

Charter Bylaw 19443

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 3095

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 wording of 7.2(2) and replacing with the following:

“**Garden Suite** means an Accessory building containing a Dwelling, which is located separate from the principal Use which is Single Detached Housing, and which may contain a Parking Area. A Garden Suite has cooking facilities, food preparation, sleeping and sanitary facilities which are separate from those of the principal Dwelling located on the Site. This Use includes Mobile Homes that conform to Section 78 of this Bylaw. This Use does not include Secondary Suites, or Blatchford Lane Suites.”

b) Deleting the wording of 7.2(4) and replacing with the following:

“**Multi-unit Housing** means development that consists of three or more principal Dwellings arranged in any configuration and in any number of buildings.”

c) Deleting the wording of 7.2(5) and replacing with the following:

“**Row Housing** means development consisting of a building containing a row of three or

more principal Dwellings joined in whole or in part at the side only with none of those Dwellings being placed over another in whole or in part. Each principal Dwelling has separate, individual, and direct access to ground level.”

- d) Deleting the wording of 7.2(6) and replacing with the following:

“**Secondary Suite** means development consisting of a Dwelling located within, and Accessory to, a structure in which the principal Dwelling is in a building that is in the form of Single Detached Housing, Semi-detached Housing, Duplex Housing, or Multi-unit Housing that is built in the form of Row Housing. A Secondary Suite has cooking facilities, food preparation, sleeping and sanitary facilities which are physically separate from those of the principal Dwelling within the structure. A Secondary Suite also has an entrance separate from the entrance to the principal Dwelling, either from a common indoor landing or directly from outside the structure. This Use Class includes the Development or Conversion of Basement space or space above ground level to a separate Dwelling, or the addition of new floor space for a Secondary Suite to an existing Dwelling. A Secondary Suite shall not be subject to separation from the principal Dwelling through a condominium conversion or subdivision. This Use Class does not include Garden Suites, Lodging Houses, or Blatchford Lane Suites.”

- e) Deleting the wording of 981.7(a) and replacing with the following:

“**Paisley Laneway Housing** means an Accessory building containing up to two Dwellings located apart from the principal building, which may be either Stacked Row Housing or Row Housing and may contain a Parking Area. Paisley Laneway Housing has cooking facilities, food preparation, sleeping and sanitary facilities. Paisley Laneway Housing may be separated from the principal Dwelling by strata, subdivision, or condominium conversion. This Use Class does not include Multi-unit Housing, Duplex Housing, Garage Suites, Garden Suites, Secondary Suites, Semi-detached Housing, Lodging Houses, or Blatchford Lane Suites.”

- f) Adding a new street classification to Section 997.4, Blatchford Street Classifications, before Primary Active Street as follows:

“Retail Street

Retail Streets are streets with a predominant pedestrian character that serve areas with significant ground floor commercial uses. Retail Streets take priority over Active Streets and Quiet Streets for the purposes of determining the Front Lot Lines of Abutting parcels. Retail Streets may be designed for non-vehicular access only. Retail Streets will be primarily located within the Market Centre.”

- g) Deleting the wording of 997.5(3) and replacing with the following:

“Blatchford Lane Suite means an Accessory Dwelling located above a detached Garage. A Blatchford Lane Suite is Accessory to a building in which the principal Use is Multi-unit Housing. A Blatchford Lane Suite has cooking facilities, food preparation, sleeping and sanitary facilities which are separate from those of the principal Dwelling located on the Site. A Blatchford Lane Suite has an entrance separate from the vehicle entrance to the detached Garage, either from a common indoor landing or directly from the exterior of the structure. This Use Class does not include Garden Suites, Row Housing, or Secondary Suites.”

- h) Deleting Section 997.5(1), 997.5(2) and 997.5(4) and renumbering Section 997.5 accordingly.

- i) Deleting the wording of 997.6(2)(c) and replacing with the following:

“The maximum Second Storey Floor Area of the Blatchford Lane Suite shall be 80 m².

- j) deleting Section 997.6(2)(a), 997.6(2)(d), 997.6(2)(f) and 997.6(2)(k) and renumbering Section 997.6(2) accordingly;

- k) Deleting Section 997.6(1) and 996.6(3) in their entirety and renumbering Section 997.6 accordingly;

- l) Deleting 997.8(1) in its entirety and replacing it as follows:

“1. General Purpose

The purpose of this Zone is to provide for medium density street oriented Multi-Unit Housing, in the form of row housing and stacked row housing, which is developed in a

manner characteristic of urban settings, including but not limited to smaller Yards, greater Height, and Dwellings with individual access at ground level.”;

- m) Deleting 997.8(2)(a), 997.8(2)(c), 997.8(2)(g);
- n) Adding the uses “Multi-unit Housing” and “Secondary Suites” alphabetically to Section 997.8(2) and renumbering this Section accordingly;
- o) Deleting 997.8(3)(a) and renumbering this Section accordingly;
- p) Deleting Section 997.8(4) in its entirety and replacing it with the following:

“4. Development Regulations

- a. The minimum Density shall be 35 Dwellings/ha.
- b. The maximum Density shall be 130 Dwellings/ha.
- c. The Height shall be a minimum of 7 m and a maximum of 12 m, except for Sites abutting a Site zoned BP, in which case the maximum Height shall be 15 m.
- d. The maximum site coverage shall be 60%.
- e. The minimum Site Area shall be 125 m².
- f. The minimum Site Width shall be 5.0 m.
- g. The minimum Site Depth shall be 30.0 m.
- h. Site Setbacks shall be 1.2 m. Except that:
 - i. a minimum setback of 2.0 m and a maximum setback of 4.0 shall be where a Lot line Abuts a public roadway other than a Lane, a public Walkway, or a Site zoned BP. The maximum Setback may be increased up to 6.0 m is where an outdoor Amenity Area is provided adjacent to the Lot line which Abutting a Site zoned BP; and
 - ii. a minimum setback of 1.2 m and a maximum setback of 3.0 shall be required where a Lot line Abuts a Site zoned BRH.
- i. For the purposes of determining Side and Rear Lot Lines, the Front Lot Line shall be determined as indicated below from highest priority to lowest priority based on the Lot Line firstly Abutting:
 - i. a Retail Street;

- ii. a Primary Active Street;
 - iii. a Secondary Active Street;
 - iv. a Site zoned BP;
 - v. a Primary Quiet Street; and
 - vi. a Secondary Quiet Street.
- j. The average number of bedrooms for Dwelling units developed on Multi-unit Project Development Sites shall be 2. 5 bedrooms or more per Dwelling.
- k. An Accessory building or structure shall be located not less than 0.75 m from the Side Lot Line, except where a Garage or Blatchford Lane Suite may be erected on the common property line to the satisfaction of the Development Officer.
- l. Separation Space shall be provided in accordance with Section 48 of the Zoning Bylaw except that it shall not be required where the side walls of Abutting buildings face each other and habitable windows are not located directly opposite each other such that privacy is not impacted.
- m. Notwithstanding Section 46 of the Zoning Bylaw, Amenity Area shall be provided in accordance with the following:
 - i. Where Private Outdoor Amenity Area is provided the minimum dimension shall be 2 m;
 - ii. Where a Dwelling has an individual external access at ground level, and no outdoor Common Amenity Area is provided for on the Site, a minimum of 30 m² of Private Outdoor Amenity Area shall be provided. This Private Outdoor Amenity Area may be provided in the Front Yard where the minimum depth of the Front Yard is 2 m;
 - iii. Where a Dwelling has an individual external access at ground level, and outdoor Common Amenity Area is provided for on the Site, a minimum of 15 m² of Private Outdoor Amenity Area shall be provided. This Private Outdoor Amenity Area may be provided in the Front Yard where the minimum depth of the Front Yard is 2 m

- iv. For Dwellings located above the first Storey of a building, a minimum Amenity Area of 7.5 m² per Dwelling unit on the Site shall be provided;
- v. For all Multi-unit Project Developments containing 20 or more Dwelling units, a minimum of 2.5 m² of Amenity Area per Dwelling unit shall be provided as outdoor Common Amenity Area which shall not be located in any required Setback unless the Setback directly abuts a Site zoned BP and shall be aggregated into areas of not less than 50 m²; and
- vi. Amenity Area may be provided on Rooftop Terraces.
- n. Live Work Units shall only be permitted where they front onto Primary Active Streets or Secondary Active Streets and shall have individual front entrances at ground level.
- o. Notwithstanding Section 54 of the Zoning Bylaw, for Sites not within the defined radius of Transit Centre or LRT station, or within the boundary of the Main Streets Overlay, the maximum number of Vehicular Parking spaces per Dwelling shall be 3.
- p. Vehicular access shall be provided from the Lane. Where there is no abutting Lane, vehicular access shall be limited to one shared access per block face, and:
 - i. a vehicular access shall be provided from an abutting Secondary Quiet Street;
 - ii. If there is no abutting Secondary Quiet Street, then access shall be provided from a Primary Quiet Street;
 - iii. If there is no abutting Primary Quiet Street, access shall be provided from a Secondary Active Street;
 - iv. If there is no Secondary Active Street, access shall be provided from a Primary Active Street; and
 - v. If there is no abutting Primary Active Street, access shall be provided from a Retail Street.
- q. If more than one vehicular access is required an additional vehicular access may be permitted, at the discretion of the Development Officer, provided that justification be submitted for review and approval by the Development Officer. Additional vehicular access shall be located from the Abutting Blatchford Street Classifications as listed in 997.8.4(i). In such cases, the application shall be processed as a Class B application.

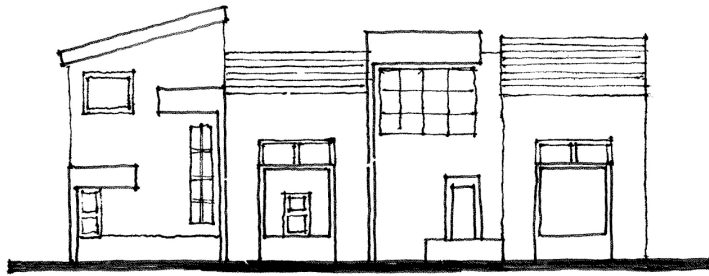
- r. Resident parking shall be provided at ground level at the rear of the Site or incorporated into the rear of the Row House, or in an underground parkade structure.
- s. Where residential parking is provided abutting a Lane and a Garage or Hardsurfaced parking pad is provided, the following regulations shall apply:
 - i. the minimum distance from the Rear Lot Line to a Garage or Hardsurfaced parking pad shall be 1.2 m;
 - ii. Hardsurfaced Walkway between the Garage or Hardsurfaced parking pad and an entry to the Dwelling shall be provided;
 - iii. where no Garage is proposed, a Hardsurfaced parking pad to support a future Garage with a minimum width of 4.88 m and depth of 5.49 m shall be constructed a minimum distance of 1.2 m from the Rear Lot Line; and
 - iv. any Hardsurfaced parking pad shall include an underground electrical power connection with an outlet on a post approximately 1.0 m in Height, located within 1.0 m of the Hardsurfaced parking pad.
- t. Resident and visitor parking for Multi-Unit Housing shall be located at ground level behind the principal building, such that it is not seen from the street and is accessed from an Abutting Lane or a private on-site road, or in an underground parkade structure.
- u. Where detached rear parking Garages are developed, the building containing the Garage(s) shall not contain more than four separate Garages.
- v. No parking, loading, storage, or trash collection area shall be permitted within any Setback other than the Rear Setback. Loading, storage and trash collection areas shall be screened in accordance with Section 55.4. If parking abuts a Residential Zone or a Lane serving a Residential Zone, parking areas shall be screened in accordance with Section 55.4. Notwithstanding the above, no parking, loading, storage or trash collection shall be permitted within any Site Setback abutting a Site zoned BP.
- w. Landscaping shall comply with Section 55 of this Bylaw. In addition to Section 55, landscaping shall be as follows:
 - i. Landscape plans for Multi-unit Project Developments shall be prepared by a professional landscape architect or horticulturalist; and

- ii. Landscape design shall consider appropriate plant material for horticultural zone 3a.
- x. Where any Site has a length or width of 160 m or greater, a pedestrian connection shall be provided through the Site, perpendicular to the 160 m or greater length or width. A pedestrian connection is a publicly-accessible private pedestrian corridor, distinct from a public Walkway. The following regulations apply to pedestrian connections:
 - i. The pedestrian connection shall be generally located at the middle of the block and connect to public sidewalks adjacent to the Site;
 - ii. The pedestrian connection shall be a minimum 6 m in width and shall incorporate a minimum 2.5 m wide hard surfaced Walkway with soft Landscaping such as shrub planting, ornamental grasses and/or tree planting, and shall include pedestrian scaled lighting. When a width of 10 m or greater is provided for the pedestrian connection, it may be applied towards the required Amenity Area for the Site;
 - iii. The facades of ground floor Dwellings abutting the pedestrian connection shall be articulated by a combination of recesses, windows, projections, change in building materials, colours, and/or physical breaks in building mass;
 - iv. Ground floor Dwellings abutting the pedestrian connection that do not front onto a public street or a Site zoned BP shall provide an entrance facing the pedestrian connection; and
 - v. The owner(s) shall register a Public Access Easement for the pedestrian connection to ensure public access through the Site. Easements shall ensure the owner(s) are responsible for maintenance and liability. The areas having Public Access Easements shall be accessible to the public at all times. Such an easement shall be a required condition of a Development Permit.
- y. Maintenance and/or drainage and utility easement(s) between Abutting buildings and/or through private Yards of one or more Dwellings may be required as a condition of Development Permit approval to ensure adequate access for property, drainage and utility maintenance.”

q) Deleting Section 997.8(5) in its entirety and replacing it with the following:

“5. Urban Design Regulations

- a. All facades of a principal building, and any Accessory building containing a Blatchford Lane Suite, shall be designed with detail and articulation to ensure that each Dwelling unit is individually identifiable to create attractive streetscapes and interfaces where abutting a Site zoned BP, a public street or a Lane. Building facades shall be articulated by a combination of recesses, entrances, windows, projections, change in building materials, colours, or physical breaks in building mass. The following illustration provides a possible conceptual application of this regulation for interpretive purposes.



- b. Every façade of a principal building shall contain at least 1 window to provide overlook into Yards and open spaces.
- c. The length of the front façade of any building shall not exceed 75 m.
- d. Sites which Abut a Primary Active Street, a Secondary Active Street, a Retail Street or a Site zoned BP shall be designed to front that abutting Lot line with active residential or commercial Frontages, or Amenity Areas. Parking and circulation areas are not permitted to front a Primary Active Street, a Secondary Active Street or a Retail Street, or a Site zoned BP and shall not be visible from these Lot lines.
- e. For any Dwelling fronting a public street or a Site zoned BP, all principal Dwellings along this Façade with Floor Area at ground level shall have an individually articulated entrance at ground level. Sliding patio doors shall not serve as this entrance. In addition, features such as porches, stoops, landscaped terraces, pedestrian lighting and patios,

decks or gardens shall be provided. Where a Dwelling abuts both a public street and a Site zoned BP, the entrance shall face the Site zoned BP.

- f. Where any part of a Dwelling unit Abuts a Site zoned BP, a public Walkway or Amenity Area at ground level, a maximum 1.2 m high Fence or landscaped buffer shall be provided along the property line to delineate the division between public and private space. Openings or gates shall be provided to ensure connectivity between public and private space.
- g. All mechanical equipment, except Solar Collectors, on a roof of any building shall be concealed from view from the abutting public streets by screening in a manner compatible with the architectural character of the building, or concealed by incorporating it within the building.
- h. The roof design of a building may include a combination of Green Roofs, Solar Collectors, and/or Amenity Area for residents of the building.
- i. Decorative and security lighting shall be designed and finished in a manner consistent with the architectural theme of the development and will be provided to ensure a well-lit environment for pedestrians, and to accentuate architectural elements and/or public art.
- j. Exterior lighting associated with the development shall be designed, located or screened so as to reduce impacts on adjacent off-site residential units.”
- r) Adding a new Section 997.8(6) with the following wording:

“6. Additional Regulations for Specific Uses

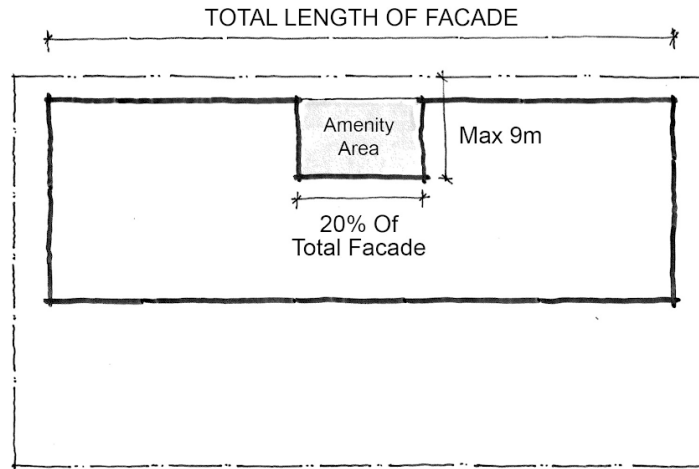
- a. Signs shall comply with Schedule 59A of the Zoning Bylaw. Notwithstanding this schedule, the following apply:
 - i. there shall be no exterior display or advertisement for Live Work Units other than an identification plaque or sign which is a maximum of 20 cm x 30.5 cm in size located on the ground floor building face, where appropriate; and
 - ii. Comprehensive Sign Design Plan in accordance with Section 59.3 may be required at the discretion of the Development Officer.”
- s) Deleting the wording of 997.9(2)(a) and replacing with “Bars and Neighbourhood Pubs”;

- t) Deleting the wording of 997.9(2)(c) and replacing with “Child Care Services”;
- u) Deleting the wording of 997.9(2)(w) and replacing with “Restaurants”;
- v) Deleting Sections 997.9(2)(x) and 997.9(2)(y);
- w) Adding the use “Secondary Suites” alphabetically to Section 997.9(2) and renumbering this Section accordingly;
- x) Deleting Section 997.9(4) in its entirety and replacing it with the following:

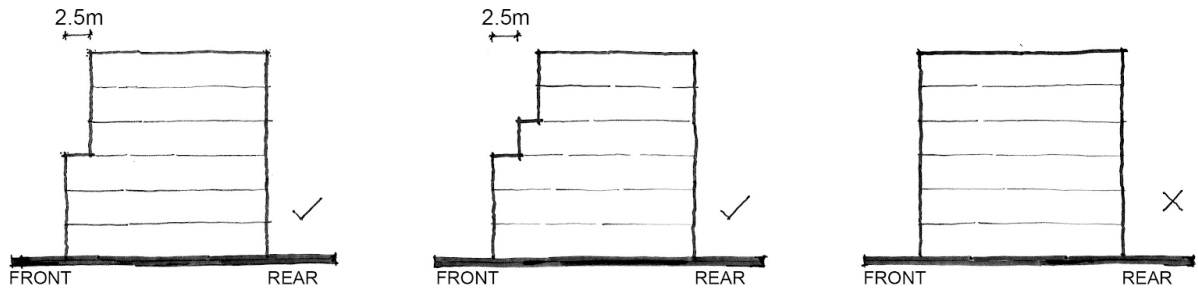
“4. Development Regulations

- a. The minimum Density shall be 45 Dwellings/ha.
- b. The maximum Density shall be 275 Dwellings/ha.
- c. Height shall be a minimum of 12 m and a maximum of 23 m.
- d. The maximum Site Coverage shall be 65%.
- e. Site Setbacks shall be 3.0 m. Except that:
 - i. a minimum 2.0 m, and a maximum 4.0 m, Setback shall be provided from a Lot line adjacent to a Site zoned BP or Lot Line adjacent to a walkway or public street other than a Lane. The maximum Setback may be increased to 6.0 m where outdoor Amenity Areas are provided adjacent to the Lot line which is adjacent to a Site zoned BP;
 - ii. a minimum 1.2 m Setback shall be provided from a Lot line adjacent to a Lane; and
 - iii. a maximum 0.0 m Setback shall be provided from a Lot line adjacent to a Retail Street or Primary Active Street is required. To support amenity opportunities, the Setback may be increased up to a maximum of 9.0 m where an outdoor Common Amenity Area or Publicly Accessible Private Park is provided within the Setback area. The portion of the building which is Setback more than 3.0 m shall be a maximum of 20% of the total length of the building Façade. The following

graphic representation provides a possible conceptual application of this regulation for interpretive purposes.



- f. For the purposes of determining Side LotLine and Rear Lot Lines, the Front Lot Line shall be determined as indicated below, from highest priority to lowest priority, based on the Lot Line firstly Abutting:
 - i. a Retail Street;
 - ii. a Primary Active Street;
 - iii. a Secondary Active Street;
 - iv. a Site zoned BP;
 - v. a Primary Quiet Street; and,
 - vi. a Secondary Quiet Street.
- g. All buildings greater than 14 m in Height shall include a podium base. The podium of the building shall be a minimum Height of 6 m up to a maximum of 14 m. The portion of the building located above the podium shall Stepback a minimum of 2.5 m on all sides excepting that side directly abutting a Lane. The following illustration provides a possible conceptual application of this regulation for interpretive purposes.



- h. Separation Space shall be provided in accordance with Section 48 of the Zoning Bylaw, except that it shall not be required for the podium base, as defined in 997.9.4(g).
- i. Notwithstanding subsection 46, Amenity Area shall be provided in accordance with the following
 - i. Where Private Outdoor Amenity Area is provided the minimum dimension shall be 2 m;
 - ii. Where a Dwelling has an individual external access at ground level, and no outdoor Common Amenity Area is provided on the Site, a minimum of 30 m² of Private Outdoor Amenity Area shall be provided. This Private Outdoor Amenity Area may be provided in the Front Yard where the minimum depth of the Front Yard is 2 m;
 - iii. Where a Dwelling has an individual external access at ground level, and outdoor Common Amenity Area is provided on the Site, a minimum of 15 m² of Private Outdoor Amenity Area shall be provided. This Private Outdoor Amenity Area may be provided in the Front Yard where the minimum depth of the Front Yard is 2 m;
 - iv. For Dwellings located above the ground Storey of a building a minimum Amenity Area of 7.5 m² per Dwelling unit on the Site shall be provided;
 - v. Except for developments which contain less than 20 Dwelling units, a minimum of 2.5 m² of Amenity Area per Dwelling unit shall be provided as outdoor

Common Amenity Area which shall not be located in any required Setback unless the Setback directly Abuts a Site zoned BP and shall be aggregated into areas of not less than 50 m²;

- vi. Notwithstanding the above, where a Multi-unit Housing Building contains 20 or more Dwelling units and has commercial uses located on the ground floor, except for Live Work Units, a minimum of 2.5 m² of Amenity Area per Dwelling unit shall be provided as indoor and/or outdoor Common Amenity Area(s) on the Site. Where outdoor Common Amenity Area is provided at ground level it shall not be located in any required Setback, unless the Setback directly Abuts a Site zoned BP, and shall be aggregated into areas of not less than 50 m²; and
- vii. Amenity Area may be provided on Rooftop Terraces.
- j. The maximum Floor Area of any Religious Assembly or individual business premises shall not exceed 275 m², excluding Live Work units.
- k. The following Uses shall be limited to Sites fronting onto Active Streets or Retail Streets, shall not be in any free standing structure separate from a structure containing Residential Uses, and shall not be developed above the ground floor: Bars and Neighbourhood Pubs, Convenience Retail Stores, Creation and Production Establishments, General Retail Stores, Health Services, Indoor Participant Recreation Services, Liquor Stores, Personal Service Shops, Private Clubs, Professional, Financial and Office Support Services, Religious Assembly, Restaurants, Second Hand Stores, and Specialty Food Services.
- l. Where Use Classes, that may in the opinion of the Development Officer, create negative impacts such as noise, light or odours which may be noticeable on adjacent properties or within the same Building, and where the Site containing such Use Classes is directly adjacent to Sites used or zoned for residential activities, the Development Officer may, at the Development Officer's discretion, require that these potential impacts be minimized or negated. This may be achieved through a variety of measures including: Landscaping and screening, which may exceed the requirements of Section 55 of the Zoning Bylaw; noise attenuation measures such as structural soundproofing; and downward direction of all exterior lighting on to the proposed development.

- m. Vehicular-oriented Uses, including but not limited to drive through operations and Accessory drive through pick up services, shall not be permitted in this Zone.
- n. Live Work Units shall only be permitted where they front onto a Primary Active Streets or Secondary Active Street, and shall have individual front entrances at ground level.
- o. Notwithstanding Section 54, Parking shall be provided in accordance with following:
 - i. For Sites not within the defined radius of a Transit Centre or LRT station, or within the boundary of the Main Streets Overlay, the maximum number of Vehicular Parking spaces per Dwelling shall be 3; and
 - ii. Resident Bicycle Parking spaces for Multi-unit Housing shall be provided in an amount equal to at least 50% of the number of Dwelling units located on the Site and shall be in a weather protected, well-lit, and secure area.
- p. Vehicular access shall be provided from the Lane. Where there is no Abutting Lane, vehicular access shall be limited to one shared access per block face, and:
 - i. a vehicular access shall be provided from an abutting Secondary Quiet Street;
 - ii. if there is no abutting Secondary Quiet Street, then access shall be provided from a Primary Quiet Street;
 - iii. if there is no abutting Primary Quiet Street, access shall be provided from a Secondary Active Street;
 - iv. if there is no Secondary Active Street, access shall be provided from a Primary Active Street; and
 - v. if there is no abutting Primary Active Street, access shall be provided from a Retail Street.
- q. If more than one vehicular access is required an additional vehicular access may be permitted, at the discretion of the Development Officer, provided that justification be submitted for review and approval by the Development Officer. Additional vehicular access shall be located from Abutting Blatchford Street Classifications as listed in 997.9.4(f). In such cases, the application shall be processed as a Class B application.
- r. Parking for Multi-unit Housing developments that contain 20 or more Dwellings, or mixed-use developments, shall be provided in an Underground Parkade.

- s. Parking for developments that contain less than 20 Dwellings, is permitted as a Surface Parking Lot or Parkade Structure. Where parking is provided in a Surface Parking Lot, it shall be located such that it is not seen from the street and is accessed from an Abutting Lane or a private on-site road. A Surface Parking Lot shall not comprise more than 15% of the total Site area.
- t. No parking, loading, storage, or trash collection area shall be permitted within any Setback other than the Rear Setback. Loading, storage and trash collection areas shall be screened from view in accordance with the provisions of subsection 55.4 of the Zoning Bylaw. If Parking Abuts a Residential Zone or a Lane serving a Residential Zone, parking areas shall be screened in accordance with Section 55.4 of the Zoning Bylaw.
Notwithstanding the above, no parking, loading, storage or trash collection shall be permitted within any Site Setback abutting a Site zoned BP.
- u. One off-street vehicular loading space shall be required for any building. Where the building contains less than 20 Dwelling units, and does not contain any non-residential uses, no off-street vehicular loading space shall be required.
- v. Landscaping shall comply with the Zoning Bylaw except:
 - i. Landscape plans shall be prepared by a professional landscape architect or horticulturalist; and
 - ii. Landscape design shall consider appropriate plant material for horticultural zone 3a.
- w. Where any Site has a length or width of 160 m or greater a pedestrian connection shall be provided through the Site, perpendicular to the 160 m or greater length or width. A pedestrian connection is a publicly-accessible private pedestrian corridor, distinct from a public Walkway. The following regulations apply to pedestrian connections:
 - i. The pedestrian connection shall be generally located at the middle of the block and connect to public sidewalks adjacent to the Site;
 - ii. The pedestrian connection shall be a minimum 6 m in width and shall incorporate a minimum 2.5 m wide hard surfaced Walkway with soft Landscaping such as shrub planting, ornamental grasses and/or tree planting, and shall include

pedestrian scaled lighting. When a width of 10 m or greater is provided for the pedestrian connection, it may be applied towards the required Amenity Area for the Site;

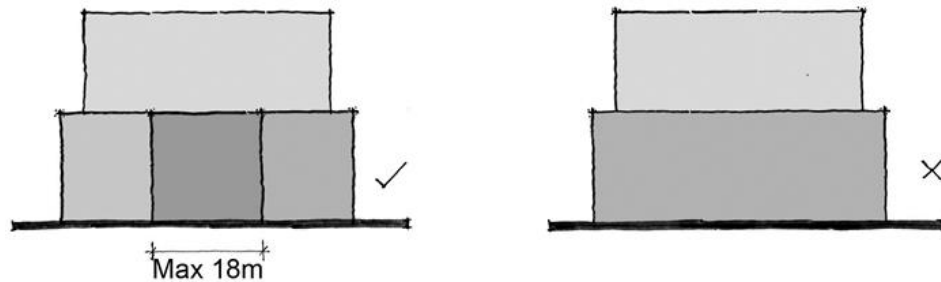
- iii. The facades of ground floor Dwellings abutting the pedestrian connection shall be articulated by a combination of recesses, windows, projections, change in building materials, colours, and/or physical breaks in building mass;
- iv. Ground floor Dwellings abutting the pedestrian connection that do not front onto a public street or a Site zoned BP shall provide an entrance facing the pedestrian connection; and
- v. The owner(s) shall register a Public Access Easement for the pedestrian connection to ensure public access through the Site. Easements shall make the private property owner(s) responsible for maintenance and liability. The areas having Public Access Easements shall be accessible to the public at all times. Such an easement shall be a required condition of a Development Permit.”

y) Deleting Section 997.9(5) in its entirety and replacing it with the following:

“5. Urban Design Regulations

- a. Where non-residential uses, excluding Live Work Units, are developed fronting onto a public street, not including a Lane, or a Site zoned BP, the following regulations shall apply:
 - i. a minimum of 70% of each individual store Frontage and the flanking side of a store located on a corner shall have clear non reflective glazing on the exterior on the ground floor that allows viewing in and out of the Use to the satisfaction of the Development Officer. Transparency is calculated as a percent of linear metres at 1.5 m above the finished Grade; and
 - ii. Each unit shall have an external entrance at ground level that shall be universally accessible.
- b. Building Façade(s) abutting a Site zoned BP, or a public street, shall be articulated by a combination of recesses, entrances, windows, projections, change in building materials,

colours, or physical breaks in building mass, to create attractive streetscapes and interfaces. A continuous building façade without recess, balcony or other form of articulation shall not exceed 18 m in horizontal direction. The following illustration provides a possible conceptual application of this regulation for interpretive purposes.



- c. Sites which Abut a Primary Active Street, a Secondary Active Street, a Retail Street or a Site zoned BP shall be designed to front that Abutting Lot line with active residential or commercial Frontages, or Amenity Areas. Parking and circulation areas are not permitted to front a Primary Active Street, a Secondary Active Street, a Retail Street, or a Site zoned BP, and shall not be visible from these Lot lines.
- d. For any Dwelling fronting a public street or a Site zoned BP, all principal Dwellings along this Façade with Floor Area at ground level shall have an individually articulated entrance at ground level. Sliding patio doors shall not serve as this entrance. In addition, features such as porches, stoops, landscaped terraces, pedestrian lighting and patios, decks or gardens shall be provided. Where a Dwelling abuts both a public street and a Site zoned BP, the entrance shall face the Site zoned BP.
- e. Where any part of a Dwelling unit Abuts a Site zoned BP, a public Walkway or Amenity Area at ground level, a maximum 1.2 m high Fence or landscaped buffer shall be provided along the property line to delineate the division between public and private space. Openings or gates shall be provided to ensure connectivity between public and private space.
- f. All mechanical equipment, except Solar Collectors, on a roof of any building shall be concealed from view from the abutting public streets by screening in a manner

compatible with the architectural character of the building, or concealed by incorporating it within the building.

- g. The roof design of a building may include a combination of Green Roofs, Solar Collectors, and/or Amenity Area for residents of the building.
 - h. Decorative and security lighting shall be designed and finished in a manner consistent with the architectural theme of the development and will be provided to ensure a well-lit environment for pedestrians, and to accentuate architectural elements and public art.
 - i. Exterior lighting associated with the development shall be designed, located or screened so as to reduce impacts on adjacent off-Site residential units.”
- z) Adding a new Section 997.9(6) with the following wording:

“6. Additional Regulations for Specific Uses

- j. Bars and Neighbourhood Pubs, Restaurants, and Specialty Food Services shall only be permitted for less than 120 m² of Public Space.
- k. Child Care Services shall only be permitted on Sites fronting onto Active or Retail Streets, and shall only be discretionary on Sites fronting onto Quiet Streets.
- l. Religious Assembly shall only be permitted on Sites fronting onto Active Streets.
- m. Signs shall comply with Schedule 59B of the Zoning Bylaw. Notwithstanding this schedule, the following regulations apply:
 - i. There shall be no exterior display or advertisement for Live Work Units other than an identification plaque or sign which is a maximum of 20 cm x 30.5 cm in size located on the ground floor building face, where appropriate; and
 - ii. A Comprehensive Sign Design Plan in accordance with the Provisions of Section 59.3 may be required at the discretion of the Development Officer.
- n. Child Care Services fronting onto Quiet Streets shall consider the presence of other Child Care Services Uses within the same block to ensure that the approval of additional Child Care Services Uses does not unduly restrict on-street parking availability.
- o. Professional, Financial and Office Support Services shall not include loan offices.”

2. Bylaw 12800, as amended, The Edmonton Zoning Bylaw is hereby further amended by:

a) Deleting 997.10(1) in its entirety and replacing it as follows:

“1. General Purpose

The purpose of this Zone is to provide for medium rise residential development, with the potential for limited ground floor commercial, office and service Uses along Retail Streets and Active Streets, developed in a manner sensitive to the street environment and adjacent residential areas.”;

b) Deleting the wording of 997.10(2)(a) and replacing with “Bars and Neighbourhood Pubs”;

c) Deleting the wording of 997.10(2)(t) and replacing with “Restaurants”;

d) Deleting the wording of 997.10(2)(v) and replacing with “Specialty Food Services”;

e) Adding the use “Secondary Suites” alphabetically to Section 997.10(2) and renumbering this Section accordingly;

f) Deleting Section 997.8(4) in its entirety and replacing it with the following:

“4. Development Regulations

a. The minimum Density shall be 75 Dwellings/ha.

b. The maximum Density shall be 425 Dwellings/ha.

c. Height shall be a minimum of 21.0 m and a maximum of 45.0 m.

d. The maximum Site Coverage shall be 65%.

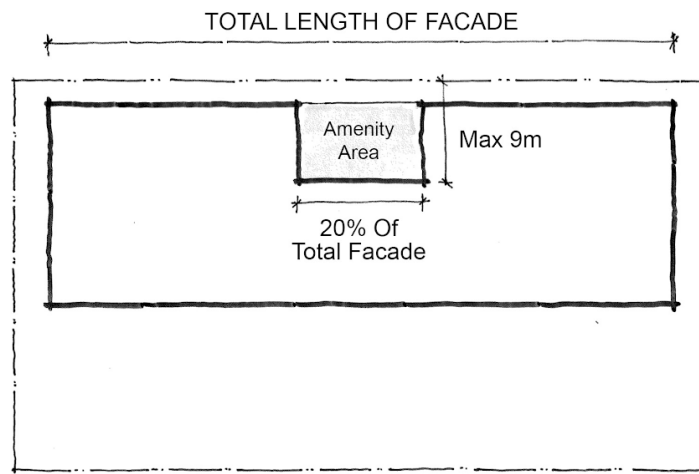
e. Site Setbacks shall be a minimum of 3.0 m, except that:

i. a minimum 2.0 m, and a maximum 4.0 m, Setback shall be provided from a Lot Line adjacent to a Site zoned BP. The maximum Setback may be increased where outdoor Amenity Areas are provided adjacent to the Lot Line;

ii. a minimum 2.0 m, and a maximum 4.0 m, Setback shall be provided from a Lot Line adjacent to a walkway or public street other than a Lane;

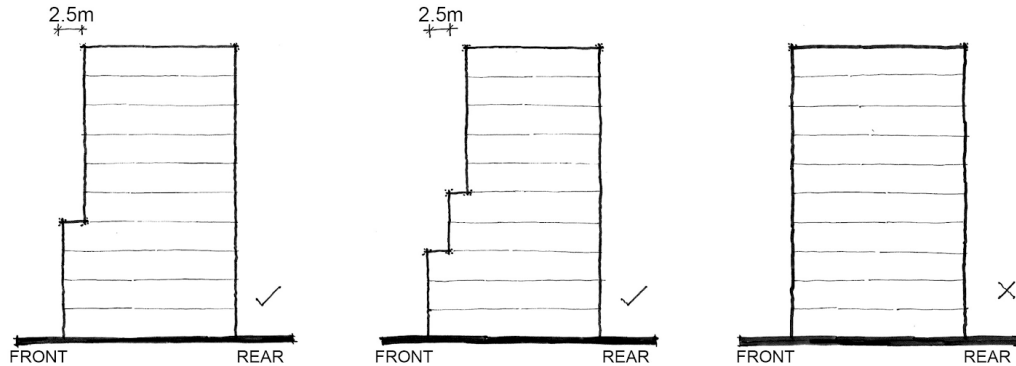
iii. a minimum 1.2 m Setback shall be provided from a Lot Line adjacent to a Lane;
and

- iv. a minimum 0.0 m Setback shall be provided from a Lot line adjacent to a Retail Street or Primary Active Street is required. To support amenity opportunities, the Setback may be increased up to a maximum of 9.0 m where an outdoor Common Amenity Area or Publicly Accessible Private Park is provided within the Setback area. The portion of the building which is Setback more than 3.0 m shall be a maximum of 20% of the total length of the building Façade. The following graphic representation provides a possible conceptual application of this regulation for interpretive purposes.



- f. For the purposes of determining Side Lot Lines and Rear Lot Lines, the Front Lot Line shall be determined as indicated below, from highest priority to lowest priority, based on the Lot Line Abutting:
- i. a Retail Street;
 - ii. a Primary Active Street;
 - iii. a Secondary Active Street;
 - iv. a Site zoned BP;
 - v. a Primary Quiet Street; and
 - vi. a Secondary Quiet Street.
- g. All buildings shall include a podium base. The podium of the building shall be a minimum Height of 6.0 m up to a maximum of 14.0 m. The portion of the building

located above the podium shall Stepback a minimum of 2.5 m on all sides excepting that side directly Abutting a Lane. The following illustration provides a possible conceptual application of this regulation for interpretive purposes.



- h. Separation Space shall be provided in accordance with the Zoning Bylaw except that it shall not be required for the podium base, as defined in 997.10.4(g).
- i. Notwithstanding subsection 46, Amenity Area shall be provided in accordance with the following:
 - i. Where Private Outdoor Amenity Area is provided the minimum dimension length or width shall be 2.0 m;
 - ii. Where a Dwelling has an individual external access at ground level, and no outdoor Common Amenity Area is provided on the Site, a minimum of 30.0 m² of Private Outdoor Amenity Area shall be provided. This Private Outdoor Amenity Area may be provided in the Front Yard where the minimum depth of the Front Yard is 2.0 m;
 - iii. Where a Dwelling has an individual external access at ground level, and outdoor Common Amenity Area is provided on the Site, a minimum of 15.0 m² of Private Outdoor Amenity Area shall be provided. This Private Outdoor Amenity Area may be provided in the Front Yard where the minimum depth of the Front Yard is 2.0 m;

- iv. For Dwellings located above the ground Storey of a building a minimum Amenity Area of 7.5 m² per Dwelling unit on the Site shall be provided;
- v. Except for developments which contain less than 20 Dwelling units, a minimum of 2.5 m² of Amenity Area per Dwelling unit shall be provided as outdoor Common Amenity Area which shall not be located in any required Setback unless the Setback directly abuts a Site zoned BP and shall be aggregated into areas of not less than 50.0 m²;
- vi. Notwithstanding the above, where an Apartment Building contains 20 or more Dwelling units and has commercial uses located on the ground floor, except for Live Work Units, a minimum of 2.5 m² of Amenity Area per Dwelling unit shall be provided as indoor and/or outdoor Common Amenity Area(s) on the Site. Where outdoor Common Amenity Area is provided at ground level it shall not be located in any required Setback, unless the Setback directly abuts a Site zoned BP, and shall be aggregated into areas of not less than 50.0 m²; and
- vii. Amenity Area may be provided on rooftops in the form of gardens or patios.
- j. The maximum Floor Area of any Religious Assembly or individual business premises shall not exceed 275.0 m², excluding Live Work units.
- k. The following Uses shall not be in any free standing structure separate from a structure containing Residential Uses, and shall not be developed above the ground floor: Bars and Neighbourhood Pubs, Cannabis Retail Sales, Child Care Services, Convenience Retail Stores, Creation and Production Establishments, General Retail Stores, Health Services, Indoor Participant Recreation Services, Liquor Stores, Personal Service Shops, Private Clubs, Professional, Financial and Office Support Services, Restaurants, Religious Assembly, Second Hand Stores, and Specialty Food Services.
- l. Where Use Classes, that may in the opinion of the Development Officer, create negative impacts such as noise, light or odours which may be noticeable on adjacent properties or within the same Building, and where the Site containing such Use Classes is directly adjacent to Sites used or zoned for residential activities, the Development Officer may, at the Development Officer's discretion, require that these potential impacts be minimized

or negated. This may be achieved through a variety of measures including: Landscaping and screening, which may exceed the requirements of the Zoning Bylaw; noise attenuation measures such as structural soundproofing; and downward direction of all exterior lighting on to the proposed development.

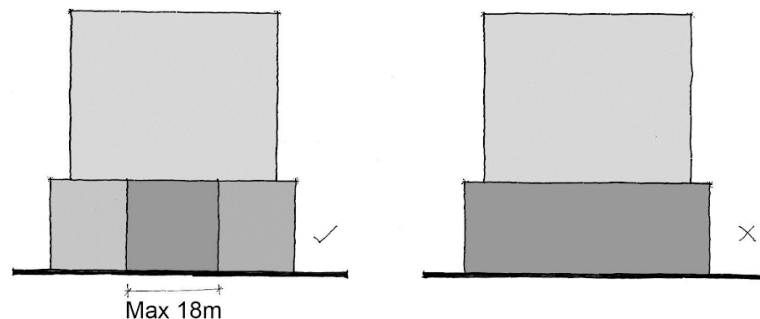
- m. Vehicular-oriented Uses, including but not limited to drive through operations and Accessory drive through pick up services, shall not be permitted in this Zone.
- n. Live Work Units shall only be permitted where they front onto a Primary Active Street or Secondary Active Street, and shall have individual front entrances at ground level.
- o. Notwithstanding Section 54, Parking shall be provided in accordance with following:
 - i. for Sites not within the defined radius of Transit Centre or LRT station, or within the boundary of the Main Streets Overlay, the maximum number of Vehicular Parking spaces per Dwelling shall be 3.
- p. Resident Bicycle Parking spaces for Apartment Housing shall be provided in an amount equal to at least 50% of the number of Dwelling units located on the Site and shall be in a weather protected, well-lit, and secure area; and
- q. Visitor Bicycle Parking for Residential and Residential-Related Use classes shall be provided in an amount equal to at least 10% of the number of Dwelling units located on the Site, to a maximum of 50 Bicycle Parking spaces, with 5 Bicycle Parking spaces being the minimum to be provided. Visitor Bicycle Parking shall be located adjacent to a high-traffic area such as a building entrance.
- r. Vehicular access shall be provided from the Lane. Where there is no abutting Lane, vehicular access shall be limited to one shared access per block face, and:
 - i. a vehicular Access shall be provided from an abutting Secondary Quiet Street;
 - ii. if there is no Abutting Secondary Quiet Street, then access shall be provided from a Primary Quiet Street;
 - iii. if there is no Abutting Primary Quiet Street, access shall be provided from a Secondary Active Street;
 - iv. if there is no Abutting Secondary Active Street, access shall be provided from a Primary Active Street; and

- v. if there is no Abutting Primary Active Street, access shall be provided from a Retail Street.
- s. If more than one vehicular access is required an additional vehicular access may be permitted, at the discretion of the Development Officer, provided that justification be submitted for review and approval by the Development Officer. Additional vehicular access shall be located on the abutting Blatchford Street Classifications as listed in 997.10.4(f). In such cases, the application shall be processed as a Class B application.
- t. Parking for Multi-unit Housing shall be provided in an Underground Parkade.
- u. Notwithstanding 997.10.4(t), non-resident and visitor parking may be located on a Surface Parking Lot provided it shall be located such that it is not seen from the street and is accessed from an Abutting Lane or a private on-site road. Surface Parking Lots shall not comprise more than 15% of the total site area.
- v. No parking, loading, storage, or trash collection area shall be permitted within any Setback other than the Rear Setback. Loading, storage and trash collection areas shall be screened from view in accordance with the provisions of the Zoning Bylaw. If Parking abuts a Residential Zone or a Lane serving a Residential Zone, parking areas shall be screened in accordance with the provisions of the Zoning Bylaw. Notwithstanding the above, no parking, loading, storage or trash collection shall be permitted within any Site Setback abutting a Site zoned BP.
- w. Landscaping shall comply with the Zoning Bylaw, except:
 - i. Landscape plans shall be prepared by a professional landscape architect or horticulturalist; and
 - ii. Landscape design shall consider appropriate plant material for horticultural zone 3a.
- x. Where any Site has a length or width of 160.0 m or greater a pedestrian connection shall be provided through the Site, perpendicular to the 160.0 m or greater length or width. A pedestrian connection is a publicly-accessible private pedestrian corridor, distinct from a public Walkway. The following regulations apply to pedestrian connections:

- i. The pedestrian connection shall be generally located at the middle of the block and connect to public sidewalks adjacent to the Site;
 - ii. The pedestrian connection shall be a minimum 6.0 m in width and shall incorporate a minimum 2.5 m wide hard surfaced Walkway with soft Landscaping such as shrub planting, ornamental grasses and/or tree planting, and shall include pedestrian scaled lighting. When a width of 10.0 m or greater is provided for the pedestrian connection, it may be applied towards the required Amenity Area for the Site;
 - iii. The facades of ground floor Dwellings abutting the pedestrian connection shall be articulated by a combination of recesses, windows, projections, change in building materials, colours, and/or physical breaks in building mass;
 - iv. Ground floor Dwellings abutting the pedestrian connection that do not front onto a public street or a Site zoned BP shall provide an entrance facing the pedestrian connection; and
 - v. The owner(s) shall register a Public Access Easement for the pedestrian connection to ensure public access through the Site. Easements shall ensure the owner(s) are responsible for maintenance and liability. The areas having Public Access Easements shall be accessible to the public at all times. Such an easement shall be a required condition of a Development Permit.
- y. Signs shall comply with Schedule 59B of the Zoning Bylaw. Notwithstanding this schedule, the following regulations apply:
- i. There shall be no exterior display or advertisement for Live Work Units other than an identification plaque or sign which is a maximum of 20.0 cm x 30.5 cm in size located on the ground floor building face, where appropriate; and
 - z. A Comprehensive Sign Design Plan in accordance with the Provisions of Section 59.3 may be required at the discretion of the Development Officer.
- g) Deleting Section 997.10(5) in its entirety and replacing it with the following:

“5. Urban Design Regulations

- a. Where non-residential uses, excluding Live Work Units, are developed fronting onto a public street, not including a Lane, or a Site zoned BP, the following regulations shall apply:
- i. At least 70% of each individual store Frontage and the flanking side of a store located on a corner shall have clear non reflective glazing on the exterior on the ground floor. Transparency is calculated as a percent of linear metres at 1.5 m above the finished Grade; and
 - ii. Each unit shall have an external entrance at ground level that shall be universally accessible.
- b. Building façade(s) abutting a Site zoned BP, or a public street shall be articulated by a combination of recesses, windows, projections, change in building materials, colours, or physical breaks in building mass, to create attractive streetscapes and interfaces. A continuous building façade without recess, balcony or other form of articulation shall not exceed 18 m in horizontal direction. The following illustration provides a possible conceptual application of this regulation for interpretive purposes.



- c. Sites which Abut a Primary Active Street, a Secondary Active Street, a Retail Street or a Site zoned BP shall be designed to front that abutting Lot line with active residential or commercial frontages, or Amenity Areas. Parking and circulation areas are not permitted

to front a Primary Active Street, a Secondary Active Street, a Retail Street, or a Site zoned BP, and shall not be visible from these Lot lines.

- d. For any Dwelling fronting a public street or a Site zoned BP, all principal Dwellings along this Façade with Floor Area at ground level shall have an individually articulated entrance at ground level. Sliding patio doors shall not serve as this entrance. In addition, features such as porches, stoops, landscaped terraces, pedestrian lighting and patios, decks or gardens shall be provided. Where a Dwelling abuts both a public street and a Site zoned BP, the entrance shall face the Site zoned BP.
- e. Where any part of a Dwelling unit Abuts a Site zoned BP, a public Walkway or an Amenity Area at ground level, a maximum 1.2 m high Fence or landscaped buffer shall be provided along the property line to delineate the division between public and private space. Openings or gates shall be provided to ensure connectivity between public and private space.
- f. Buildings located at the intersection of two Active Streets shall provide courtyards / plaza, major entryways or distinctive architectural features consistent with the style of the building or influences on the other corners of the intersection to enhance pedestrian circulation and, where applicable, enhance axial views.
- g. All mechanical equipment, except Solar Collectors, on a roof of any building shall be concealed from view from the abutting public streets by screening in a manner compatible with the architectural character of the building, or concealed by incorporating it within the building.
- h. The roof design of a building may include a combination of Green Roofs, Solar Collectors, and/or Amenity Area for residents of the building.
- i. Decorative and security lighting shall be designed and finished in a manner consistent with the architectural theme of the development and will be provided to ensure a well-lit environment for pedestrians, and to accentuate architectural elements and public art.
- j. Exterior lighting associated with the development shall be designed, located or screened so as to reduce impacts on adjacent off-Site residential units.”

h) Adding a new Section 997.10(6) with the following wording:

“6. Additional Regulations for Specific Uses

- a. Bars and Neighbourhood Pubs, Restaurants, and Specialty Food Services shall only be permitted for less than 100 occupants and 120 m² of Public Space.
- b. Professional, Financial and Office Support Services shall not include loan offices.”

3. Bylaw 12800, as amended, The Edmonton Zoning Bylaw is hereby further amended by:

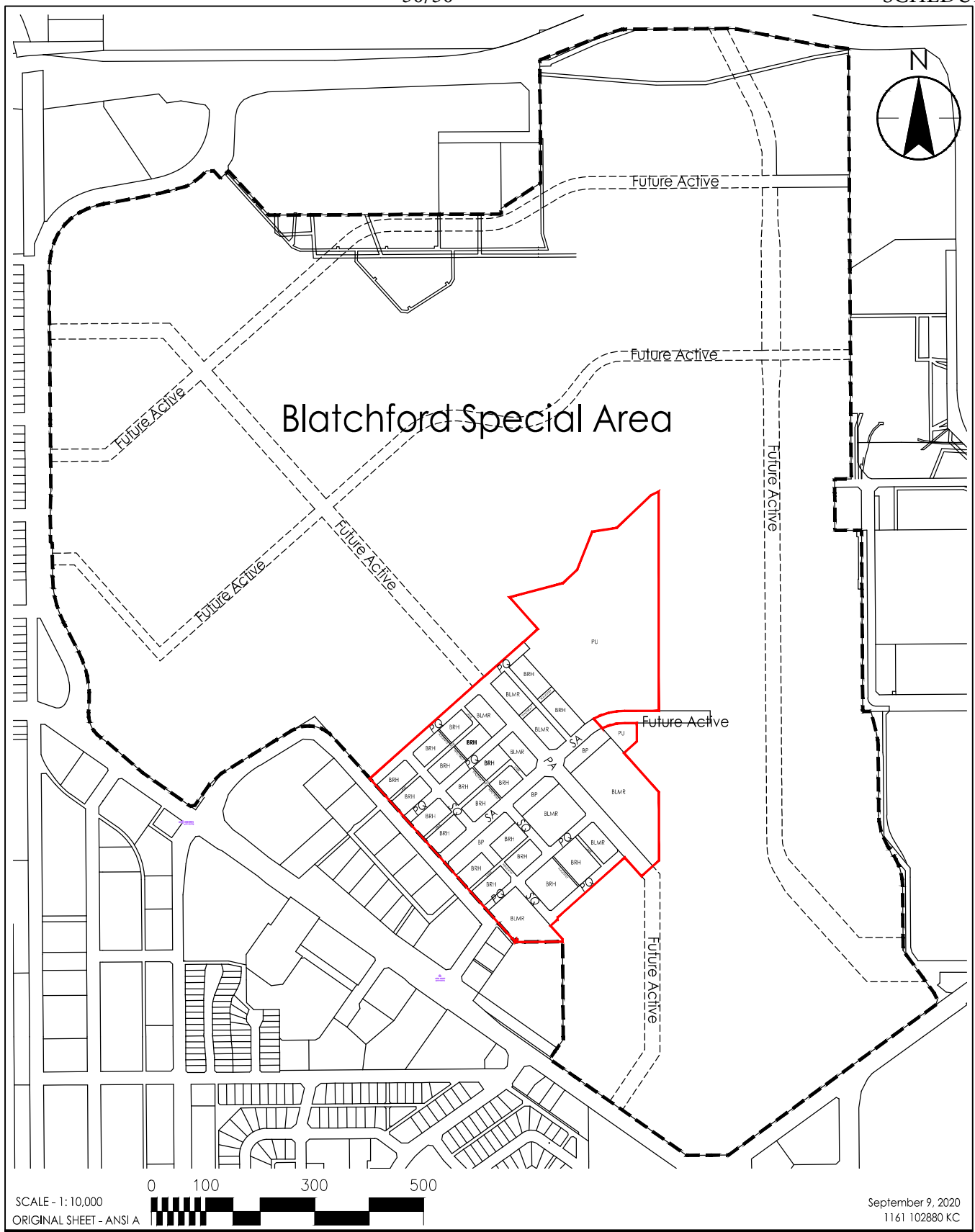
- a) Deleting “Special Area Blatchford Appendix I to Section 997 of Bylaw 12800” and replacing it with “Special Area Blatchford Appendix I to Section 997 of Bylaw 12800”, attached hereto as Schedule “A” and forming part of this Bylaw.

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

MAYOR

CITY CLERK



LEGEND

PA = PRIMARY ACTIVE STREET
SA = SECONDARY ACTIVE STREET
PQ = PRIMARY QUIET STREET
SQ = SECONDARY QUIET STREET

CITY OF EDMONTON
BLATCHFORD NEIGHBOURHOOD
REZONING APPLICATION

Figure No.

Appendix 1

Title

Special Area
Blatchford Neighbourhood