

DC2.830.1. General Purpose

To accommodate medium density development that will include Multi-unit housing and stacked rowhousing for a broad demographic, including families. The comprehensive site development will apply urban design elements and architectural features to ensure a high quality of appearance and compatibility with surrounding land uses.

DC2.830.2. Area of Application

This DC2 Provision shall apply to Lot 6, Block 12, Plan 0420752; located south of 51 Avenue NW and east of approximately 118 Street NW, as shown on Schedule "A" of the Bylaw adopting this DC2 Provision; Malmo Plains.

DC2.830.3. Uses

This provision establishes two sub-areas, identified in Appendix 1

Area A

- a. Boarding and Lodging Houses
- b. Convenience Retail Stores, accessory to Multi-unit Housing and Boarding and Lodging Houses
- c. Health Services, accessory to Multi-unit Housing and Boarding and Lodging Houses
- d. Minor Home Based Business
- e. Multi-unit Housing
- f. Residential Sales Centre
- g. Fascia On-premises Signs
- h. Projecting On-premises Signs
- i. Temporary On-premises Signs

Area B

- a. Stacked Row Housing, that existed prior to (new bylaw date)
- b. Minor Home Based Business
- c. Multi-unit Housing
- d. Residential Sales Centre
- e. Fascia On-premises Signs
- f. Projecting On-premises Signs
- g. Temporary On-premises Signs

DC2.830.4. Development Regulations

- a. Development shall be in general conformance with the attached Appendices to the satisfaction of the Development Officer.
- b. The maximum number of Dwelling Units on the Site shall be 475.
- c. The maximum total Site Coverage shall not exceed 45%.
- d. The maximum Floor Area Ratio for the Site shall be 2.25.
- e. The minimum required building setbacks shall be as follows:
 - i. 6.0 m adjacent to the north property line on 51 Avenue NW;
 - ii. 6.0 m adjacent to the south property line on 49 Avenue NW;
 - iii. 9.0 m adjacent to the east property line, except that an additional 6.0 m setback is required for any part of a structure over 6.3 m in height from adjacent grade for a length of 35.0 m running south from the northeast corner of the property; and
 - iv. 4.5 m adjacent to the west property line.
- f. Separation Space shall be provided in accordance with Section 48 of the Zoning Bylaw, except for a minimum of two distinct Separation Spaces that shall be provided between buildings fronting 49 Avenue NW, at a minimum of 7.5 m.
- g. A minimum Amenity Area of 7.5 m² per Dwelling shall be provided, which shall include a minimum of 2.5 m² per Dwelling that shall be provided outdoors at grade, aggregated into areas of at least 25 m², and designed to facilitate active or passive recreational activities and:
 - i. shall have a minimum width and length of 5.0 m;
 - ii. shall be within clear view of several dwelling units;
 - iii. may include seating and artificial lighting; and
 - iv. shall be directly accessible from a building.
- h. The outdoor Amenity Area described in 4(g) above shall include a landscaped area of a minimum 600 m² in the southeast corner of the Site, as shown on Appendix 2, for use by Site residents and the community, to the satisfaction of the Development Officer.
- i. Sign types permitted by this Provision may be allowed in accordance with Schedule 59B and in accordance with the General Provisions of Section 59 of the Zoning Bylaw.
- j. Perceived massing shall be minimized through the following design elements as follows:
 - i. Building setback variations, building orientation, window placement, awnings where viable, articulation around entranceways, roof treatment, and the choice of exterior materials and colours;
 - ii. Landscaping shall be situated so as to mitigate the perceived mass of the street façade;

- iii. Stacked Row Housing buildings along 49 Avenue NW shall contain a maximum of 16 dwelling units, with 4 shared accesses along the building front and rear façades, with no more than 2 dwellings per shared access;
 - iv. The total length of any north and south Stacked Row Housing building façade along 49 Avenue NW shall be limited to 30.0 m, generally as shown on Appendix 4;
 - v. The total length of any flanking Stacked Row Housing building façade along the east boundary shall be limited to 30.0 m. East facing facades shall not have balconies or doorways, and visual interest shall be provided through attention to design, detailing, materials and colours, generally as shown on Appendix 5; and
 - vi. The total length of any Boarding and Lodging Houses and Multi-unit Housing building façade shall be limited to 90.0 m. The maximum length of any façade before a major architectural treatment shall be 45.0 m to promote additional architectural expression and pedestrian-friendly articulations.
- k. All mechanical equipment, including but not limited to those on roofs or at grade, shall be concealed by screening in a manner compatible with the architectural character of the building, or concealed by incorporating it within the massing articulation of the buildings, and shall not be located in close proximity to existing adjacent residential uses.
- l. All exterior building materials shall be of a good quality and shall complement and enhance the site and surrounding area, and may include but not be limited to brick, wood, masonry veneer, acrylic stucco, fibre cement siding, natural and synthetic stone, granite, textured concrete, and glazing. Colour schemes shall tie building elements together, enhance the architectural form of the building, and be compatible with buildings in the immediate surrounding area.
- m. The maximum Height of all dwellings shall be as follows:
- i. Area A – All buildings shall not exceed 23.0 m nor 6 storeys, except for buildings adjacent to 51 Avenue NW which shall not exceed a maximum Height of 30.0 m nor 8 storeys; and
 - ii. Area B – All buildings shall not exceed 13.0 m nor 3 ½ storeys.
- n. A minimum of 23% of the total units shall be suitable for families and
- i. shall have at least 2 bedrooms and the average number of bedrooms shall be 2.25 or greater for all such Dwellings; and
 - ii. the Dwelling has individual and private access to ground level, except that in the case of Stacked Row Housing access to Dwellings above the first Storey may be shared by two Dwellings; and in the case of Apartment Housing, access to Dwellings above the first Storey may be shared, provided that entrances to not more than six Dwellings are located on any one Storey or landing;
- o. The following regulations shall apply to Personal Service Shops, Convenience Retail Stores, and Health Services:

- i. These Uses shall not be permitted in any freestanding structures; and
- ii. These Uses shall be located on the main floor of a building.

DC2.830.5. Parking, Vehicular Circulation, Trash and Loading Areas

- a. For the purpose of calculating bicycle parking in Phase 1, the required amount of bicycle parking shall be 61 stalls.
- b. Vehicular access to the Site shall consist of one all-directional access from 51 Avenue NW, on the north side of the property, and one emergency access north from 49 Avenue NW, as shown on Appendix 2.
- c. The applicant shall enter into a Servicing Agreement with the City of Edmonton, in conjunction with the first development permit, for off-site improvements necessary to serve the development. The Servicing Agreement process includes an engineering drawing review and approval process. Improvements to be addressed in the Servicing Agreement include but are not limited to the following:
 - i. A minimum 11.5 m all-directional curb return access to 51 Avenue NW including curb ramps on both sides;
 - ii. Two transit pads with shelter pads located on the north and south side of 51 Avenue NW, east and west of the development access;
 - iii. A westbound left turn bay to the all-directional access, on 51 Avenue NW;
 - iv. A 3.0 m shared-use path along the north side of 51 Avenue NW from the transit pad west of the Site access to the existing shared use path opposite 116 Street NW at the stormwater management facility; and
 - v. Installation of traffic signals or a pedestrian actuated signal at the development access to 51 Avenue NW.
- c. The private internal roadway shall be designated to accommodate both pedestrian and vehicular traffic. Design elements shall include, but not be limited to sidewalks, special paving features, limited grade separation, and bollards where appropriate.
- d. Vehicular and bicycle parking shall be provided in accordance with the parking requirements of the Zoning Bylaw and shall be located to the satisfaction of the Development Officer and Transportation Services.
- e. Resident parking shall be accommodated below-ground level in underground parking structures, except that accessible parking and visitor parking may be accommodated at ground level. Where parking is located at ground level, it shall not abut, be adjacent to, or face a public roadway and shall be screened, landscaped, and hard-surfaced as per Landscaping Regulations of the Zoning Bylaw.
- f. Entrance and exit points to underground parking structures shall be accessed from the private internal roadway located west of the

Stacked Row Houses on the eastern perimeter of the Site, to the satisfaction of the Development Officer and Transportation Services,

- g. The trash collection and loading area for the Multi-unit Housing and Stacked Row Housing shall be accessed from the private internal roadway, located at-grade, and shall not be located in close proximity to existing adjacent residential uses on the adjacent properties. It shall be screened from public streets through the use of landscaping, fencing or walls, designated to the satisfaction of the Development Officer in consultation with Waste Management Services and Transportation Services.

DC2.830.6. Landscape Regulations

- a. A detailed Landscape Plan shall be submitted by a registered landscape architect, in accordance with Section 55 of the Zoning Bylaw, prior to approval of any Development Permit. The Landscape Plan shall include but not be limited to planting, pedestrian connections, exterior lighting and street/walkway furniture, landscape features, open spaces, fencing details, and trash enclosure details, to the satisfaction of the Development Officer.
- b. The Landscape Plan shall include features that are designed for people of all ages.
- c. To the satisfaction of the Development Officer, prior to submission of the Landscape Plan and to ensure that a high standard of appearance and a sensitive transition to the surrounding land uses are achieved, the applicant shall consult with the adjacent property owners and the Malmo Plains Community League regarding landscape details on the perimeter of the entire Site. These plans shall include but will not be limited to details of fencing and sizes and species of proposed plantings for the entire perimeter.
- d. A 1.8 m solid privacy fence shall be provided along the east property line with appropriate breaks to allow for pedestrian access.
- e. Landscape screening consisting of trees and shrubs will be planted onsite along the east boundary adjacent to the privacy fence. Landscaping will be specifically located to provide privacy to existing adjacent residential uses.
- f. Street trees, placed at approximately 12.0 m on centre, will be planted along 49 Avenue NW to create a residential boulevard.
- g. Notwithstanding Landscape Regulation 6(a), in the required building setback adjacent to the east property line, landscaping shall be grouped to decrease overlook into adjacent residential properties, and trees in this setback shall be provided in the following fashion:
 - i. All required deciduous trees shall be a minimum of 75.0 mm caliper; and
 - ii. All required coniferous trees shall be a minimum of 3.5 m in height.

- h. Planting and/or fencing shall be used to screen the shipping/receiving and ramp to underground parking from existing adjacent residential uses.
- i. All sidewalks, walking paths, and curbs shall be hard surfaced and designed to facilitate barrier-free movement.
- j. This development may be staged with development in Area B to precede Area A, and temporary at grade parking for Area B shall be allowed in Area A until underground parking is provided with construction in Area A. Temporary parking shall be in accordance with the Zoning Bylaw.

DC2.830.7. Urban Design Regulations

- a. Development shall create an active frontage for all ground-floor, street-front Stacked Row Housing directly accessible to 49 Avenue NW, featuring a rhythm of separated external front door entrance articulations with municipal addresses to provide a sense of occupancy to the streetscape.
- b. Architectural design details shall include but not be limited to:
 - i. Building articulation to provide architectural variety and interest, and to create balconies and terrace areas for the enjoyment of building residents where appropriate and in consideration of existing adjacent residential uses;
 - ii. The reduction of perceived massing through application of architectural elements and treatments including but not limited to changes in plane (e.g., recesses and projections) and variety of building finishes, materials, textures, colours, or other features that create an identifiable pattern and sense of human scale;
 - iii. Exterior finishing materials that provide visual interest and are durable and of high quality, including but not limited to natural and synthetic stone, textured concrete, brick, acrylic stucco, metal and glazing, and is to be consistent with treatment on all building facades; and
 - iv. Entrance and exit to underground parking structures shall be finished in a material compatible with the base of the building, creating a unified exterior without any exposed concrete. Any required retaining walls for the parkade entry must be incorporated into the Landscape Plan and be utilized for decorative landscaping such as planters and railing. Any structures, including fencing and planters, adjacent to or part of the parkade entrance and exit shall not block sight lines of adjacent residential uses.

DC2.830.8. Crime Prevention

- a. A Crime Prevention Through Environmental Design Assessment shall be provided to the satisfaction of the Development Officer to ensure a safe urban environment in accordance with the guidelines and

principles established in the City of Edmonton's Design Guide for a Safer City.

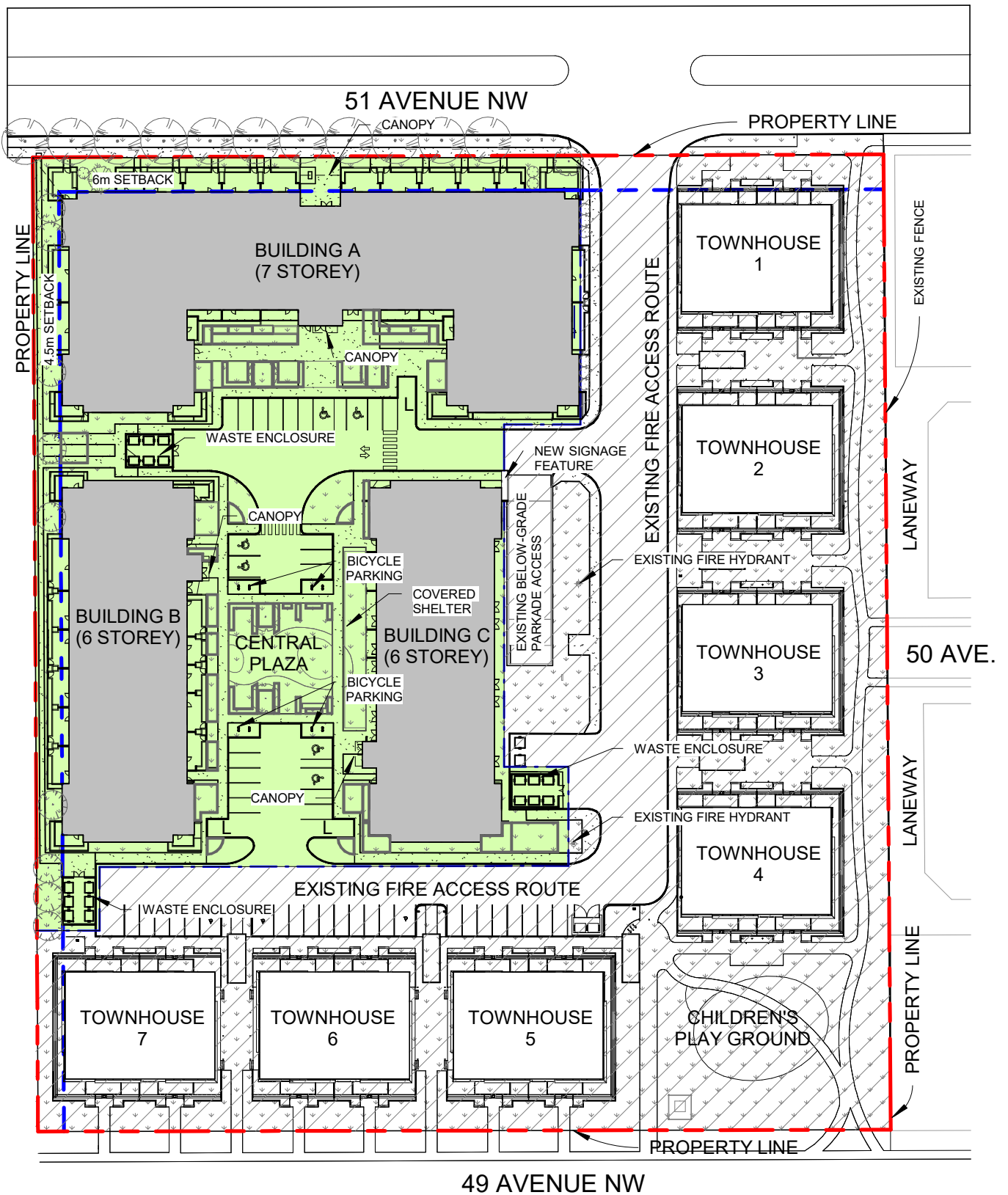
DC2.830.9. Sustainable Practices

- a. The design and implementation of the development shall apply, where feasible, techniques to reduce consumption of energy and materials consistent with best practices of sustainable design, including but not limited to:
 - i. Stormwater management – utilize materials and methods that decrease the rate and quantity of stormwater runoff;
 - ii. Heat island effect – design roofing and paving to reduce glare and heat absorption;
 - iii. Light pollution – utilize high efficiency lighting with effective “cut offs” to minimize dark sky impact and light trespass to neighboring properties;
 - iv. Water efficient landscaping – utilize high efficiency irrigation technology and drought tolerant plant materials;
 - v. Regional materials – utilize locally available building materials and aggregates; and
 - vi. Low-emitting materials – utilize low Volatile Organic Compound emission paint.

DC2.830.10. Other Regulations

- a. Prior to issuance of any Development Permit for the Site, a Phase II ESA and if necessary a Phase III ESA, shall be submitted to Sustainable Development and approved by Alberta Environment and Sustainable Resources Department, Alberta Health Services and Transportation Services.
- b. Prior to the issuance of a Development Permit, the applicant shall provide details pertaining to a public art element/feature for public display onsite, to the satisfaction of the Development Officer. Artist selection, fabrication, and installation of the public art element/feature shall be at the discretion of the property owner and be a condition of the Development Permit.
- c. The primary building entrances shall be identifiable, prominent, accessible, and inviting and shall incorporate weather protection features in the form of a canopy or any other architectural element, and shall provide adequate lighting to identify these areas at night, to the satisfaction of the Development Officer.
- d. At the time of Development Permit submission, the applicant shall demonstrate to the satisfaction of the Development Officer that the applicant has carried out good faith negotiation with the Malmo Community League regarding entering into a good neighbour agreement, which shall include, but not be limited to, the following:
 - i. A provision to allow pedestrian access through the property;

- ii. Identification of a location for the public art element/feature;
- iii. Location and use of the landscaped amenity area; and
- iv. Review of the Development Permit application prior to submission.



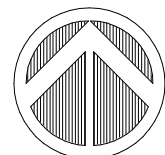
49 AVENUE NW



PHASE 1 - EXISTING



PHASE 2 - PROPOSED



PROJECT
NORTH

APPENDIX I - OVERALL SITE PLAN



■ NORTH ELEVATION



■ SOUTH ELEVATION



■ WEST ELEVATION

■ EAST ELEVATION

APPENDIX II - BUILDING "A" ELEVATIONS



■ EAST ELEVATION



■ WEST ELEVATION



■ NORTH ELEVATION



■ SOUTH ELEVATION

APPENDIX III - BUILDING "B" ELEVATIONS

T.O. PARAPET
22.5m

T.O. PARAPET
20.0m

T.O. MAIN FLOOR
0.0m



■ EAST ELEVATION

T.O. PARAPET
20.0m

T.O. PARAPET
22.5m

T.O. MAIN FLOOR
0.0m



■ WEST ELEVATION

T.O. PARAPET
22.5m

T.O. PARAPET
20.0m

T.O. MAIN FLOOR
0.0m



■ SOUTH ELEVATION

T.O. PARAPET
22.5m



■ NORTH ELEVATION

APPENDIX IV - BUILDING "C" ELEVATIONS