

Charter Bylaw 19797

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 3283

WHEREAS portions of Lot 2, Block 2, Plan 1822406; located at 17861 - Meridian Street NE, Marquis, Edmonton, Alberta, are specified on the Zoning Map as (RMD) Residential Mixed Dwelling Zone and (AP) Public Parks Zone; and

WHEREAS an application was made to rezone the above described properties to (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 Lot 2, Block 2, Plan 1822406; located at 17861 - Meridian Street NE, Marquis, Edmonton, Alberta, which lands are shown on the sketch plan attached as Schedule "A", from (RMD) Residential Mixed Dwelling Zone and (AP) Public Parks Zone to (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

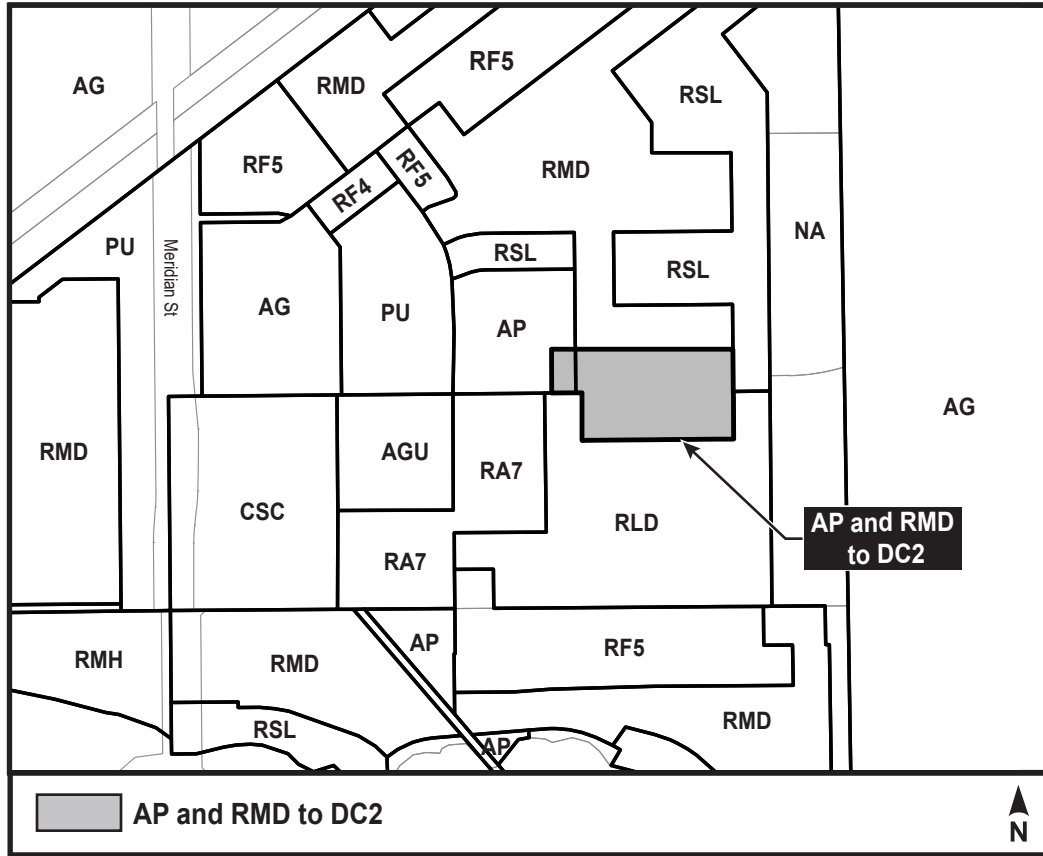


MAYOR



A/ CITY CLERK

CHARTER BYLAW 19797



(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION**1. General Purpose**

To provide for street-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 2, Plan 182 2406 located along Marquis Boulevard NW, as shown on Schedule "A" attached to this Bylaw adopting this Provision.

3. Uses

- a. Child Care Services
- b. Supportive Housing, Restricted to Limited Supportive Housing
- c. Minor 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 development shall be in accordance with these regulations and in general accordance with Appendix A.
- b. The minimum Site Area shall be 91.25 m².
- c. The minimum Lot Width shall be in 3.65 m.
- d. The minimum Site depth shall be 25.0 m.
- e. The minimum density shall be 35 Dwellings/ha.
- f. The maximum height shall not exceed 13.0 m.
- g. The minimum Front Setback shall be 4.5 m.
- h. The minimum Rear Setback shall be 5.5 m.
- i. 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.
- j. The maximum total Site Coverage shall be 55%.
- k. Amenity Area shall be provided in accordance with Section 46 of this Bylaw.

- l. Each Dwelling unit within 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.
- m. 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.
- n. Multi-Unit Housing shall not repeat the same architectural features more than six times on a block face.
- o. Vehicular access shall be from a Lane.
- p. Detached garages shall not be allowed.
- q. Signs shall comply with the regulations found in Section 59A.

Appendix A

