

Charter Bylaw 18497

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 2613

WHEREAS NE-7-52-25-4; Lot A, Block 3, Plan 1521821; Lot B, Block 3, Plan 1521821; Lot 1, Block 5, Plan 1821550; Lot 2, Block 5, Plan 1821550; Lot H, Block 1, Plan 1620974; a portion of Lot 1, Block 1, Plan 1223805; located at 3755, 3810, 3910, 3985, 4045 and 4050 - 199 Street NW, and 19903 Lessard Road NW, Edgemont, Edmonton, Alberta, are specified on the Zoning Map as (AG) Agricultural Zone, (RSL) Residential Small Lot Zone, (RF4) Semi-detached Residential Zone, and (AP) Public Parks Zone; and

WHEREAS an application was made to rezone the above described property to (RSL) Residential Small Lot Zone, (RF4) Semi-detached Residential Zone, (RA7) Low Rise Apartment Zone, (DC1) Direct Development Control Provision, (PU) Public Utility Zone, and (CNC) Neighbourhood Convenience Commercial 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 NE-7-52-25-4; Lot A, Block 3, Plan 1521821; Lot B, Block 3, Plan 1521821; Lot 1, Block 5, Plan 1821550; Lot 2, Block 5, Plan 1821550; Lot H, Block 1, Plan 1620974; a portion of Lot 1, Block 1, Plan 1223805; located at 3755, 3810, 3910, 3985, 4045 and 4050 - 199 Street NW, and 19903 Lessard Road NW, Edgemont, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule “A”, from (AG) Agricultural Zone, (RSL) Residential Small Lot Zone, (RF4) Semi-detached Residential Zone, and (AP) Public Parks Zone to (RSL) Residential Small Lot Zone, (RF4) Semi-detached Residential Zone, (RA7) Low Rise Apartment Zone, (DC1) Direct Development Control Provision, (PU) Public Utility Zone, and (CNC) Neighbourhood Convenience Commercial Zone.

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. 2018;
READ a second time this	day of	, A. D. 2018;
READ a third time this	day of	, A. D. 2018;
SIGNED and PASSED this	day of	, A. D. 2018.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

Legend:

- AG to RSL
- AG & AP to PU
- AG to CNC
- AG to RF4
- AG to RA7
- AG, AP, RF4, RSL to DC1

Map Labels:

- 199 St. NW
- Hammond Cres. NW
- Lessard Rd. NW
- AG
- AG to PU
- RA7
- AP to PU
- AP
- AP to DC1
- RPL
- AG to DC1
- RSL
- RF4
- 199 St. NW
- Evans Lk
- Evans Wynd
- Gate
- PU
- AP
- Edgemont Rd.
- RF5
- RSL
- AG to RSL
- AG to RA7
- AG to CNC
- CSC
- RSL
- AG to DC1
- RF4
- RSL to DC1
- RPL
- Elston Lane
- Evans Cres
- RSL

(DC1) DIRECT DEVELOPMENT CONTROL PROVISION**1. General Purpose**

The purpose of this Zone is to provide the opportunity for more efficient utilization of suburban areas through increased density of Single Detached Housing and by allowing Zero Lot Line Development.

2. Area of Application

This Provision shall apply to portions of Lots 1 and 2, Block 5, Plan 1821550 and Lot H, Block 1, Plan 1620974 located south of Lessard Road NW and east of 199 Street NW, Edgemont, as shown on Schedule "A" of the Bylaw adopting this Provision.

3. Uses

- a. Limited Group Homes
- b. Major Home Based Business
- c. Minor Home Based Business
- d. Residential Sales Centre
- e. Secondary Suites
- f. Single Detached Housing
- g. Urban Gardens
- h. Urban Outdoor Farms
- i. Fascia On-premises Signs

4. Development Regulations

- a. The minimum Site Area shall be 228 m².
- b. The minimum Site Width shall be 7.6 m. The Site Width on pie shaped Lots shall be measured 9.0 m into the Site from the Front Lot Line.
- c. The minimum Site depth shall be 30.0 m.
- d. The maximum Height shall not exceed 10.0 m.
- e. The maximum total Site Coverage shall not exceed 55%.
- f. The minimum Front Setback shall be 5.5 m.
- g. The minimum Rear Setback shall be 7.5 m, except in the case of a Corner Site it shall be 4.5 m.
- h. The minimum Side Setback shall be 1.2 m, except that:
 - i. the minimum Side Setback Abutting a public roadway other than a Lane shall be 20% of the Site Width or 2.4 m, whichever is greater;
 - ii. Where a Garage is attached to the principal building, and the vehicle doors

of the Garage face a flanking public roadway other than a Lane, the distance between any portion of these vehicle doors and the flanking public roadway shall not be less than 4.5 m; and

- iii. Zero Lot Line Development shall be permitted where:
 - A. the other Side Setback is a minimum of 1.5 m;
 - B. all roof leaders from the Dwelling are connected to the storm sewer service;
 - C. all roof leaders from Accessory buildings are connected to the storm sewer service or directed to drain directly to an adjacent Lane;
 - D. no roof leader discharge shall be directed to the maintenance easement; and
 - E. the owner of the adjacent Site register against title, a private maintenance easement a minimum of 1.5 m wide that provides for:
 - I. a 0.3 m eave encroachment easement with the requirement that the eaves must not be closer than 0.9 m to the eaves on the adjacent building;
 - II. a 0.6 m footing encroachment easement;
 - III. a drainage swale, constructed as per the City of Edmonton Design and Construction Standards; and
 - IV. permission to access the easement area for maintenance of both properties.
- i. Corner Sites shall have flanking side treatments similar to the front elevation.
- j. All roof drainage shall be directed away from buildings and to a public roadway, including a Lane, or to a drainage work. Applications for Development Permit shall include a detailed drainage plan showing the proposed drainage of the Site, to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination (Drainage).
- k. Single Detached Housing shall be developed in accordance with the following regulations:
 - i. all Dwellings shall include a front attached Garage; and
 - ii. identical floor plans with similar front elevations must be separated by a minimum of one Lot unless finishing treatments are substantially different.
- l. Separation Space shall not be required:
 - i. 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 and:
 - A. in the case of Dwellings on separate Sites, each development complies with the minimum Side Setback requirements for each Dwelling; and
 - B. in the case of Dwellings on the same Site, the separation distance between Dwellings is at least equal to the total of the minimum Side Setback requirements for both Dwellings.

- m. Notwithstanding the off-street parking regulations of the Zoning Bylaw, for Sites with reduced Side Setbacks, including Zero Lot Line Development, the Garage, Parking Area, or Driveway shall not encroach on the private maintenance easement.
- n. A maximum of one Dwelling per Lot shall be allowed in this Zone. Except where Secondary Suites are allowed, then two Dwellings per Lot shall be allowed.
- o. Secondary Suites shall comply with the Zoning Bylaw, except that:
 - i. the minimum Site Area for a Single Detached Dwelling containing a Secondary Suite shall be 228 m².
- p. Signs shall comply with the regulations found in Schedule 59A of the Zoning Bylaw.