

Charter Bylaw 19674

A Bylaw to amend Bylaw 12800, as amended,  
The Edmonton Zoning Bylaw  
Amendment No. 3205

WHEREAS a portion of SW-5-52-25-4; located at 2303 - 199 Street NW, Riverview Neighbourhood 3, Edmonton, Alberta, is specified on the Zoning Map as (AG) Agricultural Zone; and

WHEREAS an application was made to rezone the above described property to (RLD) Residential Low Density Zone and (DC1) Direct 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-5-52-25-4; located at 2303 - 199 Street NW, Riverview Neighbourhood 3, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule "A", from (AG) Agricultural Zone to (RLD) Residential Low Density Zone and (DC1) Direct Development Control Provision.
2. The uses and regulations of the aforementioned DC1 Provision are attached as Schedule "B".

3. The sketch plan attached as Schedule "A" and the uses and regulations of the DC1 Provision shown on Schedule "B" attached 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

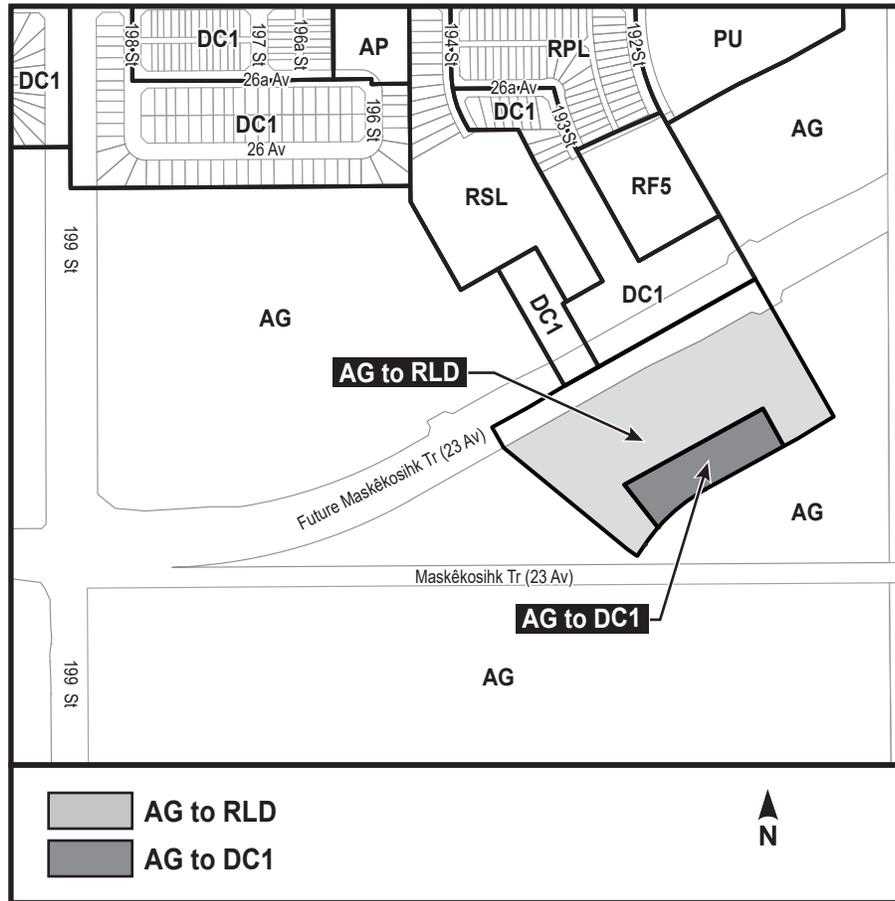
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MAYOR

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CITY CLERK

CHARTER BYLAW 19674



**(DC1) DIRECT DEVELOPMENT CONTROL PROVISION**  
**Riverview Neighbourhood 3 (2303 - 199 Street NW)**

**1. General Purpose**

To allow for the development of Multi-Unit Housing in the form of Row Housing to be developed on individual shallow lots.

**2. Area of Application**

This Provision shall apply to a portion of SW ¼ 5-52-25-4, Riverview Neighbourhood 3, as shown on Schedule "A" of the Bylaw adopting this Provision.

**3. Uses**

- a. Child Care Services
- b. Limited Group Homes
- c. Major Home Based Business
- d. Minor Home Based Business
- e. Multi-Unit Housing
- f. Residential Sales Centre
- g. Secondary Suite
- h. Show Homes
- i. Urban Gardens
- j. Urban Outdoor Farms
- k. Fascia On-premises Signs

**4. Development Regulations**

- a. The development shall be in accordance with these regulations and in general accordance with Appendix "I".
- b. The minimum Site area shall be 106 m<sup>2</sup> per Multi-Unit Housing.
- c. The minimum Site Width shall be in accordance with Table 1.

<b>Table 1 Minimum Site Width – Individual Lots</b>	
i. Multi-unit Housing – internal Dwelling	4.2 m
ii. Multi-unit Housing – end Dwelling	5.4 m

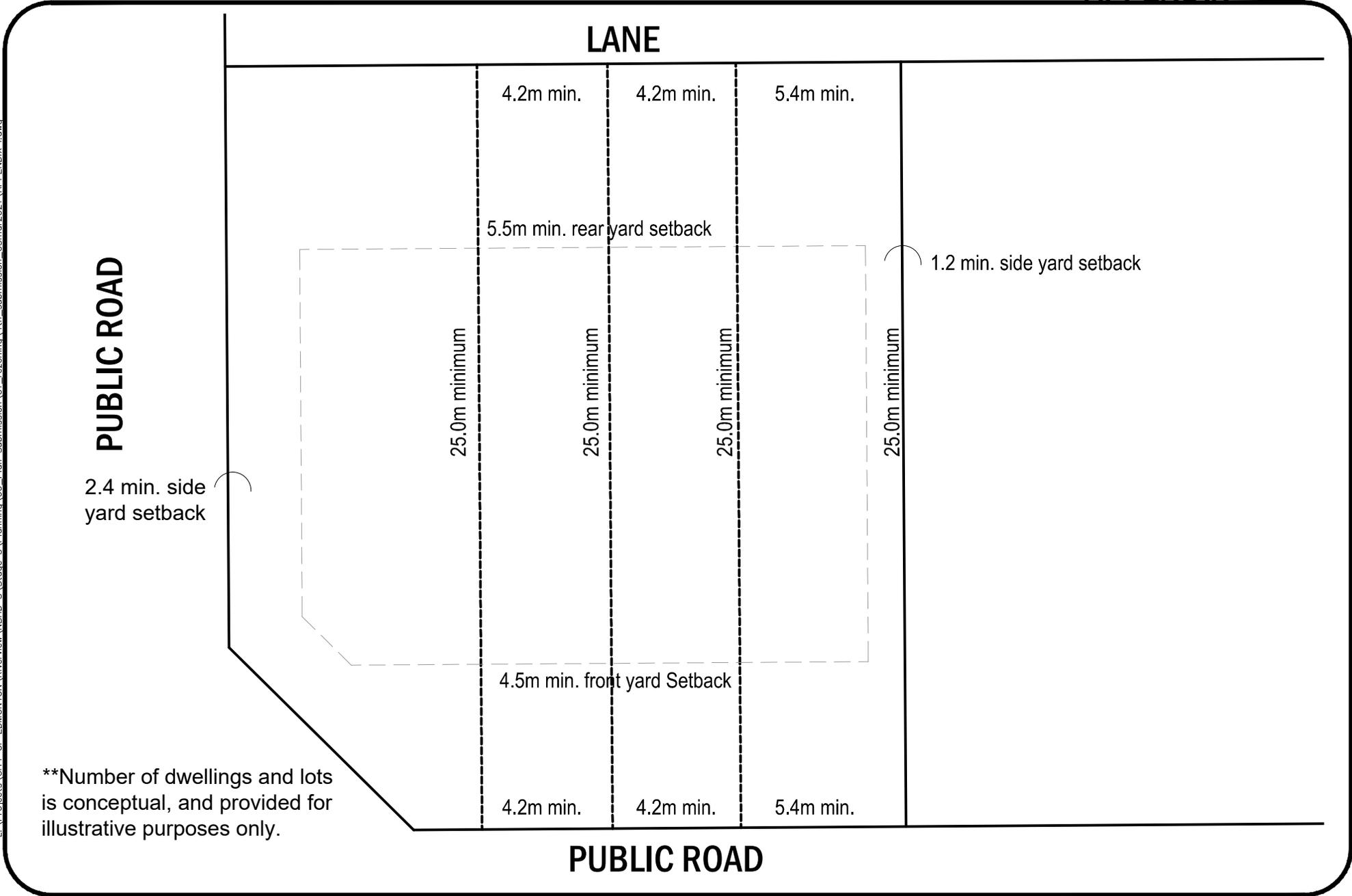
- d. The minimum Site depth shall be 25.0 m.
- e. The minimum Front Setback shall be 4.5 m.
- f. The minimum Rear Setback shall be 5.5 m.

- g. The minimum Side Setback shall be 1.2 m, 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:

<b>Table 2 Maximum Site Coverage – Individual Lots</b>	<b>Principal building with attached Garage</b>
i. Multi-unit Housing – internal Dwelling	55%
ii. Multi-unit Housing – end Dwelling	45%
iii. Multi-unit Housing – corner Dwelling, Abutting the flanking public roadway other than a lane.	40%

- i. The maximum Height shall not exceed 13.0 m.
- j. The maximum width of any Multi-unit Housing buildings facing a public roadway other than a lane shall be 80.0 m.
- k. Each Dwelling Unit within the Multi-Unit 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 façades 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. Multi-Unit Housing shall not repeat the same architectural features more than six times on a block face.
- n. Vehicular access shall be from a Lane.
- o. Signs shall comply with the regulations found in Section 59A.

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



**LDA20-0409**

**02** Riverview Neighbourhood 3 | EDMONTON, AB

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March 26, 2021