

Charter Bylaw 18662

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 2712

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. adding the new Section "Section 135 – (RLD) Residential Low Density Zone" attached hereto as Schedule "A" and forming part of this bylaw.

READ a first time this	25th	day of	February	, A. D. 2019;
READ a second time this	25th	day of	February	, A. D. 2019;
READ a third time this	25th	day of	February	, A. D. 2019;
SIGNED and PASSED this	25th	day of	February	, A. D. 2019.

THE CITY OF EDMONTON



MAYOR



A/ CITY CLERK

135. (RLD) Residential Low Density Zone**135.1. General Purpose**

The purpose of this Zone is to facilitate a range of ground-oriented housing forms that use land and infrastructure more efficiently than typical low-density development. The zone provides flexibility of lot sizes and widths to provide choice and to accommodate a mix of housing types in developing neighbourhoods.

135.2. Permitted Uses

1. Duplex Housing
2. Garden Suite
3. Limited Group Home
4. Minor Home Based Business
5. Secondary Suite
6. Semi-detached Housing
7. Single Detached Housing
8. Urban Gardens
9. Fascia On-premises Signs

135.3. Discretionary Uses

1. Child Care Services
2. Group Home
3. Lodging Houses
4. Major Home Based Business
5. Residential Sales Centre
6. Special Event
7. Urban Outdoor Farms
8. Temporary On-premises Signs

135.4. Development Regulations for Permitted and Discretionary Uses

1. The maximum total Site Coverage shall be:

- a. in accordance with Table 135.4(1)(a) for all Uses described in Table 135.4(1)(a):

Table 135.4(1)(a) - Maximum Site Coverage				
	Principal building	Accessory building	Total where Primary vehicular access is from a Lane	Total where Primary vehicular access is not from a Lane

A. Single Detached Housing	35%	17%	52%	50%
B. Single Detached Housing - Zero Lot Line Development	38%	18%	56%	53%
C. Semi-detached Housing	35%	18%	53%	50%
D. Semi-detached Housing - Zero Lot Line Development	38%	20%	58%	55%
E. Duplex Housing	35%	17%	52%	50%
F. Duplex Housing - Zero Lot Line Development	38%	18%	56%	53%

b. a maximum of 55% for all other Uses described in 135.2 and 135.3.

2. Notwithstanding 135.4(1), the maximum Site Coverage for the principal building and 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.
3. Section 55.10 of the Zoning Bylaw shall not apply to this Zone.
4. The minimum Site Depth shall be 27.0 m.
5. Front Setbacks shall be in accordance with Table 135.4(5):

Table 135.4(5) - Front Setback Regulations			
(a) Primary vehicular Site Access from a Lane or flanking side of the Lot			(b) Primary vehicular Site access is not from a Lane, including where a front attached Garage forms an integral part of a Dwelling
(i) Treed Landscaped Boulevard is provided at the front of the Lot	(ii) No Treed Landscaped Boulevard	(iii) Reverse Housing	5.5 m
3.0 m	4.5 m	3.0 m	

6. The minimum Rear Setback shall be 7.5 m, except in the case of a Corner Site, it shall be 4.5 m.

7. The minimum Side Setback:

- a. excluding Zero Lot Line Development shall be 1.2 m, except as outlined in Table 135.4(7)(b);
- b. for Zero Lot Line Development, may be reduced to 0 m on one side where the other Site Side Setback is a minimum of 1.5 m, except as outlined in Table 135.4(7)(b):

Table 135.4(7)(b) - Side Setback Regulations			
	Corner Site flanking Side Setback, not Abutting a Treed Landscaped Boulevard	Corner Site where a Garage faces a flanking public roadway	Corner Site flanking Side Setback, Abutting a Treed Landscaped Boulevard
Side Setback	2.4 m	4.5 m measured from the vehicle doors of the Garage	3.0 m

8. A Zero Lot Line Development shall only be permitted where:
 - a. all roof drainage from the Dwelling, including an Attached Garage, and Accessory buildings, shall be directed away from buildings and towards a public roadway, including a Lane, or to a drainage work;
 - b. no roof leader discharge shall be directed to the maintenance easement; and
 - c. the owner of a Lot within a development proposed for the Zero Lot Line Development and the owner of the adjacent Lot shall register, on titles for all adjacent Lots:
 - i. a 1.5 m private maintenance easement that requires:
 - A. An unobstructed minimum width drainage pathway of 0.30 m to be free and clear of all objects;
 - B. a 0.30 m eave encroachment easement with the requirement that the eaves must no be closer than 0.90 m to the eaves of the building on an adjacent parcel;
 - C. a 0.60 m footing encroachment easement;
 - D. permission to access the easement area for maintenance of the properties; and
 - E. that the Garage, Parking Area or Driveway shall not encroach on the private maintenance easement;
 - ii. a restrictive covenant and easement that:
 - A. requires a drainage swale constructed to City of Edmonton Design and Construction Standards; and
 - B. provides for the protection of drainage of the Site, including the right for water to flow across Lots and the requirement not to inhibit the flow of water across Lots; and
 - iii. where utilities cross over another titled Lot, a utility easement(s) on all Lots within the Zero Lot Line Development and the adjacent Lots to ensure adequate access for utility maintenance.
9. A Zero Lot Line Development with front drive access shall not be located:
 - a. directly across a public roadway, other than a Lane, from another Zero Lot Line Development with front drive access; or
 - b. on collector roadways.

10. Where a Site Abuts a Lane at the Rear Lot Line, vehicle access shall be from the Lane.
11. Notwithstanding Section 135.4(10), access may be allowed from a public roadway other than a Lane, when:
 - a. a Site Abuts a Lane at the Rear Lot Line, and the additional vehicular access supports an additional principal Dwelling on the Site; or
 - b. Site access from a public roadway other than a Lane will result in a consistent streetscape with Lots on the same block face that cannot take access from a Lane.
12. The maximum building Height shall not exceed 10.0 m.
13. Except for Reverse Housing, each principal Dwelling shall have an entrance door or entrance feature facing a public roadway, other than a Lane.
14. Principal buildings on Corner Sites shall have flanking side treatments similar to the front elevation of the building.
15. On-site parking shall be provided in accordance with the following requirements:
 - a. where a Site has primary vehicular access from a public roadway other than a Lane, the following regulations shall apply:
 - i. a front or side attached Garage shall be provided;
 - ii. where a Driveway provides access to a parking space within a Garage, the Development Officer may consider the Driveway as a second parking space that is in tandem to the parking space; and
 - iii. the Driveway, including walkway, shall be no wider than the Garage.
 - b. Where a Site has primary vehicular access from a Lane, the following regulations shall apply:
 - i. a Garage, or a Hardsurfaced parking pad, shall be provided;
 - ii. the minimum distance from the Rear Lot Line to a Garage or Hardsurfaced parking pad shall be 1.2m;
 - iii. where a Site is developed with Reverse Housing, the minimum Setback between one Side Lot Line and a detached Garage shall be 1.1 m; and
 - iv. a 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 parking pad.

16. Notwithstanding Section 48, Separation Space shall not be required:

- a. between a Garden Suite and the associated principal Dwelling on the same Site;
or
- b. where side walls of buildings on abutting Lots face each other and windows of habitable rooms are not located directly opposite each other, such that privacy is not impacted.

17. Signs shall comply with the regulations found in Schedule 59A of this Bylaw.