

(DC1-B) DIRECT DEVELOPMENT CONTROL PROVISION Walker

1. General Purpose

The purpose of this Zone is to provide for small lot Single Detached Housing with access from a Lane, including Zero Lot Line Development that provides the opportunity for the more efficient utilization of land in developing neighbourhoods, while maintaining the privacy and independence afforded by Single Detached Housing forms.

2. Area of Application

This Provision shall apply to an area located south of 22 Avenue SW and north of Wonacott Way containing approximately 2.00 ha, east of Watt Drive SW and west of 50 Street SW, as shown on Schedule "A" of the Bylaw adopting this Provision

3. Permitted Uses

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

4. Development Regulations

- a. Site Regulations
 - i. The minimum Site Area shall be 245 m².
 - ii. The minimum Site Width shall be 7.0 m.
 - iii. The minimum Site depth shall be 35.0 m.
- b. The maximum Height shall not exceed 10.0 m, in accordance with Section 52.
- c. Maximum Site coverage shall be as follows:

	Principal Dwelling/ building	Accessory building	Principal building with attached Garage	Total Site Coverage
a. Single Detached Housing	35%	17%	47%	47%
b. Single Detached Housing – Zero Lot Line Development	38%	17%	53%	53%
c. All other Uses	35%	17%	47%	47%

- d. Notwithstanding the above table, the maximum Site Coverage for the Principal Dwelling/building and the maximum total Site Coverage shall be increased by up to 2% of the Site Area, in addition to any increase allowed for garden suites, to accommodate single Storey Unenclosed Front Porches.
- e. the minimum Front Setback shall be 4.5 m, except that the minimum Front Setback shall be 3.0 m when a Treed Landscaped Boulevard is provided at the front of the Lot and the minimum distance between the Front Lot Line and the door of an attached Garage shall be 5.5 m.
- f. Principal buildings with similar front elevations must be separated by a minimum of one lot unless finishing treatments are substantially different.
- g. 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.
- h. The minimum Rear Setback shall be 4.0 m.
- i. Separation Space shall not be required.
- j. On-site parking shall be provided in accordance with the following requirements:
 - i. for Sites with reduced Side Setbacks, including Zero Lot Line Development, the Garage or Parking Area shall not encroach on the private maintenance easement;
 - ii. Parking Areas, Garages and Garage pads must be developed with the following requirements:

- i. one Garage or Garage pad shall be clearly demarcated both on the Site and on the plan accompanying any application for a principal building. A hard surface Walkway is required between the Garage or Garage pad and an entry to the principal building; or
 - ii. a Parking Area shall be developed and, shall include an underground electrical power connection with outlet on a post approximately 1.0 m in Height, located within 1.0 m of the Parking Area.
- k. Where the site abuts a Lane, vehicular access shall be from the Lane.
- l. All roof drainage shall be directed away from buildings and to a public roadway, including a Lane, or to a drainage work. Applications for a Development Permit shall include a detailed drainage plan showing the proposed drainage of the Site.
- m. Corner Sites shall have flanking side treatments similar to the front elevation.