

Bylaw 18301

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 2527

WHEREAS a portion of SW-21-51-25-4; located at 1703 - 184 Street SW, Keswick, Edmonton, Alberta, is specified on the Zoning Map as (RF5) Row Housing 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 SW-21-51-25-4; located at 1703 - 184 Street SW, Keswick, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule "A", from (RF5) Row Housing 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.

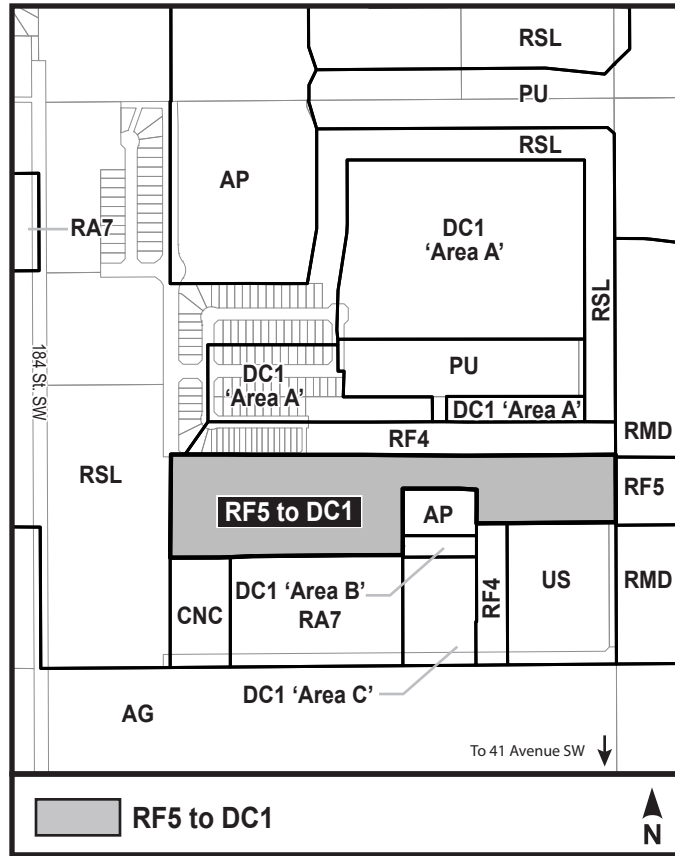
READ a first time this	day of	, A. D. 2018;
READ a second time this	day of	, A. D. 2018;
READ a third time this	day of	, A. D. 2018;
SIGNED and PASSED this	day of	, A. D. 2018.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

BYLAW 18301



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

To provide for Row Housing with slightly increased site coverage than the regulations found within the RF5 Row Housing Zone.

2. Area of Application

This Provision shall apply to a portion of SW ¼ 21-51-25W-4M west of 170 Street SW and north of 28 Avenue SW, Keswick, as shown on Schedule "A" attached to the Bylaw adopting this Provision.

3. 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

4. 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	Principal building with attached Garage or where parking is provided underground
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:
 - 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.
- e. The minimum Rear Setback shall be 7.5 m, except the Rear Yard may be reduced to 5.5 m where an attached Garage is provided.
- 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 abutting buildings and/or through private yards to ensure adequate access for property, drainage and utility maintenance prior to Development Permit issuance.
- 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. 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.
- m. 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.

- n. 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.
- o. 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.
- p. 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.
- q. Signs shall comply with the regulations found in Schedule 59A of the Zoning Bylaw.