

# Greenbury Stage 14 Direct Control Row Housing

July 8, 2024

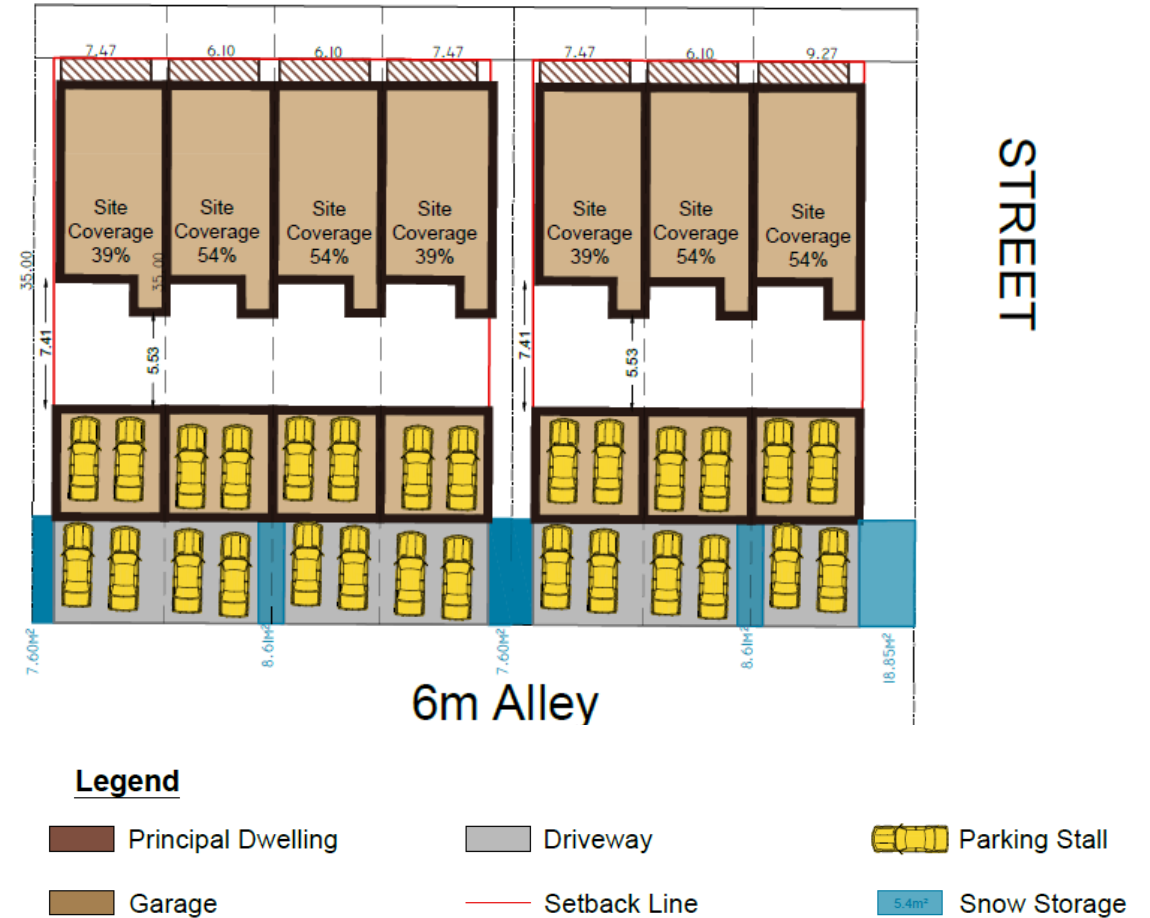
# Background

- Extends Westwind Dr
- Extension of product in Westwind Stage 3 and 4



# Overall Development Plan

- Three and four-plexes
- Allows for secondary suites
- Detached two car garage with driveway is oriented to rear lane





- *Street Oriented*
- *Private amenity space at rear of unit*
- *Landscape front yard setback*

# Thank You

(1) GENERAL PURPOSE

The purpose of this District is to allow Row Housing, Street Oriented with Secondary Suites, while maintaining the low-rise built form character of the neighbourhood.

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> <li>• Accessory Buildings</li> <li>• Home Occupation, Minor</li> <li>• Row Housing, Street Oriented</li> <li>• Secondary Suite</li> </ul>	<ul style="list-style-type: none"> <li>• Show Home</li> <li>• Sales Centre</li> </ul>

(2) DEVELOPMENT REGULATIONS

In addition to the Regulations contained in Part 6 General Regulations, Part 7 Special Regulations, Part 8 Parking Regulations, Part 9 Landscaping Regulations, and Part 10 Sign Regulations, the following regulations shall apply to all Development in this District.

	Site Standard	
Site Area (Minimum)	• 800 m <sup>2</sup>	
Site Width (Minimum)	<ul style="list-style-type: none"> <li>• Row Housing, Street Oriented (internal unit)</li> <li>• Row Housing, Street Oriented (end unit)</li> </ul>	<ul style="list-style-type: none"> <li>• 5.4 m</li> <li>• 6.7 m</li> </ul>
Site Depth (Minimum)	• Row Housing, Street Oriented	• 30.0 m
Front Yard Setback (Minimum)	<ul style="list-style-type: none"> <li>• Row Housing, Street Oriented</li> <li>• Row Housing, Street Oriented Abutting a Street</li> </ul>	<ul style="list-style-type: none"> <li>• 1.2 m</li> <li>• 3.0 m</li> </ul>
Rear Yard Setback (Minimum)	<ul style="list-style-type: none"> <li>• Garage as an Accessory Building accessed from an Alley (setback excluding any corner cuts)</li> <li>• Principal Building</li> </ul>	<ul style="list-style-type: none"> <li>• 6.0 m</li> <li>• 14.0 m</li> </ul>
Height (Maximum)	• Three storeys not to exceed 12.0 m	
Density	• 40 units per net hectare (minimum)	
Site Coverage (Maximum):	• 50% for end units; 57% for internal Dwelling units with no Side Yard. In cases where the garage is not an integral part of the principal dwelling, the Dwelling shall not exceed 40% coverage with the total site coverage at 57%	

Amenity Area (Minimum)	• 7.5 m <sup>2</sup> per Dwelling for Row Housing for private outdoor Amenity Area
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(3) ADDITIONAL REGULATIONS

- (a) Notwithstanding the Front Yard and Side Yard requirements in (2), in the case of corner sites, the Development Officer shall determine the Setback for the additional Front Yard or Street Side Yard in accordance with Section 29 of this Bylaw and take into account the context of the Site and orientation of other Developments and Buildings on Adjacent Sites, the block face, and within the neighbourhood.
- (b) Row Housing, Street Oriented shall be developed:
  - (i) On its own block face;
  - (ii) With each dwelling 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;
  - (iii) With the facades of a principal building abutting the front lot line and flanking side lot line on corner sites, using consistent building materials and architectural features; and
  - (iv) Cross lot drainage easements may be required for surface drainage and roof leader drainage to accommodate center units
- (c) Garage as an Accessory Building shall be constructed at the same time as the Principal Building.

(4) ISSUANCE OF DEVELOPMENT PERMIT

Council shall delegate authority to a Development Officer to make decisions on Development Permit Applications pursuant to this Direct Control District.