

(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION

1. General Purpose

To establish a Site Development Control Provision to accommodate a low rise, residential development located approximately 200 metres from the Valley Line Strathearn Station and 400 metres from Holyrood LRT Station, that is compatible with the adjacent land uses and supports pedestrian friendly streetscape.

2. Area of Application

This provision shall apply to the lands legally described as Lots 1 and 2, Block 4, Plan 2528HW, located on the northwest corner of 86 Street NW and 95 Avenue NW in Strathearn as shown in Schedule A of this Bylaw adopting this Provision.

3. Uses

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

4. General Development Regulations

- a. The development shall be in general conformance with the attached Appendices.
- b. Temporary On-premises Signs shall be limited to project advertising associated with a Residential Sales Centre and shall not include trailer mounted or signs with changeable canopy.
- c. The maximum number of Dwellings shall be 17.
- d. The maximum Height shall not exceed 16.0 m.
- e. The maximum Floor Area Ratio (FAR) shall be 1.3.
- f. The minimum building Setbacks shall be:
 - i. 7.5 m from the north Lot Line.
 - ii. 6.0 m from the south Lot Line.
 - iii. 4.5 m from the east Lot Line.
 - iv. 3.0 m from the west Lot Line. Where the building exceeds 8.6 m in Height, following regulations shall apply along the west property line:

- A. at a maximum Height of 8.6 m, the directly adjacent façade shall be stepped or sloped back at a minimum angle of 45 degrees from the vertical plane for a minimum horizontal distance of 2.5 m to optimize access to sunlight, increase privacy and to provide for an appropriate transition to the west property, as conceptually shown in Appendix 2; and
- B. an acceptable landscape buffer along the west Lot Line shall be provided.
- g. Notwithstanding Section 44 of the Zoning Bylaw:
 - i. architectural features such as balconies, patios, and roof projections may project into required Setbacks to a maximum of 2.45m providing a minimum setback of 3.0m is maintained between the property line and these projections; and
 - ii. features that span either the first Storey or the first and second Storeys, such as bay windows, porches and entrance features, shall be allowed to project into a Front Yard abutting a flanking roadway to a maximum of 3.0 m, provided that a minimum Setback of 3.0 m is maintained between the property line and the projection. Separation Space shall be reduced to accommodate these projections.
- h. Window wells shall be allowed to project into the required setbacks to a maximum of 1.2 m.
- i. Residential Sales Centre(s) shall be limited to the sale of on-site condominiums or rental units.

5. Amenity Areas

- a. Amenity Areas, such as balconies and decks, shall be provided in accordance with Section 46 of the Zoning Bylaw, except that Amenity Areas shall be allowed within a required Setback provided there is a minimum 3.0 m Yard.
- b. A minimum Amenity Area of 7.5 m² per Dwelling shall be provided, except that for ground floor Dwellings a minimum of 15.0 m² of Private Amenity Area shall be provided.
- c. Private Outdoor Amenity Areas, such as balconies and decks, shall be:
 - i. provided in accordance with Section 46 of the Zoning Bylaw, except that no minimum dimensions shall apply, and they may also be provided in the Front, Side, and Rear Yards with a minimum of 3.0 m to be maintained between the Lot Line and the Private Outdoor Amenity Area; and
 - ii. be clearly delineated, and reasonable privacy shall be maintained through the use of hard and/or soft Landscaping elements.
- d. Communal Amenity Area shall not be required.

6. Separation Space

- a. Separation Space and Privacy Zones shall be provided in accordance with Section 48 of the Zoning Bylaw except that Separation Space in front of a Habitable Room Window shall be reduced to the required Setback provided the window is a clerestory window. If the sill of a Principal Living Room Window is at least 1.5 m above Grade and an acceptable landscaped buffer is provided, the required Privacy Zone may be reduced to 1.0 m to the satisfaction of the Development Officer.

7. Parking, Access, Loading and Storage

- a. Vehicular access and egress, shall be from the abutting Lane and in general conformance with Appendix 1 – Site Plan.
- b. Driveways and parking areas shall be provided with a minimum 2.50 m landscaped Setback from the east Lot Line and 3.0 m from the west Lot Line, and in general conformance with Appendix 1 – Site Plan.
- c. Drive aisles with no parking area access off of shall be allowed to be 6.0 m wide.
- d. Vehicular parking shall be provided as specified in Section 54.2, Schedule 1(C) of the Zoning Bylaw, meeting Transit Oriented Development and Main Streets Overlay requirements.
- e. Up to 30% of the required parking spaces may be of a length shorter than that required in Section 54.2.4.a.(i) of the Zoning Bylaw, to a minimum of 4.6 m. Such spaces shall be clearly signed as small car spaces, easily located and convenient to use;
- f. No Off-street Loading spaces shall be required.
- g. Notwithstanding Section 54.3, Schedule 2 of the Zoning Bylaw, a minimum of 1 bicycle parking space per single bedroom unit and a minimum of 2 bicycle parking space per 2 bedroom units shall be provided within a secure enclosed area of the building or Site.

8. Trash Collection

- a. Trash collection shall be allowed in the required side Yard and located in general conformance with Appendix 1 – Site Plan. Gates and/or doors of the trash enclosures must not open or encroach into public or private road right-of-way. Notwithstanding Section 55.5.6, the trash collection area shall be screened with a 1.83m fence.

9. Landscaping

- a. In addition to the requirements of Section 55 of the Zoning Bylaw, the following shall also apply and be shown on the required Landscape Plan:
 - i. the use of landscaping features (e.g. hedges, decorative Fences, low walls, shrubs or 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 between the public roadway and Dwellings that front or flank onto the public roadway;
 - iii. clear delineation of all Amenity Areas at Grade through the use of landscaping features (e.g. hedges, decorative Fences, gates, low walls);
 - iv. there shall be enhanced tree and shrub planting within the west Setback to provide privacy screening between west façade of the development and the abutting Site;
 - v. a minimum 1.83 m high wood screen fence shall be provided for the length of the west property line except within the common South 6.0 m Setback;
 - vi. identify both on-Site pavement materials, exterior lighting, sizes and species of new and existing tree plantings, details of any proposed outdoor amenity areas and other Landscaping elements as applicable;

- vii. Landscaping 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.

10. Signage

- a. Signs shall comply with the General Provisions of Section 59 and the regulations found in Schedule 59B of the Zoning Bylaw.

11. Urban Design

- a. All ground Storey Apartment Dwellings adjacent to a public roadway other than a Lane shall have a private exterior entrance that fronts onto the roadway. Sliding patio doors shall not serve as this entrance.
- b. All ground level residential Dwellings shall have a semi-private outdoor Amenity Area in front of each Dwelling's exterior entry that shall be provided in a manner that establishes a transition area between the Amenity Area and the adjacent public roadway (excluding a Lane), abutting Site or Setback area 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.
- c. To maximize integration with the surrounding neighbourhood, development should:
 - i. be sympathetic to fundamental design elements, proportions, and building materials found within the neighbourhood; and
 - ii. be constructed with durable, quality materials.
- d. Elements of the building and of individual dwellings such as windows, doors, balconies and Private Outdoor Amenity Areas, particularly those on the west side, shall be sited, oriented and designed to minimize their impact on adjacent dwellings, considering such things as daylight, sunlight, ventilation, noise, visual privacy and overlook, shadowing, and views. 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.

12. Architectural Treatment

- 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 colours; and
 - iii. a prominent front entrance for Apartment Housing.
- b. The building shall be finished with high quality, durable materials and the contextual fit, design, proportion, quality, texture, and application of various finishing materials.
- c. 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 and safe environment for pedestrians in accordance with Section 58 of the Zoning Bylaw to the satisfaction of the Development Officer.

- d. 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.
- 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.

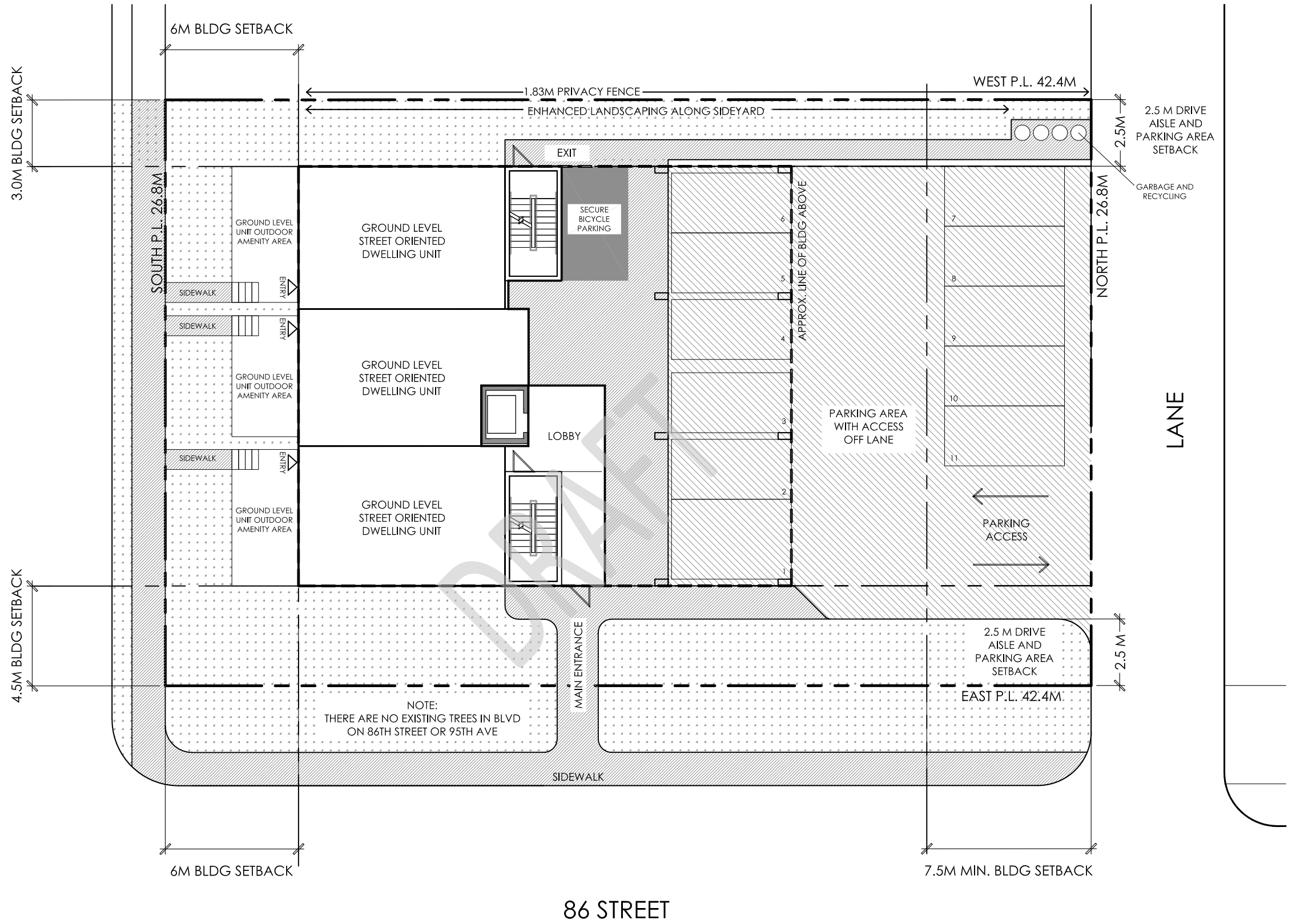
13. Off-Site Improvements to Serve the Development

- a. As a condition of any Development Permit, 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 shall include an engineering drawing review and approval process. Improvements to address in the Agreement include but are not limited to the repair of any damage to the abutting roadways, sidewalks and/or boulevard resulting from construction of the development, to the satisfaction of Transportation Services. The site must be inspected by Transportation Services prior to the start of the construction and once again when construction is complete.

APPENDIX 1 – SCHEMATIC SITE PLAN

APPENDIX 2 – BUILDING CROSS-SECTION SHOWING STEP-BACK ON WEST PROPERTY LINE

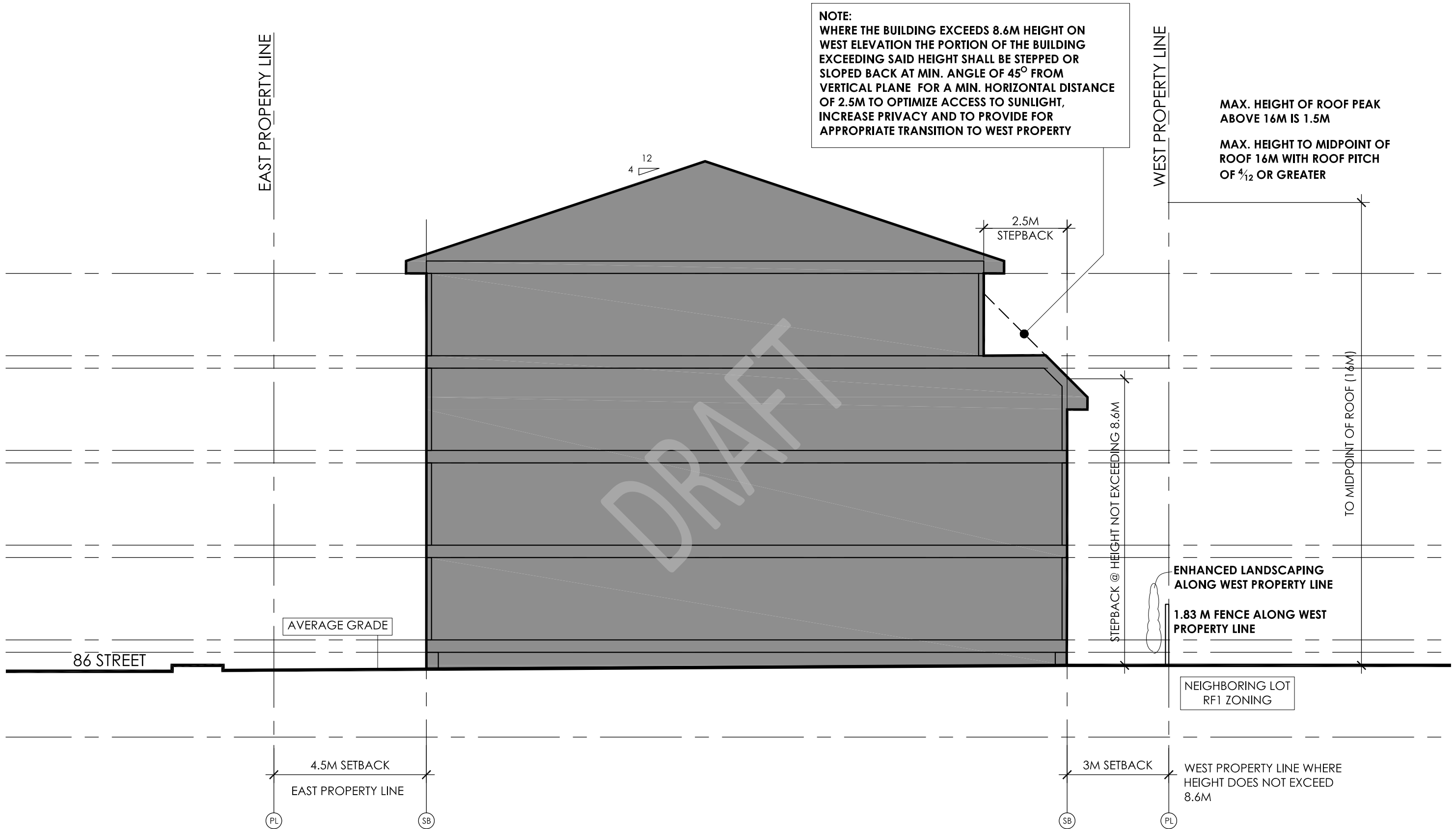
95 AVE



APPENDIX 1

SCHEMATIC SITE PLAN | 95 AVE & 86 STREET | DC2 ZONING





APPENDIX 2

BUILDING CROSS-SECTION
 SHOWING STEP-BACK ON
 WEST PROPERTY LINE

| 95 AVE & 86 STREET | DC2 ZONING