

(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION

Chappelle Neighbourhood

1. General Purpose

To provide Row Housing with primary vehicle access from a Lane and opportunities for suites.

2. Area of Application

Lots 1 to 8, Block 15, Plan 1620053; a portion of NW 14-51-25-4; located in the Chappelle Neighbourhood shown on Schedule "A" of the Bylaw adopting this Provision.

3. Permitted Uses

- a. Chappelle Accessory Suites
- b. Chappelle Lane Suites
- c. Limited Group Homes
- d. Minor Home Based Business
- e. Residential Sales Centre
- f. Row Housing
- g. Semi-detached Housing
- h. Fascia On-Premises Signs
- i. Urban Gardens

4. DC2 Specific Land Use Classes

- a. **Chappelle Accessory Suites** means a development consisting of a dwelling located within a building of residential occupancy and Accessory to the principal dwelling. A Chappelle Accessory Suite has cooking facilities, food preparation, sleeping and sanitary facilities which are physically separate from those of the principal Dwelling within the structure. A Chappelle Accessory Suite also has an entrance separate from the entrance to the principal Dwelling, either from a common indoor landing or directly from the front, side or rear of the structure. This Use Class includes the Development or Conversion of Basement space to a separate Dwelling.
- b. **Chappelle Lane Suite** means an Accessory Dwelling located mainly above a detached Garage. A Chappelle Lane Suite has cooking facilities, food preparation, sleeping and sanitary facilities which are separate from those of the principal Dwelling located on the Site. A Chappelle Lane Suite has an entrance separate from the vehicle entrance to the detached Garage, either from a common indoor landing or directly from the exterior of the structure.

5. Development Regulations

- c. Notwithstanding Section 720.3(2) of the Zoning Bylaw, a Site Plan is not required to be appended to the Bylaw adopting this Provision.
- d. Site Area and Site Dimensions shall be in accordance with Table 1.

Table 1 Site Area and Site Dimensions			
	Minimum Site Area	Minimum Site Width	Minimum Site Depth
(a) Row Housing internal Dwelling	150 m ²	5.0 m	30.0 m
(b) Row Housing end Dwelling	186 m ²	6.2 m	30.0 m
(c) Semi-detached Housing, each Dwelling	201 m ²	6.7 m	30.0 m

- e. The maximum Height shall not exceed 12 m, in accordance with Section 52.
- f. The maximum total Site Coverage shall be 62%.
- g. Notwithstanding Section 55 of this Bylaw, for Semi-detached Housing and Row Housing, the area covered by Impermeable Material shall not exceed 80 percent of the total Lot area.
- h. The Front Setback shall be a minimum of 3.0 m.
- i. The Rear Setback shall be minimum of 6.0 m.
- j. Minimum Side Setbacks shall be provided on the following basis:
 - i. 1.2 m excepting a Side Yard abutting a flanking roadway;
 - ii. 2.4 m where the Side Yard abuts a flanking public roadway other than a Lane.
- k. Separation Space shall not be required:
 - i. between a Chappelle Lane Suite and the associated principal Dwelling on the same Site; or
 - ii. 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;

- 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. each Dwelling shall provide a minimum 11 m² of contiguous Private Outdoor Amenity Area that may be located within a required Yard, balconies, decks, porches or patios above Grade;
 - ii. the Outdoor Amenity Area shall be permanently retained as open space, unencumbered by an Accessory building or future additions.
- m. 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.
- n. Each Dwelling within Semi-detached Housing and 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.
- o. On-site parking shall be provided in accordance with the following requirements:
 - i. On-Site parking may be provided within a rear detached or rear attached Garage, or on a Site for one Garage that shall be clearly demarcated both on the Site and on the Site Plan accompanying any application for a principal building. The minimum distance from the Rear Lot Line to a Garage or Garage Site shall be 6.0 m from the building face to property line. A hard surface walkway is required between a detached Garage or Garage Site and an entry to the principle building;
 - ii. Where no Garage is developed, a hard surface parking pad a minimum of 4.88 m wide and a minimum of 6.0 m deep, shall be constructed at the rear of each lot. Such hard surface parking pad shall include an underground electrical power connection with outlet on a post 1.0 m in height, located within 1.0 m of the parking pad.
- p. Limited Group Homes shall comply with Section 96 of this Bylaw.
- q. Urban Gardens shall comply with Section 98 of this Bylaw.
- r. Signs shall comply with the regulations found in Schedule 59A.

6. Special Land Use Provisions for Chappelle-Specific Use Classes

- a. A maximum of one Dwelling per lot shall be allowed, except where Chappelle Accessory Suite or Chappelle Lane Suite is developed and may thereby constitute two Dwellings on a lot.

- b. Only one of a Chappelle Accessory Suite or Chappelle Lane Suite may be developed in conjunction with a principal Dwelling.
- c. **Chappelle Accessory Suites** - A Chappelle Accessory Suite shall comply with the following regulations:
 - i. The maximum Floor Area of the Chappelle Accessory Suite shall be as follows:
 - A. In the case of a Chappelle Accessory Suite located completely below the first Storey of a Row Housing Dwelling or Semi-detached Housing (other than stairways or a common landing), the Floor Area (excluding the area covered by stairways) shall not exceed the Floor Area of the first storey of the associated principal Dwelling.
 - B. In the case of a Chappelle Accessory Suite developed completely or partially above grade, the Floor Area (excluding the area covered by stairways) shall not exceed 40% of the total Floor Area above grade of the building containing the associated principal Dwelling.
 - ii. The minimum Floor Area for a Chappelle Accessory Suite shall be not less than 30 m² .
 - iii. A Chappelle Accessory Suite shall not be developed within the same principal Dwelling containing a Limited Group Home.
 - iv. The Chappelle Accessory Suite shall not be separated from the principal Dwelling through a condominium conversion or subdivision.
 - v. Chappelle Accessory Suites shall not be included in the calculation of densities in this Bylaw.
- d. **Chappelle Lane Suites** - A Chappelle Lane Suite shall comply with the following regulations:
 - vi. The minimum Site area for a Row Housing Dwelling or Semi-detached Housing containing a Chappelle Lane Suite is 150 m².
 - vii. The maximum Height of a Garage containing a Chappelle Lane Suite shall be 9 m or the Height of the principal Dwelling as constructed at the time of the Chappelle Lane Suite Development Permit application, whichever is the lesser.
 - viii. The minimum Floor Area for a Chappelle Lane Suite shall be 30 m².
 - ix. The maximum Floor Area of the Chappelle Lane Suite shall be 80 m².
 - x. The minimum Site width for a Site with a Chappelle Lane Suite shall be 5 m.
 - xi. Windows contained within the Chappelle Lane Suite portion of the detached Garage shall be placed and sized such that they minimize overlook into Yards and windows of abutting properties through one of more of the following:

- A. Off-setting window placement to limit direct views of abutting rear or side yard amenity areas, or direct view into a Chappelle Lane Suite window on an adjacent site;
 - B. Strategic placement of windows in conjunction with landscaping or the placement of other accessory buildings; and
 - C. Placing larger windows such as living room windows, to face a lane or a flanking street.
- xii. Rooftop Terraces shall not be allowed above the second storey on Chappelle Lane Suites.
 - xiii. Platform structures, including balconies, shall be allowed as part of a Chappelle Lane Suite developed above a Garage only where the balcony faces the Lane or a flanking public street.
 - xiv. A Chappelle Lane Suite shall not be developed within the same principal Dwelling containing a Limited Group Home.
 - xv. The Chappelle Lane Suite shall not be separated from the principal Dwelling through a condominium conversion or subdivision.
 - xvi. Chappelle Lane Suites shall not be included in the calculation of densities in this Bylaw.