

Charter Bylaw 19998

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 3403

WHEREAS a portion of SE-25-51-24-4 and a portion of Lot 1, Plan 9823999; located at 3614 - 6 Avenue SW and 440 - 36 Street SW, Charlesworth, Edmonton, Alberta, are specified on the Zoning Map as (RLD) Residential Low Density Zone; and

WHEREAS an application was made to rezone the above described property 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 a portion of SE-25-51-24-4 and a portion of Lot 1, Plan 9823999; located at 3614 - 6 Avenue SW and 440 - 36 Street SW, Charlesworth, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule "A", from (RLD) Residential Low Density Zone 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.

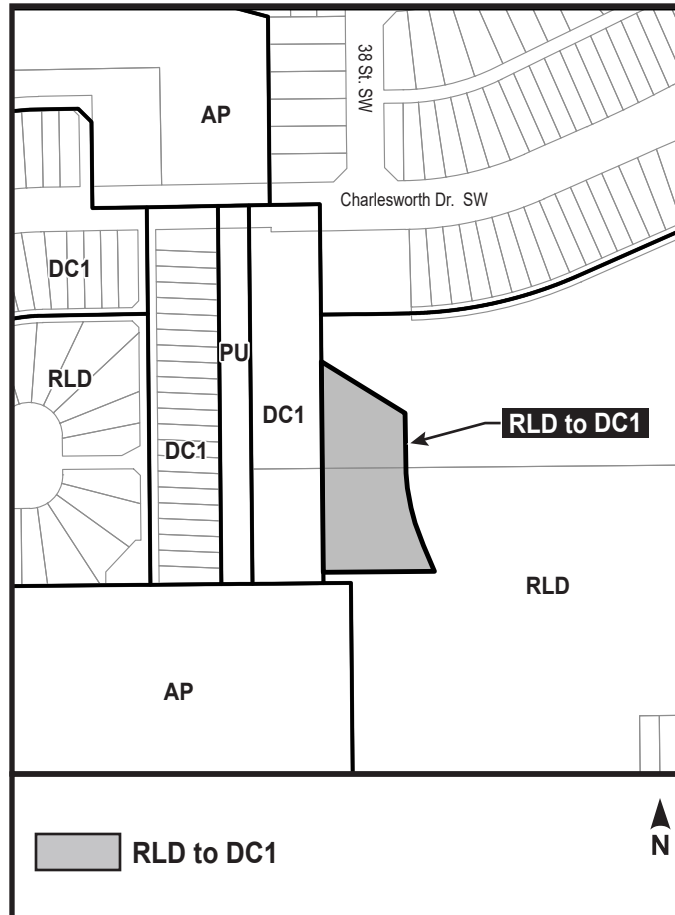
READ a first time this	day of	, A. D. 2022;
READ a second time this	day of	, A. D. 2022;
READ a third time this	day of	, A. D. 2022;
SIGNED and PASSED this	day of	, A. D. 2022.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

CHARTER BYLAW 19998



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

To allow for the development of Multi-unit Housing in the form of Row Housing with reduced Site Depth, and increased Site Coverage and Height.

2. Area of Application

Portions of Lot 1, Plan 982 3999 & SE 25-51-24-4 containing 0.33 ha more or less; located in the Charlesworth Neighbourhood shown on Schedule “A” of the Bylaw adopting this Provision.

3. Permitted Uses

- a. Child Care Services
- b. Major Home Based Business
- c. Minor Home Based Business
- d. Multi-unit Housing, in the form of Row Housing.
- e. Urban Gardens
- f. Residential Sales Centre
- g. Supportive Housing, restricted to Limited Supportive Housing
- h. Fascia On-premises Signs
- i. Freestanding On-premises Signs
- j. Temporary On-premises Signs

4. Development Regulations

- a. The minimum Site Area shall be 130 m² per principal Dwelling.
- b. The minimum Site Width shall be in accordance with Table 1.

Table 1 Minimum Lot Width – Individual Lots		
i.	Row Housing – internal Dwelling	5.3 m
ii.	Row Housing – end Dwelling	6.5 m

- c. The minimum Site Depth shall be 24.5 m.
- d. The minimum Front Setback shall be 4.5 m.
- e. The minimum Rear Setback shall be 5.5 m.
- f. The minimum Side Setback shall be 1.2 m.
- g. The maximum total Site Coverage shall be in accordance with Table 2:

Table 2 Maximum Site Coverage – Individual Lots	
i. Row Housing – internal Dwelling	55 %
ii. Row Housing – end Dwelling	45 %

- h. The maximum Height shall be 13.0 m.
- i. Amenity Area shall be provided in accordance with Section 46 of the Zoning Bylaw.
- j. 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.
- k. Architectural features shall not be repeated more than four times on a block face.
- l. A minimum of two trees and four shrubs shall be provided for on each lot.
- m. Vehicular access shall be from a Lane.
- n. Signs shall comply with the regulations found in Schedule 59A of the Zoning Bylaw.