



**(DC1) DIRECT DEVELOPMENT CONTROL PROVISION**

**DC2.XXX.1. General Purpose**

The purpose of this Zone is to provide for a mix of low density housing types including Single Detached, Semi-detached, and Zero Lot Line Development.

**DC2.XXX.2. Area of Application**

This provision shall apply to Lot 4, Block 1, Plan 1723270 as shown on Schedule "A" of the Bylaw adopting this provision.

**DC2.XXX.3. Uses**

- a. Garden Suites
- b. Group Homes
- c. Limited Group Homes
- d. Major Homes Based Business
- e. Minor Home Based Business
- f. Residential Sales Centre
- g. Secondary Suites
- h. Semi-detached Housing
- i. Single Detached Housing
- j. Urban Gardens
- k. Urban Outdoor Farms
- l. Fascia On-premises Signs
- m. Temporary On-premises Signs

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### **DC2.XXX.4. Development Regulations**

1. Single Detached Housing and Semi-detached Housing may be developed as a Zero Lot Line Development.
2. the minimum Site Area per Dwelling shall be in accordance with Table 0(2) as follows:

Table 0(2) – Minimum Site Area		
	Primary vehicular access is not from a Lane	Primary vehicular access is from a Lane
(a) Single Detached Housing	225 m <sup>2</sup>	225 m <sup>2</sup>
(b) Single Detached Housing – Reduced Side Setback	219 m <sup>2</sup>	201 m <sup>2</sup>
(c) Semi-detached Housing	183 m <sup>2</sup>	183 m <sup>2</sup>
(d) Semi-detached Housing – Reduced Side Setback	183 m <sup>2</sup>	165 m <sup>2</sup>

3. The maximum total Site Coverage including Accessory buildings shall be in accordance with Table 0(3) as follows:

Table 0(3) – Maximum Site Coverage				
	Primary vehicular access is not from a Lane	Primary vehicular access is from a Lane	Principal Building	Accessory building
(a) Single Detached Housing	52%	54%	37%	17%
(b) Single Detached Housing – Reduced Side Setback	56%	60%	42%	18%
(c) Semi-detached Housing	55%	56%	38%	18%
(d) Semi-detached Housing – Reduced Side Setback	58%	62%	42%	20%

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4. the minimum Site Width per Dwelling shall be in accordance with Table 0(4) as follows:

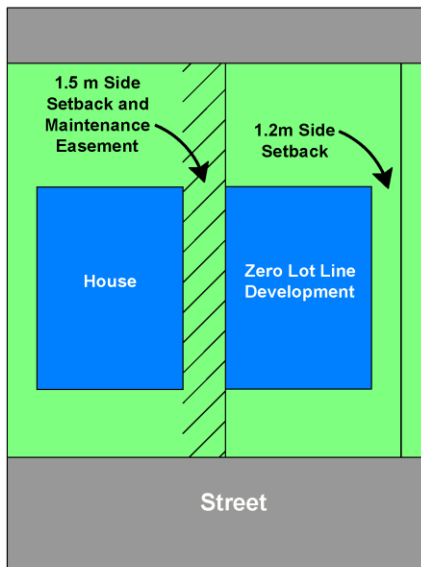
Table 0(4) – Minimum Site Width		
	Primary vehicular access is not from a Lane	Primary vehicular access is from a Lane
(a) Single Detached Housing	7.5 m	7.5 m
(b) Single Detached Housing – – Reduced Side Setback	7.3 m	6.7 m
(c) Semi-detached Housing	6.1 m	6.1 m
(d) Semi-detached Housing – – Reduced Side Setback	6.1 m	5.5 m

5. For Single Detached Housing, the Site Width on pie shaped lots shall be measured 9.0 m into the Site from the Front Lot Line.
6. The minimum Site Depth shall be 30 m.
7. The Front Setback shall be:
- a minimum of 4.5 m, where primary vehicular access to required off-street parking is provided to the rear or flanking part of the Lot, except that it shall be:
    - a minimum of 3.0 m where a Treed Landscaped Boulevard is provided along the Front Lot Line of the Site;
    - a minimum of 5.5 m where primary vehicular access to required off-street parking is provided to the front of the Lot, including when a front attached Garage forms an integral part of the Dwelling.
8. The minimum Rear Setback shall be 7.5 m, except in the case of a Corner Site, it may be reduced to 4.5 m.
9. The minimum Side Setback shall be 1.2 m, except that:
- One Side Setback may be reduced to 0.6 m provided that:
    - the Side Setback of the adjacent Lot Abutting the reduced Setback is a minimum of 1.2 m;
    - a private maintenance easement a minimum of 0.6 m in width shall be provided and registered on each title of land to ensure adequate access to the easement area for maintenance of the adjacent property;
    - notwithstanding the Zoning Bylaw, eaves shall be a minimum of 0.30 m from the property line;
    - Fences, walls and gates shall not be permitted within the Side Yard or on the Lot Line Abutting the Side Yard, except where the Side Yard Abuts a public roadway other than a Lane; and
    - all roof leaders from the Dwelling are connected to the individual storm sewer service for each Lot.

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- b. For Single Detached Housing and Semi-detached Housing the Development Officer may reduce one Site Side Setback to 0 m in accordance with subsection XXX.4(1); and,
- c. Where Abutting a Zero Lot Line Development, the minimum Side Setback adjacent to the Side Lot Line of the Zero Lot Line Development shall be increased to 1.5 m to allow for a shared maintenance easement, as illustrated in the figure below.



10. On a Corner Site where the building faces the Front Lot Line, the minimum Side Setback abutting the flanking public roadway other than a Lane shall be 2.4m
11. On a corner Site where the building faces the flanking Side Lot Line and the Garage is attached to the principal building, the distance between any portion of these vehicle doors and the flanking public roadway shall not be less than 4.5 m, except:
  - a. The flanking Side Setback may be reduced to 3.0 m where abutting a Treed Landscaped Boulevard.
12. Zero Lot Line Development shall be permitted where:
  - a. the owner of a Lot proposed for the Zero Lot Line Development and the owner of the adjacent Lot shall register, on title for both adjacent lots, a 1.5 m private maintenance easement that provides for:
    - i. a 0.30 m eave encroachment easement with the requirement that the eaves must not be closer than 0.90 m to the eaves of the building on an adjacent parcel;
    - ii. a 0.60 m footing encroachment easement; and
    - iii. permission to access the easement area for maintenance of the properties
  - 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; and

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13. Where vehicular access is not from the Lane, Zero Lot Line Development shall be restricted to only one side of a public roadway and shall not be allowed on collector roadways.
14. For Sites proposed for a Zero Lot Line Development of Semi-detached Housing, 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:
  - a. requires a drainage swale constructed to City of Edmonton Design and Construction Standards; and
  - b. 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.
15. The maximum building Height shall not exceed 10.0 m, in accordance with Section 52.
16. For Semi-detached Housing, including Lots within a Zero Lot Line Development Site, a Garage shall be located not less than 0.60 m from the Side Lot Line, except where erected on the common property line to the satisfaction of the Development Officer.
17. The Site Side Setback for a Garage in a Zero Lot Line Development may only be reduced to zero where:
  - a. a 1.5 m private maintenance easement identical to that registered for the principle building is provided;
  - b. 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
  - c. no roof leader discharge shall be directed to the maintenance easement.
18. On-Site parking shall be located in accordance with the Zoning Bylaw and provided in accordance with the following requirements:
  - a. Where a Site has primary vehicular access not from a Lane, the following regulations shall apply:
    - i. a front or side attached Garage shall be provided;
    - ii. where a Driveway provides access to a parking space within a Garage, the Development Officer may consider the Driveway as a second parking space that is in tandem to the parking space; and
    - iii. driveway widths shall be no wider than the width of the Garage.
  - b. Where a Site has primary vehicular access from a Lane, the following regulations shall apply:
    - i. a Garage, or a Hardsurfaced parking pad, shall be provided;
    - ii. the minimum distance from the Rear Lot Line to a Garage or Hardsurfaced parking pad shall be 1.2 m;
    - iii. A Hardsurfaced parking pad shall be a minimum width of 4.88 m and depth of 5.5 m. A Hardsurfaced parking pad shall include an underground electrical power connection with an outlet on a post approximately 1.0 m in Height, located within 1.0 m of the parking pad; and

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- iv. a Hardsurfaced walkway between the Garage or Hardsurfaced parking pad and an entry to the Dwelling shall be provided.
- 19. All required Landscaping shall be consistent with the relevant requirements of the Zoning Bylaw, except where:
  - i. the Front Setback is 4.5 m or less, and a landscaped boulevard is provided, required trees may be placed within the Rear or Side Yard, rather than the Front Yard.
- 20. Separation Space shall be provided in accordance with the Zoning Bylaw, except that it shall not be required:
  - a. between a Garden Suite and the associated principal Dwelling on the same Site; or
  - b. where side walls of abutting buildings face each other and habitable windows are not located directly opposite each other, such that privacy is not impacted.
- 21. Signs shall comply with the regulations found in the Zoning Bylaw.
- 22. Garden Suites shall comply with the Zoning Bylaw.
- 23. Urban Outdoor Farms shall comply with the Zoning Bylaw.
- 24. Urban Gardens shall comply with the Zoning Bylaw.
- 25. Section 55.10 of the Zoning Bylaw shall not apply.

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