

(DC1) DIRECT DEVELOPMENT CONTROL PROVISION Charlesworth

3404 Ellerslie Road SW and 404 34 Street SW

1. General Purpose

To provide a district for low density residential housing whereby homes front onto a greenway and vehicular access is provided by a public alley (“reverse housing”), providing an opportunity for a unique pedestrian-oriented development.

2. Area of Application

Portions of SE 25-51-24-W4M and Lot 1, Plan 9823999 containing 1.57 ha more or less; located in the Charlesworth Neighbourhood shown on Appendix “A” of the Bylaw adopting this Provision.

3. Permitted Uses

- a. Child Care Services
- b. Group Homes
- c. Limited Group Homes
- d. Minor Home Based Business
- e. Major Home Based Business
- f. Row Housing
- g. Semi-detached Housing
- h. Single Detached Housing
- i. Urban Gardens
- j. Fascia On-Premises Signs
- k. Freestanding On-premises Signs
- l. Residential Sales Centre
- m. Temporary On-premises Signs

4. Development Regulations

- a. Row Housing shall not exceed five Dwellings per building.
- b. Individual Dwellings within Row Housing developments shall be articulated through the use of architectural features, materials, setbacks, and stepbacks to provide a variable building façade.
- c. Single Detached Housing, Semi-detached Housing and Row Housing may be developed as a Zero Lot Line Development.
- d. Except for Zero Lot Line Development, the minimum Site Area shall be in accordance with Table 1 as follows:

1Table 1 – Minimum Site Area

i.	Single Detached Housing	221 m ²
ii.	Semi-detached Housing	187 m ²
iii.	Row Housing – internal Dwelling	130 m ²
iv.	Row Housing – end Dwelling	175 m ²

- e. The minimum Site Area per Dwelling in a Zero Lot Line Development shall be in accordance with Table 2 as follows:

2Table 2 – Minimum Site Area in a Zero Lot Line Development		
i.	Single Detached Housing	196 m ²
ii.	Semi-detached Housing – Dwelling on a Lot with Side Site Setback reduced to 0 m	153 m ²
iii.	Semi-detached Housing – Dwelling on a Lot Abutting a Lot with Side Site Setback reduced to 0 m	196 m ²
iv.	Row Housing	130 m ²

- f. Except for Zero Lot Line Developments, the minimum Site Width shall be in accordance with Table 3 as follows:

3Table 3 – Minimum Site Width		
i.	Single Detached Housing	7.6 m
ii.	Semi-detached Housing	6.7 m
iii.	Row Housing – internal Dwelling	4.8 m
iv.	Row Housing – end Dwelling	6.0 m

- g. The minimum Site Width in a Zero Lot Line Development shall be in accordance with Table 4 as follows:

4Table 4 – Minimum Site Width in a Zero Lot Line Development		
i.	Single Detached Housing	7.0 m
ii.	Semi-detached Housing – Dwelling on a Lot with Side Site Setback reduced to 0 m	5.5 m
iii.	Semi-detached Housing – Dwelling on a Lot Abutting a Lot with Side Site Setback reduced to 0 m	7.0 m
iv.	Row Housing	4.8 m

v. Row Housing – end Dwelling on a Lot Abutting a Lot with Side Site Setback reduced to 0 m	6.4 m
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- h. The minimum Site Depth shall be 27 metres.
- i. The maximum Height shall not exceed:
 - i. 12.0 m for all uses.
- j. The minimum Front Setback shall be 3.0m;
- k. Excluding Zero Lot Line Development, the minimum required Side Setback shall be 1.2 m;
- l. Notwithstanding 4.k, the minimum Side Setback abutting a public roadway, other than a Lane shall be 2.4 m.
- m. The minimum Rear Setback shall be 5.5 m.
- n. A Zero Lot Line Development shall only be permitted where:
 - i. The other Site Side Setback is a minimum of 1.5 m, except that:
 - A. The minimum Site Side Setback Abutting a public roadway other than a lane shall 2.4 m.
 - ii. All roof leaders from the Dwelling are connected to the individual storm sewer service for each Lot;
 - iii. No roof leader discharge shall be directed to the maintenance easement; and
 - iv. 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:
 - 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 of the building on an adjacent parcel;
 - B. A 0.60 m footing encroachment easement; and
 - C. Permission to access the easement area for maintenance of the properties.
 - v. Except for Sites proposed for a Zero Lot Line Development of Single 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.
 - vi. Except for Sites proposed for a Zero Lot Line Development of Single Detached Housing, 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.

- o. The Site 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;
 - 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.
- p. Corner Sites shall have flanking side treatments similar to the front elevation;
- q. Except for Zero Lot Line Development, the maximum Site Coverage per dwelling shall be in accordance with Table 5 as follows:

Table 5 – Maximum Site Coverage				
	Total Maximum Site Coverage	Principal building	Accessory building	Principal building with attached Garage
i. Single Detached Housing	47%	35%	18%	47%
ii. Semi-detached Housing	46%	41%	20%	46%
iii. Row Housing – Internal Dwelling	68%	55%	27%	68%
iv. Row Housing – End Dwelling	57%	43%	22%	57%

- r. The maximum Site Coverage per dwelling in a Zero Lot Line Development shall be in accordance with Table 6 as follows:

Table 6 – Maximum Site Coverage in a Zero Lot Line Development				
	Total Maximum Site Coverage	Principal building	Accessory building	Principal building with attached Garage
i. Single Detached Housing	53%	39%	19%	53%
ii. Semi-detached Housing – Dwelling on a Lot with a Side Site Setback reduced to 0 m	56%	49%	20%	56%
iii. Semi-detached Housing – Dwelling on a Lot Abutting a Lot with a Side Site Setback	45%	39%	19%	45%

reduced to 0 m				
iv. Row Housing – Internal Dwelling	68%	55%	27%	68%
v. Row Housing – End Dwelling on a Lot with a Side Site Setback reduced to 0 m	68%	55%	27%	68%
vi. Row Housing – End Dwelling Abutting a Lot with a Side Site Setback reduced to 0 m	48%	50%	25%	48%

- s. A minimum private yard area of 15 m² per dwelling shall be designated on the Site Plan for the active or passive recreation use of the occupants. This yard area shall be located immediately adjacent to, and with direct access from, the Dwelling it is intended to serve. Neither the width nor length of such a yard shall be less than 3.0 m. This minimum private yard may be located within a required yard. This yard shall be permanently retained as open space, unencumbered by an Accessory Building or future additions.
 - i. Notwithstanding provision 9 above, where an attached rear garage is provided, the length or width of the private yard area may be reduced but in no case shall be less than 15 m² per dwelling. Private yard area may also be provided on the rooftop of the principal dwelling or garage.
- t. On-site parking shall be provided in accordance with the following requirements:
 - 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 2.75 m;
 - iii. where no Garage is proposed, a Hardsurfaced parking pad to support a future Garage with a minimum width of 4.88 m and depth of 6.1 m shall be constructed a minimum distance of 2.75 m from the Rear Lot Line;
 - iv. for Semi-detached Dwellings or Row Housing, where no Garage is proposed, a Hardsurfaced parking pad to support a future Garage with a minimum width of 4.88 m and depth of 5.49 m shall be constructed a minimum distance of 2.75 m from the Rear Lot Line; and
 - v. any Hardsurfaced parking pad shall include an underground electrical power connection with an outlet on a post 1.0 m in Height, located within 1.0 m of the Hardsurfaced parking pad.
- u. All roof drainage shall be directed away from buildings and to a public roadway, including a Lane, or to a drainage work. Applications for a Development Permit shall include a detailed drainage plan showing the proposed drainage of the Site.
- v. Notwithstanding Section 55, landscaping shall be provided on a Site in accordance with the following:
 - i. Four plantings which can include any combination of trees, shrubs, or grasses
- w. Signs shall comply with the regulations found in Schedule 59A of the Zoning Bylaw.

5. Additional Development Regulations

- a. Municipal addresses shall be required for each lot and be attached to Garages visible from the Alley and Front.
- b. In cases where the Dwelling is not directly visible from a public roadway, streetlighting shall be provided within a 1.5 m easement abutting the adjacent alley.