

(DC1) DIRECT DEVELOPMENT CONTROL PROVISION

KESWICK

1. General Purpose

To provide for Row Housing with slightly increased site coverage, efficiently utilizing undeveloped suburban land.

2. Area of Application

This Provision shall apply to a portion of SW ¼ 21-51-25W-4M west of 170 Street SW and north of 28 Avenue SW, Keswick, as shown on Schedule “A” attached to the Bylaw adopting this Provision.

3. Uses

1. Minor Home Based Business
2. Residential Sales Centre
3. Row Housing
4. Urban Gardens
5. Fascia On-premises Signs

4. Development Regulations

1. Site Area and Site Dimensions for individual Dwelling shall be in accordance with the following:

	Minimum Site Area	Minimum Site Width	Minimum Site Depth
a. Row Housing internal Dwelling	150 m2	5.0 m	30.0 m
b. Row Housing end Dwelling	186 m2	6.2 m	30.0 m

2. The maximum Height shall not exceed 12.0 m, in accordance with Section 52.

3. The maximum total Site Coverage shall be as follows:

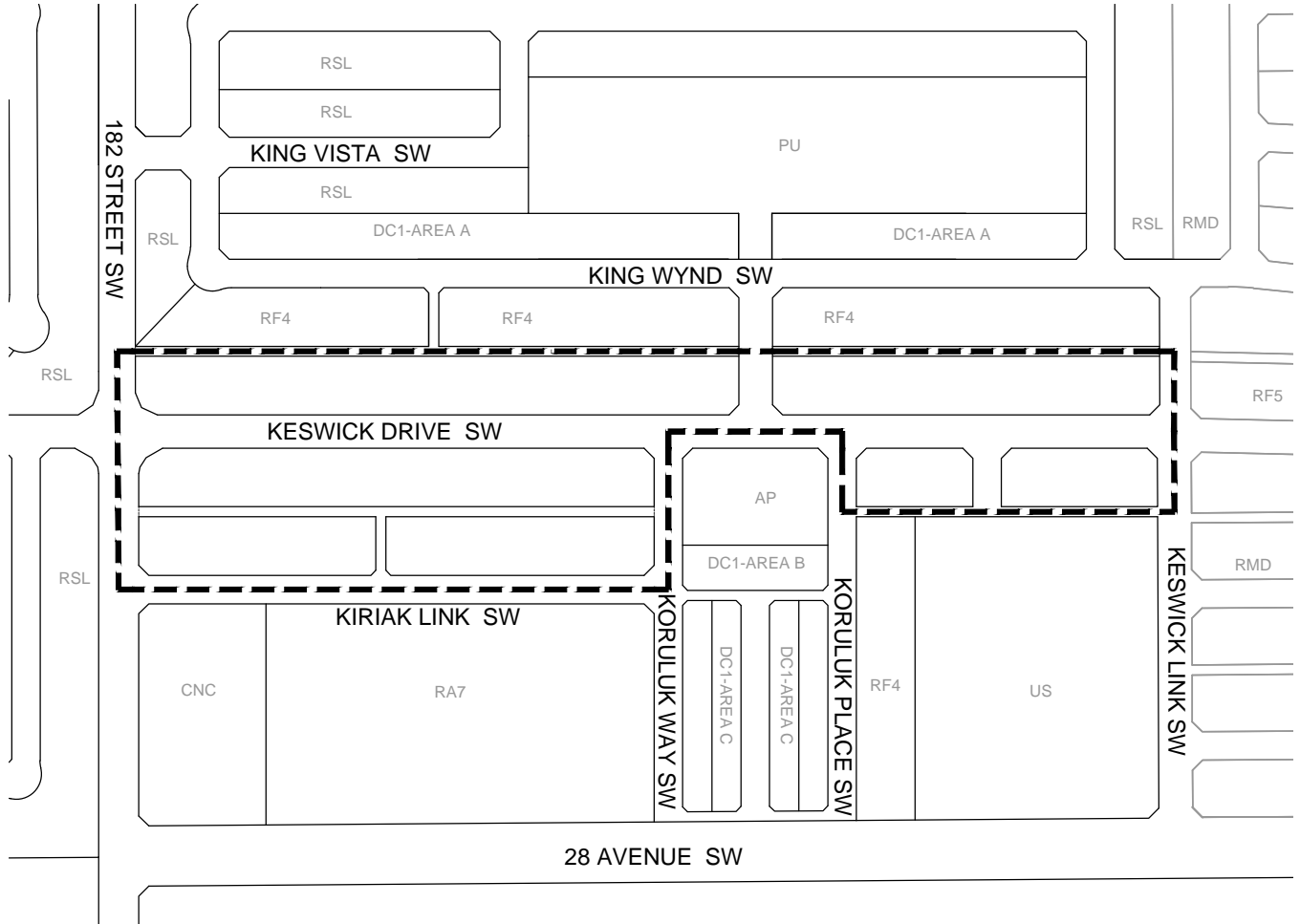
	Principal Dwelling/ building	Accessory building	Principal building with attached Garage or where parking is provided underground
a. Row Housing – internal Dwelling	42%	20%	62%
b. Row Housing – end Dwelling	37%	17%	54%
c. Row Housing – corner Dwelling	34%	18%	52%


4. The Front Setback shall be established on the following basis:

- a. a minimum of 5.5 m, where access to required off-street parking is provided to the rear or flanking part of the Lot except that it shall be:
 - b. a minimum of 3.0 m where a treed landscaped boulevard is provided;
 - c. a minimum of 5.5 m where a front attached Garage forms an integral part of the Dwelling, except in the case of a private roadway, the minimum shall be 6.0 m; or
5. The minimum Rear Setback shall be 7.5 m, except the Rear Yard may be reduced to 5.5 m where an attached Garage is provided.
6. Minimum Side Setbacks shall be provided, on the following basis:
 - a. 1.2 m excepting a Side Yard abutting a flanking roadway; and
 - b. 2.4 m where the Side Yard abuts a flanking public roadway other than a Lane.
7. Separation Space shall be provided in accordance with Section 48 of this Bylaw, except that it shall not be required:
 - a. where side walls of abutting buildings face each other and habitable windows are not located directly opposite each other, such that privacy is not impacted and:
 - b. in the case of Dwellings on separate Sites, each development complies with the minimum Side Setback requirements for each Dwelling;
 - c. in the case of Dwellings on the same Site, the separation distance between Dwellings is at least equal to the total of the minimum Side Setback requirements for both Dwellings.
8. Minimum Private Outdoor Amenity Areas shall be provided as follows:
 - a. a minimum of 30 m² per Dwelling unit, at Grade, shall be provided; and
 - b. the Outdoor Amenity Area shall be permanently retained as open space, unencumbered by an Accessory building or future additions
9. Maintenance and/or drainage and utility easement(s) may be required between abutting buildings and/or through private yards of one or more Dwellings to ensure adequate access for property, drainage and utility maintenance.
10. Where detached rear parking Garages are developed, the maximum width of the building containing the Garage(s) shall not exceed 24 m.
11. No outdoor parking, trash collection or outdoor storage areas shall be developed within 3.0 m of any property line that abuts a Site zoned to allow Single Detached Housing as a Permitted Use.
12. Signs shall comply with the regulations found in Schedule 59A.
13. Each Dwelling within Row 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.
14. 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.

15. Row Housing shall not repeat the same architectural features more than six times on a block face.
16. Site design for Row Housing developments of six or more attached Dwellings shall include entry transitions such as steps, decorative Fences, gates, hedges, low walls, and planting beds in the Front Yard.
17. Except for Secondary Suites, each Dwelling that has direct access to Grade shall have an entrance door or entrance feature facing a public roadway, other than a Lane. On Corner Sites, the entrance door or entrance feature may face either the Front Lot Line or the flanking Side Lot Line.
18. Urban Gardens shall comply with Section 98 of this Bylaw.

Schedule "A"



 DC1 - Site Specific Development Control
Provision Keswick Boundary