

Bylaw 18202

A Bylaw to amend Bylaw 12800, as amended,  
The Edmonton Zoning Bylaw  
Amendment No. 2475

WHEREAS Lots 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, Block 1, Plan 1521497; located at 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366 Desrochers Boulevard SW, Desrochers, Edmonton, Alberta, are specified on the Zoning Map as (RF4) Semi-Detached Residential 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 Lots 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, Block 1, Plan 1521497; located at 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366 Desrochers Boulevard SW, Desrochers, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule "A", from (RF4) Semi-Detached Residential 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. 2017;
READ a second time this	day of	, A. D. 2017;
READ a third time this	day of	, A. D. 2017;
SIGNED and PASSED this	day of	, A. D. 2017.

THE CITY OF EDMONTON

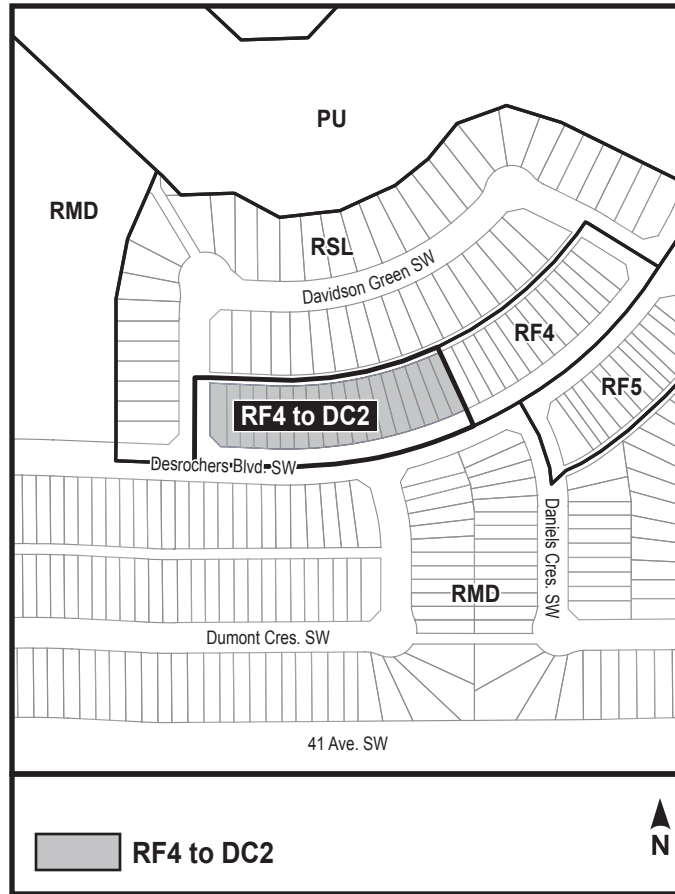
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MAYOR

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CITY CLERK

BYLAW 18202



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

To establish a Site Specific Development Control Provision to provide for Zero Lot Line Single Detached Housing with rear lane access on smaller lots.

**2. Area of Application**

This Provision shall apply to portions of SE-13-51-25-W4M, north of 41 Avenue SW and west of James Mowatt Trail, Desrochers, as shown on Schedule “A” of the Bylaw adopting this Provision.

**3. Uses**

- a. Garden Suites
- b. Limited Group Homes
- c. Minor Home Based Business
- d. Residential Sales Centre
- e. Secondary Suites
- f. Single Detached Housing
- g. Urban Gardens
- h. Fascia On-premises Signs

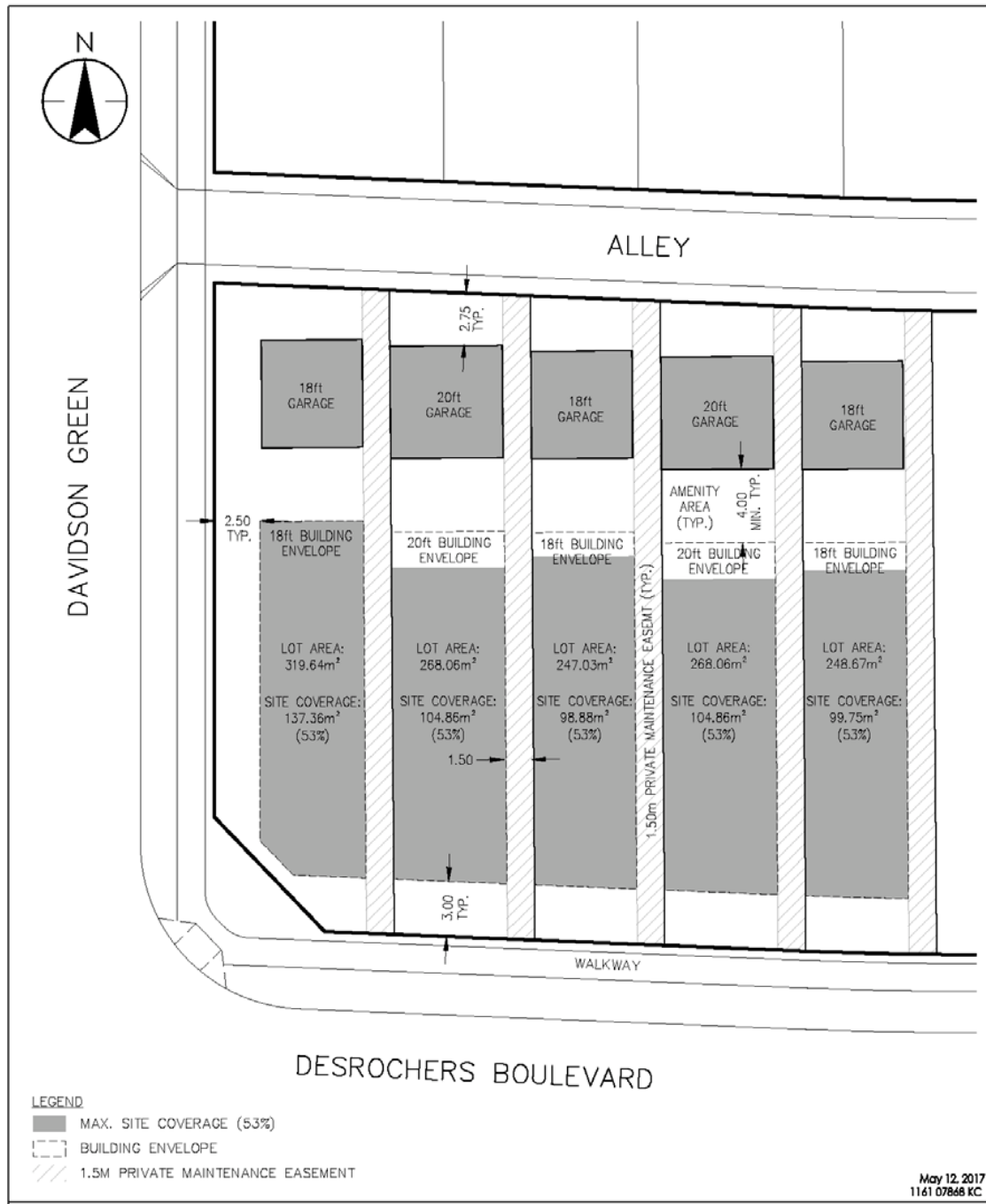
**4. Development Regulations**

- a. Notwithstanding subsection 720.3 of the Zoning Bylaw, no Site plan is appended to this Provision. For illustrative purposes only, a sample site plan and sample elevations are appended hereto as Appendix I and II.
- b. The minimum Site area shall be 207 m<sup>2</sup>.
- c. The minimum Site Width shall be 6.9 m.
- d. The minimum Site Depth shall be 30.0 m.
- e. The maximum Height shall not exceed 10.0 m.
- f. The Front Setback shall be 4.5 m, except that the Front Setback may be less than 4.5 m, to a minimum of 3.0 m when a landscaped boulevard strip between the curb and walkway of the road cross section at the front of the lot is provided as per the City of Edmonton Design and Construction Standards.
- g. The maximum Site Coverage shall be as follows:
  - i. A maximum of 38% for the principal building;
  - ii. A maximum of 15% for Accessory building; and
  - iii. A maximum Total Site Coverage inclusive of any other Accessory Buildings of 53%.
- h. A Zero Lot Line Development shall be permitted where:

- i. The other Site Side Setback is a minimum of 1.5 m, except that:
    - A. the minimum Side Setback abutting a public roadway other than a Lane shall be 20% of the Site Width or 2.4 m, whichever is greater. 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 be not less than 4.5 m. The minimum Side Setback abutting a Lane shall be 1.2 m;
    - B. the other Side Setback may be 1.2 where Abutting a lot on which there is not a Zero Lot Line Dwelling.
  - ii. All roof leaders from the Dwelling are connected to the individual storm sewer service for each Lot;
  - iii. No roof leader discharge shall be directed to the maintenance easement; and
  - iv. 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:
    - A. 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;
    - B. A 0.60 m footing encroachment easement;
    - C. a drainage swale, constructed as per the City of Edmonton Design and Construction Standards; and
    - D. Permission to access the easement for maintenance of the properties.
- i. 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.
- j. Parking Areas, Garages and Garage pads must be developed with the following requirements:
  - 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; and
  - 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.

- k. Vehicular access shall only be permitted from a Lane.
- l. Separation Space shall be provided in accordance with Section 48 of this Bylaw, except that it 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.
- m. Neither the width nor length of any Private Outdoor Amenity Area shall be less than 4.0 m. The Private Outdoor Amenity Area may be located within a required Yard, other than a Front Yard.
- n. Corner Sites shall have flanking side treatments similar to the front elevation.
- o. All Landscaping shall comply with the Zoning Bylaw.
- p. Fascia On-premises Signs shall comply with Section 59A of the Zoning Bylaw.
- q. Notwithstanding Section 86.1 of the Zoning Bylaw, the minimum Site area for a Single Detached Dwelling containing a Secondary Suite shall be 207 m<sup>2</sup>.

## Appendix I: Sample Site Plan



Appendix II: Sample Elevations

