

(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION

Part IV Edmonton Zoning Bylaw

Section DC2.XXXX

*Bylaw XXXXX
September, 2020*

DC2.XXX.1. General Purpose

The purpose of this zone is to provide for Single Detached Housing, as part of a Multi-unit Project Development, in the Desrochers neighbourhood, on shallow Lots which efficiently utilize undeveloped suburban land.

DC2.XXX.2. Area of Application

This Provision shall apply to a portion of SW-13-51-25-4, as shown on Schedule "A" of the Bylaw adopting this provision, Desrochers.

DC2.XXX.3. Uses

1. Limited Group Homes
2. Minor Home Based Business
3. Residential Sales Centre
4. Secondary Suites
5. Single Detached Housing
6. Semi-detached Housing
7. Duplex Housing
8. Special Events
9. Urban Gardens
10. Urban Outdoor Farms
11. Fascia On-premises Signs
12. Freestanding On-premises Signs
13. Temporary On-premises Signs

DC2.XXX.4. Development Regulations

1. Development shall be in general accordance with Appendix XX.
2. Single detached Housing, Semi-detached Housing and Duplex Housing shall be permitted uses, where developed as part of a multi-unit development.
3. The minimum Site area shall be 150.0 m².
4. The minimum Site depth shall be 22.5 m.
5. The minimum Site width shall be 6.0 m.
6. The minimum Front Setback shall be 5.5 m.
7. The minimum Rear Setback shall be 4.5 m.
8. The maximum Height shall be 11.0 m.
9. Zero lot line development shall be permitted.
10. The maximum total Site Coverage shall be 60% for multi-unit Project Developments with a maximum of 45% for a principal building and a maximum of 15% for Accessory Buildings. Where parking is designed as an integral part of the Dwellings, the maximum for principal buildings shall be 60%.
11. Occupants of each Dwelling shall have access to a minimum common amenity area of 15 m² per dwelling.
12. A Zero Lot Line Development shall only be permitted where:
 - a. The other Site Side Setback is a minimum of 1.5 m, except that:
 - i. The minimum Site Side Setback Abutting a public roadway other than a Lane shall be 20% of the width of the Lot abutting the flanking public roadway or 2.4 m, whichever is greater;
 - ii. Where a Garage is attached to the principal building, and the vehicle doors of the Garage face a flanking public roadway other than a Lane, the distance between any portion of these vehicle doors and the flanking public roadway shall not be less than 4.5 m;
 - iii. The minimum Side Setback Abutting a Lane shall be 1.2 m; or
 - iv. The minimum Side Setback Abutting a treed landscape boulevard, where the principal building faces the flanking Side Lot Line, shall be 3.0 m.
 - b. Where developed as part of a Multi-unit Project Development, drainage and site easements will be created through an approved engineered site design in compliance with the City of Edmonton's Drainage Bylaw.