

Charter Bylaw 19155

A Bylaw to amend Bylaw 12800, as amended,  
The Edmonton Zoning Bylaw  
Amendment No. 2963

WHEREAS a portion of Lot 1, Block 1, Plan 0220944; located at 17303 - 50 Street NW, Cy Becker, Edmonton, Alberta, is specified on the Zoning Map as (RF5) Row Housing Zone, (DC1) Direct Development Control Provision, and (AG) Agricultural Zone; and

WHEREAS an application was made to rezone the above described property to (RLD) Residential Low Density Zone, (DC2) Site Specific Development Control Provision, and (AG) Agricultural 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 Lot 1, Block 1, Plan 0220944; located at 17303 - 50 Street NW, Cy Becker, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule "A", from (RF5) Row Housing Zone, (DC1) Direct Development Control Provision, and (AG) Agricultural Zone to (RLD) Residential Low Density Zone, (DC2) Site Specific Development Control Provision, and (AG) Agricultural Zone.
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. 2020;
READ a second time this	day of	, A. D. 2020;
READ a third time this	day of	, A. D. 2020;
SIGNED and PASSED this	day of	, A. D. 2020.

THE CITY OF EDMONTON

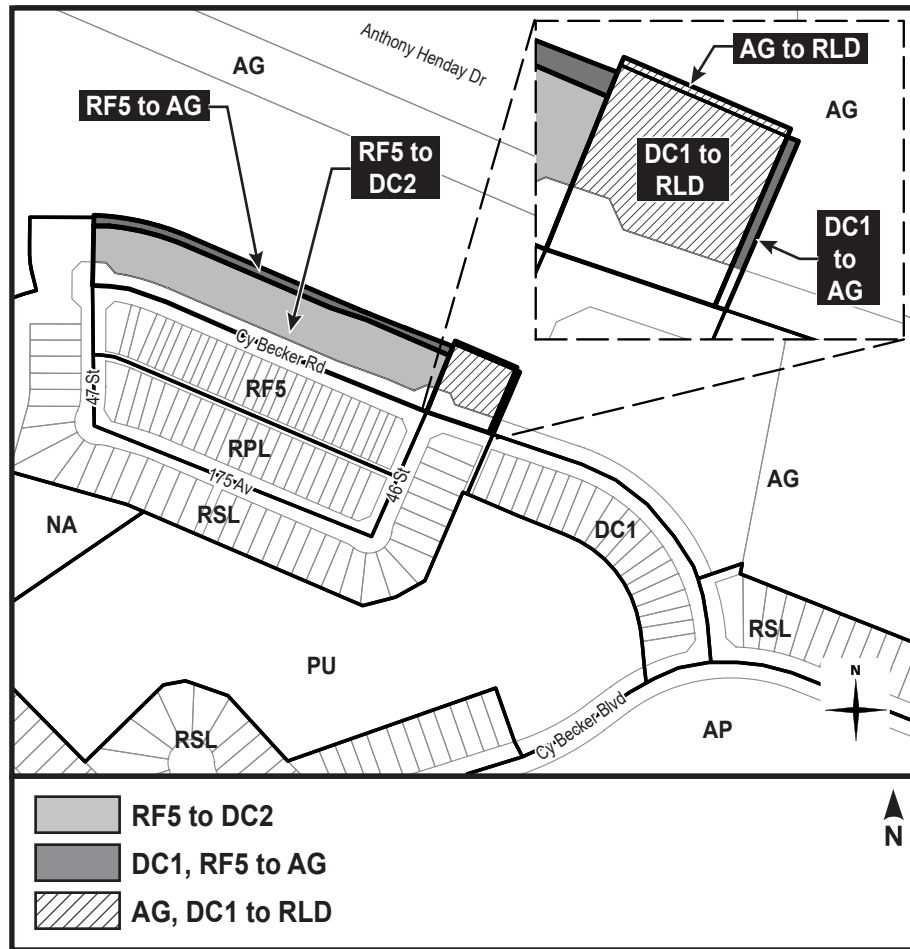
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MAYOR

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CITY CLERK

## CHARTER BYLAW 19155



**SCHEDULE “B”****(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION****1. General Purpose**

To allow Multi-unit Housing in the form of Row Housing to be developed on individual shallow lots.

**2. Area of Application**

This Provision shall apply to a portion of Lot 1; Block 1; Plan 0220944, located north of Cy Becker Road NW and east of 47 Street NW, Cy Becker, as shown on Schedule “A” of the Bylaw adopting this Provision.

**3. Uses**

- a. Limited Group Home
- b. Major Home Based Business
- c. Minor Home Based Business
- d. Multi-unit Housing
- e. Residential Sales Centre
- f. Secondary Suite
- g. Show Homes
- h. Urban Gardens
- i. Urban Outdoor Farms
- j. Fascia On-premises Signs

**4. Development Regulations**

- a. The development shall be in accordance with these regulations and in general accordance with Appendix I.
- b. The minimum Site area shall be 106 m2.

- c. The minimum Site Width shall be in accordance with Table 1.

<b>Table 1 Minimum Site Width – Individual Lots</b>	
i. Multi-unit Housing – internal Dwelling	4.2 m
ii. Multi-unit Housing – end Dwelling	5.4 m
iii. Multi-unit Housing – corner Dwelling, Abutting the flanking public roadway, other than a Lane	6.7 m

- d. The minimum Site depth shall be 25.0 m.
- e. The minimum Front Setback shall be 4.5 m.
- f. The minimum Rear Setback shall be 5.5 m.
- g. The minimum Side Setback shall be 1.2 m, except that on a Corner Site, the minimum Side Setback Abutting the flanking public roadway, other than a Lane, shall be 2.4 m.
- h. The maximum total Site Coverage shall be in accordance with Table 2, inclusive of the attached Garage:

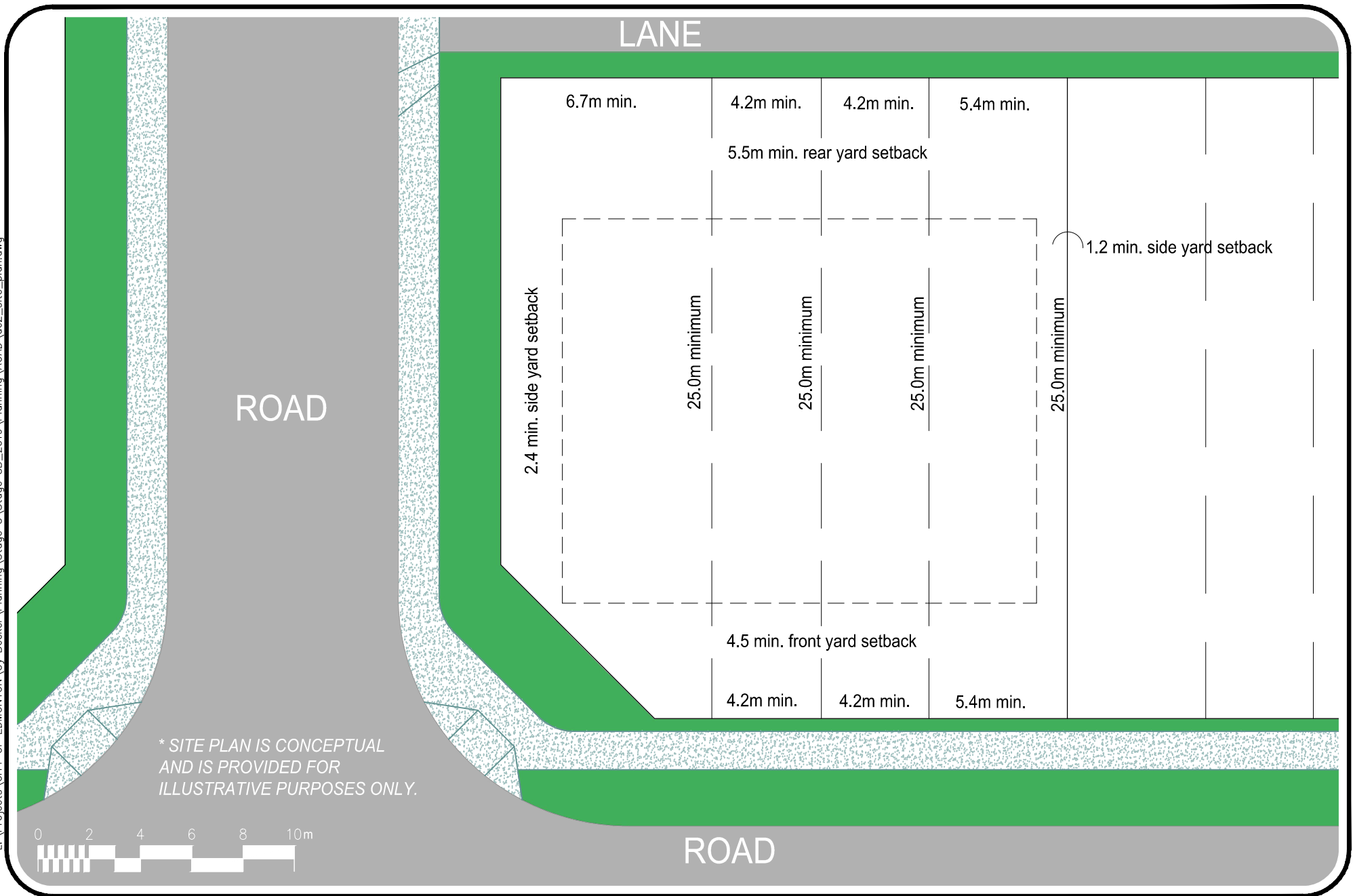
<b>Table 2 Maximum Site Coverage – Individual Lots</b>	<b>Principal building with attached Garage</b>
i. Multi-unit Housing – internal Dwelling	55%
ii. Multi-unit Housing – end Dwelling	45%
iii. Multi-unit Housing – corner Dwelling, Abutting the flanking public roadway other than a lane.	40%

- i. The maximum Height shall not exceed 13.0 m.
- j. The maximum width of any Multi-unit Housing buildings facing a public roadway other than a lane shall be 80.0m.

- k. Each principal Dwelling within Multi-unit Housing 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.
- l. On Corner Sites the Façades of a principal building Abutting the Front Lot Line and flanking Side Lot Line shall use consistent building materials and architectural features, and shall include features such as windows, doors, or porches.
- m. Each Dwelling within the Multi-unit Housing shall not repeat the same architectural features more than six times on a block face.
- n. Vehicular access shall be from a Lane.

## **5. Development Regulations for Signs**

- a. Notwithstanding Sign Schedule 59H, development regulations for signs shall be as follows:
  - i. On a Site for a Show Home or Residential Sales Centre, Fascia On-premises Signs identifying the builder, contractor or real estate company associated with the Show Home or Residential Sale Centre shall be allowed on Site. The maximum Area for any such single Sign shall not exceed 2.0 m<sup>2</sup> and the top of the Sign shall not be located higher than the second Storey.
  - ii. A maximum of two Freestanding On-premises Signs may be placed at each entrance to a subdivision or neighbourhood. The Signs shall not exceed a Height of 1.8 m and shall have a maximum Area of 4 m<sup>2</sup>. The Copy on such Signs shall be restricted to the marketing name of the subdivision and the official municipal name of the neighbourhood. The marketing name of the subdivision and the official municipal name of the neighbourhood shall be of equal prominence and shall be located entirely upon private property within the Area they refer. The marketing name shall not be the same as an official municipal name previously assigned to another neighbourhood in the City of Edmonton.
  - iii. A maximum of two Fascia On-premises Signs may be placed on permitted structures at each entrance to a subdivision or neighbourhood. The Signs shall not exceed the Height of the structure and shall have a maximum Area of 4 m<sup>2</sup>. The Copy on such Signs shall be restricted to the marketing name of the subdivision and the official municipal name of the neighbourhood. The marketing name of the subdivision and the official municipal name of the neighbourhood shall be of equal prominence and shall be located entirely upon private property within the Area to which they refer. The marketing name of a neighbourhood shall not be the same as an official municipal name previously assigned to another neighbourhood in the City of Edmonton.



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## DC2 SITE PLAN | APPENDIX I

CY BECKER | EDMONTON, AB

**QUALICO**<sup>®</sup>  
 communities

September 27, 2019