

Charter Bylaw 18775

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 2762

WHEREAS a portion of SW-5-52-25-4; located at 2303 - 199 Street NW, The Uplands, Edmonton, Alberta, is specified on the Zoning Map as (AG) Agricultural Zone and (RF5) Row Housing Zone; and

WHEREAS an application was made to rezone the above described property to (AG) Agricultural Zone, (RPL) Planned Lot Residential Zone, (DC2) Site Specific Development Provision, and (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 SW-5-52-25-4; located at 2303 - 199 Street NW, The Uplands, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule "A", from (AG) Agricultural Zone and (RF5) Row Housing Zone to (AG) Agricultural Zone, (RPL) Planned Lot Residential Zone, (DC2) Site Specific Development Provision, and (DC1) Direct Development Control Provision.
2. The uses and regulations of the aforementioned DC2 Provision are annexed hereto as Schedule "B".

3. The uses and regulations of the aforementioned DC1 Provision are annexed hereto as Schedule "C".

4. The sketch plan annexed hereto as Schedule "A" and the uses and regulations of the DC2 Provision shown on Schedule "B" and the uses and regulations of the DC1 Provision shown on Schedule "C" annexed hereto are hereby incorporated into the Zoning Bylaw, being Part IV to Bylaw 12800, The Edmonton Zoning Bylaw.

| | | | | |
|-------------------------|-----|--------|-------|---------------|
| READ a first time this | 1st | day of | April | , A. D. 2019; |
| READ a second time this | 1st | day of | April | , A. D. 2019; |
| READ a third time this | 1st | day of | April | , A. D. 2019; |
| SIGNED and PASSED this | 1st | day of | April | , A. D. 2019. |

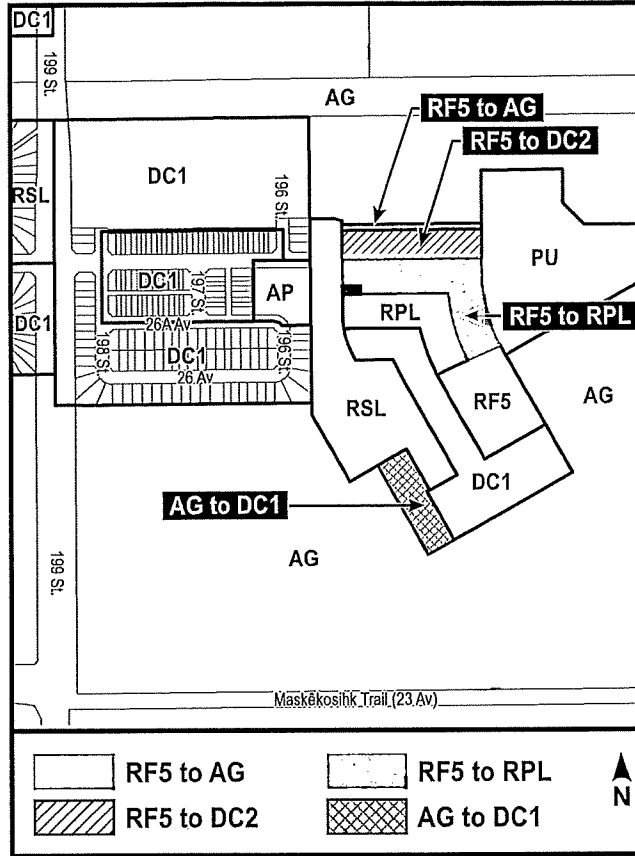
THE CITY OF EDMONTON



MAYOR

A/ CITY CLERK

CHARTER BYLAW 18775



SCHEDULE "B"

(DC2) DIRECT DEVELOPMENT CONTROL PROVISION

1. General Purpose

To allow Row Housing to be developed on individual shallow lots with private amenity area within a fenced front yard.

2. Area of Application

This Provision shall apply to a portion of SW $\frac{1}{4}$ 5-52-25-4, located east of 199 Street and north of 23 Avenue NW, The Uplands, as shown on Schedule "A" of the 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) Residential Sales Centre
- f) Row Housing
- g) Urban Gardens
- h) Urban Outdoor Farms
- i) Fascia On-premises Signs

4. Development Regulations

- a) The development shall be in accordance with these regulations and in general accordance with Appendix I.
- b) The minimum Site area shall be 106 m².

- c) The minimum Lot Width shall be in accordance with Table 1.

| Table 1 Minimum Lot Width – Individual Lots | |
|---|-------|
| i. Row Housing – internal Dwelling | 4.2 m |
| ii. Row Housing – end Dwelling | 5.4 m |
| iii. Row Housing – corner Dwelling, abutting the flanking public roadway, other than a Lane | 6.7 m |

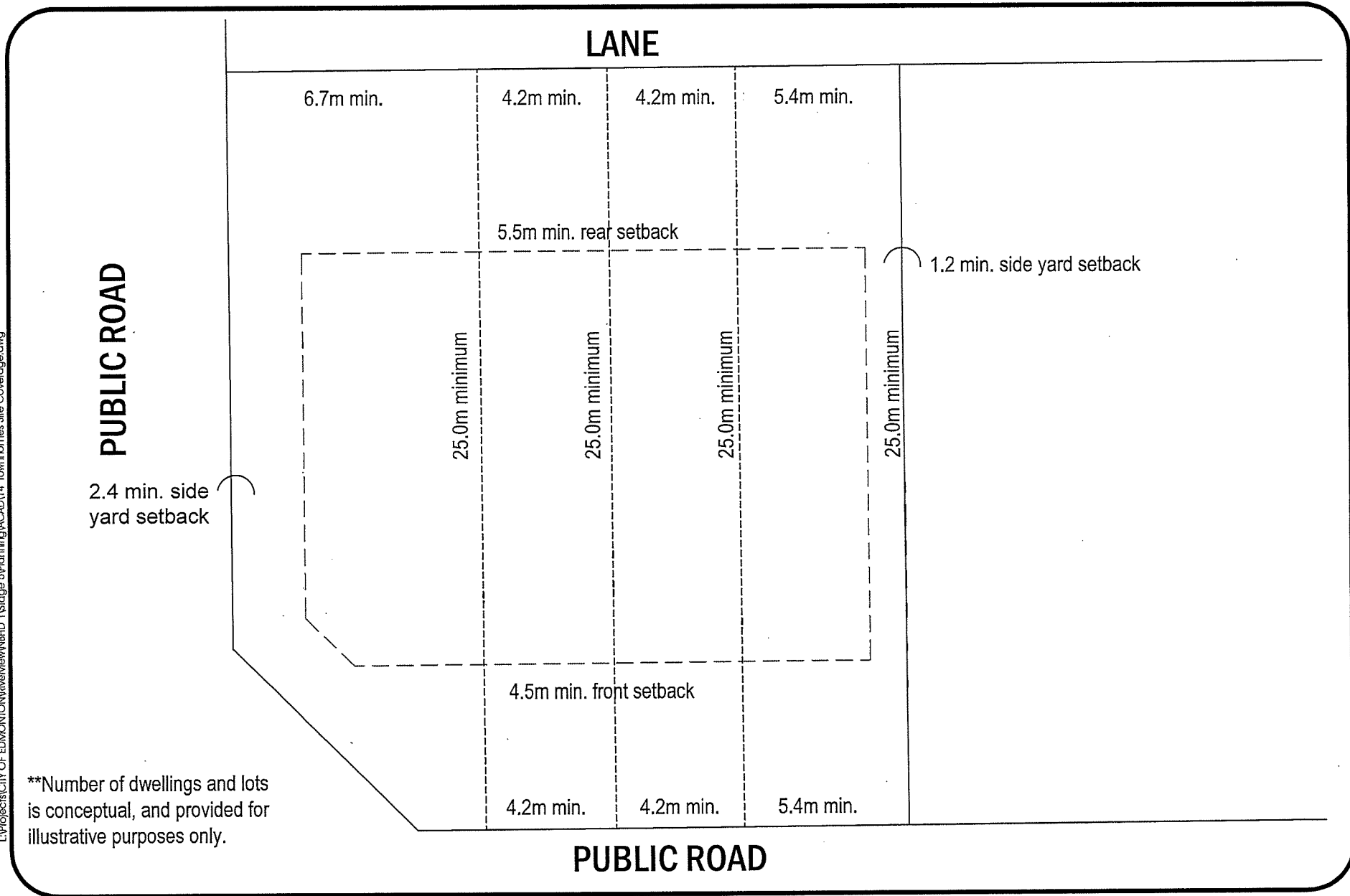
- d) The minimum Site depth shall be 25 m.
- e) The minimum Front Setback shall be 4.5 m.
- f) The minimum Rear Setback shall be 5.5 m.
- g) The minimum Side Setback shall be 1.2 m, except that on a Corner Site, the minimum Side Setback abutting the flanking public roadway, other than a Lane, shall be 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 building with attached Garage |
|---|--|
| i. Row Housing – internal Dwelling | 55% |
| ii. Row Housing – end Dwelling | 45% |
| iii. Row Housing – corner Dwelling, abutting the flanking public roadway other than a lane. | 40% |

- i) The maximum Height shall not exceed 13 m.
- j) Each Dwelling unit shall provide a minimum 15m² of private outdoor Amenity Area that shall include fenced front yards.

- k) Each Dwelling within Row 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.
- l) 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.
- m) Row Housing shall not repeat the same architectural features more than six times on a block face.
- n) Vehicular access shall be from a Lane.
- o) Signs shall comply with the regulations found in Section 59A.

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

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N.T.S.

DC2 Site Plan

02 THE UPLANDS | EDMONTON, AB

QUALICO[®]
communities

February 8, 2019

SCHEDULE "C"**(DC1) DIRECT DEVELOPMENT CONTROL PROVISION****1. General Purpose**

The purpose of this Zone is to provide the opportunity for Zero Lot Line Development for Single Detached Housing with front-attached garages.

2. Area of Application

This Provision shall apply to portions of SW-5-52-25-4 located north of 23 Avenue NW and east of 199 Street NW, The Uplands, as shown on Schedule "A" of the Bylaw adopting this Provision .

3. Uses

- a) Limited Group Homes
- b) Major Home Based Business
- c) Minor Home Based Business
- d) Residential Sales Centre
- e) Secondary Suite
- f) Single Detached Housing
- g) Urban Gardens
- h) Fascia On-premises Signs

4. Development Regulations

- a) The minimum Site Area shall be 228 m².
- b) The minimum Site Width shall be 7.6 m. The Site Width on pie shaped Lots shall be measured 9.0 m into the Site from the Front Lot Line.
- c) The minimum Site depth shall be 30.0 m.
- d) The maximum Height shall not exceed 10.0 m.
- e) The maximum total Site Coverage shall not exceed 55%.
- f) The minimum Front Setback shall be 5.5 m.
- g) The minimum Rear Setback shall be 7.5 m, except in the case of a corner Site it shall be 4.5 m.
- h) The minimum Side Setback shall be 1.2 m, except that:
 - i. the minimum Side Setback abutting a public roadway other than a Lane shall be 20% of the Site Width or 2.4 m, whichever is greater;

- ii. where a Garage is attached to the principal building, and the vehicle doors of the Garage face a flanking public roadway other than a Lane, the distance between any portion of these vehicle doors and the flanking public roadway shall not be less than 4.5 m;
- iii. The minimum Side Setback Abutting a Lane shall be 1.2 m; and
- iv. Zero Lot Line Development shall be permitted where:
 - A. the other Side Setback is a minimum of 1.5 m;
 - B. all roof leaders from the Dwelling are connected to the stormsewer service;
 - C. all roof leaders from Accessory buildings are connected to the storm sewer service or directed to drain directly to an adjacent Lane;
 - D. no roof leader discharge shall be directed to the maintenance easement; and
 - E. the owner of the adjacent Site registers against title, a private maintenance easement a minimum of 1.5 m wide that provides for:
 - I. a 0.3 m eave encroachment easement with the requirement that the eaves must not be closer than 0.9 m to the eaves on the adjacent building;
 - II. a 0.6 m footing encroachment easement;
 - III. a drainage swale, constructed as per the City of Edmonton Design and Construction Standards; and
 - IV. permission to access the easement area for maintenance of both properties.
- i) Corner Sites shall have flanking side treatments similar to the front elevation.
- j) All roof drainage shall be directed away from buildings and to a public roadway, including a Lane, or to a drainage work. Applications for Development Permit shall include a detailed drainage plan showing the proposed drainage of the Site to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination (Drainage).
- k) Single Detached Housing shall be developed in accordance with the following regulations:
 - i. all Dwellings shall include a front attached Garage; and
 - ii. identical front elevations must be separated by a minimum of one Lot unless finishing treatments are substantially different.
- l) Separation Space shall not be required:
 - i. where side walls of Abutting buildings face each other and habitable windows are not located directly opposite each other, such that privacy is not impacted and:
 - A. in the case of Dwellings on separate Sites, each development complies with the minimum Side Setback requirements for each Dwelling; and
 - B. in the case of Dwellings on the same Site, the separation distance between Dwellings is at least equal to the total of the minimum Side Setback requirements for both Dwellings.

- m) Notwithstanding the off-street parking regulations of the Zoning Bylaw, for Sites with reduced Side Setbacks, including Zero Lot Line Development, the Garage, Parking Area, or Driveway shall not encroach on the private maintenance easement.
- n) A maximum of one principal Dwelling per Lot shall be allowed in this Zone.
- o) Signs shall comply with the regulations found in Schedule 59A of the Zoning Bylaw.