

Bylaw 17617

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 2213

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 amended by :
 - a) adding the following to Section 6.1 in accordance with the alphabetical order of the list and renumbering accordingly:

“**Site Side Setback** means the distance that a development or a specified portion of it, must be set back from the outermost Side Lot Line of the Site. A Site Side Setback is not a Side Yard, Amenity Space or Separation Space.”
 - b) adding the following to Section 6.1 in accordance with the alphabetical order of the list and renumbering accordingly:

“**Zero Lot Line Development** means a development on a Site where one Site Side Setback is reduced to 0 m and each Dwelling is developed on its own Lot.”
 - c) adding the following at the end of subsection 155.4(4):
 - “b. it shall be 80 m for a Zero Lot Line Development consisting of Semi-detached Housing or Row Housing; and
 - c. it shall be 35 m for a Zero Lot Line Development consisting of Semi-detached Housing or Row Housing where a front attached Garage is developed.”
 - d) deleting subsection 155.4(5) and replacing with the following:

“5. Except for Zero Lot Line Development, the minimum Site Area per Dwelling shall be in accordance with Table 155.4(5) as follows:

Table 155.4(5) – 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

e) adding subsection 155.4(6) as follows and renumbering accordingly:

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

Table 155.4(6) – 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

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

“7. Except for Zero Lot Line Developments, the minimum Site Width per Dwelling shall be in accordance with Table 155.4(7) as follows:

Table 155.4(7) – 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

g) adding subsection 155.4(8) as follows and renumber accordingly:

“8. The minimum Site Width per Dwelling in a Zero Lot Line Development shall be in accordance with Table 155.4(8) as follows:

Table 155.4(8) – 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

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

“9. For Single Detached Housing, the Site Width on pie shaped lots shall be measured 9.0 m into the Site from the Front Lot Line.”

i) deleting the newly renumbered Section 155.4(15) and replacing it with the following:

“15. Except for Zero Lot Line Development, the maximum Site Coverage per Dwelling shall be in accordance with Table 155.4(15) as follows:

	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%

j) adding subsection 155.4(16) as follows and renumbering accordingly:

“16. The maximum Site Coverage per Dwelling in a Zero Lot Line Development shall be in accordance with Table 155.4(16) as follows:

	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	45%	32%	17%	45%

Lot with Side Site Setback reduced to 0 m				
(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%

- k) deleting the newly renumbered subsection 155.4(17) and replacing with “Excluding Zero Lot Line Development, the Side Setback shall be in accordance with Table 155.4(17) as follows:

	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
(a) Single Detached Housing	1.2 m	1.2 m for the interior Side Setback	1.2 m for the interior Side Setback
(b) Semi-detached Housing		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
(c) Row Housing		1.2 m for the Side Setback Abutting a Lane	In all other cases, 4.5 m

- l) deleting the newly renumbered subsection 155.4(18) and replacing with the following:
“18. For Single Detached Housing, Semi-detached Housing, and Row Housing, the Development Officer may reduce one Site Side Setback to 0 m, in which case the application shall be a Class B Development.”
- m) deleting the newly renumbered 155.4(19) and replacing with the following:
“19. Site Side Setbacks for Single Detached Housing, Semi-detached Housing, and Row Housing where vehicular access is not from the Lane, shall be reduced to 0 m only on

one side of a public roadway, other than a Lane, and shall not be allowed on collector roadways.”

n) adding subsection 155.4(20) as follows and renumbering accordingly:

“20. A Zero Lot Line Development of Row Housing with vehicular access to a Lane shall only be permitted on one side of a Lane within a block.”

o) deleting the newly renumbered subsection 155.4(21) and replacing with the following:

“21. A Zero Lot Line Development shall only be permitted where:

- a. The other Site Side Setback is a minimum of 1.5 m, except that:
 - i. the minimum Site Side Setback Abutting a public roadway other than a Lane shall be 20% of the width of the Lot abutting the flanking public roadway or 2.4 m, whichever is greater;
 - ii. where a Garage is attached to the principal building, and the vehicle doors of the Garage face a flanking public roadway other than a Lane, the distance between any portion of these vehicle doors and the flanking public roadway shall not be less than 4.5 m;
 - iii. the minimum Site Side Setback Abutting a Lane shall be 1.2 m; or
 - iv. the minimum Site Side Setback Abutting a Treed Landscaped Boulevard, where the principal building faces the flanking Side Lot Line, shall be 3.0 m.
- b. all roof leaders from the Dwellings are connected to the individual storm sewer service for each Lot;
- c. no roof leader discharge shall be directed to the maintenance easement; and
- d. the owner of a Lot within a development proposed for the Zero Lot Line Development and the owner of the adjacent Lot shall register, on titles for all adjacent lots, a 1.5 m private maintenance easement that provides for:
 - i. a 0.30 m eave encroachment easement with the requirement that the eaves must not be closer than 0.90 m to the eaves of the building on an adjacent parcel;
 - ii. a 0.60 m footing encroachment easement; and
 - iii. permission to access the easement area for maintenance of the properties.
- e. except for Sites proposed for a Zero Lot Line Development of Single Detached Housing, the owner of the Site proposed for the Zero Lot Line Development shall register on all titles within the Zero Lot Line Development Site as well as all titles on the adjacent Site a restrictive covenant and easement that:

- i. requires a drainage swale constructed to City of Edmonton Design and Construction Standards; and
 - ii. provides for the protection of drainage of the Site, including the right for water to flow across Lots and the requirement not to inhibit the flow of water across Lots.
- f. except for Sites proposed for a Zero Lot Line Development of Single Detached Housing, the owner of the Site proposed for the Zero Lot Line Development shall register a utility easement(s) on, where necessary, all Lots within the Zero Lot Line development and the Abutting Lots to ensure adequate access for utility maintenance.
- p) deleting the newly renumbered subsection 155.4(22) and replacing with the following:

“22. The Site Side Setback for a Garage in a Zero Lot Line Development may only be reduced to zero where:

 - a. a 1.5 m private maintenance easement identical to that registered for the principal building is provided; and
 - b. all roof leaders from Accessory buildings are connected to the individual storm sewer service for each Lot or directed to drain directly to an adjacent Lane; and
 - c. no roof leader discharge shall be directed to the maintenance easement.”
- q) deleting from the newly renumbered subsection 155.4(23)(a) “Where a Site has primary vehicular access not from a Lane, the following regulations shall apply:” and replacing with “Where a Site or a Lot within a Zero Lot Line Development has primary vehicular access not from a Lane, the following regulations shall apply:”
- r) deleting from the newly renumbered subsection 155.4(23)(b) “Where a Site has primary vehicular access from a Lane, the following regulations shall apply:” and replacing with “Where a Site or a Lot within a Zero Lot Line Development has primary vehicular access from a Lane, the following regulations shall apply:”
- s) adding subsection 155.4(24) as follows and renumbering accordingly:

“24. Notwithstanding subsection 54.1(4), a front attached Garage for Row Housing and Semi-Detached Housing as part of a Zero Lot Line Development shall be developed with the following regulations:

 - a. The width of the Garage shall not exceed 65% of the width of the front of the dwelling; and
 - b. Driveway widths shall be no wider than the width of the Garage.”

- t) deleting the newly renumbered subsection 155.4(25) and replacing with the following:
“25. For Abutting Lots, including Lots within a Zero Lot Line Development Site, with Semi-detached Housing and Row Housing an Accessory building or structure shall be located not less than 0.60 m from the Side Lot Line, except where a Garage may be erected on the common property line to the satisfaction of the Development Officer.”
- u) deleting the newly renumbered subsection 155.4(26) and replacing it with the following:
“26. For Row Housing Sites, including a Zero Lot Line Development Site, with detached rear Garages, the maximum width of the building containing the Garage(s) shall not exceed 30 m and the building shall not contain more than five separate Garages.”
- v) deleting the newly renumbered subsection 155.4(27) and replacing with the following:
“27. Each Dwelling within Semi-detached Housing and Row Housing, including a Zero Lot Line Development Site, 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.”

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