

(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION

1. General Purpose

To establish a Site Specific Development Control Provision to accommodate a low rise residential development that is compatible in Uses and scale with the surrounding area.

2. Area of Application

This Provision shall apply to Lot 331U, Block 1, Plan 3151RS, Lot 465, Block 1, Plan 7540AH, Lot 464, Block 1, Plan 7540AH located on the west side of 101 Street as shown on Schedule “A” of this Bylaw

3. Uses

- a. Apartment Housing
- b. Minor Home Based Business
- c. Live-Work Units
- d. Fascia On-premises Signs
- e. Projecting On-premises Signs

4. Development Regulations

- a. Development within this Provision shall be in general conformance with Appendices I - III.
- b. The maximum Height shall not exceed 40m nor 12 storeys.
- c. The Maximum Floor Area Ratio shall be 5
- d. The maximum number of Dwellings shall be 70 based on a density of 425 Dwellings/ha
- e. The minimum Front Setback from 101 Street be 6.0m.
- f. The minimum Rear Setback shall be 7.5m.
- g. The minimum Side Setback shall be 7.5 m.
- h. Architectural features such as balconies and roof projections may project into required Setbacks to a maximum of 2.0 m.
- i. A minimum Amenity Area of 7.5m² per Dwelling shall be provided.
- j. Vehicular access to parking shall be from the abutting Lane.
- k. The underground driveway ramp must not exceed a slope of 6% for a minimum distance of 4.5 m inside the property line and the ramp must be at Grade at the property line, or to the satisfaction of the Development Officer in consultation with Transportation Services. Notwithstanding Section 54 of the Zoning bylaw,

- i. Any surface vehicular parking shall be located at the rear of the building;
 - ii. Accessory vehicular parking shall be provided at the rates identified for Apartment Housing developments located within 100 m of a Transit Avenue as specified in Section 54.2, Schedule 1 of the Zoning Bylaw, as amended.;
 - iii. Visitor parking shall be provided at 1 space per 7 Dwellings in accordance with Section 54 of the Zoning Bylaw;
 - iv. Bicycle Parking Facilities shall be provided in accordance with Section 54.3, Schedule 2 of the Zoning Bylaw and shall be provided within a secure enclosed area either exterior or interior to the principle building that is easily accessible to cyclists via access ramps, or a route through the building which facilitates easy and efficient transportation of bicycles;
 - v. Vehicular parking requirements for Live-Work Units shall be accommodated by the use of the residential visitor parking spaces; and
 - vi. No Off-street Vehicular Loading Facilities shall be required.
- l. The proposed retaining walls bordering the underground driveway/parkade ramp, must not exceed a Height of 0.3 m for a distance of 3 m from the property line and no portion of the wall may encroach onto road right-of-way. Should the owner/applicant wish to increase this Height, adequate sight line data must be provided to ensure vehicles can exit safely.
 - m. The above Grade portion of the parkade shall not exceed 0.3 m above the Grade of the land adjacent to the parkade.
 - n. All exterior trash collection areas shall be located as shown on Appendix I, shall be accessed from the rear Lane and shall be screened in accordance with Section 55 of the Zoning Bylaw. Trash collection enclosures must be located entirely within private property and gates and/or doors of the garbage enclosure must not open or encroach into road right-of-way.
 - o. In addition to the requirements of Section 55 of the Zoning Bylaw, the required Landscape Plan shall demonstrate:
 - i. the use of tree planting within the north Setback to provide privacy screening between north facing windows and balconies of the development and the abutting site to the north
 - ii. the use of vertical landscaping features (e.g. hedges, decorative fences, low walls, shrubs or other plant material) between surface parking areas and ground Storey Dwellings that look onto these areas;
 - iii. entry transitions including features such as steps, decorative fences, gates, hedges, low walls, and planting beds within the Setback from 109A Avenue NW;
 - iv. clear delineation of all Private Outdoor Amenity Areas and common Amenity Areas at Grade with vertical landscaping features (e.g. hedges, decorative fences, gates, low walls);

- v. that soil above underground parking facilities shall be of sufficient depth to accommodate required landscaping, including, shrubs, flower beds, grass, and ground cover; and
- p. Notwithstanding Section 48 of the Zoning Bylaw, Separation Space shall be reduced to the required Setback, however, the Development Officer shall ensure that privacy is maintained for adjacent and abutting properties by ensuring the appropriate placement of windows, doors, balconies and Private Outdoor Amenity Areas. The Development Officer shall require additional methods of screening or planting if deemed necessary.
- q. Signs shall comply with the General Provisions of Section 59 of the Zoning Bylaw and Schedule 59B of the Zoning Bylaw.