

Bylaw 18297

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 2523

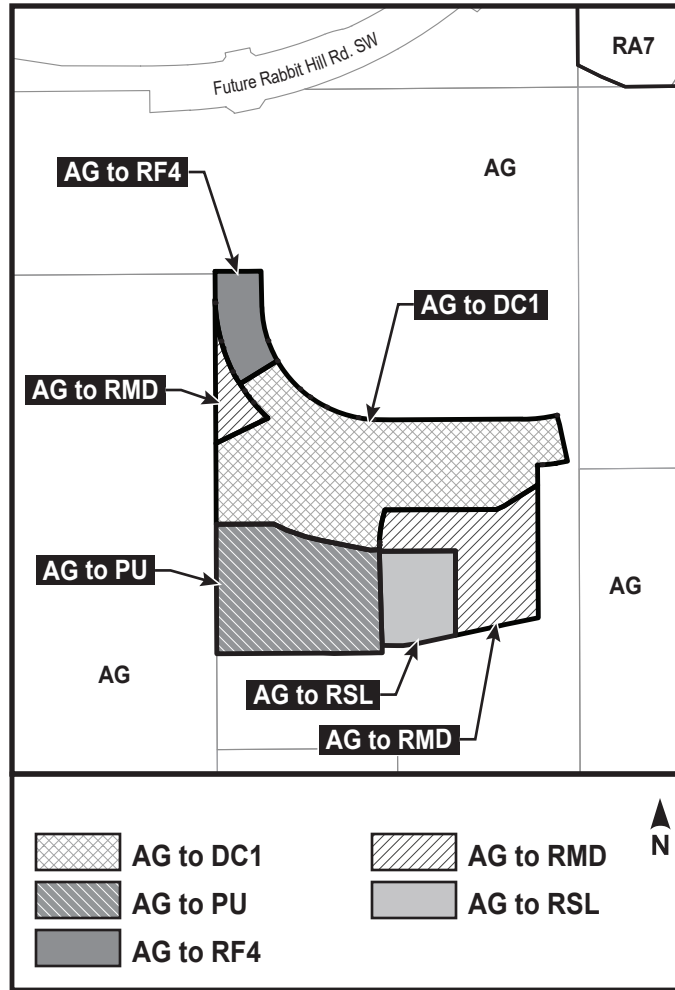
WHEREAS a portion of NW-15-51-25-4; located at 2531 - 170 Street SW, Glenridding Ravine, Edmonton, Alberta, is specified on the Zoning Map as (AG) Agricultural Zone; and

WHEREAS an application was made to rezone the above described property to (DC1) Direct Development Control Provision, (PU) Public Utility Zone, (RF4) Semi-detached Residential Zone, (RMD) Residential Mixed Dwelling Zone, and (RSL) Residential Small Lot Zone;

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 NW-15-51-25-4; located at 2531 - 170 Street SW, Glenridding Ravine, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule "A", from (AG) Agricultural Zone to (DC1) Direct Development Control Provision, (PU) Public Utility Zone, (RF4) Semi-detached Residential Zone, (RMD) Residential Mixed Dwelling Zone, and (RSL) Residential Small Lot Zone.
2. The uses and regulations of the aforementioned DC1 Provision are attached as Schedule "B".

BYLAW 18297



(DC1) DIRECT DEVELOPMENT CONTROL PROVISION**Area A****1. General Purpose**

To provide for Single Detached Housing, Duplex Housing and Semi-detached Housing with slightly increased site coverage from the regulations of the (RF4) Semi-detached Residential Zone.

2. Area of Application

This Provision shall apply to a portion of NW 15-51-25-W4M, south of Rabbit Hill Road SW and east of 170 Street SW, Glenridding Ravine, as shown on Schedule "A" attached to the Bylaw adopting this Provision and as identified on the attached Appendix "A".

3. Uses

- a. Duplex Housing
- b. Garden Suites
- c. Limited Group Homes
- d. Minor Home Based Business
- e. Residential Sales Centre
- f. Secondary Suites
- g. Semi-detached Housing
- h. Single Detached Housing
- i. Urban Gardens
- j. Fascia On-premises Signs

4. Development Regulations

- a. Site regulations for Single Detached Housing and Limited Group Homes:
 - i. the minimum Site area shall be 330.0 m²
 - ii. the minimum Site Width shall be 11.0 m
 - iii. the minimum Site depth shall be 30.0 m
- b. Site regulations for Semi-detached Housing and Duplex Housing:
 - i. the minimum Site area shall be 402.0 m²
 - ii. the minimum Site Width shall be 13.4 m
 - iii. the minimum Site depth shall be 30.0 m
- c. The maximum Height shall not exceed 10.0 m.

d. Maximum Site Coverage shall be as follows:

	Principal Dwelling/ building	Accessory building	Principal building with attached Garage	Total Site Coverage
i. Single Detached Housing and Limited Group Homes	33%	14%	47%	47%
ii. Semi-detached and Duplex Housing	35%	17%	50%	50%

e. The minimum Front Setback shall be 4.5 m, except that:

- i. the minimum Front Setback shall be 3.0 m when a Treed Landscaped Boulevard is provided at the front of the Lot and vehicular access is from a Lane; and
- ii. the minimum distance between the Front Lot Line and the door of an attached Garage shall be 5.5 m.

f. The minimum Rear Setback shall be 7.5 m, except on a Corner Site, where a Dwelling with an attached Garage faces the flanking public roadway, it may be reduced to 4.5 m.

g. The minimum Side Setback shall be 1.2 m, except that:

- i. the minimum Side Setback abutting a flanking public roadway, other than a Lane, shall be 2.4 m; and
- ii. where the vehicle doors of a Garage face a flanking public roadway other than a Lane, the minimum distance between the vehicle doors and the flanking public roadway shall be 4.5 m.

h. Accessory buildings shall be located as follows:

- i. the minimum distance to an interior Side Lot Line shall be 0.6 m;
- ii. where the vehicle doors of a detached Garage face a Lane Abutting the Site, no portion of the Garage shall be located less than 2.75 m from the Lot Line Abutting the Lane; and
- iii. on a Corner Site, the minimum distance from the Side Lot Line running parallel to any flanking public roadway, other than a Lane, shall be 2.4 m.

i. Notwithstanding clause 4. h., a mutual rear detached Garage may be constructed on the common property line to the satisfaction of the Development Officer.

j. One deciduous tree or one coniferous tree, and two shrubs shall be required in the Front Yard for each principal Dwelling, except where a Treed Landscaped Boulevard is provided at the front of the Lot, the tree may be placed within the Rear or Side Yard;

k. Separation Space shall not be required:

- i. 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
 - ii. in the case of Dwellings on separate Sites, each development complies with the minimum Side Setback requirements for each Dwelling; and
 - iii. 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.
- l. Private Outdoor Amenity Area shall be provided on Site in accordance with this Bylaw.
- m. The maximum number of Dwellings per Site shall be as follows:
 - i. where Semi-detached Housing and Duplex Housing are allowed in this Zone, a maximum of two Dwellings per Site shall be allowed; and
 - ii. A maximum of one Single Detached Dwelling per Site, and up to one Secondary Suite or Garden Suite.
- n. Each 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.
- o. 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.
- p. Except for Garden Suites and Secondary Suites, 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.
- q. The minimum Site Area for a Single Detached Dwelling containing a Secondary Suite or Garden Suite shall be 330 m².
- r. Signs shall comply with the regulations found in Schedule 59A of the Zoning Bylaw.

Area B**5. General Purpose**

To provide for Row Housing with slightly increased site coverage from the regulations of the (RF5) Row Housing Zone.

6. Area of Application

This Provision shall apply to a portion of NW 15-51-25-W4M south of Rabbit Hill Road SW and east of 170 Street SW, Glenridding Ravine, as shown on Schedule "A" attached to the Bylaw adopting this Provision and as identified on the attached Appendix "A".

7. Uses

- a. Minor Home Based Business
- b. Major Home Based Business
- c. Residential Sales Centre
- d. Row Housing
- e. Urban Gardens
- f. Urban Outdoor Farms
- g. Fascia On-premises Signs

8. Development Regulations

- a. Site Area and Site Dimensions for individual Dwellings shall be in accordance with the following:

	Minimum Site Area	Minimum Site Width	Minimum Site Depth
i. Row Housing internal Dwelling	150 m ²	5.0 m	30.0 m
ii. Row Housing end Dwelling	186 m ²	6.2 m	30.0 m

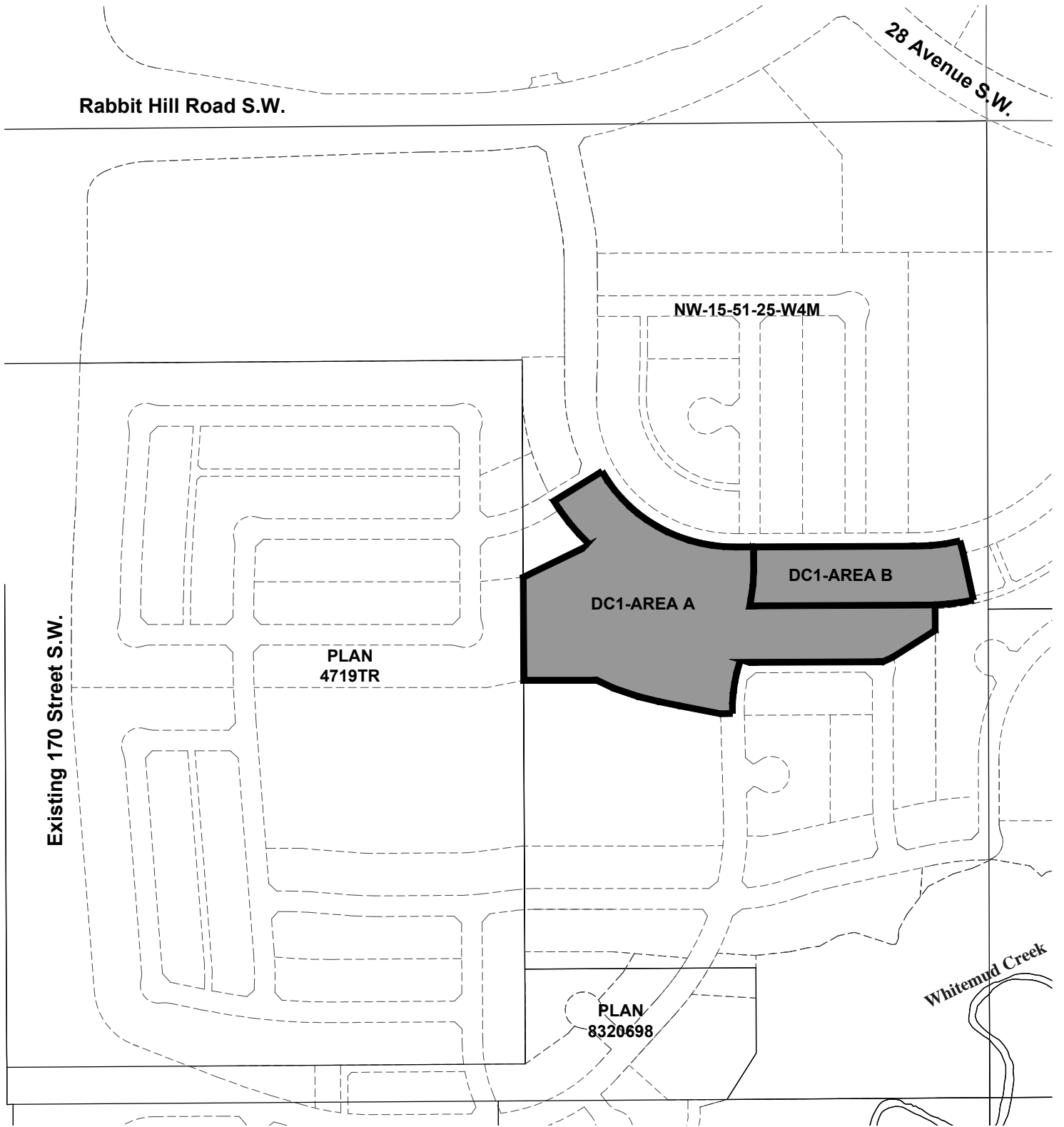
- b. The maximum Height shall not exceed 12.0 m.
- c. The maximum total Site Coverage shall be as follows:


	Principal Dwelling/ building	Accessory building	Total Site Coverage
a. Row Housing – internal Dwelling	42%	20%	62%
b. Row Housing – end Dwelling	37%	17%	54%
c. Row Housing – corner Dwelling	34%	18%	52%

- d. The minimum Front Setback shall be 4.5 m, except that the minimum Front Setback shall be 3.0 m when a Treed Landscaped Boulevard is provided at the front of the Lot and vehicular access is from a Lane.
- e. The minimum Rear Setback shall be 7.5 m.
- f. Minimum Side Setbacks shall be provided, on the following basis:
 - i. 1.2 m excepting a Side Yard Abutting a flanking roadway; and
 - ii. 2.4 m where the Side Yard Abuts a flanking public roadway other than a Lane.
- g. Separation Space shall not be required:
 - i. 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:
 - A. in the case of Dwellings on separate Sites, each development complies with the minimum Side Setback requirements for each Dwelling;
 - B. 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.
- h. Minimum Private Outdoor Amenity Areas shall be provided as follows:
 - i. a minimum of 30 m² per Dwelling unit, at Grade, shall be provided; and
 - ii. the Outdoor Amenity Area shall be permanently retained as open space, unencumbered by an Accessory building or future additions.
- i. The Development Officer may require registration of maintenance and/or drainage and utility easement(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.
- j. Front attached Garages shall not be permitted where a Site or a Lot has vehicular access from a Lane.
- k. Where detached rear parking Garages are developed, the maximum width of the building containing the Garage(s) shall not exceed 24 m.
- l. Where the vehicle doors of a detached Garage face a Lane Abutting the Site, no portion of the Garage shall be located less than 2.75 m from the Lot Line Abutting the Lane.
- m. No outdoor parking, trash collection or outdoor storage areas shall be developed within 3.0 m of any property line that abuts a Site zoned to allow Single Detached Housing as a Permitted Use.
- n. Each Dwelling within 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.

- o. 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.
- p. Site design for Row Housing developments of six or more attached Dwellings shall include entry transitions such as steps, decorative Fences, gates, hedges, low walls, and planting beds in the Front Yard.
- q. Each Dwelling 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.
- r. Signs shall comply with the regulations found in Schedule 59A of the Zoning Bylaw.

Appendix "A"



 DC-1 Site Location