

DC2 Narrative

This proposal is to rezone the Property (11211 99 Avenue NW; Lot 81, Block 12, Plan NB) from the current DC1 zoning to DC2 (site specific development control provision) to redevelop the property with a single-family dwelling.

Quite possibly one of the smallest residential lots in the City of Edmonton (at approximately 1,250 sq. ft.), the Property has sat idle for decades as the current building has slowly fallen into disrepair and has become all but uninhabitable. As a small, and challenging development site, the Property requires a specific site provision.

This application to rezone the Property is to provide the opportunity for redevelopment as the current zoning does not address the challenges of such a small lot.

Proposed DC2 Provision

DC2 Site Specific Development Control Provision

DC2.1 General Purpose

To accommodate the development of a single-family dwelling characteristic of an urban setting, with an emphasis on quality of architecture, smaller setbacks, high site coverage, and reduced private amenity requirements.

DC2.2 Area of Application

This Provision shall apply to an approximately 115.82 m² site legally described as Lot 81, Block 12, Plan NB in the Oliver neighbourhood, as shown on Schedule A adopting this Provision.

DC2.3 Permitted Uses

- a. Single-family dwelling
- b. Minor Home-Based business

DC2.4 Development Regulations

- 1) The development shall be in general accordance with the attached Appendix (listed below).
 - a) Appendix 1: Site Plan
 - i) The minimum Site area shall be 71.49 m².

- ii) A maximum of 1 Dwelling unit shall be permitted.
 - iii) The maximum Height shall not exceed 11 m.
 - iv) The Front Setback shall be a minimum of 1.8 m and a maximum of 2.5 m.
 - v) Minimum Side Setbacks shall be provided, on the following basis:
 - (1) 0.8 m along the west Lot line abutting the Side Lane
 - (2) 0.8 m along the east Lot line
 - (3) The Rear Setback shall be a minimum of 1 m.
 - vi) The maximum Site Coverage shall be 62%
 - vii) A solid uniform fence, 1.8 m in height, shall be installed along the south, east and west property lines except within the required Front Yard.
- 2) The single-family dwelling shall provide a minimum of 2 bedrooms.

DC2.5 Urban Design and Built Form

- 1) The single-family dwelling shall have either a garage or car port.
- 2) The single-family dwelling shall be oriented to front onto 99 Avenue, with a well-defined front door with access to the ground level, leading to a public sidewalk.
- 3) Exterior lighting associated with the development shall be designed, located or screened to reduce impacts on adjacent off-site residential units.

DC2.6 Parking and Access

- 1) Off-street Parking shall be provided in either a single-car Garage or Carport incorporated into the rear of the building with access from the alley to the west of the building.

DC2.7 Landscaping

- 1) Landscaping will be minimal due to the limited area available for planting trees or shrubs in the setback.