

Bylaw 21178

A Bylaw to amend Charter Bylaw 20001, as amended,
The Edmonton Zoning Bylaw
Amendment No. 243

WHEREAS Plan 2320925 Blk 3 Lots 11A & 11B; located at 8203 & 8205 - 134 Street NW, Laurier Heights, Edmonton, Alberta, are specified on the Zoning Map as Small Scale Residential Zone (RS); and

WHEREAS an application was made to rezone the above described properties to Direct Control Zone (DC);

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 1.20 to Charter Bylaw 20001 The Edmonton Zoning Bylaw is hereby amended by rezoning the lands legally described as Plan 2320925 Blk 3 Lots 11A & 11B; located at 8203 & 8205 - 134 Street NW, Laurier Heights, Edmonton, Alberta, which lands are shown on the sketch plan attached as Schedule "A", from Small Scale Residential Zone (RS) to Direct Control Zone (DC).
2. The uses and regulations of the aforementioned DC Zone are annexed hereto as Schedule "B".

3. The sketch plan annexed hereto as Schedule "A" and the uses and regulations of the DC Zone shown on Schedule "B" annexed hereto are hereby incorporated into the Zoning Bylaw, being Part 4 to Charter Bylaw 20001, The Edmonton Zoning Bylaw.

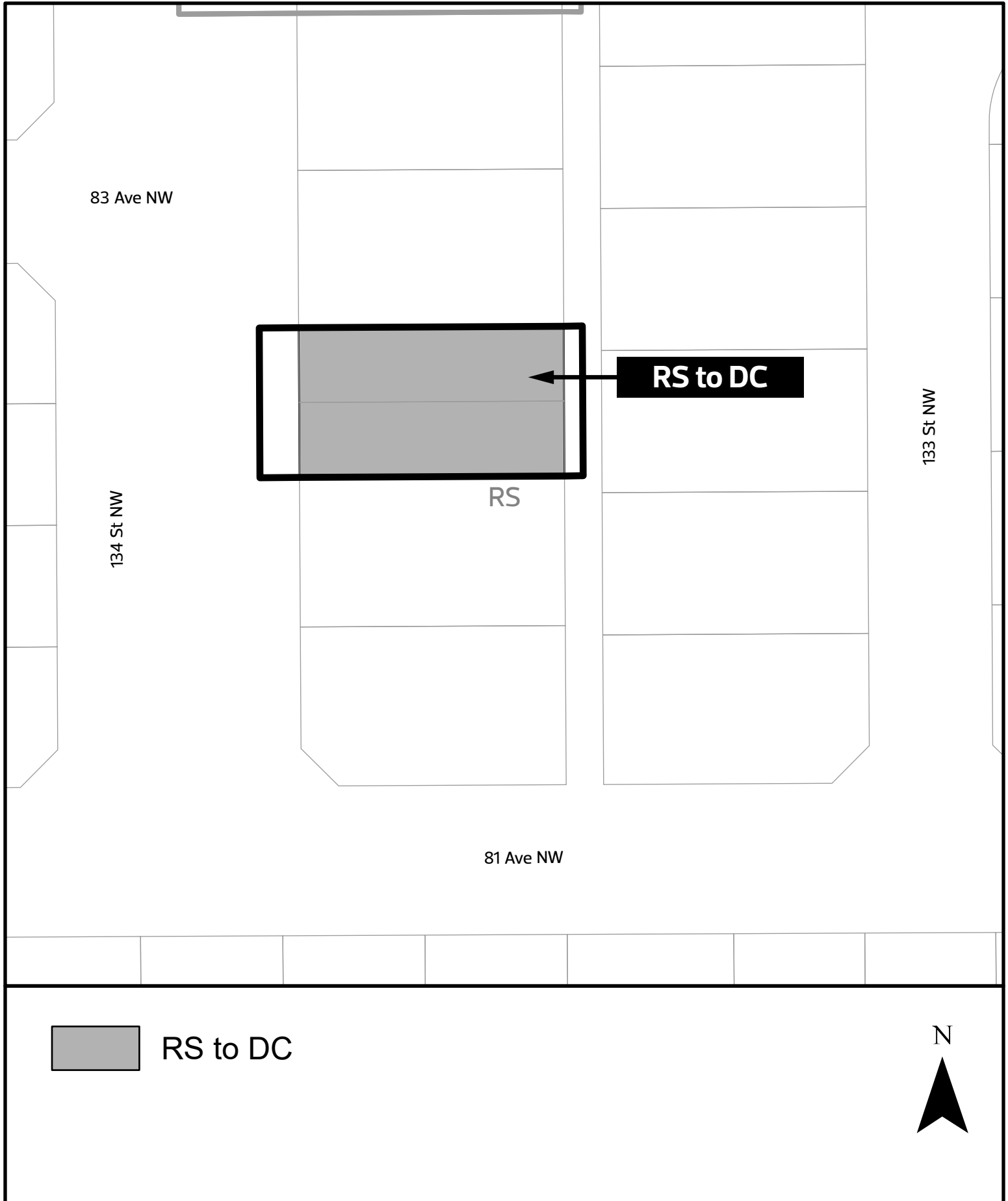
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|-------------------------|--------|---------------|
| READ a first time this | day of | , A. D. 2025; |
| READ a second time this | day of | , A. D. 2025; |
| READ a third time this | day of | , A. D. 2025; |
| SIGNED and PASSED this | day of | , A. D. 2025. |

THE CITY OF EDMONTON

MAYOR

CITY CLERK

BYLAW 21178



SCHEDULE “B”**(DC) DIRECT CONTROL ZONE****1. Purpose**

- 1.1. To allow for Single Detached Housing that has front vehicle access and front attached Garages with enhanced Front Yard hard and Soft Landscaping to ensure compatibility with the area.

2. Area of Application

- 2.1. This Zone applies to Plan 2320925 Blk 3 Lots 11A & 11B, located on 134 Street NW, north of 81 Avenue NW, as shown in Schedule “A” of the Bylaw adopting this Zone, Laurier Heights.

3. Uses**Residential Uses**

- 3.1. Home Based Business
- 3.2. Residential, limited to:
 - 3.2.1. Backyard Housing
 - 3.2.2. Secondary Suites
 - 3.2.3. Single Detached Housing

Community Uses

- 3.3. Special Event

Agricultural Uses

- 3.4. Urban Agriculture

Sign Uses

- 3.5. Fascia Sign
- 3.6. Freestanding Sign
- 3.7. Portable Sign

4. Additional Regulations For Specific Uses

SCHEDULE “B”

- 4.1. Backyard Housing must comply with Section 6.10 of the Zoning Bylaw.
- 4.2. Home Based Businesses must comply with Section 6.60 of the Zoning Bylaw.
- 4.3. Special Events must comply with Section 6.100 of the Zoning Bylaw.
- 4.4. Signs must comply with Section 6.90 of the Zoning Bylaw, including Subsection 4 of Section 6.90, except that Signs are limited to On-premises Advertising.
- 4.5. Urban Agriculture must not be the only Use in a principal building.

5. Site and Building Regulations

- 5.1. The maximum Height is 10.5 m.
- 5.2. The maximum Site Coverage is 45%, except that the maximum Site Coverage is increased by 2% where it is used to accommodate a single storey unenclosed front porch.
- 5.3. The maximum number of Dwellings within the land subject to this DC Zone is 4.
- 5.4. The minimum Site area per Dwelling is 75 m².
- 5.5. The minimum Site Depth is 30.0 m.
- 5.6. The minimum Site Width is 7.5 m.
- 5.7. The maximum length of any building is 30.0 m.
- 5.8. The minimum Front Setback is 4.5 m.
- 5.9. The minimum Rear Setback is 10.0 m.
- 5.10. The minimum Interior Side Setback is 1.2 m.
- 5.11. The minimum Driveway length between a Garage door and the back of an existing or approved sidewalk at the time of the Development Permit application is 6.0 m.
- 5.12. The minimum distance between a rear detached Garage and a principal Dwelling, except for Backyard Housing, on the same Site is 3.0 m.

6. Design Regulations**Building Design Regulations**

- 6.1. Where a building wall:

SCHEDULE “B”

- 6.1.1. faces a Street; or
- 6.1.2. has a total length greater than 20 m facing a Site in a residential Zone,

the Facade must be articulated using 2 or more design techniques or features to minimize the perception of massing, eliminate large blank walls, and provide visual interest. Design techniques or features may include: variations in rooflines; vertical or horizontal building wall projection or recessions; visual breaks of building Facades into smaller sections; features such as windows, balconies, or porches; use of a combination of finishing materials; or other similar techniques or features.

- 6.2. Identical or mirrored front Facades are not permitted on Abutting Sites. Developments on Abutting Sites must be differentiated by 2 or more design features. This does not apply to attached Dwellings within the same building.
- 6.3. Should a Site be developed with a front attached garage, the front elevation facing 134 Street NW must be in general conformance with one of the elevations in Appendix 1. If there are two Sites developed with front attached garages, each of the front elevations shown in Appendix 1 must be generally conformed to.
- 6.4. Should a Site be developed with a front attached garage, the Front Yard Landscaping design must:
 - 6.4.1. include a minimum of 3 trees and 7 shrubs; and
 - 6.4.2. be in general conformance with one of the Front Yards shown in Appendix 2.
- 6.5. If there are two Sites developed with front attached garages, the Front Yards spanning both Sites must be in general conformance with Appendix 2.
- 6.6. Should a Site be developed with a front attached garage, the Front Yard Driveway design must include articulation of texture and colour and be in general conformance with one of the Front Yard Driveway's shown in Appendix 2.

Entrance Design Regulations

- 6.7. Except for Backyard Housing, all principal ground-oriented Dwellings and non-Residential Uses must have a main entrance door, porch, or landing facing 134 Street NW.
- 6.8. Sliding patio doors must not serve as the main entrance of a Dwelling.

SCHEDULE “B”**7. General Regulations**

- 7.1. If vehicle access is provided from 134 Street NW, no vehicle access is permitted from the rear Alley.
- 7.2. Regardless of how many vehicle parking spaces are in a Garage or Parking Area, the maximum Driveway width is 5.9 m.
- 7.3. Rear attached Garages are not permitted.
- 7.4. The maximum Garage door width for a front attached Garage is not more than 60% of the total length of the front building wall.

SCHEDULE "B"**Appendix 1 – Front Facades facing 134 Street NW**

SCHEDULE "B"

Appendix 2 – Front Yard Landscaping Designs

