

Charter Bylaw 19932

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 3368

WHEREAS Lot 1, Block 2, Plan 1823070; located at 16310 - 21 Avenue SW, Glenridding Heights, 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 (DC1) Direct Development Control Provision, (RA7) Low Rise Apartment Zone, (RLD) Residential Low Density Zone, and (AP) Public Parks Zone;


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 Lot 1, Block 2, Plan 1823070; located at 16310 - 21 Avenue SW, Glenridding Heights, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule "A", from (AG) Agricultural Zone to (DC1) Direct Development Control Provision, (RA7) Low Rise Apartment Zone, (RLD) Residential Low Density Zone, and (AP) Public Parks Zone.
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	25th day of January	, A. D. 2022;
READ a second time this	25th day of January	, A. D. 2022;
READ a third time this	25th day of January	, A. D. 2022;
SIGNED and PASSED this	25th day of January	, A. D. 2022.

THE CITY OF EDMONTON

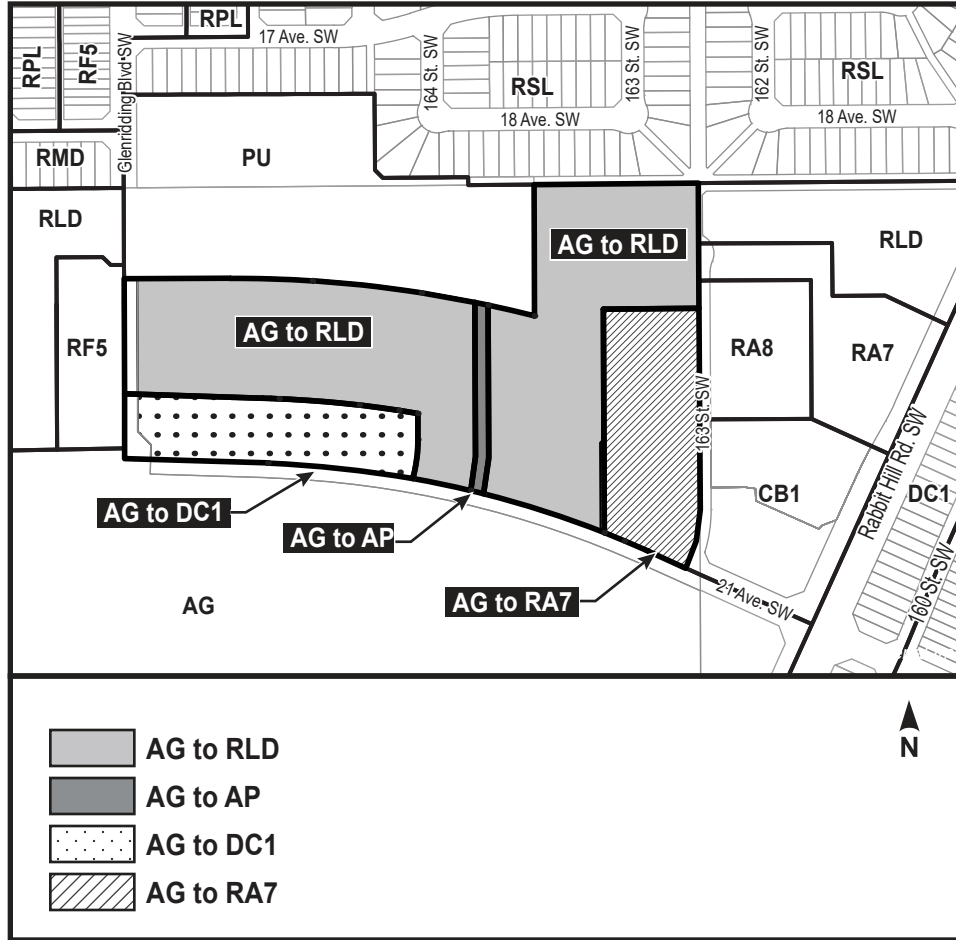


MAYOR



CITY CLERK

CHARTER BYLAW 19932



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

To provide for Multi-unit Housing in the form of Row Housing.

2. Area of Application

This Provision shall apply to a portion of Lot 1, Block 2, Plan 1823070, as shown on Schedule “A” attached to this Bylaw adopting this Provision and as identified on Appendix “1” attached.

3. Uses

- a. Major Home Based Business
- b. Minor Home Based Business
- c. Multi-Unit Housing in the form of row housing
- d. Residential Sales Centre
- e. Secondary Suite
- f. Supportive Housing, Restricted to Limited Supportive Housing.
- g. Urban Gardens
- h. Fascia On-premises Signs

4. Development Regulations for Uses

- 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
Internal Dwelling	42%	62%	20%	62%
End Dwelling	37%	54%	17%	54%
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. 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.

5. Development Regulations for Site Layout and Built Form

- a. Separation Space shall be provided in accordance with the Zoning Bylaw.
- b. The average number of bedrooms per principal Dwelling in a development shall be at least 2.25.
- c. Amenity Area shall be provided in accordance with Section 46 of this Bylaw.
- d. Where 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.
- e. On Corner Sites, the Façades of a principal building and an Accessory 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.
- f. 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.

6. Development Regulations for Parking, Loading, Storage and Access

- a. Vehicular access shall be from the Lane.
- b. 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.

7. Other Regulations

- a. All roof leaders from the Dwelling shall be connected to the storm sewer service.
- b. Signs shall comply with Schedule 59A of Zoning Bylaw.