

**(DC1(2)) DIRECT DEVELOPMENT CONTROL
PROVISION KESWICK**

1303 - 184 STREET SW

1. General Purpose

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

2. Area of Application

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

3. Uses

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

4. Development Regulations

1. The minimum Site Area per principal Dwelling shall be in accordance with Table 1 as follows:

Table 1 – Minimum Site Area, per principal Dwelling		
	Primary vehicular access is not from a Lane	Primary vehicular access is from a Lane
(a) Single Detached Housing	225 m2	225 m2
(b) Single Detached Housing – Reduced Side Setback or Zero Lot Line Development	219 m2	201 m2
(c) Semi-detached Housing	183 m2	183 m2
(d) Semi-detached Housing – Reduced Side Setback or Zero Lot Line Development	165 m2	165 m2

2. The maximum Site Coverage shall be in accordance with Table 2 as follows:

Table 2 – Maximum Site Coverage			

	Total Maximum Site Coverage	Principle Building	Accessory Building	Principal building with attached Garage
(a) Single Detached Housing	52%	35%	17%	52%
(b) Single Detached Housing – Reduced Side Setback or Zero Lot Line Development	56%	38%	18%	56%
(c) Semi-detached Housing	53%	35%	18%	53%
(d) Semi-detached Housing – Reduced Side Setback or Zero Lot Line Development	55%	35%	20%	55%

3. The minimum Site Width per principal Dwelling shall be in accordance with Table 3 as follows:

	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 or Zero Lot Line Development	7.3 m	6.7 m
(c) Semi-detached Housing	6.1 m	6.1 m
(d) Semi-detached Housing – Reduced Side Setback or Zero Lot Line Development	5.5 m	5.5 m

4. For Single Detached Housing and Semi-detached Housing, the Site Width on pie shaped lots shall be measured 9.0 m into the Site from the Front Lot Line.
5. The minimum Site Depth shall be 30 m.
6. The Front Setback shall be:
- a. 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:
 - i. a minimum of 3.0 m where a Treed Landscaped Boulevard is provided along the Front Lot Line of the Site; and
 - ii. 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.
7. The minimum Rear Setback shall be 7.5 m, except in the case of a Corner Site, the minimum Rear Setback shall be 4.5 m.
8. The minimum Side Setback shall be 1.2 m, except that:
- a. One Side Setback may be reduced to 0.6 m provided that:
 - i. the Side Setback of the adjacent Lot Abutting the reduced Setback is a minimum of 1.2 m;
 - ii. 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;
- iii. eaves shall be a minimum of 0.30 m from the property line and eaves must be no closer than 0.90 m to the eaves of the building on an adjacent parcel;
 - iv. 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
 - v. all roof leaders from the Dwelling are connected to the individual storm sewer service for each Lot.
- b. Zero Lot Line Development shall be permitted where:
- i. The other Site Side Setback is a minimum of 1.5m;
 - 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 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:
 - 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;
 - C. permission to access the easement area for maintenance of the properties; and
 - D. a drainage swale constructed to City of Edmonton Design and Construction Standards.
 - c. On a Corner Site where the principal building faces the Front Lot Line, the minimum Side Setback Abutting the flanking public roadway other than a Lane shall be 2.4 m;
 - d. On a Corner Site where the principal building faces the flanking Side Lot Line the minimum Side Setback Abutting the flanking public roadway other than a Lane shall be 4.5 m, except the flanking Side Setback may be reduced to 3.0 m where abutting a Treed Landscaped Boulevard; and
 - e. The minimum distance between the Side Lot Line Abutting a public roadway other than a Lane and a Garage door facing the flanking public roadway shall be 4.5 m.
9. The owner of the Site proposed for the Zero Lot Line Development shall register a utility easement(s) on, where necessary as determined by the Development Officer, all Lots within the Zero Lot Line Development and the Abutting Lots to ensure adequate access for utility maintenance.
10. 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 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.
11. The maximum building Height shall not exceed 10.0 m.
12. For Semi-detached Housing, including Lots within a Zero Lot Line Development Site, an Accessory building or structure shall be located not less than 0.60 m from the Side Lot Line, except where a Garage may be erected on the common property line to the satisfaction of the Development Officer.
13. 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.

14. Where vehicular access is not from the Lane, Zero Lot Line Development shall be restricted to only one side of a public roadway, other than a Lane.
15. Notwithstanding clause 4(14), Zero Lot Line Development is allowed across a public roadway from the flanking Side Lot Line of another Zero Lot Line Development.
16. Where vehicular access is not from the Lane, Zero Lot Line Development shall not be allowed on collector roadways.
17. On-Site parking shall be provided in accordance with the following regulations:
 - 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.
 - iv. 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 Hardsurfaced parking pad; and
 - v. a Hardsurfaced walkway between the Garage or Hardsurfaced parking pad and an entry to the Dwelling shall be provided.
18. Where a Site Abuts a Lane at the Rear Lot Line, vehicle access shall be from the Lane.
19. Notwithstanding clause 4(18), access may be allowed from a public roadway other than a Lane, when:
 - a. a Site Abuts a Lane at the Rear Lot Line, and the additional vehicular access supports an additional principle Dwelling on the Site; or
 - b. Site access from a public roadway other than a Lane will result in a consistent streetscape with Lots on the same block face that cannot take access from a Lane.
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. Dwellings on Corner Sites shall have flanking side treatments similar to the front elevation of the principal building.
22. Signs shall comply with the regulations found in Schedule 59A of the Zoning Bylaw, as amended.
23. Where the Side Setback is reduced, including for Zero Lot Line Development, the area covered by Impermeable Material shall not exceed 75 percent of the total Lot area.