

(DC2) SITE SPECIFIC DEVELOPMENT CONTROL

DRAFT DC2 SHELL 2018-04-03

1. General Purpose

To accommodate the comprehensive, mixed-use, transit-oriented urban centre redevelopment of the Bonnie Doon Shopping Centre site.

2. Area of Application

This Provision shall apply to Plan 2224KS, Block 3, Lots A, B, C; Plan 3849NY, Block 9, Lots 5; and Plan 3849NY, Block 3, Lot H. The site is generally bound by 83 Street NW to the east, 82 (Whyte) Avenue NW to the south, 85 Street NW to the west, and 88 Avenue NW to the north.

3. Uses

a. Uses (east of 85th Street NW)

- i. Animal Hospitals and Shelters
- ii. Apartment Hotels
- iii. Apartment Housing
- iv. Bars and Neighbourhood Pubs
- v. Breweries, Wineries and Distilleries
- vi. Business Support Services
- vii. Cannabis Lounge
- viii. Cannabis Retail Services
- ix. Carnivals
- x. Casinos and Other Gaming Establishments
- xi. Child Care Services
- xii. Commercial Schools
- xiii. Community Recreation Services
- xiv. Convenience Retail Stores
- xv. Creation and Production Establishments
- xvi. Drive-in Food Service
- xvii. Equipment Rentals
- xviii. Essential Utility Services
- xix. Exhibition and Convention Facilities
- xx. Extended Medical Treatment Services

- xxi. Flea Markets
- xxii. Fleet Services
- xxiii. Gas Bars
- xxiv. General Contractor Services
- xxv. General Retail Stores
- xxvi. Government Services
- xxvii. Greenhouses, Plant Nurseries and Garden Centres
- xxviii. Group Home
- xxix. Health Services
- xxx. Hotels
- xxxi. Household Repair Services
- xxxii. Indoor Participant Recreation Services
- xxxiii. Limited Group Home
- xxxiv. Live Work Unit
- xxxv. Lodging Houses
- xxxvi. Major Alcohol Sales
- xxxvii. Major Amusement Establishments
- xxxviii. Major Home Based Business
- xxxix. Media Studios
- xl. Minor Alcohol Sales
- xli. Minor Amusement Establishments
- xl. Minor Home Based Business
- xlii. Minor Home Based Business
- xliii. Minor Impact Utility Services
- xliv. Minor Service Station
- xlv. Mobile Catering Food Services
- xlvi. Nightclubs
- xlvii. Natural Science Exhibits
- xlviii. Non-accessory Parking
- xlix. Personal Service Shops
- l. Private Clubs
- li. Private Education Services
- lii. Professional, Financial and Office Support Services

- liii. Public Education Services
- liv. Public Libraries and Cultural Exhibits
- lv. Publicly Accessible Private Park
- lvi. Outdoor Amusement Establishments
- lvii. Outdoor Participant Recreation Services
- lviii. Rapid Drive-through Vehicle Services
- lix. Religious Assembly
- lx. Residential Sales Centre
- lxi. Restaurants
- lxii. Small Animal Breeding and Boarding Establishments
- lxiii. Specialty Food Services
- lxiv. Spectator Entertainment Establishments
- lxv. Staked Row Housing
- lxvi. Urban Gardens
- lxvii. Urban Indoor Farms
- lxviii. Urban Outdoor Farms
- lxix. Veterinary Services
- lxx. Warehouse Sales
- lxxi. Fascia Off-premises Signs
- lxxii. Fascia On-Premises Signs
- lxxiii. Freestanding off-premises Signs
- lxxiv. Freestanding On-premises Signs
- lxxv. Major Digital Signs
- lxxvi. Minor Digital Off-premises Signs
- lxxvii. Minor Digital On-premises Signs
- lxxviii. Minor Digital On-premises Off-premises Signs
- lxxix. Projecting Off-premises Signs
- lxxx. Projecting On-premises Signs
- lxxxi. Roof Off-Premises Signs
- lxxxii. Roof On-Premises Signs
- lxxxiii. Temporary Off-premises Signs
- lxxxiv. Temporary On-premises Signs

b. Uses (west of 85th Street)

- i. Apartment Hotels
- ii. Apartment Housing
- iii. Child Care Services
- iv. Convenience Retail Stores
- v. Essential Utility Services
- vi. Group Home
- vii. Limited Group Home
- viii. Live Work Unit
- ix. Lodging Houses
- x. Minor Home Based Business
- xi. Minor Impact Utility Services
- xii. Non-accessory Parking
- xiii. Personal Service Shops
- xiv. Private Clubs
- xv. Publicly Accessible Private Park
- xvi. Residential Sales Centre
- xvii. Staked Row Housing
- xviii. Urban Gardens
- xix. Urban Indoor Farms
- xx. Urban Outdoor Farms
- xxi. Fascia On-Premises Signs
- xxii. Freestanding On-premises Signs
- xxiii. Minor Digital On-premises Signs
- xxiv. Projecting On-premises Signs
- xxv. Temporary On-premises Signs

4. Variance and Interpretation

- a. The Development Officer may vary building Setbacks and building Stepback, built form, Podium design, and the minimum distance between individual highrise, developments

5. Regulations

a. General Development Regulations

- i. Development shall be in general conformance with the Appendices to this provision.
- ii. The minimum dwelling density shall be 225 du/ha.
- iii. The number of Sleeping Units for Hotel development shall not count toward total number of Dwelling Units for the Site.
- iv. The Main Street shall be developed in general conformance with the Appendix B (B, G, H)
- v. The Special Street shall be developed in general conformance with the Appendix B (Cross Section A)
- vi. The Secondary Street Type 1 shall be developed in general conformance with the Appendix B (Cross Section C)
- vii. The Secondary Street Type 2 shall be developed in general conformance with the Appendix B (Cross Sections D, E)
- viii. The Secondary Street Type 3 shall be developed in general conformance with the Appendix B (Cross Section F)
- ix. The street network and potential Publicly Accessible Private Open Spaces shown in any of the Appendices shall not prescribe their exact alignment or locations but rather illustrate the need for an interconnected mobility network.

b. Building Heights, FAR and Setback

- i. The minimum Floor Area Ratio for the site shall be 1.0.
- ii. The maximum Height for the portion of site east of 85 Street NW shall not exceed 162 m
- iii. The maximum Height for the portion of site west of 85 Street NW shall not exceed 24 m
- iv. The minimum Floor Area Ratio shall be 1.0
- v. Front, Side and Rear Setbacks shall not be required, but may be provided to accommodate in the form of frontage zone to accommodate pedestrian oriented activities.
- vi. Supplementary Setback Regulations
 1. Additional Setbacks may be allowed for developments on corners to create architecturally interesting entranceways

for the building and to provide additional open space at the intersection.

2. Overhangs shall be permitted to extend within the Frontage zone.

c. Amenity Areas

- i. Private Outdoor Amenity Area shall not be required
- ii. Amenity Areas may be provided and may include such things as private, shared, or common open space, courtyards, balconies, roof top patios or gardens, grade level display gardens, terraces, communal lounges and recreational facilities, arcades, plazas, atriums, public seating areas.
- iii. Indoor Amenity Areas shall be exempted from the Floor Area Ratio calculations.

d. Vehicular Circulation, Parking and Servicing

- i. All Private Internal Roadways and Publicly Accessible Private Open Spaces may remain privately owned at the discretion of the owner.
- ii. Notwithstanding Section 53 of the Zoning Bylaw, vehicle access or egress from parking areas shall be off of a Public Roadway, Private Roadway, or a Publicly Accessible Private Open Space.
- iii. Vehicular parking shall be provided as per Section 54.2 of the Zoning Bylaw, except that reduced vehicular parking requirements of the Zoning Bylaw that relate to Transit Oriented Development adjacent to an LRT stop shall apply throughout the entire Site.
- iv. Parking may be developed below grade, at grade, or above grade within parking structures wrapped with Active Uses at ground level where abutting any private or public roadway.
- v. The portion of Parking Structures above grade and not wrapped with Active Uses shall be screened from view with architectural elements or screens, artistic or stylized glass and/or other materials, artistic lighting, living walls, and/or other methods which disguise the Parking Structure, to the satisfaction of the Development Officer.
- vi. Visitor parking and commercial parking may be located at below grade, at grade, or above grade and on private roadways.

- vii. Bicycle parking shall be as per Section 54.3 of the Zoning Bylaw.
- e. Loading, Storage and Trash Collection
 - i. Loading and storage areas may be located below grade, at grade, or above grade and shall be screened for adjacent views in accordance with Section 55 of the Zoning Bylaw
 - ii. Garbage collection and storage shall be located within parking structures or buildings and if at grade shall be located and screened from view of adjacent residential developments. Secured gates and/or doors shall be required.
- f. Signage
 - i. To be included in submission #3
- g. Landscaping
 - i. Landscaping shall be provided in accordance with Section 55 of the Zoning Bylaw.
- 6. Urban Design Regulations
 - a. General
 - b. CPTED
 - i. To be included in submission #3
 - c. Block Pattern and Street Network
 - i. To be included in submission #3
 - d. Publicly Accessible Private Open Space
 - i. To be included in submission #3
 - e. Street Interface and Built Form
 - i. To be included in submission #3
 - f. Architectural Treatment
 - i. To be included in submission #3
- 7. Other Regulations
 - a. Wind Study
 - i. Notwithstanding Section 14.2.1 of the Zoning Bylaw, a Wind Impact Statement or Wind Impact Study, or both, may be required to be submitted for a proposed development having a

Height greater than 45.0 m, to the satisfaction of the Development Officer.

b. Sun/Shadow Study

- i. Notwithstanding Section 14.3.1 of the Zoning Bylaw a Sun Shadow Impact Study may be required to be submitted for proposed development having Height greater than 45.0 m, to the satisfaction of the Development Officer.

a. Storm Water Management and Sanitary Servicing

- i. Detailed storm water management and sanitary servicing requirements shall be determined at the time of subdivision or Development Permit application.

8. Community Amenity Contributions

a. Developer Sponsored Affordable Housing – Policy C582

- i. At each stage of the development and prior to the release of drawings for building permit review, the Development Officer shall ensure that a signed agreement has been executed between The City of Edmonton and the owner, requiring the owner to provide The City of Edmonton, at the time of Development Permit approval, the option to purchase 5% of the proposed number of residential units (rounded to the nearest unit) at 85 percent of market value, or the equivalent value as cash-in-lieu to The City of Edmonton, at the Owners discretion.

9. Appendices

a. Conceptual Site Plan

- i. To be included in submission #3

b. Cross-Sections

- i. To be included in submission #3