

(DC1-A) DIRECT DEVELOPMENT CONTROL PROVISION

Walker

1. General Purpose

The purpose of this Direct Development Control Provision is to provide for smaller Lot Single Detached Housing with attached garages in a suburban setting that provides the opportunity for Zero Lot Line Development.

2. Area of Application

This Provision shall apply to an area located south of 22 Avenue SW and north of 25 Avenue SW containing approximately 1.05ha, west of 50 Street SW and east of Watt Drive SW, as shown on Schedule "A" of the Bylaw adopting this Provision.

3. Permitted Uses

- a. Single Detached Housing
- b. Limited Group Homes
- c. Secondary Suites
- d. Minor Home Based Business
- e. Urban Gardens
- f. Fascia On-premises Sign
- g. Garden Suites

4. Development Regulations

- a. The minimum Site Area shall be 270 m².
- b. The minimum Site Width shall be 8.20 m. Site Width on pie shaped lots shall be measured 9.0 m into the Site from the front property line.
- c. The minimum Site Depth shall be 33.0 m.
- d. The maximum Height shall not exceed 10 m.
- e. Excluding development of Fascia On-premises Signs and Urban Gardens, all development shall conform to the purpose of this Zone by having the external appearance of a single detached house.
- f. The maximum total Site Coverage shall be:
 - i. 53% for Zero Lot Line Development;
 - ii. 47% for all other developments.
- g. The minimum Front Setback shall be 5.5 m.
- h. The minimum Rear Setback shall be 7.5m.
- i. the minimum Side Setback shall be 1.2 m, except that:

- i. the minimum Side Setback abutting a public roadway other than a Lane shall be 20% of the Site Width or 2.4 m, whichever is greater. The minimum Side Setback abutting a Lane shall be 1.2 m.
- ii. Zero Lot Line Development shall be permitted where:
 - i. the other Side Setback is a minimum of 1.5 m;
 - ii. all roof leaders from the principal building are connected to the storm sewer service;
 - iii. all roof leaders from Accessory buildings are connected to the storm sewer service or directed to drain directly to an adjacent lane;
 - iv. no roof leader discharge shall be directed to the maintenance easement; and
 - v. the owner of the adjacent Site register against title, a private maintenance easement a minimum of 1.5 m wide that provides for:
 - i. a 0.30 m eave encroachment easement with the requirement that the eaves must not be closer than 0.9 m to the eaves on the adjacent building;
 - ii. a 0.60 m footing encroachment easement;
 - iii. a drainage swale, constructed as per the City of Edmonton Design and Construction Standards; and
 - iv. permission to access the easement area for maintenance of both properties.
- j. Single Detached Housing and Limited Group Homes shall be shall developed in accordance with the following regulations:
 - i. All principal buildings shall include a front attached Garage;
 - ii. principal buildings with similar front elevations must be separated by a minimum of on Lot unless finishing treatments are substantially different; and
 - iii. the Development Officer may require a graduated transition between different housing styles which shall be accommodated by varied roof lines, architectural projections and the interjection of bi-level or split-level designs between bungalow and two Storey designs.
- k. Signs shall comply with the regulations found in Schedule 59A of the Edmonton Zoning Bylaw.