

## 11.9. DC(A)-06 DIRECT CONTROL - RESIDENTIAL (SOUTHPOINTE STAGE 7)

### 11.9.1. Purpose

This District is generally intended to accommodate a range of dwelling forms and flexibility in the design and development of a neighbourhood not exceeding a maximum density of 35 dwelling units per net residential hectare.

### 11.9.2. Area of Application

Portion of Northwest ¼ Section 20-54-22-W4M, as shown in Figure 11.9.

### 11.9.3. DC(A)-06 Uses:

#### (a) Fundamental Use Provisions

The Fundamental Use Provisions as requisite qualifiers for Permitted and Discretionary Uses listed within 11.9.3 (b) and (c) shall ensure:

- i. None.

(b) DC(A)-06 Permitted	(c) DC(A)-06 Discretionary
<ul style="list-style-type: none"> <li>- Duplex</li> <li>- Home Office</li> <li>- Multi-Attached Housing</li> <li>- Secondary Suite Housing</li> <li>- Semi-Detached Housing</li> <li>- Single-Detached Housing</li> </ul> <p>Accessory development to any use listed in subsection 11.9.3(b)</p>	<ul style="list-style-type: none"> <li>- Bed and Breakfast</li> <li>- Group Home (Limited)</li> <li>- Home Business</li> <li>- Show Home</li> <li>- Temporary Sales Centre</li> </ul> <p>Accessory development to any use listed in subsection 11.9.3(c)</p>

### 11.9.4. DC(A)-06 Site Subdivision Regulations for Single Detached Housing and Duplex Dwellings

	Interior Site	Corner Site
a) Site Area	309m <sup>2</sup> minimum	342m <sup>2</sup> minimum
b) Site Width	9.1m minimum	10.6m minimum
c) Site Depth	34.0m minimum	

### 11.9.5. DC(A)-06 Site Subdivision Regulations for Semi-Detached Housing

	Interior Site	Corner Site
a) Site Area	238m <sup>2</sup> minimum	271m <sup>2</sup> minimum
b) Site Width	7.3m minimum	9.1m minimum
c) Site Depth	34.0m minimum	

### 11.9.6. DC(A)-06 Site Development Regulations for Single Detached, Duplex and Semi-Detached Housing

	Interior or Corner Site	
a) Front Yard Setback	Front Yard*	3.0m minimum with a lane 4.5m (maximum with a lane
		*Where a semi-detached housing has front vehicular access to one unit and rear vehicular access via a lane to the other unit, the front yard setback for the unit with lane access may be increased to a maximum of 7.0m
	Flanking Yard	6.0m minimum without a lane 7.0m maximum without a lane
		3.0m minimum on a corner site 4.5m maximum on a corner site
b) Rear Yard Setback	8.0m minimum 6.0m minimum where a garage or carport is attached to the principal building and is accessed from a lane at the rear of the property	
c) Side Yard Setback	1.2m minimum	

<b>d) Principal Building Height</b>	<p>For single detached and duplex dwellings: Two and one half (2 ½) storeys not to exceed 10.0m maximum</p> <p>For semi-detached housing : Three storeys not to exceed 11.0m maximum. A maximum differential of one storey shall be allowed between adjacent sites.</p>
<b>e) Site Coverage</b>	<p>45% maximum for principal building over one storey, excluding decks</p> <p>50% maximum for principal building of one storey, excluding decks</p> <p>52% maximum for all buildings and structures where principal building is over one storey</p> <p>57% maximum for all buildings and structures where principal building is one storey</p>

#### 11.9.7. DC(A)-06 Site Subdivision Regulations for Multi-Attached Housing

	Interior Site	Corner Site
<b>a) Site Area</b>	187m <sup>2</sup> minimum	271m <sup>2</sup> minimum
<b>b) Site Width</b>	<p>5.5m minimum for an Internal unit</p> <p>7.0m minimum for an End unit</p>	8.5m minimum
<b>c) Site Depth</b>	34.0m minimum	

#### 11.9.8. DC(A)-06 Site Development Regulations for Multi-Attached Housing

	Interior or Corner Site	
<b>a) Front Yard Setback</b>	Front Yard**	<p>3.0m minimum with a lane</p> <p>4.5m maximum with a lane</p> <p>**Where a multi-attached dwelling has front vehicular access to one or more dwelling units and rear vehicular access</p>

		via a lane to other units, the front yard setback for units with lane access may be increased to a maximum of 9.0m
		6.0m minimum without a lane 7.0m maximum without a lane
	Flanking Yard	3.0m minimum on a corner site 4.5m maximum on a corner site
<b>b) Rear Yard Setback</b>	8.0m minimum	
	6.0m minimum where a garage or carport is attached to the principal building and is accessed from a lane at the rear of the site	
<b>c) Side Yard Setback</b>	1.2m minimum	
<b>d) Principal Building Height</b>	Three storeys not to exceed 11.0m maximum. A maximum differential of one storey shall be allowed between adjacent sites.	
<b>e) Site Coverage</b>	45% maximum for principal building	
	52% maximum for all buildings and structures	
<b>f) Density</b>	Maximum of one dwelling unit per site	

#### 11.9.9. Additional Development Regulations for DC(A)-06

- (a) All development and uses within this Land Use District are subject to the applicable provisions of Part 5 - General Regulations for all Land Use Districts, Sections 6.1 to 6.11 of Part 6 - Residential Land Use Districts, Part 13 - Parking and Loading, and Part 14 - Signs; and
- (b) No vehicular access to the street shall be permitted from the front yard when a rear lane is provided.
- (c) Notwithstanding 11.9.9(b), the Development Authority may approve vehicle access from the front street if the lot is served by a cul-de-sac.

### 11.9.10. Site Planning and Design Standards

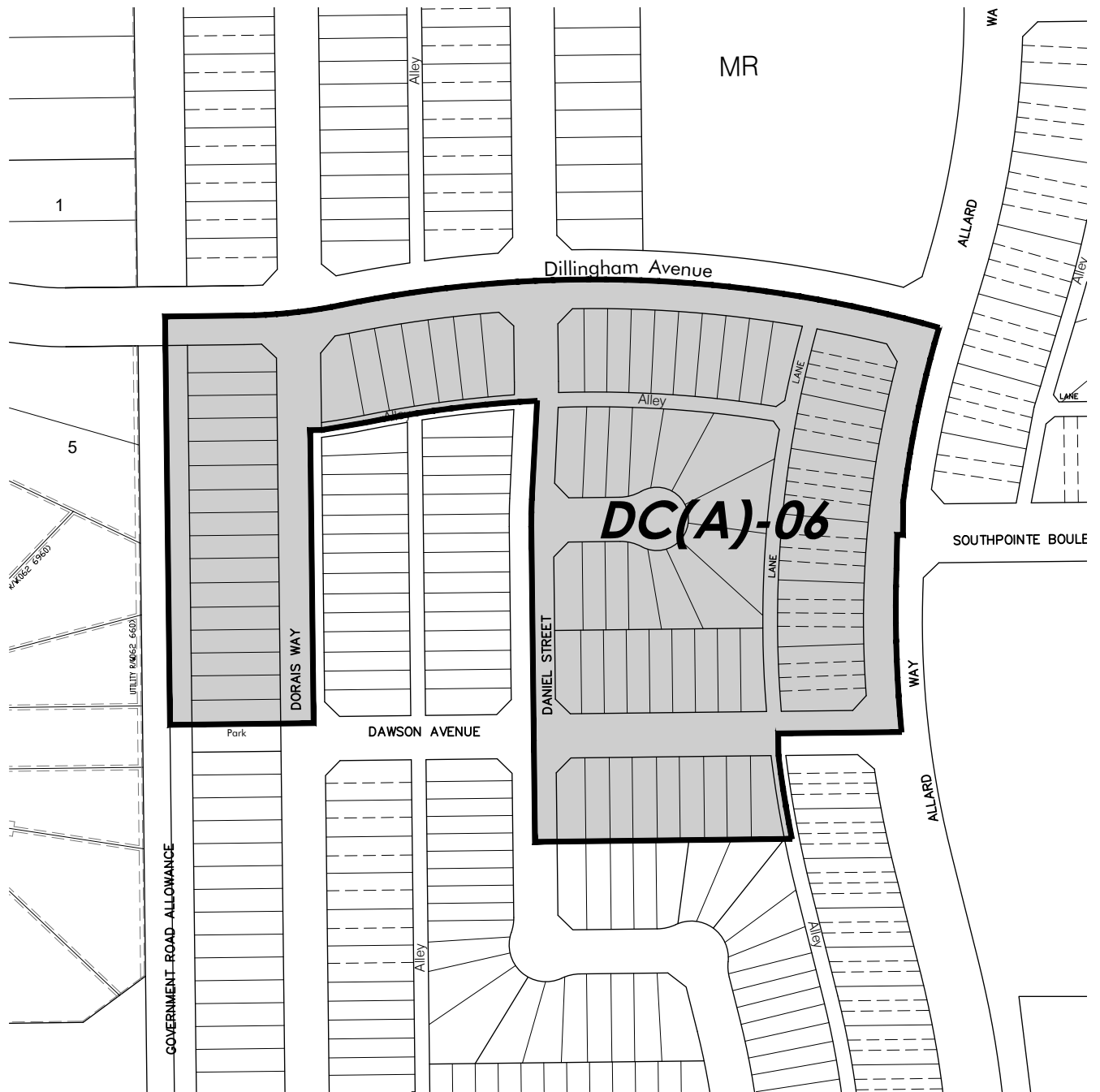
- (a) Development shall demonstrate compliance with the following principles of urban design, to the satisfaction of the Development Authority:
- i. Design sites and buildings with people as the primary focus and with setbacks that are generally consistent with existing adjacent development;
  - ii. Create animated, active streetscapes with interesting building facades and human-scale building and setbacks, particularly at the street level. Use upper-storey stepbacks to minimize the mass and shading of multi-storey buildings and provide additional design features on the first two storeys;
  - iii. Avoid blank facades and provide articulation or additional design features to break up long solid walls;
  - iv. Create appropriate transitions in building scale and height to adjacent areas of lower intensity;
  - v. Locate building entrances to connect directly with the public street network and clearly articulate building entrances through design and landscaping features;
  - vi. Design sites and buildings that allow for convenient, universal access and have clear signage;
  - vii. Promote pedestrian comfort with appropriate landscaping, furniture, weather protection and buffers from vehicular traffic;
  - viii. Design for active and alternative transportation by providing convenient access to buildings from transit stops, and including bicycle parking and midblock pedestrian connections where appropriate;
  - ix. Design sites and buildings to facilitate social interaction by including patios, courtyards, plazas and sidewalk amenity space to the extent reasonably feasible, to enliven the public or semi-public realm;
  - x. Design sites and buildings for visual interest and maximum use in different seasons and at different times of the day;
  - xi. Locate vehicle parking, access and service areas to minimize their impact on pedestrians, surrounding properties and the public realm by:
    - A. Minimizing the width of driveways and curb cuts across sidewalks;
    - B. Providing underground parking where possible and locating surface parking to the side or rear of buildings;
    - C. Locating loading or other service areas to the side or rear of buildings and buffering or screening these areas; and
    - D. Integrating service connections, vents, mechanical rooms and equipment within the architectural treatment of buildings to the maximum extent feasible; and
  - xii. Ensure that parking areas, service areas and public spaces are well-lit and visible from other locations and clearly signed if they are not visible from the public street.



Figure 11.9: Applicable Area DC(A)-06 - Residential (SouthPointe Stage 7)



New



DC(A)-06  
N.W. 1/4 20-54-22-W4