

Charter Bylaw 20122

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 3460

WHEREAS portions of Lot 1, Block 15, Plan 2220646 and portions of Lot 1, Block 14, Plan 2220645; located at 1111 – 23 Avenue NW and 1141 – Aster Boulevard NW, Aster, Edmonton, Alberta, are specified on the Zoning Map as (AG) Agricultural Zone; and

WHEREAS an application was made to rezone the above described properties to (DC2) Site Specific Development Control Provision, (RLD) Residential Low Density Zone, (NA) Natural Areas Protection Zone, and (AP) Public Parks 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 portions of Lot 1, Block 15, Plan 2220646 and portions of Lot 1, Block 14, Plan 2220645; located at 1111 – 23 Avenue NW and 1141 – Aster Boulevard NW, Aster, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule “A”, from (AG) Agricultural Zone to (DC2) Site Specific Development Control Provision, (RLD) Residential Low Density Zone, (NA) Natural Areas Protection Zone, and (AP) Public Parks Zone.
2. The uses and regulations of the aforementioned DC2 Provision are annexed hereto as Schedule "B".

3. The sketch plan annexed hereto as Schedule "A" and the uses and regulations of the DC2 Provision shown on Schedule "B" annexed hereto are hereby incorporated into the Zoning Bylaw, being Part IV to Bylaw 12800, The Edmonton Zoning Bylaw.

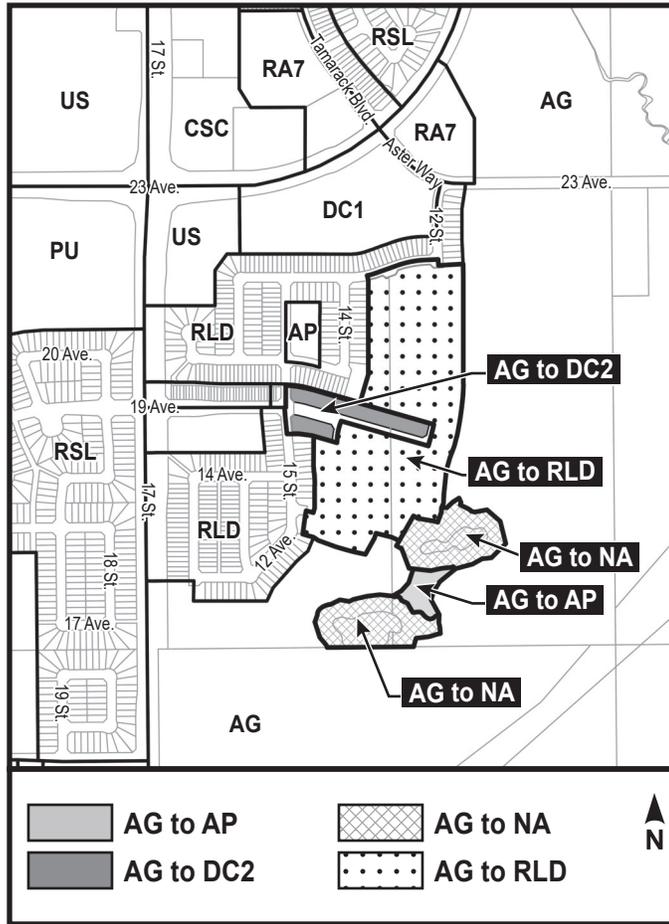
READ a first time this	day of	, A. D. 2022;
READ a second time this	day of	, A. D. 2022;
READ a third time this	day of	, A. D. 2022;
SIGNED and PASSED this	day of	, A. D. 2022.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

CHARTER BYLAW 20122



SCHEDULE "B"**(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION****1. General Purpose**

To provide for street-oriented Multi-unit Housing in the form of row housing with increased Site Coverage and Height

2. Area of Application

This Provision shall apply to portions of Lot 1, Block 15, Plan 2220646 and portions of Lot 1, Block 14, Plan 2220645, located east of 17 Street NW and along Aster Boulevard NW, as shown on Schedule "A" of the Bylaw adopting this Provision as identified on the attached Appendix "A".

3. Uses

- a. Child Care Services
- b. Minor Home Based Business
- c. Multi-unit Housing, in the form of row housing
- d. Residential Sales Centre
- e. Secondary Suites
- f. Supportive Housing, Restricted to Limited Supportive Housing
- g. Urban Gardens
- h. Fascia On-premises Signs

4. Development Regulations

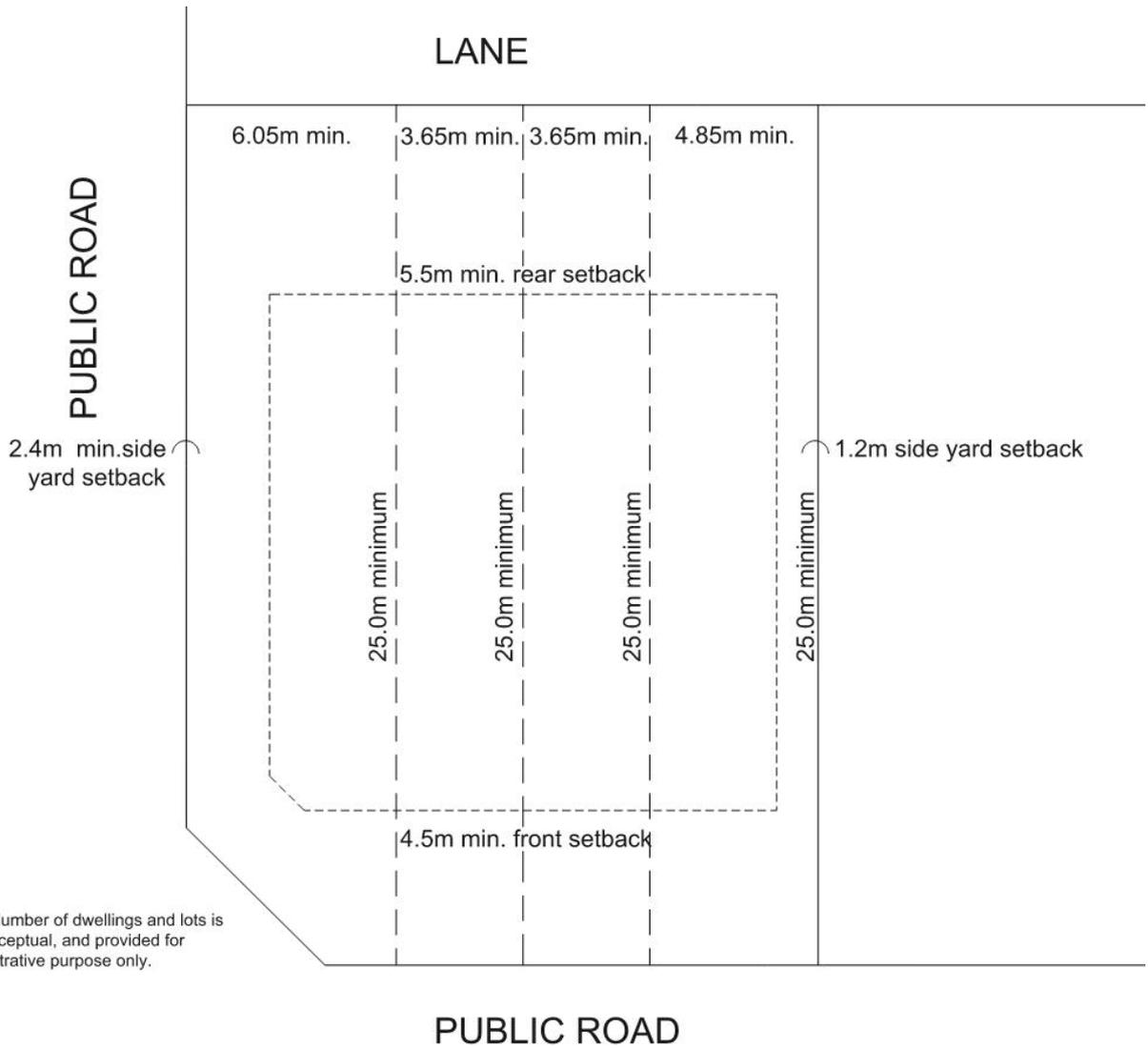
The development shall be in accordance with these regulations and in general accordance with Appendix A.

- a. The minimum Site Area shall be 91.25 m².
- a. The minimum Lot Width shall be 3.65 m.
- b. The minimum Site depth shall be 25.0 m.
- c. The minimum density shall be 35 Dwellings/ha.
- d. The maximum Height shall be 13.0 m.
- e. The minimum Front Setback shall be 4.5 m.
- f. The minimum Rear Setback shall be 5.5 m.
- g. 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.

- h. The maximum total Site Coverage shall be 55%.
- i. Each Dwelling unit within Multi-Unit 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.
- j. On Corner Sites, the facades 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.
- k. Multi-Unit Housing shall not repeat the same architectural features more than six times on a block face.
- l. Vehicular access shall be from a Lane.
- m. Detached garages shall not be allowed.
- n. Signs shall comply with the regulations found in Section 59A.

Appendix "A"

Example of lot concept



** Number of dwellings and lots is conceptual, and provided for illustrative purpose only.