

(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION

1. General Purpose

To accommodate a multi-unit residential development that is compatible in use and scale with the surrounding area and contributes to a pedestrian-friendly streetscape.

2. Area of Application

This provision shall apply to Lot J, Block 55, Plan 3804ET and Lot 1, Block 55, Plan 3875P located on the northwest corner of 127 Street NW and Stony Plain Road as shown in Schedule "A" of the Charter Bylaw adopting this Provision, Westmount.

3. Uses

1. Child Care Services
2. Group Homes
3. Limited Group Homes
4. Lodging Houses
5. Minor Home Based Business
6. Multi-unit Housing
7. Secondary Suites
8. Urban Gardens
9. Garden Suites
10. Major Home Based Business
11. Residential Sales Centre
12. Freestanding On-premises Signs
13. Temporary On-premises Signs

4. Development Regulations for Uses

1. Development within this provision shall be in general conformance with the attached Appendices, to the satisfaction of the Development Officer.
2. The minimum Density shall be 45 Dwellings/ha.
3. The maximum Height shall not exceed 12.0 m.
4. The maximum FAR shall be 2.5.
5. The minimum Setback from the east lot line shall be 4.5 m.
6. The minimum Setback from the west lot line shall be 1.2 m.
7. The minimum Setback from the north lot line shall be 3.2 m.
8. The minimum Setback from the south lot line shall be 0 m.

9. Portions of the Parking Garage, access to the building and private Amenity Areas that are above Grade shall not be subject to Setback requirements provided they are no more than 1.2 m above Grade.
10. Notwithstanding Sign Schedule 59H of the Zoning Bylaw, the following regulations apply for Temporary On-premises Signs:
 - a. On a Site containing a show home or Residential Sales Centre, one Temporary On-premises Sign shall be allowed. The maximum Area of this Sign shall not exceed 5.0 m² and the maximum Height shall not exceed 3.0 m.

5. Development Regulations for Building Design and Features

1. The architectural treatment of all Façades of the building shall create a unified building exterior. The building shall include the following design elements to reduce the perceived mass, add architectural interest and provide a sense of human scale:
 - a. a minimum building stepback of 0.9 m above the 3rd storey along the north elevation;
 - b. rooftop access and mechanical equipment that is set back from the north side of the building;
 - c. articulation of the Façade;
 - d. creation of architectural pattern;
 - e. recessed balconies; and
 - f. the use of a variety of exterior building cladding materials and colours.
2. Windows on the north Façade shall be located to ensure privacy and minimize overlook to the abutting residential property.
3. All principal Dwellings along the south lot line with Floor Area at ground level shall have an entrance door that fronts onto the roadway. Up to two Dwellings may share one of these entrance doors. Sliding patio doors shall not serve as these entrances.
4. All mechanical equipment, including roof mechanical units, shall be concealed by screening in a manner compatible with the architectural character of the building, or concealed by incorporating it within the building.
5. All ground level vents or exhaust systems shall be located a minimum of 2.0 m from the perimeter of any outdoor patio or entrance and placed to the satisfaction of the Development Officer so that it does not create adverse effects related to noise, fumes or safety.

6. Development Regulations for Parking, Loading, and Access

1. Vehicular access to the Site shall be from the abutting Lane.
2. Vehicular parking shall be provided underground.
3. All loading, waste collection and storage areas shall be accessed from the abutting Lane and be designed to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination (Transportation) and City Operations (Waste Management Services).