

(DC1) DIRECT DEVELOPMENT CONTROL PROVISION

1. General Purpose

To provide for multi-unit housing in the form of row housing, with taller heights and increased site coverage, serviced by a Public Roadway and a Lane.

2. Area of Application

This Provision shall apply to portions of Lots 2 and 3, Block 1, Plan 0224568, located east of 231 Street NW and north of Rosenthal Boulevard NW, and as shown in Schedule “A” of the Charter Bylaw adopting this Provision, Rosenthal.

3. Uses

- a. Child Care Services
- b. Garden Suite
- c. Major Home Based Business
- d. Minor Home Based Business
- e. Multi-unit Housing
- f. Residential Sales Centre
- g. Row Housing
- h. Secondary Suite
- i. Supportive Housing, restricted to Limited Supportive Housing
- j. Urban Gardens
- k. Urban Outdoor Farms
- l. Fascia On-premises Signs
- m. Temporary On-premises Signs

4. Development Regulations

- a. The maximum Height shall not exceed 14.0 m.
- b. 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
i. Row Housing Internal Dwelling	150 m ²	5.0 m	30.0 m
ii. Row Housing end Dwelling	186 m ²	6.2 m	30.0 m
iii. Multi-unit Housing Development	740 m ²	20.0m	30.0 m

- d. The maximum total Site Coverage shall be 62% for Row Housing and 50% for Multi-unit housing.
- e. The area covered by Impermeable Material shall not exceed 80% of the total Lot area.
- f. The minimum Front Setback shall be 3.0 m.
- g. The minimum Rear Setback shall be 6.0 m, except that:
 - i. a minimum of 2.75 m shall be provided where a rear attached Garage forms an integral part of the Dwelling.
- h. The minimum Side Setback shall be provided on the following basis:
 - i. 1.2 m for internal Sites; and
 - ii. 2.4 m for corner Sites.
- i. On-site parking shall be provided in accordance with the following requirements:
 - i. On-Site parking shall be provided within a rear detached or rear attached Garage, or by a Hardsurfaced parking pad;
 - ii. the minimum distance from the Rear Lot Line to a Hardsurfaced parking pad shall be 1.2 m;
 - iii. a Hardsurfaced Walkway between the detached Garage or a Hardsurfaced parking pad and an entry to the Dwelling shall be provided;
 - iv. where no Garage is proposed, a Hardsurfaced parking pad to support a future Garage shall be constructed a minimum distance of 1.2 m from the Rear Lot Line; and
 - v. any Hardsurfaced parking pad shall include an underground electrical power connection with an outlet on a post approximately 1.0 m in Height, located within 1.0 m of the Hardsurfaced parking pad.
- j. Each Dwelling within Row Housing and 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.
- k. Where vehicular access is from a Lane, Site Landscaping shall be developed in accordance with the following:
 - i. one deciduous, one coniferous tree and four shrubs shall be required for each principal dwelling; and

- ii. all applications for a Development Permit shall include a Site Plan that identifies:
 - A. the location, species and size of the required Landscaping; and
 - B. the proposed Landscaping and screening for any required Private Outdoor Amenity that does not have access from a Lane, Site Setback or passageway through a Garage.

- l. The following regulation shall apply to Multi-unit Housing:
 - i. A detailed Servicing Concept Plan and detailed design drawings outlining the proposed water servicing prepared by a Professional Engineer shall be provided to the satisfaction of the Development Officer in consultation with EPCOR Water prior to issuance of a development permit; and
 - ii. Any additional costs due to changes to the water servicing shall be the responsibility of the applicant.

- m. Signs shall comply with the regulations found in Schedule 59A.