

SCHEDULE “B”

(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION

1. General Purpose

To accommodate a high quality mixed-use building in a low-rise built form with commercial uses on the ground floor and residential apartment housing above, developed in a manner that is compatible and sympathetic to the surrounding residential uses.

2. Area of Application

This DC2 Provision shall apply to Lots 1 and 2, Block 7, Plan 965AH, within the Canora Neighbourhood as shown on Schedule “A” of this Bylaw.

3. Uses

- a. Apartment Housing
- b. Bars and Neighbourhood Pubs
- c. Breweries, Wineries and Distilleries
- d. Business Support Services
- e. Child Care Services
- f. Commercial Schools
- g. Convenience Retail Stores
- h. Creation and Production Establishments
- i. General Retail Stores
- j. Government Services
- k. Health Services
- l. Household Repair Services
- m. Indoor Participant Recreation Services
- n. Media Studios
- o. Minor Alcohol Sales
- p. Minor Amusement Establishments
- q. Personal Service Shops
- r. Private Education Services
- s. Private Clubs
- t. Professional, Financial and Office Support Services
- u. Restaurants

- v. Residential Sales Centres
- w. Secondhand Stores
- x. Specialty Food Services
- y. Veterinary Services
- z. Fascia On-premises Signs
- aa. Projecting On-premises Signs
- bb. Temporary On-premises Signs
- cc. Minor Digital On-premises Signs

4. Development Regulations

- a. Development within this Provision shall be in general accordance with the appendices. Appendix I is conceptual in nature and minor variations shall be permitted at the Development Permit stage.
- b. The maximum Floor Area Ratio shall be 1.9.
- c. The maximum building Height shall not exceed 14.0 m.
- d. The maximum number of Dwelling units shall be 30.
- e. The minimum building Setbacks shall be as follows:
 - i. 3.0 m from the west Lot line;
 - ii. 12.0 m from the east Lot line;
 - iii. 2.0 m from the south Lot line;
 - iv. 3.0 m from the north Lot line.
- f. Bars and Neighbourhood Pubs, Restaurants and Specialty Food Services shall be limited to 100 occupants and 120 m² of Public Space.
- g. Residential Sales Centres shall be limited to the sale or lease of Dwellings on Site.
- h. All ground level Commercial Uses shall have an external entrance at Grade that shall be universally accessible and oriented to face 156 Street NW.
- i. Apartment Housing shall have access at grade, which is separate from the access for the Commercial Uses.
- j. A minimum Amenity Area of 7.5 m² per Dwelling shall be provide on the Site.
- k. Notwithstanding 4.(k.), a minimum of 50% of the required Amenity Area shall be provided as common Amenity Area, for the enjoyment of the residential occupants of the development. If the common Amenity Area is provided on the rooftop it shall be located to minimize overlook onto the adjacent residential properties to the north and east, to the satisfaction of the Development Officer.
- l. Signs shall comply with the regulations in Schedule 59B.

5. Parking, Loading and Access

- a. Parking requirements shall be in accordance with Section 54 of the Zoning Bylaw, except that:
 - i. A minimum of 0.75 parking stalls per Dwelling shall be provided;
 - ii. Visitor parking shall be accommodated off-site;
 - iii. There shall be a minimum of 3 parking stalls dedicated for commercial Uses.
 - iv. Notwithstanding, a Parking Management Plan to allow shared-use parking between residential and commercial Uses shall be submitted to the satisfaction of the Development Officer, in consultation with Urban Transportation.
- b. Vehicular access shall be from the Abutting Lane, as generally shown on Appendix I, to the satisfaction of the Development Officer, in consultation with Urban Transportation.
- c. Vehicular parking, loading, storage and trash collection areas shall be located to the rear of the building and shall be screened from view from any adjacent Sites or public roadways.
- d. Bicycle Parking shall be provided in accordance with the Zoning Bylaw, except that:
 - i. There shall be a minimum of 12 Bicycle parking stalls located in a safe, secure, and easily accessible manner, to the satisfaction of the Development Officer in consultation with Urban Transportation.

6. Landscaping

- a. To ensure a high standard of appearance a Landscape Plan prepared by a registered AALA Landscape Architect shall be submitted as part of a Development Permit application, to the satisfaction of the Development Officer.
- b. Landscaping on the Site shall consider the use of plant materials that provide colour throughout the year to enhance the appearance of the development during the cold weather months.
- c. The Landscape Plan shall include pavement materials, exterior lighting, sizes and species of new tree plantings and other Landscaping elements as applicable.
- d. Enhanced landscaping and decorative screen fencing shall be required along the north and south property lines to establish a positive interface between the property to the north and the surface parking lot and public sidewalk to the south.

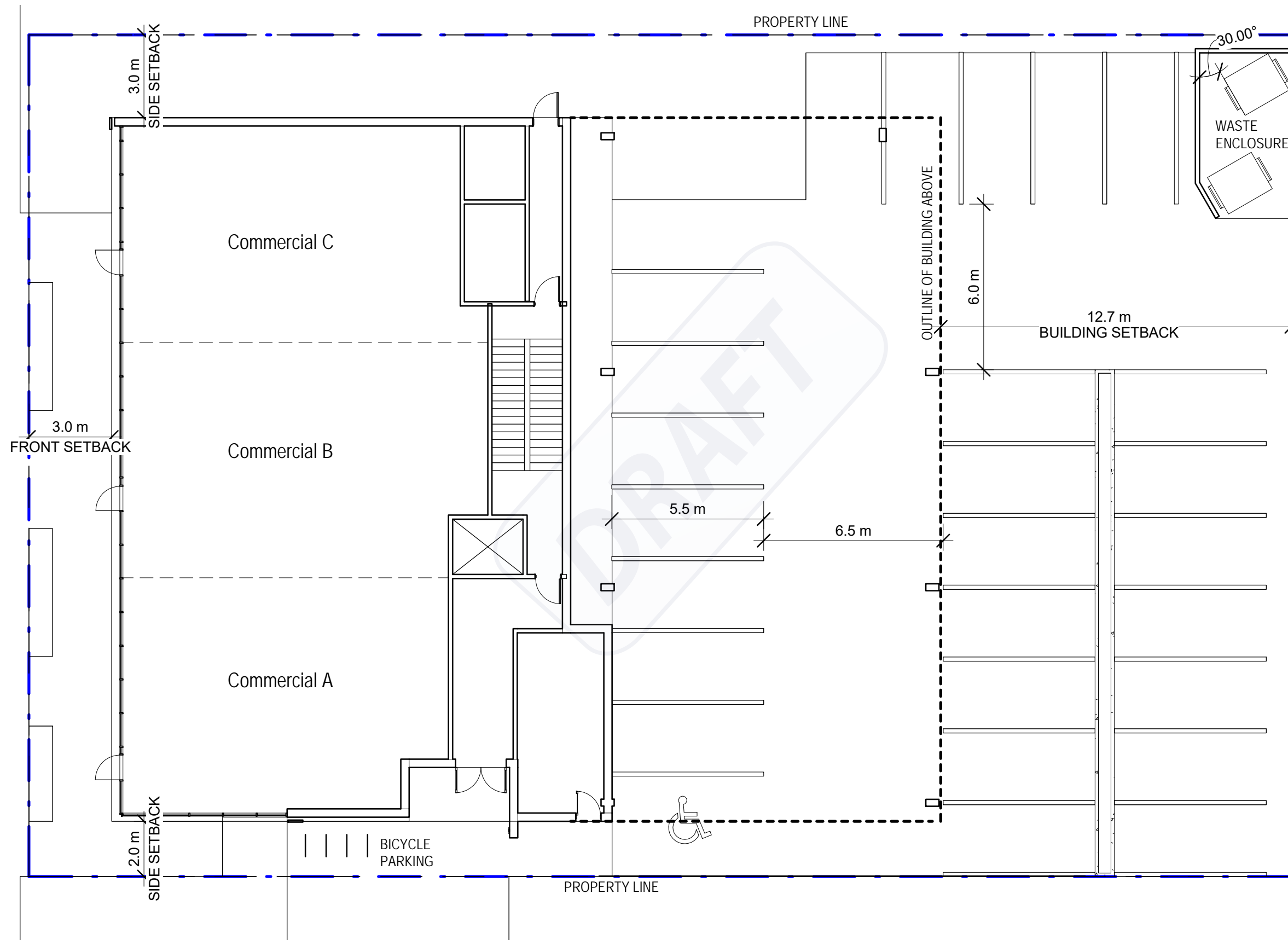
7. Urban Design Regulations

- a. Building materials must be durable, high quality and appropriate for the development. The contextual fit, design, proportion, quality, texture, and application of various finishing materials shall be to the satisfaction of the Development Officer.
- b. All exposed building Facades shall have consistent and harmonious exterior finishing materials.
- c. The development shall address both 156 Street NW and 106 Avenue NW and shall provide distinctive architectural features consistent with the style of the building to enhance the corner.
- d. All window glazing shall be transparent and shall be placed to allow viewing into the building to promote a positive interface with 156 Street NW and 106 Avenue NW to the satisfaction of the Development Officer. Tinted, reflective or opaque treatments shall be prohibited.
- e. All mechanical equipment, including roof mechanical units, shall be concealed by screening in a manner compatible with the architectural character of the building or concealed by incorporating it within the building, to the satisfaction of the Development Officer.
- f. 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 ensure a safe well-lit environment. Exterior lighting associated with the development shall be designed such that it has no negative impact on adjacent properties in accordance with Section 51 of the Zoning Bylaw. A detailed exterior lighting plan shall be provided to the satisfaction of the Development Officer.

8. CPTED

- a. A Crime Prevention Through Environmental Design 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 Guide for a Safer City (City of Edmonton, 1995) in accordance to Section 58 of the Zoning Bylaw.

156 street



lane

106 avenue

Appendix I - Site Plan

A101
1 : 150



156 St & 106 Ave Rezoning



1 | WEST ELEVATION
 SCALE: 1 : 150 REF: A202



2 | SOUTH ELEVATION
 SCALE: 1 : 150 REF: A202

BLACK CORRUGATED CLADDING AROUND BASE

COPPER COLOURED CORRUGATED CLADDING

DECORATIVE PARKING SCREEN

STUCCO CLADDING, COLORS AS SHOWN (MAY VARY)

Appendix II - West + South Elevations

A401
 1 : 150



156 St & 106 Ave Rezoning



1 | **NORTH ELEVATION**
SCALE: 1 : 150 REF: A202



2 | **EAST ELEVATION**
SCALE: 1 : 150 REF: A202

Appendix II - East + North Elevations

A402
1 : 150



156 St & 106 Ave Rezoning