

# **(DC1) DIRECT DEVELOPMENT CONTROL PROVISION KESWICK**

*Bylaw 19313  
June 9, 2020*

## **1703 - 184 Street SW**

### **(Area A)**

#### **1. General Purpose**

To provide for single detached housing uses on shallow lots with reduced prominence of garages along the streetscape, efficiently utilizing undeveloped suburban land.

#### **2. Area of Application**

This Provision shall apply to a portion of SW 21-51-25-4, north of King Wynd SW and east of 184 Street SW, Keswick, as shown on Schedule "A" and legally described on Schedule "B"; attached to the Bylaw adopting this Provision and as identified on Appendix "1," attached.

#### **3. Uses**

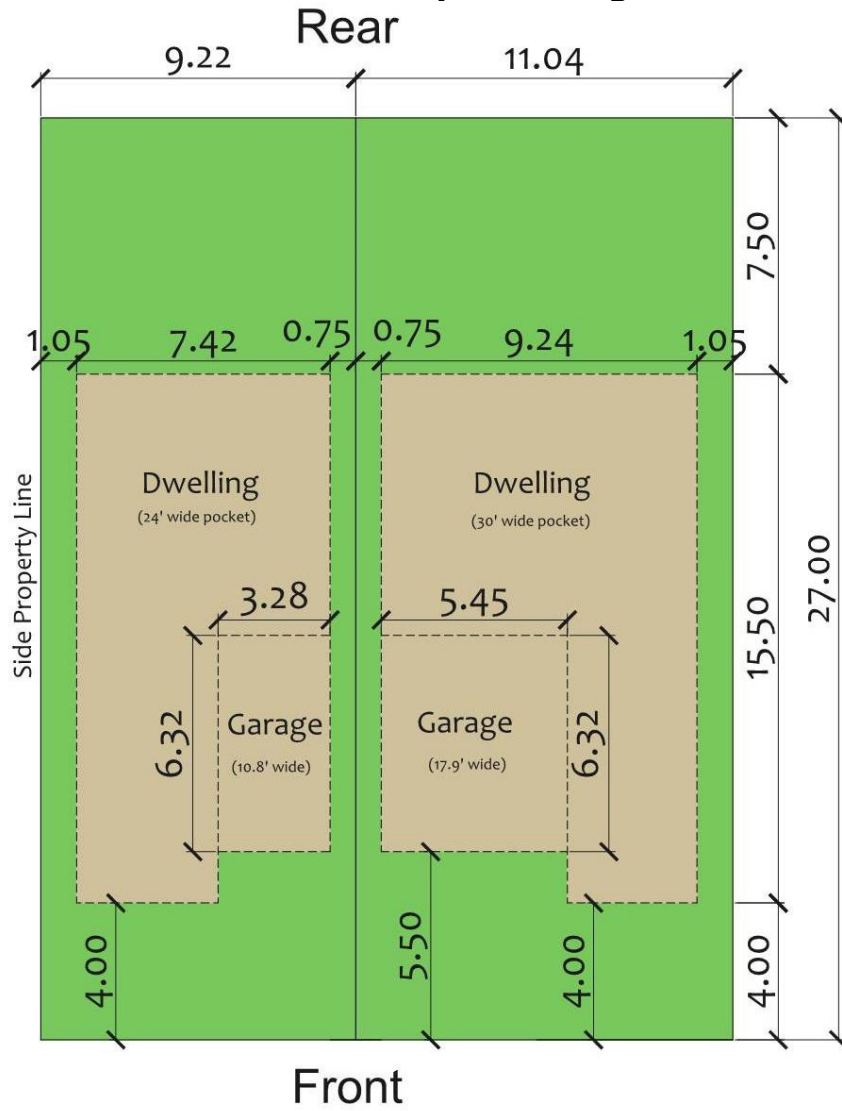
- a. Child Care Services
- b. Limited Group Home
- c. Minor Home Based Business
- d. Residential Sales Centre
- e. Single Detached Housing
- f. Fascia On-premises Signs
- g. Secondary Suite

#### **4. Development Regulations**

- a. The Site shall be developed in general accordance with the example; provided in Appendix 1, attached.
- b. Except as expressly modified herein, the development regulations specified in Section 115 of the Zoning Bylaw for (RSL) Residential Small Lot Zone shall regulate development of Single Detached Housing in this Provision.
- c. Notwithstanding Section 44.3(a) of the Zoning Bylaw, projections of Platform Structures shall not exceed 3.1 m into Rear Setbacks with a depth of at least 4.5 m.
- d. The minimum Site area shall be 240 m<sup>2</sup>.

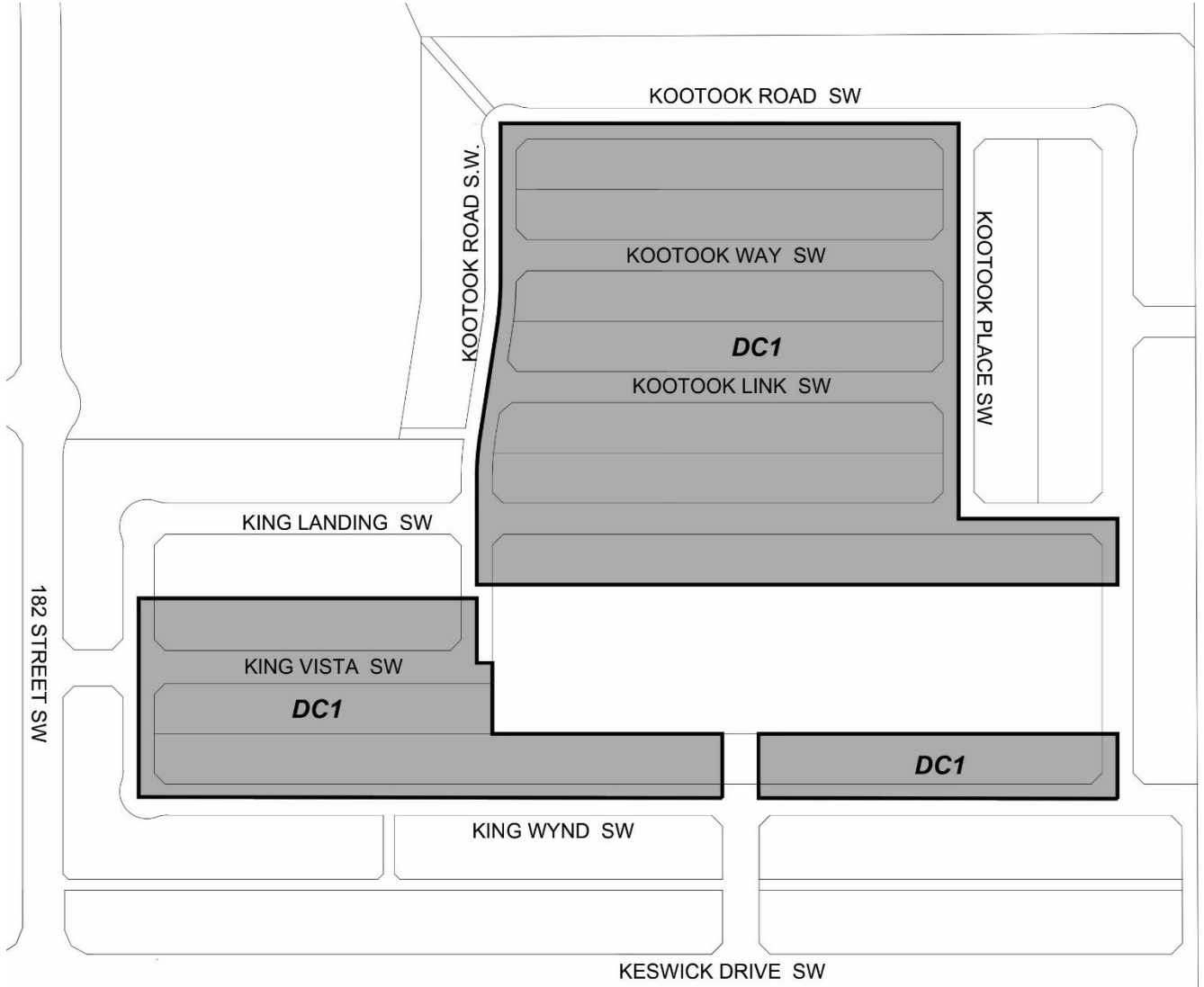
- e. The minimum Site depth shall be 27 m.
- f. The minimum Site Width shall be 9.1 m.
- g. The minimum Front Setback shall be 4 m.
- h. Front facing Garages shall be Setback a minimum 5.5 m from the Front Lot Line.
- i. The minimum Side Setback shall be 1.05 m, except that:
  - i. the minimum Side Setback Abutting a public roadway other than a Lane shall be 2.4 m; and
  - ii. one Side Setback may be reduced to 0.75 m where the other Side Setback is a minimum of 1.05 m.
- j. For Side Setbacks that are less than 1.2 m in width, the following shall apply:
  - iii. A private maintenance easement for a minimum width of 0.75 m shall be provided and registered on each Abutting title of land to ensure adequate access to the easement area for maintenance of the adjacent property;
  - iv. Notwithstanding Section 44.2(a), eaves shall be Setback a minimum of 0.45 m from the property line; and
  - v. Fences, walls and gates shall not be permitted within the Side Yard, except where the Side Yard Abuts a public roadway other than a Lane.
- k. All roof leaders from buildings shall be connected to the storm sewer service.
- l. The maximum total Site Coverage shall not exceed 55%.

**Appendix 1: Area "A"**  
**Setback and Development Regulations**



For illustration purposes only

**Schedule "A"**



## Schedule "B"

<i>Address</i>	<i>Legal</i>	<i>Title #</i>
6440 - KING WYND SW	Lot 43, Block 5, Plan 1920145	192013524016
6442 - KING WYND SW	Lot 42, Block 5, Plan 1920145	192013524015
6444 - KING WYND SW	Lot 41, Block 5, Plan 1920145	192013524014
6446 - KING WYND SW	Lot 40, Block 5, Plan 1920145	192013524013
6448 - KING WYND SW	Lot 39, Block 5, Plan 1920145	192013524012
6450 - KING WYND SW	Lot 38, Block 5, Plan 1920145	192013524011
6452 - KING WYND SW	Lot 37, Block 5, Plan 1920145	192013524010
6454 - KING WYND SW	Lot 36, Block 5, Plan 1920145	192013524009
6456 - KING WYND SW	Lot 35, Block 5, Plan 1920145	192013524008
6458 - KING WYND SW	Lot 34, Block 5, Plan 1920145	192013524007
6460 - KING WYND SW	Lot 33, Block 5, Plan 1920145	192013524006
6462 - KING WYND SW	Lot 32, Block 5, Plan 1920145	192013524005
6464 - KING WYND SW	Lot 31, Block 5, Plan 1920145	192013524004
6466 - KING WYND SW	Lot 30, Block 5, Plan 1920145	192013524003
6468 - KING WYND SW	Lot 29, Block 5, Plan 1920145	192013524002
6470 - KING WYND SW	Lot 28, Block 5, Plan 1723517	192013524001
6472 - KING WYND SW	Lot 27, Block 5, Plan 1723517	202056439
6474 - KING WYND SW	Lot 26, Block 5, Plan 1723517	172327868105
6476 - KING WYND SW	Lot 25, Block 5, Plan 1723517	202000162
6478 - KING WYND SW	Lot 24, Block 5, Plan 1723517	172327868103
6480 - KING WYND SW	Lot 23, Block 5, Plan 1723517	172327868102
6482 - KING WYND SW	Lot 22, Block 5, Plan 1723517	172327868101
6484 - KING WYND SW	Lot 21, Block 5, Plan 1723517	202058602
6486 - KING WYND SW	Lot 20, Block 5, Plan 1723517	192268501
6488 - KING WYND SW	Lot 19, Block 5, Plan 1723517	172327868098
6490 - KING WYND SW	Lot 18, Block 5, Plan 1723517	202003129
6065 - KING LANDING SW	Lot 45, Block 5, Plan 1920109	192010058022
6063 - KING LANDING SW	Lot 46, Block 5, Plan 1920109	192010058023
6061 - KING LANDING SW	Lot 47, Block 5, Plan 1920109	192010058024
6059 - KING LANDING SW	Lot 48, Block 5, Plan 1920109	192299871
6057 - KING LANDING SW	Lot 49, Block 5, Plan 1920109	192010058026
6055 - KING LANDING SW	Lot 50, Block 5, Plan 1920109	192010058027
6053 - KING LANDING SW	Lot 51, Block 5, Plan 1920109	192010058028
6051 - KING LANDING SW	Lot 52, Block 5, Plan 1920109	202065782

6064 - KING LANDING SW	Lot 9, Block 10, Plan 1920109	192010058014
6062 - KING LANDING SW	Lot 10, Block 10, Plan 1920109	192010058015
6060 - KING LANDING SW	Lot 11, Block 10, Plan 1920109	192010058016
6058 - KING LANDING SW	Lot 12, Block 10, Plan 1920109	192010058017
6056 - KING LANDING SW	Lot 13, Block 10, Plan 1920109	192010058018
6054 - KING LANDING SW	Lot 14, Block 10, Plan 1920109	192010058019
6052 - KING LANDING SW	Lot 15, Block 10, Plan 1920109	192010058020
6050 - KING LANDING SW	Lot 16, Block 10, Plan 1920109	192010058021

Address	Legal	Title #
6245 - KING VISTA SW	Lot 1, Block 5, Plan 1723517	172327868081
6243 - KING VISTA SW	Lot 2, Block 5, Plan 1723517	172327868082
6241 - KING VISTA SW	Lot 3, Block 5, Plan 1723517	172327868083
6239 - KING VISTA SW	Lot 4, Block 5, Plan 1723517	172327868084
6237 - KING VISTA SW	Lot 5, Block 5, Plan 1723517	172327868085
6235 - KING VISTA SW	Lot 6, Block 5, Plan 1723517	192194907
6233 - KING VISTA SW	Lot 7, Block 5, Plan 1723517	192160785
6231 - KING VISTA SW	Lot 8, Block 5, Plan 1723517	192129603
6229 - KING VISTA SW	Lot 9, Block 5, Plan 1723517	182247598
6227 - KING VISTA SW	Lot 10, Block 5, Plan 1723517	182276403
6225 - KING VISTA SW	Lot 11, Block 5, Plan 1723517	192117132
6223 - KING VISTA SW	Lot 12, Block 5, Plan 1723517	172327868092
6221 - KING VISTA SW	Lot 13, Block 5, Plan 1723517	182297144
6219 - KING VISTA SW	Lot 14, Block 5, Plan 1723517	172327868094
6217 - KING VISTA SW	Lot 15, Block 5, Plan 1723517	172327868095
6215 - KING VISTA SW	Lot 16, Block 5, Plan 1723517	192054747
6246 - KING VISTA SW	Lot 29, Block 4, Plan 1723517	182282069003
6244 - KING VISTA SW	Lot 28, Block 4, Plan 1723517	182247597
6242 - KING VISTA SW	Lot 27, Block 4, Plan 1723517	172327868077
6240 - KING VISTA SW	Lot 26, Block 4, Plan 1723517	172327868076
6238 - KING VISTA SW	Lot 25, Block 4, Plan 1723517	172327868075
6236 - KING VISTA SW	Lot 24, Block 4, Plan 1723517	192219117
6234 - KING VISTA SW	Lot 23, Block 4, Plan 1723517	192303952
6232 - KING VISTA SW	Lot 22, Block 4, Plan 1723517	182235552
6230 - KING VISTA SW	Lot 21, Block 4, Plan 1723517	202014320
6228 - KING VISTA SW	Lot 20, Block 4, Plan 1723517	192032222

6226 - KING VISTA SW	Lot 19, Block 4, Plan 1723517	202089265
6224 - KING VISTA SW	Lot 18, Block 4, Plan 1723517	182298095
6222 - KING VISTA SW	Lot 17, Block 4, Plan 1723517	172327868067
6220 - KING VISTA SW	Lot 16, Block 4, Plan 1723517	172327868066

5849 - KOOTOOK LINK SW	Lot 8, Block 10, Plan 1920109	192010058013
5847 - KOOTOOK LINK SW	Lot 7, Block 10, Plan 1920109	192010058012
5845 - KOOTOOK LINK SW	Lot 6, Block 10, Plan 1920109	192010058011
5843 - KOOTOOK LINK SW	Lot 5, Block 10, Plan 1920109	192010058010
5841 - KOOTOOK LINK SW	Lot 4, Block 10, Plan 1920109	192010058009
5839 - KOOTOOK LINK SW	Lot 3, Block 10, Plan 1920109	192010058008
5837 - KOOTOOK LINK SW	Lot 2, Block 10, Plan 1920109	192010058007
5835 - KOOTOOK LINK SW	Lot 1, Block 10, Plan 1920109	192010058006
5836 - KOOTOOK LINK SW	Lot 1, Block 11, Plan 1920109	192010058
5838 - KOOTOOK LINK SW	Lot 2, Block 11, Plan 1920109	192010058001
5840 - KOOTOOK LINK SW	Lot 3, Block 11, Plan 1920109	192010058002
5842 - KOOTOOK LINK SW	Lot 4, Block 11, Plan 1920109	192010058003
5844 - KOOTOOK LINK SW	Lot 5, Block 11, Plan 1920109	192010058004
5846 - KOOTOOK LINK SW	Lot 6, Block 11, Plan 1920109	192010058005

1703 - 184 STREET SW