

Edmonton Zoning Bylaw

(DC2) DIRECT DEVELOPMENT CONTROL PROVISION

Secord (9204 Winterburn Road NW)

1. General Purpose

To allow Row Housing to be developed on individual shallow lots.

2. Area of Application

This Provision shall apply to a portion of SE ¼ 36-52-26, located west of Secord Drive, north of 93 Avenue NW, as shown on Schedule “A” of the Bylaw adopting this Provision and as identified on the attached Appendix “A”.

3. Uses

- a) Child Care Services
- b) Limited Group Home
- c) Major Home Based Business
- d) Minor Home Based Business
- e) Residential Sales Centre
- f) Row Housing
- g) Urban Gardens
- h) Urban Outdoor Farms
- i) Fascia On-premises Signs

4. Development Regulations

- a) The development shall be in accordance with these regulations and in general accordance with Appendix B.
- b) The minimum Site area shall be 102 m².
- c) The minimum Lot Width shall be in accordance with Table 1.

| | |
|--|-------|
| i. Row Housing – internal Dwelling | 3.65m |
| ii. Row Housing – end Dwelling | 4.26m |
| ii. Row Housing – corner Dwelling, abutting the flanking public roadway, other than a Lane | 6.7m |

- d) The minimum Site depth shall be 25 m.
- e) The minimum Front Setback shall be 4.5 m.
- f) The minimum Rear Setback shall be 5.5 m.
- g) The minimum Side Setback shall be 1.2 m, except that on a Corner Site, the minimum Side
- h) Setback abutting the flanking public roadway, other than a Lane, shall be 2.4 m.

- i) The maximum total Site Coverage shall be in accordance with Table 2, inclusive of the attached Garage:

| Table 2 Maximum Site Coverage – Individual Lots | Principal building with attached Garage |
|---|--|
| i. Row Housing – internal Dwelling | 55% |
| ii. Row Housing – end Dwelling | 45% |
| iii. Row Housing – corner Dwelling, abutting the flanking public roadway, other than a Lane | 40% |

- j) The maximum Height shall not exceed 13 m.
- k) Each Dwelling unit shall provide a minimum 15m² of private outdoor Amenity Area.
- l) Each Dwelling within Row Housing shall be individually defined through a combination of architectural features that may include variations in the rooflines, projection or recession of the façade, porches or entrance features, building materials, or other treatments.
- m) On Corner Sites the façades of a principal building abutting the Front Lot Line and flanking Side Lot Line shall use consistent building materials and architectural features, and shall include features such as windows, doors, or porches.
- n) Row Housing shall not repeat the same architectural features more than six times on a block face.
- o) Vehicular access shall be from a Lane.
- p) Signs shall comply with the regulations found in Section 59A.

DRAFT

Appendix B – Conceptual Site Plan

