

SCHEDULE "B"

(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION

1. General Purpose

To accommodate a medium density residential apartment building with limited commercial Uses on the ground floor developed in a manner that creates a positive interface along the adjacent public roadways and is sympathetic to the surrounding residential development.

2. Area of Application

This DC2 Provision shall apply to Lots 1-6, Block 125, Plan I21, located on the northeast corner of 99 Street NW and 90 Avenue NW, Strathcona, as shown on Schedule "A" of the Bylaw adopting this Provision.

3. Uses

- a. Apartment Housing
- b. Bars and Neighbourhood Pubs
- c. Business Support Services
- d. Child Care Services
- e. Commercial Schools
- f. Convenience Retail Stores
- g. Creation and Production Establishments
- h. General Retail Stores
- i. Group Homes
- j. Health Services
- k. Household Repair Services
- l. Limited Group Homes
- m. Live Work Units
- n. Lodging Houses
- o. Minor Alcohol Sales
- p. Minor Amusement Establishments
- q. Minor Home Based Business
- r. Personal Service Shops, excluding Body Rub Centres
- s. Private Education Services

- t. Private Clubs
- u. Professional, Financial and Office Support Services
- v. Restaurants
- w. Residential Sales Centres
- x. Secondhand Stores
- y. Specialty Food Services
- z. Urban Gardens
- aa. Fascia On-premises Signs
- bb. Projecting On-premises Signs
- cc. Temporary On-premises Signs
- dd. Minor Digital On-premises Signs

4. Development Regulations

- a. Development within this Provision shall be in general accordance with the appendices.
- b. The maximum Floor Area Ratio shall be 2.9.
- c. The maximum building Height shall be 23.0 m.
- d. The maximum number of Dwelling units shall be 85.
- e. The maximum floor area for commercial Uses shall be 120 m².
- f. The minimum building Setbacks shall be as follows:
 - i. 6.5 m from the west Lot line;
 - ii. 7.0 m from the east Lot line;
 - iii. 4.5 m from the south Lot line;
 - iv. 4.5 m from the north Lot line.
- g. All ground level Commercial Uses shall have an external entrance at ground level that shall be universally accessible and oriented to face 90 Avenue NW.
- h. Apartment Housing shall have access at grade, which is separate from the access for the Commercial Uses.
- i. There shall be a minimum of two (2) three bedroom Dwelling units.
- j. A minimum Amenity Area of 7.5 m² per Dwelling shall be provided on the Site.
- k. An outdoor Amenity Area shall be provided for each ground Storey Dwellings and shall be clearly delineated and reasonable privacy shall be maintained through the use of hard and/or soft Landscaping elements.

1. A minimum of 200 m² of outdoor communal Amenity Area shall be provided on the rooftop, which may include, but not be limited to, amenities geared towards families and children.

5. Parking, Loading and Access

- a. Off-street vehicular parking is to be provided as per Section 54, Schedule 1(c) Transit Oriented Development and Main Street Overlay of the Zoning Bylaw, except:
 - i. There shall be one (1) visitor parking space; and
 - ii. A Parking Management Plan to allow shared-use parking between residential and commercial uses shall be submitted to the satisfaction of the Development Officer, in consultation with Subdivision and Development Coordination.
- b. Vehicular access shall be from the Abutting Lane, as generally shown on Appendix I, to the satisfaction of the Development Officer, in consultation with Subdivision and Development Coordination.
- c. Vehicular parking, loading, storage and waste collection areas shall be located to the rear of the building and shall be screened from view from any adjacent Sites or public roadways.
- d. The underground driveway ramps shall be a minimum of 7m wide and shall not exceed a slope of 10% for a minimum distance of 5 m inside the Lot line and the ramp must be at Grade at the line, or to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination.
- e. Any parking access card devices must be located on Site, a minimum of 3.0 m inside the Lot line.
- f. Retaining Walls bordering the below Grade Parking Garage ramp shall not exceed a Height of 0.3 m at the Lot line and no portion of the wall may encroach onto road right-of-way. The Development Officer may increase this Height if adequate sight line data is provided to ensure vehicles can exit safely to the satisfaction of the Development Officer, in consultation with Subdivision and Development Coordination.
- g. A waste collection area shall be located adjacent to the Lane and entirely within private property, in general conformance with Appendix I. The waste collection area shall be screened in accordance with Section 55 of the Zoning Bylaw. The waste bins shall be equipped with a locking mechanism and the enclosure shall be secured to the satisfaction of the Development Officer, in consultation with Waste Management Services.
- h. One (1) Off-street Loading space shall be provided.
- i. Bicycle Parking shall be provided in accordance with the Zoning Bylaw, as amended, except that:

- i. A minimum of 40 Bicycle parking spaces shall be provided in a secure facility within the building to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination; and
- ii. A minimum of 8 Bicycle parking spaces for visitors shall be provided in an easy accessible location and available for public use.

6. Landscaping

- a. A detailed Landscape Plan, prepared by a registered AALA landscape architect, for the Site, shall be submitted for review and approval by the Development Officer, prior to the issuance of any Development Permit, except for a permit for excavation or shoring.
- 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 the cold weather months.
- c. Landscaping that extends onto or over City-owned lands shall be developed in accordance with the Traffic Bylaw 5590 and the City Design and Construction Standards.

7. Signage

- a. Signs shall comply with the General Provisions of Section 59D of the Zoning Bylaw.
- 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 a changeable canopy.

8. Development Regulations for Specific Uses

- a. Personal Service Shops shall not include Body Rub Centres.
- b. Residential Sales Centres shall be limited to the marketing of the on-Site Dwellings.
- c. Each use of Bars and Neighbourhood Pubs, Restaurants and Specialty Food Services shall be limited to 100 Occupants and 120 m² of Public Space.

9. Urban Design Regulations

- a. Building materials must be durable, high quality and appropriate for the development. The contextual fit, design, proportion, quality, texture, and application of various finishing materials shall be to the satisfaction of the Development Officer.

- b. All exposed building Facades shall have consistent and harmonious exterior finishing materials.
- c. The building shall be designed to include the use of different architectural elements and treatments, articulated Facades, materials, and colours to add variety, rhythm, break up the massing and shall incorporate pedestrian scaled architecture.
- d. The development shall address, and have entrances on both 99 Street NW and 90 Avenue NW and shall provide distinctive architectural features consistent with the style of the building to enhance the corner.
- e. All ground floor window glazing shall be transparent and shall be placed to allow viewing into the building to promote a positive interface with 99 Street NW and 90 Avenue NW to the satisfaction of the Development Officer. Tinted, reflective or opaque treatments shall be prohibited.
- f. A 1.83 m high screen fence shall be provided along the north Lot line to the satisfaction of the Development Officer. This fence shall not extend into the Setback from 99 Street NW.
- g. 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, to the satisfaction of the Development Officer.
- h. Prior to the issuance of the Development Permit, a detailed exterior lighting plan shall be provided to the satisfaction of the Development Officer. 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 well-lit environment. All exterior lighting of the Site shall be designed to ensure that it 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 in accordance with Section 51 of the Zoning Bylaw, as amended. A detailed exterior lighting plan shall be provided to the satisfaction of the Development Officer.

10. Other Regulations

- a. 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 the Development Permit approval, the option to purchase up to 5% of the total number of units at 85% of market value or provide the equivalent as cash in lieu (cash in lieu option at the discretion of the owner).
- b. Prior to the issuance of any Development Permit, except for the purpose of excavation, a Crime Prevention Through Environmental Design Assessment shall be provided 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 Guidelines for a Safer City (City of Edmonton 1995).

- c. As a condition of any Development Permit, the owner shall enter into an Agreement with the City of Edmonton, as a condition of any Development Permit(s) for the repair of any damage to the abutting roadways, and/or sidewalks resulting from construction of the development to the satisfaction of Subdivision and Development Coordination. The site shall be inspected by Subdivision and Development Coordination prior to the start of construction and when construction is complete.

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