

Schedule E

Established Neighbourhood Overlay District

(BL19/2006)

(1) **Application**

This Overlay District applies to all sites districted R1 and R2 within the Established Neighbourhoods identified on Figure 29, appended to this overlay, for which the following infill development is proposed:

- (a) new single-detached, semi-detached or duplex houses on a lot within an Established Neighbourhood;
- (b) renovations to an existing house within an Established Neighbourhood that results in an increase in height of 1.5 m or more and/or an increase in gross floor area of the house of 25% or more; or
- (c) proposed subdivision or consolidation of existing lots within the Established Neighbourhoods.

The requirements in the land use district (R1 or R2) will be applicable to any low density residential development in an Established Neighbourhood unless specifically addressed in this Overlay District.

(2) **Purpose**

The purpose of this Overlay District is to ensure that, in Established Neighbourhoods:

- (a) new low density residential development, including single-detached houses, duplexes, or semi-detached houses, is compatible with the neighbourhood character and the streetscape;
- (b) significant renovations of existing single-detached houses, duplexes or semi-detached houses are compatible with the neighbourhood context and streetscape; and
- (c) the character of the neighbourhood is maintained with new development or renovations.

(3) **Lot Widths**

The minimum lot widths permitted in Established Neighbourhoods are:

Proposed development	Minimum lot width	
	Interior lot	Corner lot
Single family dwelling	10 m	13 m
Semi-detached dwelling	8 m	10 m
Duplex	13 m	15 m

(4) **Lot Consolidation and Subdivision**

- (a) Two or more lots may be consolidated, or consolidated and resubdivided, if the new lots meet the lot dimension requirements. The area of a new single lot in an Established Neighbourhood shall not exceed 1,000 sq. m.
- (b) The applicant must provide a site plan and elevation of building(s) as part of the subdivision application. While not required, the applicant may choose to submit the applications for subdivision and a development permit at the same time.

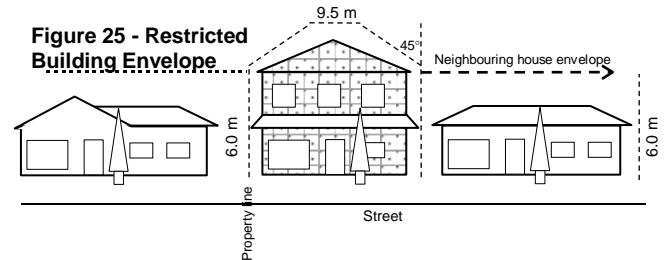
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(5) **Lot Coverage**

Lot coverage must be within 10 percent of the existing coverage for the low density development on the immediately adjoining lot which has the greatest lot coverage, not to exceed a maximum of 40 percent.

(6) **Building Height**

- (a) When at least one of the adjoining houses on the streetscape, or both frontages for a corner lot, is less than 6 m in height, the new development must conform to the restricted building envelope, illustrated in Figure 25.
- (b) The restricted building envelope is formed by planes extended up 6.0 m perpendicularly from the property line. It then extends inwards and upwards at a 45° angle to a maximum height of 9.5 m.
- (c) There may be circumstances when a lower profile development is warranted. This would be determined at the discretion of the Development Officer based on site-specific considerations.
- (d) The restricted building envelope does not apply where adjoining development on both sides is two storeys or greater in height.



(7) **Lots Adjacent to Rear Lanes**

- (a) If a lot backs onto an accessible rear lane, the driveway and garage, should one be built, must be accessed from that lane if at least one of the adjoining houses also has existing access from the lane. The Development Officer has the discretion to change this requirement if the lot's configuration, location or topography does not allow for such access.
- (b) One garage is permitted per single-detached, semi-detached or duplex unit.

(8) **Lots Requiring Front Access**

- (a) New development must conform to the type of access of the majority of houses along the adjoining streetscape. If the majority of houses have front drives leading to unobtrusive side or rear garages or carports, new development must remain consistent with that pattern.
- (b) Front access must conform to the following:

Maximum width of front driveway - lots <11.5m	5.5 m
Maximum width of front driveway - lots >11.5 m	7.5 m
Maximum width of front/side garage	7.3m or 35% of site, whichever is less
Maximum projection of garage from front of house	1 m, or within 1 m of other garage projections, if large front garages predominate on the street

- (c) One garage is permitted per single-detached, semi-detached or duplex unit.

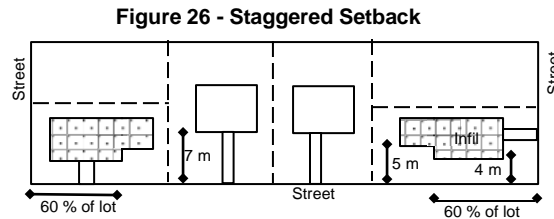
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(9) **Front Yard Setback**

The front setback for a new development will be the average of the front yard setbacks of the two adjoining properties. If there is a discrepancy of greater than 1.5 m in the setbacks of the building(s) on the two adjoining lots, the Development Officer has the discretion to consider the setbacks of other houses along the street when determining the required setback.

(10) **Corner Lots - Flanking Side Setbacks**

- (a) Any development within the rear 40 percent of a perpendicular corner lot will have a setback at least 1 m greater than the flanking side setback of the remainder of the building, illustrated in Figure 26.
- (b) Other setback requirements could be at the discretion of the Development Officer based on maintaining the character of the streetscape.



(11) **Building Depth**

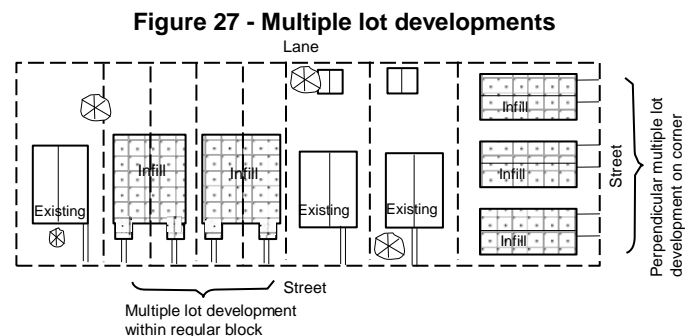
- (a) The depth of the rear yard of a new infill house must be a minimum of 40 percent of the depth of the lot. In addition, the house must not extend more than 4.6 m (15 feet) beyond the rear of the adjoining houses.
- (b) If the garage is attached to the house, the depth of the new infill house plus the minimum rear yard setback must be at least 30 percent of the depth of the lot. In addition, the house must not extend more than 6.1 m (20 feet) beyond the rear of the adjoining houses.

(12) **Multiple lot development**

- (a) A multiple lot development, shown in Figure 27, includes:

- (i) two or more adjoining single-detached houses being developed at the same time, or
- (ii) two or more adjoining semi-detached or duplex buildings (minimum of four units) being developed at the same time.

- (b) If a multiple lot development is within a regular block, these regulations will be applied as if a single house were being built. The existing houses on either side of the entire proposed development will be used as guidelines for determining height, coverage, access, setbacks and depth.
- (c) If a multiple-lot development is on a corner and perpendicular to the other houses on the block:
 - (i) maximum lot coverage for each lot is 40 percent,
 - (ii) the restricted building height applies to all lots if the adjoining house to the rear or to the side of the lots is less than 6 m,
 - (iii) the front yard setback for all the lots will be determined at the discretion of the Development Officer, but will not be less than 6 m,



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- (iv) if the lots within the multiple-lot development have a mixture of front and rear lane access, access requirements and locations shall be determined at the discretion of the Development Officer, and
- (v) additional requirements to ensure privacy for the adjoining existing house to the rear of the new properties may be required at the discretion of the Development Officer.

(13) **Servicing Requirements**

- (a) Any new development will require complete replacement of servicing connections from the development to the main line, unless otherwise approved by the City of St. Albert Engineering Department.
- (b) If a new lot configuration is created, a lot grading and drainage plan will be required for each lot.

(14) **Shadowing**

The Development Officer may require a shadowing/ sunlight study, prepared by a professional architect, to be submitted with the development permit application to ensure a new development will not unduly limit the amount of sunlight available to adjoining houses and yards.

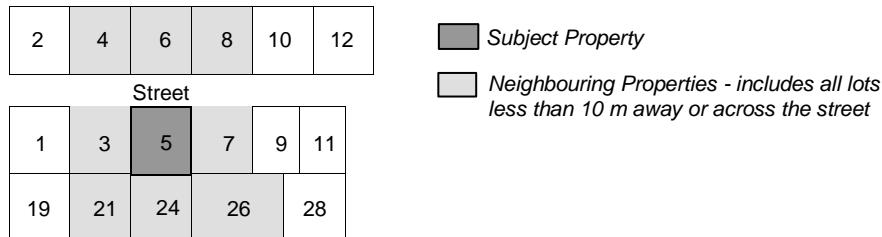
(15) **Landscaping**

If there are no existing mature trees on the site that can be preserved, a minimum of one tree in the front yard and one in the back yard shall be planted in accordance with Sections 6.13 (2), 6.13 (3) and 6.13 (4).

(16) **Public Consultation**

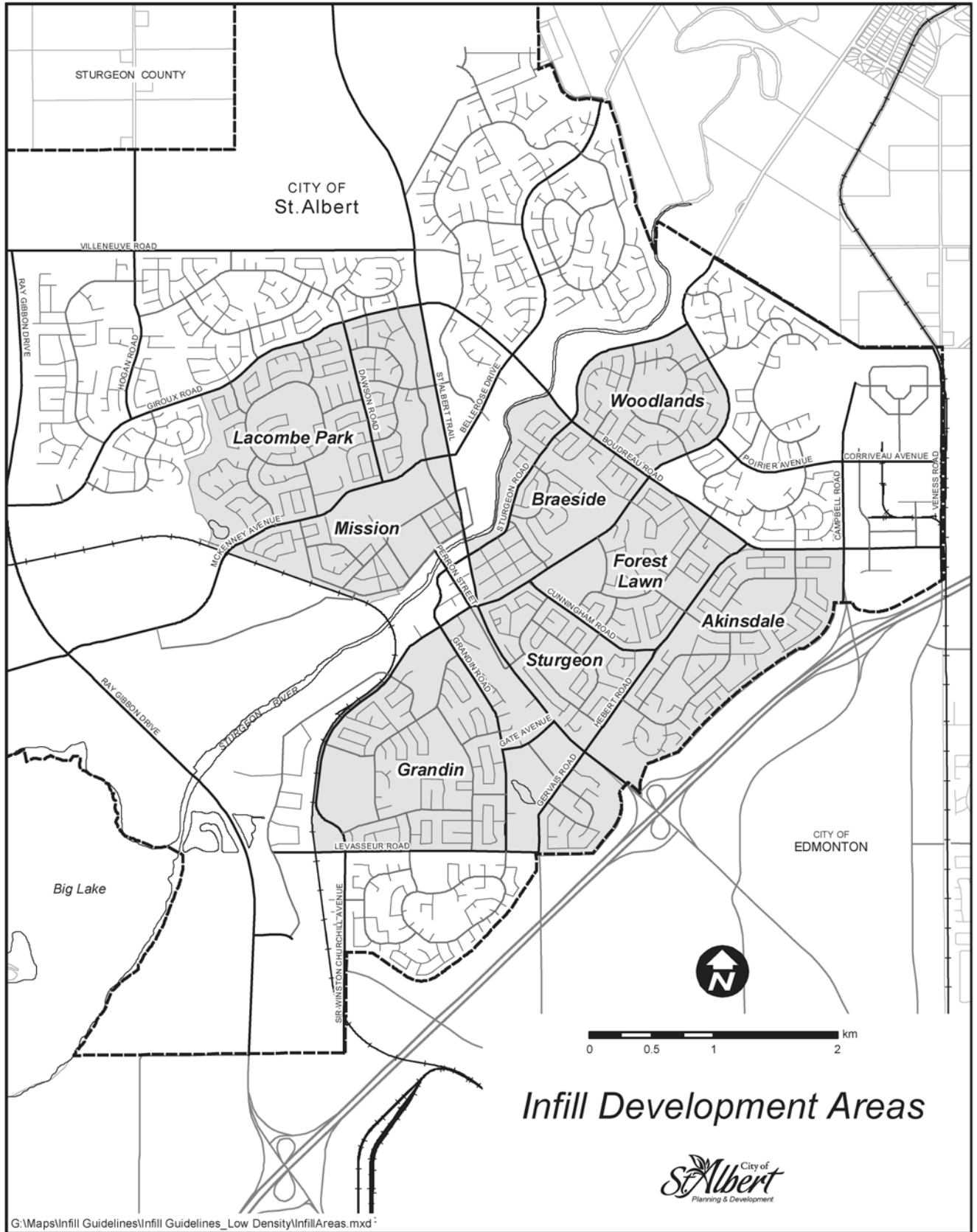
- (a) An application received for a development permit for a low density residential redevelopment project in the Established Neighbourhoods may require, at the discretion of the Development Officer, public consultation with neighbouring property owners.
- (b) If it is required, the following public consultation process is to be used by the applicant:
 - (i) Both owners and occupiers of the Neighbouring Properties, as indicated in Figure 28, must be consulted. If the owner cannot be located through the tenant, information can be obtained from Alberta Land Titles.
 - (ii) The applicant will provide each neighbour with an elevation of the proposed development and a Neighbouring Properties Consultation form.
 - (iii) Signed Consultation Forms from Neighbouring Properties will be provided to the Development Officer.

Figure 28 - Neighbouring Properties



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Figure 29 – Established Neighbourhoods



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