

Charter Bylaw 19485

A Bylaw to amend Bylaw 12800, as amended,  
The Edmonton Zoning Bylaw  
Amendment No. 3114

WHEREAS the lands shown on Schedule “A” and legally described on Schedule “B”, located at the area generally north of 25 Avenue SW and east of 182 Street SW, Keswick, Edmonton, Alberta, are specified on the Zoning Map as (DC1) Direct Development Control Provision and (RSL) Residential Small Lot Zone; and

WHEREAS an application was made to rezone the above described properties to (DC1) Direct Development Control Provision and (RLD) Residential Low Density Zone;

NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

1. The Zoning Map, being Part III to Bylaw 12800 The Edmonton Zoning Bylaw is hereby amended by rezoning the lands legally described on Schedule “B”, located at the area generally north of 25 Avenue SW and east of 182 Street SW, Keswick, Edmonton, Alberta, which lands are shown on the sketch plan attached as Schedule “A”, from (DC1) Direct Development Control Provision and (RSL) Residential Small Lot Zone to (DC1) Direct Development Control Provision and (RLD) Residential Low Density Zone.
2. The uses and regulations of the aforementioned DC1 Provision are attached as Schedule "C".

3. The sketch plan attached as Schedule "A" and the uses and regulations of the DC1 Provision shown on Schedule "C" attached are hereby incorporated into the Zoning Bylaw, being Part IV to Bylaw 12800, The Edmonton Zoning Bylaw.

READ a first time this	day of	, A. D. 2020;
READ a second time this	day of	, A. D. 2020;
READ a third time this	day of	, A. D. 2020;
SIGNED and PASSED this	day of	, A. D. 2020.

THE CITY OF EDMONTON

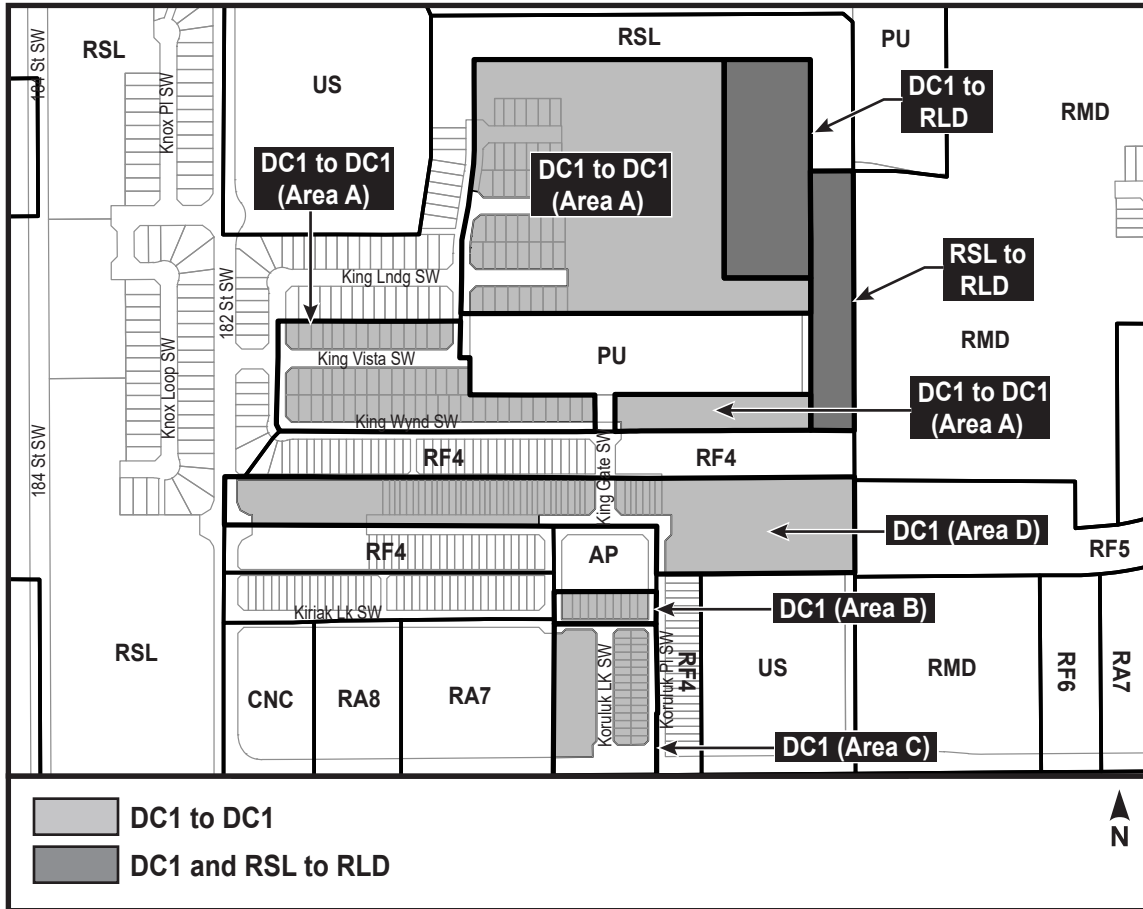
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MAYOR

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CITY CLERK

CHARTER BYLAW 19485



<b>Address</b>	<b>Legal Description</b>	<b>From</b>	<b>To</b>
1703 – 184 STREET SW	A portion of SW-21-51-25-4	DC1	DC1
1703 – 184 STREET SW	A portion of SW-21-51-25-4	DC1	RLD
1703 – 184 STREET SW	A portion of SW-21-51-25-4	RSL	RLD

**Area A**

<b>Address</b>	<b>Legal Description</b>	<b>From</b>	<b>To</b>
6220 - KING VISTA SW	Plan 1723517 Blk 4 Lot 16	DC1	DC1
6222 - KING VISTA SW	Plan 1723517 Blk 4 Lot 17	DC1	DC1
6224 - KING VISTA SW	Plan 1723517 Blk 4 Lot 18	DC1	DC1
6226 - KING VISTA SW	Plan 1723517 Blk 4 Lot 19	DC1	DC1
6228 - KING VISTA SW	Plan 1723517 Blk 4 Lot 20	DC1	DC1
6230 - KING VISTA SW	Plan 1723517 Blk 4 Lot 21	DC1	DC1
6232 - KING VISTA SW	Plan 1723517 Blk 4 Lot 22	DC1	DC1
6234 - KING VISTA SW	Plan 1723517 Blk 4 Lot 23	DC1	DC1
6236 - KING VISTA SW	Plan 1723517 Blk 4 Lot 24	DC1	DC1
6238 - KING VISTA SW	Plan 1723517 Blk 4 Lot 25	DC1	DC1
6240 - KING VISTA SW	Plan 1723517 Blk 4 Lot 26	DC1	DC1
6242 - KING VISTA SW	Plan 1723517 Blk 4 Lot 27	DC1	DC1
6244 - KING VISTA SW	Plan 1723517 Blk 4 Lot 28	DC1	DC1
6246 - KING VISTA SW	Plan 1723517 Blk 4 Lot 29	DC1	DC1
6245 - KING VISTA SW	Plan 1723517 Blk 5 Lot 1	DC1	DC1
6243 - KING VISTA SW	Plan 1723517 Blk 5 Lot 2	DC1	DC1
6241 - KING VISTA SW	Plan 1723517 Blk 5 Lot 3	DC1	DC1
6239 - KING VISTA SW	Plan 1723517 Blk 5 Lot 4	DC1	DC1
6237 - KING VISTA SW	Plan 1723517 Blk 5 Lot 5	DC1	DC1
6235 - KING VISTA SW	Plan 1723517 Blk 5 Lot 6	DC1	DC1
6233 - KING VISTA SW	Plan 1723517 Blk 5 Lot 7	DC1	DC1
6231 - KING VISTA SW	Plan 1723517 Blk 5 Lot 8	DC1	DC1
6229 - KING VISTA SW	Plan 1723517 Blk 5 Lot 9	DC1	DC1
6227 - KING VISTA SW	Plan 1723517 Blk 5 Lot 10	DC1	DC1
6225 - KING VISTA SW	Plan 1723517 Blk 5 Lot 11	DC1	DC1
6223 - KING VISTA SW	Plan 1723517 Blk 5 Lot 12	DC1	DC1
6221 - KING VISTA SW	Plan 1723517 Blk 5 Lot 13	DC1	DC1
6219 - KING VISTA SW	Plan 1723517 Blk 5 Lot 14	DC1	DC1
6217 - KING VISTA SW	Plan 1723517 Blk 5 Lot 15	DC1	DC1
6215 - KING VISTA SW	Plan 1723517 Blk 5 Lot 16	DC1	DC1

6490 - KING WYND SW	Plan 1723517 Blk 5 Lot 18	DC1	DC1
6488 - KING WYND SW	Plan 1723517 Blk 5 Lot 19	DC1	DC1
6486 - KING WYND SW	Plan 1723517 Blk 5 Lot 20	DC1	DC1
6484 - KING WYND SW	Plan 1723517 Blk 5 Lot 21	DC1	DC1
6482 - KING WYND SW	Plan 1723517 Blk 5 Lot 22	DC1	DC1
6480 - KING WYND SW	Plan 1723517 Blk 5 Lot 23	DC1	DC1
6478 - KING WYND SW	Plan 1723517 Blk 5 Lot 24	DC1	DC1
6476 - KING WYND SW	Plan 1723517 Blk 5 Lot 25	DC1	DC1
6474 - KING WYND SW	Plan 1723517 Blk 5 Lot 26	DC1	DC1
6472 - KING WYND SW	Plan 1723517 Blk 5 Lot 27	DC1	DC1
6470 - KING WYND SW	Plan 1723517 Blk 5 Lot 28	DC1	DC1
6065 - KING LANDING SW	Plan 1920109 Blk 5 Lot 45	DC1	DC1
6063 - KING LANDING SW	Plan 1920109 Blk 5 Lot 46	DC1	DC1
6061 - KING LANDING SW	Plan 1920109 Blk 5 Lot 47	DC1	DC1
6059 - KING LANDING SW	Plan 1920109 Blk 5 Lot 48	DC1	DC1
6057 - KING LANDING SW	Plan 1920109 Blk 5 Lot 49	DC1	DC1
6055 - KING LANDING SW	Plan 1920109 Blk 5 Lot 50	DC1	DC1
6053 - KING LANDING SW	Plan 1920109 Blk 5 Lot 51	DC1	DC1
6051 - KING LANDING SW	Plan 1920109 Blk 5 Lot 52	DC1	DC1
5835 - KOOTOOK LINK SW	Plan 1920109 Blk 10 Lot 1	DC1	DC1
5837 - KOOTOOK LINK SW	Plan 1920109 Blk 10 Lot 2	DC1	DC1
5839 - KOOTOOK LINK SW	Plan 1920109 Blk 10 Lot 3	DC1	DC1
5841 - KOOTOOK LINK SW	Plan 1920109 Blk 10 Lot 4	DC1	DC1
5843 - KOOTOOK LINK SW	Plan 1920109 Blk 10 Lot 5	DC1	DC1
5845 - KOOTOOK LINK SW	Plan 1920109 Blk 10 Lot 6	DC1	DC1
5847 - KOOTOOK LINK SW	Plan 1920109 Blk 10 Lot 7	DC1	DC1
5849 - KOOTOOK LINK SW	Plan 1920109 Blk 10 Lot 8	DC1	DC1
6064 - KING LANDING SW	Plan 1920109 Blk 10 Lot 9	DC1	DC1
6062 - KING LANDING SW	Plan 1920109 Blk 10 Lot 10	DC1	DC1
6060 - KING LANDING SW	Plan 1920109 Blk 10 Lot 11	DC1	DC1
6058 - KING LANDING SW	Plan 1920109 Blk 10 Lot 12	DC1	DC1
6056 - KING LANDING SW	Plan 1920109 Blk 10 Lot 13	DC1	DC1
6054 - KING LANDING SW	Plan 1920109 Blk 10 Lot 14	DC1	DC1
6052 - KING LANDING SW	Plan 1920109 Blk 10 Lot 15	DC1	DC1
6050 - KING LANDING SW	Plan 1920109 Blk 10 Lot 16	DC1	DC1
5836 - KOOTOOK LINK SW	Plan 1920109 Blk 11 Lot 1	DC1	DC1
5838 - KOOTOOK LINK SW	Plan 1920109 Blk 11 Lot 2	DC1	DC1

5840 - KOOTOOK LINK SW	Plan 1920109 Blk 11 Lot 3	DC1	DC1
5842 - KOOTOOK LINK SW	Plan 1920109 Blk 11 Lot 4	DC1	DC1
5844 - KOOTOOK LINK SW	Plan 1920109 Blk 11 Lot 5	DC1	DC1
5846 - KOOTOOK LINK SW	Plan 1920109 Blk 11 Lot 6	DC1	DC1
6468 - KING WYND SW	Plan 1920145 Blk 5 Lot 29	DC1	DC1
6466 - KING WYND SW	Plan 1920145 Blk 5 Lot 30	DC1	DC1
6464 - KING WYND SW	Plan 1920145 Blk 5 Lot 31	DC1	DC1
6462 - KING WYND SW	Plan 1920145 Blk 5 Lot 32	DC1	DC1
6460 - KING WYND SW	Plan 1920145 Blk 5 Lot 33	DC1	DC1
6458 - KING WYND SW	Plan 1920145 Blk 5 Lot 34	DC1	DC1
6456 - KING WYND SW	Plan 1920145 Blk 5 Lot 35	DC1	DC1
6454 - KING WYND SW	Plan 1920145 Blk 5 Lot 36	DC1	DC1
6452 - KING WYND SW	Plan 1920145 Blk 5 Lot 37	DC1	DC1
6450 - KING WYND SW	Plan 1920145 Blk 5 Lot 38	DC1	DC1
6448 - KING WYND SW	Plan 1920145 Blk 5 Lot 39	DC1	DC1
6446 - KING WYND SW	Plan 1920145 Blk 5 Lot 40	DC1	DC1
6444 - KING WYND SW	Plan 1920145 Blk 5 Lot 41	DC1	DC1
6442 - KING WYND SW	Plan 1920145 Blk 5 Lot 42	DC1	DC1
6440 - KING WYND SW	Plan 1920145 Blk 5 Lot 43	DC1	DC1
5848 - KOOTOOK LINK SW	Plan 2022262 Blk 11 Lot 7	DC1	DC1
5749 - KOOTOOK WAY SW	Plan 2022262 Blk 11 Lot 8	DC1	DC1
5747 - KOOTOOK WAY SW	Plan 2022262 Blk 11 Lot 9	DC1	DC1
5745 - KOOTOOK WAY SW	Plan 2022262 Blk 11 Lot 10	DC1	DC1
5743 - KOOTOOK WAY SW	Plan 2022262 Blk 11 Lot 11	DC1	DC1
5741 - KOOTOOK WAY SW	Plan 2022262 Blk 11 Lot 12	DC1	DC1
5739 - KOOTOOK WAY SW	Plan 2022262 Blk 11 Lot 13	DC1	DC1
5737 - KOOTOOK WAY SW	Plan 2022262 Blk 11 Lot 14	DC1	DC1
5748 - KOOTOOK WAY SW	Plan 2022262 Blk 12 Lot 2	DC1	DC1
5746 - KOOTOOK WAY SW	Plan 2022262 Blk 12 Lot 3	DC1	DC1
5744 - KOOTOOK WAY SW	Plan 2022262 Blk 12 Lot 4	DC1	DC1
5742 - KOOTOOK WAY SW	Plan 2022262 Blk 12 Lot 5	DC1	DC1
5740 - KOOTOOK WAY SW	Plan 2022262 Blk 12 Lot 6	DC1	DC1
5738 - KOOTOOK WAY SW	Plan 2022262 Blk 12 Lot 7	DC1	DC1

<b>Address</b>	<b>Legal</b>	<b>From</b>	<b>To</b>
<b>Area B</b>			
7722 - KORULUK LANE SW	Lot 2, Block 9, Plan 1920145	DC1	DC1
7720 - KORULUK LANE SW	Lot 3, Block 9, Plan 1920145	DC1	DC1
7718 - KORULUK LANE SW	Lot 4, Block 9, Plan 1920145	DC1	DC1
7716 - KORULUK LANE SW	Lot 5, Block 9, Plan 1920145	DC1	DC1
7714 - KORULUK LANE SW	Lot 6, Block 9, Plan 1920145	DC1	DC1
7712 - KORULUK LANE SW	Lot 7, Block 9, Plan 1920145	DC1	DC1
7710 - KORULUK LANE SW	Lot 8, Block 9, Plan 1920145	DC1	DC1
7708 - KORULUK LANE SW	Lot 9, Block 9, Plan 1920145	DC1	DC1
7706 - KORULUK LANE SW	Lot 10, Block 9, Plan 1920145	DC1	DC1
7704 - KORULUK LANE SW	Lot 11, Block 9, Plan 1920145	DC1	DC1
<b>Area C</b>			
7626 - KORULUK PLACE SW	Lot 1, Block 16, Plan 1922748	DC1	DC1
7628 - KORULUK PLACE SW	Lot 2, Block 16, Plan 1922748	DC1	DC1
7630 - KORULUK PLACE SW	Lot 3, Block 16, Plan 1922748	DC1	DC1
7632 - KORULUK PLACE SW	Lot 4, Block 16, Plan 1922748	DC1	DC1
7634 - KORULUK PLACE SW	Lot 5, Block 16, Plan 1922748	DC1	DC1
7636 - KORULUK PLACE SW	Lot 6, Block 16, Plan 1922748	DC1	DC1
7638 - KORULUK PLACE SW	Lot 7, Block 16, Plan 1922748	DC1	DC1
7640 - KORULUK PLACE SW	Lot 8, Block 16, Plan 1922748	DC1	DC1
7642 - KORULUK PLACE SW	Lot 9, Block 16, Plan 1922748	DC1	DC1
7644 - KORULUK PLACE SW	Lot 10, Block 16, Plan 1922748	DC1	DC1
7646 - KORULUK PLACE SW	Lot 11, Block 16, Plan 1922748	DC1	DC1
7648 - KORULUK PLACE SW	Lot 12, Block 16, Plan 1922748	DC1	DC1
7650 - KORULUK PLACE SW	Lot 13, Block 16, Plan 1922748	DC1	DC1
7652 - KORULUK PLACE SW	Lot 14, Block 16, Plan 1922748	DC1	DC1
7654 - KORULUK PLACE SW	Lot 15, Block 16, Plan 1922748	DC1	DC1
7803 - KORULUK LINK SW	Lot 16, Block 16, Plan 1922748	DC1	DC1
7805 - KORULUK LINK SW	Lot 17, Block 16, Plan 1922748	DC1	DC1
7807 - KORULUK LINK SW	Lot 18, Block 16, Plan 1922748	DC1	DC1
7809 - KORULUK LINK SW	Lot 19, Block 16, Plan 1922748	DC1	DC1
7811 - KORULUK LINK SW	Lot 20, Block 16, Plan 1922748	DC1	DC1
7813 - KORULUK LINK SW	Lot 21, Block 16, Plan 1922748	DC1	DC1
7815 - KORULUK LINK SW	Lot 22, Block 16, Plan 1922748	DC1	DC1
7817 - KORULUK LINK SW	Lot 23, Block 16, Plan 1922748	DC1	DC1
7819 - KORULUK LINK SW	Lot 24, Block 16, Plan 1922748	DC1	DC1
7821 - KORULUK LINK SW	Lot 25, Block 16, Plan 1922748	DC1	DC1
7823 - KORULUK LINK SW	Lot 26, Block 16, Plan 1922748	DC1	DC1
7825 - KORULUK LINK SW	Lot 27, Block 16, Plan 1922748	DC1	DC1
7827 - KORULUK LINK SW	Lot 28, Block 16, Plan 1922748	DC1	DC1
7829 - KORULUK LINK SW	Lot 29, Block 16, Plan 1922748	DC1	DC1
7831 - KORULUK LINK SW	Lot 30, Block 16, Plan 1922748	DC1	DC1

<b>Area D - Address</b>	<b>Legal</b>	<b>From</b>	<b>To</b>
1394 - KESWICK DRIVE SW	Lot 55, Block 6, Plan 1920145	DC1	DC1
1392 - KESWICK DRIVE SW	Lot 54, Block 6, Plan 1920145	DC1	DC1
1390 - KESWICK DRIVE SW	Lot 53, Block 6, Plan 1920145	DC1	DC1
1388 - KESWICK DRIVE SW	Lot 52, Block 6, Plan 1920145	DC1	DC1
1386 - KESWICK DRIVE SW	Lot 51, Block 6, Plan 1920145	DC1	DC1
1384 - KESWICK DRIVE SW	Lot 50, Block 6, Plan 1920145	DC1	DC1
1382 - KESWICK DRIVE SW	Lot 49, Block 6, Plan 1920145	DC1	DC1
1380 - KESWICK DRIVE SW	Lot 48, Block 6, Plan 1920145	DC1	DC1
1374 - KESWICK DRIVE SW	Lot 1, Block 7, Plan 1920145	DC1	DC1
1372 - KESWICK DRIVE SW	Lot 2, Block 7, Plan 1920145	DC1	DC1
1370 - KESWICK DRIVE SW	Lot 3, Block 7, Plan 1920145	DC1	DC1
1368 - KESWICK DRIVE SW	Lot 4, Block 7, Plan 1920145	DC1	DC1
1366 - KESWICK DRIVE SW	Lot 5, Block 7, Plan 1920145	DC1	DC1
1364 - KESWICK DRIVE SW	Lot 6, Block 7, Plan 1920145	DC1	DC1
1362 - KESWICK DRIVE SW	Lot 7, Block 7, Plan 1920145	DC1	DC1



<b>Address</b>	<b>Legal Description</b>	<b>From</b>	<b>To</b>
<b>Area D</b>			
1396 - KESWICK DRIVE SW	Lot 56, Block 6, Plan 2022268	DC1	DC1
1398 - KESWICK DRIVE SW	Lot 57, Block 6, Plan 2022268	DC1	DC1
1400- KESWICK DRIVE SW	Lot 58, Block 6, Plan 2022268	DC1	DC1
1402 - KESWICK DRIVE SW	Lot 59, Block 6, Plan 2022268	DC1	DC1
1404 - KESWICK DRIVE SW	Lot 60, Block 6, Plan 2022268	DC1	DC1
1406 - KESWICK DRIVE SW	Lot 61, Block 6, Plan 2022268	DC1	DC1
1408 - KESWICK DRIVE SW	Lot 62, Block 6, Plan 2022268	DC1	DC1
1410 - KESWICK DRIVE SW	Lot 63, Block 6, Plan 2022268	DC1	DC1
1412 - KESWICK DRIVE SW	Lot 64, Block 6, Plan 2022268	DC1	DC1
1414 - KESWICK DRIVE SW	Lot 65, Block 6, Plan 2022268	DC1	DC1
1416 - KESWICK DRIVE SW	Lot 66, Block 6, Plan 2022268	DC1	DC1
1418 - KESWICK DRIVE SW	Lot 67, Block 6, Plan 2022268	DC1	DC1
1420 - KESWICK DRIVE SW	Lot 68, Block 6, Plan 2022268	DC1	DC1
1422 - KESWICK DRIVE SW	Lot 69, Block 6, Plan 2022268	DC1	DC1
1424 - KESWICK DRIVE SW	Lot 70, Block 6, Plan 2022268	DC1	DC1
1426 - KESWICK DRIVE SW	Lot 71, Block 6, Plan 2022268	DC1	DC1
1428 - KESWICK DRIVE SW	Lot 72, Block 6, Plan 2022268	DC1	DC1
1430 - KESWICK DRIVE SW	Lot 73, Block 6, Plan 2022268	DC1	DC1
1432 - KESWICK DRIVE SW	Lot 74, Block 6, Plan 2022268	DC1	DC1
1434 - KESWICK DRIVE SW	Lot 75, Block 6, Plan 2022268	DC1	DC1
1436 - KESWICK DRIVE SW	Lot 76, Block 6, Plan 2022268	DC1	DC1
1438 - KESWICK DRIVE SW	Lot 77, Block 6, Plan 2022268	DC1	DC1
1440 - KESWICK DRIVE SW	Lot 78, Block 6, Plan 2022268	DC1	DC1
1442- KESWICK DRIVE SW	Lot 79, Block 6, Plan 2022268	DC1	DC1
1444 - KESWICK DRIVE SW	Lot 80, Block 6, Plan 2022268	DC1	DC1
1446 - KESWICK DRIVE SW	Lot 81, Block 6, Plan 2022268	DC1	DC1
1448 - KESWICK DRIVE SW	Lot 82, Block 6, Plan 2022268	DC1	DC1

## **(DC1) Direct Development Control Provision**

### **(Area A)**

#### **1. General Purpose**

To provide for single detached housing uses on shallow lots with reduced prominence of garages along the streetscape, efficiently utilizing undeveloped suburban land.

#### **2. Area of Application**

This Provision shall apply to the lands located north of King Wynd SW and east of 182 Street SW, Keswick, as shown on Schedule "A" and legally described on Schedule "B"; attached to the Bylaw adopting this Provision and as identified on Appendix "1," attached.

#### **3. Uses**

- a. Child Care Services
- b. Minor Home Based Business
- c. Residential Sales Centre
- d. Single Detached Housing
- e. Fascia On-premises Signs
- f. Secondary Suite
- g. Supportive Housing

#### **4. Development Regulations**

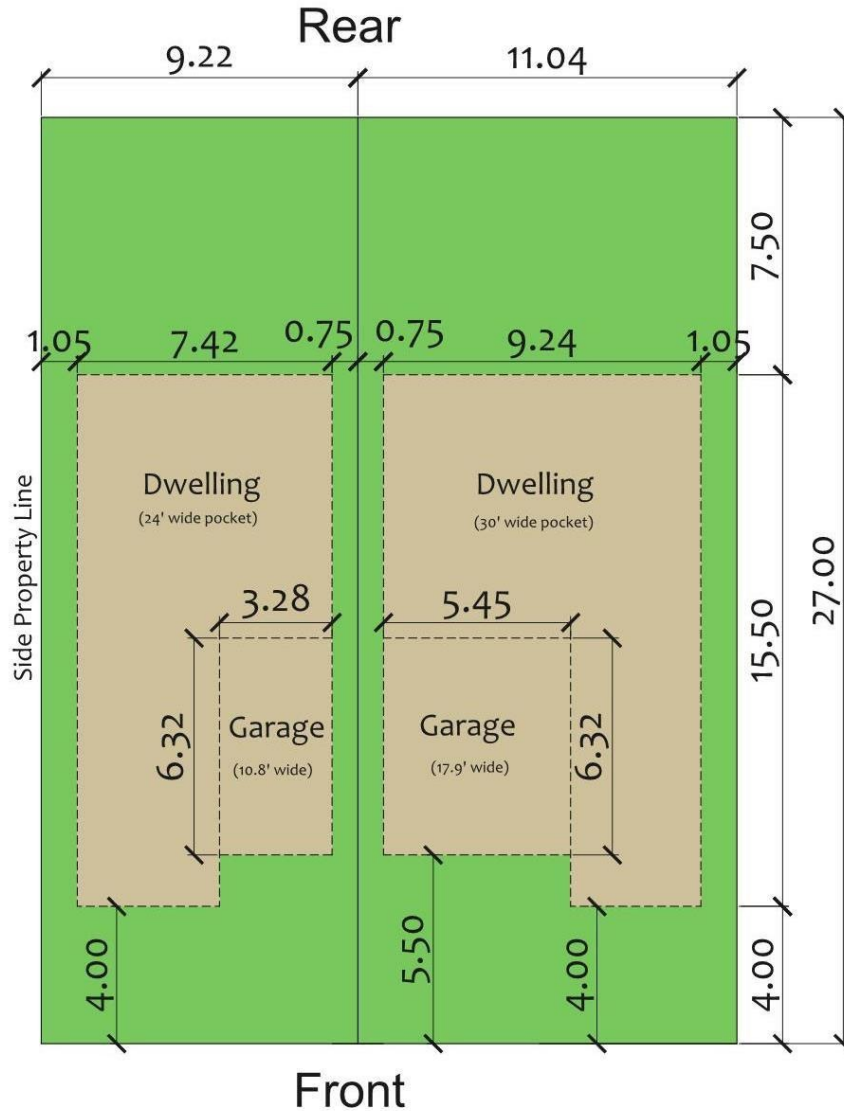
- a. The Site shall be developed in general accordance with the example; provided in Appendix 1, attached.
- b. Except as expressly modified herein, the development regulations specified in Section 115 of the Zoning Bylaw for (RSL) Residential Small Lot Zone shall regulate development of Single Detached Housing in this Provision.
- c. Notwithstanding Section 44.3(a) of the Zoning Bylaw, projections of Platform Structures shall not exceed 3.1 m into Rear Setbacks with a depth of at least 4.5 m.
- d. The minimum Site area shall be 240 m<sup>2</sup>.
- e. The minimum Site depth shall be 27 m.
- f. The minimum Site Width shall be 9.1 m.
- g. The minimum Front Setback shall be 4 m.
- h. Front facing Garages shall be Setback a minimum 5.5 m from the Front Lot

Line.

- i. The minimum Side Setback shall be 1.05 m, except that:
  - i. the minimum Side Setback Abutting a public roadway other than a Lane shall be 2.4 m; and
  - ii. one Side Setback may be reduced to 0.75 m where the other Side Setback is a minimum of 1.05 m.
- j. For Side Setbacks that are less than 1.2 m in width, the following shall apply:
  - iii. A private maintenance easement for a minimum width of 0.75 m shall be provided and registered on each Abutting title of land to ensure adequate access to the easement area for maintenance of the adjacent property;
  - iv. Notwithstanding Section 44.2(a), eaves shall be Setback a minimum of 0.45 m from the property line; and
  - v. Fences, walls and gates shall not be permitted within the Side Yard, except where the Side Yard Abuts a public roadway other than a Lane.
- k. All roof leaders from buildings shall be connected to the storm sewer service.
- l. The maximum total Site Coverage shall not exceed 55%.

### **Appendix 1: Area "A"**

#### **Setback and Development Regulations**



For Illustrative Purposes Only

## (Area B)

### 1. General Purpose

To provide for semi-detached residential housing whereby homes front onto a public park space and vehicular access is provided by a public lane, providing the opportunity for pedestrian-oriented development.

### 2. Area of Application

This Provision shall apply to the lands located north of 28 Avenue SW and east of 182 Street SW, Keswick, shown on Schedule "A" and legally described on Schedule "B"; attached to the Bylaw adopting this Provision

and as identified on Appendix "1," attached.

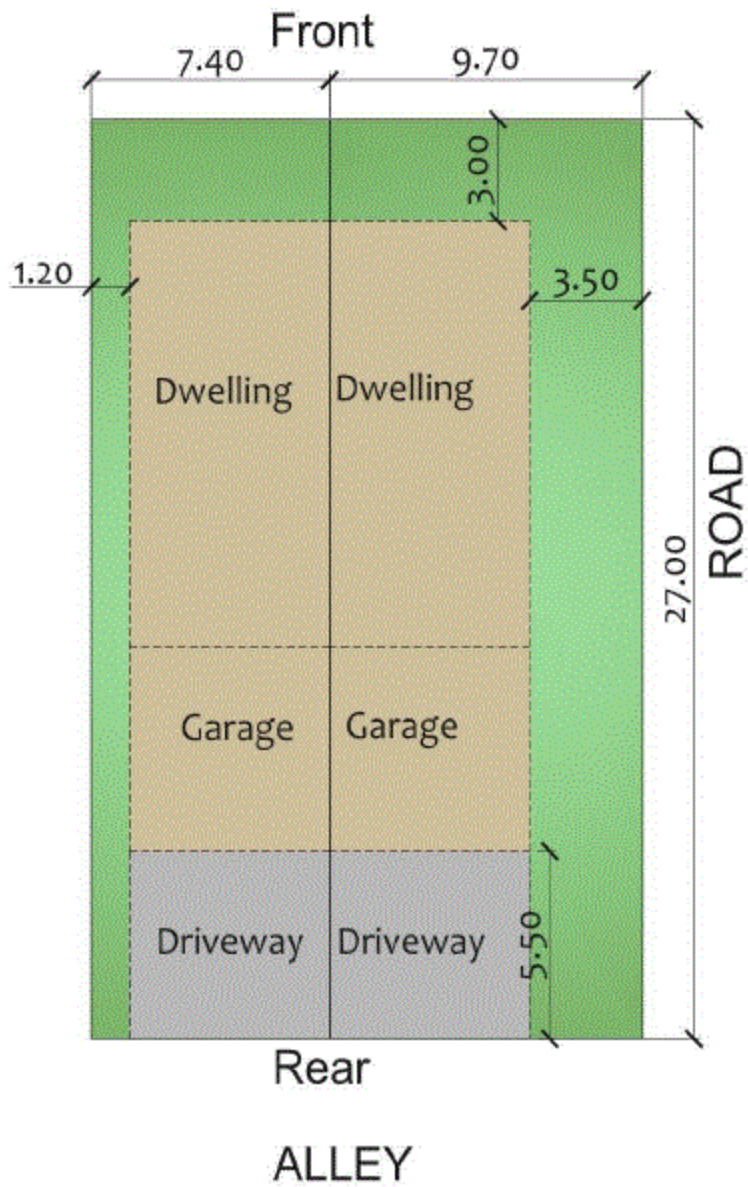
**3. Uses**

- a. Child Care Services
- b. Minor Home Based Business
- c. Residential Sales Centre
- d. Secondary Suites
- e. Semi-detached Housing
- f. Supportive Housing
- g. Fascia On-premises Signs

**4. Development Regulations**

- a. The Site shall be developed in general accordance with the example provided in Appendix 1, attached.
- b. Except as expressly modified herein, the development regulations specified in Section 150 of the Zoning Bylaw for (RF4) Semi-detached Residential Zone shall regulate development of Semi-detached Housing in this Provision.
- c. The minimum Site area shall be 195 m<sup>2</sup>.
- d. The minimum Site depth shall be 27 m.
- e. The minimum Site Width shall be 7.4 m.
- f. The minimum Front Setback shall be 3 m.
- g. The minimum Rear Setback Abutting the Lane shall be 5.5m.
- h. 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 3.5 m; and
  - j. the Side Setback along a common wall shall be 0 m.
- k. All roof leaders from buildings shall be connected to the storm sewer service.
- l. The maximum Height shall not exceed 12.0 m.
- m. The maximum total Site Coverage shall not exceed 55%.

**Appendix 1: Area "B"**  
**Setbacks and Development Regulations**



\*For illustrative purposes only.

**(Area C)**

**1. General Purpose**

To provide for residential development with front attached garages, in the form of back to back attached stacked row housing on small lots.

**2. Area of Application**

This Provision shall apply to the lands located north of 28 Avenue SW and east of 182 Street SW, Keswick, as shown on Schedule "A" and legally described on Schedule "B"; attached to the Bylaw adopting this Provision and as identified on Appendix "1," attached.

**3. Uses**

- a. Child Care Services
- b. Minor Home Based Business
- c. Residential Sales Centre
- d. Multi-unit Housing
- e. Supportive Housing
- f. Fascia On-premises Signs

**4. Development Regulations**

- a. The Site shall be developed in general accordance with the example provided in Appendix 1, attached.
- b. Except as expressly modified herein, the development regulations specified in Section 170 of the Zoning Bylaw for (RF6) Medium Density Multiple Family Zone shall regulate development of Multi-unit Housing in this Provision.
- c. The minimum Site area shall be 70 m<sup>2</sup> per individual Lot.
- d. The minimum Site Width per individual Lot shall be:
  - i. Interior unit: 6.0 m per Dwelling;
  - ii. End unit: 7.2 m per Dwelling; and
  - iii. End corner unit: 8.4 m per Dwelling.
- e. The minimum Front Setback shall be 3 m.
  - i. Notwithstanding the above:
    - a. an unenclosed front porch may encroach 1.5 m into the Front Setback;
    - b. stairs from an unenclosed front porch are permitted to encroach into the Front Yard, but at no time shall encroach over the property line; and
    - c. bay windows may project a maximum of 0.6 m into the Front Yard with an additional projection of 0.4 m for eaves and gutters.

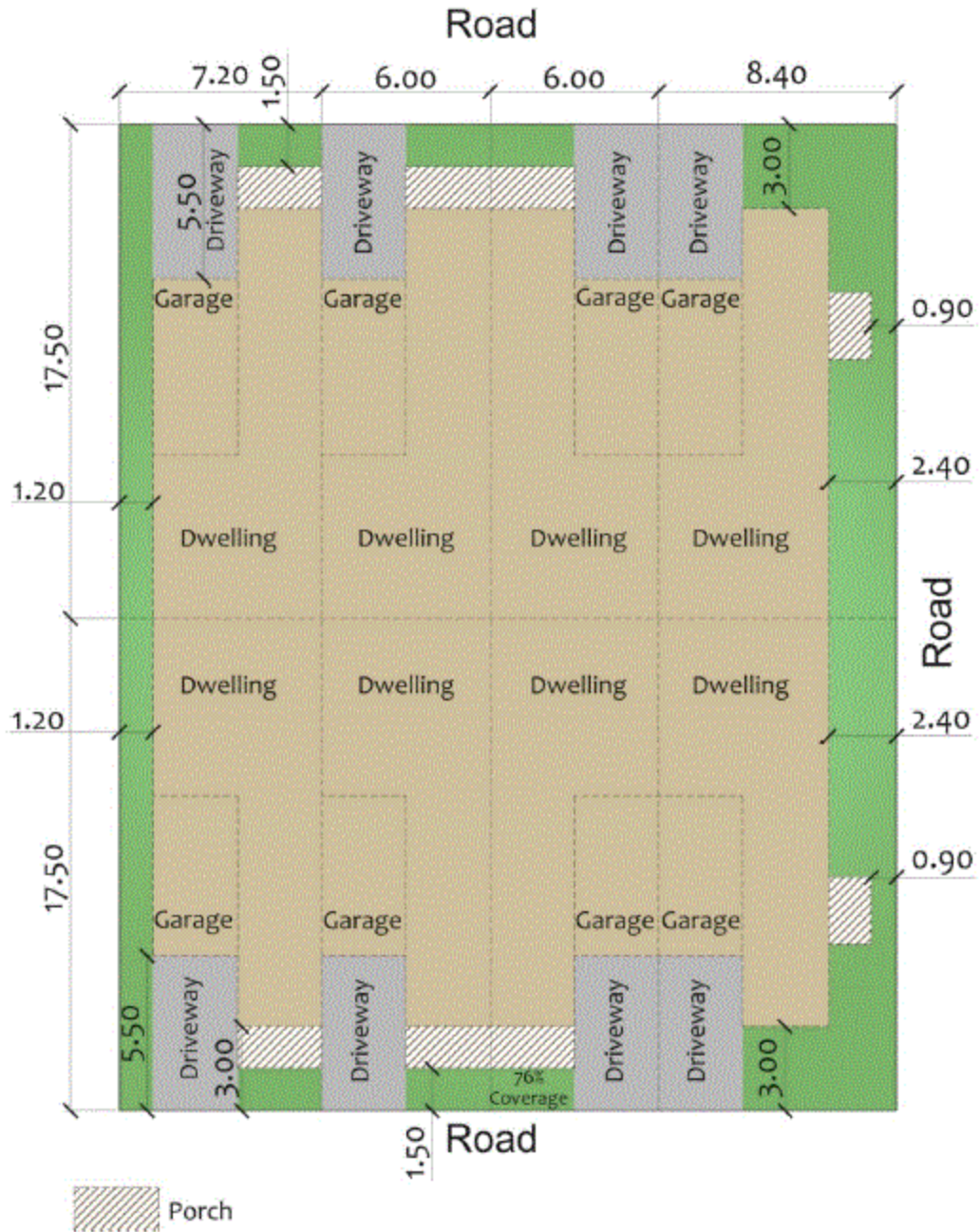
- f. The minimum Side Setback shall be as follows:
  - i. 1.2m except where a Side Yard Abuts a flanking public roadway; and
  - ii. 2.4m where the Side Yard Abuts a flanking public roadway;
  - iii. Notwithstanding 4.e.i. and 4.e.ii., where two Dwellings are connected at the property line, there shall be no Setback between the Dwellings.
  - iv. Notwithstanding the above:
    - a. an unenclosed front porch may encroach 0.9 m into the Side Setback;
    - b. stairs from an unenclosed front porch are permitted to encroach into the Side Setback, but at no time shall encroach over the property line; and
    - c. bay windows may project a maximum of 0.6 m into the street side of an end corner unit Side Yard with an additional projection of 0.4 m for eaves and gutters.
- g. Dwellings are intended to be attached at the rear as well as at the sides. It is understood that where 2 Dwellings are connected at the rear of the Dwelling at a property line, there will be no Setback between the Dwellings.
- h. The maximum Height shall not exceed 12.5 m.
- i. The maximum total Site Coverage per individual Lot shall not exceed 91%.
- j. A minimum of 13 m<sup>2</sup> of Private Outdoor Amenity Area shall be provided, inclusive of deck/balcony and enclosed front porch, and shall be allowed within a Front Setback.
- k. Site Landscaping shall be developed in accordance with Section 55 of the Zoning Bylaw.
- l. All roof leaders from buildings are to be connected to the storm sewer service.
- m. Additional requirements:
  - i. The ratio between the front face exposure of the Garage and the remainder of the front of the principal building shall not exceed 2:1;
  - ii. Garage doors should be designed to contain architectural elements that complement the character of the principle building. They shall be recessed or highly articulated; and
  - iii. Front facing Garages shall be Setback a minimum of



5.5m from the Front property line.

- n. A minimum of 2 parking spaces per Dwelling shall be required. A tandem parking space on a driveway within the Front Setback shall be allowed as a second parking space.
- o. Signs shall comply with the regulations found in Schedule 59A.
- p. Landscaping shall be in accordance with the following:
  - i. all Yards visible from a public roadway shall be seeded or sodded within 18 consecutive months of occupancy of the unit;
  - ii. alternate forms of landscaping, including hard decorative pavers, washed gravel, or similar treatments, flower beds or cultivated gardens, may be substituted for seeding or sodding, providing that all area of exposed earth are designed as either flower beds or cultivated gardens, to the satisfaction of the Development Officer; and
  - iii. one deciduous or one coniferous tree, and two shrubs shall be required for every Front Yard which is 4.5 m in depth or greater.

### Appendix 1: Area "C" Setbacks and Development Regulations



\*For illustrative purposes only.

**(Area D)**

**General Purpose**

To provide for ground oriented housing with slightly increased site coverage than the regulations found within the RF5 Row Housing Zone.

**2. Area of Application**

This Provision shall apply to the lands located north of 28 Avenue SW and east of 182 Street SW, Keswick, as shown on Schedule "A" and legally described on Schedule "B"; attached to the Bylaw adopting this Provision.

**3. Uses**

- a. Minor Home Based Business
- b. Major Home Based Business
- c. Multi-unit Housing
- d. Residential Sales Centre
- e. Secondary Suites
- f. Urban Gardens
- g. Urban Outdoor Farms
- h. Fascia On-premises Signs

**4. Development Regulations**

- a. Multi-unit Housing shall only be in the built form of Row Housing.
- b. Site Area and Site Dimensions for individual Dwellings shall be in accordance with the following:

	Minimum Site Area	Minimum Site Width	Minimum Site Depth
Row Housing internal Dwelling	150 m <sup>2</sup>	5.0 m	30.0 m
Row Housing end Dwelling	186 m <sup>2</sup>	6.2 m	30.0 m

- c. The maximum Height shall not exceed 12.0 m
- d. The maximum total Site Coverage shall be as follows:

	Principal Dwelling/ building	Accessory building	Principal building with attached Garage or where parking is provided underground
Row Housing – internal Dwelling	42%	20%	62%
Row Housing – end Dwelling	37%	17%	54%

Row Housing – corner Dwelling	34%	18%	52%
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- e. The minimum Front Setback shall be 4.5 m, except that:
  - i. The minimum Front Setback shall be 3.0 m when a Treed Landscaped Boulevard is provided at the front of the Lot and vehicular access is from a Lane; and
  - ii. The minimum distance between the Front Lot Line and the door of an attached Garage shall be 5.5 m.
- f. The minimum Rear Setback shall be 7.5 m, except the Rear Yard may be reduced to 5.5 m where an attached Garage is provided.
- a. Minimum Side Setbacks shall be provided, on the following basis:
  - i. 1.2 m excepting a Side Yard abutting a flanking roadway; and
  - ii. 2.4 m where the Side Yard abuts a flanking public roadway other than a Lane.
- g. Separation Space shall be provided in accordance with Section 48 of this Bylaw.
- h. Amenity Area shall be provided in accordance with Section 46 of this Bylaw.
  - i. The Development Officer may require registration of maintenance and/or drainage and utility easement(s) on title in areas abutting buildings and/or through private yards to ensure adequate access for property, drainage and utility maintenance prior to Development Permit issuance.
- j. Front attached Garages shall not be permitted where a Site or a Lot has vehicular access from a Lane.
- k. Where detached rear parking Garages are developed, the maximum width of the building containing the Garage(s) shall not exceed 24 m.
- l. No outdoor parking, trash collection or outdoor storage areas shall be developed within 3.0 m of any property line that abuts a Site zoned to allow Single Detached Housing as a Permitted Use.
- m. 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.
- n. 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.
- o. Site design for Row Housing developments of six or more attached Dwellings shall include entry transitions such as steps, decorative Fences, gates, hedges, low walls, and planting beds in the Front Yard.
- p. Each Dwelling shall have an entrance door or entrance feature facing a public roadway, other than a Lane. On Corner Sites, the entrance door or

entrance feature may face either the Front Lot Line or the flanking Side Lot Line.

q. Signs shall comply with the regulations found in Schedule 59A of the Zoning Bylaw.