

## **General Purpose**

To provide for street-oriented Multi-unit Housing in the form of Row Housing with increased Site Coverage and Height

## **Area of Application**

This Provision shall apply to a portion of NW 32-51-23-4, located east of 17 Street NW and along Aster Boulevard NW, as shown on Schedule "A" of the Bylaw adopting this Provision as identified on the attached Appendix "A".

## **Uses**

Child Care Services  
Supportive Housing, Restricted to Limited Supportive Housing  
Minor Home Based Business  
Multi-unit Housing  
Residential Sales Centre  
Secondary Suites  
Urban Gardens  
Fascia On-premises Signs

## **Development Regulations**

The development shall be in accordance with these regulations and in general accordance with Appendix A.

- a. The minimum Site Area shall be 91.25 m<sup>2</sup>.
- b. The minimum Lot Width shall be in 3.65 m.
- c. The minimum Site depth shall be 25.0 m.
- d. The minimum density shall be 35 Dwellings/ha.
- e. The maximum height shall not exceed 13.0 m.
- f. The minimum Front Setback shall be 4.5 m.
- g. The minimum Rear Setback shall be 5.5 m.
- h. The minimum Side Setback shall be 1.2 m, except that on a Corner Site, the minimum Side Setback abutting the flanking public roadway, other than a Lane, shall be 2.4 m.
- i. The maximum total Site Coverage shall be 55%.
- j. Amenity Area shall be provided in accordance with Section 46 of this Bylaw.
- k. Each Dwelling unit within Multi-Unit 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.

l. On Corner Sites the facades 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.

m. Multi-Unit Housing shall not repeat the same architectural features more than six times on a block face.

n. Vehicular access shall be from a Lane.

o. Detached garages shall not be allowed.

p. Signs shall comply with the regulations found in Section 59A.

## Appendix A

