

(DC1) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION

Part IV Edmonton Zoning Bylaw

Section DC1.XXXX

1. General Purpose

The purpose of this zone is to provide for single detached, semi-detached, and/or duplex housing forms as part of a Multi-unit Project Development in the Aster neighbourhood.

2. Area of Application

This Provision shall apply to the South half of SW-5-52-23-4, as shown on Schedule "A" of the Bylaw adopting this provision, Aster.

3. Uses

1. Duplex Housing
2. Minor Home Based Business
3. Residential Sales Centre
4. Secondary Suites
5. Single Detached Housing
6. Semi-detached Housing
7. Special Event
8. Supportive Housing, Restricted to Limited Supportive Housing
9. Urban Gardens
10. Urban Outdoor Farms
11. Fascia On-premises Signs
12. Freestanding On-premises Signs
13. Temporary On-premises Signs

4. Development Regulations for Uses

1. Multiple principal Dwellings in the form of Single Detached Housing, Semi-detached Housing, and Duplex Housing may be constructed as part of a Multi-unit Project Development.
2. Signs shall comply with Schedule 59A of the Zoning Bylaw.

DC2.XXX.4. Development Regulations

1. The minimum Setback shall be 4.5 m from the North, South, East and West sides.
2. The maximum Height shall be 12.0 m.
3. The maximum total Site Coverage, excluding Common Amenity Area and private roads shall be 55%.
4. The minimum density shall be 25 units per hectare.
5. The minimum number of principal dwellings shall be 75.
6. The minimum width of a private road right of way shall be 7.0 m to accommodate a two-way drive aisle.
7. All garage doors shall be a minimum of 4.5 metres from an internal roadway.
8. All garages shall be accessed from private internal roadways.
9. A detailed landscape plan for the Site shall be provided in accordance with the Zoning Bylaw.
10. A minimum Amenity Area of 15 m² per Dwelling shall be provided. Additional Amenity Area may be provided in the form of a common Amenity Area, as generally indicated on Appendix I.
11. Notwithstanding Section 48, the minimum Separation Space between principal buildings on the same Site shall be 1.5 m.