

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

### **1. General Purpose**

To facilitate the development of a high-rise, high density residential Tower that promotes density within 200 m of the Grandin LRT station, and is in proximity to the Downtown, a major employment district.

### **2. Area of Application**

The provision shall apply to Lots 62 & 63, Block 11, Plan NB; as shown on Schedule “A” of the Bylaw adopting this DC2 provision.

### **3. Uses**

- a. Apartment Housing
- b. Minor Home Based Business
- c. Residential Sales Centre
- d. Fascia On-premises Signs
- e. Temporary On-premises Signs

### **4. Development Regulations**

#### **4.1 General**

- a. The development shall be in general conformance with Appendices 1 to 6, to the satisfaction of the Development Officer.
- b. The maximum Floor Area Ratio (FAR) shall be 10.8.
- c. The maximum Height shall be 75 m.
- d. The maximum number of Dwellings shall be 178.
- e. The minimum Setbacks shall be:
  - i. 7.52 m from the east Lot line;
  - ii. 1.52 m from the north Lot line;
  - iii. 7.52 m from the west Lot line; and

- iv. 8.50 m from the south Lot line.
- f. Notwithstanding Section 4.1(f) of this Provision, 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.
- g. Notwithstanding Section 44 of the Zoning Bylaw, balconies may project into the required Setbacks provided that the following minimum distances are maintained from Lot lines:
  - i. 0 m from the east Lot line;
  - ii. 0.05 m from the north Lot line;
  - iii. 4.52 m from the west Lot line; and
  - iv. 7.12 m from the south Lot line.
- h. A minimum Amenity Area of 7.5 m<sup>2</sup> per Dwelling shall be provided.
- i. A minimum communal Amenity Area of 50 m<sup>2</sup> shall be provided within the first Storey. The communal Amenity Area may be provided as indoor, outdoor, or a combination of indoor and outdoor space.
- j. Notwithstanding Section 46.3 of the Zoning Bylaw, Amenity Area may include balconies with a minimum depth of 1.5 m.
- k. Signs shall comply with the regulations found in Schedule 59B and in accordance with the General Provisions of Section 59 of the Zoning Bylaw.
- l. Notwithstanding the above, Signs shall not be permitted on the south façade of the building.
- m. Temporary On-premises Signs shall be limited to project advertising associated with an on-Site Residential Sales Centre and shall not include trailer mounted or signs with changeable copy.

#### **4.2 Parking, Access, Loading, and Storage**

- a. Notwithstanding Section 54.2, Schedule 1 of the Zoning Bylaw, a minimum of 0.7 accessory residential vehicular parking space per Dwelling shall be required.
- b. A minimum of 1 parking space shall be provided to accommodate a vehicle from a car share program such as Pogo. Should this program be proven not to be implementable, the stall shall be used for visitor parking.
- c. A total of 10 visitor parking spaces shall be required.

- d. All vehicular parking shall be provided within an underground Parking Garage.
- e. Vehicular access and egress shall be provided from the Lane abutting the Site.
- f. The driveway ramp for the underground Parking Garage shall be at Grade at the Lot line and shall not exceed a slope of 6% for a distance of 4.5 m inside the Lot line, or to the satisfaction of the Development Officer in consultation with Transportation Planning and Engineering.
- g. Retaining walls bordering the underground driveway/Parking Garage ramp 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 road right-of-way. 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 Transportation Planning and Engineering.
- h. A minimum of 55 bicycle parking spaces shall be provided within the first two levels of the underground Parking Garage. Notwithstanding Section 54.3, bicycle parking shall be provided through wall-mounted bicycle racks integrated with residential parking spaces. These wall-mounted racks shall be high quality, secure racks that allow the frame of a bicycle to be secured to the rack and be easily accessible to residents.
- i. ~~The owner shall register a 6.0 m Public Access Easement and Emergency Access Easement on the south side of the property, 0.61 m from the south property line, as shown in Appendix 1. The Easements shall make the property owner(s) responsible for maintenance and liability. The areas having Public Access Easements shall be unencumbered, with no buildings, projections, or overhangs and be accessible to the public at all times.~~
- j. ~~Within the 6.0 m Public Access Easement and Emergency Access Easement, the owner shall construct a lane with improvements such as lighting, to the satisfaction of the Development Officer in consultation with Transportation.~~
- k. Prior to the issuance of the development permit, the owner(s) shall enter into an agreement with the City of Edmonton for an ~~Cross Lot~~ Access Easement to facilitate a utility turnaround area ~~public access to the Public Access Easement Area~~ as shown on Appendix 1.
- l. Loading, storage, and waste collection areas shall be located within the building such that they are not visible from 111 Street NW. The waste collection area shall be accessed from the abutting Lane and be designed to the satisfaction of the Development Officer in consultation with Transportation Planning and Engineering and Waste Management Services.

### **4.3 Landscaping**

- a. Notwithstanding Section 55.3(1)(a) of the Zoning Bylaw, Landscaping shall consist of a minimum of 20 trees and 15 shrubs.
- 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 cold weather months.
- c. Adjacent City of Edmonton public boulevard trees shall be protected as per Parks and Planning 'Large Tree Hoarding', drawing L100. All components and workmanship shall conform to the specification Section 02930 Trees, Shrubs, and Groundcovers as well as related sections. The following shall also apply:
  - i. trees within 3m of construction activity require 10mm plywood and 1.25m height enclosure separating tree from the project site;
  - ii. trees within 3 – 5m of construction require a standard "safety orange" snow fence to be placed a min. of 2.5m from the tree trunk; and
  - iii. excavation beyond 2m of existing trees requires all tree roots to be severed with a "root-cutter" to a depth of 350mm to 500mm prior to digging with all exposed roots flush with the excavation wall pruned immediately after excavation.

### **4.4 Other Regulations**

- a. A Crime Prevention through Environmental Design Assessment shall be prepared and submitted with the Development Permit application. Prior to the issuance of the Development Permit, recommendations of the assessment shall be incorporated into the design of the building 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).
- b. A Wind Impact Study shall be prepared by a qualified, registered Professional Engineer and submitted with the Development Permit application for the principal building in accordance with Section 14 of the Zoning Bylaw. Prior to the issuance of the Development Permit, any mitigation measures recommended by the study shall be incorporated into the design of the building, to the satisfaction of the Development Officer, to ensure the space around the building is fit for the intended Uses and that the balconies and terraces of the adjacent building to the south are anticipated to be comfortable for sitting relative to expected wind levels.
- c. A Sun Shadow Study shall be prepared and submitted in accordance with Section 14 of the Zoning Bylaw. The study shall be reviewed by the Development Officer and prior to the issuance of the Development Permit, any mitigation measures recommended by the study shall be incorporated into the design of the building, to the

satisfaction of the Development Officer to ensure the shadow impacts are adequately mitigated.

- d. 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 14.5 m; and
  - ii. the maximum Floor Area Ratio shall be 3.0.

## **5. Urban Design Regulations**

- a. The building shall be oriented to 111 Street NW and designed to include street oriented row housing facing 111 Street NW.
- b. Dwellings in the ground floor facing 111 Street NW shall have individual private exterior entrances facing 111 Street NW, such that they lend a sense of occupancy and activity to the public roadway. Sliding patio doors shall not serve as this entrance.
- c. The Setback area in front of each at Grade Dwelling shall be designed such that it establishes a transition area from the public roadway and shall include a change from Grade of at least 0.5 m to the entrance and Landscaping such as shrub/tree beds, different paving materials and/or decorative fencing/screening.
- d. Weather protection in the form of a canopy or other architectural element that is visible and distinct from the rest of the Façade shall be provided above the main residential entrance on 111 Street NW and shall not be subject to Section 44 of the Zoning Bylaw
- e. The maximum Floor Plate of the Tower shall be 700 m<sup>2</sup>.
- f. The exterior of the building shall be finished with high quality, durable materials such as, but not limited to, stone, metal, wood, concrete, architectural panels, and/or glass.
- g. Interface along the south Lot Line shall be developed to maximize privacy and minimize overlook to the adjacent residential property through the following:
  - i. Provision of a landscape screen a minimum of 0.61 m in width, comprised of a minimum of 16 closely spaced columnar trees along the Lot line;
  - ii. The windows of Dwellings contained within a Height of 13.5 m from Grade shall be offset or oriented away from the windows of the existing building;
  - iii. Notwithstanding Section 44 of the Zoning Bylaw or any other regulation in this Provision, no balconies shall directly face the south Lot line or project

from the south Façade of the building within a Height of 13.5 m from Grade;  
and

- iv. Where possible, privacy screens, louvers, frosted glass, or glass block shall be used for additional screening of windows and balconies within a Height of 13.5 m from Grade.
- h. The design of the podium shall be differentiated from the Tower through the use of Façade articulation and different high quality materials while still maintaining the architectural character of the overall building.
- i. The Tower shall contribute to the signature appearance of the building and the City's skyline through treatment of the upper floors and roofline. The Tower base shall include the use of different architectural elements and treatments, such as variation in materials and colour, to provide articulation of Facades and add visual interest, variety, rhythm, and break up the massing to the satisfaction of the Development Officer.
- j. To reduce the visual impacts of massing of the building, balconies of the Tower, except for instances described in Section 5(i)(iv) of this Provision, shall maintain transparency through provision of metal railings with tempered glass panels or other durable transparent panels at the discretion of the Development Officer.
- 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 ensure a well-lit environment for pedestrians, to accentuate artwork and building elements, and to highlight the development at night time and in winter months. Exterior lighting associated with the development shall be designed to minimize impact on an adjacent property in accordance with Section 51 and 58 of the Zoning Bylaw. Particular attention shall be given to minimizing light trespass into the property immediately south of the Site. A detailed exterior lighting plan shall be provided to the satisfaction of the Development Officer.
- l. All mechanical equipment, including roof mechanical units and Parking Garage intake/exhaust 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.
- m. Any portion of a Parking Garage entrance that is exposed shall be designed and articulated to the satisfaction of the Development Officer.

## **6. Improvements & Contributions**

- a. The Development shall contain a minimum of 2 (two) Family Oriented Dwellings.
- b. Family Oriented Dwellings shall meet the definition of such in the Zoning Bylaw except that:

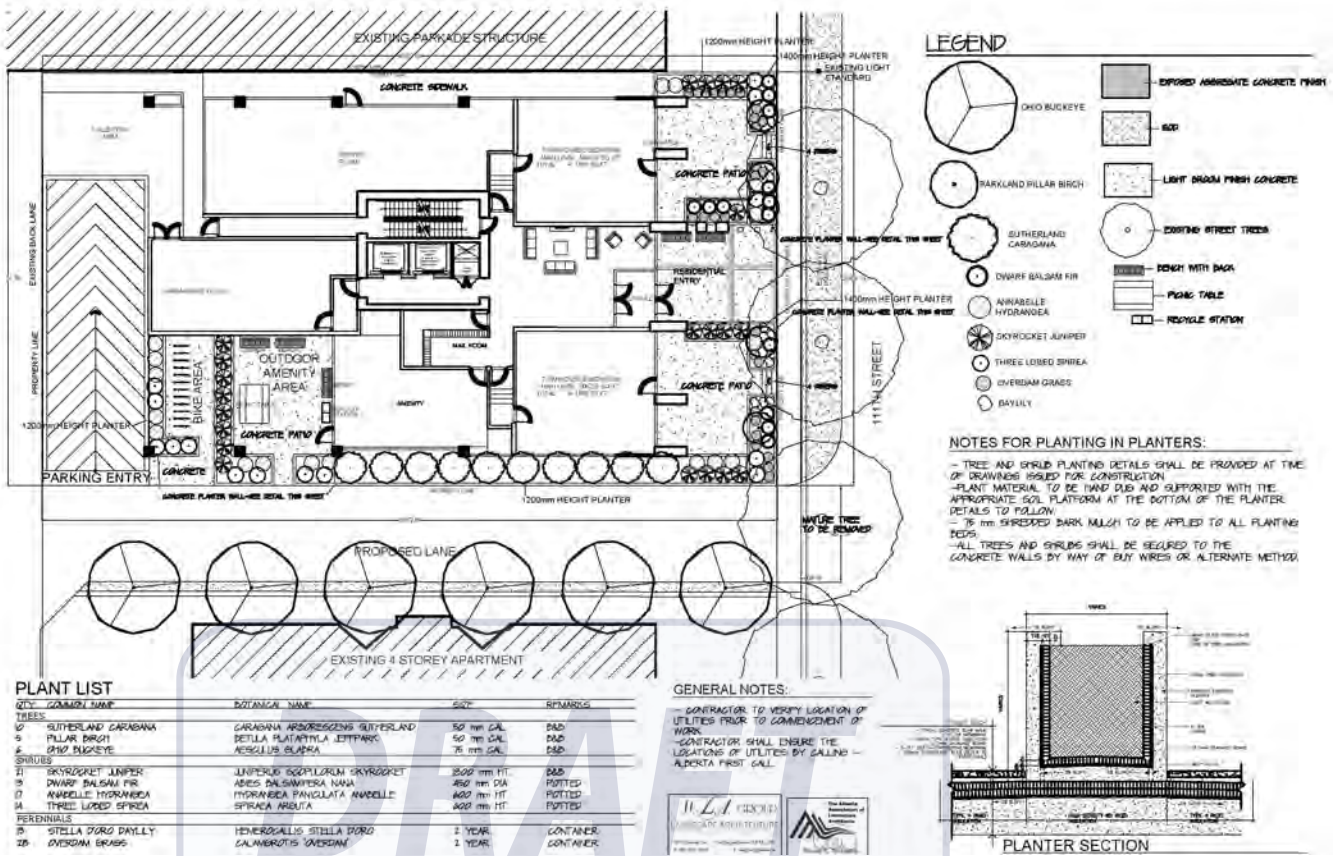
- i. entrances to a maximum of seven Dwellings may be shared on any one Storey or landing; and
  - ii. notwithstanding Section 47 of the Zoning Bylaw, Private Outdoor Amenity Area can be provided by balconies with a minimum area of 7.5 m<sup>2</sup> and no minimum dimensions for length and width.
- c. Prior to the issuance of the 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 five 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 to the City.
- d. As a condition of Development Permit, the owner shall enter into a Servicing Agreement with the City of Edmonton for all off-Site improvements necessary to serve the development. The Agreement process includes an engineering drawing review and engineering approval process that will address the extent of off-Site improvements including access, servicing, and related street improvements required as a result of the development.
- a. Prior to the issuance of the Development Permit, the developer shall enter into an agreement to contribute funds to the Oliver Community League for the creation of a public amenity within the Oliver Neighbourhood, with specific details to be determined at the Development Permit stage between the Owner and City Administration in consultation with the Oliver Community League. These funds shall be provided prior to the issuance of a Development Permit in the amount of \$100,000.







# Appendix 2: Landscape Plan



# Appendix 3: East Elevation



## EAST ELEVATION

SCALE: 1:500

SUBJECT SITE -----

# Appendix 4: South Elevation



## SOUTH ELEVATION

SCALE: 1:400

SUBJECT SITE ———

# Appendix 5: West Elevation



## WEST ELEVATION

SCALE: 1:500

SUBJECT SITE —————



# Appendix 4: North Elevation



- 1 ARCHITECTURAL PAINTED CONCRETE (OFF WHITE)
- 2 BRICK VENEER
- 3 ALUMINUM MULLION (FINISHED SILVER)
- 4 GLASS WINDOW WALL (TINTED BLUE W/ON GLASS)
- 5 GLASS WINDOW WALL (TINTED BLUE W/ON GLASS)
- 6 GLASS WINDOW WALL (FRAMED, GLASS - GRAY)
- 7 GLASS WINDOW WALL (FRAMED, GLASS - WHITE)

## NORTH ELEVATION

SCALE: 1:500

SUBJECT SITE —————