

Charter Bylaw 20353

A Bylaw to amend Bylaw 12800, as amended,  
The Edmonton Zoning Bylaw  
Amendment No. 3579

WHEREAS a portion of SW-25-52-26-4; located at 7903 - 231 Street NW, Rosenthal, Edmonton, Alberta, is specified on the Zoning Map as (AG) Agricultural Zone; and

WHEREAS an application was made to rezone the above described property to (RLD) Residential Low Density Zone and (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 a portion of SW-25-52-26-4; located at 7903 - 231 Street NW, Rosenthal, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule "A", from (AG) Agricultural Zone to (RLD) Residential Low Density Zone and (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. 2023;
READ a second time this	day of	, A. D. 2023;
READ a third time this	day of	, A. D. 2023;
SIGNED and PASSED this	day of	, A. D. 2023.

THE CITY OF EDMONTON

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

# CHARTER BYLAW 20353



AG to DC2



AG to RLD



**Edmonton Zoning Bylaw**

(DC2) DIRECT DEVELOPMENT CONTROL PROVISION

Rosenthal (7903 – 231 Street NW)

**1. General Purpose**

To allow Multi-unit Housing in the form of Row Housing to be developed on individual shallow lots.

**2. Area of Application**

This Provision shall apply to a portion of SW ¼ 25-52-26, located north of Rosenthal Boulevard and east of 229 Street NW, as shown on Schedule “A” of the Bylaw adopting this Provision and as identified on the attached Appendix “A”.

**3. Uses**

- a) Child Care Services
- b) Supportive Housing
- c) Major Home Based Business
- d) Minor Home Based Business
- e) Multi-unit Housing
- f) Residential Sales Centre
- g) Urban Gardens
- h) Urban Outdoor Farms
- i) Fascia On-premises Signs
- j) Secondary Suites

**4. Development Regulations**

- a) The development shall be in accordance with these regulations and in general accordance with Appendix “A”.
- b) The minimum Site area shall be 85 m<sup>2</sup>.
- c) The minimum Lot Width shall be in accordance with Table 1.

<b>Table 1 Minimum Lot Width – Individual Lots</b>	
i. Row Housing – internal Dwelling	3.65m
ii. Row Housing – end Dwelling	4.26m
ii. Row Housing – corner Dwelling, abutting the flanking public roadway, other than a Lane	6.7m

- d) The minimum Site depth shall be 25 m.
- e) The minimum Front Setback shall be 4.5 m.
- f) The minimum Rear Setback shall be 5.5 m.
- g) The minimum Side Setback shall be 1.2 m, except that on a Corner Site, the minimum Side

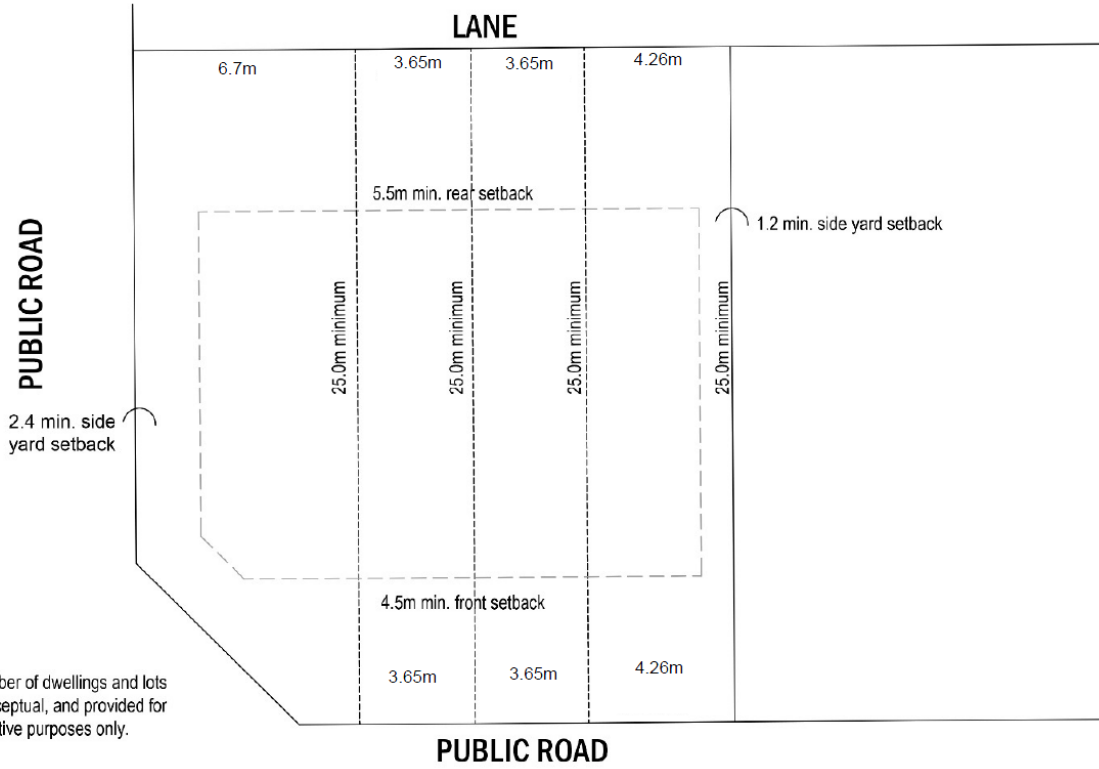
Setback abutting the flanking public roadway, other than a Lane, shall be 2.4 m.

- h) The maximum total Site Coverage shall be in accordance with Table 2, inclusive of the attached Garage:

<b>Table 2 Maximum Site Coverage – Individual Lots</b>	<b>Principal building with attached Garage</b>
i. Row Housing – internal Dwelling	61%
ii. Row Housing – end Dwelling	51%
iii. Row Housing – corner Dwelling, abutting the flanking public roadway, other than a Lane	45%

- i) The maximum Height shall not exceed 13 m.
- j) Each Dwelling unit shall provide a minimum 15m<sup>2</sup> of private outdoor Amenity Area.
- k) Each Dwelling within Row Housing shall be individually defined through a combination of architectural features that may include variations in the rooflines, projection or recession of the façade, porches or entrance features, building materials, or other treatments.
- l) On Corner Sites the façades of a principal building abutting the Front Lot Line and flanking Side Lot Line shall use consistent building materials and architectural features, and shall include features such as windows, doors, or porches.
- m) Row Housing shall not repeat the same architectural features more than six times on a block face.
- n) Vehicular access shall be from a Lane.
- o) Signs shall comply with the regulations found in Section 59A.
- p) Garden Suites shall comply with Section 87 of this Bylaw.
- q) Urban Outdoor Farms shall comply with Section 98 of this Bylaw.

**Appendix A – Conceptual Site Plan**



\*\*Number of dwellings and lots is conceptual, and provided for illustrative purposes only.