterial road shall not exceed 275 m<sup>2</sup>; and
  - iii. these Uses shall not be permitted in any freestanding structure separate from a structure containing Residential Uses. Their principal entrance shall be a separate, outside entrance.
- b. Signs shall comply with the regulations found in Schedule 59B of the Zoning Bylaw.

**5. Development Regulations for Site Layout and Built Form**

- a. The minimum Density shall be 45 Dwellings/ha.
- b. The maximum Height shall not exceed 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.
- c. The maximum Floor Area Ratio shall be 2.3. The maximum Floor Area Ratio may be increased to 2.5 where:
  - i. a minimum of 10 percent of Dwellings have a Floor Area greater than 100 m<sup>2</sup>; and
  - ii. the average number of bedrooms in these Dwellings is at least 3.
- d. The minimum Front Setback shall be 4.5 m.
- e. The minimum Rear Setback shall be 7.5 m, except that individual buildings that are 6.5 m or less in Height may have a minimum Rear Setback of 1.2 m.
- f. The minimum Side Setback shall be 1.2 m, except that:

- i. for buildings over 10.0 m in Height, the portion of the buildings of this Height shall require a minimum Side Setback of 3.0 m; and
- ii. for all buildings, the minimum Side Setback shall be 3.0 m Abutting a flanking public roadway other than a Lane.

**6. Development Regulations for Building Design and Features**

- a. Principal buildings shall have an entrance feature facing 47 Street NW.
- b. Surface parking is not permitted to be located between any building and public roadway, other than a Lane.
- c. Parking, loading, storage, or trash collection may be permitted within the Side Setback, provided a minimum 1.5 m wide soft landscaping buffer is provided within the Setback and that all parking and service areas are screened from view from any Site zoned to allow Single Detached Housing as a Permitted Use.
- d. Side, front and rear Façades shall include design techniques including, but not limited to, the use of varied rooflines, variations in building Setbacks and articulation of building Façades, in order to minimize the perception of massing, eliminate large uninterrupted expanses of wall, and provide visual interest when the structure is viewed from an adjacent Lot or roadway.
- e. All principal Dwellings shall have an individual ground level entrance, where:
  - i. the building Façade that faces the public roadway is 12.2 m or longer;
  - ii. the Dwelling is located on the first Storey; and
  - iii. the Dwelling is Setback less than 4.5 m from the public roadway, other than a Lane.
- f. Principal Dwellings that have an individual ground level entrance:
  - i. may share one of these entrance doors between two Dwellings; and
  - ii. sliding patio doors shall not serve as this entrance
- g. 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.
- h. 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.

**8. Development Regulations for Landscaping, Lighting, and Amenity Areas**

- a. The required Landscape Plan submitted with a Development Permit application for new building construction shall be prepared by a Landscape Architect registered with the Alberta Association of Landscape Architects (AALA)
- b. Soil above underground parking facilities shall be of sufficient depth to accommodate required landscaping, including trees, shrubs, flower beds, grass, and ground cover.