

Charter Bylaw 19966

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 3392

WHEREAS Lots 220-234, Block 1, Plan 2122238; located at 5223, 5225, 5227, 5229, 5231, 5233, 5235, 5237, 5239, 5241, 5243, 5245, 5247, 5249, 5251 - 21A Avenue SW, Walker, Edmonton, Alberta, are specified on the Zoning Map as (DC2) Site Specific Development Control Provision; and

WHEREAS an application was made to rezone the above described properties to (DC1) Direct 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 Lots 220-234, Block 1, Plan 2122238; located at 5223, 5225, 5227, 5229, 5231, 5233, 5235, 5237, 5239, 5241, 5243, 5245, 5247, 5249, 5251 - 21A Avenue SW, Walker, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule "A", from (DC2) Site Specific Development Control Provision to (DC1) Direct Development Control Provision.
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.

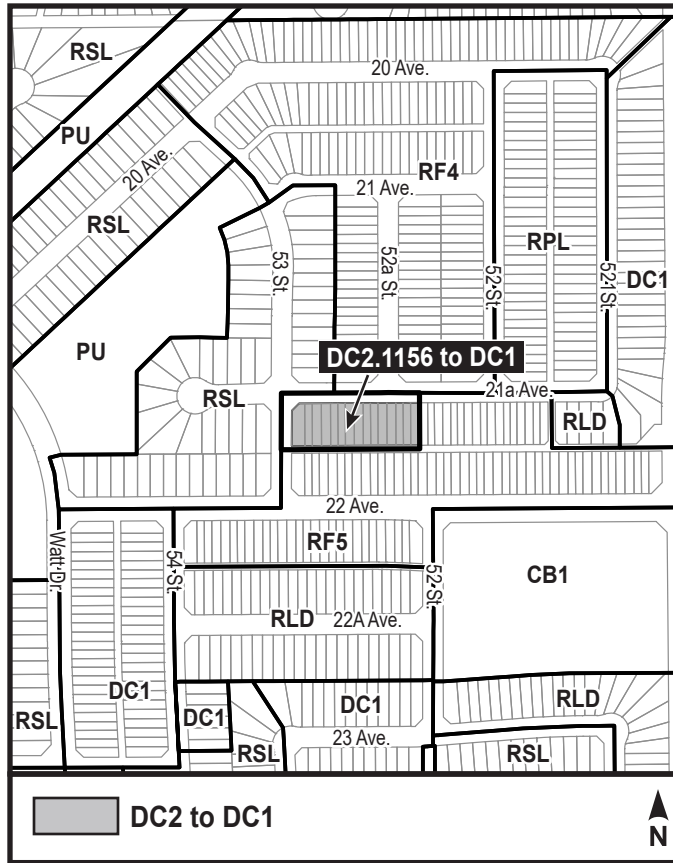
READ a first time this	day of	, A. D. 2022;
READ a second time this	day of	, A. D. 2022;
READ a third time this	day of	, A. D. 2022;
SIGNED and PASSED this	day of	, A. D. 2022.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

CHARTER BYLAW 19966



SCHEDULE “B”**(DC1) DIRECT DEVELOPMENT CONTROL PROVISION****1. General Purpose**

To allow Multi-unit housing to be developed in the form of Row Housing with increased Height on individual lots.

2. Area of Application

This DC1 Provision shall apply to Lots 220-234, Block 1, Plan 2122238 located south of 21A Avenue SW and east of 53 Street SW in the Walker neighbourhood, as shown on Schedule “A” of the Bylaw adopting this Provision.

3. Uses

- a. Major Home Based Business
- b. Minor Home Based Business
- c. Multi-unit Housing
- d. Residential Sales Centre
- e. Secondary Suites
- f. Supportive Housing, restricted to Limited Supportive Housing
- g. Urban Gardens
- h. Urban Outdoor Farms
- i. Fascia On-premises Signs

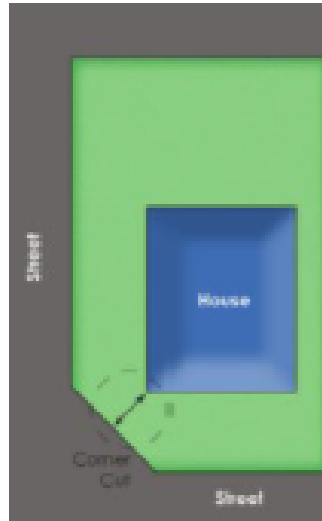
4. Development Regulations

- a. The minimum Site Area shall be 106 m².
- b. The minimum Lot Width shall be in accordance with Table 1.

Table 1 Minimum Lot Width – Individual Lots	
i. Multi-unit Housing, in the form of row housing – internal Dwelling	4.2 m
ii. Multi-unit Housing, in the form of row housing – end Dwelling	5.4 m
iii. Multi-unit Housing, in the form of row housing – corner Dwelling, abutting the	6.7 m

flanking public roadway, other than a Lane	
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- c. The minimum Site Depth shall be 30.0 m.
- d. The minimum Front Setback shall be 4.5 m.
- e. On corner lots, the minimum Setback from the corner cut shall be 3.0 m, as shown in the following illustration:



- f. The minimum Rear Setback shall be 5.5 m, and 1.2 m for Accessory Buildings.
- g. The minimum Side Setback for an end Dwelling shall be 1.2 m, except that:
 - i. on a Corner Site, the minimum Side Setback abutting the flanking public roadway shall be 2.4 m.
- h. The maximum total Site Coverage shall be in accordance with Table 2:

Table 2 Maximum Site Coverage – Individual Lots	Total Site Coverage
Multi-unit Housing, in the form of row housing (internal Dwelling)	57%
Multi-unit Housing, in the form of row housing (end Dwelling)	48%
Multi-unit Housing, in the form of row housing (corner Dwelling, abutting the flanking public roadway, other than a Lane)	40%

- i. The maximum Height shall not exceed 13.0 m.
- j. Each Dwelling unit shall provide a minimum 15.0 m² of private outdoor Amenity

Area.

- k. Each Dwelling within Multi-unit Housing, in the form of 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.
- l. On Corner Sites, the Facades 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.
- m. Row housing shall not repeat the same architectural features more than six times on a block face.
- n. Notwithstanding Section 55 of the Zoning Bylaw, a minimum of two trees and four shrubs shall be provided for on each Lot.
- o. Vehicular access shall be from a Lane.
- p. Signs shall comply with the regulations found in Section 59A.