

Charter Bylaw 18393
A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 2343

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) adding the new section “Section 981 – Special Area Heritage Valley Row Housing Zone” attached hereto as Schedule “A” and forming part of this bylaw; and
 - b) deleting from it Appendix I to Section 980 Special Area Heritage Valley Low Density Zone and substituting therefore as Appendix I the map annexed hereto as Schedule “B”.

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

981. HERITAGE VALLEY ROW HOUSING ZONE**1. General Purpose**

To provide for medium density housing with the opportunity for Row Housing, Stacked Row Housing, and Paisley Laneway housing, in accordance with the design objectives in the Paisley Neighbourhood Area Structure Plan.

2. Area of Application

The portions of S.W. ¼ Section 24-51-25-W4M shown as “HVRH” on Appendix I.

3. Permitted Uses

- a. Paisley Laneway Housing
- b. Row Housing
- c. Stacked Row Housing
- d. Fascia On-premises Signs
- e. Temporary On-premises Signs
- f. Minor Home Based Business
- g. Urban Gardens
- h. Limited Group Homes

4. Discretionary Uses

- a. Child Care Services
- b. Group Homes
- c. Lodging Houses
- d. Major Home Based Business
- e. Residential Sales Centre

5. Development Regulations

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

Table 1 – Minimum Site Area		
	Primary vehicular access is not from a lane	Primary vehicular access is from a lane
Row Housing - internal Dwelling	150 m ²	150 m ²
Row Housing - end Dwelling	186 m ²	186 m ²
Stacked Row Housing	N/A	670 m ²

- b. The minimum Site Width shall be in accordance with Table 2 as follows:

Table 2 - Minimum Site Width		
	Primary vehicular access is not from a lane	Primary vehicular access is from a lane
Row Housing - internal Dwelling	5.0 m	5.0 m
Row Housing - end Dwelling	6.2 m	6.2 m
Stacked Row Housing	N/A	22.4 m

- c. Stacked Row Housing shall have vehicular access from a Lane.
- d. Notwithstanding Section 6.1(38), the Front Lot Line may be the property line separating a Lot from an Abutting pipeline corridor, stormwater management facility or Public Park. In the case of a Corner Lot, the Front Lot Line shall be the shorter of the property lines Abutting a pipeline corridor, Public Park, or public roadway other than a Lane. In the case of a Corner Lot formed by a curved corner, the Front Lot Line shall be the shorter of the two segments of the property line lying between the point determined to be the actual corner and the two points at the extremities of that property line.
- e. The minimum Site depth shall be 30.0 m, except that:
 - i. the minimum Site depth shall be 33 m where the principal building is not fronting on to a public roadway.
- f. The maximum Height shall be 12.0m.
- g. The maximum Site Coverage shall be in accordance with Table 3 as follows:

Table 3 - Maximum Site Coverage – Individual Lots				
	Maximum Site Coverage	Principal Building	Accessory Buildings, including Paisley Laneway Housing	Principal Building with Attached Garage
Row Housing - end Dwelling	45%	30%	15%	45%
Row Housing - internal Dwelling	55%	35%	20%	55%
Stacked Row Housing	55%	35%	20%	55%

- h. Front Setbacks shall be as follows:
 - i. The minimum Front Setback shall be 5.5 m where primary vehicular access is not from a Lane.

- ii. The minimum Front Setback shall be 4.5 m where primary vehicular access is from a Lane, except that the Setback shall be 3.0 m where: separate walkways and landscaped boulevards are provided; or the principal building is not fronting on to a public roadway.
- i. The Rear Setback shall be 7.5 m, except that the Setback may be reduced to 5.5 m where an attached rear garage is provided.
- j. Where the Front Lot Line separates a Site from an abutting pipeline corridor, stormwater management facility or public park, the minimum Rear Setback shall be 5.5 m.
- k. Side Setbacks shall be provided as follows:
 - i the minimum interior Side Setback shall be 1.2 m.
 - ii on a Corner Site where the building fronts onto a public roadway, the minimum Side Setback Abutting the flanking public roadway other than a Lane shall be 2.4 m.
 - A. where a Garage is attached to the principal building and the vehicle doors of the Garage face the flanking public roadway, the Setback between any portion of the Garage doors and the flanking property line shall not be less than 4.5 m.
 - iii Where a Lot Abuts a pipeline right-of-way, the principal building shall be Setback a minimum of 7.5 m from the pipeline right-of-way.
 - A. The distance from the pipeline shall be shown on the site plan.
- l. Minimum Off-street Parking requirements shall be developed in accordance with the following:
 - i. Where vehicular access is not from a Lane:
 - A. Dwellings shall include a front attached Garage.
 - B. 1 parking space per Dwelling shall be provided.
 - ii. Where vehicular access is from a Lane:
 - A. The Garage or a Parking Area shall be clearly demarcated on the Site Plan accompanying a development permit application for the principal building.
 - B. 1 parking space per Dwelling shall be provided.
- m. Notwithstanding Section 50, where the principal building faces a public roadway, other than a lane, and the vehicle doors of the detached garage face a Lane abutting the Site:
 - i. no portion of the detached Garage shall be located less than 1.2 m from the Lot Line Abutting that Lane.
 - ii. no portion of the detached Garage shall be located less than 0.60 m from the rear Lot Line where the vehicle doors face a Lane Abutting a Side Lot

Line, except where it is a mutual Garage erected on the common property line to the satisfaction of the Development Officer.

- iii. no portion of the detached Garage shall be located less than 0.90 m from the side Lot Line where the vehicle doors face a Lane Abutting the rear Lot Line, except where it is a mutual Garage erected on the common property line to the satisfaction of the Development Officer.
- n. Notwithstanding Section 50, where the principal building does not face a public roadway, and the vehicle doors of a detached Garage face a Lane Abutting the Site:
 - i. no portion of the detached Garage shall be located less than 1.2 m from the Lot Line Abutting that Lane;
 - ii. no portion of the detached Garage shall be located less than 0.60 m from the rear Lot Line where the vehicle doors face a Lane Abutting a Side Lot Line;
 - iii. no portion of the detached Garage shall be located less than 0.90 m from the side Lot Line where the vehicle doors face a Lane Abutting the rear Lot Line.
- o. Hardsurfaced walkway is required between the Garage or Parking Area and an entry to the principal Dwelling;
- p. Where no Garage or Paisley Laneway House is proposed, a Hardsurfaced parking pad located a minimum distance of 1.2 m from the Rear Lot Line and a minimum of 4.88 m wide and a minimum of 5.5 m deep shall be constructed at the rear of each Lot; and
- q. Hardsurfaced parking pads shall include an underground electrical power connection with outlet on a post 1.0 m in height, located within 1.0 m of the parking pad.
- r. For Row Housing or Stacked Row Housing where detached rear parking Garages are proposed, the maximum width of the building containing the Garage(s) shall not exceed 30 m, provided that the building does not contain more than six separate Garages.
- s. Dwellings on corner Sites shall have flanking side treatments similar to, or reflective of, the front elevation.
- t. All roof leaders from the Dwelling are connected to the individual storm sewer service for each Lot;
- u. Maintenance and/or drainage and utility easement(s) may be required between Abutting properties and/or through private Yards of one or more Dwellings to ensure adequate access for property, drainage and utility maintenance.
- v. General Site Landscaping shall be developed in accordance with subsection 55.4 of this Bylaw, except:

- i. one deciduous tree or one coniferous tree and two shrubs shall be required for each Row Housing and Stacked Row Housing Dwelling; and
- ii. all applications for a Development Permit shall include a Site Plan that identifies the location, species and size of Landscaping required.
- w. Amenity Area shall be in accordance with Table 4.
- x. The Amenity Area shall be permanently retained as open space, unencumbered by an Accessory Building or future additions and shall be in accordance with Table 4 as follows:

Table 4 - Minimum Amenity Area	
Row Housing	<p>A minimum area of 15 m² per Dwelling shall be designated on the Site Plan for the active or passive recreation use of the occupants.</p> <p>A maximum of 50% of the required Amenity Area may be located in the Front Setback, including a front veranda, provided that it is Setback a minimum of 1.0 m from the Front Lot Line. In this case, this area shall be defined by use of a decorative fence or landscape elements such as planters, hedges or hard and soft surface treatments.</p> <p>A maximum of 50% of the required Amenity Area may be provided above Grade, provided that it shall be at least 7.5 m² in area, with neither the width or depth less than 1.5 m.</p>
Stacked Row Housing	<p>A minimum area of 7.5 m² per Dwelling shall be designated on the Site Plan and may be provided above Grade, including a balcony, provided that neither the width or depth is less than 1.5 m.</p>
Paisley Laneway Housing	

- y. 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.
- z. Signs shall comply with the regulations found in Schedule 59A.
- aa. Notwithstanding Section 48, Separation Space shall be as per the Setbacks of this zone, except that Separation Space shall not be required between the principle building and Paisley Laneway Housing.
- bb. Except where modified through the regulations of this zone, Accessory buildings shall comply with Section 50.

6. Additional Development Regulations for Discretionary Uses

- a. Child Care Services shall comply with Section 80 of this Bylaw.

- b. Group Homes shall comply with Section 79 of this Bylaw.
- c. Major Home Based Business shall comply with Section 75 of this Bylaw.
- d. Residential Sales Centre shall comply with Section 82 of this Bylaw.

7. Heritage Valley Paisley Laneway Housing

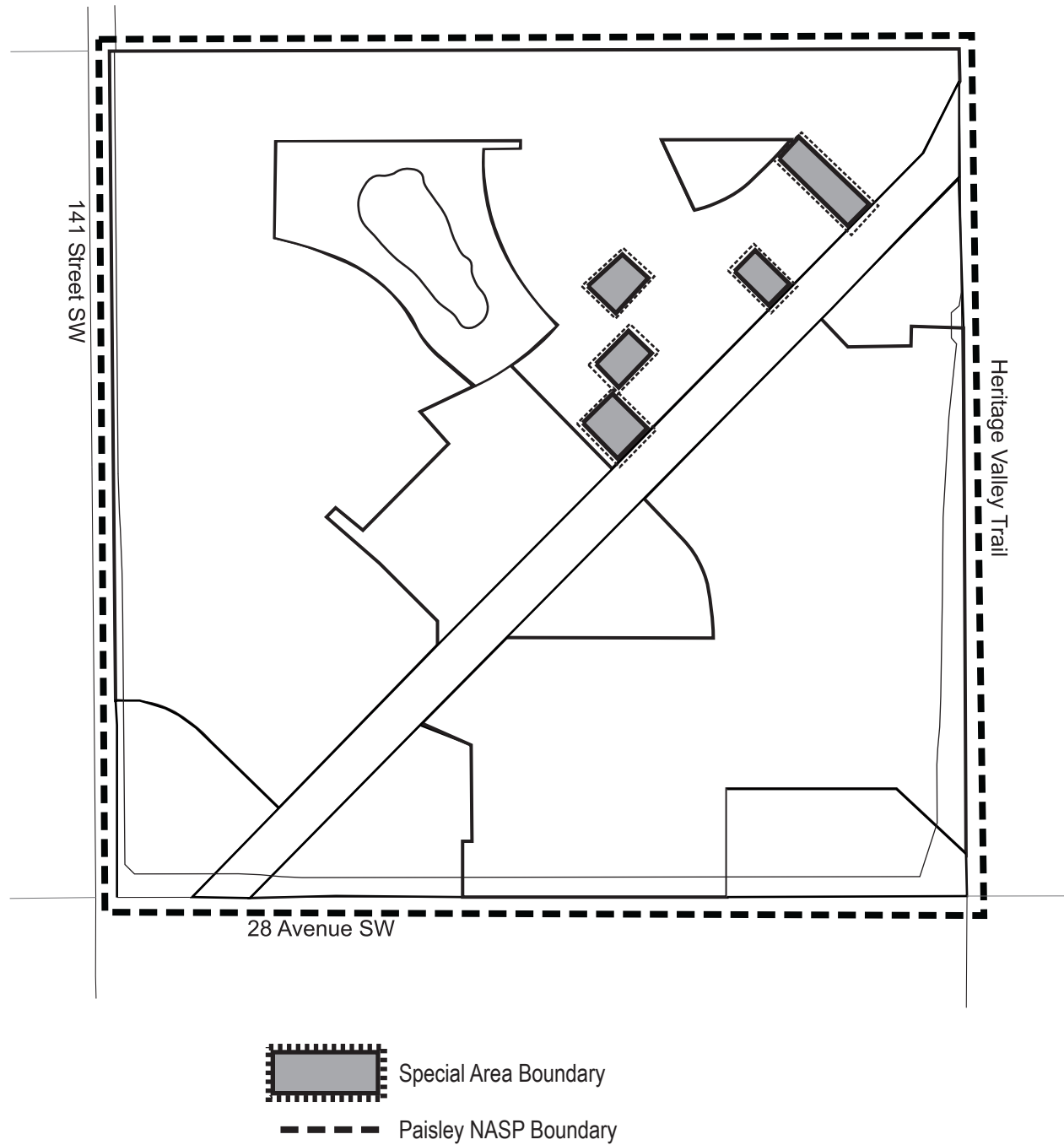
- a. Paisley Laneway Housing means an Accessory building containing up to two Dwellings located apart from the principal building, which may be either Stacked Row Housing or Row Housing, and may contain a Parking Area. Paisley Laneway Housing has cooking facilities, food preparation, sleeping and sanitary facilities. Paisley Laneway Housing may be separated from the principal Dwelling by strata, subdivision, or condominium conversion. This Use Class does not include Apartment Housing, Duplex Housing, Garage Suites, Garden Suites, Secondary Suites, Semi-detached Housing, Lodging Houses, Blatchford Lane Suites, Blatchford Accessory Suites, or Blatchford Townhousing.

8. Paisley Laneway Housing shall comply with the following regulations:

- a. the minimum Site Area shall be 247 m².
- b. the minimum Floor Area shall be 30 m².
- c. the maximum Floor Area shall be 184 m².
- d. the maximum Height shall be 8 m.
- e. the minimum rear setback shall be 2.75 m.
- f. the minimum Side Setback shall be 1.2 m.
- g. the minimum distance between a Paisley Laneway House and the principal building on the same Site, shall be 4 m.
- h. Second storey windows shall be placed and sized such that they minimize overlook into Yards and windows of abutting properties through one or more of the following:
 - i. off-setting window placement to limit direct views of abutting rear or side yard amenity areas, or direct view into a window on an abutting Site; or
 - ii. strategic placement of windows in conjunction with landscaping or the placement of other accessory buildings.
- i. Paisley Laneway Housing may be subject to a strata subdivision or condominium conversion.
- j. An Accessory building shall not be used as a Dwelling, except where it contains a Garden Suite in accordance with Section 87, or Paisley Laneway Housing.

Special Area, Heritage Valley Paisley Laneway Housing

Appendix I to Section 981 of Bylaw 12800



Special Area, Heritage Valley Low Density Zone

Appendix I to Section 980 of Bylaw 12800

