

(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION

1. General Purpose

To accommodate the development of a mid rise residential building that supports a broad mix of dwelling types and provides a commitment to providing housing for the market and affordable housing sectors. Commercial uses will be oriented and tailored to serve the residents of the proposed developments. Regulations will ensure built form that consist of at grade dwellings fronting onto internal roadways and amenity areas, while enhancing and maintaining the pedestrian scale of 72 Street NW.

2. Area of Application

This Provision shall apply to Lot 47, Block 22, Plan 4097 RS, as shown on Schedule “A” of this Bylaw, adopting this provision, Kilkenny.

3. Definitions

Market Dwelling: for the purposes of this direct control zone means Apartment Housing units offered at a non-subsidized market rate.

Affordable Dwelling: for the purposes of this direct control zone means Apartment Housing units offered at a subsidized rate to provide permanent, affordable housing.

4. Uses

- a. Apartment Housing
- b. Child Care Services
- c. Community Recreation Services
- d. Convenience Retail Stores
- e. Flea Market
- f. General Retail Stores
- g. Health Services
- h. Minor Home Based Business
- i. Private Education Services
- j. Public Education Services
- k. Residential Sales Centre
- l. Specialty Food Services
- m. Urban Gardens
- n. Facia On-premises Signs

- o. Projecting On-premises Signs
- p. Temporary On-premises Signs

5. Development Regulations

- a. The development shall be in general conformance with the attached appendices, to the satisfaction of the Development Officer.
- b. The maximum Floor Area Ratio shall be 2.2.
- c. The maximum Height shall be 25 m.
- d. The maximum number of Dwellings shall be 240.
- e. The maximum number of Market Dwellings shall be 48.
- f. Setbacks shall be as follows as illustrated in Appendix I:
 - i. Minimum 5.0 m from the north Lot line;
 - ii. Minimum 1.0 m from the east Lot line;
 - iii. Minimum 5.0 m from the south Lot line;
 - iv. Minimum 6.0 m from the west Lot line;
- g. Only Apartment Housing and Home Based Business uses shall be permitted above the first floor.
- h. The minimum Setback for Apartment Housing above the second floor, from the east Lot line shall be 20.0 m.
- i. The maximum Floor Area for non-Residential Uses shall not exceed 318m²
- j. Specialty Food Services shall be accessed from 72nd Street NW through a separate external entrance, be limited to one such Use and have a maximum of 50 Occupants or 60m² of Public Space.
- k. Convenience Retail Stores shall be accessed from 72nd Street NW through a separate external entrance and be limited to one such Use.
- l. General Retail Stores shall be accessed from 72nd Street NW through a separate external entrance and be limited to one such Use.
- m. Flea Markets shall be limited to artists markets involving the sale of artisanal handicrafts.
- n. Child Care Services shall be developed in accordance with Section 80 of the Zoning Bylaw and shall be located at Grade and provide an outdoor play space with a minimum area that is 50% of the Child Care Service Use area and shall be screened and secured by perimeter fencing of at least 1.83m in height. Additional screening shall be provided through the use of shrubs or perennial plantings.
- o. Notwithstanding Section 46 of the Zoning Bylaw, a minimum Amenity Area of 7.5m² per Dwelling shall be provided and can be private and/or communal. This may be achieved through the use of balconies, patios, indoor communal amenity

spaces and outdoor communal amenity spaces. Outdoor common amenity areas shall be provided in areas of at least 50 m².

- i. Amenity Area provided as communal recreation space may be provided indoors or outdoors.
- ii. When Amenity Area is provided as communal recreation space outdoors, it shall be provided in an area that is central to the overall development in a courtyard type configuration.
- p. Notwithstanding Section 46.3 of the Zoning Bylaw, patios, balconies with a minimum depth of 1.5 m may be used to satisfy required Amenity Area.
- q. Architectural features such as balconies and roof projections may project into required Setbacks to a maximum of 1.5 m.
- r. A minimum of 35 at Grade Dwellings shall be Family Oriented Dwellings.
- s. Notwithstanding Section 48 of the Zoning Bylaw, Separation Space is not required.
- t. Signs shall be developed in accordance with the General Provisions of Section 59 and Schedule 59B of the Zoning Bylaw.
- u. Temporary On-premises Signs shall exclude trailer mounted signs and/or signs with changeable copy.
- v. A Sun Shadow Impact Study shall be prepared by a qualified, registered Professional Engineer or Architect, to professional standards and be submitted with the Development Permit Application for a principle building.
- w. If required by the Development Officer, Environmental Site Assessment studies and remediation work shall be undertaken and verified to the satisfaction of the Development Officer in consultation with the Alberta Environment and Parks, Alberta Health and the City of Edmonton Transportation Services prior to the release of drawings for Building Permit review.
- x. A Crime Prevention through Environmental Design (CPTED) assessment shall be submitted, reviewed and accepted by the Development Officer prior to the issuance of the Development Permit to ensure that the development of the Site provides a safe and urban environment in accordance with the guidelines and principles established in the Design Guide for the Safer City.

6. Parking and Loading

- a. The minimum number of off-street vehicular accessory parking spaces for Market housing Dwellings shall be provided in accordance to Section 54.2, Schedule 1 of the Zoning Bylaw, and shall be provided within a below Grade parkade, to the satisfaction of the Development Officer.
- b. Notwithstanding Section 54.2, Schedule 1 of the Zoning Bylaw, the minimum number of off-street vehicular accessory parking spaces for Affordable Dwellings shall be provided at a ratio of 0.7 stalls / Dwelling, and shall be provided within a below Grade parkade, to the satisfaction of the Development Officer.

- c. A minimum of 35 Visitor and Commercial parking spaces shall be provided at Grade and shall be combined in a shared parking pool.
- d. Vehicular access and egress from underground parking shall be provided off the Lane abutting the west Lot line to the satisfaction of the Development Officer in consultation with Transportation.
- e. A minimum of 1 off-street vehicular loading space shall be provided at Grade.
- f. Vehicular access and egress shall be as conceptually shown in Appendices A
- g. Landscape enhancements shall be incorporated to improve aesthetics of at Grade parking area, to the satisfaction of the Development Officer.
- h. Notwithstanding Section 54.3, Schedule 2, a minimum of 50 Bicycle Parking Spaces shall be provided and located on Site in a secure enclosed area within or attached to the principle building that is easily accessible to cyclists via access ramps, or a route through the building which facilitates easy and efficient transportation of bicycles.
- i. A variance may be granted to the regulations of Section 54.3.2 of the Zoning Bylaw, if it can be demonstrated that Bicycle Parking Spaces can be provided through the use of high capacity or vertical parking wall racks to the satisfaction of the Development Officer.
- j. The underground driveway ramp must not exceed a slope of 6% for a minimum distance of 4.5 m inside the Lot line, or be to the satisfaction of the Development Officer in consultation with Transportation. The ramp must be at Grade at the property line.
- k. Any underground parking access card devices must be located on Site, a minimum of 3 m inside the Lot line.
- l. Retaining walls bordering the underground driveway/parkade ramp, must not exceed a height of 0.3 m for a distance of 3 m from the Lot line and no portion of the wall may encroach onto road right-of-way. If this cannot be achieved, adequate sight lines shall be maintained for vehicles entering and exiting the underground parkade, to the satisfaction of the Development Officer in consultation with Transportation.
- m. Parkade(s) developed below Grade shall be permitted to be built to the Lot lines. The Development Officer shall ensure excavation, shoring and hoarding associated with the construction of the below Grade parkade does not encroach on the abutting properties or road right-of-way without the appropriate agreements for such encroachments.
- n. Any trash collection area or outdoor storage area, shall be located adjacent to the lane abutting the west Lot line or the north and south property lines. Landscape enhancements shall be incorporated to improve aesthetics of trash collection areas abutting the north and south property lines, to the satisfaction of the Development Officer in consultation with Waste Management.

- o. All mechanical equipment, including roof mechanical units, surface level venting systems, and transformers shall be concealed by screening through landscape enhancements or in a manner compatible with the architectural character of the building. They may also be concealed by incorporating them within the building framework and be oriented to minimize negative impacts on Amenity Areas, public roadways other than Lanes, and surrounding properties.

7. Landscaping

- a. Landscaping shall be developed in general conformance to Appendix B
- b. Landscaping Plans shall incorporate native and/or drought tolerant species into the Landscaping design and shall consider the use of plant material that provides colour and texture throughout the year.
- c. A minimum 1.83 m high architectural screen fence shall be provided for the full length of the north and south property line, except within the east setback from 72 Street NW and it shall not exceed 0.3 m in Height within 3.0 m of the west Lane, to the satisfaction of the Development Officer.

8. Urban Design Regulations

- a. The development shall be finished with durable high quality materials. The contextual fit, design proportion, quality, texture, and application of various finishing materials shall be to the satisfaction of the Development Officer.
- b. The use of vinyl siding and Portland cement stucco as a finishing material shall be prohibited.
- c. All ground level Residential Dwellings shall be articulated as individual units with individual exterior entrances and have an Amenity Area in front of each at-grade Dwelling exterior entrance that shall be provided in a manner that establishes a transition area between the Amenity Area and the adjacent roadway. This shall be achieved by using landscape features such as decorative fencing, change in Grade, shrub beds or rock gardens and/or built elements such as private entrance features and verandas or porches.
- d. 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 in accordance with Section 58 of the Zoning Bylaw and to highlight the development at night time, to the satisfaction of the Development Officer.
- e. 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 in accordance with Section 51 of the Zoning Bylaw.

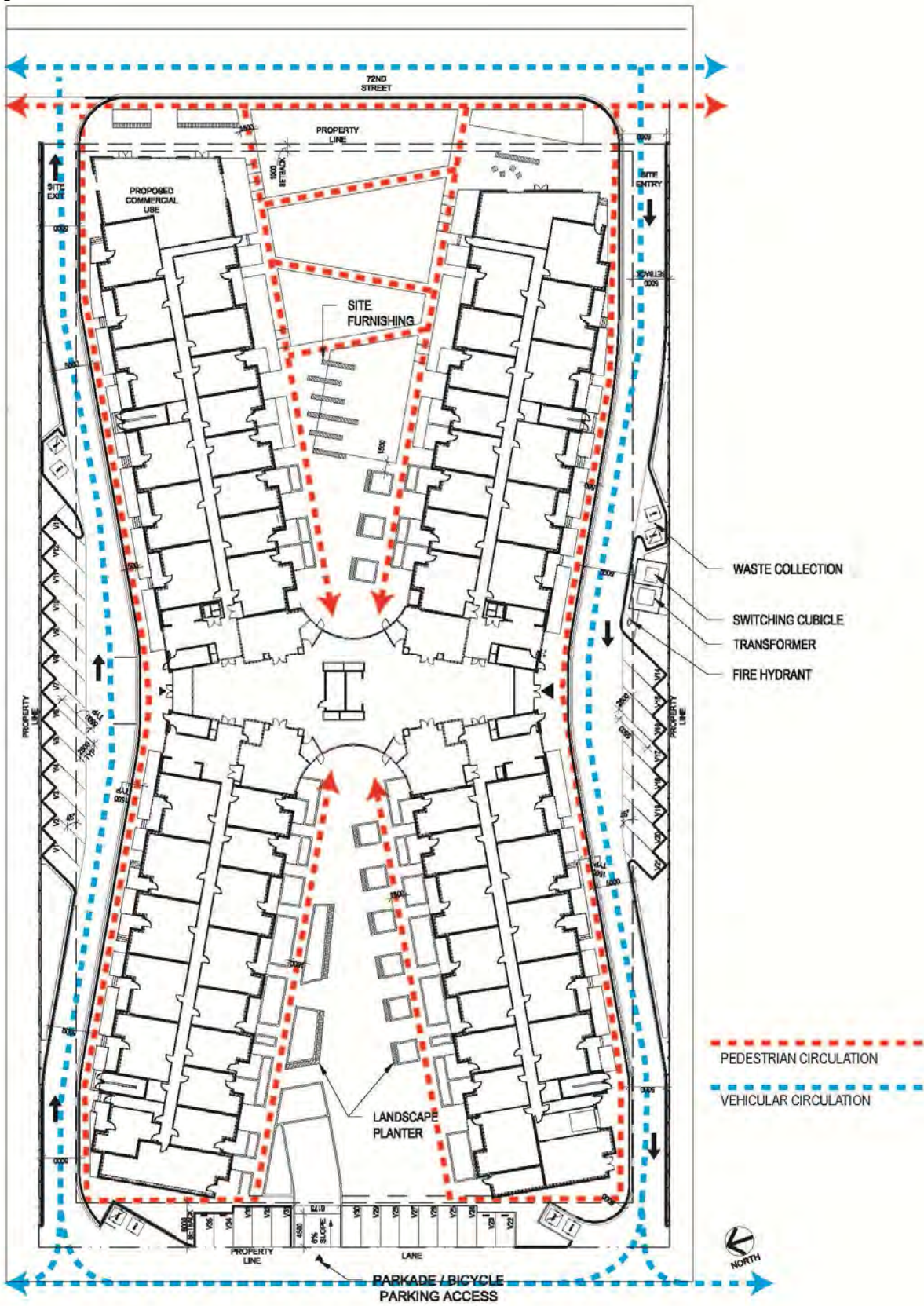
9. **Affordable Housing**

- a. Prior to the release of drawings for Building Permit review, except for an excavation permit, the Development Officer shall ensure that a signed agreement has been executed between the City and the owner, requiring the Owner to provide a minimum of 80% of the proposed number of residential units for affordable housing.

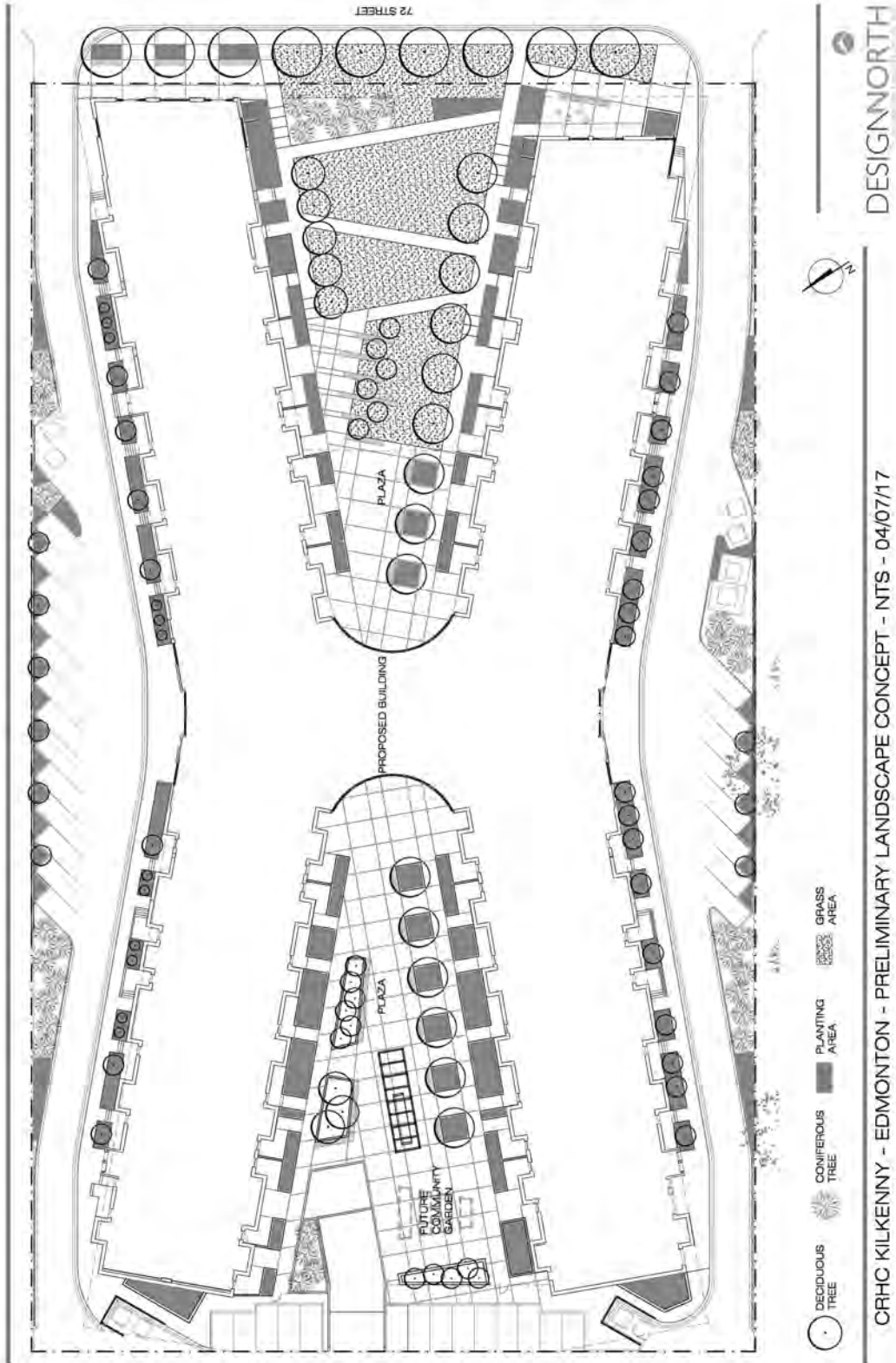
10. **Off-Site Improvements**

- a. a. As a condition of a Development Permit, the owner shall enter in to an Agreement with the City of Edmonton for off-Site improvements. Improvements shall be constructed at the owner's expense. The agreement shall include an engineering drawing review and approval process. Improvements to be addressed in the agreement shall include but are not limited to:
 - i. Planting boulevard trees along 72 Street NW directly adjacent to the Site, to the satisfaction of the Development Officer in consultation with Transportation. Detailed landscaping plans, including any existing and proposed utilities within the road right-of-way, must be submitted with the Development Permit application for review and approval by the Development Officer in consultation with Transportation and Forestry.
 - ii. Reconstructing the Lane serving the development to a residential standard, with a paved surface the full width of the lane, from the subject Site's northern property line to the southern property line, to the satisfaction of Transportation.
 - iii. Constructing and upgrading the eastbound and westbound accesses along the eastern property line, from the subject sites property line to 72 Street NW, to the satisfaction of Transportation.

Appendix A – Site Plan



Appendix B – Landscape Plan



CRHC KILKENNY - EDMONTON - PRELIMINARY LANDSCAPE CONCEPT - NTS - 04/07/17

Appendix C – Elevation

