

(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION

1. General Purpose

To provide the opportunity for high density development that accommodates a wide variety of uses including pedestrian oriented commercial, high rise and ground oriented residential that contributes to an inviting main street pedestrian environment.

2. Area of Application

This Provision shall apply to Lots 49-55, Block 14, Plan B3 located at the southeast intersection of Jasper Avenue and 115 Street NW as shown in Schedule “A” of the Bylaw adopting this provision, Oliver.

3. Uses

- a. Apartment Housing
- b. Apartment Hotels
- c. Bars and Neighbourhood Pubs
- d. Breweries, Wineries, and Distilleries
- e. Business Support Services
- f. Cannabis Lounge
- g. Cannabis Retail Sales
- h. Child Care Services
- i. Community Recreation Services
- j. Convenience Retail Stores
- k. Creation and Production Establishments
- l. General Retail Stores
- m. Government Services
- n. Group Homes
- o. Health Services
- p. Hotels
- q. Indoor Participant Recreation Service
- r. Limited Group Homes
- s. Live Work Units
- t. Lodging Houses
- u. Major Alcohol Sales

- v. Major Home Based Businesses
- w. Media Studios
- x. Minor Alcohol Sales
- y. Minor Home Based Businesses
- z. Personal Service Shops
- aa. Private Clubs
- bb. Private Education Services
- cc. Professional, Financial, and Office Support Services
- dd. Public Libraries and Cultural Exhibits
- ee. Religious Assembly
- ff. Residential Sales Centre
- gg. Restaurants
- hh. Specialty Food Services
- ii. Secondhand Stores
- jj. Spectator Entertainment Establishments
- kk. Urban Gardens
- ll. Urban Indoor Farm
- mm. Veterinary Services
- nn. Fascia On-premises Signs
- oo. Minor Digital On-premises Signs
- pp. Projecting On-premises Signs

4. Development Regulations

4.1 General

- a. The Site shall be in general conformance with the attached Appendices to the satisfaction of the Development Officer.
- b. Non-Residential and Non-Residential-Related Uses shall not be developed within a freestanding structure.
- c. The maximum Public Space for each Bars and Neighbourhood Pubs or Restaurants Use shall not exceed 120 m².
- d. Residential Sales Centres shall be limited to the sale and/or leasing of Dwellings located on Site.

- e. Signs shall comply with the General Provisions of Section 59 of the Zoning Bylaw and the regulations found in Schedule 59B of the Zoning Bylaw, except that Minor Digital Signs shall be developed in accordance with Schedule 59E.3 of the Zoning Bylaw and shall only be permitted when affixed to a building and located and associated with Non-Residential and Non-Residential-Related Uses.
- f. The maximum number of Dwellings shall be 825.
- g. The maximum Floor Area Ratio shall be as follows:
 - i. Area 1: 12
 - ii. Area 2: 14
- h. The maximum building Height shall be as follows:
 - i. Area 1: 140.0 m
 - ii. Area 2: 170.0 m
- i. The maximum Height of the podiums in both Towers shall be 30.0 m.
- j. The maximum Floor Plate for each Tower shall be 800 m².
- k. The minimum distance between the Towers shall be 25.0 m.
- l. Building Setbacks for the ground floor of the buildings from the Lot line shall be as follows:
 - i. Area 1:
 - A. North: 2.0 m to 8.0 m
 - B. East: 3.0 m to 7.0 m
 - C. South: 1.0 m to 2.0 m
 - D. West: 5.0 m to 9.0 m
 - ii. Area 2:
 - A. North: 0.0 m to 3.0 m
 - B. East: 0.0 m to 2.0 m
 - C. South: 3.0 m to 8.0 m
 - D. West: 1.0 m to 7.0 m
- m. Above the ground floor, the podium may project in to the setback provided that minimum setbacks from the Lot line to building façade shall be maintained.
- n. The portions of the Parking Garage below Grade shall not be subject to required Setbacks and can extend to all Lot lines provided there is sufficient soil depth maintained to support any required Landscaping above.

- o. Amenity Areas shall be provided as a minimum of 4% of the Floor Area provided in a combination of Private and Common Amenity Areas.

4.2 Parking, Access, Loading and Storage

- a. Vehicular access and egress shall be provided from the Lane(s) abutting the Site(s) in general conformance with Appendix A.
- b. Vehicular parking for all Uses, including visitor parking, shall be provided within underground Parking Garages.
- c. No portion of the Parking Garage shall front on to a public street other than a lane.
- d. At-grade short-term spaces shall be provided for drop-off /short term visitor use at the rear or sides of the building(s).
- e. The underground driveway ramp(s) must not exceed a slope of 6% for a minimum distance of 4.5 m inside the property line and the ramp must be at-grade at the property line or to the satisfaction of the Development Officer in consultation with Transportation Services.
- f. Adequate sight lines shall be maintained for vehicles entering and exiting the parkade. Retaining walls bordering the underground driveway(s)/Parking Garage ramp(s) must not exceed a Height of 0.3 m for a distance of 3.0 m from the Lot Line and no portion of the wall may encroach onto the road right-of-way to maintain adequate sight lines. Should the owner/applicant wish to increase this Height, adequate sight line data must be provided to ensure vehicles can exit safely to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination.
- g. The number of Off-street Vehicular Accessory Parking spaces shall be provided as per Section 54.2, Schedule 1(c) – Transit Oriented Development and Main Streets Overlay of the Zoning Bylaw with the exception of visitor parking, which shall be provided at a rate of 1 space per 40 Dwellings.
- h. Variances to the number of Off-street Vehicular parking spaces may be considered by the Development Officer with the submission of a Parking Impact Assessment to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination.
- i. Accessory vehicular parking for Non-Residential and Non-Residential-Related Uses may share parking spaces with residential visitor parking through an owner-operated parking management program.
- j. Any underground parking access card devices must be located on Site, a minimum of 3 m inside the property line.

- k. Bicycle Parking spaces shall be provided of a minimum 40% the number of vehicular parking stalls provided.
- l. Approximately 80% of the Bicycle Parking spaces on Site shall be provided in a safe and secure location in the underground Parking Garages and/or in another secure location on the first two Storeys of the building that is easily accessible to cyclists via access ramps or a route through the building which facilitates easy and efficient transportation of bicycles, to the satisfaction of the Development Officer.
- m. A minimum of one (1) Off-street Loading space shall be provided for each Area and shall be accessed from the rear Lane.
- n. All waste collection and storage areas shall be located within a building, not visible from a public roadway, and be designed to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination and City Operations.

4.3 Landscaping

- a. A detailed Landscape Plan, prepared by a registered AALA landscape architect for the Site. Shall be submitted for review and approval by the Development Officer, prior to issuance of any Development Permit, except for a permit for excavation or shoring.
- b. Setbacks in front of Non-Residential and Non-Residential Related Uses shall be Hard Surfaced and visually incorporated into the public Walkway.
- c. Landscaping shall consider the use of plant materials that provide colour, texture, and visual interest throughout the year to enhance the appearance of the development and to create comfortable and attractive environments.
- d. Landscaping that extends onto or over City-owned lands shall be developed in accordance with the City Design and Construction Standards.

4.4 Signage

- a. Signs shall comply with the General Provisions of Section 59 of the Zoning Bylaw and the regulations found in Schedule 59B of the Zoning Bylaw for all signs except:
 - i. Freestanding On-premises Signs and Minor Digital On-premises Signs shall comply with the regulations for Discretionary Signs in Section 59B.3 of the Zoning Bylaw.
- b. Temporary On-premises Signs shall be limited to project advertising associated with a Residential Sales Centre and shall not include trailer mounted signs or signs with changeable canopy.

5. Urban Design and Architectural Controls

5.1 Building Form

- a. The buildings shall be comprised of a podium and Tower configuration.
- b. Buildings shall be designed to include the use of different architectural elements and treatments, articulated façades, materials, and colours to add variety, rhythm, break up the massing and provide a sense of human scale;
- c. Architectural projections and fenestration shall be utilized on the podium façade to create visual interest and to reduce the visual mass as generally illustrated in the Appendices.
- d. All mechanical equipment, including ground level Parking Garage vents, shall be concealed by screening in a manner compatible with the architectural character of the building, or concealed by incorporating it within the building. Ground level vents shall be oriented away from adjacent Sites or on-Site amenity or pedestrian circulation areas wherever possible.

5.2 Architectural Treatment and Building Relationship to the Street

- a. Building Facades facing a public roadway, other than a lane, shall be designed with detail and articulation to a maximum of 11.0 m intervals to create attractive streetscapes and interfaces, to the satisfaction of the Development Officer;
- b. Platform structures in the form of balconies above the podium of each Tower shall be allowed to project a maximum of 2.5 m from the building Façades in to the setback.
- c. Where the development is located on the corner of public roadways, the development shall address both public roadways and provide distinctive architectural features consistent with the style of the building to enhance the corner;
- d. A minimum of 70% of the linear frontage of Non-Residential and Non-Residential-Related Uses shall consist of transparent and unobstructed glazing that allows viewing in and out of the Use to the satisfaction of the Development Officer. Linear frontage shall be measured as the horizontal plane at 1.5 m above ground level;
- e. Building Facades shall have consistent and harmonious exterior finishing including materials such as, but not limited to, stone, masonry, metal, wood panels, cement panels, acrylic stucco, and/or glass, to the satisfaction of the Development Officer. Vinyl siding and masonry stucco as a finishing material shall not be permitted; and

- f. Exterior finishing materials must be durable high quality and appropriate for the development within the context of the surrounding area.
- g. Building entrances and windows shall be oriented to front onto a public roadway.
- h. The placement and type of windows facing Jasper Avenue shall allow viewing into the building to promote a positive pedestrian-oriented street.
- i. Weather protection, where appropriate, in the form of canopies or other architectural elements, shall be provided for access to Non-Residential Uses to create a comfortable environment for pedestrians.
- j. Individual Dwellings at ground level shall:
 - i. provide an individual external entrance at Grade, using features such as, but not limited to, porches and staircases, to the satisfaction of the Development Officer;
 - ii. when facing a public roadway, other than a Lane, provide a semi-private outdoor area for street facing ground-oriented Dwellings that are provided in a manner that establishes a transition area between the Dwelling and publicly accessible land using landscape features, such as decorative fencing, change in Grade, shrub beds, planters, rock gardens and/or other built elements, to the satisfaction of the Development Officer; and
 - iii. have an elevation for the Ground-oriented Dwellings that shall be a maximum 1.0 m above the adjoining and/or abutting ground level.
 - iv. no solid fences higher than 1.2 m shall be allowed facing 115 Street NW. Landscaping, retaining walls or other low height elements may be utilized to visually separate the semi-private courtyards facing the public streets.
- k. Decorative and security lighting shall be designed and finished in a manner consistent with the design and finishing of the development and shall be provided to accentuate building elements, to highlight the development at night time and in winter months and to ensure a well-lit and safe environment for pedestrians. Exterior lighting associated with the development shall be designed such that it has no negative impact on an adjacent property.

6. Other Regulations

- a. A Wind Impact Study shall be prepared by a qualified, registered Professional Engineer and submitted with Development Permit application for each Area. The Wind Impact Study shall be based on a computer model simulation analysis, prepared to professional standards and be submitted with a Development Permit application. Any mitigation measures required to ensure all outside areas on the

Site are fit for their intended use shall be designed to the satisfaction of the Developer Officer prior to the issuance of a Development Permit.

- b. A Sun Shadow Study prepared by a qualified, registered Professional Engineer or Architect, to professional standards to the satisfaction of the Development Officer, shall be submitted with a Development Permit application for each Area.
- c. Notwithstanding the other Development Regulations of this Provision, the Appendices of this Provision and the Zoning Bylaw, in the event that the owner does not obtain a Building Permit and commence construction under a valid Development Permit within 10 years of the passage of the Bylaw adopting this Provision, development shall be in accordance with this Provision, except that:
 - i. the maximum Height of any building shall be 58.0 m; and
 - ii. the maximum number of Dwellings shall be 450.

7. Improvements and Amenity Contributions

- 1. As a condition of Development Permit, the owner shall enter into an Agreement with the City of Edmonton for off-site improvements to support and enhance the development and surrounding streetscape as generally shown on Appendix C. The Agreement shall include an engineering drawing review and approval process. Improvements shall be constructed at the owner's cost and shall include the following:
 - a) Improvements to the public realm along 115 Street directly abutting the site. These improvements shall be designed to the satisfaction of the Development Officer in consultation with Transportation, City Operations, and Integrated Infrastructure Services. Improvements may include, but shall not be limited to, provision of a new curb, sidewalk, street lighting, furniture, street trees, and soft landscaping.
 - b) Improvements to the east-west lane bisecting the site in general conformance with Appendix C. These improvements shall be designed to the satisfaction of the Development Officer in consultation with Transportation, City Operations, and Integrated Infrastructure Services. Improvements may include, but shall not be limited to, provision of new paving materials, planters, and lighting.
- 2. Prior to the issuance of any Development Permit, the Development Officer shall ensure that a signed agreement has been executed between the City and the owner requiring the owner to provide the City, at the time of Development Permit approval, the option to purchase 5 percent of the proposed number of residential units (rounded to the nearest unit) at 85 percent of market value or provide the equivalent value as cash-in-lieu (at the option of the owner) to the City.

3. A minimum of 5% of the total number of Dwellings shall be suitable for families by conforming to the following:
 - a. the Dwelling shall have at least 2 bedrooms and the average number of bedrooms shall be 2.25 or greater; and
 - b. the Dwelling has direct access to Amenity Area.

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