

Charter Bylaw 18425

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 2574

WHEREAS a portion of NE-22-51-25-4, a portion of Lot 1, Block D, Plan 1620360, a portion of Block C, Plan 8922649; located at 1106 - 156 Street SW, 1821 - Rabbit Hill Road SW, and 1920 - 156 Street SW, Glenriding Ravine, Edmonton, Alberta, are specified on the Zoning Map as (AG) Agricultural 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, 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 NE-22-51-25-4, a portion of Lot 1, Block D, Plan 1620360, a portion of Block C, Plan 8922649; located at 1106 - 156 Street SW, 1821 - Rabbit Hill Road SW, and 1920 - 156 Street SW, Glenriding Ravine, Edmonton, Alberta, which lands are shown on the sketch plan attached as Schedule "A", from (AG) Agricultural 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.

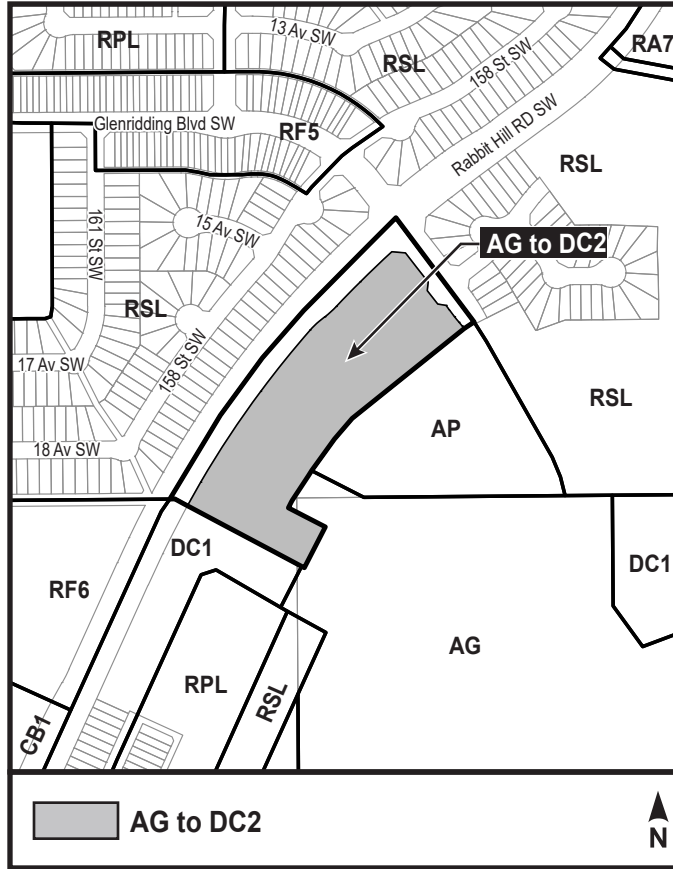
READ a first time this	day of	, A. D. 2018;
READ a second time this	day of	, A. D. 2018;
READ a third time this	day of	, A. D. 2018;
SIGNED and PASSED this	day of	, A. D. 2018.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

CHARTER BYLAW 18425



(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION**1. General Purpose**

To provide for Row Housing, developed as individual lots with front attached garages and greater height than the (RF5) Row Housing Zone.

2. Area of Application

A portion of NE 22-51-25-4; a portion of Lot 1, Block D, Plan 1620360; and a portion of Block C, Plan 8922649, totaling 3.04 ha more or less; located in the Glenridding Ravine Neighborhood as shown on Schedule "A" of the Bylaw adopting this Provision.

3. Uses

- a. Child Care Services
- b. Limited Group Homes
- c. Major Home Based Business
- d. Minor Home Based Business
- e. Residential Sales Centre
- f. Row Housing
- g. Urban Gardens
- h. Urban Outdoor Farms
- i. Fascia On-premises Signs
- j. Temporary On-premises Signs

4. Development Regulations

- a. Development shall be in general conformance with the attached appendix.
- b. Site Area and Site dimensions for individual Dwellings shall be in accordance with Table 1 below:

Table 1: Site Area and Site Dimensions			
	Minimum Site Area	Minimum Site Width	Minimum Site Depth
(a) Row Housing internal Dwelling and Minor and Major Home Based Business	150 m ²	5.0 m	30.0 m

(b) Row Housing end Dwelling	186 m ²	6.2 m	30.0 m
(c) All other Uses	186 m ²	6.2 m	30.0 m

- c. The maximum Height shall not exceed 14.0 m.
- d. The maximum total Site Coverage shall be 55%, except that it shall be 45% for Row Housing end Dwellings.
- e. The minimum Front Setback shall be 5.5 m.
- f. The minimum Rear Setback shall be 7.5 m.
- g. Minimum Side Setbacks shall be 1.2 m.
- h. Notwithstanding clause 4.g., the minimum Side Setback shall be 4.5 m where the Side Yard abuts a flanking public roadway other than a Lane, except that this may be reduced to 3.0 m where:
 - I. there is a treed landscaped boulevard along the flanking roadway;
 - II. the depth of the Side Setback would be consistent with other development on the flanking block face; and
 - III. the flanking side of the building is not a Blank Wall, and is articulated through architectural elements such as recesses or projections, including but not limited to, windows, a side entrance, a porch, or other architectural element that would be compatible with adjacent development.
- i. Separation Space shall not be required 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:
 - I. in the case of Dwellings on separate Sites, each development complies with the minimum Side Setback requirements for each Dwelling; and
 - II. 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.
- j. Amenity Areas shall be provided as follows:
 - I. a minimum of 15 m² per Dwelling unit, shall be provided; and
 - II. the Amenity Area shall be permanently retained as open space, unencumbered by an Accessory building or future additions.
- k. Each Dwelling shall be a Family Oriented Dwelling.
- l. The Development Officer may require registration of maintenance and/or drainage and utility easements(s) on title in areas between Abutting buildings and/or through private yards to ensure adequate access for property, drainage and utility maintenance prior to issuance of the Development Permit.

- m. All roof leaders from the Dwelling shall be connected to the storm sewer service.
- n. No outdoor parking, trash collection or outdoor storage areas shall be developed within 1.2 m of any Lot line that Abuts a Site zoned to allow Single Detached Housing as a Permitted Use.
- o. Where a building exceeds 10.0 m in Height, and the side Lot line Abuts a Site zoned to allow Single Detached Housing as a Permitted Use, the portion of the building above this Height that faces the side Lot line shall have a minimum 1.8 m Stepback.
- p. Signs shall comply with the regulations found in Schedule 59A of the Zoning Bylaw.
- q. Row Housing shall be limited to a maximum of 5 Dwellings per building.
- r. Each Dwelling that has direct access to Grade shall have an entrance door or entrance feature facing a public roadway, other than a Lane. On Corner Sites, the entrance door or entrance feature may face either the Front Lot Line or the flanking Side Lot Line.
- s. Each Dwelling 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.
- t. On Corner Sites the Façades of a principal building abutting the Front Lot Line and flanking Side Lot Line shall use consistent building materials and architectural features, and shall include features such as windows, doors, or porches.
- u. Front attached Garages must be designed such that the Garage is attached to a shared common wall and includes adjoining shared driveway aprons, unless, in the case of a Row Housing end unit, the Abutting Dwelling already has a driveway shared with another Abutting Dwelling.
- v. Driveway widths, including Abutting Walkways, shall be no wider than the width of the Garage, and subject to the following additional limitations:
 - i. single wide Garage: the width of the driveway, including Abutting Walkways, where it meets a public or private roadway shall not exceed 3.1 m; and
 - ii. double garage: the width of the driveway, including Abutting Walkways, where it meets a public or private roadway shall not exceed 5.2 m.