

(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION

1. General Purpose

To accommodate low rise, medium density residential development, that is compatible with adjacent land uses with a sensitive transition from 109 Street NW to adjacent residential development on 69th Avenue NW.

2. Area of Application

Lots 30,31,32 and 33; Block 26; Plan 5718AE, containing 0.1614 ha, located north of 69 Avenue and west of 109 Street, as shown on Schedule "A" of this Bylaw adopting this Provision, Parkallen

3. Uses

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

4. Development Criteria

- a. Development shall be in general conformance with Appendices of this provision.
- b. The maximum Height shall not exceed 14.5 m.
- c. For the purpose of this provision, Grade shall be determined by calculating the average of the four corners of the Site as shown on the applicant's grading plan.
- d. The maximum Floor Area Ratio shall be 2.0.
- e. The maximum number of Dwelling units shall be 28.

- f. A minimum Setback of 3.9 m shall be required along the south property line.
- g. A minimum Setback of be 7.5 m shall be required along the north property line.
- h. A minimum Setback of 3.0 m shall be required along the east property line.
- i. A minimum Setback of 7.5 m shall be required along the west property line.
- j. at a maximum Height of 8.6 m, the façade adjacent to the west property line shall be stepped back 2.5 m.
- k. Balconies and roof projections may project into required Setbacks to a maximum of 2.0 m.
- l. Notwithstanding Section 48 of the Zoning Bylaw, Separation Space shall be provided through setbacks and stepbacks.
- m. A minimum Private Outdoor Amenity Area of 7.5 m² shall be provided for each Dwelling except that for first Storey Dwellings where a minimum of 15.0 m² of Private Outdoor Amenity Area shall be provided.
- n. Private Outdoor Amenity Area for Dwellings shall have a minimum width and length of 2.0 m and a minimum setback of 2.0 m shall be maintained between Private Outdoor Amenity Area and the north and south property lines.
- o. A minimum of 50 m² of common Amenity Area shall be provided indoors and shall be aggregated into areas of at least 25.0 m².
Indoor common Amenity Area shall:
 - i. be separate from a building's common utility areas (e.g. lobbies, corridors, and vestibules); and
 - ii. Provide access to other public areas within the building and to

any outdoor communal recreation space.

- p. The Development Officer may require information regarding the location of windows and Amenity Areas on adjacent properties to ensure the windows or Amenity Areas of the proposed development are placed to minimize overlook into adjacent properties and any mitigating measure to minimize overlook to the satisfaction of the Development Officer.
- q. A minimum of 4 units shall have two bedrooms or more and 2 shall be located on the first storey.
- r. Signs shall comply with the regulations found in Schedule 59B.
- s. Prior to the issuance of a Development Permit, except for Development Permits for demolition, excavation, shoring or signage, 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 5% of the proposed number of residential Dwellings, excluding the Dwellings/Sleeping Units at 85% of the market price, or as prescribed in any future City of Edmonton's Affordable Housing Policy initiatives, or, at the discretion of the owner, pay cash in lieu to the City.

5. Parking, Loading and Access

- a. Vehicular access to parking shall be from the abutting lane.
- b. No off street vehicle loading facility shall be required.
- c. Vehicular and bicycle parking shall be provided in accordance with the Zoning Bylaw, notwithstanding:
 - i. Parking shall be provided in an underground parkade except for 7 visitor parking stalls located in the rear as shown in Appendices of this provision;

- ii. The minimum number of bicycle parking spaces provided for Residential Uses shall be 50% of the number of Dwellings proposed by a Development Permit application, and shall be provided within the underground parkade; and
 - iii. A minimum of three visitor bicycle parking spaces shall be provided at the front of the building.
- d. The maximum height of the underground parking structure above Grade shall be 0.6 m.
- e. The underground driveway ramp shall be at grade at the property line and must not exceed a slope of 6% for a distance of 4.5 m from the property line, or to the satisfaction of the Development Officer and Transportation Services.
- f. The retaining walls bordering the underground driveway ramp is not to exceed a height of 0.3 m for a distance of 3 m from the property line and no portion of the wall may encroach onto the road right away. Should the owner or applicant wish to increase the height, adequate site lines must be provided to ensure the vehicles can exit safely to the satisfaction of the Development Officer in consultation with Transportation Services.
- g. Trash collection or outdoor service areas shall be provided in the rear and shall be screened with from any adjacent site or public roadway.

6. Landscaping

- a. In addition to the requirements of the Zoning Bylaw, the required Landscape Plan shall demonstrate:
 - i. the use of decorative fences between surface parking areas and windows, amenity areas, and entrances to ground Storey Dwellings that look into these areas;
 - ii. establishment of a transition between public and private space through:

1. entry transitions including features such as steps, decorative fences, gates, hedges, low walls, and planting beds within the Setback from 69 Avenue NW and 109 Street NW; and
 2. clear delineation of all Private Outdoor Amenity Areas and common Amenity Areas at grade with vertical landscaping features (e.g. hedges, decorative fences, gates, low walls).
- iii. soil above underground parking facilities shall be of sufficient depth to accommodate required landscaping, including trees, shrubs, flower beds, grass, and ground cover; and
 - iv. that adjacent boulevard trees are protected in accordance with Urban Forestry's Tree Protection Guidelines.
- b. A minimum 1.2 m landscape buffer shall be provided along the west property line from the front of the building to the north property line.
 - c. A minimum 1.83 m high wood screen fence shall be provided along the west property line from the front of the building to the north property line.
 - d. The owner shall enter into an Agreement with the City of Edmonton for off-site improvements necessary to serve the development, such improvements to be constructed at the owner's cost. The Agreement process includes an engineering drawing review and approval process. Improvements to be addressed in the Agreement include but are not limited to the following:
 - i. 4 deciduous trees to be provided within the setback adjacent to 109 Street in accordance with the appendices of this provision;
 - ii. Construction of the east-west alley directly north of the lot, to a paved commercial standard, to the satisfaction of the Transportation Services; and

- iii. Repair of any damage to the abutting lane, roadways, sidewalks and boulevards resulting from construction of the development, to the satisfaction of Transportation Services. The site must be inspected by the Transportation Services prior to the start of construction and once again when construction is complete.

7. Urban Design Regulations

- a. Architectural treatment of all facades of the building shall create a unified building exterior. The building shall incorporate design elements to reduce the perceived mass and add architectural interest, including but not limited to:
 - i. clear articulation of the façade, using a defined pattern of projections and recessions;
 - ii. the use of a variety of exterior building cladding materials; and
 - iii. a prominent and distinct front entrance facing 109 Street NW.
- b. The building shall be finished with high-quality durable materials and contextual fit, design, proportion, quality, texture and the application of various finished materials shall be to the satisfaction of the Development Officer. Vinyl siding and knock down stucco are prohibited.
- c. All ground level residential units, except those adjacent to the rear Lane, shall have an individual external entrances to Grade, orientated and clearly visible to be readable from and lend a sense of occupancy to the public roadway. Sliding doors shall not serve as the entrances.
- d. Building components such as windows, doors, trim, columns balconies, stairs and roofline features should be in proportion to one another and to the overall mass of the building.
- e. 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 and well-lit environment for pedestrians in accordance with the Zoning Bylaw and to highlight the development at night-time, to the satisfaction of the Development Officer.

- f. 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.
- g. All mechanical equipment, including roof mechanical units, surface level venting systems, and transformers shall be concealed by screening in a manner compatible with the architectural character of the building or 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.
- h. Balconies on the west side facade shall provide adequate screening and be located to maximize privacy and minimize overlook to the adjacent residential property in general accordance with the appendices. This may include but is not limited to privacy screens, louvres, frosted glass or glass block, or landscape buffers to the satisfaction of the Development Officer.
- i. The owner shall submit a Crime Prevention through Environmental Design (CPTED) Assessment that shall be reviewed and accepted by the Development Officer prior to the issuance of a Development Permit to ensure that development on the Site provides a safe urban environment in accordance with the guidelines and principles established in the Design Guide for a Safer City.

8. Map

9. Appendices