

Charter Bylaw 20286

A Bylaw to amend Bylaw 12800, as amended,  
The Edmonton Zoning Bylaw  
Amendment No. 3538

WHEREAS portions of Lot 2 and 3, Plan 707RS; located at 303 & 503 - 34 Street SW, Alces, Edmonton, Alberta, are specified on the Zoning Map as (PU) Public Utility Zone and (RMD) Residential Mixed Dwelling Zone; and

WHEREAS an application was made to rezone the above described property 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 portions of Lot 2 and 3, Plan 707RS; located at 303 & 503 - 34 Street SW, Alces, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule "A", from (PU) Public Utility Zone 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.

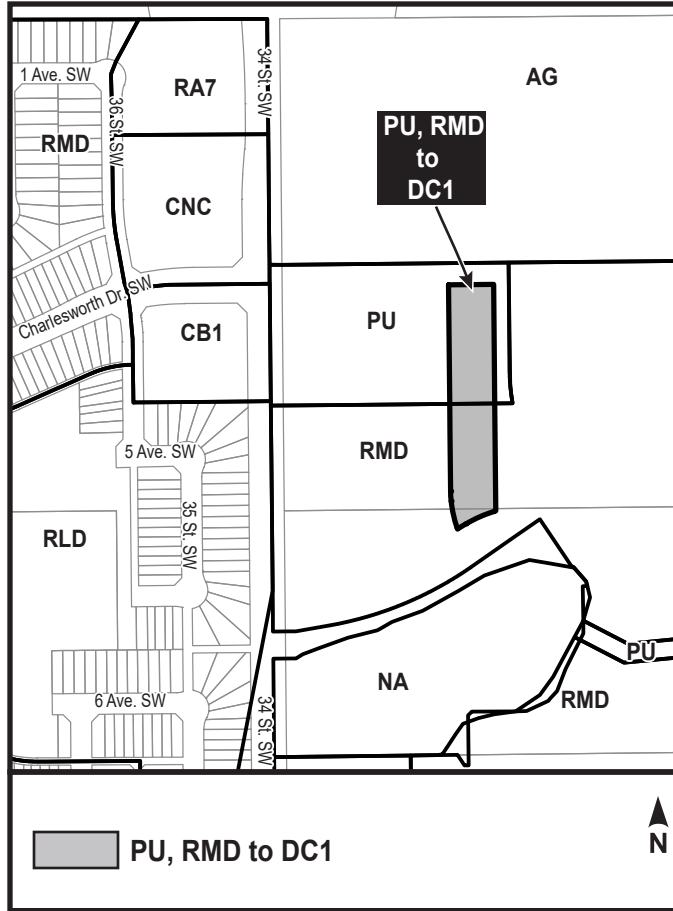
READ a first time this	day of	, A. D. 2022;
READ a second time this	day of	, A. D. 2022;
READ a third time this	day of	, A. D. 2022;
SIGNED and PASSED this	day of	, A. D. 2022.

THE CITY OF EDMONTON

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MAYOR

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CITY CLERK

CHARTER BYLAW 20286



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

To provide a district for shallow lot Multi-unit Housing in the form of row housing and Semi-detached Housing with rear attached garages.

**2. Area of Application**

This Provision shall apply to portions of Lot 2 & 3, Plan 707RS as shown on Schedule "A" of the Bylaw adopting this provision, Alces.

**3. Permitted Uses**

- a. Child Care Services
- b. Major Home Based Business
- c. Minor Home Based Business
- d. Residential Sales Centre
- e. Multi-unit Housing, limited to row housing
- f. Semi-detached Housing
- g. Urban Gardens
- h. Fascia On-premises Signs
- i. Temporary On-premises Signs

**4. Development Regulations for Uses**

- a. Signs shall comply with the regulations found in Schedule 59A.

**5. Development Regulations**

- a. Principal Dwellings within Multi-unit Housing developments shall be articulated through the use of architectural features, materials, setbacks, and stepbacks to provide a variable building facade.
- b. A Multi-unit Housing building shall contain no more than five principal Dwellings.
- c. The minimum Site Area shall be in accordance with the following:

Minimum Site Area	
a. Semi-detached Housing	147m <sup>2</sup>
b. Multi-unit Housing - internal Dwelling	92m <sup>2</sup>
c. Multi-unit Housing - end Dwelling	121m <sup>2</sup>

d. the minimum Site Width shall be in accordance with the following:

Minimum Site Width	
a. Semi-detached Housing	6.7m
b. Multi-unit Housing - internal Dwelling	4.2m
c. Multi-unit Housing - end Dwelling	5.5m

e. The minimum Site Depth shall be 24 m.

f. The maximum Height shall not exceed 12.5 m.

g. The minimum Front Setback shall be 4.5 m:

i. verandas or any other architectural features which are of a similar character, are permitted to project a maximum of 0.6 m into the Front Setback

ii. unenclosed steps, including a landing 1.5 m<sup>2</sup> or less, may project into the Front Setback, provided:

A. the unenclosed steps or landing provide access to the main floor or lower level of the building;

B. the unenclosed steps or landing do not exceed a Height of 1.0 m above finished ground level; and

C. a minimum of 0.15 m between the structure and the property line at ground level remains unobstructed to provide drainage.

h. The minimum Rear Setback shall be 5.5 m;

i. The minimum Side Setback shall be 1.2 m. Where a Side Setback Abuts a public roadway, other than a Lane, the minimum Side Setback shall be 2.4 m.

- j. Corner Sites shall have flanking side treatments similar to the front elevation;
- k. The maximum Site Coverage per dwelling shall be in accordance with the following:

	Total Maximum Site Coverage	Principal building with attached garage
a. Semi-detached Housing	45%	45%
b. Multi-unit Housing - internal Dwelling	55%	55%
c. Multi-unit Housing - end Dwelling	45%	45%

- l. Where the Site Abuts a Lane vehicular access shall be from the Lane.
- m. Notwithstanding Section 55, one tree and three shrubs shall be provided for each principal Dwelling.