

Bylaw 18253

A Bylaw to amend Bylaw 12800, as amended,  
The Edmonton Zoning Bylaw  
Amendment No. 2501

WHEREAS portions of SE-13-51-25-4; located at 3304 - 127 Street SW, Desrochers, Edmonton, Alberta, is specified on the Zoning Map as (RF5) Row Housing Zone and (RA7) Low Rise Apartment Zone;

WHEREAS an application was made to rezone the above described property to (RMD) Residential Mixed Dwelling Zone and (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 portions of SE-13-51-25-4; located at 3304 - 127 Street SW, Desrochers, Edmonton, Alberta, which lands are shown on the sketch plan attached as Schedule "A", from (RF5) Row Housing Zone and (RA7) Low Rise Apartment Zone to (RMD) Residential Mixed Dwelling Zone and (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

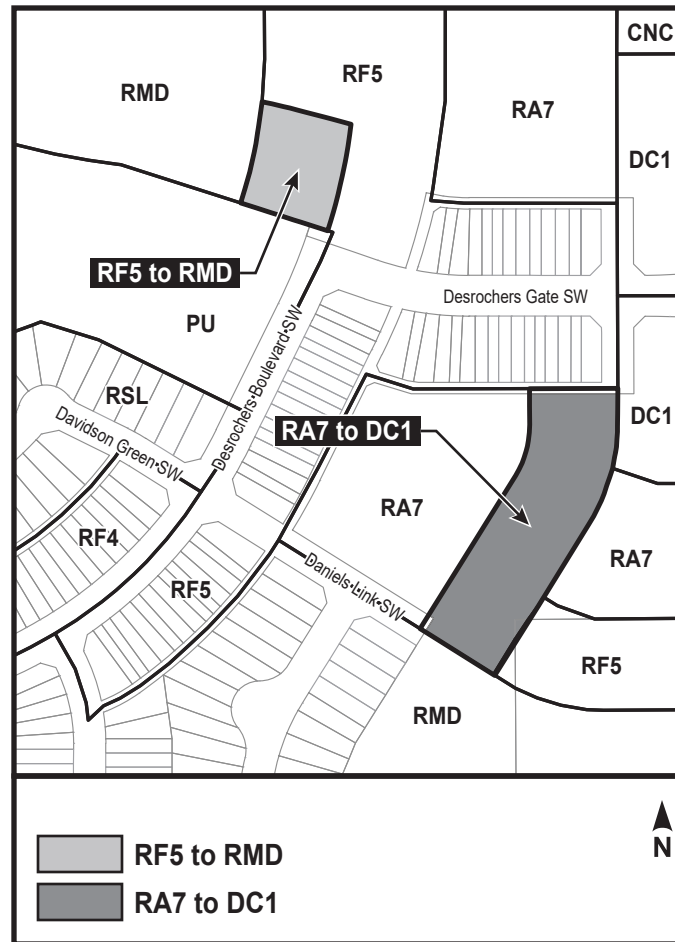
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MAYOR

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CITY CLERK

## BYLAW 18253



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

The purpose of this Zone is to provide for medium density housing with a rear lane.

**2. Uses**

- a. Child Care Services
- b. Garden Suites
- c. Group Homes
- d. Limited Group Homes
- e. Major Home Based Business
- f. Minor Home Based Business
- g. Residential Sales Centre
- h. Row Housing
- i. Stacked Row Housing
- j. Urban Gardens
- k. Fascia On-Premises Signs
- l. Temporary On-premises Signs

**3. Development Regulations**

- a. The maximum Density shall be 87 Dwellings/ha.
- b. The maximum Height shall not exceed 14 m.
- c. The minimum Site Area shall be 150 m<sup>2</sup> for internal Dwellings and 186 m<sup>2</sup> for end Dwellings.
- d. The minimum Site Area where the end Dwelling on a Lot with a Side Site Setback reduced to 0 m is 150 m<sup>2</sup>.

- e. The maximum total Site Coverage shall be in accordance with the Table 1 below:

<b>Table 1 – Maximum Site Coverage</b>				
	Total Maximum Site Coverage	Principal Building	Accessory building	Principal building with attached Garage
Row Housing – Internal Dwelling	55%	35%	20%	55%
Row Housing – End Dwelling	45%	30%	15%	45%
Stacked Row Housing	40%	28%	12%	40%

- f. The minimum Site Width for an internal Dwelling shall be 5.0 m.
- g. The minimum Site Width for an end Dwelling shall be 6.2 m.
- h. The minimum Site Depth shall be 30 m.
- i. The minimum Front Setback shall be 3.0 m.
- j. The minimum Rear Setback shall be 7.5 m, except in the case of a Corner Site, it may be reduced to 4.5 m.
- k. Excluding Zero Lot Line Development, the Minimum Side Setback shall be 1.2 m. The minimum Side Setback for a Corner Site shall be 2.4 m for the Side Setback Abutting a flanking public roadway, other than a Lane.
- l. A Zero Lot Line Development shall only be permitted where:
- i. The other Site Side Setback is a minimum of 1.5 m, except that:
    - A. the minimum Site Side Setback Abutting a public roadway other than a Lane shall be 20% of the width of the Lot abutting the flanking public roadway or 2.4 m, whichever is greater;
  - ii. where a Garage is attached to the principal building, and the vehicle doors of the Garage face a flanking public roadway other than a Lane, the distance between any portion of these vehicle doors and the flanking public roadway shall not be less than 4.5 m;
  - iii. the minimum Side Setback Abutting a Lane shall be 1.2 m; or
  - iv. the minimum Side Setback Abutting a Treed Landscaped Boulevard, where the principal building faces the flanking Side Lot Line, shall be 3.0 m.
- m. All roof leaders from the Dwelling are connected to the individual storm sewer service for each Lot.
- n. No roof leader discharge shall be directed to the maintenance easement. Tran

- o. The owner of a Lot within a development proposed for the Zero Lot Line Development and the owner of the adjacent Lot shall register, on titles for all adjacent lots, a 1.5 m private maintenance easement that provides for:
  - i. a 0.30 m eave encroachment easement with the requirement that the eaves must not be closer than 0.90 m to the eaves of the building on an adjacent parcel;
  - ii. a 0.60 m footing encroachment easement; and
  - iii. permission to access the easement area for maintenance of the properties.
- p. The owner of the Site proposed for the Zero Lot Line Development shall register on all titles within the Zero Lot Line Development Site as well as all titles on the adjacent Site a restrictive covenant and easement that:
  - i. contemplates a drainage swale constructed to City of Edmonton Design and Construction Standards; and
  - ii. provides for the protection of drainage of the Site, including the right for water to flow across Lots and the requirement not to inhibit the flow of water across Lots.
- q. The owner of the Site proposed for the Zero Lot Line Development shall register a utility easement(s) on all necessary Lots within the Zero Lot Line development and the Abutting Lots to ensure adequate access for utility maintenance.
- r. The Site Side Setback for a Garage in a Zero Lot Line Development may only be reduced to zero where:
  - i. a 1.5 m private maintenance easement identical to that registered for the principal building is provided;
  - ii. all roof leaders from Accessory buildings are connected to the individual storm sewer service for each Lot or directed to drain directly to an adjacent Lane; and
  - iii. no roof leader discharge shall be directed to the maintenance easement.
- s. Where a Site or a Lot within a Zero Lot Line Development has primary vehicular access from a Lane, the following regulations shall apply:
  - i. a Garage, or a Hardsurfaced parking pad shall be provided;
  - ii. the minimum distance from the Rear Lot Line to a Garage or Hardsurfaced parking pad shall be 2.75 m;
  - iii. a Hardsurfaced Walkway between the Garage or Hardsurfaced parking pad and an entry to the Dwelling shall be provided;
  - iv. where no Garage is proposed, a Hardsurfaced parking pad to support a future Garage with a minimum width of 4.88 m and depth of 6.10 m shall be constructed a minimum distance of 2.75 m from the Rear Lot Line;
  - v. for Row Housing and Stacked Row Housing, where no Garage is proposed, a Hardsurfaced parking pad to support a future Garage with a

minimum width of 4.88 m and depth of 5.49 m shall be constructed a minimum distance of 2.75 m from the Rear Lot Line; and

- vi. any Hardsurfaced parking pad shall include an underground electrical power connection with an outlet on a post approximately 1.0 m in Height, located within 1.0 m of the Hardsurfaced parking pad.
- t. For Row Housing and Stacked Row Housing Sites, including a Zero Lot Line Development Site, with detached rear Garages, the maximum width of the building containing the Garage(s) shall not exceed 30 m and the building shall not contain more than five separate Garages.
- u. Each Dwelling within Row Housing and Stacked Row Housing, including a Zero Lot Line Development Site, shall be individually defined at ground level 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.
- v. Dwellings on Corner Sites shall have flanking side treatments similar to the front elevation of the principal building.
- w. All required Landscaping shall be consistent with the relevant requirements of Section 55 of this Bylaw; and
- x. Notwithstanding 155.4 (29)(a), where primary vehicular access is from a Lane, General Site Landscaping shall be developed in accordance with the following:
  - i. one deciduous, one coniferous tree and four shrubs shall be required for each principal dwelling; and
  - ii. all applications for a Development Permit shall include a Site Plan that identifies:
    - A. the location, species and size of the required landscaping; and
    - B. the proposed Landscaping and screening for any required Private Outdoor Amenity that does not have access from a Lane, Site Setback or passageway through a Garage.
- y. The following minimum Private Outdoor Amenity Area regulations shall apply:
  - i. the Private Outdoor Amenity Area shall be permanently retained as open space, unencumbered by any buildings;
  - ii. a maximum of 50% of the required Private Outdoor Amenity Area, including a front veranda, may be located in the Front Setback provided that it is setback a minimum of 1.0 m from the Front Lot Line; and
  - iii. a maximum of 50% of the required Private Outdoor Amenity Area may be provided above Grade, provided that it shall be at least 10 m<sup>2</sup> in area, with neither the width or depth less than 2.0 m.
- z. Signs shall comply with the regulations found in Schedule 59A.
- aa. Urban Gardens shall comply with Section 98 of this Bylaw.
- bb. Garden Suites shall comply with Section 87 of this Bylaw.