

MATURE NEIGHBOURHOOD OVERLAY

● **PROPOSED REGULATIONS**
DECEMBER 2016



Edmonton



SUMMARY OF CHANGES

The Mature Neighbourhood Overlay consists of 24 additional rules which apply to older neighbourhoods, generally developed prior to 1970.

City staff have proposed the following changes to Mature Neighbourhood Overlay regulations as part of Action 17 of the *Infill Roadmap*. These proposed changes to the Mature Neighbourhood Overlay will make it a more effective tool to support infill in our mature neighbourhoods and reduce the need for variances and Class B development permits, while responding to the context of a property across the wide diversity of established neighbourhoods.



NO CHANGE

5 Regulations

814.2	Area of Application
814.3.5	Rear Setback
814.3.17	Distance from Rear Lot Line to Garage
814.3.18	Rear Attached Garages
814.3.20	Rear Detached Garage Location
814.3.22	Separation Space between Garage and Principal Dwelling



NEW

5 Regulations

New 1	Facade Articulation between Semi-Detached Dwellings
New 2	Facade Articulation for Semi-Detached and Row Housing Dwellings
New 3	Architectural Treatment
New 4	Variation of Building Design
New 5	Projection of Cantilevers into Side Setbacks



REMOVING

5 Regulations

814.3.9	Building Orientation
814.3.12	Row Housing Façade
814.3.14	Upper Half Storey
814.3.21	Row Housing
814.3.23	Statutory Plan Override



MODIFYING

15 Regulations

814.1	General Purpose
814.3.1	Front Setback
814.3.2	Side Setbacks (Underlying zone)
814.3.3	Side Setbacks (MNO requirements)
814.3.4	Side Setback & Privacy Requirements
814.3.6	Platform Structures (Front Yard)
814.3.7	Platform Structures (Flanking Side Yard)
814.3.8	Privacy Screening on Platform Structures
814.3.10	Driveway Access
814.3.11	Front/Side Facing Front Attached Garage Width
814.3.13	Height
814.3.15	Dormer Widths
814.3.16	Basement Elevation
814.3.18	Rear Attached Garages
814.3.19	Front Attached Garages
814.3.24	Consultation for Variances

PROPOSED REGULATION 01

Front Setback

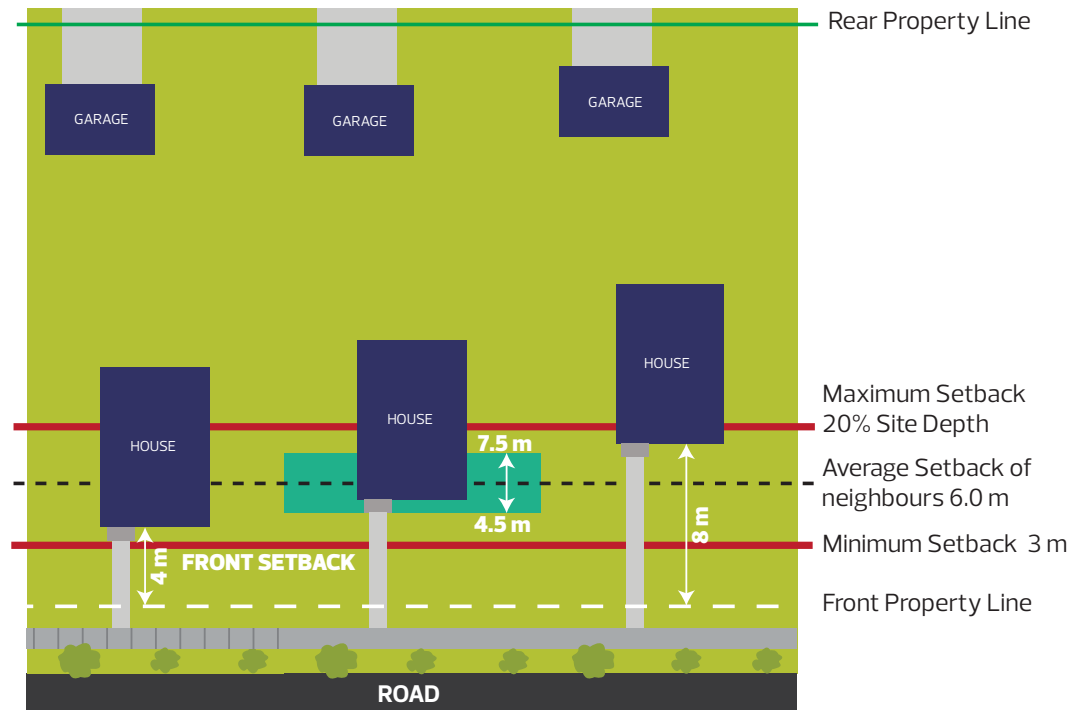
The Front Setback shall be a minimum of 3.0 m and shall be consistent within 1.5 m of the average Front Setback on Abutting Lots on the same block face, to a maximum of 20% of Site Depth.

Where an Abutting Lot is vacant, the vacant Lot shall be deemed to have a Front Setback of the next Abutting Lot on the same block face.

Site Depth means the distance between the mid-points of the Front Lot Line and the Rear Lot Line.

Note: No changes are proposed to the Front Setback regulations for Row Housing, Stacked Row Housing or Apartment Housing Corner Sites in the (RF3) Small Scale Infill Development Zone. Subsections a, b and c of this regulation will be carried forward.

Mature Neighbourhood Overlay Regulations



The front setback for the middle house has to be located within 1.5 m of the average of the front setbacks for the neighbouring houses, but is capped at 20% of the site depth.

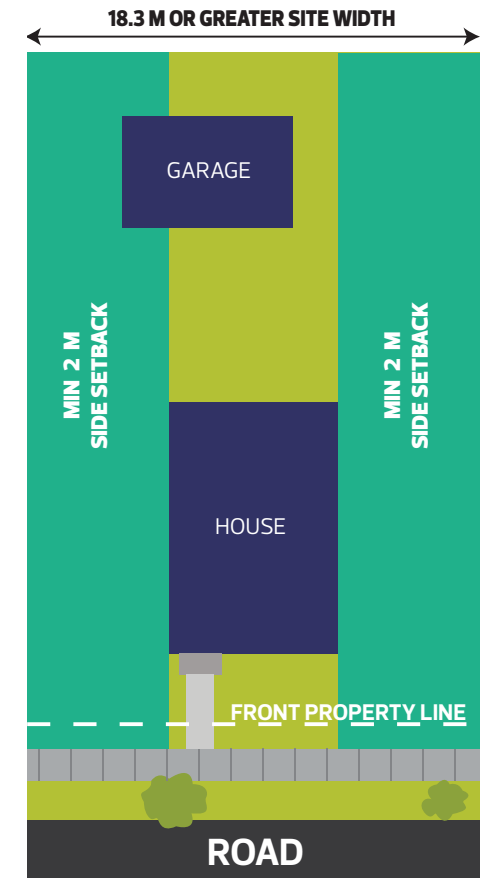
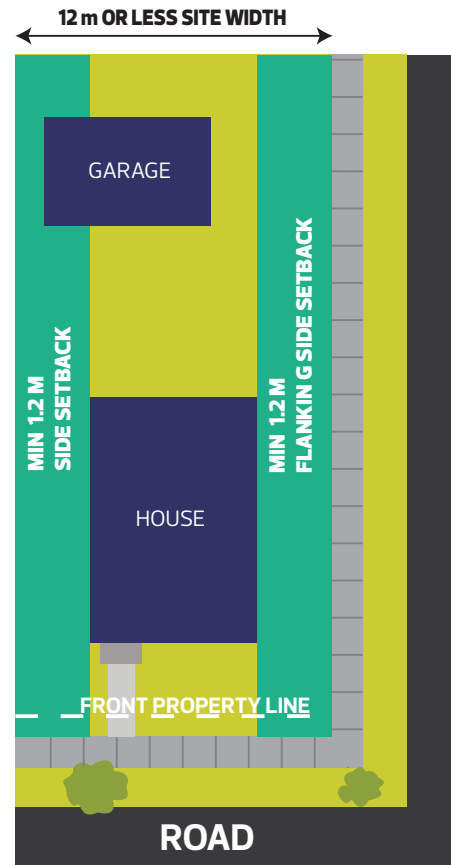
PROPOSED REGULATION 02

Side Setbacks

Side Setbacks shall be established on the following basis:

- a) where the Site is 12.0 m or less, the minimum required Side Setback shall be 1.2 m;
- b) where a Site Width is greater than 12.0 m and less than 18.3 m, the Side Setback requirements of the underlying Zone shall apply;
- c) where a Site Width is 18.3 m or wider:
 - i. Side Setbacks shall total 20% of the Site Width but shall not be required to exceed 6.0 m in total;
 - ii. the minimum interior Side Setback shall be 2.0 m, except if the requirements of the underlying Zone are greater, the underlying Zone requirements shall apply; and
 - iii. on a Corner Site, the Side Setback requirements along a flanking public roadway, other than a Lane, shall be in accordance with the requirements of the underlying Zone.

Mature Neighbourhood Overlay Regulations



Side Setbacks shall total a minimum of 20% site width but shall not be required to exceed 6.0 m in total.

PROPOSED REGULATION 04

Side Setback and Privacy Requirements

Where a structure is two or more Storeys and an interior Side Setback is less than 2.0 m, the applicant shall provide information regarding the location of windows and Amenity Areas on Abutting properties, and the side windows of the proposed development shall be located to minimize overlook into Abutting properties or the development shall incorporate design techniques such as, but not limited to, incorporating vegetative Privacy Screening, translucent window treatment or raised windows to minimize overlook into Abutting properties, to the satisfaction of the Development Officer.

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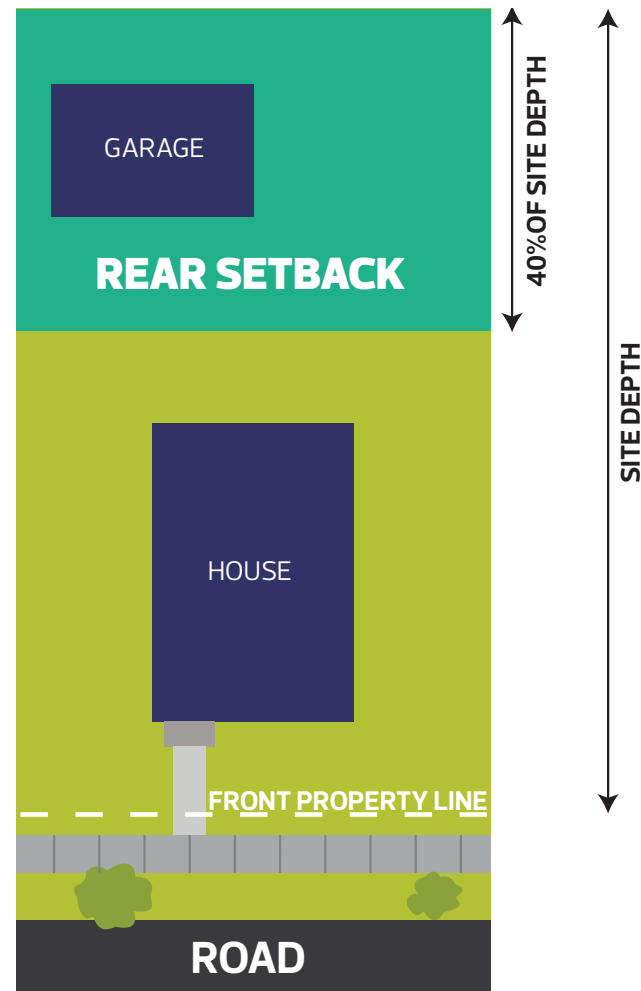


PROPOSED REGULATION 05 Rear Setback

The minimum Rear Setback shall be 40% of Site Depth.

Site Depth means the distance between the mid-points of the Front Lot Line and the Rear Lot Line.

Mature Neighbourhood Overlay Regulations



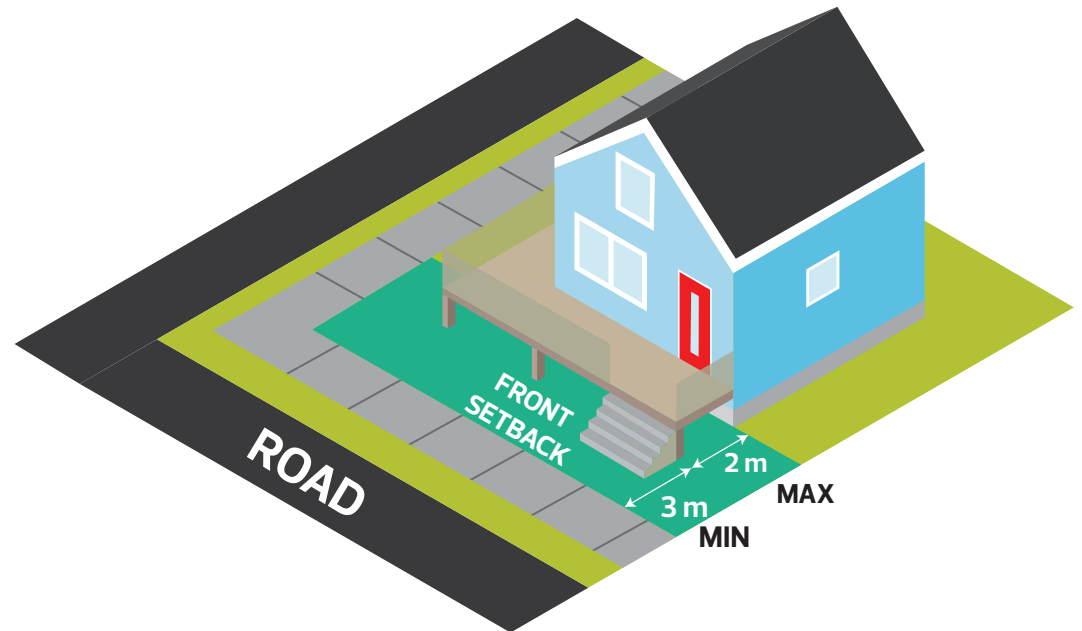
PROPOSED REGULATION 06

Platform Structures (Front Yard)

Notwithstanding Section 44 of this Bylaw, a Platform Structure or single Storey Unenclosed Front Porch may project from the first Storey of a Dwelling a maximum of 2.0 m into a required Front Setback, provided that a minimum of 3.0 m is maintained between the Front Lot Line and the Platform Structure or Unenclosed Front Porch.

Mature Neighbourhood Overlay Regulations

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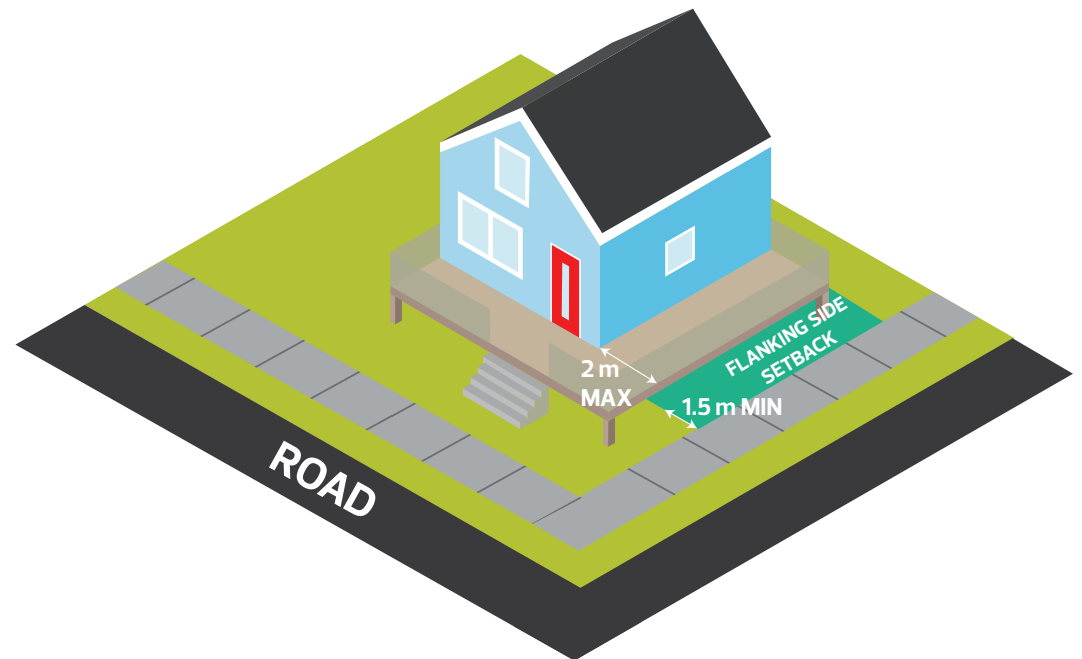
● PROPOSED REGULATION 07

Platform Structures (Flanking Side Yard)

Notwithstanding Section 44 of this bylaw, a Platform Structure or single Storey Unenclosed Front Porch may project from the first Storey of a Dwelling a maximum of 2.0 m into a required flanking Side Setback, provided that a minimum of 1.5 m is maintained between the flanking Side Lot Line and the Platform Structure or Unenclosed Front Porch.

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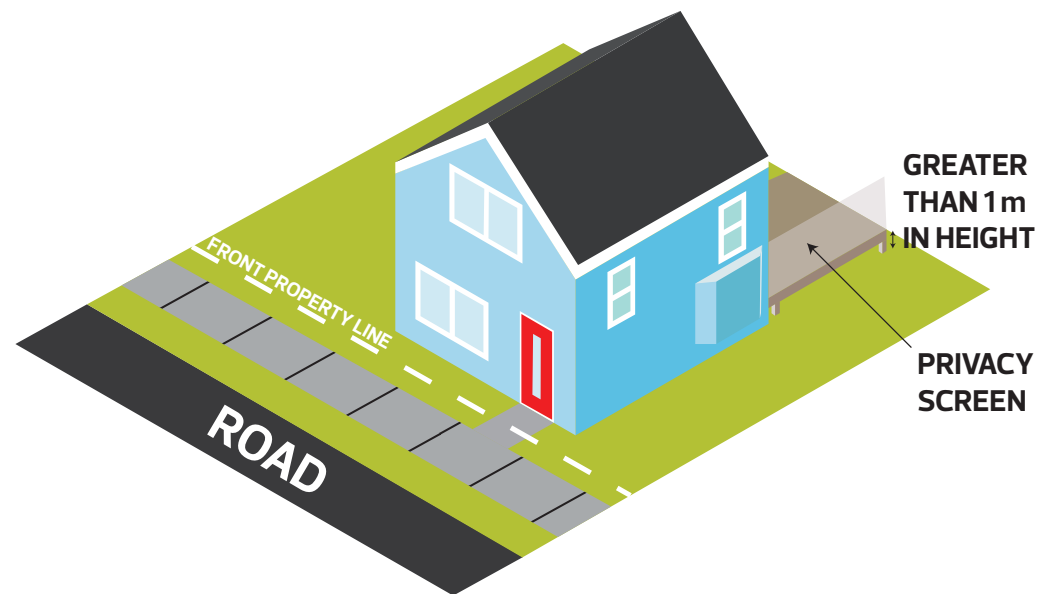


PROPOSED REGULATION 08

Privacy Screening on Platform Structures

Platform Structures located within a Rear Yard or interior Side Yard, and greater than 1.0 m above the finished ground level, not including any artificial embankment, shall provide Privacy Screening to prevent visual intrusion into Abutting properties.

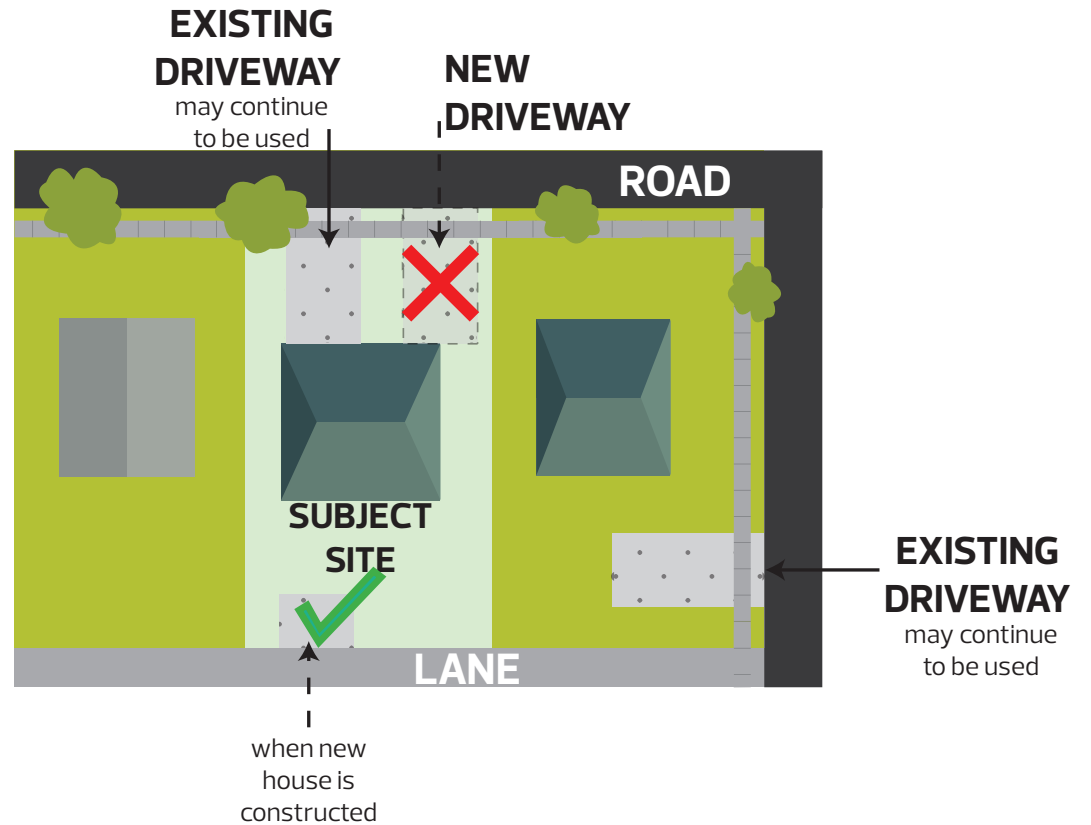
Mature Neighbourhood Overlay Regulations



PROPOSED REGULATION 10 Driveway Access

Regardless of whether a Site has existing vehicular access from a public roadway, other than a Lane, no such access shall be permitted to continue where an Abutting Lane exists.

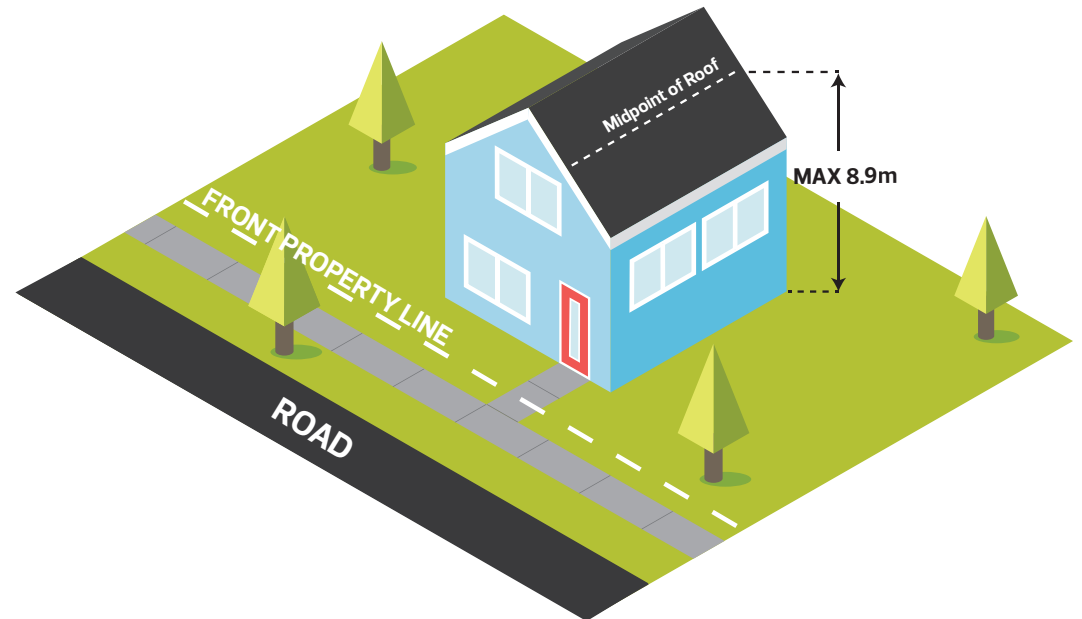
Mature Neighbourhood Overlay Regulations



PROPOSED REGULATION 13 Height

The maximum Height shall not exceed 8.9 m.

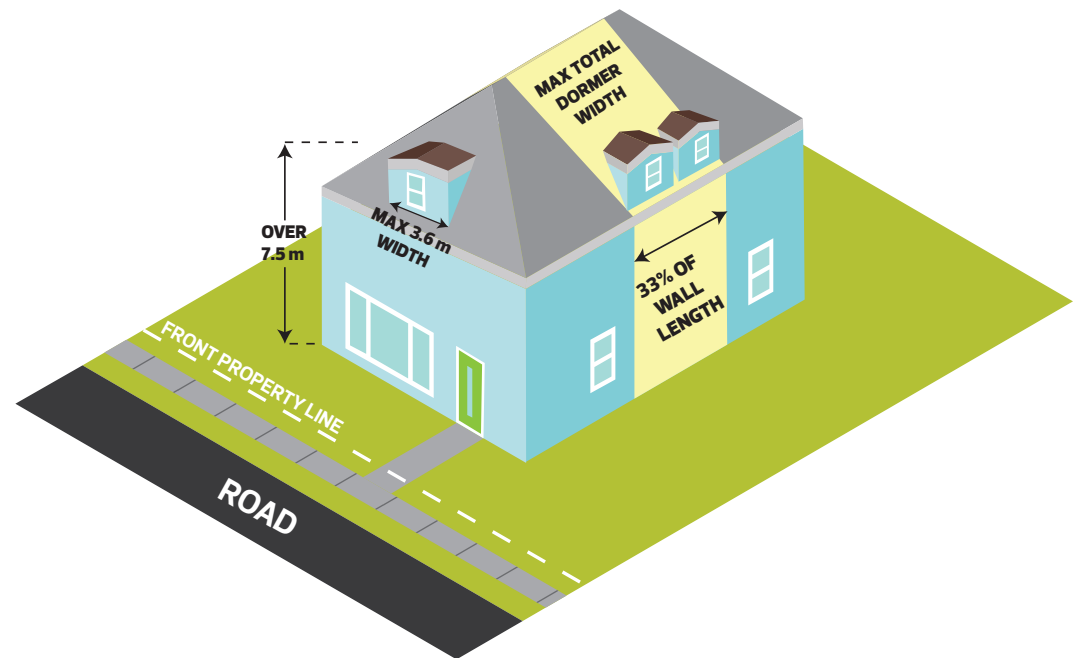
Mature Neighbourhood Overlay Regulations



PROPOSED REGULATION 15 Dormer Widths

When a structure is greater than 7.5 m in Height, the width of any one dormer shall not exceed 3.6 m. In the case of more than one dormer, the aggregate total width shall not exceed one third of the length of the building's wall in which the dormers are located.

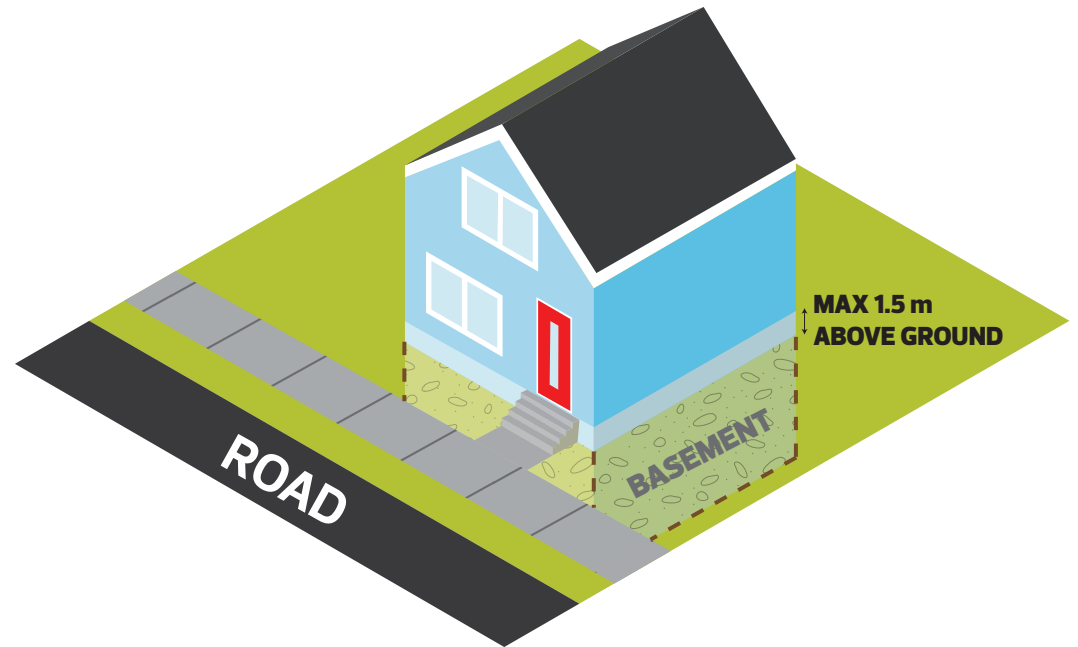
Mature Neighbourhood Overlay Regulations



● **PROPOSED REGULATION 16**
Basement Elevation

The Basement elevation shall be no more than 1.5 m above Grade. The Basement elevation shall be measured as the distance between Grade and the finished floor of the first Storey.

Mature Neighbourhood Overlay Regulations



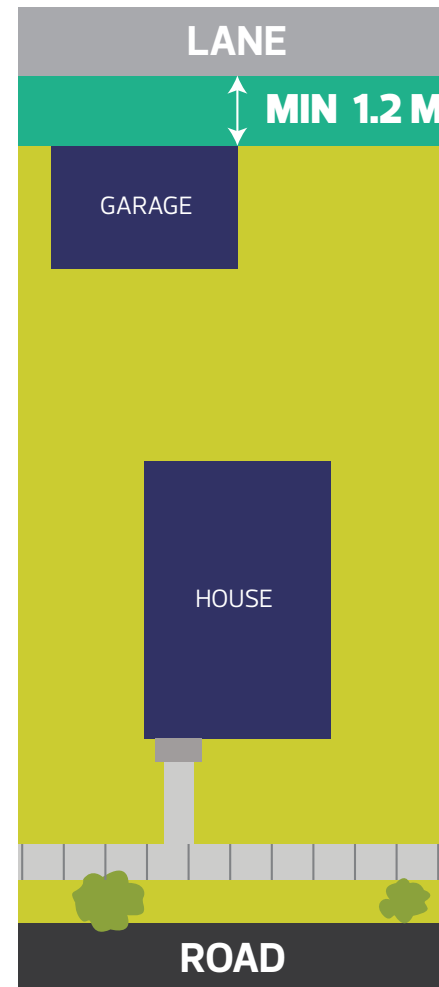
PROPOSED REGULATION 17

Distance from Rear Lot Line to Garage

No change proposed.

The minimum distance from the Rear Lot Line to a detached Garage where the vehicle doors face the Lane shall be 1.2 m.

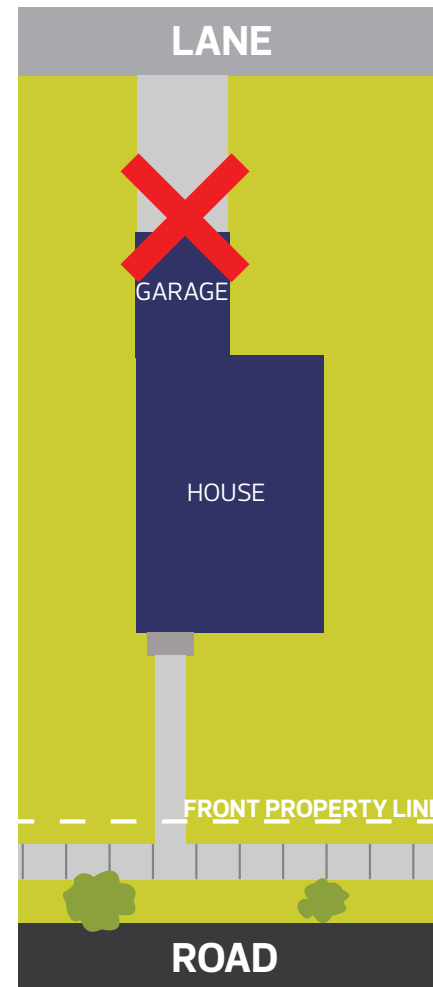
Mature Neighbourhood Overlay Regulations



● **PROPOSED REGULATION 18**
Rear Attached Garages

Rear attached Garages shall not be allowed.

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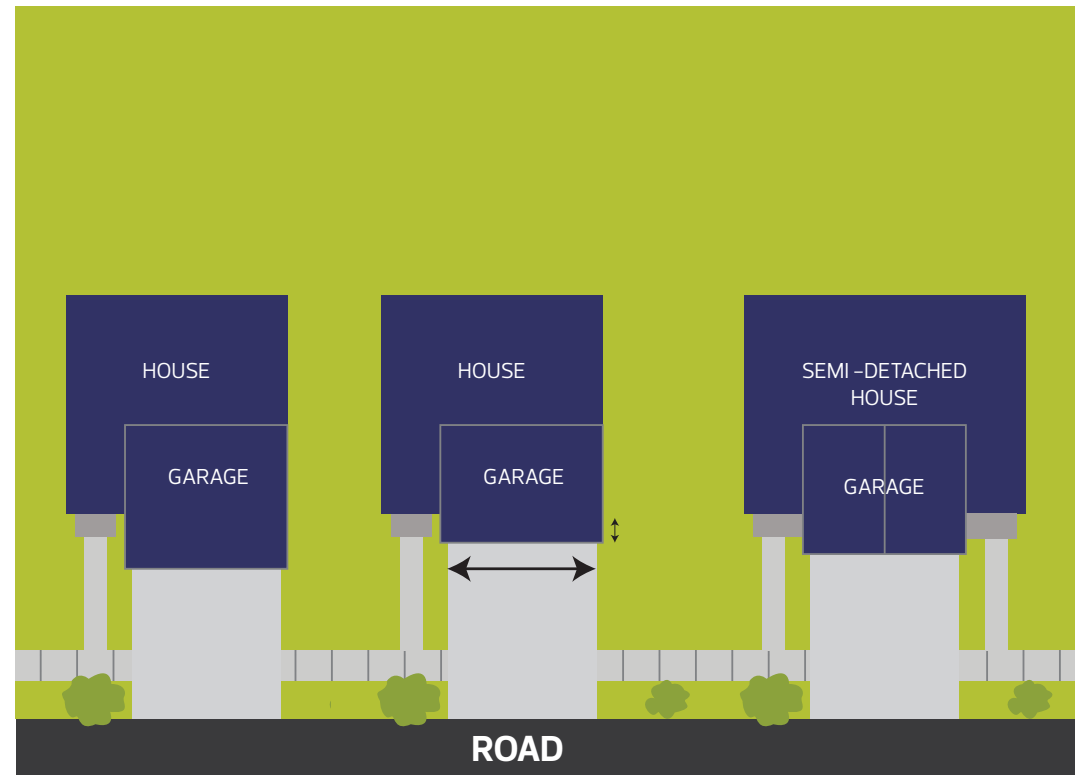


PROPOSED REGULATION 19 Front Attached Garages

Attached Garages shall be developed in accordance with the following:

- a) a Garage may protrude beyond the front or flanking wall of the principal building a distance that is characteristic of existing Garages on the blockface;
- b) a Garage may have a maximum width that is characteristic of the width of existing attached Garages on the blockface;
- c) building mass shall be articulated through features such as recessions or off-sets, architectural treatments, and landscaping; and
- d) for Semi-detached Housing, Duplex Housing, Row Housing, Stacked Row Housing and Apartment Housing, Garages shall be designed so that the Garage is attached to a shared common wall and includes a shared driveway apron where possible

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DRIVEWAY WIDTH AND GARAGE PROTRUSION MUST BE CHARACTERISTIC OF THOSE ON THE BLOCK

GARAGES SHALL BE DESIGNED SO THAT THE GARAGE IS ATTACHED TO A SHARED COMMON WALL AND INCLUDES A SHARED DRIVEWAY APRON WHERE POSSIBLE

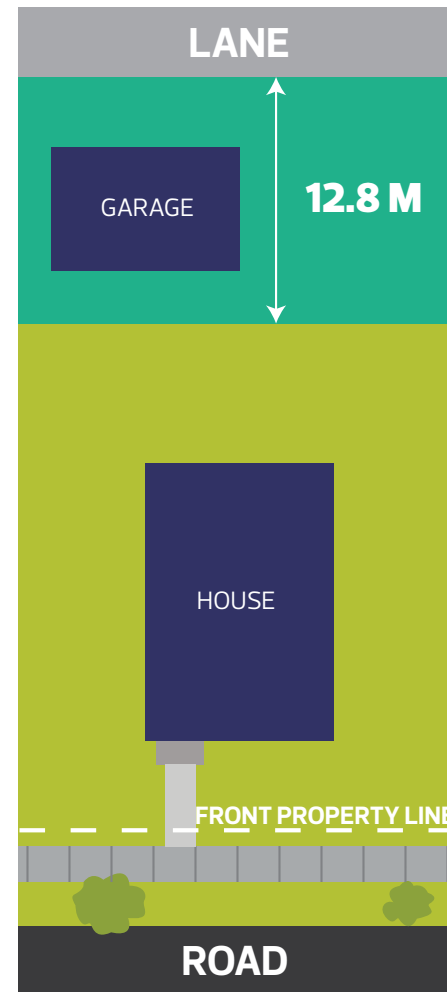
PROPOSED REGULATION 20

Rear Detached Garage Location

No change proposed.

A rear detached Garage shall be fully contained within the rear 12.8 m of the Site.

Mature Neighbourhood Overlay Regulations



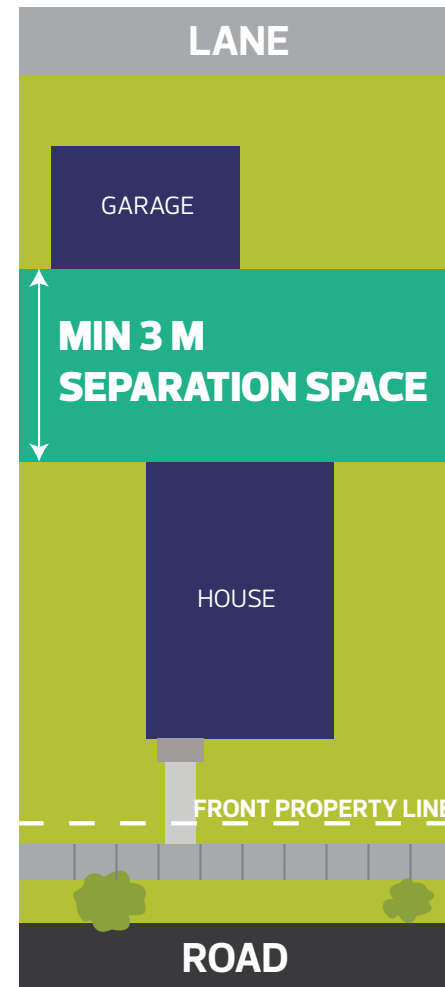
PROPOSED REGULATION 22

Separation Space between Garage and Principal Dwelling

No change proposed.

A principal building shall be separated from a rear detached Garage by a minimum of 3.0 m.

Mature Neighbourhood Overlay Regulations



PROPOSED REGULATION 24

Consultation for Variances

1. When the Development Officer receives a Development Permit Application for the construction of new Apartment Housing, Duplex Housing, Garage Suite, Garden Suite, Row Housing, Semi-detached Housing, Single Detached Housing, Stacked Row Housing, Religious Assembly, Group Home or Limited Group Home and determines that the proposed development does not comply with the regulations contained in this Overlay; or any additions or exterior alterations to an existing structure that requires a variance to the following regulations of this Overlay:

- 814.3.1 Front Setback,
- 814.3.5 Rear Setback,
- 814.3.8 Privacy Screening on Platform Structures, or
- 814.3.13 Height:

a. the Development Officer shall send notice, to the affected parties specified in Table 814.3(24)(2), to outline any requested variances to the Overlay and solicit comments directly related to the proposed variance;

b. the Development Officer shall not render a decision on the Development Permit application until 21 days after notice has been mailed, unless the Development Officer receives feedback from the specified recipients in accordance with Table 814.3(24)(2).

Mature Neighbourhood Overlay Regulations

Table 814.3(24)(c)

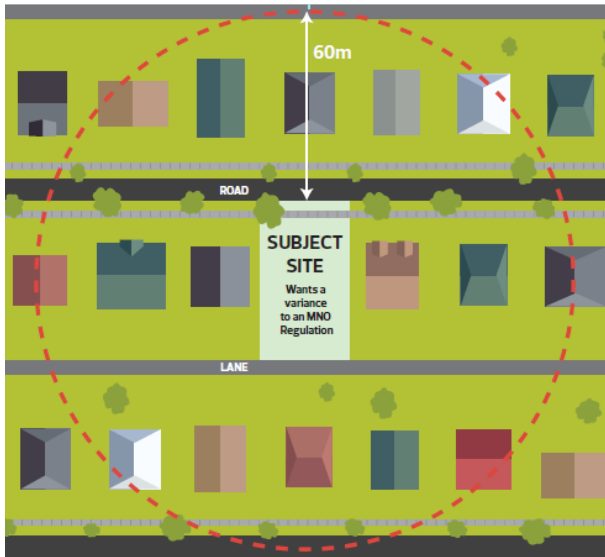
Tier #	Recipients	Regulation Proposed to be Varied
Tier 1	The municipal address and assessed owners of the land wholly or partially located within a distance of 60.0 m of the Site of the proposed development and the President of each Community League	Front Setback Driveway access Height Variation of building design Dormer width Basement elevation Facade articulation for Semi-detached and Row Housing
Tier 2	The municipal address and assessed owners of the land Abutting the Site and directly adjacent across a Lane from the Site of the proposed development	Rear Setback Rear Attached Garage Distance from Rear Lot Line to Garage
Tier 3	The municipal address and assessed owners of the land Abutting the Site of the proposed development	Side Setbacks Side Setbacks and privacy requirements Platform Structures Privacy Screening on Platform Structures Rear detached Garage location Separation distance between Garage and principal Dwelling Cantilevers

PROPOSED REGULATION 24
Consultation for Variances

Mature Neighbourhood Overlay Regulations

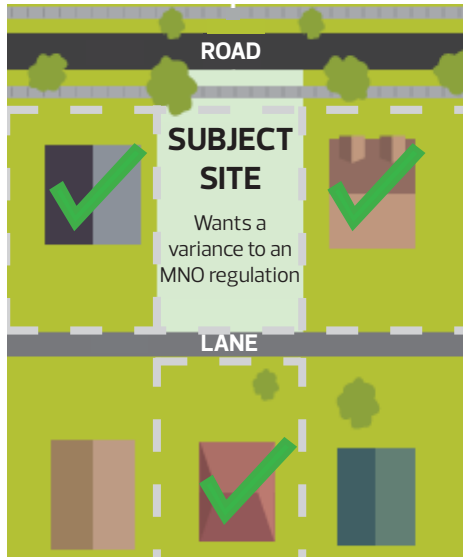


TIER 1



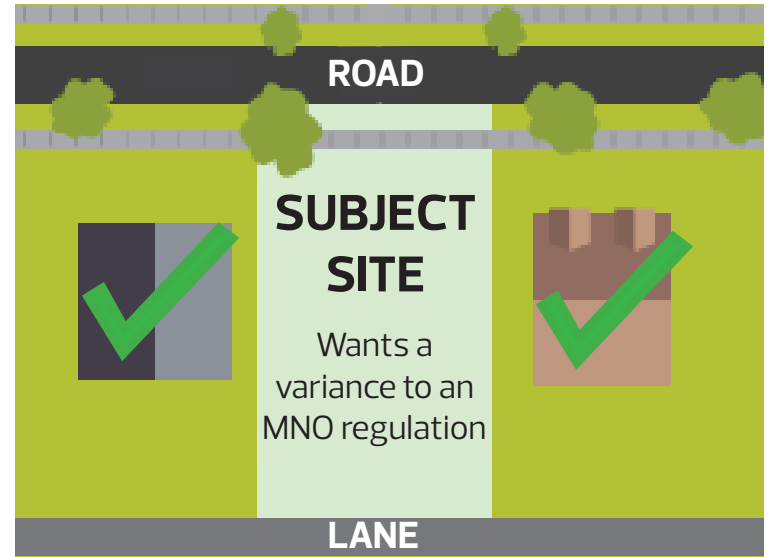
Properties within 60.0 m of Subject Site and Community League

TIER 2



Properties Abutting the Subject Site and Directly Adjacent Across the Lane

TIER 3



Properties Abutting the Subject Site

● PROPOSED REGULATION *NEW 1*

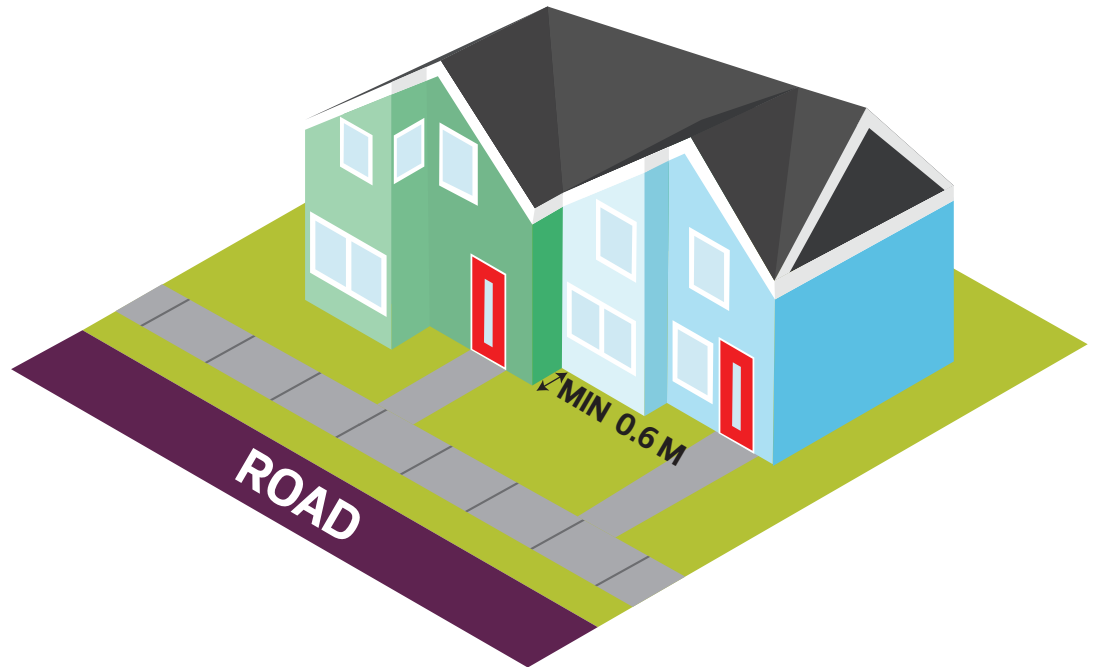
Facade Articulation between Semi-detached Dwellings

Semi-detached Housing shall have:

- a) the principal front Facade of each Dwelling staggered a minimum of 0.6 m behind or projecting forward from the principal front Facade of the other attached Dwelling; and
- b) the principal rear Facade of each Dwelling staggered a minimum of 0.6 m behind or projecting forward from the principal rear Facade of the other attached Dwelling.

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● PROPOSED REGULATION *NEW 2*

Facade Articulation for Semi- Detached and Row Housing Dwellings

Semi-detached Housing and Row Housing shall articulate the Facade of each Dwelling, by:

- a) recessing or projecting a portion of the front Facade from the remainder of the front Facade of that Dwelling; or
- b) including an Unenclosed Front Porch that projects a minimum of 1.0 m from the front Facade.

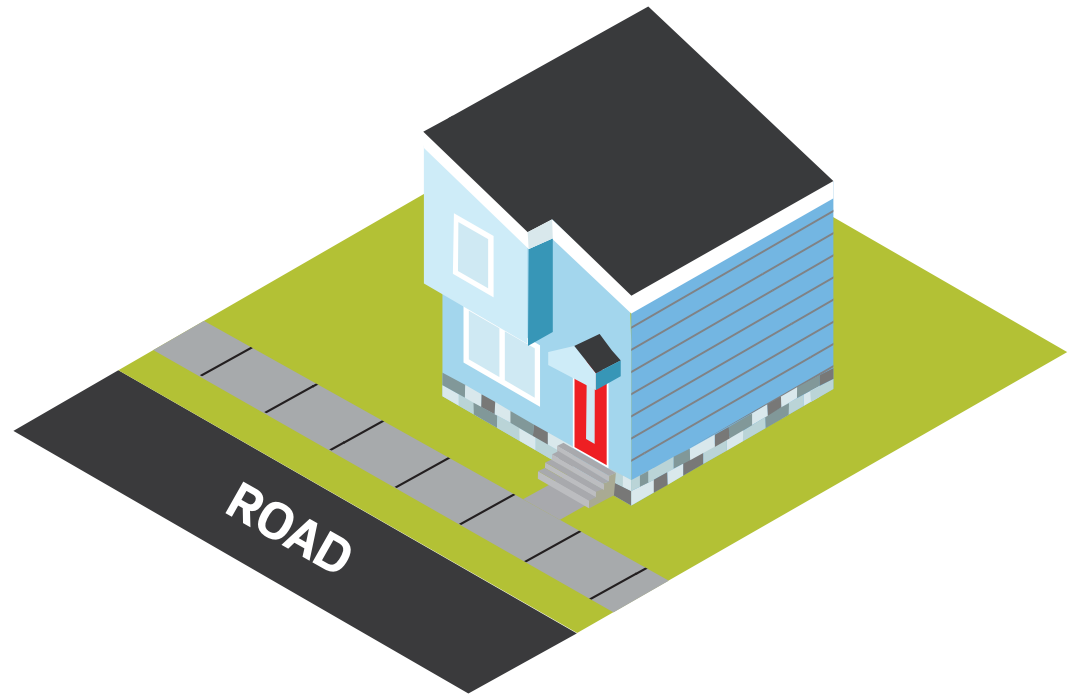
Mature Neighbourhood Overlay Regulations



● **PROPOSED REGULATION** *NEW 3*
Architectural Treatment

To improve architectural interest of the principal structure(s), design techniques such as variations in roof lines, use of different exterior finishing materials, articulation of building Facades, or varied architectural designs shall be used on all Facades facing a public roadway, other than a Lane.

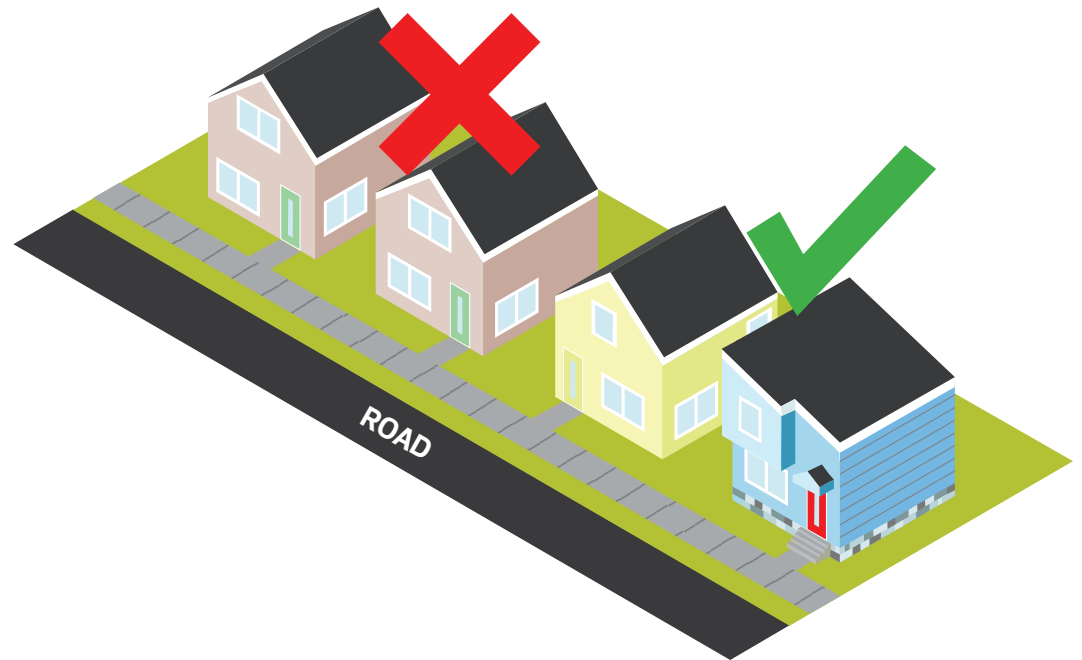
Mature Neighbourhood Overlay Regulations



● **PROPOSED REGULATION** *NEW 4*
Variation of Building Design

Identical or mirrored front elevations shall not be located on Abutting Sites. Development shall include a variety of finishing materials, or design elements such as varied roof lines, entry features, or variation in window and door placement.

Mature Neighbourhood Overlay Regulations



● **PROPOSED REGULATION** *NEW 5*

Projection of Cantilevers into Side Setbacks

Notwithstanding Section 44 of this Bylaw, in one Side Yard, a minimum distance of 1.2 m from a Side Lot Line to the outside wall of all projections from the first Storey shall be maintained.

Mature Neighbourhood Overlay Regulations



● PROPOSED REGULATION 814.4 Additional Development Regulations for Specific Areas

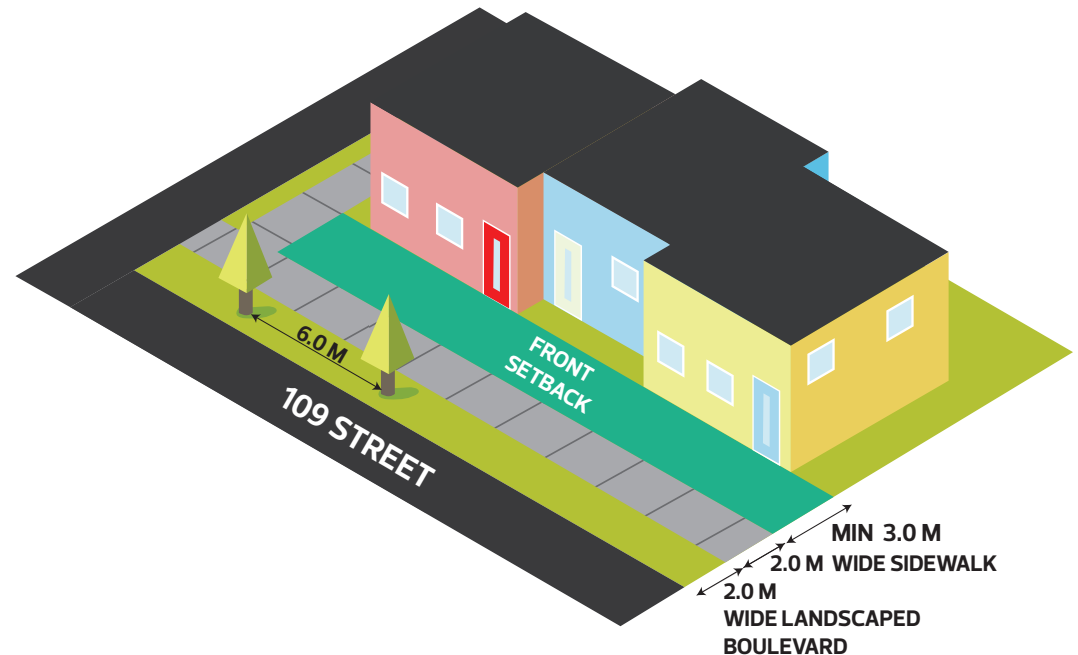
No change proposed.

The following regulations shall apply to row housing development abutting 109 Street between the north side of 62 Avenue and the south side of 69 Avenue:

- a) the minimum Setback abutting 109 Street shall be 3.0 m; and
- b) a pedestrian walkway system shall be provided along the adjacent portion of 109 Street with the following features:
 - i) a sidewalk with an unobstructed walking width of 2.0 m;
 - ii) a landscaped boulevard 2.0 m wide separating the sidewalk from 109 Street; and
 - iii) boulevard trees at a 6.0 m spacing. The pedestrian walkway system should maintain continuity with the design that has been constructed for other new developments along 109 Street. Utility relocation which may be required to construct the pedestrian walkway system shall be at the expense of the developer

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To learn more about the Mature Neighbourhood
Overlay Review project, please visit the project
website:

www.edmonton.ca/matureneighbourhoodoverlay

or call 311