

## DRAFT 104 Avenue Corridor Area Redevelopment Plan DC1 Area 5

### 1. General Purpose

The purpose of this Zone is to facilitate a mixed use area that encourages the retention of existing older residential structures and promotes a scale and design that is complementary to the existing low density residential dwellings in the area by providing opportunity for greater residential uses and small scale, low impact commercial uses.

### 2. Area of Application

Located between Stony Plain Road and 103 Avenue from 123 Street to 121 Street and shown on Appendix 1 of this provision.

### 3. Uses

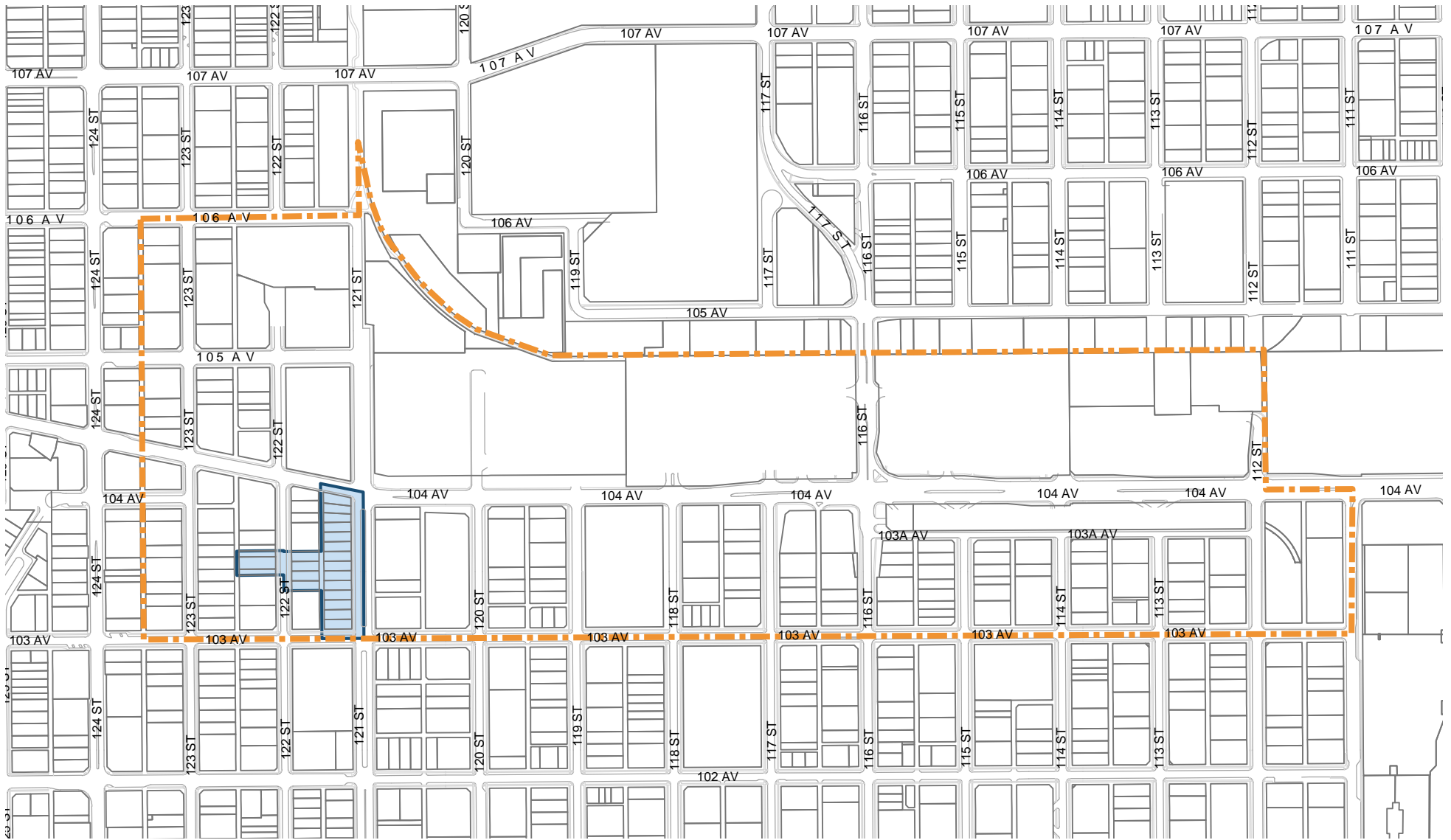
- a. Business Support Services
- b. Child Care Services
- c. Commercial Schools
- d. Community Recreation Services
- e. Convenience Retail Stores
- f. Creation and Production Establishments
- g. Duplex Housing
- h. Garage Suites
- i. Garden Suites
- j. Group Homes
- k. Laneway House
- l. Limited Group Homes
- m. Health Services
- n. Major Home Based Businesses
- o. Minor Home Based Businesses
- p. Personal Service Shops
- q. Professional, Financial and Office Support Services
- r. Row Housing
- s. Secondary Suites
- t. Semi-detached Housing
- u. Single Detached Housing
- v. Specialty Food Services
- w. Restaurants
- x. Freestanding On-premise Signs
- y. Temporary On-premise Signs

### 4. Development Criteria



- a. The maximum Floor Area Ratio shall be 1.0.
- b. The maximum Height shall not exceed 10 m.
- c. The maximum site area shall be 700 m<sup>2</sup>

- d. The minimum Front Yard shall be 6.0 m. At the discretion of the Development Officer, the area of a porch or veranda or portion thereof which does not have a principal building above may be allowed to be developed up to a maximum of 2 m into a required Front Yard.
- e. A minimum Side Yard of 1.0 m shall be provided.
- f. The minimum Rear Yard shall be 7.5 m.
- g. A principal building shall be separated from a rear detached Garage or Garden Suite or Laneway House by a minimum of 3.0 m.
- h. Notwithstanding the above, no minimum yard requirements shall apply to conversions of old single detached residential housing stock, except to the extent where an addition to such a structure is to occupy additional area within the site.
- i. A maximum of three (3) vehicular parking spaces are required.
- j. Vehicular access to a garage or parking area shall be from an abutting lane.
- k. No Off-street Vehicular Loading Facilities shall be required.
- l. Signs shall be developed in accordance with Schedule 59A.
- m. Architectural treatment of new developments shall ensure that elements common to the residential architecture of the area are emphasized through the inclusion of features such as the following:
  - i. porches and verandas;
  - ii. brick, clapboard or stucco as prominent exterior finishes;
  - iii. gambrel, pyramidal, gable or hip roofs; or
  - iv. dormers and bay windows.
- n. For Commercial Uses:
  - i. activities will be confined to a small-scale of operation with a staff of not greater than 5 persons;
  - ii. Restaurants and Specialty Food Services shall be limited to a maximum of 70 seats; and
  - iii. design shall maintain the appearance of a Single Detached Dwelling.
- o. Single Detached, Semi-detached, Duplex Housing and Secondary Suites in this District shall be developed in accordance with the provisions of the RF4 Zone.
- p. Laneway Houses shall take the form of a Garage or Garden Suite and, notwithstanding the definition of Garage or Garden Suite within the Zoning Bylaw, be Accessory to a building in which the principle Use is a listed Use in this District.
- q. Garage and Garden Suites and Laneway Houses may be developed in conjunction with a Secondary Suite that is developed within the principle building.
- r. Notwithstanding other regulations in this District:
  - i. Development in this district shall be evaluated with respect to compliance with the General Development Regulations of Sections 40 to 97 inclusive, of the Zoning Bylaw.

- ii. The Development Officer may grant relaxations to the regulations contained in Sections 40 through 97 of the Zoning Bylaw and the provisions of this District, if in his opinion, such a variance would be in keeping with the general purpose of this district and would not adversely affect the amenities, use and enjoyment of neighbouring properties.
- iii. Garage and Garden Suites and Laneway Houses shall be developed in accordance with Section 87 of the Zoning Bylaw.



## Legend

-  104 Corridor ARP Boundary
-  Area 5

# 104 Avenue Corridor ARP Appendix 1 - Area 5