

(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION

DC2.XXX.1. General Purpose

To establish a Site Specific Development Control District to accommodate low to medium density residential development consisting of semi-detached housing, linked housing and row housing and to establish sensitive site development regulations to ensure that development will be compatible with the surrounding residential development.

DC2.XXX.2. Area of Application

This Provision shall apply to Blocks 1-29, Plan 912 3255; and Common Property, located on the north side of 38 Avenue, and shown on Schedule "A" of the Bylaw adopting this Provision, Larkspur, The Meadows.

DC2.XXX.3. Uses

- a. Duplex Housing
- b. Garden Suites
- c. Minor Home Based Business
- d. Multi-unit Housing
- e. Residential Sales Centre
- f. Row Housing
- g. Semi-detached Housing
- h. Fascia On-premises Signs
- i. Freestanding On-premises Signs
- j. Temporary On-premises Signs

DC2.XXX.4. Development Regulations for Uses

- a. The development shall be in general accordance with Appendix I.
- b. The maximum Density shall not exceed 20 Dwellings/ha.
- c. The maximum Height shall not exceed 5.0 m nor 1 storey.
- d. The minimum Site area shall be 300.0 m² for each Dwelling.
- e. The minimum Site width shall be 10.0 m for each Dwelling.
- f. The minimum Site depth shall be 25.0 m for each Dwelling.
- g. The maximum total Site Coverage shall not exceed 40% with a maximum of 12% for Accessory Buildings. Garages shall be designed as an integral part of the principal building.
- h. A landscaped yard, a minimum of 7.5 m in width, shall be provided adjacent to the west property line, with the exception of that portion of the yard adjacent to the RF1 districted land which shall be a minimum of 3.0 m in width. The entire yard adjacent to the west property line shall be landscaped with mature coniferous trees a minimum of 3.0 m in height with one tree for every 4.0 m of linear yard. A berm/retaining wall a minimum of 0.61 m in height and solid screen fencing a minimum of 1.8 m in height shall be provided in that portion of the west yard abutting the recreational vehicle storage compound. A 1.0 m high berm centred on the property line and solid screen fencing a minimum of 1.8 m in height shall be provided along the balance of the west yard.
- i. A landscaped yard, a minimum of 7.5 m in width, shall be provided adjacent to the east property line, together with solid screen fencing a minimum of 1.8 m in height.
- j. A landscaped yard, a minimum of 6.0 m in width shall be provided adjacent to the north property line, except that this yard shall be reduced to a minimum of 4.5 m if buildings are

sited in a flanking manner which reduces their perceived massing when viewed from the north. Private Outdoor Amenity Areas and their associated fencing, and perimeter fencing for the site shall not extend into this landscaped yard. That portion of the north yard abutting the recreational vehicle storage compound shall be a minimum of 4.5 m in width and a berm/retaining wall a minimum of 0.61 m in height and solid screen fencing a minimum of 1.8 m in height shall be provided within this yard. The entire yard adjacent to the north property line shall be landscaped with a minimum of three mature coniferous trees (a minimum height of 3.0 m) and three mature deciduous trees (a minimum caliper of 7.5 cm), together with a minimum of 20 shrubs for each 30 m of linear yard.

- k. A minimum building setback of 4.5 m shall be provided adjacent to the south property line.
- l. A 1.8 m high solid screen fence shall be provided along the south private property line, with the exception of the opening required for access to 38 Avenue. This fence shall be set back to provide a minimum yard of 1.0 m adjacent to the south property line and shall be indented near the east and west property lines and within the centre portion, as shown on Appendix I, to provide an additional area for landscape treatment. Landscaping treatment within these set back areas shall consist of a minimum of two coniferous trees (a minimum of 3.0 m in height) and one deciduous tree (a minimum caliper of 7.5 cm) and ten shrubs. The balance of the 1.0 m yard shall be landscaped with cluster planting of shrubs, with 20 shrubs provided for each 30 m of linear yard.
- m. A minimum landscaped yard of 6.0 m shall be provided for all dwelling units fronting on an internal roadway and not more than 50 percent of the yard shall be used for parking and driveways.
- n. Landscaping consisting of three deciduous trees, three coniferous trees and a minimum of 20 shrubs shall be provided opposite the driveway access to 38 Avenue. This landscaping shall be required to provide a landscaped transition from the Private Outdoor Amenity Areas and row house units to 38 Avenue. The deciduous trees shall have a minimum caliper of 7.5 cm and the coniferous trees shall have a minimum height of 3.0 m.
- o. Landscaping for the balance of the site shall consist of an equal mix of mature deciduous and coniferous trees. The deciduous trees shall have a minimum caliper of 7.5 cm and coniferous trees shall have a minimum height of 3.0 m. Two trees per dwelling unit shall be provided together with a mixture of deciduous shrubs. The main intent of this landscaping shall be to screen the Private Outdoor Amenity Areas from abutting sites and to create a landscaped transition between development on the site and adjacent sites.
- p. To ensure that a high standard appearance and a sensitive transition to the surrounding land uses are achieved, detailed landscaping plans shall be submitted with the initial development permit application for approval by the Development Officer which, in the opinion of the Development Officer, comply with the landscaping requirements specified by Clauses h, i, j, l, m, n and o of this Provision.
- q. There shall be no vehicular access to the site along 39 Avenue.
- r. A Private Outdoor Amenity Area, at grade, a minimum of 30 m² per Dwelling shall be provided.
- s. Separation Space shall be provided between two or more dwellings in accordance with this Bylaw.
- t. No parking, loading, storage or trash collection shall be permitted within a required yard. Storage and trash collection shall be located in such a manner as to be screened from view from adjacent residential sites and public roadways in accordance with this Bylaw.
- u. Signs may be allowed in this Provision as provided for in accordance with this Bylaw.

- v. Development shall comply with the following architectural guidelines to the satisfaction of the Development Officer:
 - i. Exterior building finishes shall be of durable quality, attractive in appearance, be limited to muted earth tones with strong colour limited to use as accents; and
 - ii. Roofs shall be sloped and of a residential character.
- w. Vehicular parking shall be provided adjacent to each Dwelling or designed as an integral part of the Dwelling. Recreational vehicles shall be stored in the storage compound as shown on Appendix I.

DC2.XXX.5. Additional Development Regulations for Specific Uses

- a. Minor Home Based Businesses shall be developed in accordance with this Bylaw.
- b. Residential Sales Centres shall be developed in accordance with this Bylaw.