

Charter Bylaw 19693

A Bylaw to amend Bylaw 12800, as amended,  
The Edmonton Zoning Bylaw  
Amendment No. 3216

WHEREAS a portion of SW-5-52-25-4; located at 2303 – 199 Street NW; Lots 1-12, Block 16, Plan 192 3051; located at 19341, 19337, 19333, 19329, 19325, 19321, 19317, 19313 – 26A Avenue NW; and 2616, 2612, 2608, 2604 - 193 Street NW, The Uplands, Edmonton, Alberta, are specified on the Zoning Map as (DC1) Direct Development Control Provision, and (RF5) Row Housing Zone;

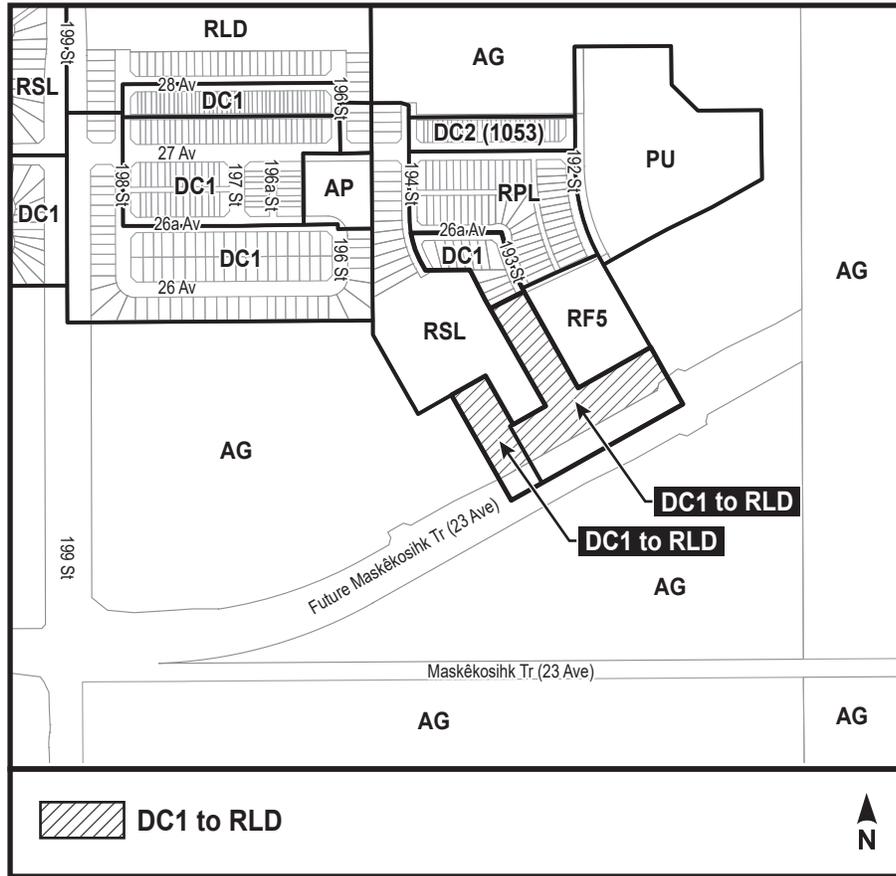
WHEREAS an application was made to rezone the above described properties to (DC1) Direct Development Control Provision, (DC1) Direct Development Control Provision, (DC2) Site Specific Development Control Provision and (RLD) Residential Small Lot;

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:

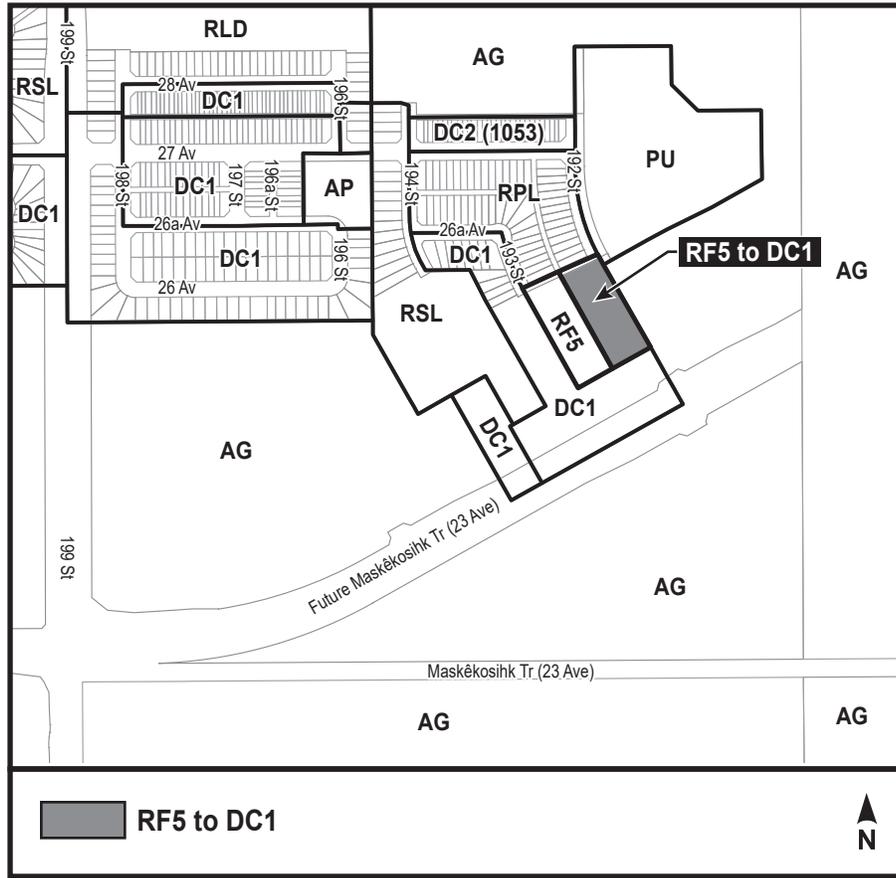
1. The Zoning Map, being Part III to Bylaw 12800 The Edmonton Zoning Bylaw is hereby amended by rezoning the lands legally described as a portion of SW-5-52-25-4; located at 2303 – 199 Street NW, The Uplands, Edmonton, Alberta, as follows:
  - a. that portion of lands shown on the sketch plan attached as Schedule “A”, from (DC1) Direct Development Control Provision to (RLD) Residential Small Lot Zone.
  - b. that portion of lands are shown on the sketch plan attached as Schedule “B”, from (RF5) Row Housing Zone to (DC1) Direct Development Control Provision.
  - c. that portion of lands shown on the sketch plan attached as Schedule “C”, from (RF5) Row Housing Zone to (DC2) Site Specific Development Control Provision.
2. The Zoning Map, being Part III to Bylaw 12800 The Edmonton Zoning Bylaw is hereby amended by rezoning the lands legally described as Lots 1-12, Block 16, Plan 192 3051; located at 19341, 19337, 19333, 19329, 19325, 19321, 19317 and 19313 – 26A Avenue NW and 2616, 2612, 2608 and 2604 - 193 Street NW, The Uplands, Edmonton, Alberta, which lands are shown on the sketch plan attached as Schedule “D”, from (DC1) Direct Development Control Provision to (DC1) Direct Development Control Provision.



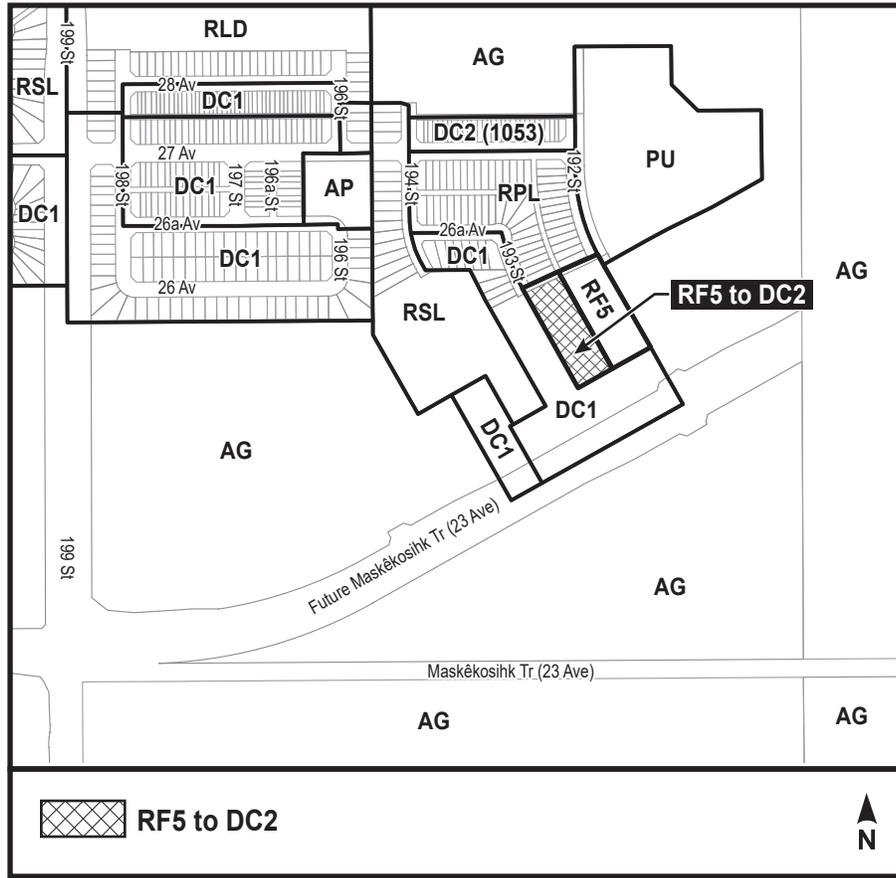
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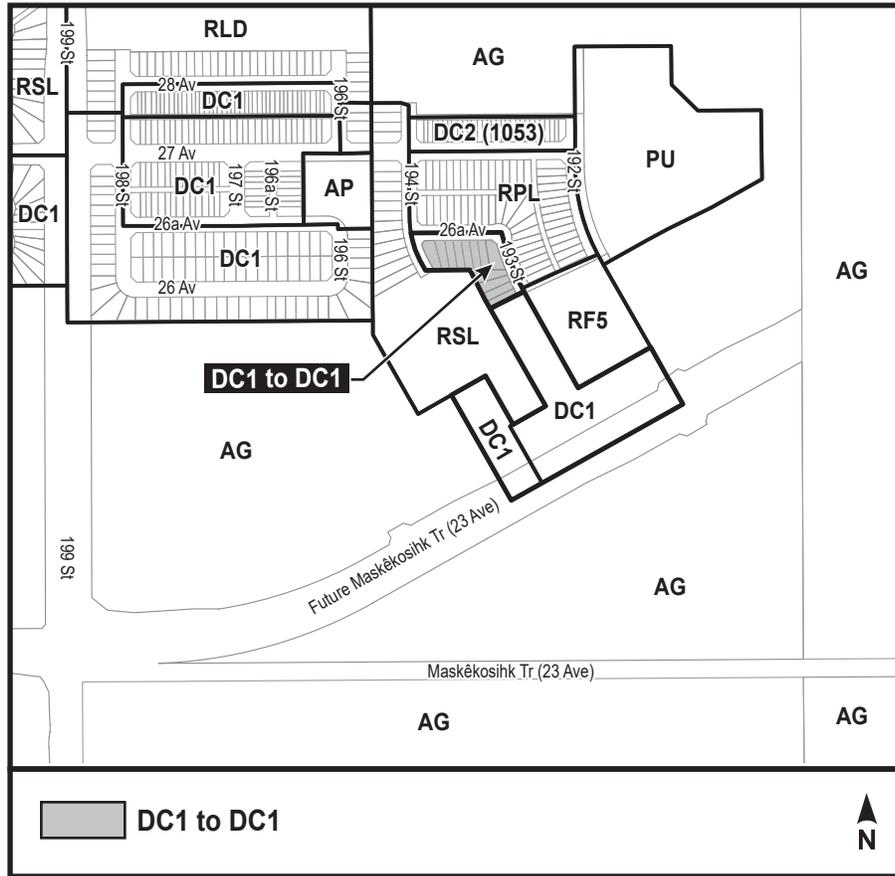
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**SCHEDULE “E”****(DC1) DIRECT DEVELOPMENT CONTROL PROVISION****1. General Purpose**

To allow for the development of Multi-Unit Housing in the form of row housing with rear attached Garages, to be developed on individual lots.

**2. Area of Application**

This Provision shall apply to a portion of SW ¼ 5-52-25-4, located east of 199 Street and north of Maskekosihk Trail NW, The Uplands, as shown on Schedule “B” of the Bylaw adopting this Provision.

**3. Uses**

- a. Child Care Services
- b. Supportive Housing, restricted to Limited Supportive Housing
- c. Major Home Based Business
- d. Minor Home Based Business
- e. Multi-Unit Housing, only in the form of row housing
- f. Residential Sales Centre
- g. Secondary Suite
- h. Urban Gardens
- i. Urban Outdoor Farms
- j. Fascia On-premises Signs

**4. Development Regulations**

- a. The minimum Site Area shall be 175 m<sup>2</sup> per principal Dwelling.
- b. 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	5.4 m
ii. Multi-unit Housing – end Dwelling	7.3 m

- c. The minimum Site Depth shall be 33 m.
- d. The minimum Front Setback shall be 4.5 m.
- e. The minimum Rear Setback shall be 5.5 m.
- f. 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.
- g. 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%

- h. The maximum Height shall not exceed 13 m.
- i. The maximum width of any Multi-unit Housing building facing a public roadway other than a lane shall be 28 m.
- j. Each Dwelling 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.
- k. 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.
- l. Vehicular access shall be from a Lane.
- m. Signs shall comply with the regulations found in Section 59A.

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

To allow for the development of Multi-unit Housing in the form of row housing with rear detached Garages and vehicle access from a Lane.

**2. Area of Application**

This Provision shall apply to a portion of SW ¼ 5-52-25-4, located east of 199 Street NW and north of Maskekosihk Trail NW, The Uplands, as shown on Schedule “C” of the Bylaw adopting this Provision.

**3. Uses**

- a. Supportive Housing, restricted to Limited Supportive Housing
- b. Minor Home Based Business
- c. Residential Sales Centre
- d. Multi-unit housing, only in the form of row housing
- e. Secondary Suite
- f. Fascia On-Premises Signs
- g. Urban Gardens

**4. Development Regulations**

- a. Notwithstanding Section 720.3(2) of the Zoning Bylaw, a Site Plan is not required to be appended to the Bylaw adopting this Provision.
- b. Site Area and Site dimensions shall be in accordance with Table 1.

**Table 1 Site Area and Site Dimensions**

	Minimum Site Area	Minimum Site Width	Minimum Site Depth
(a) row housing internal Dwelling	200m <sup>2</sup>	6.1m	33m
(b) row housing end Dwelling	240m <sup>2</sup>	7.3m	33m

- c. The maximum Height shall not exceed 12m.

- d. The maximum total Site Coverage shall be 62%.
- e. The area covered by Impermeable Material shall not exceed 80 percent of the total Lot area.
- f. The minimum Front Setback shall be 4.5m.
- g. The minimum Rear Setback shall be 7.5m.
- h. The minimum Side Setback shall be 1.2 m, except that it shall be 2.4m where the Side Yard Abuts a flanking public roadway other than a Lane.
- i. Maintenance and/or drainage and utility easement(s) may be required between Abutting buildings and/or through private yards of one or more Dwellings to ensure adequate access for property, drainage and utility maintenance.
- j. Each Dwelling of 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 Facade, porches or entrance features, building materials, or other treatments.
- k. Signs shall comply with the regulations found in Schedule 59A.

**SCHEDULE "G"****(DC1) DIRECT DEVELOPMENT CONTROL PROVISION****1. General Purpose**

The purpose of this Zone is to provide the opportunity for more efficient utilization of suburban areas through increased density of Single Detached Housing by allowing Zero Lot Line Development.

**2. Area of Application**

This Provision shall apply to Lots 1-12, Block 16, Plan 1923051 located north of Maskekosiik Trail NW and east of 199 Street NW, The Uplands, as shown on Schedule "D" of the Bylaw adopting this Provision.

**3. Uses**

1. Supportive Housing, restricted to Limited Supportive Housing
2. Major Home Based Business
3. Minor Home Based Business
4. Residential Sales Centre
5. Secondary Suite
6. Single Detached Housing
7. Urban Gardens
8. Fascia On-premises Signs

**4. Development Regulations**

1. The minimum Site Area shall be 228 m<sup>2</sup>.
2. The minimum Site Width shall be 7.6 m. The Site Width on pie shaped Lots shall be measured 9.0 m into the Site from the Front Lot Line.
3. The minimum Site depth shall be 30.0 m.
4. The maximum Height shall not exceed 10.0 m.
5. The maximum total Site Coverage shall not exceed 55%.
6. The minimum Front Setback shall be 5.5 m.
7. The minimum Rear Setback shall be 7.5 m, except in the case of a corner Site it shall be 4.5 m.
8. The minimum Side Setback shall be 1.2 m, except that:
  - a. the minimum Side Setback abutting a public roadway other than a Lane shall be 20% of the Site Width or 2.4 m, whichever is greater;

- b. 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; and
  - c. Zero Lot Line Development shall be permitted where:
    - i. the other Side Setback is a minimum of 1.5 m;
    - ii. all roof leaders from the Dwelling are connected to the storm sewer service;
    - iii. all roof leaders from Accessory buildings are connected to the storm sewer service or directed to drain directly to an adjacent Lane;
    - iv. no roof leader discharge shall be directed to the maintenance easement; and
    - v. the owner of the adjacent Site registers against title, a private maintenance easement a minimum of 1.5 m wide that provides for:
      - 1. a 0.3 m eave encroachment easement with the requirement that the eaves must not be closer than 0.9 m to the eaves on the adjacent building;
      - 2. a 0.6 m footing encroachment easement;
      - 3. a drainage swale, constructed as per the City of Edmonton Design and Construction Standards; and
      - 4. permission to access the easement area for maintenance of both properties.
9. Corner Sites shall have flanking side treatments similar to the front elevation.
10. All roof drainage shall be directed away from buildings and to a public roadway, including a Lane, or to a drainage work. Applications for Development Permit shall include a detailed drainage plan showing the proposed drainage of the Site to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination (Drainage).
11. Single Detached Housing shall be developed in accordance with the following regulations:
- a. all Dwellings shall include a front attached Garage; and
  - b. identical front elevations must be separated by a minimum of one Lot unless finishing treatments are substantially different.
12. Separation Space shall not be required:

- a. where side walls of Abutting buildings face each other and habitable windows are not located directly opposite each other, such that privacy is not impacted and:
  - i. in the case of Dwellings on separate Sites, each development complies with the minimum Side Setback requirements for each Dwelling; and
  - ii. in the case of Dwellings on the same Site, the separation distance between Dwellings is at least equal to the total of the minimum Side Setback requirements for both Dwellings.
13. Notwithstanding the off-street parking regulations of the Zoning Bylaw, for Sites with reduced Side Setbacks, including Zero Lot Line Development, the Garage, Parking Area, or Driveway shall not encroach on the private maintenance easement.
14. A maximum of one Dwelling per Lot shall be allowed in this Zone. Except where Secondary Suites are allowed, then two Dwellings per Lot shall be allowed.
15. Secondary Suites shall comply with the Zoning Bylaw, except that the minimum Site Area for a Single Detached Dwelling containing a Secondary Suite shall be 228 m<sup>2</sup>.
16. Signs shall comply with the regulations found in Schedule 59A of the Zoning Bylaw.