

## **(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION**

### **Section DC2.XXXX**

#### **DC2.XXXX.1. General Purpose**

The purpose of this zone is to provide for the development of row housing, stacked row housing, low-rise and one mid rise building on a large site, with at Grade Dwellings, open space, and built form sensitive to the surrounding community.

#### **DC2.XXXX.2. Area of Application**

This Provision shall apply to Lot 4, Plan 5060RS, as shown on Schedule "A" of the Bylaw adopting this provision, Britannia-Youngstown.

#### **DC2.XXXX.3. Uses for Area A and B**

- a. Apartment Housing
- b. Child Care Services
- c. Group Homes
- d. Limited Group Homes
- e. Lodging Houses
- f. Minor Home Based Business
- g. Publicly Accessible Private Park
- h. Row Housing
- i. Residential Sales Centre
- j. Stacked Row Housing
- k. Urban Gardens
- l. Urban Outdoor Farms
- m. Fascia On-premises Signs
- n. Projecting On-premises Signs
- o. Temporary On-premises Signs

#### **DC2.XXX.4. Uses for Area C**

- a. Child Care Services
- b. Group Homes
- c. Limited Group Homes
- d. Lodging Houses
- e. Minor Home Based Business
- f. Publicly Accessible Private Park
- g. Row Housing
- h. Residential Sales Centre
- i. Stacked Row Housing
- j. Urban Gardens
- k. Urban Outdoor Farms
- l. Fascia On-premises Signs

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- m. Projecting On-premises Signs
- n. Temporary On-premises Signs

#### **DC2.XXXX.5. Development Regulations**

- a. Development shall be in general conformance with Appendix I to the satisfaction of the Development Officer.
- b. The maximum Floor Area Ratio shall be 1.7.
- c. The maximum number of Dwellings shall be 350.
- d. The maximum building Height for Area A shall be 34.0 m.
- e. The maximum building Height for Area B shall be 23.0 m.
- f. The maximum building Height for Area C shall be 10.0 m.
- g. The minimum building Setbacks shall be as follows:
  - i. 4.5 m from the north Lot line;
  - ii. 1.5 m from the east Lot line;
  - iii. 6.0 m from the south Lot line; and
  - iv. 6.0 m from the west Lot line.
- h. Notwithstanding XXXX.5.g, the minimum Setback abutting a public roadway other than a Lane shall be 6.0 m.
- i. The maximum floor plate in Area A above 23.0 m in Height shall be 850 m<sup>2</sup>.
- j. A minimum stepback of 7.0 m at a minimum height of 8.0 m shall be provided abutting a public roadway other than a Lane.
- k. A minimum Amenity Area of 7.5 m<sup>2</sup> per Dwelling shall be provided.
- l. A minimum Amenity Area of 1600 m<sup>2</sup> shall be provided as an outdoor communal space. This area shall be developed to promote social interaction among tenants and may include seating areas, community garden and/or play structures.
- m. All mechanical equipment shall be concealed by screening in a manner compatible with the architectural character of the building, or concealed by incorporating it within the building.
- n. Signs shall comply with Schedule 59A of this Bylaw.
- o. Notwithstanding Section 48 of the Zoning Bylaw, Separation Space shall be reduced to the required Setback.

#### **DC2.XXXX.6. Urban Design Regulations**

- a. At Grade residential development shall provide separate, individual access at Grade and feature identifiable doorways, landscaped terraces, pedestrian lighting, and patios where appropriate. To ensure adequate privacy, the applicant shall provide screening to indicate separate individual access to each unit.
- b. Exterior building materials shall be sustainable, durable, and high quality.
- c. Building Facades shall be designed with detail and articulation to create attractive streetscape and interfaces. Building Facades shall be articulated through means including the use of recesses, entrances, windows, projections, change in building materials, colours, and/or physical breaks in building mass.

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- d. Decorative and security lighting shall be designed and finished in a manner consistent with the design and finishing of the development and will be provided to ensure a safe, well-lit environment for pedestrians.

**DC2.XXXX.7. Parking, Access, and Waste Collection**

- a. Vehicular access and egress shall be from 166 Street NW and in general conformance with Appendix 1.
- b. Notwithstanding Section 54 of the Zoning Bylaw, the minimum parking requirements for Residential Uses shall be reduced by 25%.
- c. All required vehicular parking, except for visitor parking, shall be provided in below or above Grade Parking Garages.
- d. Above Grade Parking Garages that are part of the building podium shall be screened in a way that does not disrupt the continuity of the Street Wall, and shall not exceed 9.0 m in Height. Screens may include, but are not limited to, public art and street fronting Uses.
- e. No parking, loading, storage or waste collection shall be permitted within required Setbacks. Trash collection areas shall be designed to the satisfaction of the Development Officer in consultation with Waste Management.

**DC2.XXXX.8. Landscaping and Connectivity**

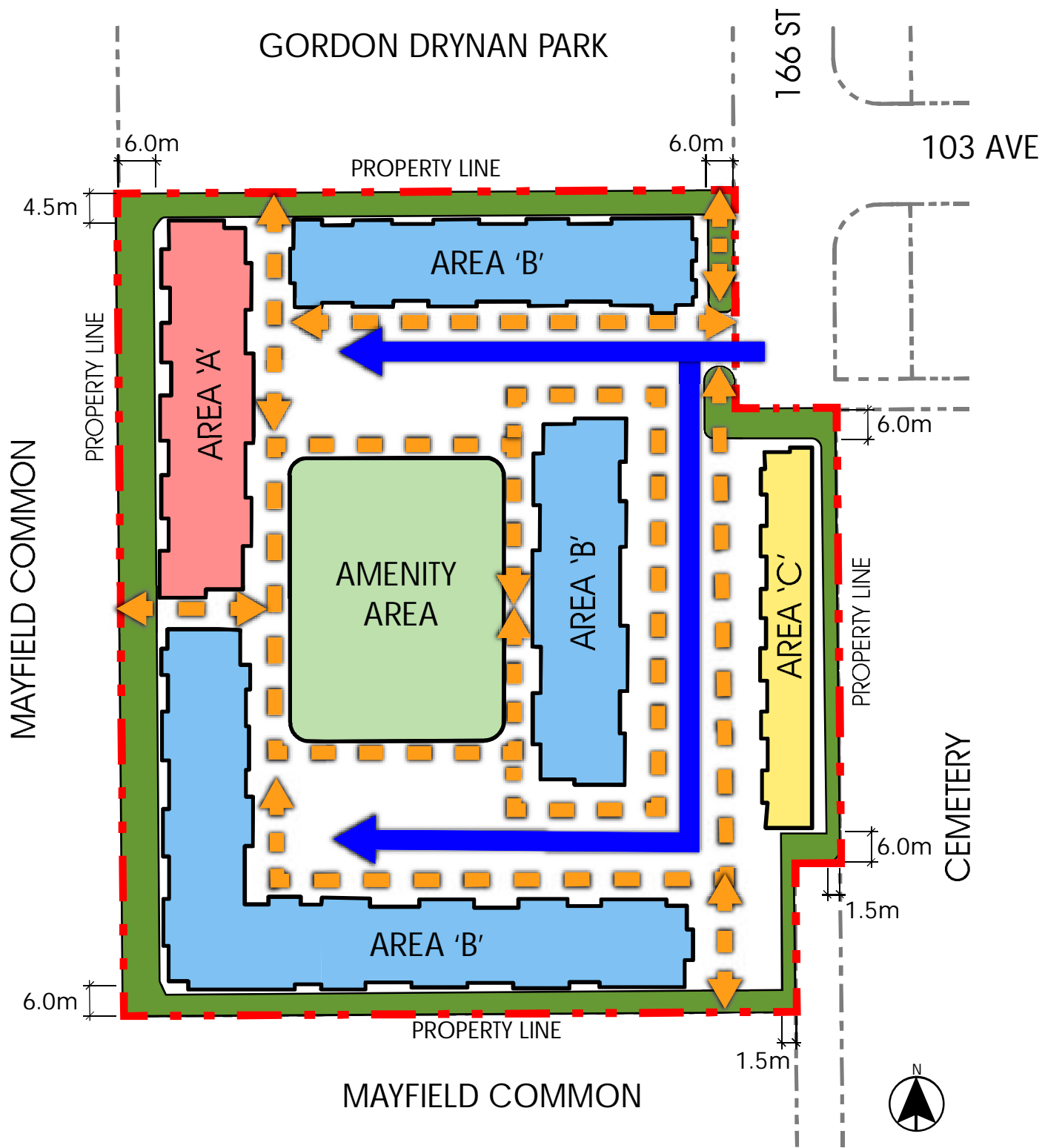
- a. A detailed Landscape Plan, prepared by a registered AALA landscape architect, for the Site, shall be submitted for review and approval by the Development Officer, prior to the issuance of any Development Permit, except for a permit for excavation or shoring. The Landscape Plan shall include pavement materials, exterior lighting, street furniture elements, pedestrian seating area, sizes and species of new tree plantings, and other detailed Landscaping elements.
- b. The Landscaping Plan shall demonstrate:
  - i. Entry transitions, including features such as steps, decorative fences, gates, hedges, low walls, and planting beds within the Setback from a public roadway other than a Lane;
  - ii. clear delineation of all Private Outdoor Amenity Areas at grade with vertical landscaping features (e.g. hedges, decorative fences, low walls, shrubs, and other plant material); and
  - iii. that soil above the underground parking facilities shall be of sufficient depth to accommodate required landscaping, including trees, shrubs, flower beds, grass, and ground cover.
- c. Pedestrian circulation shall be provided through the Site in general accordance with Appendix I. The following regulations shall apply:
  - i. The pedestrian connection shall logically connect to public sidewalks adjacent to the Site.
  - ii. Hard surfaced pedestrian walkways with lighting shall be provided on both sides of internal roadways and shall be a minimum of 1.8 m.

**DC2.XXXX.9. Additional Development Regulations**









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- a. The minimum number of Three-Bedroom Units shall be 10.

APPENDIX 1  
SITE PLAN



LEGEND

- |   |                        |  |                       |
|---|------------------------|--|-----------------------|
|  | AREA 'A' - RESIDENTIAL |  | LANDSCAPED SETBACK    |
|  | AREA 'B' - RESIDENTIAL |  | SUBJECT PROPERTY      |
|  | AREA 'C' - RESIDENTIAL |  | PEDESTRIAN CONNECTION |
|  | AMENITY AREA           |  | VEHICULAR CIRCULATION |