

Bylaw 18055

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 2387

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) adding subsection 155.4(4) as follows and renumbering accordingly:

“4. Single Detached Housing, Semi-detached Housing and Row Housing may be developed as a Zero Lot Line Development.”;
 - b) deleting the newly renumbered subsection 155.4(6) and replacing with the following:

“6. Except for Zero Lot Line Development, the minimum Site Area per Dwelling shall be in accordance with Table 155.4(6) as follows:

| Table 155.4(6) – Minimum Site Area | | |
|-------------------------------------|---|---|
| | Primary vehicular access is not from a Lane | Primary vehicular access is from a Lane |
| (a) Single Detached Housing | 247 m ² | 247 m ² |
| (b) Semi-detached Housing | 221 m ² | 201 m ² |
| (c) Row Housing – internal Dwelling | 150 m ² | 150 m ² |
| (d) Row Housing – end Dwelling | 186 m ² | 186 m ² |

- c) deleting the newly renumbered subsection 155.4(7) and replacing with the following:

“7. The minimum Site Area per Dwelling in a Zero Lot Line Development shall be in accordance with Table 155.4(7) as follows:

| Table 155.4(7) – Minimum Site Area in a Zero Lot Line Development | | |
|--|---|---|
| | Primary vehicular access is not from a Lane | Primary vehicular access is from a Lane |
| (a) Single Detached Housing | 247 m ² | 247 m ² |
| (b) Semi-detached Housing – Dwelling on a Lot with Side Site Setback reduced to 0 m | 183 m ² | 165 m ² |
| (c) Semi-detached Housing – Dwelling on a Lot Abutting a Lot with Side Site Setback reduced to 0 m | 228 m ² | 210 m ² |
| (d) Row Housing – internal Dwelling | 150 m ² | 150 m ² |
| (e) Row Housing – end Dwelling on a Lot with Side Site Setback reduced to 0 m | 150 m ² | 150 m ² |
| (f) Row Housing – end Dwelling on a Lot Abutting a Lot with Side Site Setback reduced to 0 m | 195 m ² | 195 m ² |

- d) deleting the newly renumbered subsection 155.4(8) and replacing with the following:

“8. Except for Zero Lot Line Developments, the minimum Site Width per Dwelling shall be in accordance with Table 155.4(8) as follows:

| Table 155.4(8) – Minimum Site Width | | |
|-------------------------------------|---|---|
| | Primary vehicular access is not from a Lane | Primary vehicular access is from a Lane |
| (a) Single Detached Housing | 7.6 m | 7.6 m |
| (b) Semi-detached Housing | 7.5 m | 6.7 m |
| (c) Row Housing – internal Dwelling | 5.0 m | 5.0 m |
| (d) Row Housing – end Dwelling | 6.2 m | 6.2 m |

- e) deleting the newly renumbered subsection 155.4(9) and replacing with the following:

“9. The minimum Site Width per Dwelling in a Zero Lot Line Development shall be in accordance with Table 155.4(9) as follows:

| Table 155.4(9) – Minimum Site Width in a Zero Lot Line Development | | |
|--|---|---|
| | Primary vehicular access is not from a Lane | Primary vehicular access is from a Lane |
| (a) Single Detached Housing | 7.6 m | 7.6 m |
| (b) Semi-detached Housing – Dwelling on a Lot with Side Site Setback reduced to 0 m | 6.1 m | 5.5 m |
| (c) Semi-detached Housing – Dwelling on a Lot Abutting a Lot with Side Site Setback reduced to 0 m | 7.6 m | 7.0 m |
| (d) Row Housing – internal Dwelling | 5.0 m | 5.0 m |
| (e) Row Housing – end Dwelling on a Lot with Side Site Setback reduced to 0 m | 5.0 m | 5.0 m |
| (f) Row Housing – end Dwelling on a Lot Abutting a Lot with Side Site Setback reduced to 0 m | 6.5 m | 6.5 m |

- f) deleting the newly renumbered subsection 155.4(16) and replacing with the following:

“16. Except for Zero Lot Line Development, the maximum Site Coverage per dwelling shall be in accordance with Table 155.4(16) as follows:

| Table 155.4(16) – Maximum Site Coverage | | | | |
|---|-----------------------------|--------------------|--------------------|---|
| | Total Maximum Site Coverage | Principal Building | Accessory Building | Principal building with attached Garage |
| (a) Single Detached Housing | 47% | 35% | 17% | 47% |
| (b) Semi-detached Housing | 45% | 32% | 17% | 45% |
| (c) Row Housing – internal Dwelling | 55% | 35% | 20% | 55% |
| (d) Row Housing – end Dwelling | 45% | 30% | 15% | 45% |

- g) deleting the newly renumbered subsection 155.4(17) and replacing with the following:

“17. The maximum Site Coverage per Dwelling in a Zero Lot Line Development shall be in accordance with Table 155.4(17) as follows:

| Table 155.4(17) – Maximum Site Coverage in a Zero Lot Line Development | | | | |
|--|-----------------------------|--------------------|--------------------|---|
| | Total Maximum Site Coverage | Principal Building | Accessory Building | Principal building with attached Garage |
| (a) Single Detached Housing | 53% | 38% | 17% | 53% |
| (b) Semi-detached Housing – Dwelling on a Lot with Side Site Setback reduced to 0 m | 55% | 38% | 20% | 55% |
| (c) Semi-detached Housing – Dwelling on a Lot Abutting a Lot with Side Site Setback reduced to 0 m | 45% | 32% | 17% | 45% |
| (d) Row Housing – internal Dwelling | 55% | 35% | 20% | 55% |
| (e) Row Housing – end Dwelling on a Lot with Side Site Setback reduced to 0 m | 55% | 35% | 20% | 55% |
| (f) Row Housing – end Dwelling Abutting a Lot with Side Site Setback reduced to 0 m in a Zero Lot Line Development | 45% | 30% | 15% | 45% |

- h) deleting the newly renumbered subsection 155.4(18) and replacing with the following:

“18. Excluding Zero Lot Line Development, the Side Setback for Single Detached Housing, Semi-detached Housing, and Row Housing shall be in accordance with Table 155.4(18) as follows:

| Table 155.4(18) – Minimum Side Setback | | |
|--|--|--|
| Interior Sites | Corner Sites where the principal building faces the Front Lot Line | Corner Sites where the principal building faces the flanking Side Lot Line |
| 1.2 m | 1.2 m for the interior Side Setback | 1.2 m for the interior Side Setback |
| | 2.4 m for the Side Setback Abutting a flanking public roadway, other than a Lane | 3.0 m for a Side Setback Abutting a Treed Landscaped Boulevard |
| | 1.2 m for the Side Setback Abutting a Lane | In all other cases, 4.5 m |

- i) deleting the newly renumbered subsection 155.4(19) and renumbering accordingly;
- j) deleting subsection 155.4(29)(b) and replacing with the following:
 - “b. notwithstanding 155.29(a), where primary vehicular access is from a Lane, General Site Landscaping shall be developed in accordance with the following:
 - i. one deciduous, one coniferous tree and four shrubs shall be required for each principal dwelling; and
 - ii. all applications for a Development Permit shall include a Site Plan that identifies:
 - A. the location, species and size of the required landscaping;

and

- B. the proposed Landscaping and screening for any required Private Outdoor Amenity that does not have access from a Lane, Site Setback or passageway through a Garage.”.

| | | |
|-------------------------|--------|---------------|
| 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

MAYOR

CITY CLERK