

## ***(DC2) Site Specific Development Control Provision***

### **Desrochers ( )**

#### **1. General Purpose**

To allow Row Housing to be developed on individual shallow lots with a private amenity area within a fenced front yard.

#### **2. Area of Application**

The DC2 Provision shall apply to a portion of S.W. ¼, SEC 14, TWP 51, RGE 25, W.4 MER, located southwest of Desrochers Blvd. and north of 41 Avenue SW in the Desrochers neighbourhood.

#### **3. Uses**

- a) Child Care Services
- b) Limited Group Homes
- c) Major Home Based Business
- d) Minor Home Based Business
- e) Residential Sales Centre
- f) Row Housing
- g) Urban Gardens
- h) Urban Outdoor Farms
- i) Fascia On-premises Signs

#### **4. Development Regulations**

- a) The development shall be in accordance with these regulations and in general accordance with Appendix I.
- b) The minimum Site area shall be 106 m<sup>2</sup>.

c) The minimum Lot Width shall be in accordance with Table 1.

<b>Table 1 Minimum Lot Width – Individual Lots</b>	
i. Row Housing – internal Dwelling	4.2 m
ii. Row Housing – end Dwelling	5.4 m
iii. Row Housing – corner Dwelling, abutting the flanking public roadway, other than a Lane	6.7 m

d) The minimum Site depth shall be 25.0 m.

e) The minimum Front Setback shall be 4.5 m.

f) The minimum Rear Setback shall be 5.5 m.

g) The minimum Side Setback shall be 1.2 m, except that on a Corner Site, the minimum Side Setback abutting the flanking public roadway, other than a Lane, shall be 2.4 m.

h) The maximum total Site Coverage shall be in accordance with Table 2, inclusive of the attached Garage:

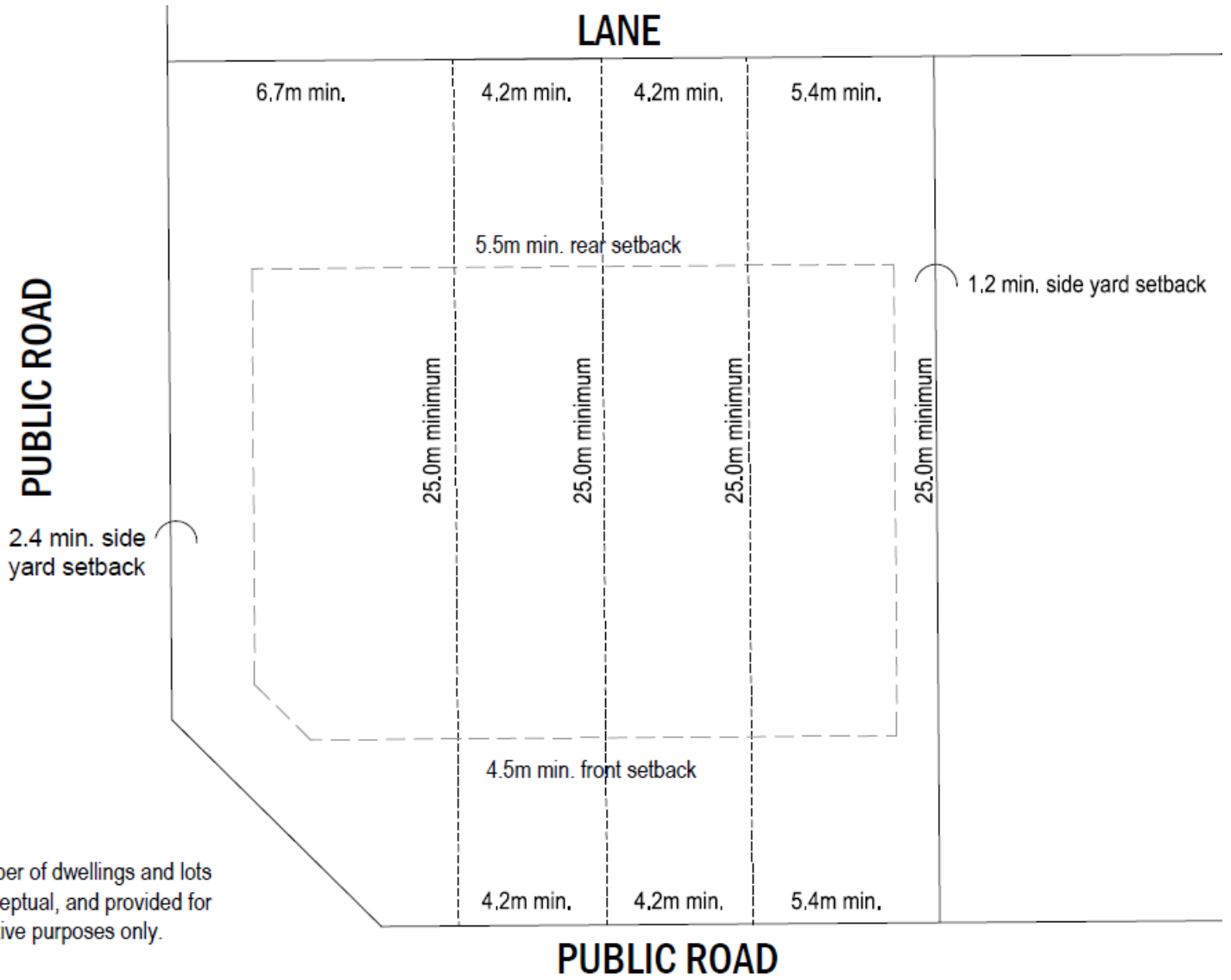
<b>Table 2 Maximum Site Coverage – Individual Lots</b>	<b>Principal building with attached Garage</b>
i. Row Housing – internal Dwelling	55%
ii. Row Housing – end Dwelling	45%
iii. Row Housing – corner Dwelling, abutting the flanking public roadway, other than a Lane	40%

i) The maximum Height shall not exceed 13.0 m.

- j) Each Dwelling unit shall provide a minimum 15.0 m<sup>2</sup> of private outdoor Amenity Area that shall include fenced front yards.
- k) Each Dwelling within Row Housing shall be individuals 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.
- l) 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.
- m) Row Housing shall not repeat the same architectural features more than six times on a block face.
- n) Vehicular access shall be from a Lane.
- o) Signs shall comply with the regulations found in Section 59 A.

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Appendix A – DC2 Site Plan



\*\*Number of dwellings and lots is conceptual, and provided for illustrative purposes only.