

(DC1) DIRECT DEVELOPMENT CONTROL PROVISION

1. General Purpose

The purpose of this Zone is to provide the opportunity for more efficient utilization of suburban areas through increased density of Single Detached Housing by reducing one Side Setback to zero metres.

2. Area of Application

This provision shall apply to a portion of Lot 2, Block 1, Plan 132 0813 located west of 66 Street NW and south of Anthony Henday Drive and to a portion of Lot 1, Block 1, Plan 112 3855 located west of 82 Street NW and south of Anthony Henday Drive, as shown on Schedule "A" of the Bylaw adopting this Provision, Crystallina Nera East and Crystallina Nera West

3. Uses

- a. Limited Group Homes
- b. Minor Home Based Business
- c. Residential Sales Centre
- d. Secondary Suites
- e. Single Detached Housing
- f. Urban Gardens
- g. Fascia On-premises Signs

4. Development Regulations

- a. The minimum Site Area shall be 240 m² for each Single Detached Dwelling.
- b. The minimum Site Width shall be 7.6 m. In this Zone, the Site Width on pie shaped lots shall be measured 9.0 m into the Site from the front property line.
- c. The minimum Site Depth shall be 30.0 m.
- d. The maximum Height shall not exceed 10.0 m, in accordance with Section 52 of the Zoning Bylaw.
- e. The maximum total Site Coverage shall not exceed 50%, inclusive of the attached Garage and any other Accessory Buildings.
- f. The minimum Front Setback shall be 5.5 m.
- g. The minimum Rear Setback shall be 7.5 m, except in the case of a corner Site it shall be 4.5 m.
- h. The minimum Side Setback shall be 1.5 m, except that:
 - i. on a corner Site where the building fronts on the Front Setback, the minimum Side Setback flanking the public roadway shall be 2.4 m; and
 - ii. the minimum Side Setback flanking an abutting walkway or Lane shall be

- 1.2 m.
- i. One Side Setback may be reduced to 0 m where:
 - i. The owner of the adjacent Site register against title, a private maintenance easement a minimum of 1.5m wide that provides for:
 - A. A 0.30 m eave encroachment easement with the requirement that the eaves must not be closer than 0.90 m to the eaves on the adjacent building;
 - B. A 0.60 m footing encroachment easement; and
 - C. A drainage swale, constructed as per the City of Edmonton Design and Construction Standards; and
 - D. Permission to access the easement area for maintenance of both properties.
 - j. All roof drainage shall be directed away from buildings and to a public roadway, including a Lane, or to a drainage work. Applications for Development Permit shall include a detailed drainage plan showing the proposed drainage of the Site.
 - k. Single Detached Housing shall be developed in accordance with the following regulations:
 - i. All Dwellings shall include a front attached Garage;
 - ii. Identical floor plans with similar front elevations must be separated by a minimum of one lot unless finishing treatments are substantially different;
 - iii. A graduated transition between bungalow and two Storey designs is required for Abutting lots. The transition may includes varied roof lines, architectural projections or the interjection of bi-level or split-level designs; and
 - iv. Dwellings on corner Sites shall have flanking side treatments similar to the front elevation.
 - l. Separation space shall be provided in accordance with Section 48 of the Zoning Bylaw, except that it shall not be required:
 - i. Between Dwellings where a minimum Side Setback of 1.2 m has been provided on the abutting Site.
 - ii. Where side walls of Abutting buildings face each other and Habitable Room windows are not located directly opposite each other, such that privacy is not impacted.
 - m. On-site parking shall be provided in accordance with Section 54 of the Zoning Bylaw, notwithstanding the following:
 - i. for Sites with reduced Side Setbacks, including Sites where one Side Setback is reduced to zero, the Garage or Parking Area shall not encroach on the private maintenance easement.
 - n. A maximum of one Dwelling per Lot shall be allowed in this Zone. Except where Secondary Suites are allowed, then two Dwellings per Lot shall be allowed.
 - o. Signs shall comply with Section 59 and Schedule 59A of the Zoning Bylaw.
 - p. Secondary Suites shall comply with Section 86 of the Zoning Bylaw, except that the minimum Site Area shall be reduced to 240 m².
 - q. Limited Group Homes shall comply with the Section 96 of the Zoning Bylaw.

- r. Landscaping shall comply with Section 55 of the Zoning Bylaw.
- s. Urban Gardens shall comply with Section 98 of the Zoning Bylaw.

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