

(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION

1. General Purpose

To accommodate affordable housing options designated to promote the family-oriented character of the neighbourhood through an innovative housing form on single detached residential lot.

2. Area of Application

This DC2 Provision shall apply to Plan 3816P, Lot 11, within the McCauley Neighbourhood as Shown on Schedule “A” of this Bylaw.

3. Uses

- a. Apartment Housing
- b. Duplex Housing
- c. Garden Suites
- d. Group Homes
- e. Limited Group Homes
- f. Lodging Houses
- g. Major Home Based Business
- h. Minor Home Based Business
- i. Semi-detached Housing
- j. Secondary Suites
- k. Single Detached Housing
- l. Temporary On-premises Signs

4. Development Regulations

- a. Development within this Provision shall be in general accordance with Appendix I – Site Plan.
- b. The maximum Height shall be 10 m.
- c. The maximum total site coverage shall not exceed:
 - i. 40% for Single Detached Housing with a maximum of 28% for a principal building and a maximum of 12% for accessory buildings. Where a garage is attached to or designed as an integral part of a dwelling, the maximum for the principal building is 40%.
 - ii. 50% for Semi-detached or Duplex Housing with a maximum of 38% for a principal building and a maximum of 12% for accessory buildings.
 - iii. 50% for Semi-detached Housing where the Dwellings are back-to-back,

inclusive of any other accessory buildings, with a maximum of 12% for accessory buildings.

- iv. 50% for Apartment Housing, inclusive of any other accessory buildings, with a maximum of 12% for accessory buildings.
- d. The minimum building Setbacks shall be as follows:
 - i. 1.0 m from the north Lot line and may be varied by the Development Officer to reflect the existing building Setback ;
 - ii. 7.5 m from the south Lot line;
 - iii. 0.3 m from the west Lot line;
 - iv. 0.3 m from the east Lot line;
- e. For Semi-detached Housing where the Dwellings are back-to-back, all minimum Setback requirements shall be calculated on the basis of the location of the entire building, notwithstanding the location of individual Dwellings within the structure.

5. Parking, Loading and Access

- a. Vehicular access shall be from the Abutting Lane, as generally shown on Appendix I, to the satisfaction of the Development Officer, in consultation with Subdivision and Development Coordination.
- b. Notwithstanding Section 50, where the Accessory Building is a detached garage, no portion of the garage shall be less than 0.6 m from the rear property line.
- c. Notwithstanding the requirements of Section 54 of the Zoning Bylaw, the on-site parking requirements shall be one (1) parking space per Dwelling. Access to all parking spaces shall be from a rear lane. All parking shall be located in the Rear Setback.
- d. A waste collection area shall be located adjacent to the Lane and entirely within private property, in general conformance with Appendix I – Site Plan. The waste collection area shall be screened in accordance with Section 55 of the Zoning Bylaw. The waste bins shall be equipped with a locking mechanism and the enclosure shall be secured to the satisfaction of the Development Officer, in consultation with Waste Management Services.
- e. Bicycle Parking shall be provided in accordance with the Zoning Bylaw, except that:
 - i. A minimum of 6 Bicycle parking spaces shall be provided in a secured facility within the building on the main floor to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination; and
 - ii. A minimum of two Bicycle parking spaces for visitors shall be provided in an easy accessible location and available for public use.
- f. No off-street vehicular loading facilities shall be required.

