

Charter Bylaw 19434

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 3091

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 Section 940.7.3(b) in its entirety and substituting the following:

“b. The maximum total Site Coverage shall not exceed 50%, except that the maximum total Site Coverage shall be increased by up to 2% of the Site Area, in addition to any increase allowed for Garden Suites, to accommodate single Storey Unenclosed Front Porches.”;
 - b) Deleting Section 940.7.3(c) in its entirety and substituting the following:

“c. The minimum Front Setback shall be 1.0 m and the maximum Front Setback shall not exceed 3.5 m except to accommodate existing housing and trees to be retained.”;

- c) Deleting Section 940.7.3(d) in its entirety and substituting the following:
- “d. The minimum Rear Setback shall be 7.5 m, except that:
 - i. in the case of a corner lot it shall be 4.5 m;
 - ii. it may be reduced to 5.5 m where a rear attached garage forms a part of the development; and
 - iii. individual buildings that are 7.5 m or less in Height, may have a minimum Rear Setback of 1.2 m.”;
- d) Deleting Section 940.7.3(g) in its entirety and substituting the following:
- “g. Single Detached Housing and Semi-detached Housing in this Zone shall be developed in accordance with the provisions of the GLG Zone.”;
- e) Adding new Section 940.8.3(a) as follows:
- “a. The maximum Floor Area Ratio shall be 2.3. The maximum Floor Area Ratio may be increased to 2.5 where:
 - i. an Underground Parkade is provided; or
 - ii. a Minimum of 10% of Dwellings have a Floor Area greater than 100 m² and the average number of bedrooms is at least 3”
- and renumbering subsequent sections accordingly;
- f) Deleting newly renumbered Section 940.8.3(c) in its entirety and substituting the following:
- “c. The minimum Front Setback shall be 3.0 m, except 1.0 m for Dwellings with direct access to ground level or development with commercial uses on the main floor.”
- g) Deleting Section 940.9.1 in its entirety and substituting the following:
- “To provide for street oriented low density housing with opportunities for Garden Suites, Secondary Suites and Multi-unit Housing under certain conditions, in accordance with the design objectives in the Griesbach Neighbourhood Area Structure Plan”;

- h) Deleting Section 940.9.3(c) and renumbering subsequent sections accordingly;
- i) Deleting newly renumbered Section 940.9.3(f) in its entirety and substituting the following:

“f. Multi-unit Housing, limited to four Dwellings per structure”;

- j) Deleting Section 940.9.5(a) in its entirety and substituting the following:

“a. The Minimum Site Area shall be in accordance with Table 940.9.5(a) for all Uses described in Table 940.9.5(a):

	Primary vehicular access is not from a Lane	Primary vehicular access is from a Lane
Single Detached Housing	243 m ²	202 m ²
Duplex Housing	189 m ²	180 m ²
Semi-detached Housing	202 m ²	180 m ²
Multi-unit Housing	135 m ²	135 m ²

- k) Deleting Section 940.9.5(b) in its entirety and substituting the following:

“b. The Minimum Site Width shall be in accordance with Table 940.9.5(b) for all Uses described in Table 940.9.5(b):

	Primary vehicular access is not from a Lane	Primary vehicular access is from a Lane
Single Detached Housing	9.0 m	7.5 m
Duplex Housing	7.0 m	6.7 m
Semi-detached Housing	7.5 m	6.7 m
Multi-unit Housing	5.0 m	5.0 m

- l) Deleting in Section 940.9.5(c) “Row Housing” and replacing it with Multi-unit Housing.”;

- m) Deleting Section 940.9.5(e) in its entirety and substituting the following:
- “e. The maximum total Site Coverage shall be 50%.
 - i. “Notwithstanding 5(e) above, the maximum Site Coverage may be increased by up to 2% of the Site Area, in addition to any increase allowed under Section 87, to accommodate Single Storey Unenclosed Front Porches.”;
- n) Deleting 940.9.5(f) in its entirety and substituting the following:
- “f. The minimum Front Setback shall be 3.0 m, except it shall be 1.0 m for Multi-unit Housing.”;
- o) Deleting Section 940.9.5(g) in its entirety and substituting the following:
- “g. The minimum Rear Setback shall be 7.5 m, except that:
 - i. in the case of a corner lot it shall be 4.5 m;
 - ii. where a Garage is attached to or designed as an integral part of a Dwelling at the rear of the Dwelling, the minimum distance from the Rear Lot Line to the Garage shall be 4.5 m, provided that any part of the principal building in the Rear Yard does not exceed a Height of 4.6 m nor a width of 7.5 m; and
 - iii. individual buildings that are 7.5 m or less in Height, may have a minimum Rear Setback of 1.2 m.”;
- p) Deleting in Section 940.9.5(j) “Row Housing” and replacing it with “Multi-unit Housing”;
- q) Deleting in Section 940.9.5(k) “Row Housing” and replacing it with “Multi-unit Housing”;
- r) Deleting in Section 940.9.5(k)(i) “Row Housing” and replacing it with “Multi-unit Housing”; and
- s) Deleting Section 940.9.5(m) in its entirety and replacing it with the following:
- “m. Except for Garden Suites and Secondary Suites, each Dwelling that is adjacent to a public roadway other than a Lane, shall have

an entrance door or entrance feature such as a front porch, deck or landing area oriented to the roadway.”.

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