

Charter Bylaw 18484

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 2602

WHEREAS City Council at its meeting of February 22, 2001, gave third reading to Bylaw 12800, as amended; and

WHEREAS Council considers it desirable to amend the text of the Edmonton Zoning Bylaw;

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:

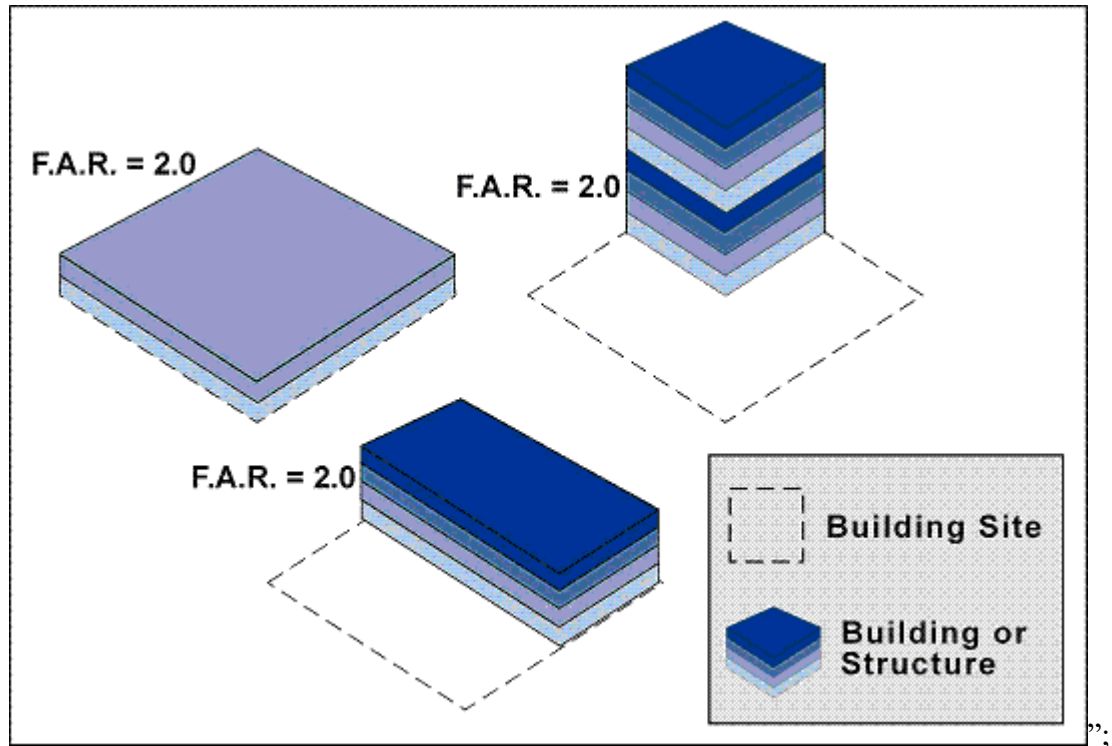
1. Bylaw 12800, as amended, The Edmonton Zoning Bylaw is hereby further amended by :
 - a) deleting subsection 3.2(3) and replacing with the following:

“3. For all Direct Control Provisions created prior to the passage of Bylaw 11844, which contain Single Detached Housing, Semi-detached Housing, Duplex Housing or Secondary Suite as a listed Use, the maximum number of Single Detached Housing Dwellings per Lot shall be one, the maximum number of Semi-detached Housing or Duplex Housing Dwellings per Site shall be two, and the maximum number of Secondary Suites per principal Dwelling, shall be one, unless specifically noted otherwise in the Direct Control Provision.”;
 - b) deleting the defined term “Floor Area Ratio” in Section 6.1 and replacing with the following:

“**Floor Area Ratio** means the numerical value of the Floor Area of the building or structure relative to the Site upon which it is located, excluding:

 - a. Basement areas used exclusively for storage or service to the building, or as a Secondary Suite;

- b. Parking Areas below ground level;
- c. Walkways required by the Development Officer;
- d. Floor Areas devoted exclusively to mechanical or electrical equipment servicing the development, divided by the area of the Site; and
- e. indoor Common Amenity Area, divided by the area of the Site.



- c) deleting the defined term “Multi-unit Project Developments” in Section 6.1 and replacing with the following:
“Multi-unit Project Developments are developments of three or more principal Dwellings, Commercial or Industrial uses developed on a Site that includes common property, such as, but not limited to, communal parking areas, driveways, private roadways, amenity areas, or maintenance areas that are shared. Typical Multi-unit Project Developments include rental projects and conventional Condominium developments, developed in accordance with the Condominium Property Act, RSA 2000, c. C-22.”;
- d) deleting the defined term “Zero Lot Line Development” in Section 6.1 and replacing with the following:
“Zero Lot Line Development means a development on a Site where one Site Side Setback is reduced to 0 m and each principal Dwelling is developed on its own Lot.”;
- e) deleting subsection 7.2(2) and replacing with the following:

- “2. **Duplex Housing** means development consisting of a building containing two principal Dwellings, with one of those Dwellings placed over the other in whole or in part. Each principal Dwelling has separate and individual access, not necessarily directly to ground level. This type of development is designed and constructed as two principal Dwellings at the time of initial construction of the building. This Use does not include Semi-detached Housing.”;
- f) deleting subsection 7.2(5) and replacing with the following:
- “5. **Row Housing** means development consisting of a building containing a row of three or more principal Dwellings joined in whole or in part at the side only with none of those Dwellings being placed over another in whole or in part. Each principal Dwelling has separate, individual, and direct access to ground level. This Use does not include Stacked Row Housing or Blatchford Townhousing.”;
- g) deleting subsection 7.2(6) and replacing with the following:
- “6. **Secondary Suite** means development consisting of a Dwelling located within, and Accessory to, a structure in which the principal Dwelling is Single Detached Housing, Semi-detached Housing, Duplex Housing, or Row Housing. A Secondary Suite has cooking facilities, food preparation, sleeping and sanitary facilities which are physically separate from those of the principal Dwelling within the structure. A Secondary Suite also has an entrance separate from the entrance to the principal Dwelling, either from a common indoor landing or directly from outside the structure. This Use Class includes the Development or Conversion of Basement space or space above ground level to a separate Dwelling, or the addition of new floor space for a Secondary Suite to an existing Dwelling. A Secondary Suite shall not be subject to separation from the principal Dwelling through a condominium conversion or subdivision. This Use Class does not include Apartment Housing, Garden Suites, Lodging Houses, Blatchford Lane Suites, Blatchford Accessory Suites, or Blatchford Townhousing.”;
- h) deleting subsection 7.2(7) and replacing with the following:
- “7. **Semi-detached Housing** means development consisting of a building containing two principal Dwellings joined in whole or in part at the side or rear with neither of those Dwellings being placed over another in whole or in part. Each principal Dwelling has separate, individual, and direct access to ground level. This type of

development is designed and constructed as two Dwellings at the time of initial construction of the building. This Use does not include Duplexes.”;

- i) deleting subsection 7.2(8) and replacing with the following:

“8. **Single Detached Housing** means development consisting of a building containing one principal Dwelling which is separate from any other principal Dwelling or building. This Use includes Mobile Homes which conform to Section 78 of this Bylaw.”;

- j) deleting subsection 7.2(9) and replacing with the following:

“9. **Stacked Row Housing** means development consisting of a building containing three or more principal Dwellings arranged two deep, either vertically so that Dwellings are placed over others, or horizontally so that Dwellings are attached at the rear as well as at the side. Each Dwelling shall have separate and individual access, not necessarily directly to ground level, provided that no more than two Dwellings may share access to ground level. This Use does not include Duplex Housing, Row Housing, or Apartment Housing.”;

- k) deleting section 54.2 Schedule 1(A)(2) and replacing with the following:

“

2. Garden Suite Secondary Suite	1 parking space in addition to the parking requirements for principal Dwelling.
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”

- l) deleting section 54.2 Schedule 1(A)(8) and replacing with the following:

“

8. Major Home Based Business Except: a. Bed and Breakfast	1 parking space in addition to parking required for principal Dwelling. 1 parking space per guest room is required in addition to the parking required for the principal Dwelling.
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”

- m) deleting section 54.2 Schedule 1(A)(31) and replacing with the following:

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<p>31. Child Care Services</p>	<p>b) employee parking shall be provided at the rate of:</p> <p>i) 1 parking space per 100.0 m² of Floor Area; or</p> <p>ii) 1 parking space per 360.0 m² of Floor Area where the Child Care Service is proposed within 400 m of an LRT Station, Transit Centre, Transit Avenue, or all Lots within the boundaries of the Oliver Area Redevelopment Plan, as adopted by Bylaw 11618, as amended, or all Lots within the boundaries of the Strathcona Area Redevelopment Plan, as adopted by Bylaw 11890, as amended; or</p> <p>iii) Where the Child Care Service is for a dayhome/group family care providing care to 7 or more children within the residence of the child care provider, 1 parking space for each non-resident employee, in addition to the parking required for the principal Dwelling. Where a Front Yard Driveway provides access to a parking space that is not within the Front Yard, the Development Officer may consider this Driveway as the provision of a parking space that is in tandem.</p>
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”

- n) deleting section 54.2 Schedule 1(C)(2) and replacing with the following:

“

2. Garden Suite Secondary Suite	0 parking space in addition to the parking requirements for principal Dwelling.
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”;

- o) deleting section 86 and replacing with the following:

“86. ***Secondary Suites***

A Secondary Suite shall comply with the following regulations:

1. The maximum Floor Area of the Secondary Suite, excluding the area covered by stairways, shall be less than the Floor Area of the principal Dwelling.
2. A Secondary Suite shall be developed in such a manner that the exterior of the principal Dwelling containing the Secondary Suite shall appear as a single Dwelling from a public roadway other than a Lane.
3. Only one of a Secondary Suite or a Garden Suite may be developed in conjunction with each principal Dwelling.
4. A Secondary Suite shall not be developed within the same principal Dwelling containing a Group Home or Limited Group Home, Child Care Services or a Major Home Based Business, unless the Secondary Suite is an integral part of a Bed and Breakfast Operation in the case of a Major Home Based Business.
5. A maximum of one Household shall occupy a Secondary Suite.
6. Secondary Suites shall not be included in the calculation of densities in this Bylaw.
7. When a Secondary Suite is accessory to a Discretionary Use in a Zone, the development permit for the Secondary Suite is not valid until the development permit for the Discretionary Use is valid.”;

- p) deleting subsection 110.2(4) and replacing with the following:

“4. Secondary Suites, where developed within Single Detached Housing, Semi-Detached Housing or Duplex Housing”;

- q) deleting subsection 110.4(13) and replacing with the following:
 “13. Each principal Dwelling within Semi-detached Housing shall be individually defined through a combination of architectural features that may include variations in the rooflines, projection or recession of the façade, porches or entrance features, building materials, or other treatments.”;
- r) deleting subsection 115.2(4) and replacing with the following:
 “4. Secondary Suites, where developed within Single Detached Housing, Semi-Detached Housing or Duplex Housing”;
- s) deleting subsection 115.4(12) and replacing with the following:
 “12. Except where Semi-detached Housing or Duplex Housing, are allowed in this Zone, and may thereby constitute two principal Dwellings on a lot, a maximum of one principal Dwelling per lot shall be allowed.”;
- t) deleting subsection 120.2(5) and replacing with the following:
 “5. Secondary Suites, where developed within Single Detached Housing, Semi-Detached Housing or Duplex Housing”;
- u) deleting subsection 120.4(13) and replacing with the following:
 “13. Each principal Dwelling within Semi-detached Housing shall be individually defined through a combination of architectural features that may include variations in the rooflines, projection or recession of the façade, porches or entrance features, building materials, or other treatments.”;
- v) deleting subsection 130.2(4) and replacing with the following:
 “4. Secondary Suites, where developed within Single Detached Housing”;
- w) deleting subsection 140.1 and replacing with the following:
 “1. **General Purpose**
 The purpose of this Zone is to provide for Single Detached Housing and Semi-detached Housing while allowing small-scale conversion and infill redevelopment to buildings containing up to four principal Dwellings under certain conditions, including Secondary Suites and Garden Suites.”;
- x) deleting subsection 140.4(19) and replacing with the following:
 “19. The maximum number of Dwellings per Site shall be as follows:
 a. where Single Detached Housing is developed in this Zone, a maximum of one Single Detached principal Dwelling per Site;

- b. where Semi-detached Housing or Duplex Housing are allowed in this Zone, a maximum of two principal Dwellings per Site shall be allowed; and
 - c. where Apartment Housing, Stacked Row Housing, or Row Housing are allowed in this Zone, a maximum of four principal Dwellings per Site shall be allowed.”;
- y) deleting subsection 140.4(20) and replacing with the following:

“20. Each principal Dwelling within Semi-detached Housing and Row Housing shall be individually defined on all Façades through a combination of architectural features that may include variations in the rooflines, non-repetitive window spacing, projection or recession of the Façade, porches or entrance features, building materials, colour, or other treatments.”;
- z) deleting subsection 150.2(5) and replacing with the following:

“5. Secondary Suites, where developed within Single Detached Housing, Semi-Detached Housing or Duplex Housing”;
- 2. Bylaw 12800, as amended, The Edmonton Zoning Bylaw is hereby further amended by:
 - a) deleting subsection 150.4(13) and replacing with the following:

“13. The maximum number of Dwellings per Site shall be as follows:
 - a. where Semi-detached Housing and Duplex Housing are allowed in this Zone, a maximum of two principal Dwellings per Site shall be allowed; and
 - b. where Single Detached Housing is developed in this Zone, a maximum of one principal Dwelling per Site.”;
- b) deleting subsection 150.4(15) and replacing with the following:

“15. Each principal Dwelling within Semi-detached Housing shall be individually defined through a combination of architectural features that may include variations in the rooflines, projection or recession of the façade, porches or entrance features, building materials, or other treatments.”;
- c) deleting subsection 155.2(5) and replacing with the following:

“5. Secondary Suites, where developed within Single Detached Housing, Semi-Detached Housing or Row Housing”;
- d) deleting subsection 155.4(3) and replacing with the following:

“3. Row Housing shall not exceed five principal Dwellings per building.”;
- e) deleting subsection 155.4(27) and replacing with the following:

- “27. Each principal Dwelling within Semi-detached Housing and Row Housing, including a Zero Lot Line Development Site, shall be individually defined through a combination of architectural features that may include variations in the rooflines, projection or recession of the façade, porches or entrance features, building materials, or other treatments.”.
- f) adding subsection 160.2(4) as follows and renumbering accordingly:
 - “4. Secondary Suites, where developed within Single Detached Housing, Semi-detached Housing or Row Housing”;
- g) deleting subsection 160.3(10) and renumbering accordingly;
- h) deleting subsection 160.4(11) and replacing with the following:
 - “11. Principal Dwellings shall be Family Oriented, in accordance with the requirements of this Bylaw.”;
- i) deleting subsection 160.4(19) and replacing with the following:
 - “19. Each principal Dwelling within Semi-detached Housing and Row Housing shall be individually defined through a combination of architectural features that may include variations in the rooflines, projection or recession of the façade, porches or entrance features, building materials, or other treatments.”;
- j) adding subsection 165.2(4) as follows and renumbering accordingly:
 - “4. Secondary Suites, where developed within Semi-detached Housing or Row Housing”;
- k) adding subsection 170.2(3) as follows and renumbering accordingly:
 - “3. Secondary Suites”;
- l) deleting subsection 170.3(10) and renumbering accordingly;
- m) deleting subsection 170.4(10) and replacing with the following:
 - “10. Principal Dwellings shall be Family Oriented, in accordance with the requirements of the definition within this Bylaw.”;
- n) adding subsection 210.2(7) as follows and renumbering accordingly:
 - “7. Secondary Suites”;
- o) deleting subsection 210.3(12) and renumbering accordingly;
- p) adding subsection 220.2(7) as follows and renumbering accordingly:
 - “7. Secondary Suites”;
- q) deleting subsection 220.3(10) and renumbering accordingly;

- r) adding subsection 230.2(11) as follows and renumbering accordingly:
“7. Secondary Suites, where developed within Row Housing”;
 - s) adding subsection 570.2.3(3) as follows and renumbering accordingly:
“3. Secondary Suites, where developed within Row Housing”;
 - t) adding subsection 571.2.3(3) as follows and renumbering accordingly:
“3. Secondary Suites, where developed within Row Housing”;
 - u) adding subsection 572.2.3(3) as follows and renumbering accordingly:
“3. Secondary Suites, where developed within Row Housing”;
 - v) adding subsection 573.2.3(3) as follows and renumbering accordingly:
“3. Secondary Suites, where developed within Row Housing”;
 - w) deleting subsection 814.3(13) and replacing with the following:
“13. Semi-detached Housing shall have:
 - a. a portion of the principal front Façade of each principal Dwelling staggered a minimum of 0.6 m behind or forward from the principal front Façade of the other attached principal Dwelling; and
 - b. a portion of the principal rear Façade of each principal Dwelling staggered a minimum of 0.6 m behind or forward from the principal rear Façade of the other attached principal Dwelling.
 - x) deleting subsection 814.3(14) and replacing with the following:
“14. Row Housing shall articulate the Façade of each principal Dwelling, by:
 - a. recessing or projecting a portion of the front Façade from the remainder of the front Façade of that Dwelling; or
 - b. including an Unenclosed Front Porch that projects a minimum of 1.0 m from the front Façade.”
 - y) adding subsection 910.7.2(bb) as follows and renumbering accordingly:
“bb. Secondary Suites, where developed within Row Housing”;
 - z) adding subsection 920.10.2(d)(iii) as follows and renumbering accordingly:
“iii. Secondary Suites, where developed within Row Housing”;
3. Bylaw 12800, as amended, The Edmonton Zoning Bylaw is hereby further amended by:
- a) deleting subsection 940.5.5(q) and replacing with the following:
“q. The maximum number of Dwellings per lot shall be as follows:

- i. where Single Detached Housing is developed in this Zone, a maximum of one principal Dwelling per Lot;
 - ii. where Semi-detached Housing, Duplex Housing are developed in this Zone, a maximum of two Dwellings per Lot shall be allowed; and
 - iii. where Row Housing is developed in this Zone, a maximum of sixteen principal Dwellings per Lot shall be allowed.”;
- b) deleting subsection 940.9.5(o) and replacing with the following:
 - “o. The maximum number of Dwellings per lot shall be as follows:
 - i. where Single Detached Housing is developed in this Zone, a maximum of one principal Dwelling per Lot;
 - ii. where Semi-detached Housing, Duplex Housing are developed in this Zone, a maximum of two Dwellings per Lot shall be allowed; and
 - iii. where Row Housing is developed in this Zone, a maximum of sixteen principal Dwellings per Lot shall be allowed.”;
- c) adding subsection 960.4.2(f) as follows and renumbering accordingly:
 - “f. Secondary Suites, where developed within Row Housing”;
- d) adding subsection 960.6.2(d) as follows and renumbering accordingly:
 - “d. Secondary Suites, where developed within Row Housing”.
- e) deleting subsection 998.4.2(d) and replacing with the following:
 - “d. Secondary Suites, where developed within Single Detached Housing or Semi-Detached Housing”;
- f) deleting subsection 998.4.4(n) and replacing with the following:
 - “n. Except where Semi-detached Housing or Duplex Housing are allowed in this Zone, and may thereby constitute two principal Dwellings on a lot, a maximum of one principal Dwelling per lot shall be allowed.”;
- g) adding subsection 998.5.2(d) as follows and renumbering accordingly:
 - “d. Secondary Suites, where developed within Single Detached Housing, Semi-detached Housing or Row Housing”;
- h) deleting subsection 998.5.3(g) and renumbering accordingly;

- i) adding subsection 998.6.2(f) as follows and renumbering accordingly:
“f. Secondary Suites, where developed within Row Housing”.

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