

Charter Bylaw 19636

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 3182

WHEREAS a portion of SE-13-53-26-4; located at 11870 - Winterburn Road NW, Kinglet Gardens, Edmonton, Alberta, is specified on the Zoning Map as (RF5) Row Housing Zone; and

WHEREAS an application was made to rezone the above described property to (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 SE-13-53-26-4; located at 11870 - Winterburn Road NW, Kinglet Gardens, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule "A", from (RF5) Row Housing Zone to (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.

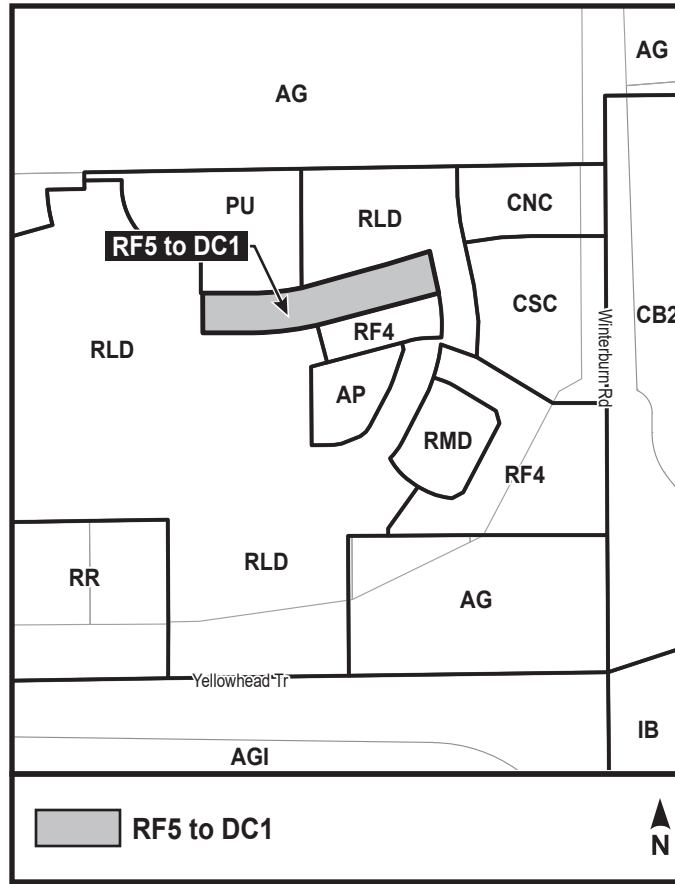
READ a first time this	day of	, A. D. 2021;
READ a second time this	day of	, A. D. 2021;
READ a third time this	day of	, A. D. 2021;
SIGNED and PASSED this	day of	, A. D. 2021.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

CHARTER BYLAW 19636



**(DC1) DIRECT DEVELOPMENT CONTROL PROVISION
KINGLET GARDENS
South of Kinglet Boulevard NW and west of Goldfinch Way NW.**

1. General Purpose

To provide for ground oriented Multi-unit Housing in the form of Row Housing with increased Site Coverage and Height.

2. Area of Application

This Provision shall apply to the northern portion of SE 13-53-26-4, as shown on Schedule 'A' attached to this Bylaw adopting this Provision.

3. Uses

- a. Supportive Housing, Restricted to Limited Supportive Housing
- b. Minor Home Based Business
- c. Major Home Based Business
- d. Multi-unit Housing
- e. Residential Sales Centre
- f. Secondary Suites
- g. Urban Gardens
- h. Fascia On-premises Signs

4. Development Regulations

- a. The minimum Site Width shall be 5.0 m.
- b. The minimum Site Depth shall be 30.0 m.
- c. The maximum Height shall not exceed 12.0 m.
- d. The minimum Density shall be 35 Dwellings/ha.
- e. The maximum Site Coverage shall be as follows:

	Principal Dwelling/ building	Principal Dwelling/ Attached Garage	Accessory building	Total Site Coverage
i. Multi-unit Housing – internal Dwelling	42%	62%	20%	62%
ii. Multi-unit Housing - end Dwelling	37%	54%	17%	54%
iii. Multi-unit Housing - corner Dwelling	34%	52%	18%	52%

- f. The minimum Front Setback shall be 4.5 m, except that the minimum Front Setback shall be 3.0 m when a Treed Landscaped Boulevard is provided at the front of the Lot.
- g. The minimum Rear Setback shall be 7.5 m, except that the minimum Rear Setback may be reduced to 5.5 m for a rear attached garage.
- h. The minimum Side Setback shall be 1.2 m, except that it shall be 2.4 m where the Side Yard abuts a flanking public roadway other than a Lane.
- i. Separation Space shall be provided in accordance with Section 48 of this Bylaw.
- j. The average number of bedrooms per principal Dwelling in a development shall be at least 2.25.
- k. Amenity Area shall be provided in accordance with Section 46 of this Bylaw..
- l. Where one or more detached rear Garages are developed, the maximum width of the building containing the Garage(s) shall not exceed 25 m and shall be limited to a maximum of four detached rear Garages within one building.
- m. Where the vehicle doors of a detached Garage face a Lane Abutting the Site, no portion of the Garage shall be located less than 1.2 m from the Lot Line Abutting the Lane.
- n. 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.
- o. Side and front Façades shall include design techniques including, but not limited to, the use of varied rooflines, variations in building Setbacks and articulation of building Façades, in order to minimize the perception of massing, eliminate large uninterrupted expanses of wall and provide visual interest when the structure is viewed from an adjacent Lot or roadway.
- p. Vehicular access shall be from the Lane.
- q. Each Dwelling shall have an entrance door or entrance feature facing a public roadway, other than a Lane. On Corner Sites, the entrance door or entrance feature may face either the Front Lot Line or the flanking Side Lot Line.
- r. Urban Gardens shall comply with Section 98 of this Bylaw.
- s. Signs shall comply with the regulations found in Schedule 59A of this Bylaw.