

Charter Bylaw 20420

A Bylaw to amend Bylaw 12800, as amended,  
The Edmonton Zoning Bylaw  
Amendment No. 3612

WHEREAS Lot 6 and a portion of Lot OT, Block 114, Plan 2803AF; located at 10235 – 134 Street NW, Glenora, Edmonton, Alberta, are specified on the Zoning Map as (RF1) Single 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 Lot 6 and a portion of Lot OT, Block 114, Plan 2803AF; located at 10235 – 134 Street NW, Glenora, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule “A”, from (RF1) Single 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.

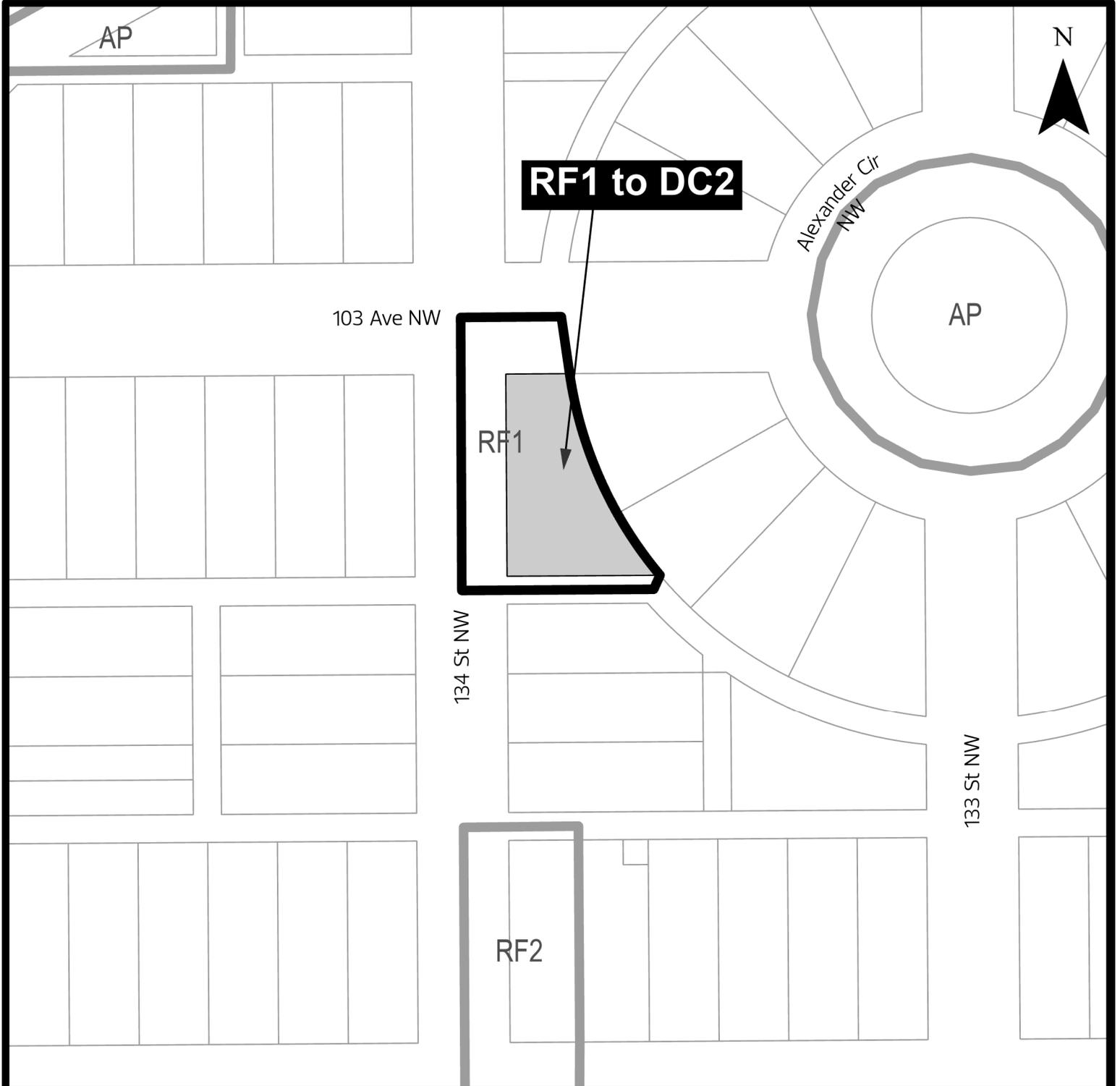
READ a first time this	day of	, A. D. 2023;
READ a second time this	day of	, A. D. 2023;
READ a third time this	day of	, A. D. 2023;
SIGNED and PASSED this	day of	, A. D. 2023.

THE CITY OF EDMONTON

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MAYOR

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CITY CLERK

# CHARTER BYLAW 20420



RF1 to DC2



**(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION****1. General Purpose**

To allow for the development of small scale infill housing with the opportunity to create two individually titled lots.

**2. Area of Application**

This Provision shall apply to Lot 6 and Lot OT, Block 114, Plan 2803AF, located at the southeast corner of 134 Street NW and 103 Avenue NW, as shown in Schedule "A" of the Charter Bylaw adopting this Provision, Glenora.

**3. Uses**

1. Child Care Services
2. Lodging Houses
3. Major Home Based Business
4. Minor Home Based Business
5. Supportive Housing, Restricted to Limited Supportive Housing
6. Secondary Suites
7. Single Detached Housing
8. Special Event
9. Urban Gardens
10. Fascia On-premises Signs
11. Temporary On-premises Signs

**4. Development Regulations for Uses**

1. The maximum occupancy of a Lodging House shall be 6 residents.
2. A maximum of one building containing Single Detached Housing per Lot shall be allowed.
3. Signs:
  - a. Shall comply with the regulations of Schedule 59A of this Bylaw; and

- b. Temporary On-Premises Signs shall be limited to project advertising associated with a show home and shall not include trailer-mounted Signs or Signs with Changeable Copy.

4. Child Care Services:

- a. Where a Child Care Services Use is proposed in a converted Single Detached Housing, it shall not change the principal character or external appearance of the Dwelling in which it is located.
- b. If a new building is constructed for a Child Care Services Use, it shall retain the external appearance of a residential Dwelling.

**5. Development Regulations for Site Layout and Built Form**

- 1. Development shall be in general compliance with Appendix 1.
- 2. A maximum of two fee simple Lots shall be permitted on the subject Site.
- 3. Site regulations for the proposed north lot:
  - a. the minimum Site area shall be 250 m<sup>2</sup>;
  - b. the minimum Site Width shall be 13.5 m; and
  - c. the minimum Site depth shall be 17 m.
- 4. Site regulations for the proposed south lot:
  - a. the minimum Site area shall be 600 m<sup>2</sup>;
  - b. the minimum Site Width shall be 24 m; and
  - c. the minimum Site depth shall be 24 m.
- 5. The maximum Height shall not exceed 8.9 m.
- 6. The maximum Site Coverage for the proposed north Lot shall be as follows:

a) Principal Dwelling/ building	b) Accessory building	c) Principal building with attached Garage	d) Total Site Coverage
28%	14%	42%	42%

- 7. The maximum Site Coverage for the proposed south Lot shall be as follows:

a) Principal Dwelling/ building	b) Accessory building	c) Principal building with attached Garage	d) Total Site Coverage

28%	12%	40%	40%
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8. Notwithstanding subsections 5.6 and 5.7, the maximum Site Coverage for the Principal Dwelling/building and the maximum total Site Coverage shall be increased by up to 2% of the Site Area to accommodate single Storey Unenclosed Front Porches.
9. For the principal building on the proposed north Lot:
  - a. The minimum west Setback shall be 4.5 m;
  - b. The minimum east Setback shall be 3.5 m;
  - c. The minimum north Setback shall be 3.5 m; and
  - d. The minimum south Setback shall be 1.2 m.
10. For the principal building on the proposed south Lot:
  - a. The minimum west Setback shall be 4.5 m;
  - b. The minimum east Setback shall be 3.5 m;
  - c. The minimum north Setback shall be 2.6 m; and
  - d. The minimum south Setback shall be 2.2 m.
11. Any new Detached Garage on the north Lot shall be fully contained within 12.8 m from the north Lot's proposed south lot line.
12. Any new Detached Garage associated with principal building redevelopment on the south Lot shall be fully contained within 12.8 m from the south and east lot lines.
13. The distance between an Accessory building and the west lot line shall not be less than 4.5 m.
14. A principal Dwelling shall be separated from any new detached Garage on the same Lot by a minimum of 3.0 m.
15. Notwithstanding subsections 5.1 through 5.13, development as a single Lot for this Site shall be developed as follows:
  - a. Setbacks shall be:
    - i. The minimum west Setback shall be 4.5 m;
    - ii. The minimum east Setback shall be 3.5 m;
    - iii. The minimum north Setback shall be 8.0 m; and
    - iv. The minimum south Setback shall be 17.0 m.
  - b. The maximum total Site Coverage shall be 40%, with a maximum of 28% for a principal building and a maximum of 12% for Accessory buildings.

- c. A detached Garage shall be fully contained within 12.8 m from the south Lot line

## 6. Development Regulations for Building Design and Features

1. Except for Secondary Suites, each Dwelling that has direct access to ground level 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.
2. When a structure is greater than 7.5 m in Height, the width of any one Dormer shall not exceed 3.6 m. The aggregate total width of one or all Dormers shall not exceed one third of the length of the building's wall in which the Dormers are located.
3. Development shall incorporate design elements to reduce the perceived mass and add architectural interest, including a prominent front entrance, windows, variation in rooflines, recesses, projections, variation of exterior finishing materials, colours, textures, cladding, and/or varied architectural design.
4. Identical or mirrored front elevations shall not be located on Abutting Sites. Development shall be differentiated through the inclusion of two or more design elements such as a variety of finishing materials, varied roof lines, differences in the design of entry features, or variation in window and door placement. Variations in color do not satisfy this requirement.
5. The façades of a principal building Abutting the Front Lot Line and the flanking Side Lot Line shall use consistent building materials and architectural features, and shall include features such as windows, doors, or porches.
6. Basement elevations shall be no more than 1.5 m above Grade. The Basement elevation shall be measured as the distance between Grade and the finished floor of the first Storey.
7. Where an interior Side Setback is less than 2.0 m,
  - a. the applicant shall provide information regarding the location of side windows of the Dwellings on the Abutting properties and Amenity Areas on Abutting properties;
  - b. the side windows of the proposed Dwelling shall be located to reduce overlook into Amenity Areas of the Abutting properties; and
  - c. the proposed Dwelling shall incorporate design techniques, such as, but not limited to, translucent window treatment, window location, raised windows, or Privacy Screening, to reduce direct line of sight into the windows of the Dwelling on the Abutting property.
8. Platform Structures located within a Yard or Yard abutting Single Detached Housing, and greater than 1.0 m above the finished ground level, excluding any artificial embankment, shall provide Privacy Screening to prevent visual intrusion into Abutting properties.
9. Notwithstanding Section 44.1(a), projections shall not exceed 0.5 m into the required setback abutting 134 Street NW and 0.4m into the required setback abutting 103 Avenue.

10. Attached Garages shall be developed in accordance with the following:
  - a. Within the proposed north Lot, a maximum width of 4.0 m for an attached garage shall be permitted; and
  - b. Building mass shall be articulated through features such as recess or off-sets, architectural treatments, and Landscaping.
  - c. Attached Garages shall not be permitted for the proposed south Lot nor the development of the Site as a Single Lot.

#### **7. Development Regulations for Parking and Access**

1. Vehicular access to the proposed north Lot shall be allowed from 134 Street NW through a single Driveway shall be 3.5m in width and located a minimum of 12.0 m from the north Lot line.
2. No new vehicular access from a public roadway, other than a Lane, shall be permitted for the proposed south Lot or if principal building redevelopment occurs under a Single Lot, and;
  - a. The existing vehicular access from 134 Street NW to the Site Lot shall be removed and relocated to the Lane if either redevelopment of the proposed south Lot or under a Single Lot Site occurs.

**APPENDIX I - MINIMUM PRINCIPAL BUILDING SETBACKS**

