

Bylaw 18105

A Bylaw to amend Bylaw 12800, as amended,  
The Edmonton Zoning Bylaw  
Amendment No. 2415

WHEREAS City Council at its meeting of February 22, 2001, gave third reading to Bylaw 12800, as amended; and

WHEREAS Council considers it desirable to amend the text of the Edmonton Zoning Bylaw;

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. Bylaw 12800, as amended, The Edmonton Zoning Bylaw is hereby further amended by :

a) deleting section 995.1 and replacing with the following:

**“995.1 General Purpose**

To provide for low density housing with the opportunity for zero Lot line development and Row Housing uses, in accordance with the design objectives in the Graydon Hill Neighbourhood Area Structure Plan.”;

b) deleting section 995.3 and replacing with the following:

**“995.3 Permitted Uses**

- a. Duplex Housing
- b. Limited Group Homes
- c. Minor Home Based Business
- d. Row Housing
- e. Secondary Suites
- f. Semi-Detached Housing
- g. Single Detached Housing
- h. Urban Gardens

- i. Fascia On-premises Signs
  - j. Temporary On-premises Signs”; and
- c) deleting section 995.5 and replacing with the following:
 

**“995.5 Development Regulations**

  - a. Single Detached Housing with front drive access shall herein be referred to as "Single Detached - front drive Dwelling”.
  - b. Single Detached Housing with Lane access shall herein be referred to as "Single Detached - Lane access Dwelling”.
  - c. Single Detached Housing with reduced Setback from a Side Lot Line shall herein be referred to as "zero Lot line Dwelling”.
  - d. The minimum Site area shall be:
    - i. 235 m2 per Single Detached - front drive Dwelling
    - ii. 235 m2 per Single Detached - Lane access Dwelling
    - iii. 235 m2 per zero Lot line Dwelling
    - iv. 221 m2 per Semi-detached or Duplex Dwelling
    - v. 150 m2 per Row Housing - internal Dwelling
    - vi. 186 m2 per Row Housing - end Dwelling
  - e. The minimum Site Width shall be:
    - i. 7.6 m per Single Detached - front drive Dwelling
    - ii. 7.6 m per Single Detached - Lane access Dwelling
    - iii. 7.6 m per zero Lot line Dwelling
    - iv. 6.7 m per Semi-detached or Duplex Dwelling
    - v. 5.0 m per Row Housing - internal Dwelling
    - vi. 6.2 m per Row Housing - end Dwelling
  - f. The minimum Site Depth shall be 30 m.
  - g. The total number of Row Housing Dwellings shall not exceed 10% of the total estimated number of Dwellings in the Graydon Hill Special Area Zone, and shall be limited to five Dwellings per structure.
  - h. The maximum building Height shall not exceed 12.0 m, in accordance with Section 52.
  - i. The maximum total Site Coverage shall be in accordance with Table 1 Maximum Site Coverage – Individual Lots.

Table 1: Maximum Site Coverage - Individual Lots				
	Principle building	Accessory building	Principal building with attached Garage	Total Maximum Site Coverage inclusive of any other Accessory Buildings
(a) Single Detached – front drive Dwelling			50%	50%
(b) Single Detached – lane access Dwelling	35%	17%	47%	47%
(c) Single Detached - zero Lot line Dwelling	38%	15%	53%	53%
(d) Semi-detached or Duplex – front drive dwelling	32%	17%	45%	45%
(e) Semi-detached or Duplex – lane access dwelling	35%	17%	47%	47%
(f) Row Housing – Multi-unit Site Project Development	28%	15%	43%	43%
(g) Row Housing - internal Dwelling	35%	20%	55%	55%
(h) Row Housing end Dwelling	30%	15%	45%	45%

j. The minimum Setback from the Front Lot Line shall be:

- i. 5.5 m for Single Detached - front drive Dwellings; Semi-detached or Duplex Dwellings with front access to required off-street parking.
- ii. 4.5 m for Single Detached - Lane access Dwellings, zero Lot line Dwellings, or Semi-detached or Duplex Dwellings with rear or flanking access to required off-street parking or Garage, except that the Setback may be reduced to a minimum of 3.0 m when a landscaped boulevard strip between the curb and the walkway of the road cross section at the front of the Lot is provided as per the City of Edmonton Design and Construction Standards.
- iii. 5.5 m for Row Housing:
  - A. where access to required off-street parking is provided to the rear or flanking part of the Lot except that it shall be a minimum of 3.0 m where a Treed Landscaped Boulevard is provided; or

- B. where a front attached Garage forms an integral part of the Dwelling, except in the case of a private roadway, the minimum shall be 6.0 m.
- k. The minimum Setback from the Rear Lot Line shall be:
  - i. 7.5 m, except in the case of a Corner Site it shall be 4.5 m, for Single Detached - front drive Dwellings, zero Lot line Dwellings, Semi-detached or Duplex Dwellings.
  - ii. 4.0 m for Single Detached - Lane access Dwellings.
  - iii. 7.5 m for Row Housing, except that the Setback may be reduced to 5.5 m where an attached rear Garage is provided.
- l. The Setback from a Side Lot Line shall be established on the following basis for Single Detached Housing, Duplex Housing, and Semi-detached Housing:
  - i. The minimum Side Setback shall be 1.2 m.
  - ii. On a Corner Site where the building fronts on the Front Lot Line, the minimum Setback Abutting the flanking public roadway other than a lane shall be 2.4 m. The minimum Setback Abutting a Lane shall be 1.2 m.
  - iii. On a Corner Site where the building fronts on a flanking public roadway other than a Lane, the minimum Setback Abutting the flanking public roadway shall be 4.5 m.
- m. For zero Lot line Dwellings, one Side Setback may be reduced to 0.0 m where:
  - i. the other Side Setback of the Abutting Lot is a minimum of 1.5 m, to allow for a shared maintenance easement.
  - ii. Notwithstanding (13.a) above, the other Side Setback may be 1.2 m where Abutting a Lot on which there is not a zero Lot line Dwelling.
  - iii. all roof leaders from the Dwelling are connected to the storm sewer service.
  - iv. all roof leaders from Accessory buildings are connected to the storm sewer service or directed to drain directly to an adjacent Lane.
  - v. no roof leader discharge shall be directed to the maintenance easement.
  - vi. the Site and the Abutting Site are both Single Detached Housing.
  - vii. the owner of the adjacent Site has registered against title a private maintenance easement a minimum of 1.5 m wide 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 on the adjacent building.
    - B. a 0.60 m footing encroachment easement.

- C. a drainage swale, constructed as per the City of Edmonton Design and Construction Standards.
  - D. permission to access the easement area for maintenance of both properties.
- n. The Setback from a Side Lot Line shall be established on the following basis for Row Housing:
  - i. The minimum Setback shall be 1.2 m.
  - ii. On a Corner Site where the building fronts on the Front Lot Line, the minimum Setback Abutting the flanking roadway other than a lane shall be 4.5 m, except that this may be reduced to 3.0 m where:
    - A. there is a Treed Landscaped Boulevard along the flanking roadway;
    - B. a reduced depth is necessary to be consistent with other development on the flanking block face; and
    - C. the flanking side of the building is not a Blank Wall, and is articulated through architectural elements such as recesses or projections, including but not limited to windows, a side entrance, a porch, or other architectural elements that would be compatible with adjacent development.
- o. For the development of Row Housing under this Section the following regulations shall apply:
  - i. the maximum Density for Multi-unit Project Developments shall be 42 Dwellings/ha; except that this shall be increased by 1 Dwelling/ha for every 6 required resident parking spaces and associated maneuvering aisles which are provided underground, up to a maximum density of 54 Dwellings/ha. For the purpose of this clause, underground parking shall be covered so as to provide useful Site area that would not otherwise be available. Any projection above the Grade of the surface covering such parking shall be less than 1.0 m; shall not be located in a required Front Setback and shall be integrated with the design of buildings and Landscaping.
  - ii. dwellings shall meet the following criteria:
    - A. A minimum of two bedrooms;
    - B. Individual and private access to Grade; and
    - C. Direct access to a Private Outdoor Amenity Area.
  - iii. maintenance and/or drainage and utility easement(s) may be required between Abutting buildings and/or through private Yards of one or more Dwellings to ensure adequate access for property, drainage and utility maintenance.

- iv. notwithstanding the other regulations under this Section, in the case of Multi-unit Project Developments, a building containing rear detached Garages may exceed the maximum width and total number of Garages allowed as specified under 995.5 Development Regulations subsection p(iii)C.
- p. On-Site parking shall be provided in accordance with the following requirements:
  - i. Single Detached - front drive Dwellings shall include a front attached Garage.
  - ii. for Semi-detached Housing or Duplex Housing, if it includes a front attached Garage or a Garage that is an integral part of the Dwelling, the following shall apply:
    - A. in cases where the Site Width is less than 8.6 m; and access is provided from a fronting public roadway, the Garage may protrude a maximum of 4.0 m beyond the front wall and entry of the Dwelling and have a maximum width of 5.6 m;
    - B. each dwelling that has direct access to Grade shall have an entrance door or entrance feature facing a public roadway, other than a Lane. On Corner Sites, the entrance door or entrance feature may face either the Front Lot Line or the flanking Side Lot Line; and
    - C. front attached Garages shall be designed such that the Garage is attached to a shared common wall and includes a shared Driveway apron.
  - iii. for Single Detached - Lane access Dwellings, zero lot line Dwellings, Semi-detached Housing or Duplex Housing, and Row Housing where the required off-street parking space is provided from a Lane the following requirements apply:
    - A. one Garage, or Parking Area for one Garage shall be clearly demarcated both on the Site Plan and on the plan accompanying any Development Permit application for a principal building.
    - B. the minimum distance from the Rear Lot Line to a Garage or Parking Area shall be 2.75 m.
    - C. a Hardsurfaced walkway shall be constructed between, and connect, the Garage or Parking Area and an entry to the Dwelling; except that:
      - 1. where no Garage is proposed, a Hardsurfaced Parking Area, a minimum of 6.1 m wide and a minimum of 4.88 m deep, shall be constructed at the rear of each Lot. Such Hardsurfaced Parking Area shall include an underground electrical power connection with outlet on a post 1.0 m in Height, located within 1.0 m of the parking pad; except that:

2. for Semi-detached Housing or Duplex Housing where no Garage is proposed, a Hardsurfaced Parking Area, a minimum of 5.49 m wide and a minimum of 4.88 m deep shall be constructed at the rear of each Lot.
- D. in addition to (A) and (B) above, requirements for zero Lot line Dwellings, Semi-detached Housing or Duplex Housing also include:
1. An Accessory building or structure shall not be located less than 0.60 m from the Side Lot Line, except where it is a mutual Garage erected on the common property line; and
  2. Hardsurfaced Parking Areas may be attached between two lots at the common property line.
- E. for Row Housing where a rear mutual detached Garage is proposed, the maximum width of the building shall not exceed 30 m, and the building shall not contain more than five separate Garages.
- F. There shall be no vehicular access from the front or flanking public roadway where an Abutting Lane exists.
- q. Site Landscaping shall be developed in accordance with the following:
- i. for Single Detached - front drive Dwellings, Single Detached - Lane access Dwellings and zero Lot line Dwellings: one deciduous tree, one coniferous tree and four shrubs shall be required for each Dwelling;
  - ii. for Semi-detached or Duplex Dwellings or Row Housing: one deciduous tree or one coniferous tree, and two shrubs shall be required in the Front Yard for each Dwelling, except where the Front Yard is 4.5 m or less, and a landscaped boulevard is provided between the sidewalk and the curb as per the City of Edmonton Design and Construction Standards, the tree may be placed within the Rear or Side Yard, rather than the Front Yard;
  - iii. all applications for a Development Permit shall include a Site plan that identifies the location, species and size of Landscaping required; and
  - iv. All required Landscaping shall be in accordance with the relevant requirements of Section 55 of this Bylaw.
- r. For Single Detached - Lane access Dwellings:
- i. each proposed Lot shall be serviced by both a public roadway and a Lane; and
  - ii. all roof drainage shall be directed away from buildings and to a public roadway, including a Lane, or to a drainage work.
- s. For zero Lot line Dwellings:

- i. access from a Dwelling to a local roadway shall be provided at a distance no greater than 125 m from any point in a Lane.
  - ii. all roof leaders from the principal building shall be connected to the foundation drain which connects to the storm sewer.
- t. Development Permit applications shall be reviewed in terms of compatibility with existing structures on the block face, having consideration for the intent of the subdivision design, and taking into account proposed development Setbacks, Dwelling entrances and orientation, massing, roof-lines, the location of windows and other openings in walls and elevational treatment of wall openings, building Façades, and finishing materials.
- u. Dwellings on Corner Sites shall have flanking side treatments similar to, or reflective of, the front elevation.
- v. Except for Single Detached - front drive Dwellings, the following minimum Private Outdoor Amenity Area regulations shall apply:
  - i. For Single Detached - Lane access Dwelling, zero Lot line Dwellings and Semi-detached or Duplex Dwellings, a minimum area of 45 m<sup>2</sup> per Dwelling shall be designated on the Site plan. This Private Outdoor Amenity Area may be located within a required Setback, other than a Front Setback.
  - ii. neither the width nor length shall be less than 4.0 m.
  - iii. for Row Housing a minimum of 30 m<sup>2</sup> per Dwelling shall be provided.
  - iv. Private Outdoor Amenity Area shall be permanently retained as open space, unencumbered by an Accessory building or future additions
  - v. notwithstanding Sections 46 and 47 of this Bylaw, in the case of Row Housing with a rear attached Garage:
    - A. a maximum of 50% of the required Private Outdoor Amenity Area may be located in the Front Setback, including an Unenclosed Front Porch, provided that it is Setback a minimum of 1.0 m from the Front Lot Line. In this case, this area shall be defined either through a fence, or through landscaped elements such as planters, hedges and hard and soft surface treatments;
    - B. 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.
- w. Signs shall comply with the regulations found in Schedule 59A.



- x. Garage Suites and Garden Suites shall comply with Section 87 of this Bylaw.
- y. Urban Gardens and Urban Outdoor Farms shall comply with Section 98 of this 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