

(DC2) Site Specific Development Control Provision

1. General Purpose

To provide for a 12-bedroom Group Home (hospice) that also provides space for outreach and bereavement programs related to the hospice. The hospice will be designed in a manner that is sensitive to the surrounding development.

2. Area of Application

This Provision shall apply to Lots 8-10, Block 77, Plan 4590W, a 0.2 hectare Corner Site located north of 98 Avenue and west of 148 Street, as shown in Schedule “A” of the Bylaw adopting this Provision, Crestwood.

3. Uses

- a. Commercial Schools
- b. Group Homes
- c. Health Services
- d. Private Education Services
- e. Professional, Financial and Office Support Services
- f. Fascia On-premises Signs
- g. Freestanding On-premises Signs

4. Development Regulations

4.1 General

- a) Development on the Site shall be in general conformance with Appendix I – Site Plan.
- b) The maximum building Height shall not exceed 8.9m.
- c) The maximum Site Coverage shall be 45%.
- d) A minimum Side Setback of 4.5 m shall be provided from the north Lot Line.
- e) A minimum Side Setback of 4.5 m shall be provided from the south Lot Line.
- f) A minimum Front Setback of 6.0 m shall be provided from the east Lot Line.
- g) A minimum Rear Setback of 7.5 m shall be provided from the west Lot Line.
- h) Notwithstanding Sections 79 and 96 of the Zoning Bylaw, the maximum occupancy of the Group Home (hospice) shall be 12 residents and it shall be developed as a purpose-built freestanding structure.
- i) All Commercial Uses and Community, Educational, Recreational, and Cultural Service Uses, including Commercial Schools, Health Services, Private Education Services, and Professional, Financial, and Office Support Services, shall be Accessory Uses to the principal Group Home (hospice) Use.
- j) Signage shall comply with the regulations found in Schedule 59A of the Zoning Bylaw.

- k) Platform Structures or single Storey Unenclosed Front Porches may project from the first Storey of a Dwelling a maximum of 3.0 m into a required Front Setback, provided that a minimum of 3.0 m is maintained between the Front Lot Line and the Platform Structure or Unenclosed Front Porch.
- l) Platform Structures or single Storey Unenclosed Front Porches may project from the first Storey of a Dwelling a maximum of 3.0 m into a required flanking Side Setback, provided that a minimum of 1.5 m is maintained between the flanking Side Lot Line and the Platform Structure or Unenclosed Front Porch.
- m) The Basement elevation shall be no more than 1.5 m above Grade. The Basement elevation shall be measured as the distance between Grade and the finished floor of the first Storey.

4.2 Parking, Loading, Storage, and Trash Collection

- a) Vehicular access and egress shall be off the abutting Lane.
- b) Notwithstanding Section 54.2 - Schedule 1 of the Zoning Bylaw, a minimum of 10 Off-street Parking Spaces, including a minimum of one accessible Parking Space, shall be provided.
- c) A minimum of 5 Bicycle Parking Spaces shall be provided on site.
- d) Off-street vehicular parking, loading, storage, and trash collection areas shall be permitted within the Rear or Side Yards or Setbacks provided the areas are screened from view from public roadways and from any Site where a Single Detached Dwelling is listed as a Permitted Use.

4.3 Landscaping

- a) In addition to the requirements of Section 55 of the Zoning Bylaw, the following shall also apply and be provided to the Development Officer on the required Landscape Plan:
 - i. entry transitions including features such as steps, gates, hedges, low walls, and planting beds may be provided between the public roadway and an entrance that fronts or flanks onto the public roadway;
 - ii. identify on-site pavement materials, exterior lighting, sizes and species of new and existing tree plantings, details of any proposed outdoor amenity areas, and other Landscaping elements as applicable; and
 - iii. Landscaping on the Site shall consider the use of plant materials that provide colour throughout the year to enhance the appearance of the Site during winter months.

4.4 Urban Design

- a) To maximize integration with the surrounding neighbourhood, the development should:
 - i. be sympathetic to fundamental design elements, proportions, and building materials found within the neighbourhood; and
 - ii. be constructed with durable, quality materials.

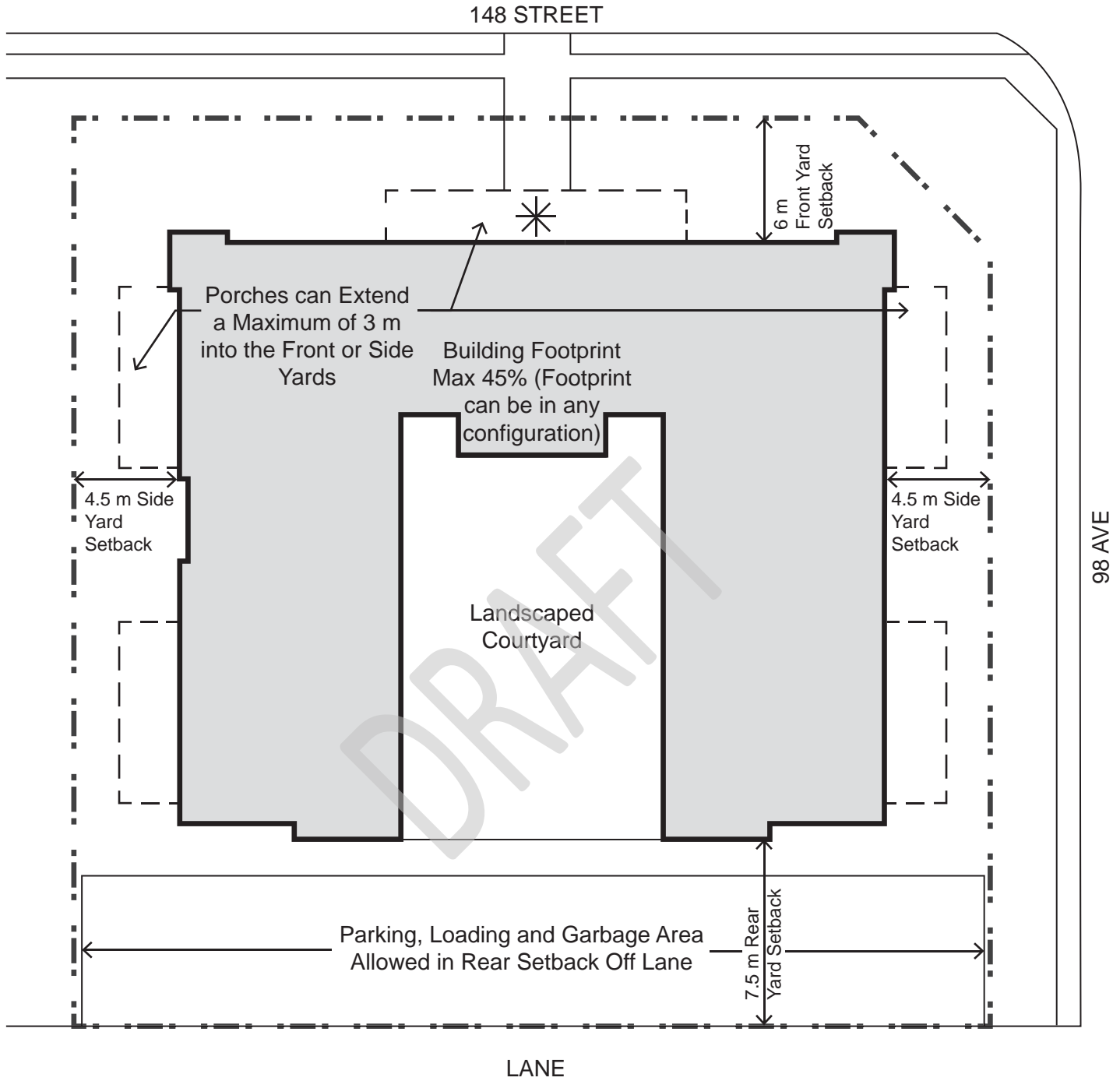
- b) Architectural treatment of all façades of the building shall create the appearance of a unified building exterior. The building shall incorporate design elements to reduce the perceived mass and add architectural interest, including but not limited to:
 - i. clear articulation of the façade, using a defined pattern of projections and recessions;
 - ii. the use of a variety of exterior cladding materials and colours; and
 - iii. a prominent front entrance.
- c) The entrance door or entrance feature shall face either the Front Lot Line or the flanking Side Lot Line.
- d) Decorative and security lighting shall be designed and finished in a manner consistent with the design and finishing of the development.
- e) Any exterior lighting of the Site shall be designed so that the lighting is directed away from the adjacent residential development and illumination shall not extend beyond the boundaries of the Site. Night-time light pollution shall be reduced by avoiding over-illumination of the development and by using exterior lighting fixtures that are full cut-off in design to direct light downward.

Appendix I: Site Plan

DRAFT



Appendix 1: Site Plan



Prominent Entry Fronting 148 Street or 98 Avenue



Property Line



Illustrative Building Footprint



Porch Outline

Appendix 1
Site Plan

N.T.S.

