

(DC1) DIRECT DEVELOPMENT CONTROL PROVISION

Chappelle Neighbourhood

1. General Purpose

To provide a district for low density residential housing ("reverse housing") whereby residential uses front onto a greenway and vehicular access is provided by a public Lane, providing the opportunity for unique pedestrian-oriented development.

2. Area of Application

Portion of NW-14-51-25-W4M, containing 2.5 ha more or less; located in the Chappelle Neighbourhood shown on Appendix "A" of the Bylaw adopting this Provision.

3. Permitted Uses

- a. Child Care Services
- b. Group Homes
- c. Limited Group Homes
- d. Minor Home Based Business
- e. Major Home Based Business
- f. Single Detached Housing
- g. Semi-detached Housing
- h. Secondary Suites
- i. Garage Suites
- j. Garden Suites
- k. Fascia On-Premises Signs
- l. Freestanding On-premises Signs
- m. Residential Sales Centre
- n. Temporary On-premises Signs

4. Development Regulations

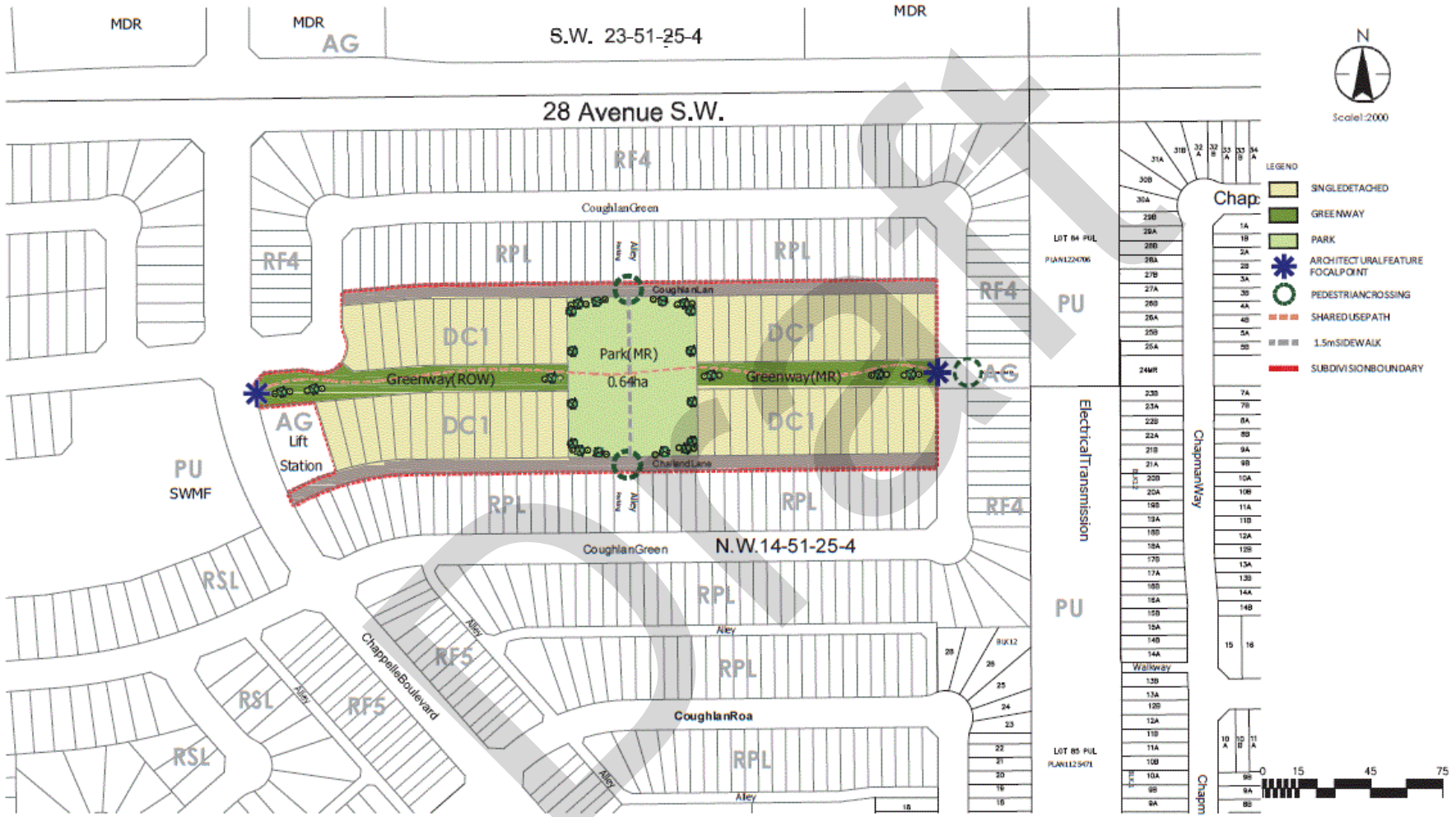
- a. The minimum Site Area shall be 284 m².
- b. The minimum Site Width shall be 8.6 m.
- c. The minimum Site Depth shall be 32 m.
- d. The maximum Height shall not exceed 11 m.
- e. The following minimum Setbacks shall be provided on each lot or potential lot:

- i. The minimum Front Setbacks shall be 3.2 m and shall be measured where the home fronts onto the linear greenway;
 - ii. Corner Sites shall have flanking side treatments similar to the front elevation;
 - iii. The minimum required Side Setbacks shall be 1.2 m.
 - iv. The minimum Rear Setback shall be 6.0m.
- f. The maximum total Site Coverage shall not exceed 56% with a maximum Site Coverage of 38% for a principal building and a maximum Site Coverage of 18% for Accessory buildings.
 - g. Separation Space shall be provided in accordance with Section 48 of the Edmonton Zoning Bylaw, except that Separation Space shall not be required between Dwellings where a minimum Side Yard of 1.2 m has been provided on the abutting Site.
 - h. Each Dwelling unit shall provide a minimum 7.5 m² of contiguous Private Outdoor Amenity Area that may be located within a required Yard, balconies, decks, porches or patios above Grade.
 - i. Notwithstanding provision 4(h) above, where an attached rear Garage is provided, the length or width of the Private Outdoor Amenity Area area may be reduced but in no case shall it be less than 7.5 m² per Dwelling.
 - j. On-site parking shall be provided in accordance with the following requirements:
 - i. On-Site parking may be provided within a detached or attached Garage, or on a Site for one Garage that shall be clearly demarcated both on the Site and on the Site Plan accompanying any application for a principal building. The minimum distance from the Rear Lot Line to a Garage or Garage Site shall be 6.0 m from the building face to property line. A hard surface walkway is required between a detached Garage or Garage Site and an entry to the principle building;
 - ii. Where no Garage is developed, a hard surface parking pad a minimum of 6.1 m wide and a minimum of 6.0 m deep, shall be constructed at the rear of each lot. Such hard surface parking pad shall include an underground electrical power connection with outlet on a post 1.0 m in height, located within 1.0 m of the parking pad.
 - iii. Parking spaces may be in tandem and may include one Garage space. Where a driveway provides access to a parking space within a Garage, the Development Officer may consider the driveway as a second parking space that is in tandem to the parking space.
 - k. All roof drainage shall be directed away from buildings and to a public roadway, including a Lane, or to a drainage work. Applications for a Development Permit shall include a detailed drainage plan showing the proposed drainage of the Site.

- l. A maximum of one Dwelling per Site shall be allowed, except where Group Homes, Limited Group Homes, Semi-detached Housing, Secondary Suites, Garage Suites or Garden Suites are allowed and may thereby constitute two Dwellings on a Site.
- m. Secondary Suites shall comply with Section 86 of this Bylaw, except that:
 - i. The minimum Site area for a Single Detached Dwelling containing a Secondary Suite is 284 m².
- n. Garage Suites and Garden Suites shall comply with Section 87 of this Bylaw, except that:
 - i. The minimum Site area shall be 284 m².
 - ii. The maximum Height shall be 7.5 m.
- o. Signs shall comply with the regulations found in Schedule 59A.
- p. Future development shall generally be in accordance with the intent of Appendix "A" which is conceptual in nature.

5. Additional Development Regulations

- 1. Municipal addresses shall be required for each Lot and be attached to each Garage visible from the Lane.
- 2. Every Site shall display the municipal address of each Dwelling affixed to the Garage or principal Dwelling, visible from the Alley.
- 3. Streetlighting shall be provided within a 1.5 m easement abutting the adjacent Lane.



- LEGEND**
- SINGLE DETACHED
 - GREENWAY
 - PARK
 - ARCHITECTURAL FEATURE FOCAL POINT
 - PEDESTRIAN CROSSING
 - SHARED USE PATH
 - 1.5m SIDEWALK
 - SUBDIVISION BOUNDARY



CHAPPEL GREENWAY HOUSING

APPENDIX "A" SITE PLAN

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