

(DC1) DIRECT DEVELOPMENT CONTROL PROVISION
The Uplands (2303 - 199 Street NW)

1. General Purpose

To allow for the development of Multi-Unit Housing in the form of Row Housing to be developed on individual shallow lots.

2. Area of Application

This Provision shall apply to a portion of SW ¼ 5-52-25-4, located east of 199 Street and south of 23 Avenue NW, River’s Edge, as shown on Schedule “A” of the Bylaw adopting this Provision.

3. Uses

- a. Child Care Services
- b. Limited Group Homes
- c. Major Home Based Business
- d. Minor Home Based Business
- e. Multi-Unit Housing
- f. Residential Sales Centre
- g. Secondary Suite
- h. Show Homes
- i. Urban Gardens
- j. Urban Outdoor Farms
- k. 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 m2 per Multi-Unit Housing.
- c. The minimum Site Width shall be in accordance with Table 1.

Table 1 Minimum Site Width – Individual Lots	
i. Multi-unit Housing – internal Dwelling	4.2 m
ii. Multi-unit Housing – end Dwelling	5.4 m
iii. Multi-unit 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:

Table 2 Maximum Site Coverage – Individual Lots	Principal building with attached Garage
i. Multi-unit Housing – internal Dwelling	55%
ii. Multi-unit Housing – end Dwelling	45%
iii. Multi-unit Housing – corner Dwelling, Abutting the flanking public roadway other than a lane.	40%

- i. The maximum Height shall not exceed 13.0 m.
- j. The maximum width of any Multi-unit Housing buildings facing a public roadway other than a lane shall be 80.0 m.
- k. Each Dwelling Unit within the Multi-Unit 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.
- 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. Multi-Unit 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 59A.