

Charter Bylaw 19603

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 3169

WHEREAS a portion of SW-13-51-25-4; located at 3303 - 141 Street SW, Desrochers, Edmonton, Alberta, is specified on the Zoning Map as (RF6) Medium Density Multiple Family Zone and (RMD) Residential Mixed Dwelling Zone; and

WHEREAS an application was made to rezone the above described property to (DC2) Site Specific Development Control Provision.

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 SW-13-51-25-4; located at 3303 - 141 Street SW, Desrochers, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule "A", from (RF6) Medium Density Multiple Family Zone and (RMD) Residential Mixed Dwelling Zone to (DC2) Site Specific Development Control Provision.
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.

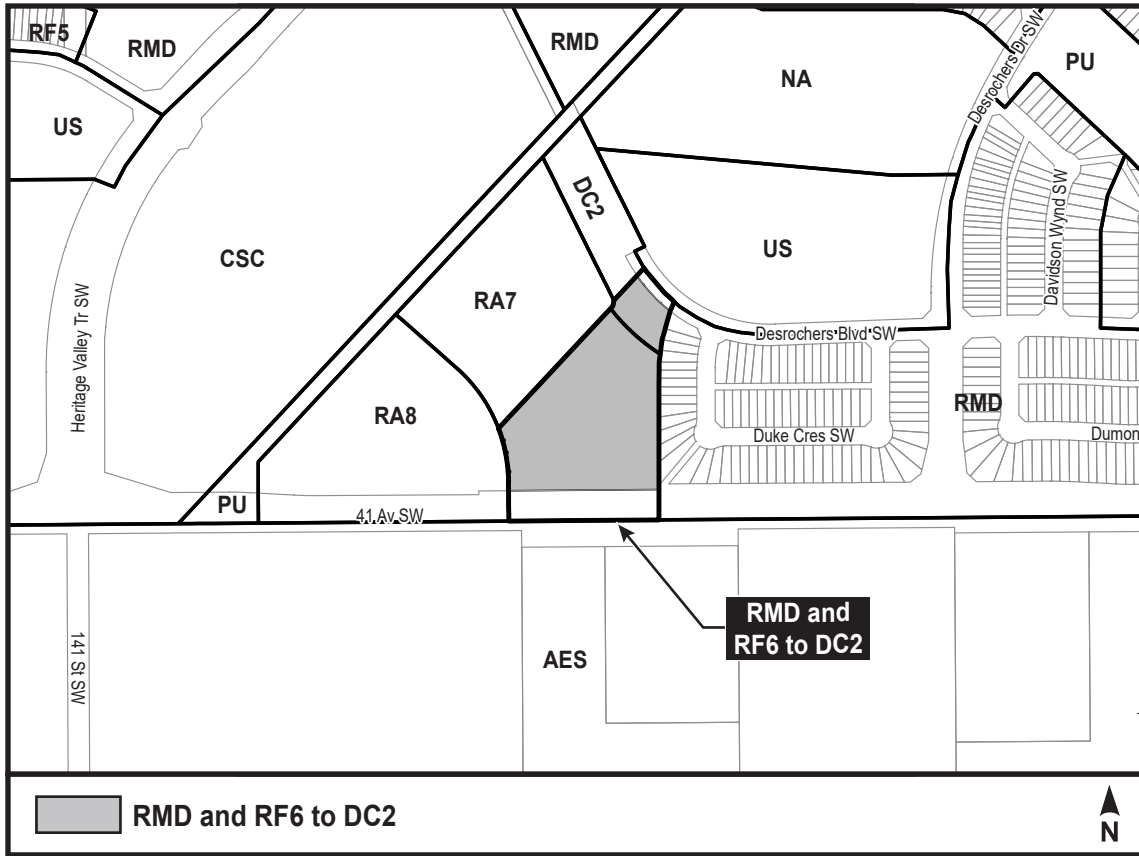
READ a first time this	day of	, A. D. 2021;
READ a second time this	day of	, A. D. 2021;
READ a third time this	day of	, A. D. 2021;
SIGNED and PASSED this	day of	, A. D. 2021.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

CHARTER BYLAW 19603



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

The purpose of this zone is to provide for Single Detached Housing, as part of a Multi-unit Project Development on shallow Lots in the Desrochers neighbourhood.

2. Area of Application

This Provision shall apply to a portion of SW-13-51-24-4, as shown on Schedule “A” of the Bylaw adopting this provision, Desrochers.

3. Uses

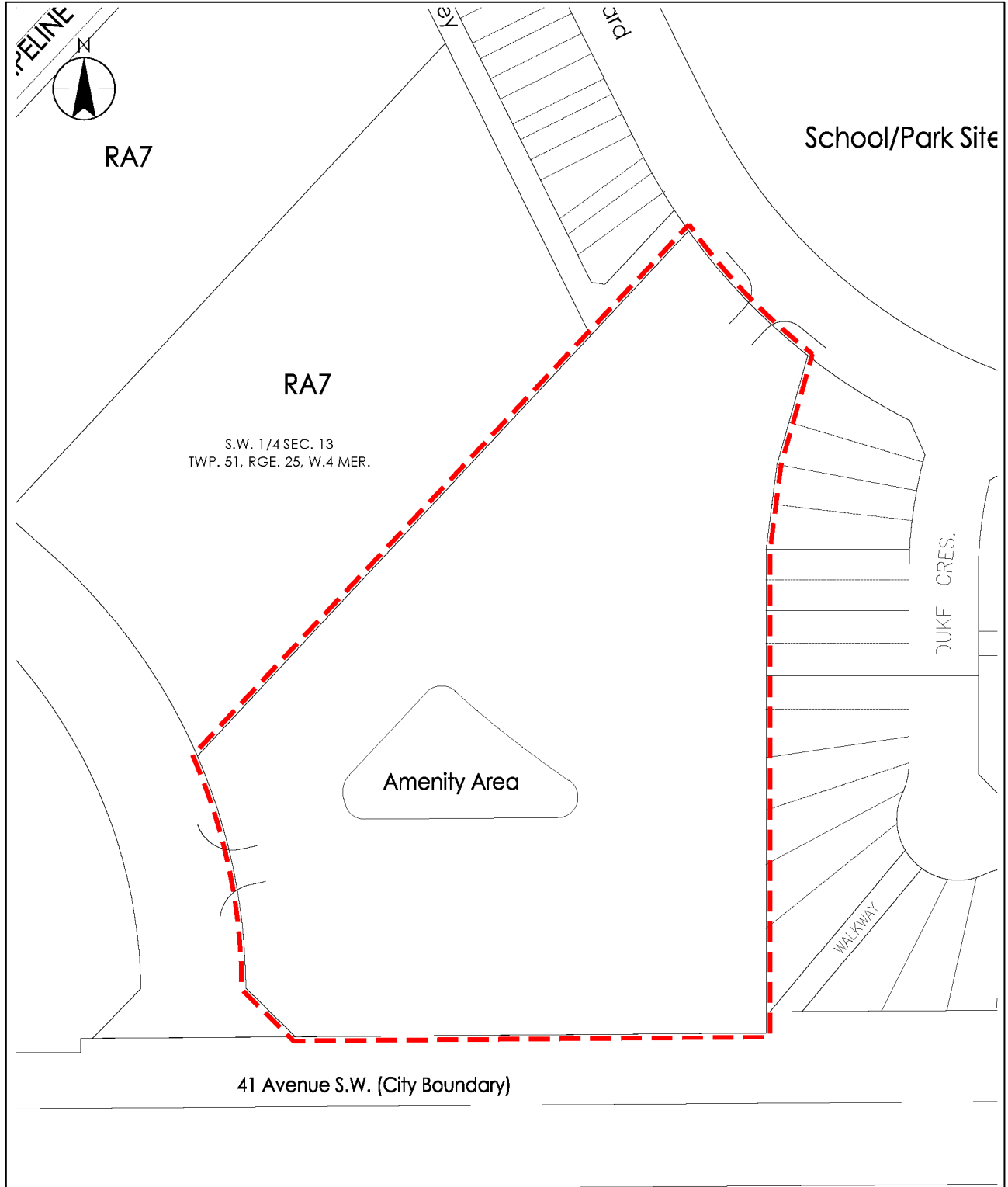
- a. Duplex Housing
- b. Minor Home Based Business
- c. Residential Sales Centre
- d. Secondary Suite
- e. Semi-detached Housing
- f. Single Detached Housing
- g. Special Event
- h. Supportive Housing
- i. Urban Gardens
- j. Urban Outdoor Farms
- k. Fascia On-premises Signs
- l. Freestanding On-premises Signs
- m. Temporary On-premises Signs

4. Development Regulations

- a. Development shall be in general accordance with the Appendix 1 Site Plan.
- b. Single Detached Housing, Semi-detached Housing, and Duplex Housing shall only be allowed where developed as part of a Multi-unit Project Development.
- c. The minimum Site area shall be 150.0 m².
- d. The minimum Site depth shall be 22.5 m².

- e. The minimum Site width shall be 6.0 m.
- f. The minimum Front Setback shall be 5.5 m.
- g. The minimum Rear Setback shall be 4.5 m.
- h. The maximum Height shall be 11.0 m.
- i. The maximum total Site Coverage shall be 60% for Multi-unit Project Developments with a maximum of 45% for a principal building and a maximum of 15% for Accessory Buildings. Where parking is designed as an integral part of the Dwellings, the maximum for principal buildings shall be 60%.
- j. A minimum Amenity Area of 15 m² per Dwelling shall be provided. This Amenity Area may be provided in the form of a common Amenity Area, as indicated on Appendix 1.
- k. Excluding Zero Lot Line development, the minimum Side Setback shall be 1.2 m, except the following cases:
 - i. The minimum Side Setback flanking a Corner Site, not Abutting a Treed Landscaped Boulevard shall be 2.4 m.
 - ii. The minimum Side Setback flanking a Corner Site, Abutting a Treed Landscaped Boulevard shall be 3.0 m.
- l. A Zero Lot Line Development shall only be permitted where:
 - i. The other Site Side Setback is a minimum of 1.5 m, except that:
 1. The minimum Site Side Setback Abutting a public roadway other than a Lane shall be 20% of the width of the Lot abutting the flanking public roadway or 2.4 m, whichever is greater;
 2. Where a Garage is attached to the principal building, and the vehicle doors of the Garage face a flanking public roadway other than a Lane, the distance between any portion of these vehicle doors and the flanking public roadway shall not be less than 4.5 m;
 3. The minimum Side Setback Abutting a Lane shall be a minimum of 1.2 m; or
 4. The minimum Side Setback Abutting a treed landscape boulevard, where the principal building faces the flanking Side Lot Line, shall be 3.0 m.
 - ii. Where developed as part of a Multi-unit Project Development, drainage and site easements will be created through an approved engineering site design in compliance with the City of Edmonton Drainage Bylaw.

APPENDIX 1 - SITE PLAN



* This site plan is for illustrative purposes only with lotting and layout being subject to change.