

Note: This is a draft zone. Changes may be made during the review process.

(DC1) DIRECT DEVELOPMENT CONTROL PROVISION

GLENRIDDING RAVINE

(Area A)

1. General Purpose

To provide for Single Detached Housing and Semi-detached Housing with slightly increased site coverage.

2. Area of Application

This Provision shall apply to a portion of NW 15-51-25-W4M, south of Rabbit Hill Road and east of 170 Street SW, Glenridding Ravine, as shown on Schedule "A" attached to the Bylaw adopting this Provision.

3. Uses

1. Duplex Housing
2. Garden Suites
3. Limited Group Homes
4. Minor Home Based Business
5. Residential Sales Centre
6. Secondary Suites
7. Semi-detached Housing
8. Single Detached Housing
9. Urban Gardens
10. Fascia On-premises Signs

4. Development Regulations

- a. Site regulations for Single Detached Housing:
 - i. the minimum Site area shall be 330.0 m²
 - ii. the minimum Site Width shall be 11.0 m
 - iii. the minimum Site depth shall be 30.0 m
- b. Site regulations for Semi-detached Housing and Duplex Housing:
 - i. the minimum Site area shall be 402.0 m²
 - ii. the minimum Site Width shall be 13.4 m
 - iii. the minimum Site depth shall be 30.0 m
- c. The maximum Height shall not exceed 10.0 m.
- d. Maximum Site Coverage shall be as follows:

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	Principal Dwelling/ building	Accessory building	Principal building with attached Garage	Total Site Coverage
i. Single Detached Housing	33%	14%	47%	47%
ii. Semi-detached and Duplex Housing	35%	17%	50%	50%

- e. The minimum Front Setback shall be established on the following basis:
 - i. 5.5 m for Single Detached Housing, Semi-detached Housing or Duplex Housing with front or flanking access to required off-street parking space or an attached Garage or a Garage that is an integral part of the Dwelling; and
 - ii. 4.5 m for Single Detached Housing, Semi-detached Housing or Duplex Housing with rear access to required off-street parking space or a Garage, except that:
 - A. the Front Setback may be less than 4.5 m, to a minimum of 3.0 m when a landscaped boulevard strip between the curb and the Walkway of the road cross section at the front of the Site is provided as per the City of Edmonton Design and Construction Standards.
- f. The minimum Rear Setback shall be 7.5 m, except on a Corner Site, where a Dwelling with an attached Garage faces the flanking public roadway, it may be reduced to 4.5 m.
- g. Side Setbacks shall be established on the following basis:
 - i. Side Setbacks shall be a minimum of 1.2 m on each side;
 - ii. on a Corner Site where the building faces the Front Lot Line or the Side Lot Line, the minimum Side Setback abutting the Side Lot Line flanking the public roadway shall be 2.4 m; and
 - iii. Notwithstanding Section 50.3.4(b), a Garage or Accessory building or structure may be located not less than 0.6 m from the Side Lot Line, where the vehicle doors of the Garage face a Lane Abutting the Site.
- h. On-Site parking shall be located in accordance with Section 50 of this Bylaw. On-Site parking shall be provided within a Garage. A mutual Garage may be constructed on the common property line to the satisfaction of the Development Officer.
- i. General Site Landscaping shall be developed in accordance with the following:
 - i. one deciduous tree or one coniferous tree, and two shrubs shall be required in the Front Yard for each principal Dwelling, except where the Front Setback is 4.5 m or less, and a landscaped boulevard is provided in accordance with subsection 4(5)(b)(i) of this Provision, the tree may be placed within the Rear or Side Yard, rather than the Front Yard;
 - ii. all applications for a Development Permit shall include a Site plan that identifies the location, species and size of Landscaping required in subsection 4(9)(a) of this Provision; and

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- iii. all required Landscaping shall be consistent with the relevant requirements of Section 55 of this Bylaw.
- j. Separation Space shall be provided in accordance with Section 48 of this Bylaw, except that it shall not be required:
 - i. where side walls of abutting buildings face each other and habitable windows are not located directly opposite each other, such that privacy is not impacted and:
 - ii. in the case of Dwellings on separate Sites, each development complies with the minimum Side Setback requirements for each Dwelling; and
 - iii. in the case of Dwellings on the same Site, the separation distance between Dwellings is at least equal to the total of the minimum Side Setback requirements for both Dwellings.
- k. Private Outdoor Amenity Area shall be provided on Site in accordance with Section 47 of this Bylaw.
- l. The maximum number of Dwellings per Site shall be as follows:
 - i. where Semi-detached Housing and Duplex Housing are allowed in this Zone, a maximum of two Dwellings per Site shall be allowed; and
 - ii. where Single Detached Housing is developed in this Zone, a maximum of one Dwelling per Site, and, where the provisions of this Bylaw are met, up to one Secondary Suite shall be allowed.
- m. Each Dwelling within Semi-detached 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.
- n. 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.
- o. Except for Garden Suites and Secondary Suites, each Dwelling that has direct access to Grade shall have an entrance door or entrance feature facing a public roadway, other than a Lane. On Corner Sites, the entrance door or entrance feature may face either the Front Lot Line or the flanking Side Lot Line.
- p. Secondary Suites shall comply with Section 86 of this Bylaw.
- q. Signs shall comply with the regulations found in Schedule 59A
- r. Urban Gardens shall comply with Section 98 of this Bylaw.

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(Area B)

1. General Purpose

To provide for Row Housing with slightly increased site coverage.

2. Area of Application

This Provision shall apply to a portion of NW 15-51-25-W4M south of Rabbit Hill Road and east of 170 Street SW, Glenridding Ravine, as shown on Schedule "A" attached to the Bylaw adopting this Provision.

3. Uses

- a. Minor Home Based Business
- b. Residential Sales Centre
- c. Row Housing
- d. Urban Gardens
- e. Fascia On-premises Signs

4. Development Regulations

- a. Site Area and Site Dimensions for individual Dwelling shall be in accordance with the following:

	Minimum Site Area	Minimum Site Width	Minimum Site Depth
i. Row Housing internal Dwelling	150 m ²	5.0 m	30.0 m
ii. Row Housing end Dwelling	186 m ²	6.2 m	30.0 m

- b. The maximum Height shall not exceed 12.0 m.
- c. The maximum total Site Coverage shall be as follows:

	Principal Dwelling/ building	Accessory building	Principal building with attached Garage or where parking is provided underground
a. Row Housing – internal Dwelling	42%	20%	62%
b. Row Housing – end Dwelling	37%	17%	54%
c. Row Housing – corner Dwelling	34%	18%	52%

- d. The Front Setback shall be established on the following basis:
 - i. a minimum of 5.5 m, where access to required off-street parking is provided to the rear or flanking part of the Lot except that it shall be:
 - A. a minimum of 3.0 m where a treed landscaped boulevard is provided;

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- B. a minimum of 5.5 m where a front attached Garage forms an integral part of the Dwelling, except in the case of a private roadway, the minimum shall be 6.0 m
- e. The minimum Rear Setback shall be 7.5 m, except the Rear Yard may be reduced to 5.5 m where an attached Garage is provided.
- f. Minimum Side Setbacks shall be provided, on the following basis:
 - i. 1.2 m excepting a Side Yard abutting a flanking roadway; and
 - ii. 2.4 m where the Side Yard abuts a flanking public roadway other than a Lane.
- g. Separation Space shall be provided in accordance with Section 48 of this Bylaw, except that it shall not be required:
 - i. where side walls of abutting buildings face each other and habitable windows are not located directly opposite each other, such that privacy is not impacted and:
 - A. in the case of Dwellings on separate Sites, each development complies with the minimum Side Setback requirements for each Dwelling;
 - B. in the case of Dwellings on the same Site, the separation distance between Dwellings is at least equal to the total of the minimum Side Setback requirements for both Dwellings.
- h. Minimum Private Outdoor Amenity Areas shall be provided as follows:
 - i. a minimum of 30 m² per Dwelling unit, at Grade, shall be provided; and
 - ii. the Outdoor Amenity Area shall be permanently retained as open space, unencumbered by an Accessory building or future additions
- i. Maintenance and/or drainage and utility easement(s) may be required between abutting buildings and/or through private yards of one or more Dwellings to ensure adequate access for property, drainage and utility maintenance.
- j. Front attached Garages shall not be permitted where a Site or a Lot has vehicular access from a Lane.
- k. Where detached rear parking Garages are developed, the maximum width of the building containing the Garage(s) shall not exceed 24 m.
- l. No outdoor parking, trash collection or outdoor storage areas shall be developed within 3.0 m of any property line that abuts a Site zoned to allow Single Detached Housing as a Permitted Use.
- m. Signs shall comply with the regulations found in Schedule 59A.
- n. 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.
- o. 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.
- p. Row Housing shall not repeat the same architectural features more than six times on a block face.

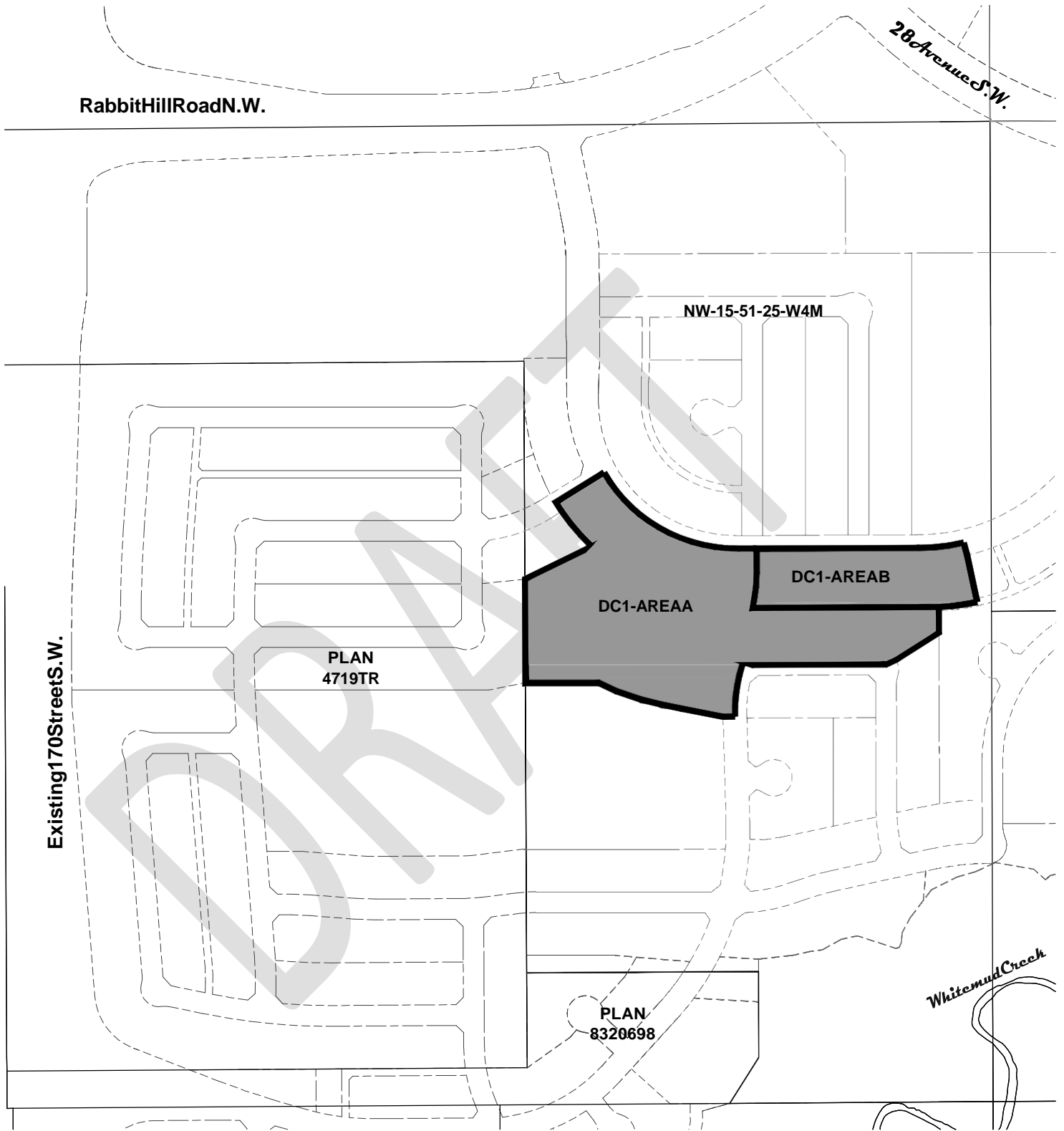
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- q. Site design for Row Housing developments of six or more attached Dwellings shall include entry transitions such as steps, decorative Fences, gates, hedges, low walls, and planting beds in the Front Yard.
- r. Each Dwelling shall have an entrance door or entrance feature facing a public roadway, other than a Lane. On Corner Sites, the entrance door or entrance feature may face either the Front Lot Line or the flanking Side Lot Line.
- s. Urban Gardens shall comply with Section 98 of this Bylaw.

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Schedule "A"



DC-1 Site Location