

Edmonton Zoning Bylaw 12800

(DC1) DIRECT DEVELOPMENT CONTROL PROVISION

The Uplands (2303 - 199 Street NW)

1. General Purpose

To allow Row Housing to be developed on individual shallow lots with private amenity area within a fenced front yard.

2. Area of Application

This Provision shall apply to a portion of SW ¼ 5-52-25-4, located east of 199 Street and north of 23 Avenue NW, The Uplands, as shown on Schedule “A” of the Bylaw adopting this Provision.

3. Uses

- a) Child Care Services
- b) Limited Group Homes
- c) Major Home Based Business
- d) Minor Home Based Business
- e) Residential Sales Centre
- f) Row Housing
- g) Urban Gardens
- h) Urban Outdoor Farms
- i) Fascia On-premises Signs

4. Development Regulations

- a) The development shall be in accordance with these regulations and in general accordance with Appendix I.
- b) The minimum Site area shall be 106 m² per Row Housing Dwelling.

- c) The minimum Lot Width shall be in accordance with Table 1.

Table 1 Minimum Lot Width – Individual Lots	
i. Row Housing – internal Dwelling	4.2 m
ii. Row Housing – end Dwelling	5.4 m
iii. Row Housing – corner Dwelling, abutting the flanking public roadway, other than a Lane	6.7 m

- d) The minimum Site depth shall be 25 m.
- e) The minimum Front Setback shall be 4.5 m.
- f) The minimum Rear Setback shall be 5.5 m.
- g) The minimum Side Setback shall be 1.2 m, except that on a Corner Site, the minimum Side Setback abutting the flanking public roadway, other than a Lane, shall be 2.4 m.
- h) The maximum total Site Coverage shall be in accordance with Table 2, inclusive of the attached Garage:

Table 2 Maximum Site Coverage – Individual Lots	Principal building with attached Garage
i. Row Housing – internal Dwelling	55%
ii. Row Housing – end Dwelling	45%
iii. Row Housing – corner Dwelling, abutting the flanking public roadway other than a lane.	40%

- i) The maximum Height shall not exceed 13 m.
- j) Each Dwelling unit shall provide a minimum 15m² of private outdoor Amenity Area that shall include fenced front yards.

- k) Each Dwelling within Row Housing shall be individually defined through a combination of architectural features that may include variations in the rooflines, projection or recession of the façade, porches or entrance features, building materials, or other treatments.
- l) On Corner Sites the façades of a principal building abutting 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.
- m) Row Housing shall not repeat the same architectural features more than six times on a block face.
- n) Vehicular access shall be from a Lane.

- o) Signs shall comply with the regulations found in Section 59A.