

# (DC1) DIRECT DEVELOPMENT CONTROL PROVISION HERITAGE VALLEY TOWN CENTRE

## 11910 - 35 Avenue SW and 3304 - 127 Street SW

### 1. General Purpose

To provide for housing, in the form of Row Housing and Stacked Row Housing, serviced by a Public Roadway and a Lane.

### 2. Area of Application

This provision shall apply to portions of SE-13-51-25-4, as illustrated conceptually on Schedule "A" of the Bylaw adopting this DC1 Provision.

### 3. Uses

- a. Child Care Services
- b. Garden Suites
- c. Group Homes
- d. Limited Group Homes
- e. Major Home Based Business
- f. Minor Home Based Business
- g. Residential Sales Centre
- h. Row Housing
- i. Secondary Suites
- j. Stacked Row Housing
- k. Urban Gardens
- l. Fascia On-Premises Signs
- m. Temporary On-premises Signs

### 4. Development Regulations

- a. The maximum Density shall be 87 Dwellings/ha.
- b. The maximum Height shall not exceed 14.0 m.
- c. Site Area and Site Dimensions shall be in accordance with Table 1:

<b>Table 1 – Site Area and Site Dimensions</b>			
	Minimum Site Area	Minimum Site Width	Minimum Site Depth
i) Row Housing Internal Dwelling	150 m <sup>2</sup>	5.0 m	30.0 m
ii) Row Housing end Dwelling	186 m <sup>2</sup>	6.2 m	30.0 m
iii) Stacked Row	740 m <sup>2</sup>	20.0 m	30.0 m

Housing Development			
------------------------	--	--	--

- d. The maximum total Site Coverage shall be 62%.
- e. The area covered by Impermeable Material shall not exceed 80% of the total Lot area.
- f. The minimum Front Setback shall be 3.0 m.
- g. The minimum Rear Setback shall be established on the following basis:
  - i. a minimum of 6.0 m shall be provided except that
  - ii. a minimum of 2.75 m shall be provided where a rear attached Garage forms an integral part of the Dwelling.
- h. The Minimum Side Setback shall be provided on the following basis:
  - i. 1.2 m excepting a Side Lot Line Abuts a flanking public roadway other than a Lane;
  - ii. 2.4 m where the Side Lot Line Abuts a flanking public roadway other than a Lane.
- i. Separation Space shall not be required:
  - i. 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:
    - a. in the case of Dwellings on separate Sites, each development complies with the minimum Side Setback requirements for each Dwelling;
    - b. 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.
- j. The following minimum Private Outdoor Amenity Area regulations shall apply:
  - i. A minimum Private Outdoor Amenity Area of 10 m<sup>2</sup> shall be provided;
  - ii. the Private Outdoor Amenity Area shall be permanently retained as open space, unencumbered by any buildings.
- k. Each Dwelling within Row Housing and Stacked 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.
- l. Notwithstanding 155.4(29)(a), where vehicular access is from a Lane, General Site Landscaping shall be developed in accordance with the following:
  - i. one deciduous, one coniferous tree and four shrubs shall be required for each principal dwelling; and
  - ii. all applications for a Development Permit shall include a Site Plan that identifies:
    - a. the location, species and size of the required landscaping; and
    - b. the proposed Landscaping and screening for any required Private Outdoor Amenity that does not have access from a Lane, Site Setback or passageway through a Garage.

- m. Signs shall comply with the regulations found in Schedule 59A.
- n. Notwithstanding Section 87, Garden Suites may be developed with Row Housing and Stacked Rowhousing.

DRAFT