

Edmonton Zoning Bylaw 12800

(DC2) DIRECT DEVELOPMENT CONTROL PROVISION

The Uplands (2303 - 199 Street NW)

1. General Purpose

To allow Row Housing to be developed on individual shallow lots with private amenity area within a fenced front yard.

2. Area of Application

This Provision shall apply to a portion of SW ¼ 5-52-25-4, located east of 199 Street and north of 23 Avenue, The Uplands, 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 Homes
- 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) Notwithstanding Section 720.3(2) of the Zoning Bylaw, no Site Plan is appended to this provision.”
- b) The minimum Site area shall be 106 m² per Row Housing Dwelling.

- c) The minimum Lot Width shall be in accordance with Table 1.

Table 1 Minimum Lot Width – Individual Lots	
i. Row Housing – internal Dwelling	4.2 m
ii. Row Housing – end Dwelling	5.4 m
iii. Row Housing – corner Dwelling, abutting the flanking public roadway, other than a Lane	6.7 m

- 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:
- i. On a Corner Site, the minimum Side Setback abutting the flanking public roadway, other than a Lane, shall be 2.4 m; and
- h) 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%

- h) The maximum Height shall not exceed 13 m.
- i) Each Dwelling unit shall provide a minimum 15m² of private outdoor Amenity Area that shall include fenced front yards.

- j) 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.
- k) 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.
- l) Row Housing shall not repeat the same architectural features more than six times on a block face.
- m) Signs shall comply with the regulations found in Section 59A.