

Charter Bylaw 19793

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 3280

WHEREAS portions of Lots 2-3, Block 1, Plan 0224568; located at 8805 - 231 Street NW & 8915 - 231 Street NW, Rosenthal, Edmonton, Alberta, are specified on the Zoning Map as (RF5) Row Housing Zone; and

WHEREAS an application was made to rezone the above described properties to (RMD) Residential Mixed Dwelling Zone and (DC2) Site Specific 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 portions of Lots 2-3, Block 1, Plan 0224568; located at 8805 - 231 Street NW & 8915 - 231 Street NW, Rosenthal, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule "A", from (RF5) Row Housing Zone to (RMD) Residential Mixed Dwelling Zone and (DC2) Site Specific Development Control Provision.
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	17th day of August	, A. D. 2021;
READ a second time this	17th day of August	, A. D. 2021;
READ a third time this	17th day of August	, A. D. 2021;
SIGNED and PASSED this	17th day of August	, A. D. 2021.

THE CITY OF EDMONTON

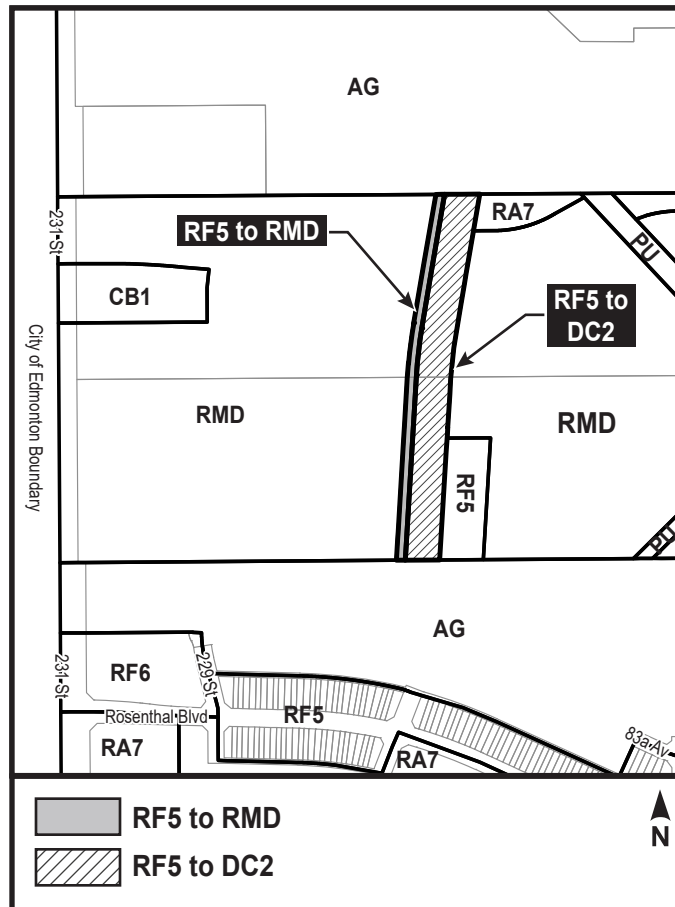


MAYOR



CITY CLERK

CHARTER BYLAW 19793



(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION

ROSENTHAL

South of Rosenthal Boulevard NW & east of 231 Street 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

The DC2 Provision shall apply to portions of Lot 2, Block 1 & Lot 3, Block 1 of Plan 0224568 located west of Rosenthal Drive and south of 88 Avenue, as shown on Schedule “A” attached to this Bylaw adopting this Provision.

3. Uses

- a. Child Care Services
- b. Limited Group Home
- c. Major Home Based Business
- d. Minor Home Based Business
- e. Multi-unit Housing
- f. Residential Sales Centre
- g. Urban Gardens
- h. Fascia On-premises Signs

4. Development Regulations

- a. The development shall be in accordance with these regulations and in general accordance with Appendix A.
- b. The minimum site area shall be 90 m².
- c. The minimum Lot Width shall be in accordance with Table 1.

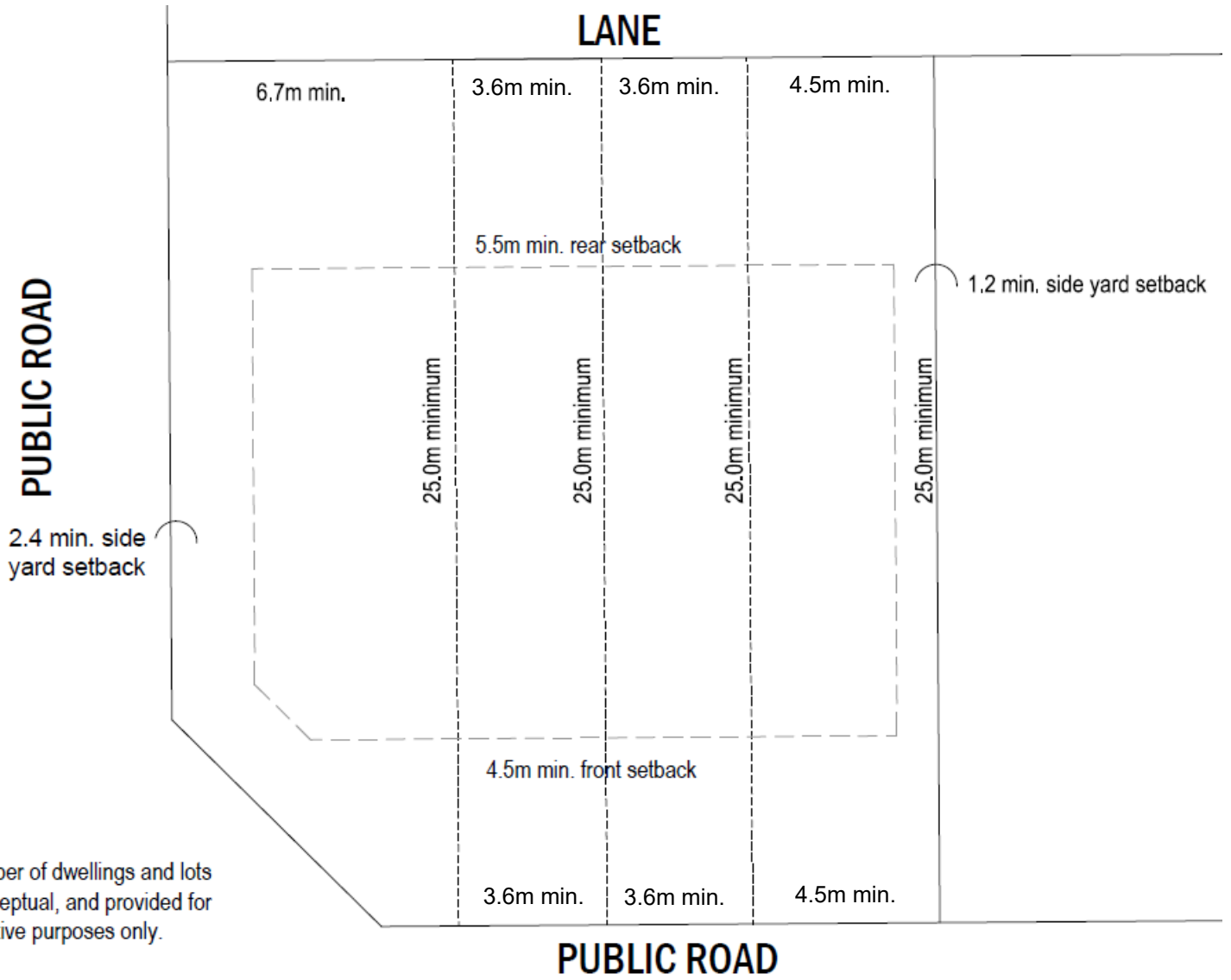
Table 1 Minimum Lot Width – Individual Lots	
i. Multi-Unit Housing – internal Dwelling	3.6 m
ii. Multi-Unit Housing – end Dwelling	4.5 m
iii. Multi-Unit Housing – corner Dwelling, abutting the flanking public roadway, other than a Lane	6.7 m

- 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:

Table 2 Maximum Site Coverage – Individual Lots	Principal Dwelling with attached Garage
i. Multi-Unit Housing – internal Dwelling 55 %	
ii. Multi-Unit Housing – end Dwelling 45 %	
iii. Multi-Unit Housing – corner Dwelling, abutting the flanking 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 m² of private outdoor Amenity Area.
- k. Each Dwelling unit 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. Multi-Unit Housing shall not repeat the same architectural features more than six times on a block face.
- n. Signs shall comply with the regulations found in Section 59A.
- o. Vehicular access shall be from the adjacent lane.

Appendix A – Conceptual Site Plan



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