

Edmonton Zoning Bylaw

(DC2) DIRECT DEVELOPMENT CONTROL PROVISION

Marquis Boulevard

1. General Purpose

To allow for higher intensity Row Housing development on individual shallow lots.

2. Area of Application

This Provision shall apply to a portion of Lot 2, Block 2, Plan 182 2406, located along Marquis Boulevard, as shown on Schedule "A" of the Bylaw adopting this Provision and as identified on the attached Appendix "A".

3. Uses

- a) Child Care Services
- b) Supportive Housing, Restricted to Limited Supportive Housing
- c) Minor Home Based Business
- d) Residential Sales Centre
- e) Multi-unit Housing
- f) Secondary Suites
- g) Urban Gardens
- h) Fascia On-premises Signs

4. Development Regulations

- a) The development shall be in accordance with these regulations and in general accordance with Appendix B.
- b) The minimum Site area shall be 91.25 m².
- c) The minimum Site Width shall be 3.65 m.
- d) The minimum Site Depth shall be 25 m.
- e) The minimum Density shall be 35 Dwellings/ha.
- f) The maximum Height shall not exceed 13 m.
- g) The minimum Front Setback shall be 4.5 m.
- h) The minimum Rear Setback shall be 5.5 m.
- i) 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.
- j) The maximum total Site Coverage shall be 55%.
- k) Amenity Area shall be provided in accordance with Section 46 of this Bylaw.
- l) 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.
- m) 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.
- n) Row Housing shall not repeat the same architectural features more than six times on a block face.
- o) Vehicular access shall be from a Lane.
- p) Detached garages shall not be allowed.

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

Schedule A



Appendix A

