

# Mature Neighbourhood Overlay Information Package

An Illustrated Summary of Regulations for Yards, Access, Garages, Design and Height Requirements

## Regulations

### Front Yards (see Figure 1)

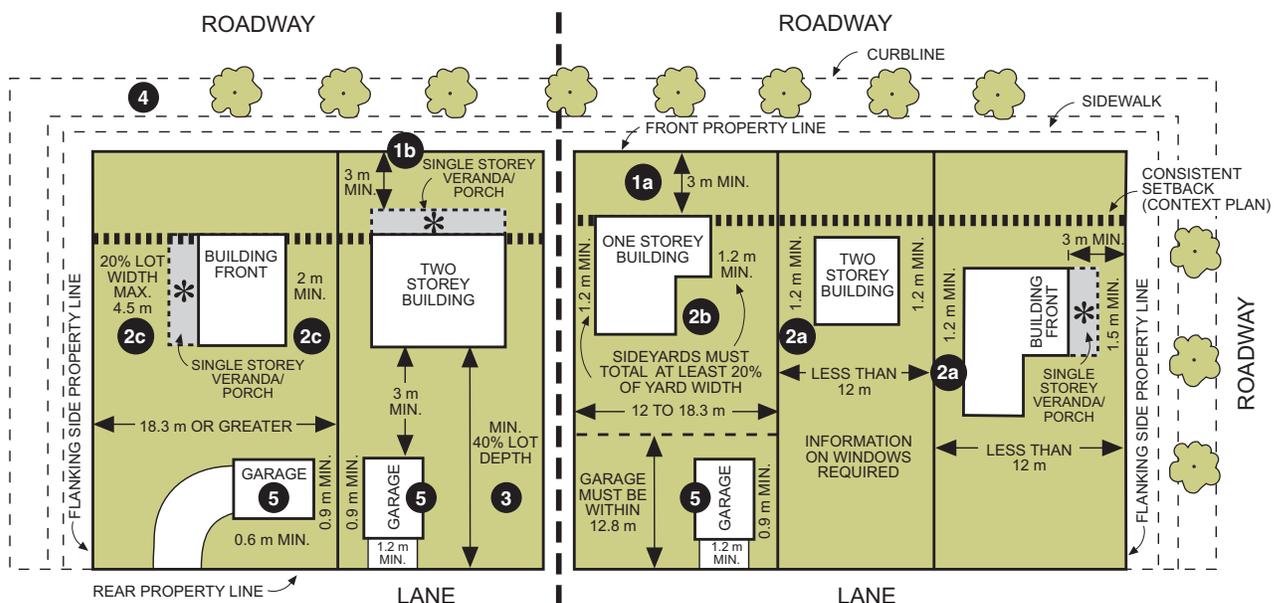
No matter which way the house faces or is addressed, the front yard is always the shorter of the two lot lines that borders a public roadway. The flanking side is always the longer property line that borders a public roadway.

**1a** The minimum front yard is to be established by the Development Officer and must be consistent with the setback of development on adjacent sites and with

the general look of the *block face*, but must not be less than 3.0 m. The main building must be located at or within 1.0 m of the front yard. (see Figure 2)

**1b** A single storey unenclosed front porch or veranda may project a maximum of 2.0 m into a required front yard, provided that a minimum of 3.0 m is maintained between the front property line and the projected space. (see Figure 3)

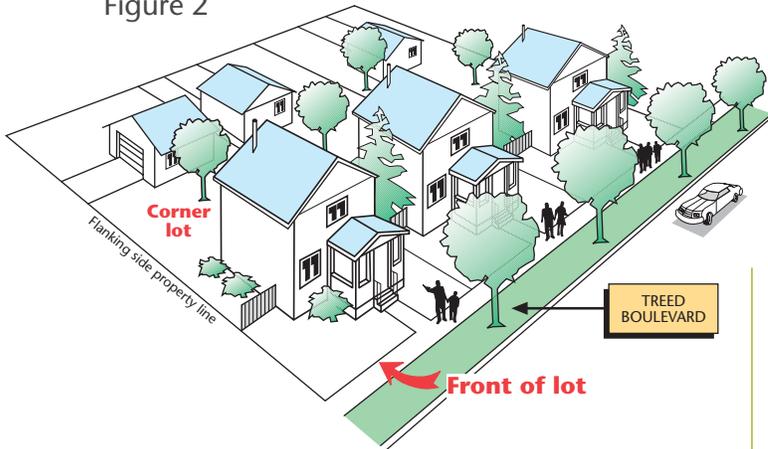
Figure 1



\* SINGLE STOREY VERANDA/PORCH MAY PROJECT 2.0 m INTO REQUIRED YARD IN THESE LOCATIONS

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Figure 2



### Side Yards (see Figure 1)

- 2a** Where the site width is 12.0 m or less:
- the minimum for each interior side yard must be 1.2 m;
  - the minimum side yard bordering a public roadway other than a lane must be 1.5 m and
  - on a corner site where the building faces a public roadway other than a lane, the minimum side yard bordering the public roadway must be 3.0 m.
- 2b** Where the site width is greater than 12.0 m and less than 18.3 m, the side yard requirements of the underlying residential zone apply.
- 2c** Where the site width is 18.3 m or greater:
- side yards must total 20% of the site width but are not required to exceed 6.0 m in total;
  - the minimum interior side yard must be 2.0 m and
  - on a corner site, the requirements for a side yard bordering a public roadway other than a lane must meet the requirements of the underlying zone.

A single storey unenclosed porch or veranda may project a maximum of 2.0 m into a required side yard bordering a public roadway other than a lane, if there is at least 1.5 m between the property line and the projected space.

### 3 Rear Yard (see Figure 1)

The minimum rear yard (measured from the rear of the house to the rear property line) must be 40% of the site depth. Row housing not oriented to a public roadway is exempt from this requirement.

### 4 Access (see Figure 1)

There must be no vehicular access from front or side public roadways where a bordering lane exists, and

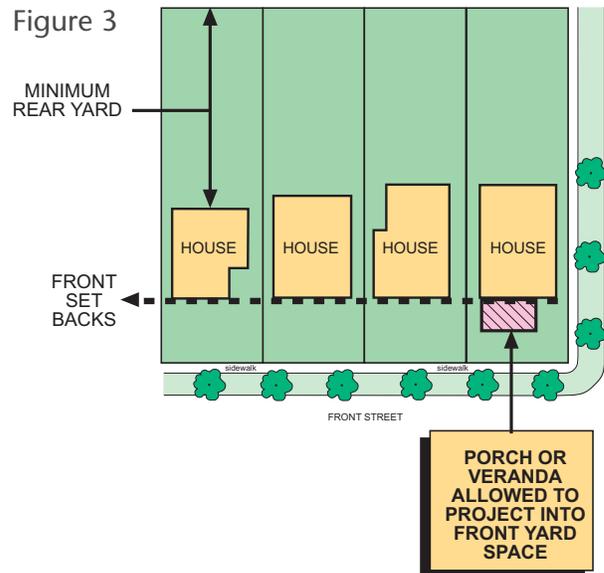
- a) a treed landscaped boulevard is present along the roadway adjacent to the property line; or
- b) the site width is less than 15.5 m.

### 5 Garages (see Figure 1)

The minimum distance for a rear detached garage from the rear property line is 1.2 m when the garage faces a lane. When the garage is not facing a lane, the minimum distance from the rear property line is 0.6 m.

A rear detached garage must be fully contained within the rear 12.8 m of the site. The house must be separated from the detached garage by a minimum of 3.0 m. If vehicle access is provided from a front public roadway, a garage may project a maximum of 1.0 m past the front wall of the house.

Figure 3



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The garage width must not exceed 7.3 m or 35% of the site width, whichever is less. The garage must never be located less than 3.0 m from the front property line.

**Please contact a Development Officer if you have a corner lot or want access from a front roadway.**

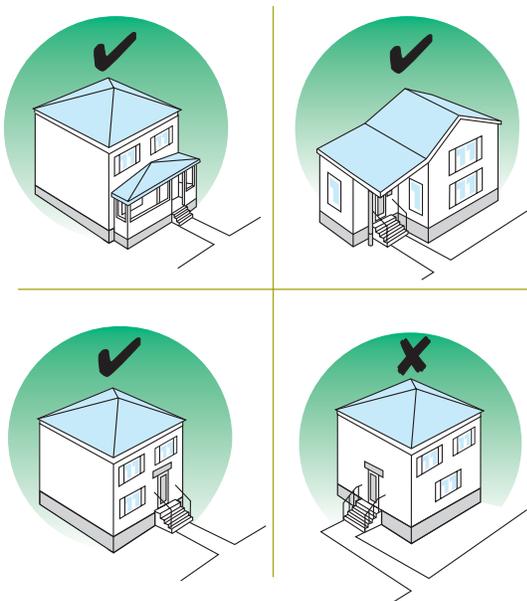
### Design (see Figure 4)

Each dwelling that is adjacent to a public roadway other than a lane must have an entrance door or feature at the front of the structure that is oriented to the roadway. Examples include a front porch, deck or landing area. On corner lots, the structure's facades that face the front and flanking public roadways must have consistent design elements in terms of building materials and architectural features.

### Height (see Figure 5)

Where a structure is two or more storeys high and an interior side yard is less than 2.0 m, the applicant may be required to provide information concerning the location of windows and amenity areas on adjacent properties. The windows of the proposed development will then be located to minimize overlook into adjacent properties.

Figure 4



When a structure is more than 7.5 m in height:

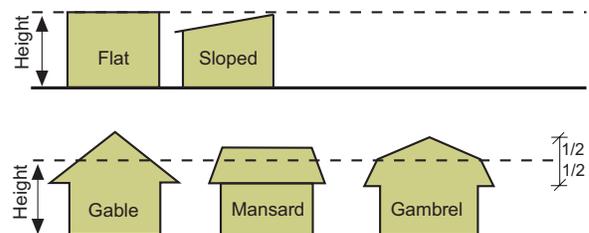
- dormers must be recessed from the exterior walls of the structure;
- there must be no dormer or gable roof on the side of the structure where a side yard is less than 2.0 m except for a site less than 12.0 m in width; and
- an exception will be made to allow a dormer that accommodates a stairwell to the upper half-storey. The dormer must not exceed the width of the stairway, and it must provide only the minimum required headroom for a staircase, as outlined in the Alberta Building Code.

**Building Height:** No higher than 8.6 m or 2 1/2 storeys. Buildings over 7.5 m require larger side yards except for a site less than 12 m in width.

**NOTE:** The eave overhang can project a maximum of 0.6 m (1.97 ft.) into a required yard of 1.2 m (3.94 ft.) and over.

The basement elevation of structures two or more storeys high must be no more than 1.2 m above grade. The basement elevation must be measured as the distance between grade level and the top of the floor of the first storey.

Figure 5

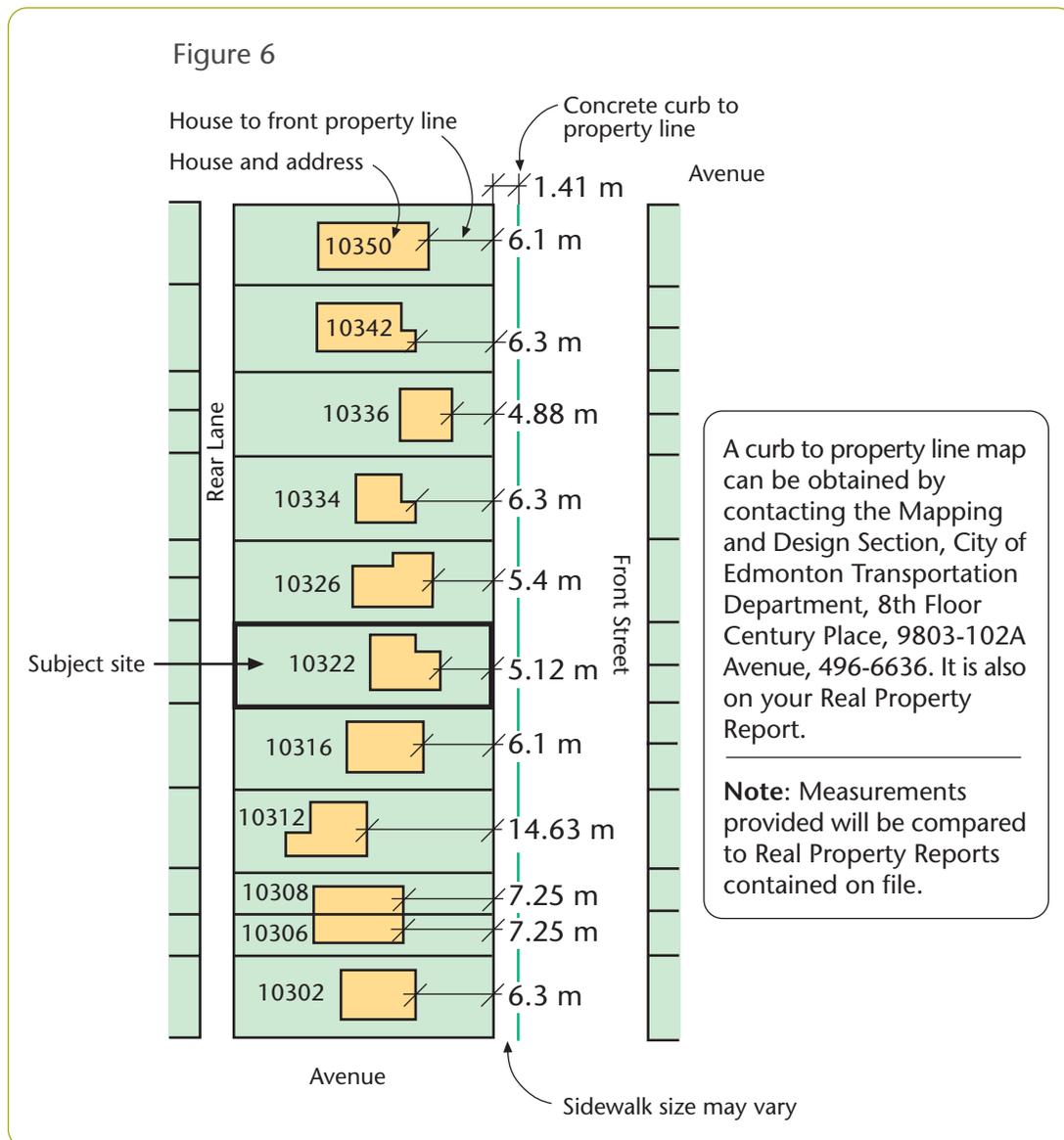


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### Context of the Block Face (see Figure 6)

For a new building or an addition to an existing building, please provide the context of the block face. You must show the subject site's proposed building front yard setback and the adjacent buildings front yard setbacks. This will determine the front yard setback for the new construction.

**Please note:** A blueprint is required to show the proposed development/redevelopment.



# Mature Neighbourhood Overlay Regulations

## Landscaping Regulations

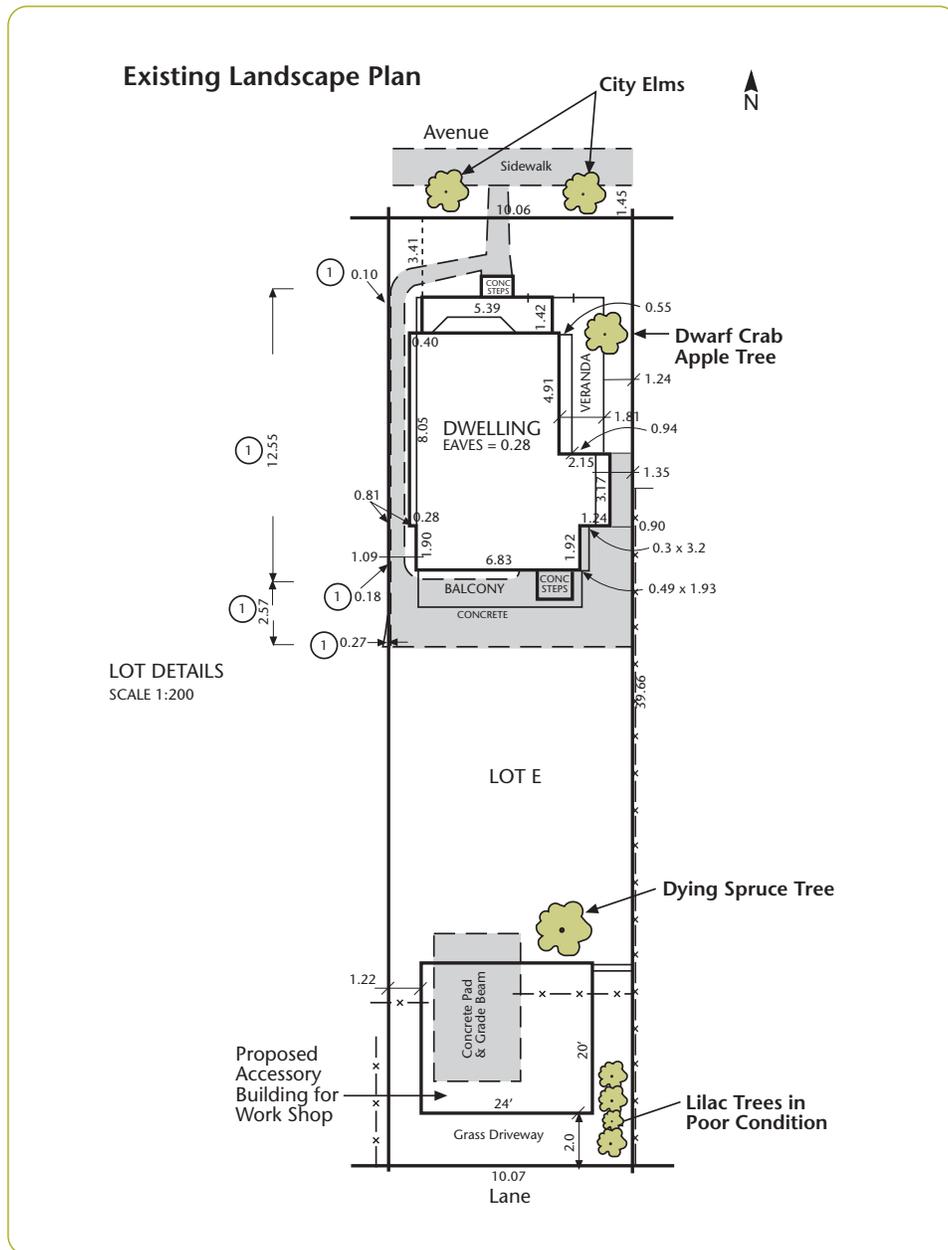
The intent of these landscaping regulations is to contribute to a reasonable standard of liveability and appearance for developments, from the initial placement of the landscaping through to its mature state, to provide a positive overall image for Edmonton and to encourage good environmental stewardship. The provision of landscaping, in accordance with this bylaw, is a condition of the issuance of a development permit.

## General Requirements (see Figures 7 and 8)

All open space including required yards, at grade amenity areas, private outdoor amenity areas and separation spaces must be landscaped with trees, shrubs, flower beds, grass, ground cover or suitable decorative hardsurfacing.

Existing vegetation must be preserved and protected unless removal is demonstrated, to the satisfaction of the Development Officer, to be necessary or desirable to efficiently accommodate the proposed development. Trees and shrubs preserved on the site may, at the discretion of the Development Officer, be credited to the total landscaping requirements.

Figure 7



## Mature Neighbourhood Overlay Regulations

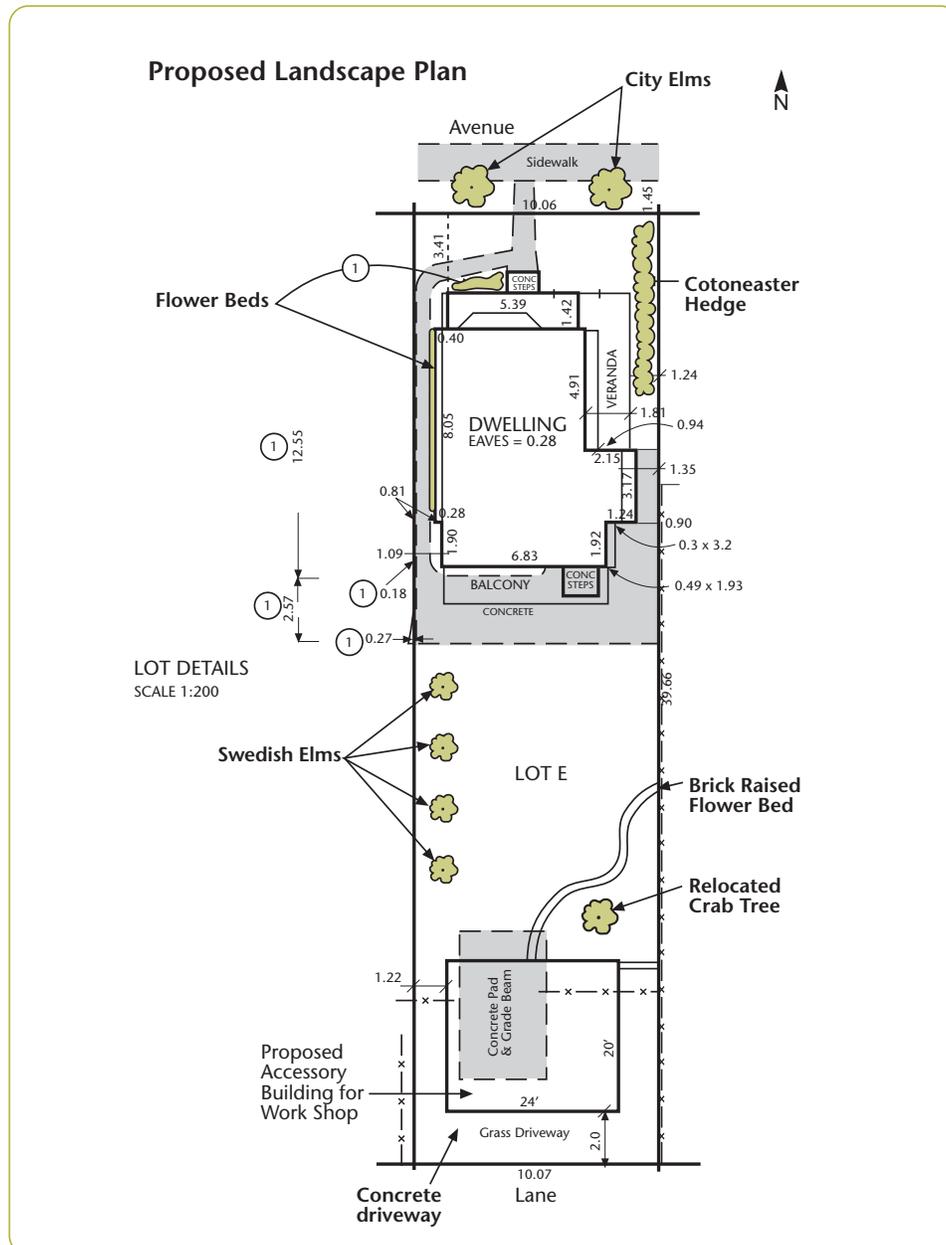
All planting must be installed to the finished grade. Where this is not practical in the opinion of the Development Officer, planters may be used. Such planters shall be of adequate design, having sufficient soil capacity and insulation to promote healthy growth.

### Landscape Plan and Content

1. Every application for a development must include a landscape plan, drawn at a scale of 1:300 or larger, which clearly indicates and accurately identifies the following:
  - a. a key plan with a north arrow;
  - b. the property lines and dimensions of the site;

- c. the approximate or estimated location of land uses, building perimeters, and landscaping on adjacent sites;
- d. adjacent public area features, such as streets, lanes, driveways, vehicular entrances, street furniture and boulevard trees;
- e. overhead, surface and underground utilities, and limits of easements;
- f. outlines of all site structures to include the building footprints at grade, location and type of underground structures and overhangs within the first two storeys;

Figure 8



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- g. building entrances, porches, decks, steps, walkways, other hardsurfacing or hard landscaping features, parking areas, curbs, lighting, fencing, walls, screens, recreational facilities and garbage collection areas. Materials, colours and patterns shall be indicated;
  - h. existing and final site grading, including the established lot boundaries, elevations, berming shown in half-metre contours, direction of site drainage, proposed catch basin rim elevations, top and bottom of retaining wall elevations and existing elevations of plant material to be retained;
  - i. the height and materials of all fencing, screens and walls;
  - j. existing trees and shrubs labeled by common name, botanical name, size, and condition of health. The sizes shall be graphically illustrated by the spread or canopy. In addition, the caliper of deciduous tree trunks and the height of coniferous trees shall be identified. The landscape plan shall graphically illustrate the spread of the trees to be removed or relocated by the proposed construction;
  - k. proposed trees, shrubs, flower beds and ground covers labeled by common name, cross-referenced with a plant list identifying botanical name, quantity, size and method of planting; and
  - l. the method of watering the proposed landscaping.
- 2. The Development Officer may consider an application for a development permit that does not provide all the information required by subsection 55.3(1) if, in the opinion of the Development Officer, the information provided is sufficient to show that the landscaping provisions of the bylaw shall be met.
  - 3. The Development Officer shall approve the landscape plan as a condition of the development permit approval. Any changes to an approved landscape plan require the approval of the Development Officer prior to the landscaping being installed.