

Charter Bylaw 20145

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 3469

WHEREAS Lot 2, Block 20, Plan 1653AI; located at 10741 – 93 Street NW, McCauley, Edmonton, Alberta, is specified on the Zoning Map as (RA7) Low Rise Apartment Zone; and

WHEREAS an application was made to rezone the above described property to (DC2) Site Specific 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 Lot 2, Block 20, Plan 1653AI; located at 10741 – 93 Street NW, McCauley, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule “A”, from (RA7) Low Rise Apartment Zone to (DC2) Site Specific Development Control Provision.
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.

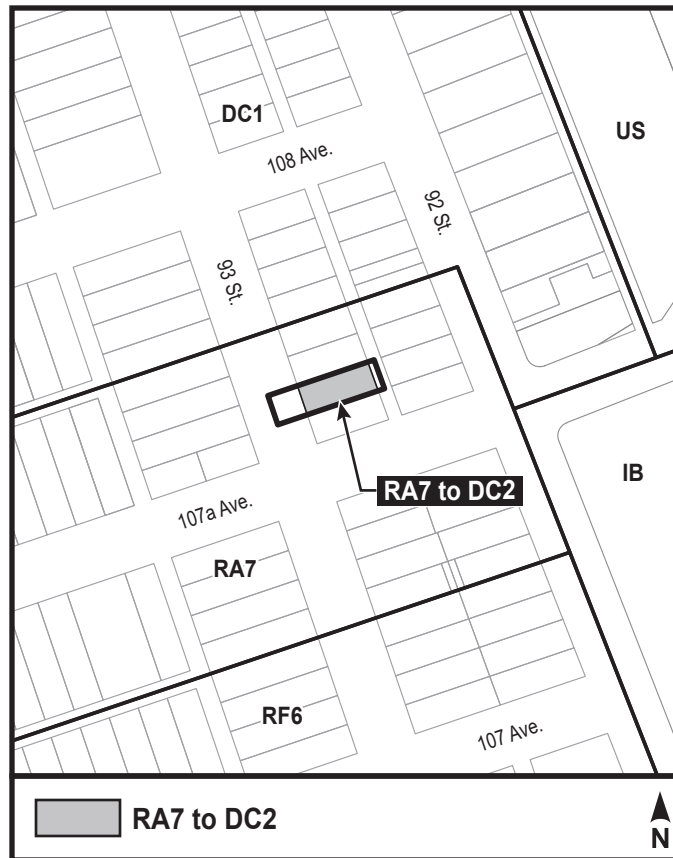
READ a first time this	day of	, A. D. 2022;
READ a second time this	day of	, A. D. 2022;
READ a third time this	day of	, A. D. 2022;
SIGNED and PASSED this	day of	, A. D. 2022.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

CHARTER BYLAW 20145



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

To accommodate family-oriented development in the form of small scale housing that is compatible with surrounding land uses.

2. Area of Application

This Provision shall apply to Lot 2, Block 20, Plan 1653AI, located on the west side of 93 Street NW, north of 107A Avenue as shown in Schedule "A" of the Charter Bylaw adopting this Provision, McCauley.

3. Uses

1. Lodging Houses
2. Major Home-Based Business
3. Minor Home-Based Business
4. Multi-unit Housing
5. Secondary Suites
6. Semi-detached Housing
7. Supportive Housing, restricted to Limited Supportive Housing
8. Urban Gardens
9. Fascia On-Premises Signs

4. Development Regulations for Uses

1. Signs shall comply with Schedule 59B of the Zoning Bylaw.
2. The maximum occupancy of a Lodging House shall be 3 residents.

5. Development Regulations for Site Layout and Built Form.

1. The development shall be in general conformance with the attached Appendix to the satisfaction of the Development Officer.
2. The maximum total Site Coverage shall be 42% for the principal building, 10% for an accessory building and not exceed 52% total, except as provided in regulation 5.3 of this Provision.
3. The maximum total Site Coverage shall be increased by up to 2% of the Site Area to accommodate single Storey Unenclosed Front Porches.
4. The maximum Height shall not exceed 10 m.

5. Each principal Dwelling shall have a minimum of 3 bedrooms.
6. The minimum Front Setback shall be 2.4 m.
7. The minimum Rear Setback shall be 4.5 m.
8. The minimum Side Setback shall be 1.2 m.
9. Notwithstanding Section 44.1(a) of the Zoning Bylaw, verandas, porches, eaves, shade projections, unenclosed steps, chimneys, belt courses, sills, together with any other architectural features which are of a similar character, may project into a required Setback or Separation Space as otherwise provided for in Section 44 of the Zoning Bylaw, provided such projections do not exceed 0.91 m in the case of Setbacks or Separation Spaces of 1.2 m or greater.

Development Regulations for Building Design and Features

1. Each principal Dwelling shall have an entrance door facing a public roadway, other than a Lane.

7. Development Regulations for Parking, Storage and Access

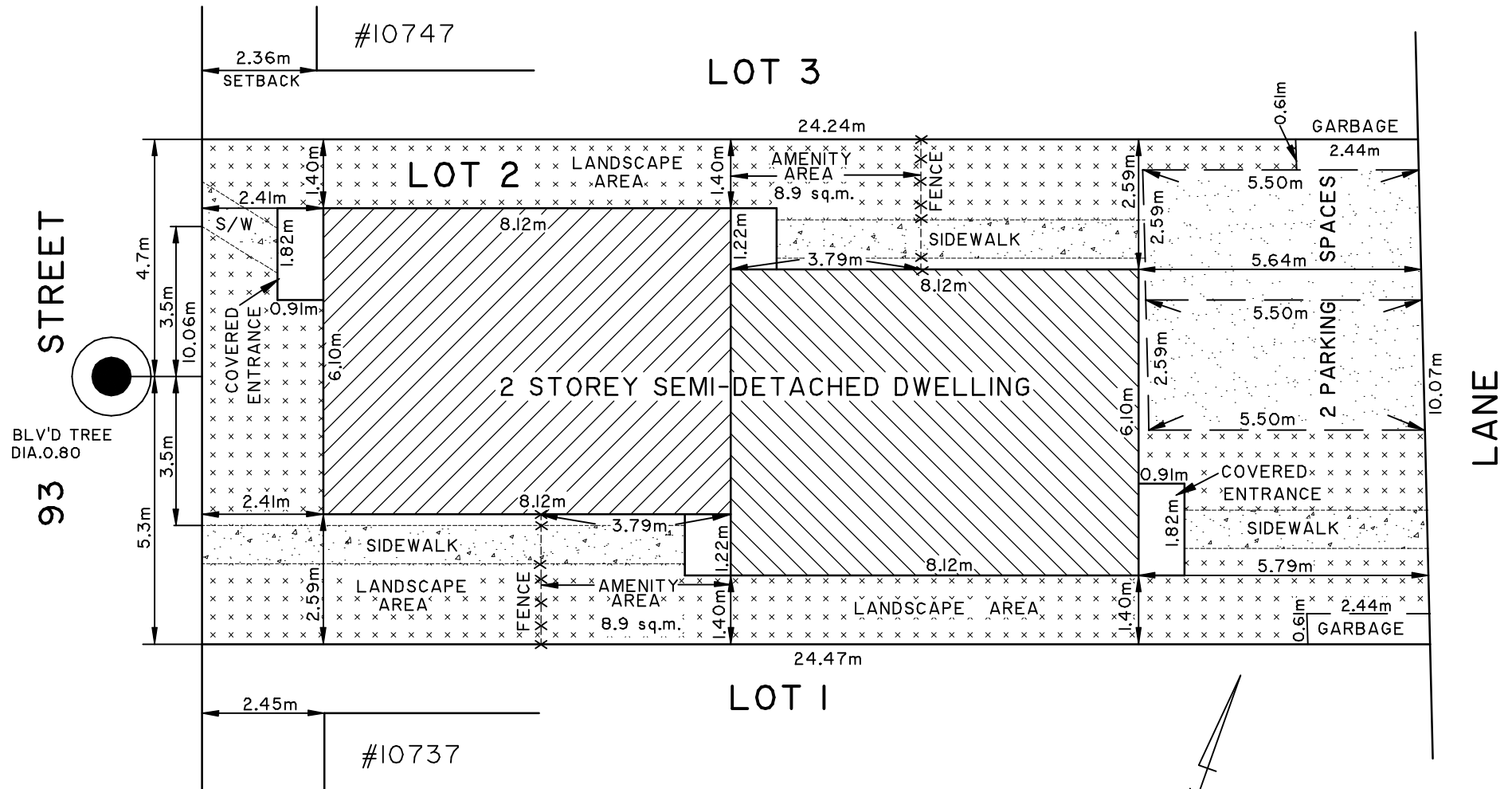
1. Vehicular access and egress shall be from the Lane.
2. The Parking Area shall be fully contained within the rear 5.50 m of the Site.
3. All waste collection, storage or loading areas shall be located adjacent to the Lane as generally shown on the appendix.

8. Landscaping, Lighting, Amenity Area

1. Notwithstanding Section 55.2(1)(d) of the Zoning Bylaw, Landscaping shall be provided on the Site in general conformance with the site plan (Appendix 1) in accordance with the following:
 - i. Two trees and four shrubs per Site.

9.0 Other Regulations

1. To improve architectural interest of the principal structure(s), design techniques such as variations in roof lines, use of different exterior finishing materials, articulation of building Façades, or varied architectural designs shall be used on all Façades facing a public roadway, other than a Lane.
2. Each principal Dwelling within Semi-detached Housing shall be individually defined on all Façades through a combination of architectural features that may include variations in the rooflines, non-repetitive window spacing, projection or recession of the Façade, porches or entrance features, building materials, or other treatments.



CIVIC ADDRESS:
10741 - 93 STREET NW
EDMONTON AB

LEGAL DESCRIPTION:
LOT 2, BLOCK 20
PLAN 1653 AI

April 29, 2022
Added Boulevard Tree