

Bylaw 17564

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 2193

WHEREAS a portion of NW-32-51-23-4; located at 1303 - 23 Avenue NW and 1111 – 23 Avenue NW, Aster, 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 (DC1) Direct Development Control Zone and (AP) Public Parks Zone;

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 NW-32-51-23-4; located at 1303 - 23 Avenue NW and 1111 – 23 Avenue NW, Aster, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule “A”, from (AG) Agricultural Zone to (DC1) Direct Development Control Zone and (AP) Public Parks Zone;
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.

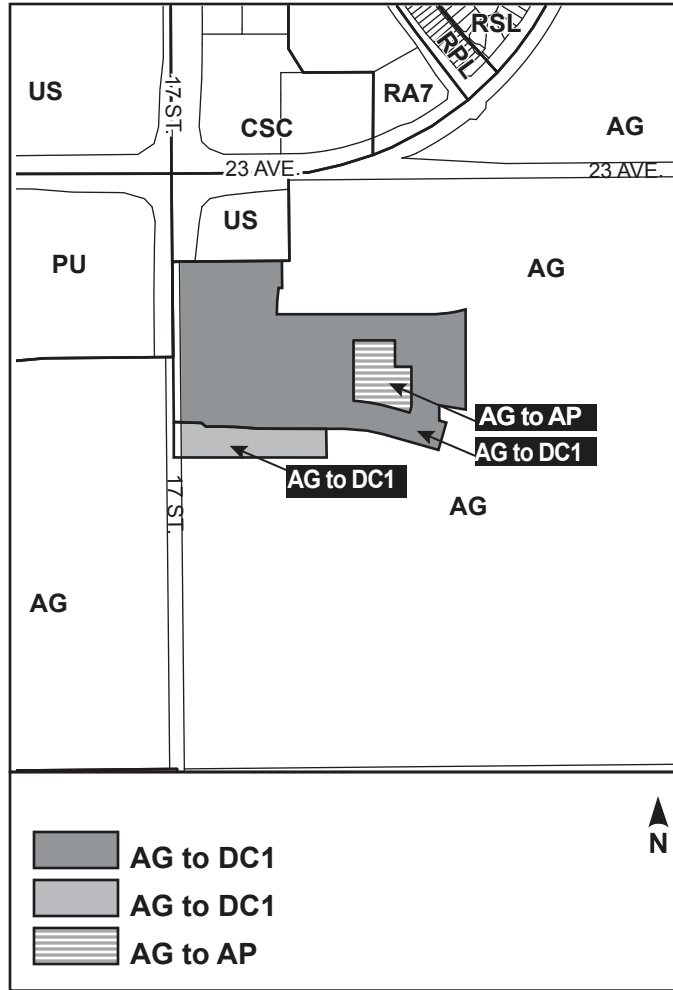
READ a first time this	day of	, A. D. 2016;
READ a second time this	day of	, A. D. 2016;
READ a third time this	day of	, A. D. 2016;
SIGNED and PASSED this	day of	, A. D. 2016.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

BYLAW 17564



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

To allow Row Housing with increased Site Coverage and private Amenity Area situated above the rear attached garage, in Area A as shown in Appendix I, and to allow for shallow lot Single Detached Housing that efficiently utilizes suburban land, in Area B as shown in Appendix I.

2. Area of Application

This Provision shall apply to portions of NW 32-51-23-4 located south of 23 Avenue NW and east of 17 Street NW, Aster, as shown on Schedule “A” of the Bylaw adopting this Provision.

3. Uses**Area A and Area B**

- a. Limited Group Homes
- b. Minor Home Based Business
- c. Residential Sales Centre
- d. Fascia On-premises Signs
- e. Temporary On-premises Signs

Area A

- a. Row Housing

Area B

- a. Secondary Suites
- b. Single Detached Housing

4. Development Regulations – Area A and Area B

- a. All Regulations in the Zoning Bylaw shall apply to development in this Direct Control Provision, unless such Regulations are specifically excluded or modified in this Direct Control Provision.
- b. Notwithstanding section 710.4(4) of the Zoning Bylaw, Fascia On-premises Signs shall comply with Schedule 59A of the Zoning Bylaw.
- c. Notwithstanding section 710.4(4) of the Zoning Bylaw, Temporary On-premises Signs shall comply with the discretionary use regulations in Schedule 59A of the

Zoning Bylaw, despite Temporary On-premises Signs being a permitted use in this Zone.

5. Development Regulations – Area A

- a. The minimum Lot area shall be 167.75 m^2 .
- b. The minimum Lot Width shall be in accordance with Table 1.

Table 1: Minimum Lot Width – Individual Lots	
a. Internal Dwelling	6.1 m
b. End Dwelling	7.3 m
c. Corner Dwelling, abutting the flanking public roadway, other than a Lane	8.5 m

- c. The minimum Lot depth shall be 27.5 m.
- d. Setbacks for Row Housing are illustrated in Figure 1, attached to this Bylaw.
- e. The Front Setback shall be a minimum of 5.5 m.
- f. Notwithstanding Section 6.1(38) of the Zoning Bylaw, the Front Lot Line may be the property line separating a Lot from an abutting public park or the property line separating a Lot from an abutting public roadway other than a Lane. In the case of a Corner Lot, the Front Lot Line shall be the shorter of the property lines abutting a public park or public roadway, other than a Lane. In the case of a Corner Lot formed by a curved corner, the Front Lot Line shall be the shorter of the two segments of the property line lying between the point determined to be the actual corner and the two points at the extremities of that property line.
- g. The minimum Rear Setback from the development, including the rear attached Garage, to the Rear Lot Line, shall be 1.2 m.
- h. The minimum Side Setback shall be 1.2 m, except that:
 - i. On a Corner Site, the minimum Side Setback abutting the flanking public roadway, other than a Lane, shall be 2.4 m; and
 - ii. Notwithstanding 5.h.i., the Side Setback shall be increased to 3.0 m where a landscaped boulevard strip between the curb and sidewalk is provided in the roadway cross section, as per the City of Edmonton Design and Construction Standards.
- h. All developments that include a Dwelling shall include a rear attached Garage.
- i. The maximum total Site Coverage shall be in accordance with Table 2, inclusive of the attached Garage:

Table 2: Maximum Site Coverage – Individual Lots	Principal building with attached Garage
a. Internal Dwelling	76%
b. End Dwelling	66%
c. Corner Dwelling, abutting the flanking public roadway other than a Lane	62%

- j. The maximum Height shall not exceed 13 m.
- k. Each Dwelling unit shall provide a minimum 11 m² of continuous Private Outdoor Amenity Area that may include balconies, decks, porches or patios above Grade.
- l. Notwithstanding Section 54.2, Schedule 1(A) of the Zoning Bylaw, each Dwelling unit shall contain 2 parking spaces in a rear attached garage. Visitor parking shall not be required.
- m. All roof leaders from buildings shall be connected to the independent storm sewer service for each Lot.

6. Development Regulations – Area B

- a. The minimum Site area shall be 240 m².
- b. The minimum Site depth shall be 27 m.
- c. The minimum Site Width shall be 9.1 m.
- d. The maximum Height shall not exceed 10.0 m, in accordance with Section 52.
- e. The minimum Front Setback for non-Garage portions of the building shall be 4.0 m.
- f. The minimum Front Setback for front attached Garage portions of the building shall be 5.5 m.
- g. The minimum Rear Setback shall be 7.5 m, except in the case of a corner Site it shall be 4.5 m.
- h. Notwithstanding Section 44.3.a of the Zoning Bylaw, projections of Platform Structures shall not exceed 3.1 m into a Rear Setback with a depth of at least 4.0 m.
- i. The minimum setbacks for Single Detached Housing are illustrated in Figure 2, attached to this Bylaw.

- j. The minimum Side Setback on the non-Garage side of the building shall be 1.05 m, except that the minimum Side Setback abutting a public roadway other than a Lane shall be 2.4 m.
- k. The minimum Side Setback on the Garage side of the building shall be 0.75 m, except that the minimum Side Setback abutting a public roadway other than a Lane shall be 2.4 m.
- l. For Side Setbacks that are less than 1.2 m in width the following shall apply:
 - i. a private maintenance easement shall be registered on the adjacent property at Land Titles. The easement shall be a minimum of 0.75 m in width and shall permit access into the easement area for maintenance of the properties;
 - ii. notwithstanding Section 44(2)(a) of the Zoning Bylaw, eaves shall be Setback a minimum of 0.45 m from the property line;
 - iii. fences, walls and gates shall not be permitted within the Side Yard, except where the Side Yard abuts a public roadway other than a Lane;
 - iv. all roof leaders from the Dwelling shall be connected to the storm sewer service; and
 - v. no roof leader discharge shall be directed to the maintenance easement.
- l. The maximum total Site Coverage shall not exceed 55%, inclusive of the attached Garage and any other Accessory Buildings.
- m. All developments that include a Dwelling shall include a front attached Garage.
- n. Separation Space shall be provided in accordance with Section 48 of this Bylaw, except that it shall not be required in the case of Dwellings on separate sites where each development complies with the minimum Side Setback requirements.
- o. Except where Secondary Suites are allowed in this Zone, and may thereby constitute two Dwellings on a Lot, a maximum of one Dwelling per Lot shall be allowed.

Figure 1. Minimum Setbacks – Row Housing in Area A (Example)

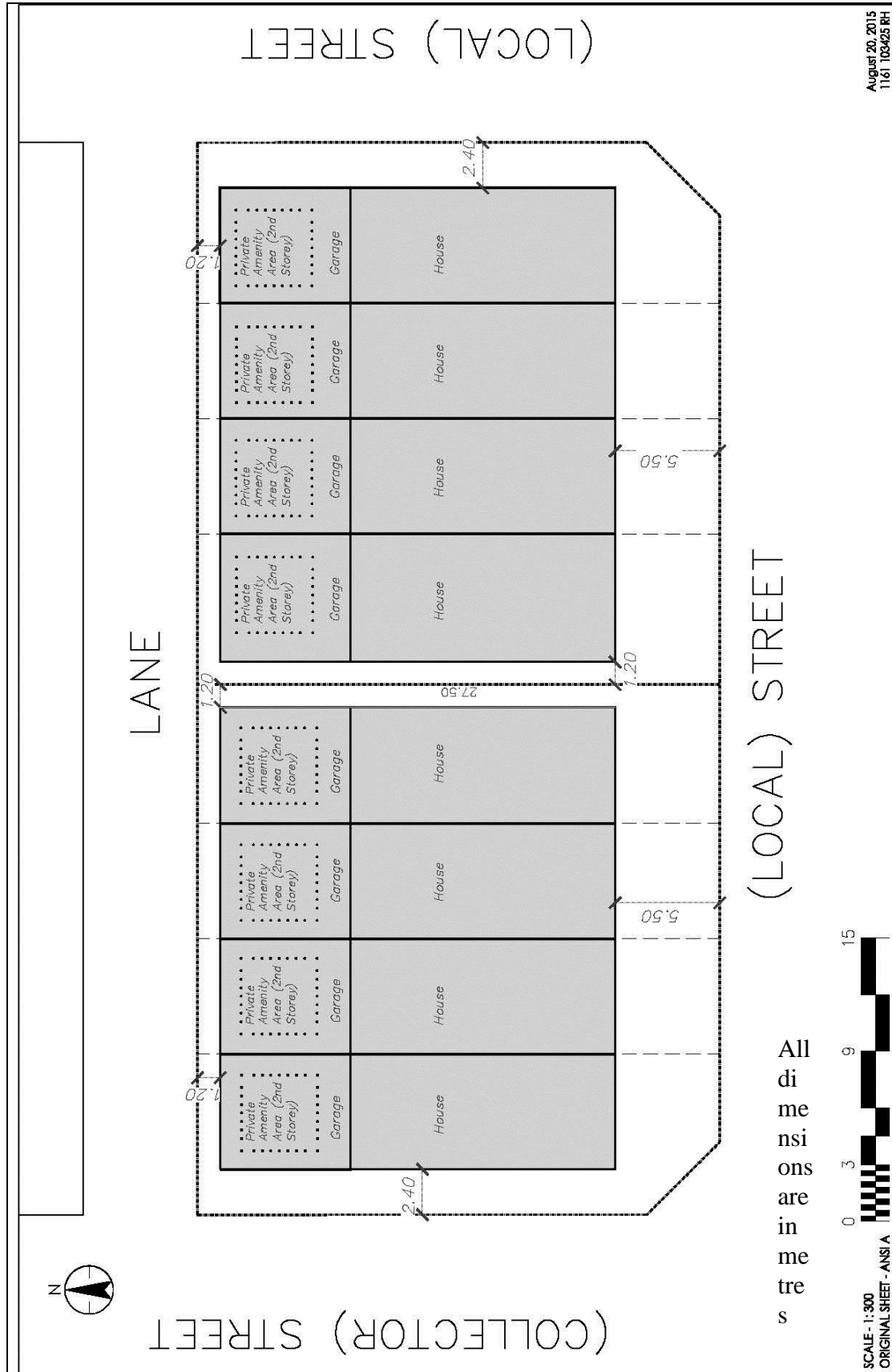
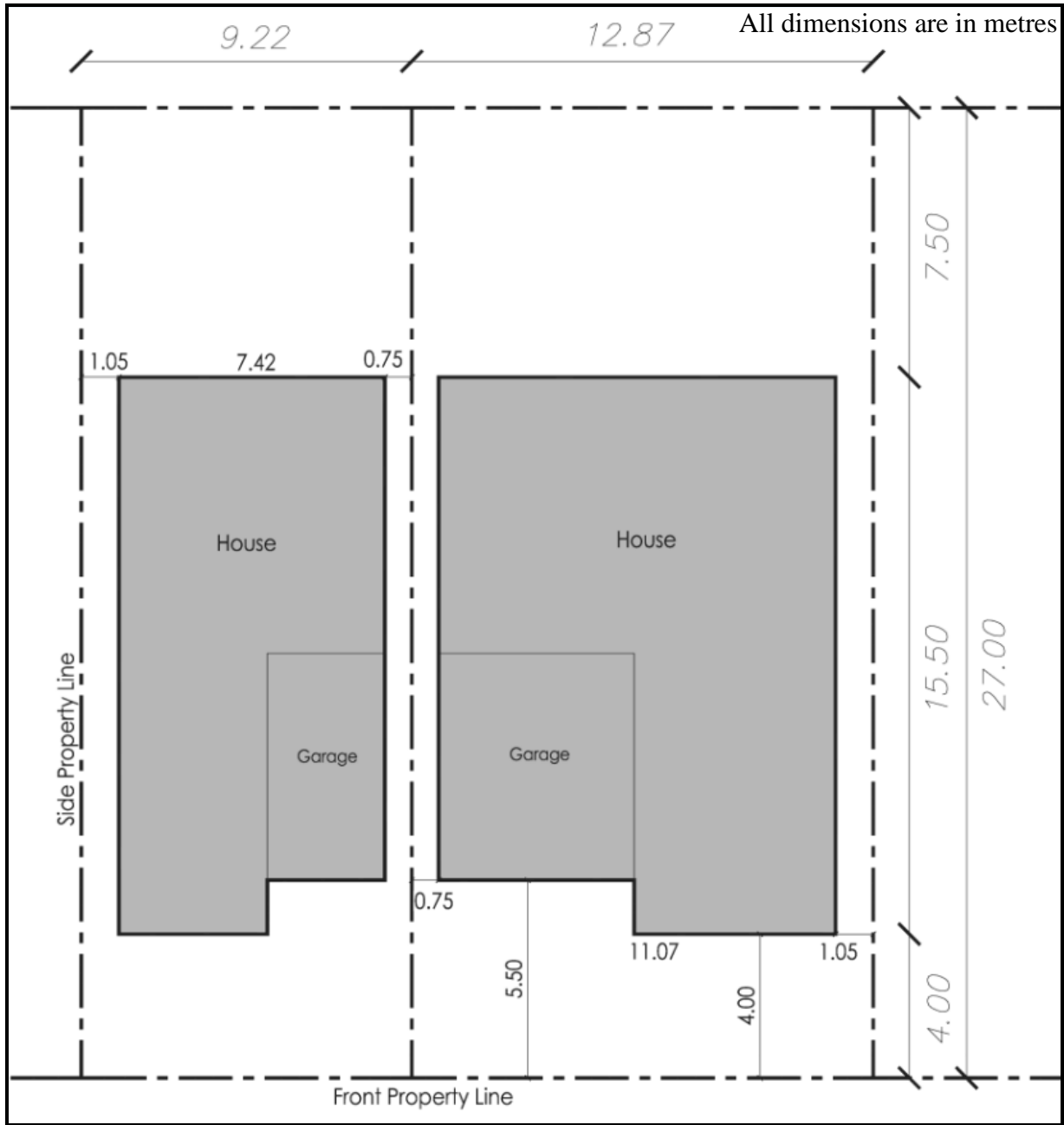


Figure 2. Minimum Setbacks – Single detached Housing in Area B (Example)



Appendix I

