

# Section DC2.XXX

## **DC2.XXX.1 General Purpose**

To establish a Site Specific Development Control Provision to accommodate a low rise, medium density residential development, that increases density to meet Transit Oriented Development goals while fostering economic diversity in an energy efficient and sustainable development.

## **DC2.XXX.2 Area of Application**

This provision shall apply to lot 15, Block 3, Plan 1275 HW; located on the south side of 76 Avenue NW and the west side of 115 Street NW, as shown in Schedule "A" of this Bylaw adopting this provision, Belgravia.

## **DC2.XXX.3 Uses**

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

## **DC2.XXX.4 Development Regulations**

- a. The development shall be in general accordance with the site plan attached as Appendix I.
- b. Residential Sales Centres shall be limited to the sale or lease of Dwellings on site.
- c. The maximum number of Dwellings shall be 71.
- d. The maximum building Height shall be 14.5m.
- e. The maximum Floor Area Ratio shall be 2.5.
- f. The development shall include a minimum of 14 dwellings with two or more bedrooms.
- g. The minimum Front Setback shall be 3.0m.
- h. The minimum Flanking Side Setback shall be 3.0m.
- i. The minimum Rear Setback shall be 4.5m.
- j. The minimum Interior Side Setback abutting the Lane shall be 6.0m.
- k. The minimum Side Setback shall be 4.5m. The minimum Flanking Side Yard shall be 3.0m.
- l. Exterior measurements of Private Outdoor Amenity areas per Dwelling shall be a minimum of 5.5sqm (60 sqft) with a minimum dimension of 2.0m (6'-6"), or to the satisfaction of the Development Officer.
- m. Signs shall comply with Schedule 59B of the Zoning Bylaw.
- n. Separation Space shall be provided in accordance with Section 48 of this Bylaw, except that it shall not be required where side walls of abutting buildings face each other and habitable windows are not located directly opposite each other, such that privacy is not impacted and: in the case of buildings on separate Sites, each development complies with the Setback requirements for the building; in the case of buildings on the same Site, the separation distance between buildings is at least equal to the total of the minimum Side Setback requirements for both buildings.

- o. All units shall have direct access to a Private Amenity Area.

#### **DC2.XXX.5 Parking, Loading, and Access**

- a. Vehicular access to parking shall be from the abutting Lane. The driveway ramp must meet the Lane grade at the Property Line and must not exceed a slope of 6% for a distance of 4.5m inside the Property Line, or to the satisfaction of Transportation Planning.
- b. Vehicular and bicycle parking shall be provided in accordance with the Zoning Bylaw except:
  - i. Loading will be satisfied by access to, and temporary stoppages in the rear lane. No additional off-street vehicular loading facilities shall be required.
  - ii. One (1) resident parking space shall be provided per unit.
  - iii. On-site Visitor Parking shall not be required.
  - iv. Bicycling parking spaces may be satisfied by wall-hung devices.
- c. Retaining walls bordering the underground driveway/parkade ramp, must not exceed a Height of 0.3m for a distance of 3m from the property line and no portion of the wall may encroach onto the road right-of-way. If these Height and distance requirements cannot be achieved, it shall be demonstrated that adequate sight lines to traffic in the Lane are maintained for vehicles entering and exiting the parkade to the satisfaction of the Development Officer, in consultation with Transportation Planning.
- d. A waste collection area shall be located adjacent to the Lane and entirely within private property. The collection area shall be screened from view through the use of landscaping, fencing, or walls. The bins shall be equipped with a locking mechanism and the enclosure shall be secured to the satisfaction of the Development Officer.

#### **DC2.XXX.6 Urban Design Regulations**

- a. Elements of the building exterior shall be in proportion to one another and to the overall mass of the building.
- b. The portion of the principal building that exceeds 48m in length and fronting onto a public roadway, other than a Lane, shall be set back an additional 2.1m. The façade of any floor above the third floor (except for the eaves of cantilevered rooflines/canopies) shall also adhere to the additional 2.1m setback. This serves to reduce the scale of the building's presence on the street.
- c. The primary building entry shall be a prominent feature and shall include a canopy which is allowed to protrude a maximum of 1.2m into the setback area.
- d. The building shall be finished with high quality, durable materials and the contextual fit, design, proportion, quality, texture, and the application of various finishing materials shall be to the satisfaction of the Development Officer.
- e. Facades fronting onto a public roadway, other than a Lane, shall be finished with materials sensitive to the context and scale of the streetscape and to the satisfaction of the Development Officer.
- f. All ground floor units adjacent to a public roadway shall have a private exterior entrance in accordance with Appendix I. Sliding patio doors shall not serve as this entrance.

- g. A minimum of 200sqm of outdoor communal Amenity Area shall be provided on the rooftop.
- h. The rooftop Amenity Area shall incorporate design features such as fencing, planters, seating, lighting, screening, and properly barricaded mechanical equipment that is designed to limit overlook, protect the privacy of residents in adjacent developments, and to ensure illumination does not extend beyond the boundaries of the Site.
- i. A 1.2m high screen fence along the rear lane property line, along with vegetation in the rear setback, shall provide privacy to the rear units.
- j. All exterior lighting of the site shall be designed to prevent light pollution by ensuring that the lighting is directed away from the adjacent residential development and that illumination shall not extend beyond the boundaries of the site nor upwards into the sky.
- k. All mechanical equipment shall be concealed by screening in a manner compatible with the architectural character of the building, or concealed by incorporating it within the building.
- l. A Crime Prevention through Environmental Design (CPTED) assessment shall be submitted and reviewed for acceptance by the Development Officer prior to the issuance of Development Permit to ensure that the overall development of the Site 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).

#### **DC2.XXX.7 Additional Development Regulations**

- a. Affordable Housing
  - i. 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 the Development Permit approval, the option to purchase 5% of the proposed number of residential units at 85% of market value or the equivalent value as cash in lieu to the City or similar.
- b. Contribution to Community League Memberships
  - i. The Developer shall provide a one-time payment, made upon project completion and addressed to the Community League for Community League funds, equal to \$30 per year for three years for every Dwelling (maximum of 71), which totals \$2,130 per year for three years to build Community League Membership.

#### **DC2.XXX.8 Landscaping**

- a. Landscaping shall be in accordance to the Zoning Bylaw. In addition:
  - i. A detailed Landscape Plan prepared by a registered AALA Landscape Architect shall be submitted with an application for a Development Permit to the satisfaction of the Development Officer.
  - ii. The Landscape Plan shall include pavement materials, exterior lighting, street furniture elements, sizes, and species of new plantings and other Landscaping details and elements as applicable.

- iii. The selection of plant materials shall consider plants and shrubs that provide colour throughout the year to enhance the appearance of the development.
- b. The Landscaping Plan shall demonstrate:
  - i. The use of vertical landscaping features (e.g. hedges, decorative fences, low walls, shrubs, and other plant material) between surface parking areas and ground storey apartment Dwellings that look onto these areas.
  - ii. Entry transitions including features such as steps, decorative fences, gates, hedges, low walls, and planting beds within the setback from 76 Avenue and 115 Street.
  - iii. Clear delineation of all Private Outdoor Amenity Areas at grade with vertical landscaping features (e.g. hedges, decorative fences, low walls, shrubs, and other plant material).
  - iv. Soil above the underground parking facilities shall be of sufficient depth to accommodate required landscaping, including trees, shrubs, flower beds, grass, and ground cover.