

(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION

1. General Purpose

To provide for Single Detached Housing, Semi-detached Housing and Duplex Housing as part of a Multi-unit Project Development with private roadways and pedestrian connections, with private and common amenity areas.

2. Area of Application

This Provision shall apply to Lot 33, Block 13, Plan 2220021, as shown on Schedule "A" of the Bylaw adopting this provision, The Uplands.

3. Uses

1. Duplex Housing
2. Minor Home Based Business
3. Residential Sales Centre
4. Secondary Suites
5. Single Detached Housing
6. Semi-detached Housing
7. Special Event
8. Supportive Housing, Restricted to Limited Supportive Housing
9. Urban Gardens
10. Urban Outdoor Farms
11. Fascia On-premises Signs
12. Freestanding On-premises Signs
13. Temporary On-premises Signs

4. Development Regulations for Uses

1. Multiple principal Dwellings in the form of Single Detached Housing, Semi-detached Housing, and Duplex Housing may be constructed as part of a Multi-unit Project Development.
2. Signs shall comply with Schedule 59A of the Zoning Bylaw.

5. Development Regulations for Site Layout and Built Form

1. Development shall be in general accordance with the Appendix 1, Site Plan.

2. The minimum number of principal Dwellings shall be 65.
3. The maximum Height shall be 12.0 m.
4. The minimum Setback from the northwest property line shall be 5.0 m.
5. The minimum Setback from the south property line shall be 4.5 m
6. The minimum Setback from the west property line shall be 4.5 m.
7. The minimum Setback from the east property line shall be 4.5 m.
8. The minimum Setback from a private road for a principal Dwelling shall be 5.5 m
This may be reduced to 1.2 m where the principal Dwelling flanks a private roadway.
9. The maximum total Site Coverage excluding common Amenity Area and private roads shall be 55%.
10. Surface parking and drive aisles shall be located in a manner which minimizes conflict with pedestrian Walkways and vehicles, to the satisfaction of the Development Officer.
11. Sidewalks to provide pedestrian access through the site shall connect to the public sidewalk along 31 Avenue NW, and a pedestrian connection shall be constructed through the common Amenity Area to provide a connection to 199 Street NW.
12. Private roadways shall be reviewed and provided to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination (Transportation) and Fire Rescue Services.
13. Minimum Separation Space shall be 1.5 m.
14. A minimum Amenity Area of 15 m² per Dwelling shall be provided as follows:
 - a. Amenity Area may be provided in a common Amenity area, as generally shown on the Appendix 1, Site Plan; and
 - b. A minimum of 7.5 m² private Amenity area shall be provided at the rear of each principal Dwelling.
15. A minimum of one deciduous tree, one coniferous tree and four shrubs shall be provided per Dwelling. A maximum of 60% of required trees may be provided within a common Amenity Area.
16. Fences adjacent 199 Street NW and 31 Avenue NW shall be a maximum height of 1.85 m. The fence adjacent to 199 Street NW shall be constructed as a noise attenuation fence contained wholly within private property, to the satisfaction of Subdivision and Development Coordination (Transportation).