

Charter Bylaw 19991

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 3398

WHEREAS portions of NE-13-53-26-4; a portion of Lot 5, Block A, Plan 0729717; and Lot 2, Block A, Plan 4636MC; located at 12410 - Winterburn Road NW, 12510 - Winterburn Road NW, and 21651 - 124 Avenue NW, Kinglet Gardens, Edmonton, Alberta, are specified on the Zoning Map as (AG) Agricultural Zone, (RF5) Row Housing Zone and (RLD) Residential Low Density Zone; and

WHEREAS an application was made to rezone the above described properties to (DC2) Site Specific Development Control Provision and (RLD) Residential Low Density 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 portions of NE-13-53-26-4; a portion of Lot 5, Block A, Plan 0729717; and Lot 2, Block A, Plan 4636MC; located at 12410 - Winterburn Road NW, 12510 - Winterburn Road NW, and 21651 - 124 Avenue NW, Kinglet Gardens, Edmonton, Alberta which lands are shown on the sketch plan annexed hereto as Schedule "A", from (AG) Agricultural Zone, (RF5) Row Housing Zone and (RLD) Residential Low Density Zone to (DC2) Site Specific Development Control Provision and (RLD) Residential Low Density Zone.
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	15th day of March	, A. D. 2022;
READ a second time this	15th day of March	, A. D. 2022;
READ a third time this	15th day of March	, A. D. 2022;
SIGNED and PASSED this	15th day of March	, A. D. 2022.

THE CITY OF EDMONTON

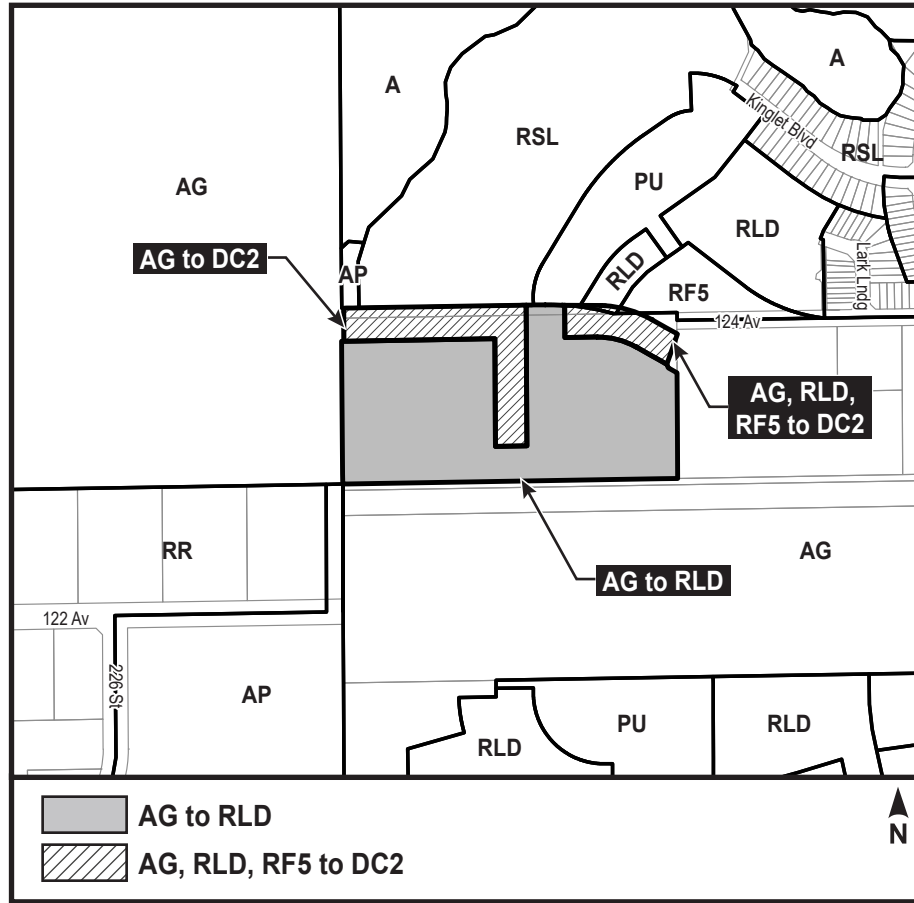
A. Schi

MAYOR

A. Chrup

CITY CLERK

CHARTER BYLAW 19991



(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION**Part IV Edmonton Zoning Bylaw****DC2.xxxx.1 General Purpose**

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

DC2.xxxx.2 Area of Application

This Provision shall apply to portions of Lot 2, Block A, Plan 4636MC, located south of 124 Avenue NW and as shown in Schedule "A" of the Charter Bylaw adopting this Provision, Kinglet Gardens.

DC2.xxxx.3 Uses

- a. Child Care Services
- b. Supportive Housing restricted to 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

DC2.xxxx.4 Development Regulations for Uses

- a. The development shall be in general conformance 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 3.6m
ii. Multi-Unit Housing – end Dwelling 4.5m
iii. Multi-Unit Housing – corner Dwelling, abutting the flanking public roadway other than a Lane 6.7m

- 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.

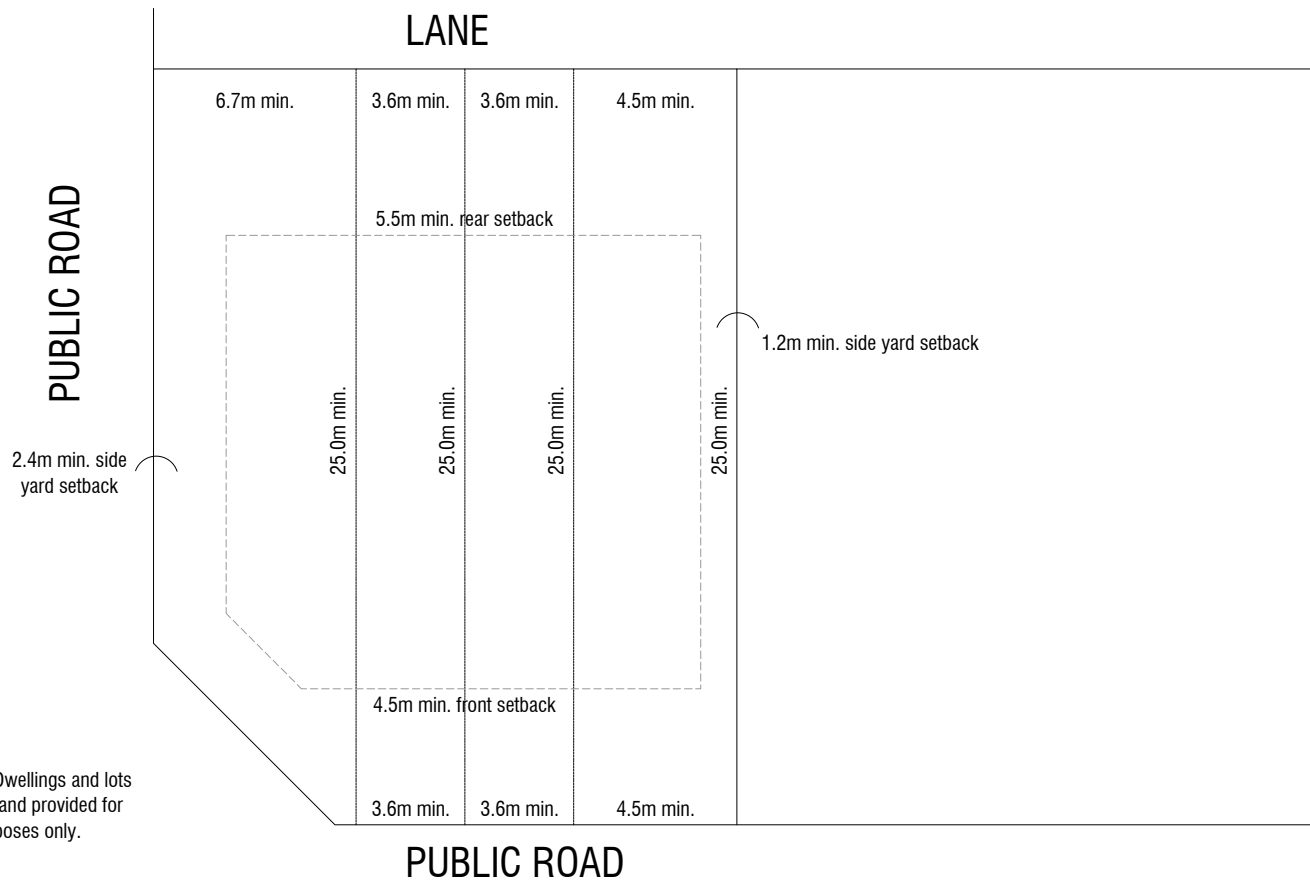
- g. The minimum Side Setback shall be 1.2 m, except that on a Corner Site, the minimum Side Setback abutting the flanking public roadway, other than a Lane, shall be 2.4 m,
- h. The maximum total Site Coverage shall be in accordance with Table 2, inclusive of the attached Garage:

Table 2 Maximum Site Coverage – Individual Lots – Principal Dwelling with attached Garage

<ul style="list-style-type: none"> 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%

- 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.