

Charter Bylaw 20060

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 3428

WHEREAS Lots 2-3, Block 1, Plan 0224568; located at 8915 - 231 Street NW and 8805 - 231 Street NW, Rosenthal, Edmonton, Alberta, are specified on the Zoning Map as (DC2) Site Specific Development Control Provision and (RMD) Residential Mixed Dwelling Zone; 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 2-3, Block 1, Plan 0224568; located at 8915 - 231 Street NW and 8805 - 231 Street NW, Rosenthal, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule "A", from (DC2) Site Specific Development Control Provision and (RMD) Residential Mixed Dwelling 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.

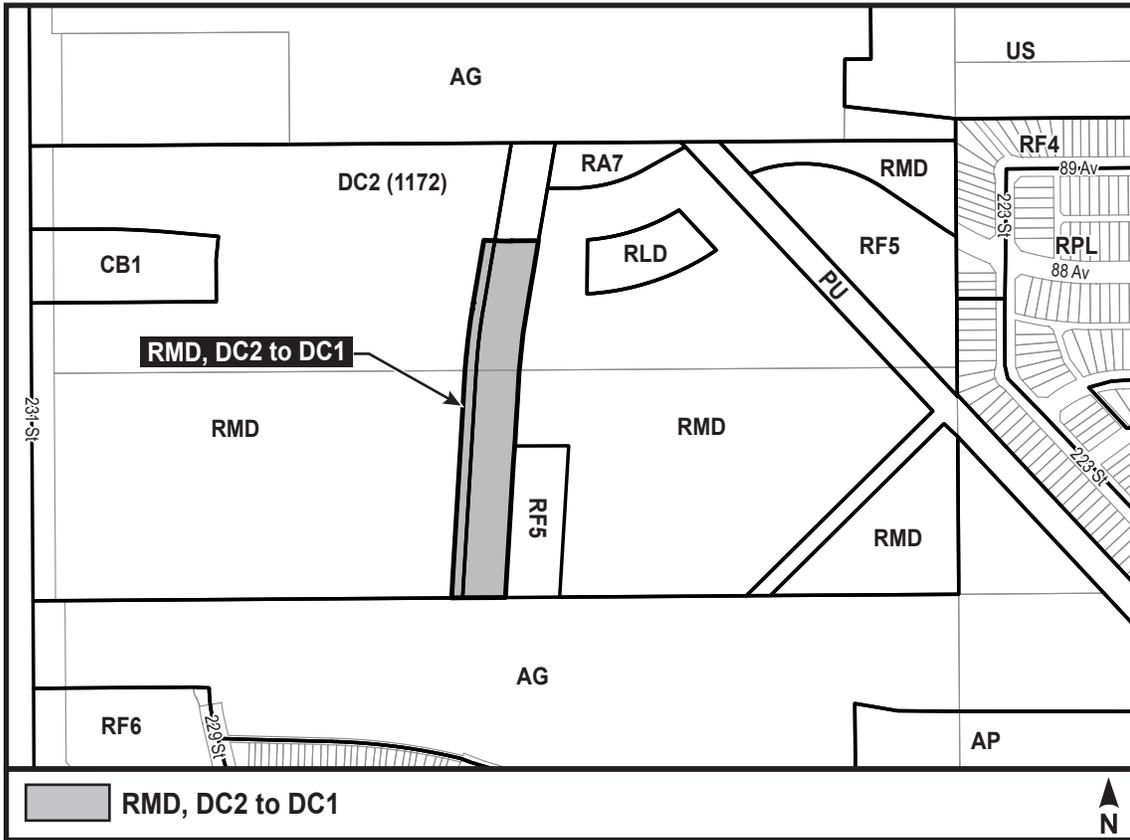
READ a first time this	day of	, A. D. 2022;
READ a second time this	day of	, A. D. 2022;
READ a third time this	day of	, A. D. 2022;
SIGNED and PASSED this	day of	, A. D. 2022.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

CHARTER BYLAW 20060



SCHEDULE “B”**(DC1) Direct Development Control Provision****1. General Purpose**

To allow Multi-unit Housing to be developed in the form of row housing on individual lots with taller heights and increased site coverage, serviced by a Public Roadway and a Lane.

2. Area of Application

The DC1 Provision shall apply to portions of Lots 2 and 3, Block 1, Plan 0224568, located east of 231 Street NW and north of Rosenthal Boulevard NW, and as shown in Schedule ‘A’ of the Charter Bylaw adopting this provision.

3. Uses

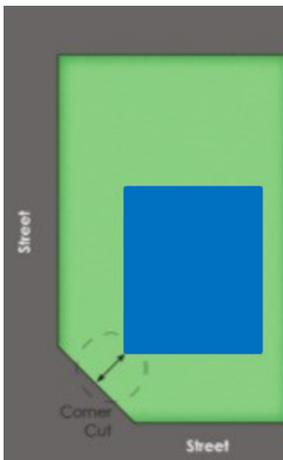
- a) Major Home Based Business
- b) Minor Home Based Business
- c) Residential Sales Centre
- d) Multi-unit Housing, restricted to row housing
- e) Secondary Suites
- f) Supportive Housing, Restricted to Limited Supportive Housing
- g) Urban Gardens
- h) Urban Outdoor Farms
- i) Fascia On-premises Signs

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. row housing – internal Dwelling	4.2 m
ii. row housing – end Dwelling	5.4 m
iii. row housing – corner Dwelling, abutting the flanking public roadway, other than a Lane	6.7 m

- c) The minimum Site Depth shall be 30.0 m.
- d) The minimum Front Setback shall be 3.0 m, except that:
- i. The minimum Front Setback to the corner cut for Corner Lots shall be 3.0 m, as show in the following illustration:



- e) The minimum Rear Setback shall be 5.5 m, and 1.2 m for Accessory Buildings.
- f) The minimum Side Setback shall be 1.2 m, except that on a Corner Site, the minimum Side Setback abutting the flanking public roadway, other than a Lane, shall be 2.4 m.
- g) The maximum total Site Coverage shall be 62%.

- h) The maximum Height shall not exceed 14.0 m.
- i) Amenity Area for each Dwelling shall be provided in accordance with Section 46 of this Bylaw.
- j) 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.
- k) 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.
- l) Row housing shall not repeat the same architectural features more than six times on a block face.
- m) Notwithstanding Section 55, a minimum of one tree and four shrubs shall be provided for each Dwelling.
- n) Vehicular access shall be from a Lane.
- o) Signs shall comply with the regulations found in Schedule 59 A.