

SECTION 157 DC.17 – WESTWIND MULTI-UNIT RESIDENTIAL DIRECT CONTROL DISTRICT

(Bylaw C-1294-24, May 13, 2024)

(1) GENERAL PURPOSE

The purpose of this District is to accommodate a mix of medium to high density Dwelling types. The District is intended to emphasize complementary interface of Development with the Spruce Grove Civic Centre.

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> Multi-Unit Dwellings Hotel 	<ul style="list-style-type: none"> Accessory Uses

(2) DEVELOPMENT REGULATIONS

In addition to the Regulations contained in Part 6 General Regulations, Part 7 Special Regulations, Part 8 Parking Regulations (Excepting Section 85 Number of Parking Stalls), Part 9 Landscaping Regulations, and Part 10 Sign Regulations (excepting Sections 106 and 108), the following regulations shall apply to all Development in this District.

	Site Standard	
Front Yard Setback (South)(Minimum):	<ul style="list-style-type: none"> Principal Building 	<ul style="list-style-type: none"> 2.8 m
Side Yard Setback (East) (Minimum):	<ul style="list-style-type: none"> Principal Building 	<ul style="list-style-type: none"> 2.8 m
Side Yard Setback (West) (Minimum):	<ul style="list-style-type: none"> Principal Building 	<ul style="list-style-type: none"> 2.8 m
Rear Yard Setback (North) (Minimum):	<ul style="list-style-type: none"> Principal Building 	<ul style="list-style-type: none"> 2.8 m
Height (Maximum):	<ul style="list-style-type: none"> Five Storeys not exceeding 21.0 m 	
Density:	<ul style="list-style-type: none"> 118 units (minimum) 124 units (maximum) 	
Site Coverage (Maximum):		<ul style="list-style-type: none"> 50%
Amenity Area (Minimum):	6.5 m ² per Dwelling for Multi-Unit Dwellings	
Parking	<ul style="list-style-type: none"> Required total stalls provided Proportion of provided that is guest parking 	<ul style="list-style-type: none"> 160 10%

(3) ADDITIONAL REGULATIONS

- (a) Amenity Area may consist of private Amenity Area and common Amenity Area. Private Amenity Area may consist of patios, balconies, or seasonal enclosures. The common Amenity Area may consist of a single, distinct area or be divided into multiple areas. The Amenity Area shall include outdoor open space that provides adequate area for unstructured passive or active recreation to the satisfaction of the Development Officer, as well as two or more of the following:
- (i) Benches, picnic tables, or other seating;
 - (ii) A Patio;
 - (iii) Courtyards
 - (iv) Gardens; or
 - (v) Other recreational or amenity uses that would meet the needs of the residents for the specific Development under consideration.

- (b) Signs are permitted as follows:

Fascia Signs

- (i) The maximum coverage area of Fascia Sign shall be 5 percent for each Building face.
- (ii) The building face is defined by the lower and upper limits of the Building wall.
- (iii) A Fascia Sign shall not extend above the eave line of any Building elevation.
- (iv) A Fascia Sign exceeding a Height of 1.5 m and with a Sign Area greater than 10m² shall be limited to individual letters or shapes. The letter or shapes shall be either fixed directly to the Building without a sign-backing panel or mounted by an architecturally compatible method, to the satisfaction of a Development officer

Freestanding Signs

- (i) The maximum area for Freestanding Signs is 10 m²
- (ii) The minimum setback to any portion of a Freestanding Sign shall be 0.75 m from the property line with no encroachment into any utility rights of way.
- (iii) The maximum height of Freestanding Signs shall be 2.5 m.

- (iv) Shall have a low profile landscaped area of 1.0 m around the base of the Sign. The Landscaping shall not interfere with the visibility of the Sign Copy or traffic.
 - (v) Shall not interfere with traffic lines-of-sight or pedestrian movement.
- (c) Accessory food and beverage facilities associated with the Hotel use shall not include Eating and Drinking Establishments.
- (d) Site access from the east shall be a minimum of 51 m north of the Westwind Drive right-of-way, to the satisfaction of the Development Officer.
- (e) Home offices shall be permitted, provided:
- (i) No individual other than the resident of the Dwelling is employed there;
 - (ii) The business does not generate any pedestrian or vehicular traffic;
 - (iii) There are no On Site Signs or advertisements;
 - (iv) No outdoor storage of materials, goods or finished products for business purposes; and
 - (v) The business is operated as an Accessory Use and does not change the residential character or appearance of the Dwelling.

(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.