

## 1. General Purpose

To allow Multi-Unit Housing in the form of Row Housing to be developed on individual lots with unique configurations that allows for reduced Site Depth and Site Width, and increased Site Coverage and Maximum Height.

## 2. Area of Application

The DC2 Provision shall apply to a portion of Lot 2, Block 1 & Lot 3, Block 1 of Plan 0224568 located west of Rosenthal Drive and south of 88 Avenue, as shown on Schedule “A” of the Bylaw adopting this Provision.

## 3. Uses

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

## 4. Regulations

- a) Notwithstanding Section 720.3 (2) of the Zoning Bylaw, no Site Plan is appended to this Provision however the overall site development shall be generally in accordance with Appendix B.
- b) The development shall be in accordance with these regulations and in general accordance with Appendix B.
- c) The minimum site area shall be 90 m<sup>2</sup>.
- d) The minimum Lot Width shall be in accordance with Table 1.

Table 1 Minimum Lot Width – Individual Lots	
i. Multi-Unit Housing – internal Dwelling	3.6 m
ii. Multi-Unit Housing – end Dwelling	4.5 m
iii. Multi-Unit Housing – corner Dwelling, abutting the flanking public roadway, other than a Lane	6.7 m

- e) The minimum Site depth shall be 25 m.
- f) The minimum Front Setback shall be 4.5 m.
- g) The minimum Rear Setback shall be 5.5 m.

- h) 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
- i) 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. Multi-Unit Housing – internal Dwelling	55 %
ii. Multi-Unit Housing – end Dwelling	45 %
iii. Multi-Unit Housing – corner Dwelling, abutting the flanking roadway other than a lane	40%

- j) The maximum Height shall not exceed 13 m.
- k) Each Dwelling unit shall provide a minimum 15 m<sup>2</sup> of private outdoor Amenity Area.
- l) Each Dwelling unit 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.
- m) On Corner Sites the facades 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.
- n) Multi-Unit Housing shall not repeat the same architectural features more than six times on a block face.
- o) Signs shall comply with the regulations found in Section 59A.