

## PROPOSED (DC1) DIRECT DEVELOPMENT CONTROL PROVISION, KESWICK

### (Area A)

#### 1. General Purpose

To provide for lane access, Single Detached Housing with either rear attached garages and reduced site depth or the opportunity to develop both Garden Suites and Secondary Suites in conjunction with the principal dwelling.

#### 2. Area of Application

This Provision shall apply to a portion of Lot A, Block 1, Plan 2220972, identified as Area “A”, in Schedule “A” of the Charter Bylaw adopting this Provision, Keswick.

#### 3. Uses

- a. Child Care Services
- b. Garden Suite
- c. Major Home Based Business
- d. Minor Home Based Business
- e. Residential Sales Centre
- f. Secondary Suite
- g. Single Detached Housing
- h. Supportive Housing, restricted to Limited Supportive Housing
- i. Urban Gardens

#### 4. Development Regulations

- a. The minimum Site Area shall be in accordance with Table 1 as follows:

Table 1: Minimum Site Area	
Single Detached Housing	171 m <sup>2</sup>
Single Detached Housing, Zero Lot Line Development	150 m <sup>2</sup>

- b. The minimum Site Width shall be in accordance with Table 2 as follows:

Table 2: Minimum Site Width	
Single Detached Housing	7.0 m
Single Detached Housing, Zero Lot Line Development	7.0 m

- c. The minimum Site Depth shall be 23.5 m
- d. The maximum Height shall not exceed 12.0 m.
- e. The minimum Front Setback shall be 4.0 m.
- f. The minimum rear Setback shall be 5.5 m, except that:
  - i. it shall be 1.2 m for a rear attached garage.
- g. The minimum Side Setback shall be 1.2 m, except that:
  - i. it shall be 2.4 m where the Side Yard Abuts a public roadway other than a Lane or local roadway.
  - ii. it shall be 1.8 m where the Side Yard Abuts a flanking local roadway.
  - iii. Zero Lot Line Development shall be permitted where:
    - A. The other Side Setback is a minimum of 1.5 m;
    - B. All roof leaders from the Dwelling are connected to the individual storm sewer service for each Lot;
    - C. No roof leader discharge shall be directed to the maintenance easement;
    - D. the owner of a Lot within a development proposed for the Zero Lot Line Development and the owner of the adjacent Lot shall register, on titles for all adjacent lots, a 1.5 m private maintenance easement that provides for:
      - 1. a 0.3 m eave encroachment easement with the requirement that the eaves must not be closer than 0.9 m to the eaves of the building on an adjacent parcel;
      - 2. A 0.6 m footing encroachment easement; and
      - 3. Permission to access the easement area for maintenance of the properties.
    - E. The owner of the Site proposed for the Zero Lot Line Development shall register on all titles within the Zero Lot Line Development

Site, as well as all titles on the adjacent Site, a restrictive covenant and easement that:

1. Requires a drainage swale constructed to City of Edmonton Design and Construction Standards; and
2. Provides for the protection of drainage of the Site, including the right for water to flow across Lots and the requirement not to inhibit the flow of water across Lots.

F. The owner of the Site proposed for the Zero Lot Line Development shall register a utility easement(s) on, where necessary, all Lots within the Zero Lot Line development and the Abutting Lots to ensure adequate access for utility maintenance.

- h. The Side Setback for a Garage in a Zero Lot Line Development may only be reduced to zero where:
  - i. a 1.5 m private maintenance easement identical to that registered for the principal building is provided on the Abutting Lot;
  - ii. all roof leaders from Accessory buildings are connected to the individual storm sewer service for each Lot or directed to drain directly to an adjacent Lane; and
  - iii. no roof leader discharge shall be directed to the maintenance easement.
- i. Corner Sites shall have flanking side treatments similar to the front elevation.
- j. The maximum Site Coverage per dwelling shall be in accordance with Table 3 as follows:

Table 3: Maximum Site Coverage				
	Total	Principal Building	Accessory Building	Principal Building with attached Garage
Single Detached Housing	55%	35%	20%	55%
Single Detached Housing, Zero Lot Line	65%	45%	20%	65%

- k. Notwithstanding Section 55, where a lot is less than 225 m<sup>2</sup>, landscaping shall be provided in accordance with the following:
  - i. A minimum of 1 tree and three shrubs.
- l. Where the Site Abuts a Lane, vehicular access shall be from the Lane.
- m. Where a lot is greater than 225 m<sup>2</sup>, one Secondary Suite and one Garden Suite may each be developed in conjunction with a Single Detached House on the same lot.
- n. Signs shall comply with the regulations found in Schedule 59A.

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## (DC1) DIRECT DEVELOPMENT CONTROL PROVISION

### (Area B)

#### 1. General Purpose

To provide a district for shallow lot Multi-unit Housing in the form of row housing, and Semi-detached Housing with rear attached garages.

#### 2. Area of Application

This Provision shall apply to a portion of Lot A, Block 1, Plan 2220972, identified as Area B, in Schedule “A” of the Charter Bylaw adopting this Provision, Keswick.

#### 3. Uses

- a. Child Care Services
- b. Major Home Based Business
- c. Minor Home Based Business
- d. Residential Sales Centre
- e. Multi-unit Housing, in the form of row housing
- f. Semi-detached Housing
- g. Urban Gardens

#### 4. Development Regulations

- a. Principal Dwellings within row housing developments shall be articulated through the use of architectural features, materials, setbacks, and stepbacks to provide a variable building facade.
- b. Row housing shall not exceed five Dwellings per building.
- c. The minimum Site Area shall be in accordance with Table 1 as follows:

Table 1: Minimum Site Area	
Semi-detached Housing	147 m <sup>2</sup>
row housing - internal Dwelling	92 m <sup>2</sup>
row housing - end Dwelling	121 m <sup>2</sup>

- d. The minimum Site Width shall be in accordance with Table 2 as follows:

Table 2: Minimum Site Width	
Semi-detached Housing	6.7 m
row housing - internal Dwelling	4.2 m
row housing - end Dwelling	5.5 m

- e. The minimum Site Depth shall be 22 m.
- f. The maximum Height shall not exceed 12.0 m.
- g. The minimum Front Setback shall be 4.0 m.
- h. The minimum rear Setback shall be 5.5 m, except that:
- i. Verandas or any other architectural features which are of a similar character, are permitted to project to a maximum of 2.5 m into the rear setback.
- i. The minimum required Side Setback shall be 1.2 m, except that:
- i. The minimum Side Setback abutting a public roadway, other than a Lane shall be 2.4 m.
- j. On Corner Sites the Facades of a principal building adjacent to 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.
- k. The maximum Site Coverage per dwelling shall be in accordance with Table 3 as follows:

Table 3: Total Maximum Site Coverage	
Semi-detached Housing	45%
row housing - internal Dwelling	61%
row housing - end Dwelling	45%

- l. Notwithstanding Section 55, landscaping shall be provided in accordance with the following:

- i. A minimum of 1 tree and three shrubs per dwelling.
  - ii. Target a split of 50/50 coniferous and deciduous trees and shrubs on a block face.
- m. Signs shall comply with the regulations found in Schedule 59A.

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