

Bylaw 17556

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 2187

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) deleting the word “abutting” and replacing with “Abutting” in subsections 140.4(6)(b), 140.4(7)(b), and 140.4(19);
 - b) deleting the word “facades” and replacing with “Facades” in subsection 140.4(19);
 - c) deleting the word “abut” and replacing with “Abut” in subsection 140.4(7)(c);
 - d) deleting the word “abuts” and replacing with “Abuts” in subsections 140.4(6)(c), and 140.4(7)(d)(i);
 - e) deleting the word “commercial” and replacing with “Commercial” in subsections 140.4(6)(c), 140.4(7)(d)(i), and 140.4(7)(d)(ii);
 - f) deleting the wording of subsection 140.4(13) and replacing with the following:

“13. Side Setbacks shall be established on the following basis:

 - a. Side Setbacks shall total at least 20% of the Site Width to a maximum total of 6.0 m, with a minimum Side Setback of 1.2 m on each side;
 - b. on a Corner Site where the building faces the Front Lot Line, the minimum Side Setback flanking the roadway shall be 20% of the Width of the Lot flanking the roadway, to a maximum of 3.1 m;

- c. on a Corner Site where the building faces the flanking Side Lot Line, the minimum Side Setback Abutting the flanking Side Lot Line shall be 2.0 m. However, if a building facing the flanking Side Lot Line has an attached Garage that faces the flanking Side Lot Line, the Side Setback from the flanking Side Lot Line to the Garage shall be a minimum of 4.5 m; and
 - d. on a Corner Site where the building faces the flanking Side Lot Line, Row Housing, Stacked Row Housing and Apartment Housing shall provide a minimum interior Side Setback of 3.0 m.”;
- g) adding subsection 140.4(16) as follows and renumber accordingly:
 “16. Notwithstanding subsection 47.4 and subsection 47.5 of this Bylaw, on a Corner Site where Row Housing faces the flanking Side Lot Line, Private Outdoor Amenity Area shall be provided as follows:
- a. a minimum of 15 m² per Dwelling at Grade;
 - b. Private Outdoor Amenity Area may be provided in the Front Yard, provided that the Front Yard does not Abut an arterial road, and is Setback a minimum of 1.0 m from the Front Lot Line. In the case where Private Outdoor Amenity Area is provided in the Front Yard, the Private Outdoor Amenity Area shall be defined either through a decorative fence, or through landscaped elements such as planters, hedges and hard and soft surface treatments; and
 - c. the width and length of any Private Outdoor Amenity Area shall not be less than 3.0 m.”;
- h) adding subsection 140.4(17) as follows and renumber accordingly:
 “17. Rooftop Terraces shall be developed in accordance with the following Stepback regulations:
- a. On an Interior Site, the minimum Stepback shall be:
 - i. 1.0 m from any building Façade facing a Front Lot Line;
 - ii. 2.0 m from any building Façade facing a Rear Lot Line;
 - iii. 1.0 m from any building Façade facing a Side Lot Line, where the Site Width is less than 10.0 m; and
 - iv. 2.0 m from any building Façade facing a Side Lot Line, where the Site Width is 10.0 m or greater.
 - b. On a Corner Site, a minimum Stepback shall be:
 - i. 1.0 m from any building Façade facing a public roadway, excluding a Lane;
 - ii. 2.0 m from any building Façade facing a Rear Lot Line;
 - iii. 1.0 m from any building Façade facing a Side Lot Line not facing a public roadway, where the Site Width is less than 10.0 m; and
 - iv. 3.0 m from any building Façade facing a Side Lot Line not facing a public roadway, where the Site Width is 10.0 m or greater.”;

- i) adding subsection 140.4(18) as follows and renumber accordingly:

“18. Notwithstanding Section 44 of this Bylaw, on a Corner Site where Row Housing, Stacked Row Housing, or Apartment Housing face the flanking Side Lot Line, single Storey Platform Structures, verandas and porches may project into the flanking Side Setback a maximum of 1.5 m, provided a Tree Lined Boulevard is present along the roadway adjacent to the flanking Side Lot Line. Where eaves are designed as an integral part of a veranda or porch, eaves may project an additional 0.3 m into a required flanking Side Setback.”;
- j) deleting the newly renumbered subsection 140.4(19) and replacing with the following:

“19. In addition to the Landscaping regulations of Section 55 of this Bylaw, where new development consists of replacement or infill within areas of existing housing, Landscaping shall be implemented as a component of such new development in order to:

 - a. replace vegetation removed during construction;
 - b. reinforce an established Landscaping context in the area.;
 - c. soften edges and transitions between the street and the structure; and
 - d. for Row Housing, Stacked Row Housing and Apartment Housing screen the portion of the building facing an interior Side Lot Line.”;
- k) deleting the newly renumbered subsection 140.4(21) and replacing with the following:

“21. Each Dwelling within Semi-detached Housing and Row Housing shall be individually defined on all Façades through a combination of architectural features that may include variations in the rooflines, non-repetitive window spacing, projection or recession of the Façade, porches or entrance features, building materials, colour, or other treatments.”;
- l) adding subsection 140.4(23) as follows and renumber accordingly:

“23. On Corner Sites, where Row Housing, Stacked Row Housing, and Apartment Housing face the flanking Side Lot Line, the Façade of the principal building facing the interior Side Lot Line shall include design techniques including, but not limited to, the use of varied roof lines, variations in building Setbacks and articulation of building Façades, in order to minimize the perception of massing, eliminate large uninterrupted expanses of wall and provide visual interest when the structure is viewed from an adjacent Lot.”;
- m) adding the following to the end of the newly renumbered subsection 140.4(24):

“However, Row Housing and Stacked Row Housing shall orient a minimum of one entrance door or entrance feature towards each adjacent public roadway, other than a Lane. Sliding patio doors shall not serve as the entrance door or entrance feature.”;

- n) delete subsection 814.3(1) and replace with the following:
 “1. The Front Setback shall be a minimum of 3.0 m and shall be consistent within 1.5 m of the Front Setback on Abutting Lots and with the general context of the blockface. Separation Space and Privacy Zone shall be reduced to accommodate the Front Setback requirement where a Principal Living Room Window faces directly onto a local public roadway, other than a Lane. On a Corner Site, in the (RF3) Small Scale Infill Development Zone, where Row Housing, Stacked Row Housing or Apartment Housing faces the flanking Side Lot Line, the following regulations shall apply:
 - a. For Lots where the Front Setback of the Abutting Lot is 9.0 m or less, the Front Setback shall be a maximum of 6.0 m.
 - b. For Lots where the Front Setback of the Abutting Lot is greater than 9.0 m and less than 11.0 m, the Front Setback shall be consistent within 3.0 m of the Front Setback of the Abutting Lot, to a maximum of 7.0 m.
 - c. For Lots where the Front Setback of the Abutting Lot is 11.0 m or greater, the Front Setback shall be within 4.0 m of the Front Setback of the Abutting Lot.”;

- o) delete subsection 814.3(3)(b) and replace with the following:
 “b. the minimum interior Side Setback shall be 2.0 m, except if the requirements of the underlying Zone are greater, the underlying Zone requirements shall apply; and”;

- p) adding a new definition alphabetically to Section 6.1 “(86) Rooftop Terrace means a raised surface on which people can stand, that is located on top of a roof or partially recessed within the roof structure of a building, does not project beyond any Façade of the Storey below, is surrounded by guardrails, parapet walls or similar feature, and is intended for use as an Amenity Area.”;

- q) deleting the words “roof terraces” and replacing with “Rooftop Terraces” in subsections 46(3)(a); and


- r) deleting the word “deck” and replacing with “Rooftop Terrace” in subsections 87(9).

READ a first time this	14th	day of	March	, A. D. 2016;
READ a second time this	14th	day of	March	, A. D. 2016;
READ a third time this	14th	day of	March	, A. D. 2016;
SIGNED and PASSED this	14th	day of	March	, A. D. 2016.

THE CITY OF EDMONTON



MAYOR



A/ CITY CLERK