

(DC1) DIRECT DEVELOPMENT CONTROL PROVISION

GLENRIDDING RAVINE

1. **General Purpose**

To provide for Row Housing with slightly increased site coverage from the regulations of the (RF5) Row Housing Zone.

2. **Area of Application**

This Provision shall apply to a portion of NE 15-51-25-4 and a portion of NW 15-51-25-4 south of Rabbit Hill Road SW and east of 170 Street SW, Glenridding Ravine, as shown on Schedule "A" attached to the Bylaw adopting this Provision.

3. **Uses**

- a. Minor Home Based Business
- b. Residential Sales Centre
- c. Row Housing
- d. Urban Gardens
- e. Fascia On-premises Signs

4. **Development Regulations**

- a. Site Area and Site Dimensions for individual Dwellings shall be in accordance with the following:

	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

- b. The maximum Height shall not exceed 12.0 m.
- c. The maximum total Site Coverage shall be as follows:

	Principal Dwelling/ building	Accessory building	Total Site Coverage
a. Row Housing – internal Dwelling	42%	20%	62%
b. Row Housing – end Dwelling	37%	17%	54%
c. Row Housing – corner Dwelling	34%	18%	52%

- d. The minimum Front Setback shall be 4.5 m, except that the minimum Front Setback shall be 3.0 m when a Treed Landscaped Boulevard is provided at the front of the Lot and vehicular access is from a Lane.
- e. Minimum Rear Setback shall be 7.5 m.
- f. Minimum Side Setbacks shall be provided on the following basis:
 - i. 1.2 m excepting a Side Yard Abutting a flanking roadway; and
 - ii. 2.4 m where the Side Yard Abuts a flanking public roadway other than a Lane.
- g. Separation Space shall not be required:
 - i. where side walls of Abutting buildings face each other and habitable windows are not located directly opposite each other, such that privacy is not impacted and:
 - A. in the case of Dwellings on separate Sites, each development complies with the minimum Side Setback requirements for each Dwelling;
 - B. in the case of Dwellings on the same Site, the separation distance between Dwellings is at least equal to the total of the minimum Site Setback requirements for both Dwellings.
- h. Minimum Private Outdoor Amenity Areas shall be provided as follows:
 - i. a minimum of 30 m² per Dwelling unit, at Grade, shall be provided; and
 - ii. the Outdoor Amenity Area shall be permanently retained as open space, unencumbered by an Accessory building or future additions.
- i. The Development Officer may require registration of maintenance and/or drainage and utility easement(s) on title in areas between Abutting buildings and/or through private yards to ensure adequate access for property, drainage and utility maintenance prior to issuance of the Development Permit.
- j. Front attached Garages shall not be permitted where a Site or a Lot has vehicular access from a Lane.
- k. Where detached rear parking Garages are developed, the maximum width of the building containing the Garage(s) shall not exceed 24 m.
- l. Where the vehicle doors of a detached Garage face a Lane Abutting the Site, no portion of the Garage shall be located less than 2.75 m from the Lot Line Abutting the Lane.
- m. Signs shall comply with the regulations found in Schedule 59A.
- n. Each Dwelling within Semi-detached 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.
- o. On Corner Sites the Façades 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.

- p. Row Housing shall not repeat the same architectural features more than six times on a block face.
- q. Site design for Row Housing developments of six or more attached Dwellings shall include entry transitions such as steps, decorative Fences, gates, hedges, low walls, and planting beds in the Front Yard.
- r. Each Dwelling shall have an entrance door or entrance feature facing a public roadway, other than a Lane. On Corner Sites, the entrance door or entrance feature may face either the Front Lot Line or the flanking Side Lot Line.

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