



Mature Neighbourhood Overlay Information Package

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

The Mature Neighbourhood Overlay was created to ensure that residential development in mature neighbourhoods follows the traditional character and design of the surrounding area. It applies to residential properties zoned RF1, RF2, RF3, RF4 and RF5. If you are planning to develop a property in a mature neighbourhood, you should talk to planning staff to ensure that your plans comply with regulations.

Regulations

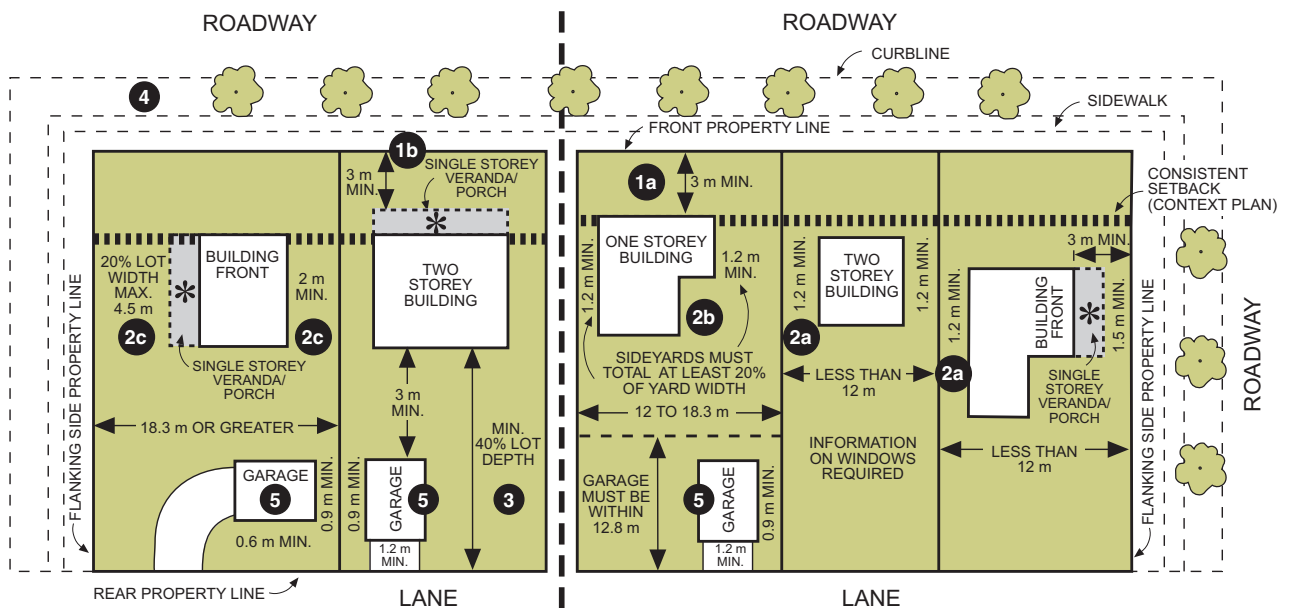
Front Yards (see Figure 1)

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

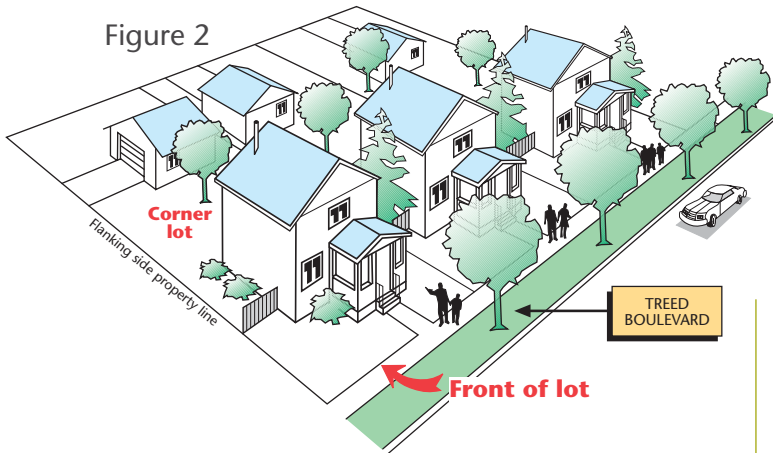
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Figure 1



Mature Neighbourhood Overlay Regulations

Figure 2



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)

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)

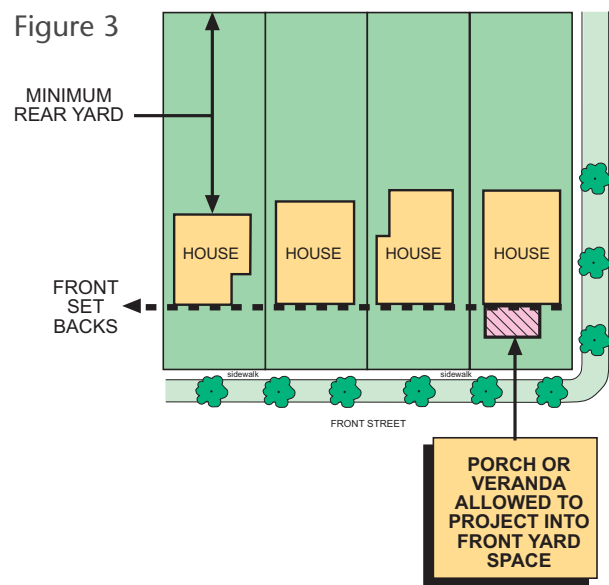
There must be no vehicular access from front or side public roadways where a bordering lane exists, and

- 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.

Figure 3



Mature Neighbourhood Overlay Regulations

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.

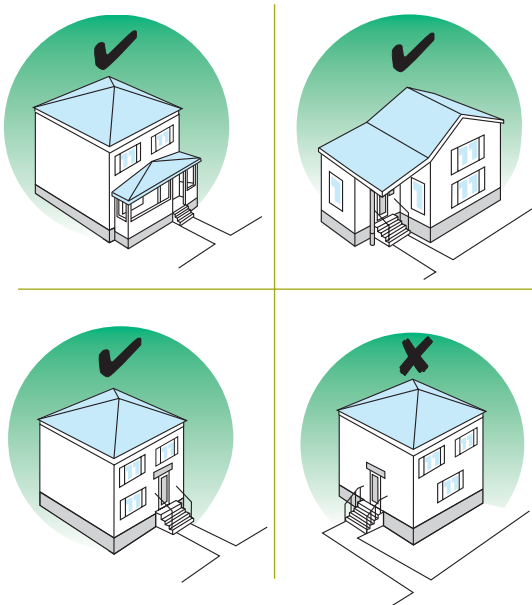
The garage width must not exceed 7.3 m or 35% of the site width, whichever is less. The garage must never be located less than 3.0 m from the front property line.

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.

Figure 4



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.

When a structure is more than 7.5 m in height:

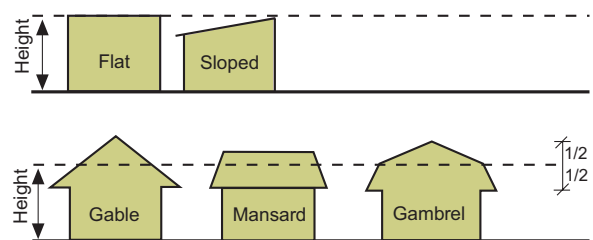
- dormers must be recessed from the exterior walls of the structure;
- there must be no dormer or gable roof on the side of the structure where a side yard is less than 2.0 m except for a site less than 12.0 m in width; and
- an exception will be made to allow a dormer that accommodates a stairwell to 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 2½ 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

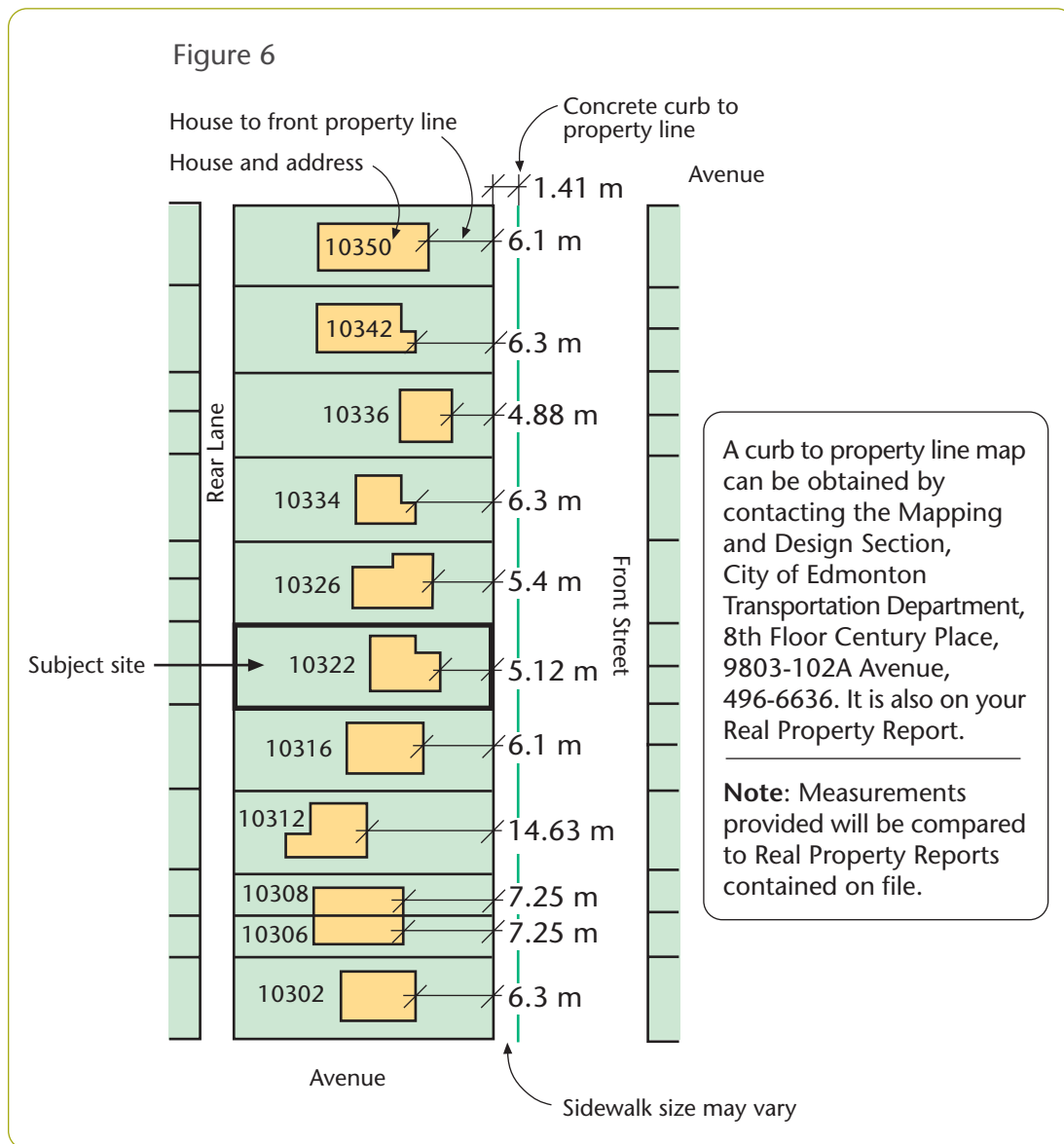


Mature Neighbourhood Overlay Regulations

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

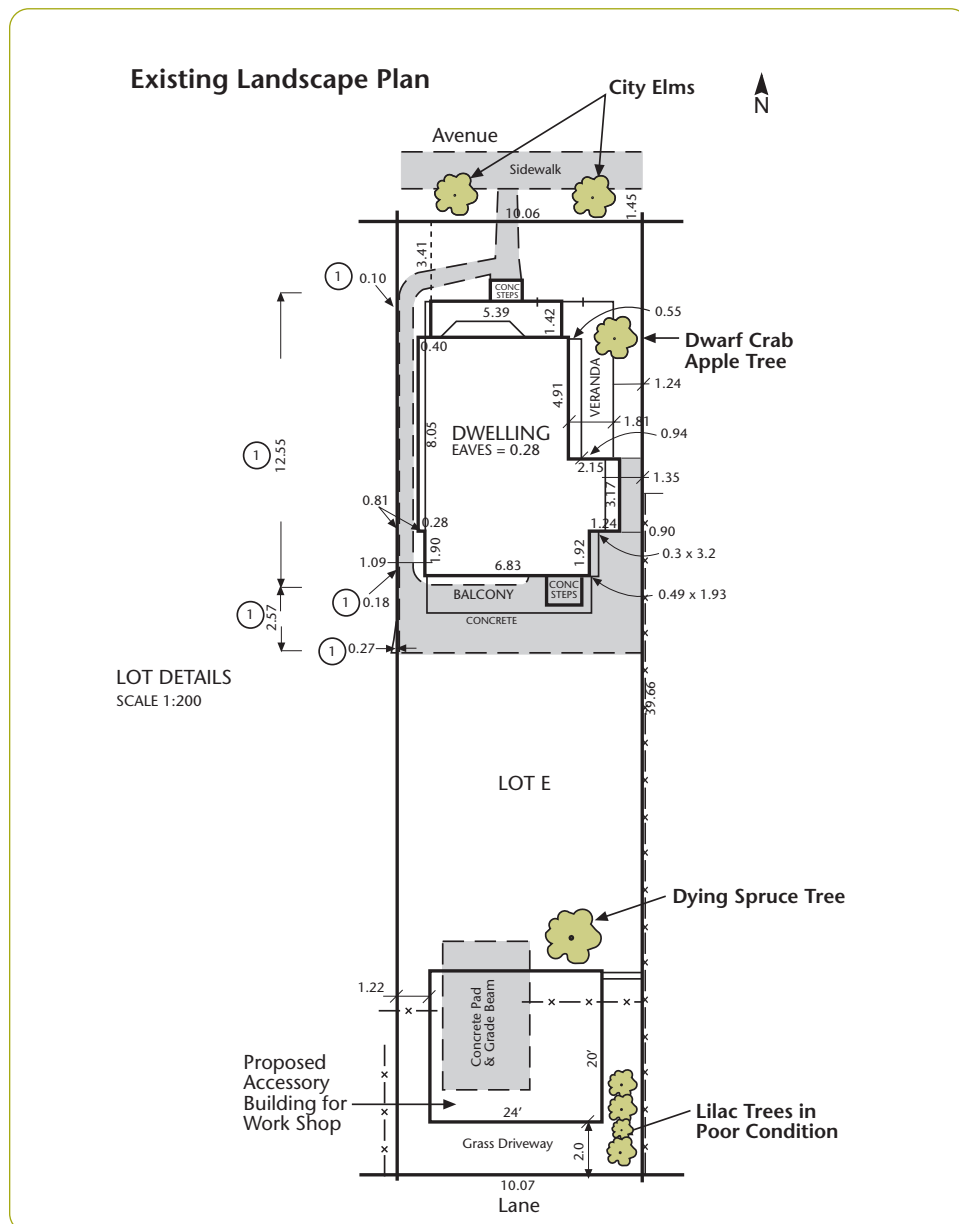
The intent of these landscaping regulations is to contribute to a reasonable standard of liveability and appearance for developments, from the initial placement of the landscaping through to its mature state, to provide a positive overall image for Edmonton and to encourage good environmental stewardship. 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

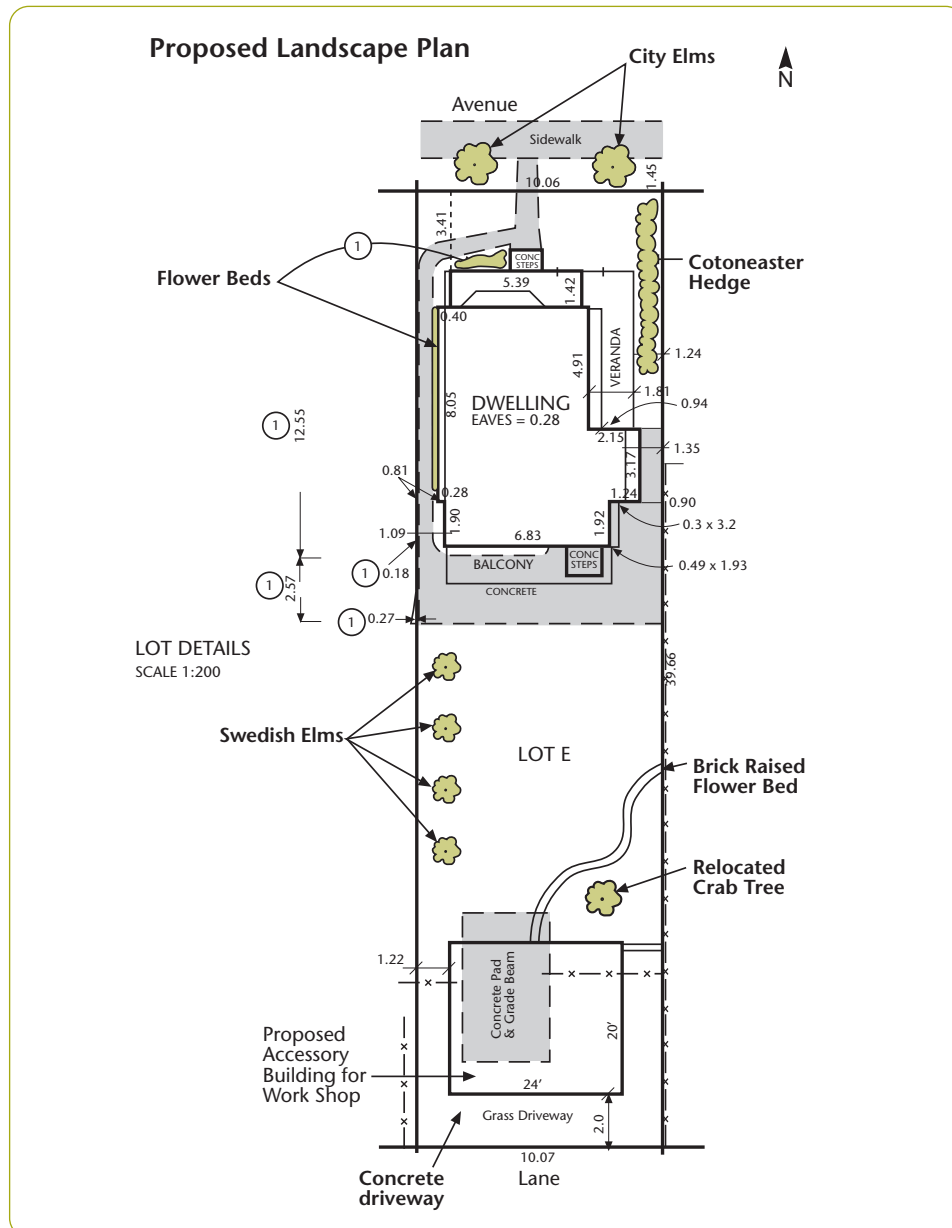
All planting must be installed to the finished grade. Where this is not practical in the opinion of the Development Officer, planters may be used. Such planters shall be of adequate design, having sufficient soil capacity and insulation to promote healthy growth.

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



- 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.

Additional Information

You can apply:

In Person

Planning and Development Department
Development Compliance Branch

Customer Information & Advisory

5th Floor, 10250 – 101 Street NW

Edmonton, Alberta T5J 3P4

Phone: (780) 496-3100

Hours of Operation: 8:00 a.m. – 4:30 p.m.

Monday through Friday

One-hour free parking is offered in four locations: Edmonton City Centre East Parkade, 102 Street Parkade, Oxford Bell Tower Parkade and Edmonton City Centre West Parkade. Please bring your parking time slip when you visit our downtown office, and staff will stamp it for you.

By Mail

Mailing address is listed above. Cheques must be payable to the City of Edmonton. Please allow for additional processing time when applications are mailed.

By Fax (780) 496-6054

Our facsimile can take legal or letter sized paper. Please ensure that all documents are sent with credit card (VISA or MasterCard) information, including the expiry date.

By Web

Application forms (New House Combo or for additions Residential Building) can be found at: www.edmonton.ca/pdd/form

To verify the zoning of a property, visit our office or see <http://maps.edmonton.ca>

- Enter the map site and press 'ok'
- On the upper left on your screen see the tab 'Locate' and select 'zoning'
- Enter your address and 'search' to view its zoning and any overlay information

How to apply

Submit three copies of the site plan including:

- the municipal address and/or the legal description (lot, block, plan number) of the property;
- a context plan showing setbacks on adjacent properties;
- three sets of construction plans drawn to a minimum scale of 1:100 that show all dimensions for:
 1. foundation plan
 2. floor plans
 3. elevation drawings, (showing the view from north, south, east and west)
 4. cross-section plan and construction specifications
- photographs where construction has occurred without a permit; and
- required application fees.

Note: Buildings may not be built on utility rights-of-way. Please check with local utilities before applying for development and building permits.

Other required permits and fees

Heating & Ventilation Permits ... (780) 496-3100
Plumbing & Gas Permits (780) 496-3100
Electrical Permits (780) 454-5048
Inspections Group Inc., 12010-111 Avenue, Edmonton
Lot Servicing Fees (780) 496-5444
(Water & Sewer Charges)
Curb Crossing Permit (780) 496-8479

Exceptions

Where an application for a development permit does not comply with overlay regulations, the applicant must:

- a) contact land owners within 60.0 m of the site at least 21 days before applying;
- b) contact the neighbourhood Community League President at least 21 days before applying;
- c) outline the exceptions to the regulations to all contacted parties;
- d) document all opinions, concerns and recommendations regarding the proposed development; and
- e) submit this documentation as part of the development permit application.

We recommend you create a consultation letter with space for the date, name, address and signature of the person consulted. Staff can help you define the 60 m radius contact map and note the exceptions to regulations on a form that you can use to record the required input for your community consultation.

Processing your application

- If your development application is refused, you have the right to appeal the development officer's decision to:
Subdivision and Development Appeal Board
City Hall
1 Sir Winston Churchill Square
Edmonton, Alberta T5J 2R7
Telephone: (780) 496-6079
- Fees will be doubled for projects completed without permits.
- Your development plans are also examined by a safety codes officer to prepare a building permit.

The Mature Neighbourhood Overlay map is located on the City's website at www.edmonton.ca. Click on 'Infrastructure & Planning', then click on 'Planning', click on 'Zoning Bylaw', and open 'Zoning Bylaw' to view the link to the Mature Neighbourhoods Overlay to see the neighbourhoods impacted by it and the illustrated information package.

This Information Package is for information purposes only and is not legally binding. Please review the current copy of the Zoning Bylaw.

Note: When you apply, personal information may be collected under the authority of Section 33(c) of the Alberta Freedom of Information and Protection of Privacy Act, Section 642 of the Municipal Government Act and/or Section 63 of the Safety Codes Act. The information will be used to process your application(s), and your name and address may be included on reports that are available to the public. If you have any questions on the collection and use of this information, please contact our office.