

**(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION  
Glenridding Ravine**

**1. General Purpose**

To provide for Row Housing, developed as individual lots with front attached garages and greater height.

**2. Area of Application**

Portions of NE 22-51-25-4, Lot 1; Block D, Plan 1620360; and Block C, Plan 8922649, totaling 3.04 ha more or less; located in the Glenridding Ravine Neighborhood shown on Schedule "A" of the Bylaw adopting this Provision.

**3. Uses**

- a. Child Care Services
- b. Minor Home Based Business
- c. Residential Sales Centre
- d. Row Housing
- e. Urban Gardens
- f. Fascia On-premises Signs
- g. Temporary On-premises Signs

**4. Development Regulations**

- a. Development shall be in general conformance with the attached appendix.
- b. Site Area and Site Dimensions for individual Dwellings shall be in accordance with Table 1 below:

<b>Table 1: Site Area and Site Dimensions</b>			
	Minimum Site Area	Minimum Site Width	Minimum Site Depth
(a) Row Housing internal Dwelling	150 m <sup>2</sup>	5.0 m	30.0 m
(b) Row Housing end Dwelling	186 m <sup>2</sup>	6.2 m	30.0 m

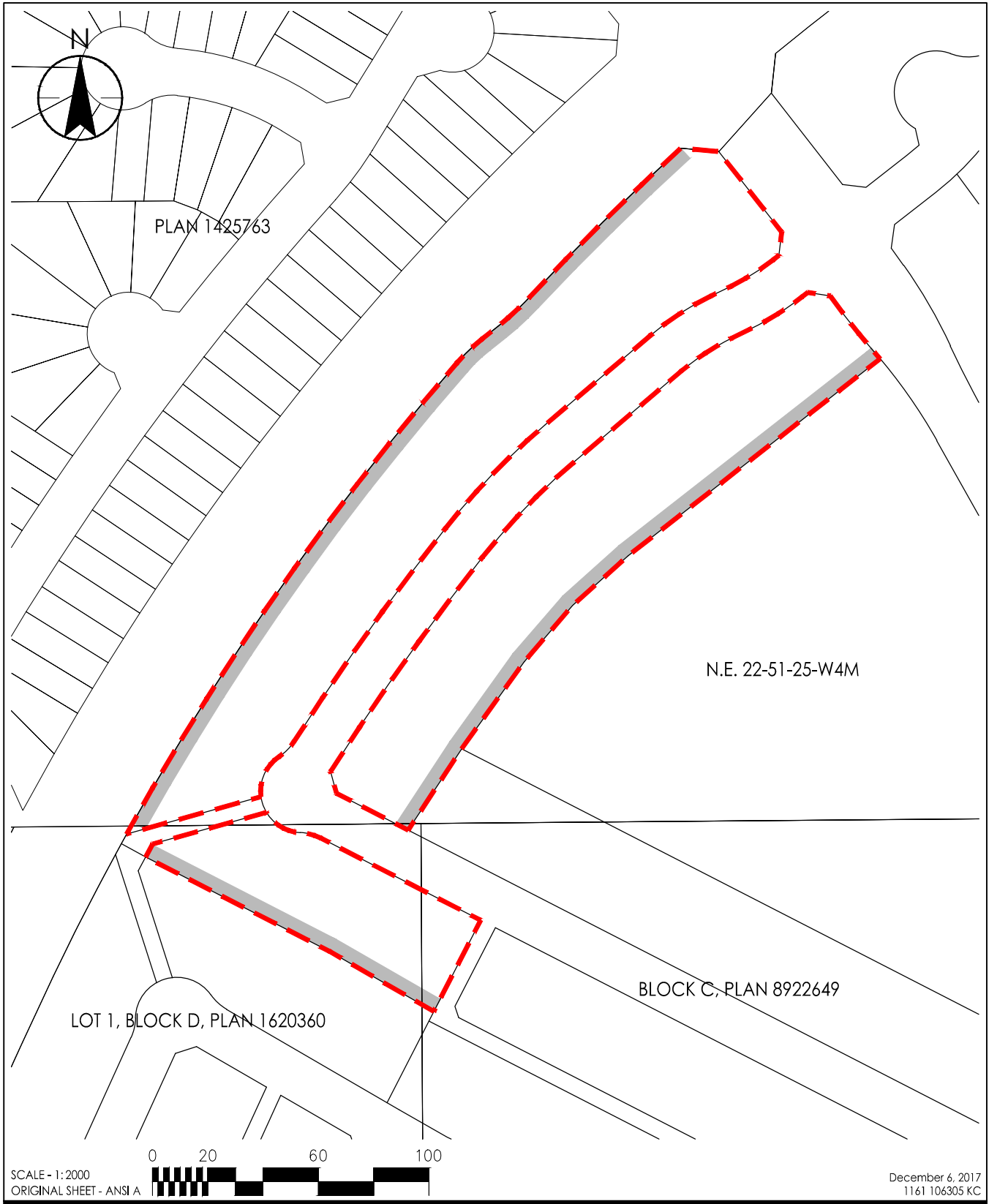
- c. The maximum Height shall not exceed 14.0 m.
- d. The maximum total Site Coverage shall be:
  - I. 55% for Row Housing internal Dwellings; and
  - II. 45% for Row Housing end Dwellings.
- e. The minimum Front Setback shall be 5.5 m.
- f. The minimum Rear Setback shall be 7.5 m.

## DRAFT ZONE

- g. Minimum Side Setbacks shall be provided, on the following basis:
  - I. 1.2 m excepting a Side Yard abutting a flanking roadway;
  - II. 4.5 m where the Side Yard abuts a flanking public roadway other than a Lane, except that this may be reduced to 3.0 m where:
    - i. there is a treed landscaped boulevard along the flanking roadway;
    - ii. the depth of the Side Setback would be consistent with other development on the flanking block face; and
    - iii. the flanking side of the building is not a Blank Wall, and is articulated through architectural elements such as recesses or projections, including but not limited to, windows, a side entrance, a porch, or other architectural element that would be compatible with adjacent development.
- h. Separation Space shall not be required where side walls of Abutting buildings face each other and habitable windows are not located directly opposite each other, such that privacy is not impacted, and:
  - I. in the case of Dwellings on separate Sites, each development complies with the minimum Side Setback requirements for each Dwelling; and
  - II. in the case of Dwellings on the same Site, the separation distance between Dwellings is at least equal to the total of the minimum Side Setback requirements for both Dwellings.
- i. Minimum Private Outdoor Amenity Areas shall be provided as follows:
  - I. a minimum of [30 m<sup>2</sup>](#) per Dwelling unit, at Grade, shall be provided; and
  - II. the Outdoor Amenity Area shall be permanently retained as open space, unencumbered by an Accessory building or future additions;
- j. Dwellings shall be Family Oriented, in accordance with the requirements of this Bylaw.
- k. Maintenance and/or drainage and utility easement(s) may be required between Abutting buildings and/or through private yards of one or more Dwellings to ensure adequate access for property, drainage and utility maintenance.
- l. No outdoor parking, trash collection or outdoor storage areas shall be developed within 1.2 m of any Lot line that Abuts a Site zoned to allow Single Detached Housing as a Permitted Use.
- m. Where any building exceeds 10.0 m in Height and Abuts a Site zoned to allow Single Detached Housing as a Permitted Use, a minimum Setback of 7.5 m shall be required.
- n. Signs shall comply with the regulations found in Schedule 59A of the Zoning Bylaw.
- o. Row Housing shall be limited to a maximum of 5 units per building.
- p. Each Dwelling that has direct access to Grade 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.

## DRAFT ZONE

- q. Each Dwelling 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.
- r. 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.





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LEGEND

-  SITE BOUNDARY
-  MINIMUM 7.5m SETBACK

Client/Project  
WINDERMERE GLENRIDGING INC.  
GLENRIDGING RAVINE  
REZONING APPLICATION

Figure No.  
1.0

Title  
APPENDIX - SITE PLAN