

(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION

1. General Purpose

To allow for three medium-rise apartment buildings that integrate appropriately with nearby single-detached housing and commercial land and include shared underground parking, providing housing variety in the Granville neighbourhood.

2. Area of Application

The provision shall apply to a portion of NW 1/4 19-52-25-W4 located north of Glastonbury Boulevard NW and west of Granville Drive NW, as shown on Schedule “A” of the Charter Bylaw adopting this Provision, Granville.

3. Uses

1. Apartment Hotels
2. Child Care Services
3. Convenience Retail Stores
4. General Retail Stores
5. Health Services
6. Multi-unit Housing
7. Live Work Unit
8. Lodging Houses
9. Major Home Based Business
10. Minor Home Based Business
11. Professional, Financial and Office Support Services
12. Residential Sales Centre
13. Supportive Housing
14. Urban Gardens
15. Fascia On-premises Signs
16. Projecting On-premises Signs
17. Temporary On-premises Signs

4. Development Regulations for Uses

1. Signs shall be in accordance with Schedule 59B of the Zoning Bylaw.
2. Commercial Uses shall not be located above the ground floor.
3. The total Floor Area of each commercial premises shall not exceed 275m².
4. Commercial Uses shall not be permitted in any freestanding structure separate

from a structure containing Residential Uses. The principal entrance to these Uses shall be a separate, outside entrance.

5. Development Regulations For Site Layout and Built Form

1. The development shall be in general conformance with the attached appendices.
2. The maximum Floor Area Ratio shall be 1.9.
3. The maximum number of Dwellings shall be 180.
4. The maximum Height shall be 23.0 m.
5. The minimum Setbacks shall be in accordance with Appendix I – Site Plan.
6. The portions of the Underground Parkade below ground level shall not be subject to required Setbacks and can extend to all Lot lines provided there is sufficient soil capacity to support the required Landscaping above. This can be achieved using planters and/or other acceptable green roof technologies.

6. Development Regulations for Building Design and Features

1. The development shall incorporate design elements to reduce the perceived mass and add architectural interest, including articulation of Façades, using a defined pattern of projections and/or recessions and a variety of exterior building cladding materials and colours.
2. All building Facades shall use high quality and durable exterior finishing materials appropriate for the development such as, but not limited to: painted Façade, masonry, stone, brick, concrete, cement board, metal cladding/panelling/screening, wood, stucco, and/or glazing.
3. 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 and to highlight the architectural and landscape features at night.
4. 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 it within the building. Ground level vents shall be oriented away from adjacent Sites or on-Site amenities or pedestrian circulation areas.

7. Development Regulations for Parking, Loading, Storage and Access

1. Vehicular access and egress shall be from Granville Drive NW.
2. Vehicular parking spaces shall be provided in an Underground Parking Garage and in a Surface Parking Lot approximately in accordance with Appendix I.
3. Bicycle Parking shall be provided in accordance with the Zoning Bylaw.
4. Loading, storage, and waste collection areas shall be designed to the satisfaction

of the Development Officer in consultation with Waste Management Services and Subdivision and Development Coordination (Transportation).

8. Development Regulations for Landscaping, Lighting and Amenity Areas

1. Notwithstanding Landscaping Regulations of the Zoning Bylaw, Landscaping shall be in general conformance with Appendix I.
2. A Landscape Plan prepared by a registered AALA landscape architect shall be submitted with a Development Permit application for new building construction and shall include:
 - a. a plant material palette that provides a variety of colours and textures to create seasonal interest particularly during the winter months;
 - b. a mix of hard and soft landscaping elements; and
 - c. a mix of seating areas such as benches and picnic tables.
3. An exterior lighting plan shall be required as part of the Development Permit application. Decorative and security lighting shall be designed and finished in a manner consistent with the architectural theme of the development and shall be provided to ensure a well-lit and safe environment for pedestrians.
4. All exterior lighting of the Site shall be designed so that the lighting is directed away from adjacent residential development and illumination shall not extend beyond the boundaries of the Site. 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 to direct light downward.

9. Other Regulations

1. Prior to the issuance of the Development Permit for construction of the principal building, a Wind Impact Study shall be submitted for review. The development shall incorporate design features to minimize adverse microclimatic effects such as wind tunneling, snow drifting, rain sheeting both on and off Site, consistent with the recommendations of the Wind Impact Study.
2. Site and building layouts shall include design elements that take the principles of Crime Prevention Through Environmental Design (CPTED) into consideration. These elements may include, but are not limited to, elements that allow for natural surveillance, increase sightlines and use; and high quality interior and exterior lighting. The physical layout and landscaping shall reduce the vulnerability of pedestrians by avoiding areas of concealment or entrapment such as: long public corridor spaces, stairwells, or other movement predictors; avoiding landscaping hazards such as: unpruned trees, rocks that can be thrown, or blind corners; and by locating parking areas close to building access points and using wayfinding mechanisms. The Development Officer may require a Crime Prevention Through Environmental Design assessment prepared by a qualified security consultant, and may apply conditions to the approval of the Development Permit based on the

recommendations of the CPTED assessment to promote a safe physical environment.

3. Prior to the issuance of a Development Permit, except for Development Permits for demolition, excavation, shoring or signage, the applicant shall submit documentation that demonstrates, to the satisfaction of the Development Officer in consultation with Fire Rescue Services and EPCOR Water Services, that the fire flows and water servicing to the Site will be adequate for the proposed building and construction type, and be in accordance with the City of Edmonton Design and Construction Standards. The Development Officer shall verify that any infrastructure upgrades or systems required to ensure these standards are met shall be implemented in the design of the building and/or through off-site improvements.

10. Public Improvements and Contributions

1. As a condition of the Development Permit for construction of a principal building, the owner shall enter into an agreement with the City of Edmonton for off-site improvements necessary to serve or enhance 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 address in the agreement include, but are not limited to:
 - a. the repair of any damage to the abutting roadways, sidewalks and/or boulevard resulting from construction of the development, to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination (Transportation).
2. The drainage systems required to service the development, including off-site improvements and on-site stormwater management, shall be in general conformance with the Drainage Servicing Report or alternatives to the satisfaction of the Development Officer in consultation with Development Services (Drainage). Such improvements are to be constructed at the owner's cost.