

Charter Bylaw 19159

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 2965

WHEREAS a portion of NW-32-51-23-4; located at 1111 and 1303 – 23 Avenue NW, Aster, Edmonton, Alberta, is specified on the Zoning Map as (AG) Agricultural Zone, (AP) Public Parks Zone, and (DC1) Direct Development Control Provision; and

WHEREAS an application was made to rezone the above described property to (AG) Agricultural Zone, (AP) Public Parks Zone, (RLD) Residential Low Density 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 a portion of NW-32-51-23-4; located at 1111 and 1303 – 23 Avenue NW, Aster, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule "A", from (AG) Agricultural Zone, (AP) Public Parks Zone, and (DC1) Direct Development Control Provision to (AG) Agricultural Zone, (AP) Public Parks Zone, (RLD) Residential Low Density 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	18th	day of	February	, A. D. 2020;
READ a second time this	18th	day of	February	, A. D. 2020;
READ a third time this	18th	day of	February	, A. D. 2020;
SIGNED and PASSED this	18th	day of	February	, A. D. 2020.

THE CITY OF EDMONTON

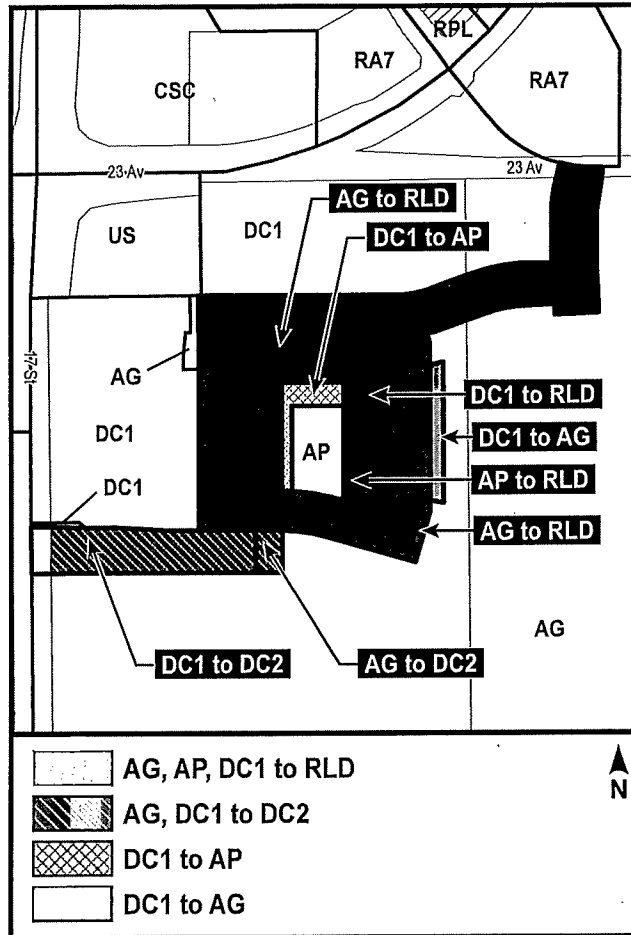


MAYOR



CITY CLERK

CHARTER BYLAW 19159



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

To allow Multi-unit Housing to be developed on individual shallow lots.

2. Area of Application

This Provision shall apply to a portion of NW 32-51-23-4, located east of 17 Street NW and south of 23 Avenue NW, as shown on Schedule "A" of the Bylaw adopting this Provision as identified on the attached Appendix "A".

3. Uses

- a. Limited Group Home
- b. Major Home Based Business
- c. Minor Home Based Business
- d. Multi-unit Housing
- e. Secondary Suite
- f. Residential Sales Centre
- g. Urban Gardens
- h. Urban Outdoor Farms
- i. Fascia On-premises Signs

4. Development Regulations

- a. The development shall be in general accordance with Appendix B.
- b. The minimum Site Area shall be 106 m².
- c. The minimum Site Width shall be in accordance with Table 1.

Table 1 Minimum Site-Width – Individual Lots	
i. Multi-unit Housing – internal Dwelling	4.2m
ii. Multi-unit Housing – end Dwelling	5.4m
iii. Multi-unit Housing – corner Dwelling, Abutting the flanking public roadway, other than a Lane	6.7m

- d. The minimum Side 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 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. 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%
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- i. The maximum Height shall not exceed 13.0 m.
- j. The maximum width of any Multi-Unit Housing building facing a public roadway other than a lane shall be 80.0m.
- k. Each Dwelling unit shall provide a minimum 7.5 m² of private outdoor Amenity Area.
- l. Each principal Dwelling 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 Facade, 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. Each Dwelling within the 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.

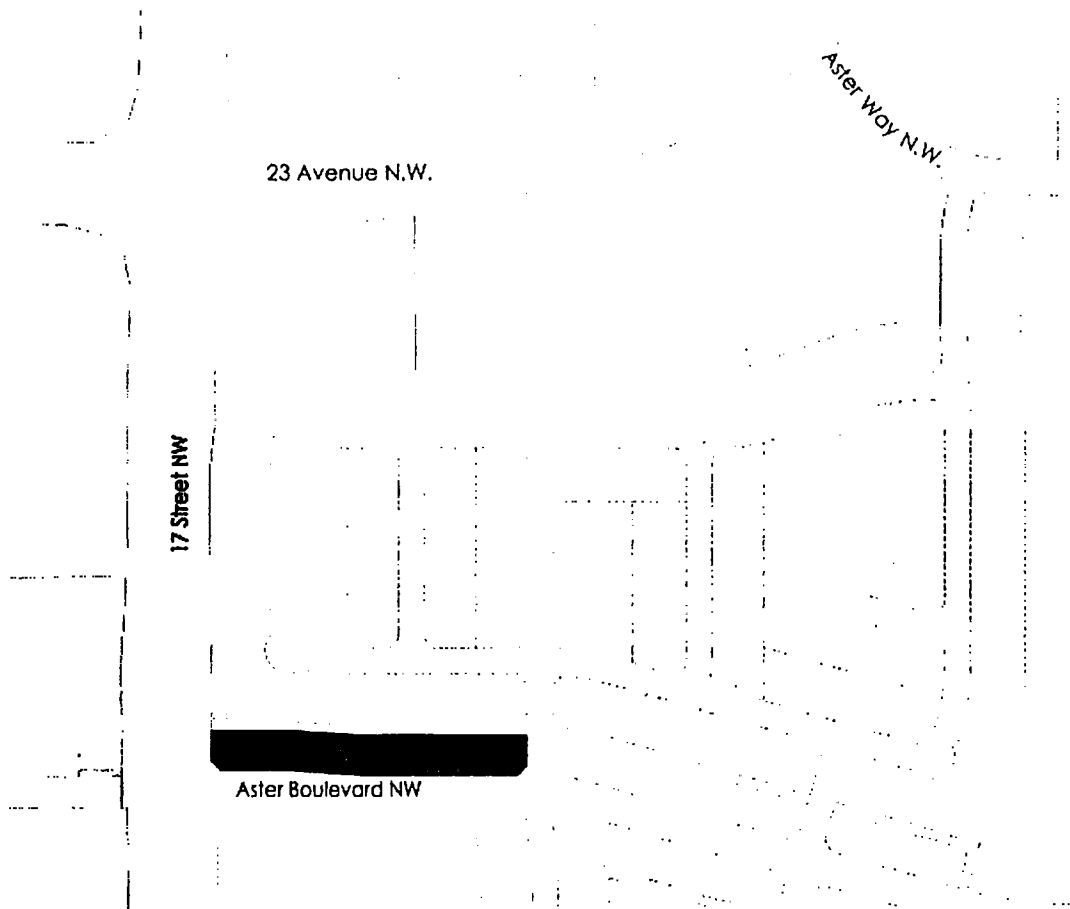
4.2 Development Regulations for Signs

- a. Notwithstanding Schedule 59A, development regulations for signs shall be as follows:
 - i. On a Site for a Show Home or Residential Sales Centre, Fascia On-premises Signs identifying the builder, contractor or real estate company associated with the Show Home or Residential Sale Centre shall be allowed on Site. The maximum Area for any such single Sign shall not exceed 2.0 m² and the top of the Sign shall not be located

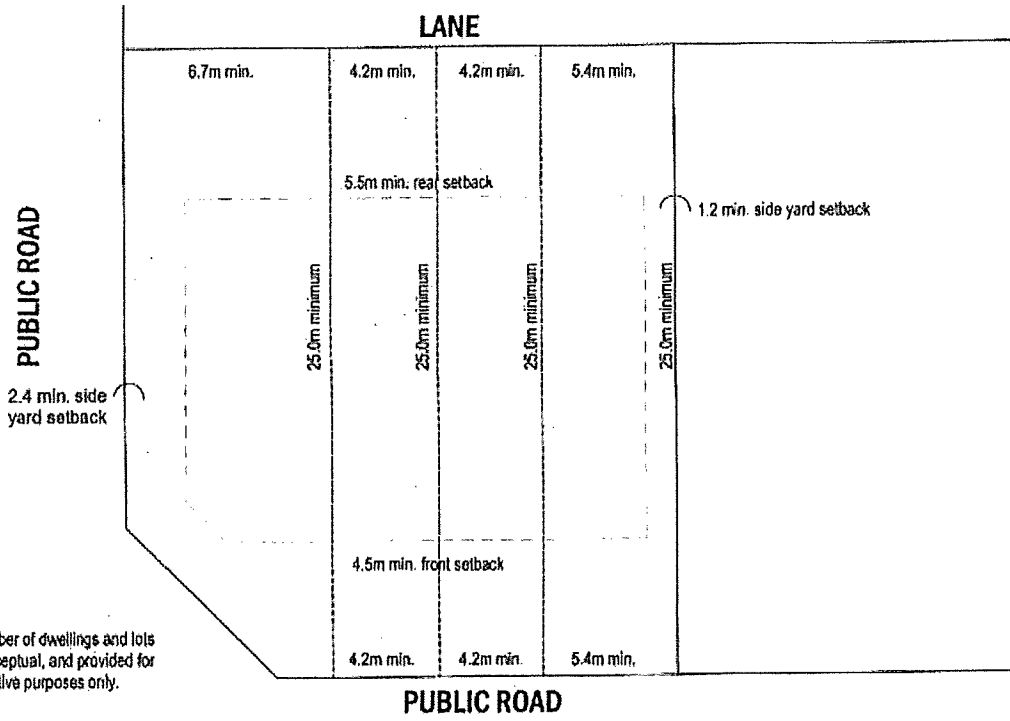
higher than the second Storey.

- ii. A maximum of two Freestanding On-premises Signs may be placed at each entrance to a subdivision or neighbourhood. The Signs shall not exceed a Height of 1.8 m and shall have a maximum Area of 4 m^2 . The Copy on such Signs shall be restricted to the marketing name of the subdivision and the official municipal name of the neighbourhood. The marketing name of the subdivision and the official municipal name of the neighbourhood shall be of equal prominence and shall be located entirely upon private property within the Area they refer. The marketing name shall not be the same as an official municipal name previously assigned to another neighbourhood in the City of Edmonton.
- iii. A maximum of two Fascia On-premises Signs may be placed on permitted structures at each entrance to a subdivision or neighbourhood. The Signs shall not exceed the Height of the structure and shall have a maximum Area of 4 m^2 . The Copy on such Signs shall be restricted to the marketing name of the subdivision and the official municipal name of the neighbourhood. The marketing name of the subdivision and the official municipal name of the neighbourhood shall be of equal prominence and shall be located entirely upon private property within the Area to which they refer. The marketing name of a neighbourhood shall not be the same as an official municipal name previously assigned to another neighbourhood in the City of Edmonton.

Appendix A



Appendix B



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