

**SCHEDULE “B”**

**(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION**

**1. General Purpose**

To accommodate a medium-rise, high density residential development, with ground-oriented units fronting onto both 86 Avenue NW and 108 Street NW that is compatible with adjacent land uses and supports a pedestrian friendly streetscape.

**2. Area of Application**

This Provision shall apply to Lot 10, Block 188, Plan 192 2223 as shown in the Schedule “A” of the Charter Bylaw adopting this Provision, Garneau.

**3. Uses**

- a. Multi-unit Housing
- b. Limited Supportive Housing
- c. Fascia On-premises Signs
- d. Projecting On-premises Signs
- e. Supportive Housing
- f. Residential Sales Centre

**4. Development Regulations for Uses**

- a. Residential Sales Centres shall be limited to the sale or leasing of on-site condominium or rental Dwellings.
- b. Signs shall comply with Schedule 59B of the Zoning Bylaw.

**5. Development Regulations for Site Layout and Built Form**

- a. The development shall be in general conformance with the attached Appendices to the satisfaction of the Development Officer.
- b. The maximum Height shall be 23.0 m.
- c. The maximum Floor Area Ratio shall be 4.6.

- d. The maximum number of Dwellings shall be 95.
- e. A minimum of 13 Dwellings shall have two or more bedrooms.
- f. The minimum Setbacks for the building at ground level shall be:
  - i. 5.75 m from the north Lot line;
  - ii. 3.0 m from the south Lot line except for a 6.9 m portion of the west end which steps back an additional 1.8 m;
  - iii. 1.0 m from the west Lot line running south for 9.1 m, then stepping back an additional 2.0 m running south for 13.3 m, stepping back again another 1.8 m running south for 7.15 m; and
  - iv. 1.5 m from the east Lot line which will be increased by 1.65 m from the fourth to sixth storeys.

## **6. Development Regulations for Building Design and Features**

- a. All building Façades shall have consistent and harmonious exterior finishing materials.
- b. The building Façades shall be designed to break their appearance using a combination of projections, changes in building materials, colours and/or physical breaks in building mass as generally shown in the Appendices of this Provision.
- c. The building shall be finished with high quality, durable materials. The development shall maximize the use of exterior masonry and/ or cementitious cladding, glazing, and pre-finished metal cladding and screening. The contextual fit, design, proportion, quality, texture and application of various finishing materials shall be to the satisfaction of the Development Officer.
- d. The development shall have regard for the interface with existing developments immediately to the north and east. The contextual fit and application of various finishing materials such as glazing, and landscaping features shall be to the satisfaction of the Development Officer.
- e. The development shall incorporate a prominent front entrance at the corner of 86 Avenue NW and 108 Street NW through distinct architectural treatment and/or wayfinding techniques to differentiate the entrance to the building.
- f. The public building entrances shall be designed for universal accessibility. Level changes from sidewalks or road rights-of-way to entrances of the building shall be minimized. Streetscape furniture and other elements shall be located out of the travel path to ensure they are not obstacles to building access.
- g. A weather protection element in the form of a canopy, overhang, or other architectural element above the main building entrance facing 86 Avenue NW and 108 Street NW shall be provided to create a comfortable environment for pedestrians.

- h. A minimum of three (3) Dwellings shall be developed as ground-oriented fronting onto 86 Avenue NW and two (2) fronting onto 108 Street NW in accordance with the following:
  - i. Dwellings shall take the appearance of row housing and shall be articulated as individual units with individual direct entrances and windows fronting onto adjacent rights-of-way and include such features as staircases, stoops, semi-private outdoor areas, or landscaped yards. Sliding patio doors shall not serve as these entrances.
  - ii. There shall be a semi-private outdoor area that is provided in a manner that establishes a transition area between the Dwelling and publicly accessible land using landscaping features such as change in grade, shrub beds, planters, rock gardens and/or other built elements, to the satisfaction of the Development Officer.
- i. All mechanical equipment, including roof mechanical units, and surface level venting systems shall be concealed by screening in a manner compatible with the architectural character of the building, or concealed by incorporating it within the building.

#### **7. Development Regulations for Parking, Loading, Storage and Access**

- a. Vehicular access and egress shall be from the existing abutting lane.
- b. Vehicular parking shall be provided as per the Zoning Bylaw, except that a maximum of seven (7) on-site parking spaces shall be provided.
- c. Bicycle Parking facilities shall be provided at a minimum rate of one (1) space per Dwelling in a secure location within 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.
- d. Vertical or stacked racks may be used to satisfy bicycle parking requirements if it can be demonstrated that they can be safely and efficiently used. The minimum size of vertical bike parking spaces shall be a minimum of 0.60 m wide, 2.3 m high, and 1.1 m deep, with a minimum 1.5 m wide aisle.
- e. A minimum of ten (10) short term bicycle parking spaces shall be provided in publicly accessible location adjacent to 86 Avenue NW and/or 108 Street NW.
- f. The owner shall implement transportation demand management programs such as a car-share program and subsidized transit passes to reduce parking demand as verified by and to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination (Transportation).
  - i. Of the designated parking spaces for car share spaces,
    - A. The car share program may be operated by the owner or a third-party vendor.
    - B. Should this program be proven not to be implementable, the parking spaces may be used for visitor parking.

- ii. As a condition of a Development Permit for construction of a principal building, the owner shall enter into an Agreement with the City of Edmonton for a subsidized transit pass program. The Agreement shall include, but not be limited to, the following terms:
  - A. monthly transit passes shall be purchased by the tenant and provided a reimbursement at a rate of 50% (excluding taxes) per quarter by the owner;
  - B. to be eligible, the tenant must provide monthly receipts as proof of purchase;
  - C. only Edmonton Public Transit passes are eligible for this reimbursement program;
  - D. a limit of one (1) pass per suite shall be eligible for this reimbursement program during the subsidized transit pass program duration;
  - E. duration of the program shall be limited to a maximum of three (3) continuous, uninterrupted years per suite;
  - F. the subsidized transit pass program shall operate for a maximum of ten (10) consecutive years, beginning on the date that the Occupancy Certificate for the principal building is issued by the City of Edmonton; and
- g. Waste collection and storage areas shall be located within the Site, accessed from the existing rear lane abutting the development, enclosed with consistent building materials to provide screening from view from existing developments immediately to the north, and shall be designed to the satisfaction of the Development Officer in consultation with Waste Management Services, Subdivision and Development Coordination (Transportation) and City Operations.

## **8. Development Regulations for Landscaping, Lighting and Amenity Areas**

- a. Landscaping shall be in general conformance with Appendix 5.
- b. A detailed Landscape Plan for the Site, prepared by a Landscape Architect registered with the Alberta Association of Landscape Architects (AALA), including all existing and proposed utilities and off-site streetscape improvements shall be submitted as part of a Development Permit application for review and approval by the Development Officer.
- c. The following shall apply and be shown on the required Landscape Plan:
  - i. landscaping shall use plant materials that provide colour throughout the year to enhance appearance during winter months and shall incorporate native and/or drought tolerant species;
  - ii. all pedestrian pathways shall be hard surfaced.
- d. In addition to the requirements in the Zoning Bylaw, the Landscaping Plan shall demonstrate at ground level setbacks are provided in front of Dwellings Uses fronting

onto 86 Avenue NW and 108 Street NW a transition area shall be provided from public to private property using landscape features such as change in grade, shrub beds, planters, rock gardens and/or other built elements, to the satisfaction of the Development Officer.

- e. An arborist report and tree preservation plan to the satisfaction of the Development Officer in consultation with Urban Forestry, shall be submitted with the Development Permit application to determine the impact of the proposed development, including excavation and construction, on the existing boulevard trees along 86 Avenue NW and 108 Street NW. If required by the Development Officer, an air spading tool shall be used to determine the amount and size of roots that may need to be cut for the foundation wall, if the arborist report indicates that the development will not unduly compromise the ongoing viability and health of a tree or trees, each tree shall be retained and protected as per the City's Corporate Tree Management Policy C456B.
- f. A minimum Amenity Area of 10.0 m<sup>2</sup> per Dwelling of gross Floor Area shall be provided through the following:
  - i. a minimum of 300 m<sup>2</sup> shall be provided as Common Indoor Amenity Area and may include, but is not limited to, games area, social room, gym and yoga studio;
  - ii. a minimum of 400 m<sup>2</sup> on the Rooftop shall be provided as Common Amenity Area;
  - iii. a minimum of 250 m<sup>2</sup> of common amenity area that is specifically designed for children; and
  - iv. Platform Structures in the form of balconies with a minimum depth of 1.5 m.
- g. The Rooftop Amenity Area shall be screened from existing developments immediately to the east of the development maintain their privacy.
- h. Decorative and security lighting shall be designed and finished in a manner consistent with the architectural theme of the development and shall be provided to ensure a well-lit and safe environment for pedestrians, to accentuate architectural elements, and to provide additional lighting for 86 Avenue NW, 108 Street NW and the existing rear lane abutting the development.
- i. Exterior lighting associated with the development shall be designed such that it has minimal negative impact on an adjacent property.
- j. Night-time light pollution shall be reduced by avoiding over-illumination of the development and by using exterior lighting fixtures that are full cut-off in design which direct light downward, to ensure illumination does not extend beyond the boundaries of the development Site.

## 9. Other Regulations

- a. Prior to the issuance of a Development Permit for the principal building, a Crime Prevention Through Environmental Design (CPTED) Assessment shall be provided to the satisfaction of the Development Officer to ensure that the development provides a safe

urban environment in accordance with the guidelines and principles established in the Design Guidelines for a Safer City (City of Edmonton 1995).

- b. A Wind Impact Study shall be prepared by a qualified, registered Professional Engineer and submitted with the Development Permit application for construction of the principal building. Prior to the issuance of the Development Permit, any mitigation measures to minimize adverse microclimatic effects, such as wind tunneling, snow drifting and rain sheeting, recommended by the study shall be incorporated into the design of the building, to the satisfaction of the Development Officer, to ensure on and off Site pedestrian circulation areas, Amenity Areas and open spaces are fit for the intended activities in the space.
- c. Built form, public realm interfaces, streetscape elements and pedestrian connections shall consider the City of Edmonton's Winter Design Guidelines in their design and implementation. A report outlining how the development responds to these guidelines shall be submitted with the Development Permit for the principal building to the satisfaction of the Development Officer.
- d. Prior to the issuance of a Development Permit for:
  - i. a building that contains 12 or more Dwelling units; or
  - ii. a building that contains less than 12 Dwelling units, but is part of a Site with 12 or more Dwelling units in total;

the Development Officer shall ensure a signed agreement has been executed between the City and the owner, requiring the owner to provide the City, at the time of each Development Permit approval, the option to purchase up to 5% of the proposed number of Dwelling units (rounded to the nearest Dwelling unit) in each building with Dwelling units, at 85% of market value or the equivalent value as cash in lieu (at the discretion of the owner) to the City. The City may exercise its option to purchase only in respect of Dwelling units that are individually titled.

- e. Notwithstanding the other Development Regulations and Appendices of this Provision and Section 720.3(2) of the Zoning Bylaw, in the event that the owner/developer does not obtain a Development Permit and commence construction of the building 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 shall be 16.0 m; and
  - ii. the maximum Floor Area Ratio shall be 2.3.

## **10. Public Improvements and Contributions**

- a. As a condition of the Development Permit for construction of the principal building, the owner shall enter into an Agreement with the City of Edmonton for off-site improvements necessary to serve the development. The Agreement shall include an engineering drawing review and approval process. Improvements shall be constructed at the owner's cost and shall be designed to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination (Transportation), City

Operations, Integrated Infrastructure Services, EPCOR Water Services, Drainage, and others as required. Improvements to address in the Agreement shall include, but are not limited to:

- i. the repair of any damage to the abutting roadways, sidewalks and/or boulevard resulting from construction of the development, to the satisfaction of Subdivision and Development Coordination (Transportation). The Site must be inspected by Subdivision and Development Coordination (Transportation) prior to the start of the construction and once again when construction is complete;
  - ii. Relocation and/or trenching of the above-ground utilities on the east-west Lane abutting the Site as required to serve the development.
- b. Prior to the issuance of the Development Permit for construction of the principal building, the developer shall enter into an agreement with the City of Edmonton to contribute a minimum of \$90,000 as a community contribution towards the construction toward public structures and/or public enhancements on the 'Wedge' Park located at 8624 - 107 Street NW, legally described as Lot 9, Block 188, Plan 0121127, which is part of the City's Building Great Neighbourhoods project. Such structures and/or public enhancements may include, but are not limited to, lighting, community table, benches, and plantings, which will support the implementation of a plaza and seating area aligned with the location of an existing streetcar stop in the rail corridor.
- c. A minimum of four (4) Dwellings shall be designed with the following characteristics:
- i. have a minimum of three bedrooms;
  - ii. be distributed throughout the building on storeys 1 through 4;
  - iii. have a dedicated and enhanced bulk storage located within the Dwelling or on the same Storey as the Dwelling;
  - iv. have access to a Common Amenity Area specifically designed for children of at least 50.0 m<sup>2</sup>; and
  - v. have access to a dedicated and secured family bicycle parking room or cage which shall have racks or railings for a minimum of two (2) bicycle parking spaces. These spaces shall not infringe on the ability for all remaining Dwellings in the development to have access to one (1) bicycle parking spaces per Dwelling.

**Appendices:**

Appendix 1 - Site Plan (Ground Level)

Appendix 2 – Level 2-3 Setbacks

Appendix 3 – Level 4-6 Setbacks

Appendix 4 – Conceptual Ground Level Floor Plan

Appendix 5a – South Elevation

Appendix 5b – West Elevation

Appendix 5c – North Elevation

Appendix 5d – East Elevation