

Charter Bylaw 19639

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 3184

WHEREAS portions of SE-23-51-24-4; located at 2110 - 50 Street SW, Walker, Edmonton, Alberta, are specified on the Zoning Map as (RF5) Row Housing Zone; and

WHEREAS an application was made to rezone the above described property to (DC2) Site Specific Development Control Provision and (RLD) Residential Low Density 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 portions of SE-23-51-24-4; located at 2110 - 50 Street SW, Walker, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule "A", from (RF5) Row Housing Zone to (DC2) Site Specific Development Control Provision and (RLD) Residential Low Density 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.

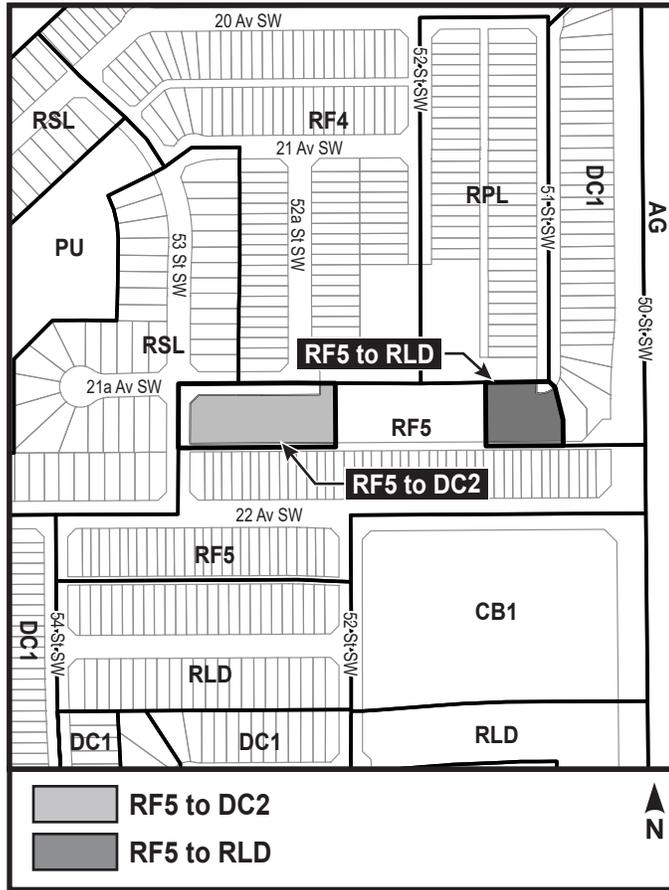
READ a first time this	day of	, A. D. 2021;
READ a second time this	day of	, A. D. 2021;
READ a third time this	day of	, A. D. 2021;
SIGNED and PASSED this	day of	, A. D. 2021.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

CHARTER BYLAW 19639



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

To allow Multi-unit housing to be developed in the form of row housing with reduced Site Area and Site Width, and increased Height and Site coverage.

2. Area of Application

This DC2 Provision shall apply to a portion of SE-23-51-25-4 located south of 21A Avenue SW and east of 53 Street SW in the Walker neighbourhood, as shown on Schedule “A” of the Bylaw adopting this Provision.

3. Uses

- a. Major Home Based Business
- b. Minor Home Based Business
- c. Multi-unit Housing, in the form of row housing
- d. Residential Sales Centre
- e. Supportive Housing, restricted to Limited Supportive Housing
- f. Urban Gardens
- g. Urban Outdoor Farms
- h. Fascia On-premises Signs

4. Development Regulations

- a. The development shall be in accordance with these regulations and in general accordance with Appendix 1.
- b. The minimum Site Area shall be 106 m².
- c. The minimum Lot Width shall be in accordance with Table 1.

Table 1 Minimum Lot Width – Individual Lots	
i. Multi-unit Housing, in the form of row housing – internal Dwelling	4.2 m
ii. Multi-unit Housing, in the form of row housing – end Dwelling	5.4 m

iii. Multi-unit Housing, in the form of row housing – corner Dwelling, abutting the flanking public roadway, other than a Lane	6.7 m
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- d. The minimum Site Depth shall be 30.0 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 for an end Dwelling shall be 1.2m, 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:

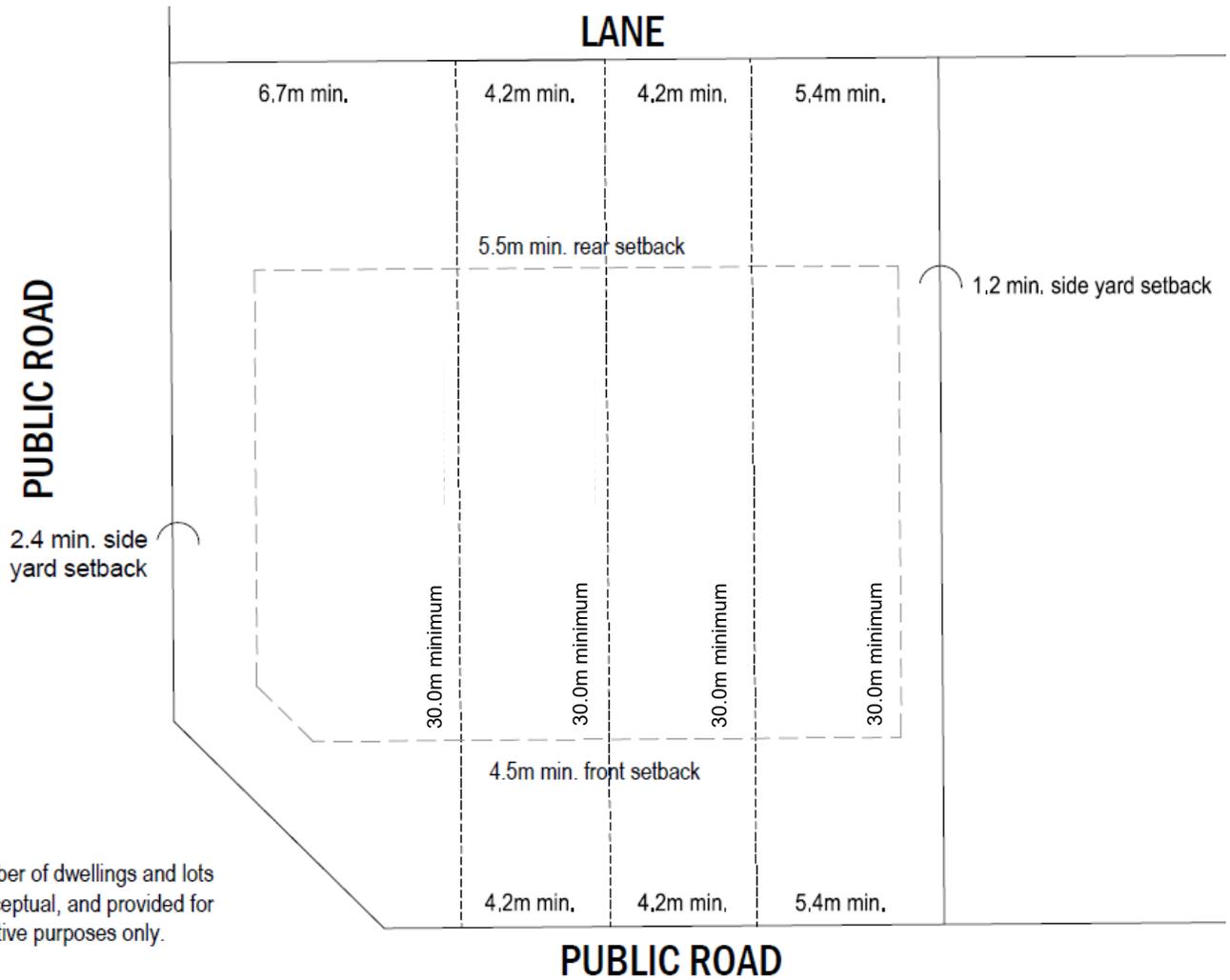
Table 2 Maximum Site Coverage – Individual Lots	Principal building with attached Garage
i. Multi-unit Housing, in the form of row housing – internal Dwelling	55%
ii. Multi-unit Housing, in the form of row housing – end Dwelling	45%
iii. Multi-unit Housing, in the form of row housing – corner Dwelling, abutting the flanking public roadway, other than a Lane	40%

- i. The maximum Height shall not exceed 13.0 m.
- j. Each Dwelling unit shall provide a minimum 15.0 m² of private outdoor Amenity Area.
- k. Each Dwelling within Multi-unit Housing, in the form of row 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 Facades 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. row housing shall not repeat the same architectural features more than six times on a block face.
- n. Notwithstanding Section 55 of the Zoning Bylaw, a minimum of one tree and four shrubs shall be provided for on each Lot.
- o. Vehicular access shall be from a Lane.
- p. Signs shall comply with the regulations found in Section 59A.

Appendix 1 – DC2 Site Plan



**Number of dwellings and lots is conceptual, and provided for illustrative purposes only.

**This site plan is intended to be utilized for illustrative purposes only*