

## **(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION**

### **Part IV Edmonton Zoning Bylaw**

#### **Section DC2.804**

*Bylaw 15776  
September 14, 2011*

##### **DC2.804.1. General Purpose**

To accommodate a comprehensive redevelopment of Clifton Place into a mixed use site, primarily residential, with row housing and high rise apartment housing. The built form will achieve a high standard of appearance and urban design through the use of two (2) slim high-rise towers setback on low rise podiums, pedestrian connectivity, and active residential and commercial frontages.

##### **DC2.804.2. Area of Application**

This Provision shall apply to Lots 2-8, Block B, Plan 2955EO and Lot 14, Block 39, Plan 577MC, located south of 102 Avenue NW and west of 125 Street NW in Groat Estate, as shown on Schedule A of this Bylaw, adopting this Provision.

##### **DC2.804.3. Uses**

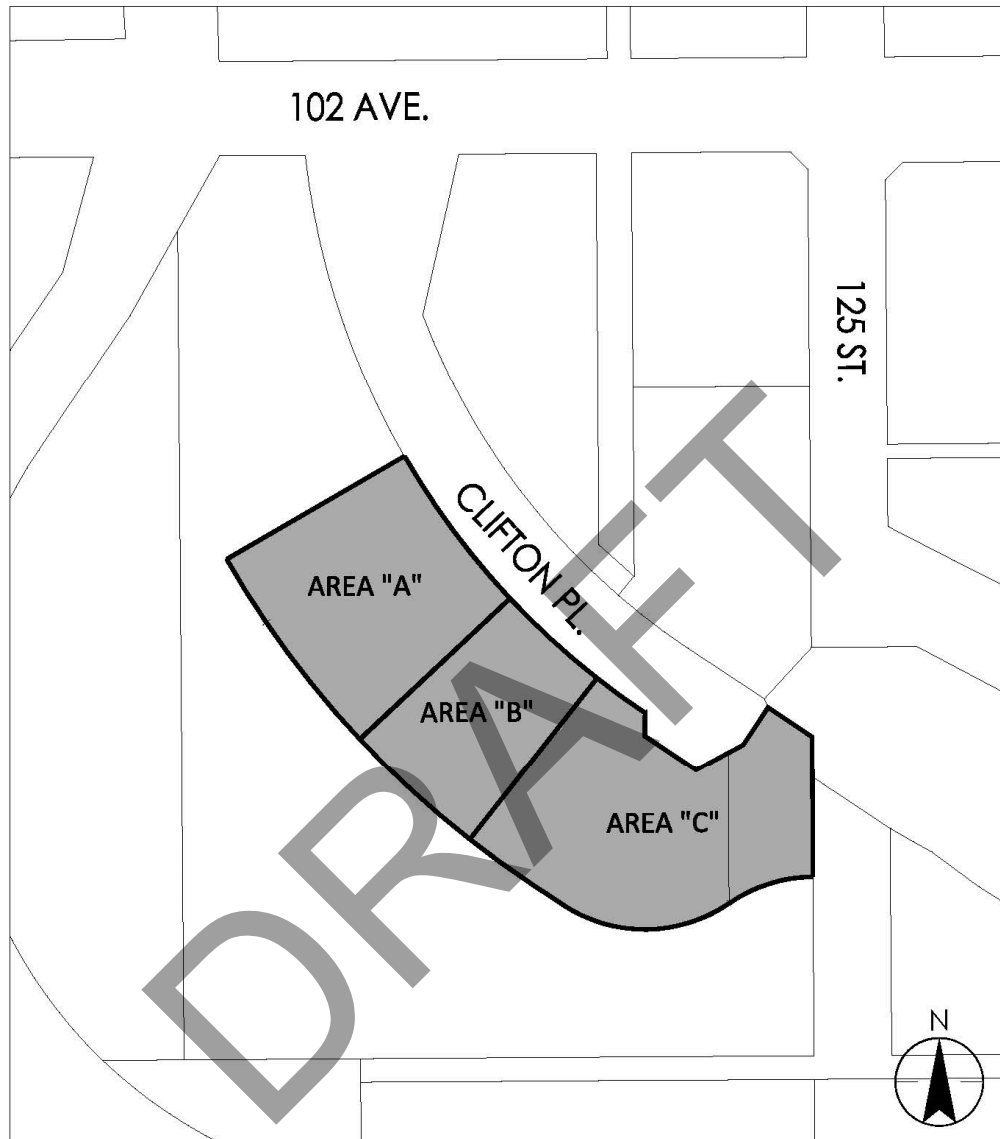
This Provision establishes three sub areas identified in Figure 1 and as follows:

Area A- row housing and high rise apartment housing

Area B - row housing

Area C - row housing and high rise apartment housing

**Figure 1 - Sub-Areas**



**Within Area A**

- a. Apartment Housing
- b. Boarding and Lodging Houses suitable for seniors
- c. Live Work Unit
- d. Minor Home Based Businesses
- e. Residential Sales Centre, limited to the sale of units located on the site

- f. Row Housing
- g. Fascia On-premises Signs
- h. Freestanding On-premises Signs, limited to project identification, building construction identification and real estate advertising signs of a limited duration
- i. Projecting On-premises Signs
- j. Temporary Signs, limited to project advertising and residential sale purposes only, and excluding trailer mounted signs and/or signs with changeable copy

#### **Within Area B**

- a. Live Work Unit
- b. Minor Home Based Businesses
- c. Row Housing
- d. Residential Sales Centre, limited to the sale of units located on the site
- e. Freestanding On-premises Signs, limited to project identification, building construction identification and real estate advertising signs of a limited duration
- f. Temporary Signs, limited to project advertising and residential sale purposes only, and excluding trailer mounted signs and/or signs with changeable copy

#### **Within Area C**

- a. Apartment Housing
- b. Boarding and Lodging Houses suitable for seniors
- c. Live Work Unit
- d. Minor Home Based Businesses
- e. Residential Sales Centre, limited to the sale of units located on the site
- f. Row Housing
- g. Fascia On-premises Signs
- h. Projecting On-premises Signs
- i. Freestanding On-premises Signs, limited to project identification, building construction identification and real estate advertising signs of a limited duration
- j. Temporary Signs, limited to project advertising and residential sale purposes only, and excluding trailer mounted signs and/or signs with changeable copy

#### **DC2.804.4. Development Regulations**

- a. The development shall be generally in accordance with the following regulations and the attached appendices, to the satisfaction the Development Officer.
- b. The maximum number of Dwelling units for the site as a whole shall be 149.
- c. The maximum Floor Area Ratio and number of Dwelling units for each sub-area are specified in Table 1.

Table 1: Floor Area Ratio and Number of Dwelling Units by Area

Area	Site Area ha	Site Area m2	Max. Floor Area Ratio	Max. Number of Family- oriented Dwelling Units	Max. Number of Dwelling Units
C	0.278	2,780.00	3.00	6	55
D	0.184	1840.00	0.49	6	6
E	0.365	3650.00	3.64	10	88

e. Minimum Building Setbacks from the property line, excluding underground parkades, shall be as generally shown in Appendix II.

f. Notwithstanding Section 52 of the Zoning Bylaw, grade shall be taken from the north east corner property line adjacent to Clifton Place road.

g. The maximum Building Height and floor plate area in the mid tower zone for towers shall be as specified in Table 2.

Table 2: Maximum Height and Floor Plate Area of Towers

Tower No.	Max. No. of Floors	Max. Tower Height (m)	Max. Floor Plate Area (m2) at Tower Mid Zone
T1	16	55	650
T2	23	78	680

h. The maximum Building Height for Row Housing shall not exceed 3 Storeys or 13 m. For the purposes of this Provision, Area B with garages located below street level shall not be considered a storey.

i. Live Work Units shall have individual external accesses at grade.

j. A minimum Amenity Area of 7.5 m2 per Dwelling shall be provided within each area.

k. The minimum separation distance between towers on this site shall be 35 m.

l. 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 framework.

m. Parkade setbacks from the property line are as defined in Appendix II Minimum Building Setbacks. Any portion of the Parkade that is exposed shall be designed and articulated to the satisfaction of the Development Officer.

n. For each stage of the development, prior to the issuance of a development permit, the Development Officer shall ensure that a signed agreement has been executed between the City and the owners requiring the owners to provide the City at the time of Development Permit approval, the option to purchase 5% of the proposed number of residential units at 85% of the list price.

#### **DC2.804.4.1 Signage**

a. 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. Notwithstanding Schedule 59B, Temporary Signs shall be limited to project advertising and residential sale purposes only.

b. A Comprehensive Sign Plan and Schedule, consistent with the overall intent of subsection 59.3 of the Zoning Bylaw, shall be prepared for the development and submitted with the Development Application to the satisfaction of the Development Officer.

#### **DC2.804.4.2 Access, Parking, and Loading**

a. Vehicular access and circulation shall be developed in general accordance with Appendix IV.

b. Vehicular parking shall be provided in accordance with Section 54 of the Zoning Bylaw.

c. Bicycle parking for residential uses shall be provided as per Section 54.3, Schedule 2 of the Zoning Bylaw. In addition, bicycle parking spaces for residential units located in towers shall be provided in secure bicycle parking facilities located in the parkades.

d. Within Areas A, B, and C, garbage shall be located within a building with the option to use temporary at-grade storage areas on garbage pick-up days. Garbage collection arrangements shall be to the satisfaction of the Development Officer in consultation with Waste Management and Transportation Services, prior to the issuance of a Development Permit.

e. The driveway ramp for underground parking structures shall be at grade at the property line and must not exceed a slope of 6% for a distance of 4.5 m inside the property line, or to the satisfaction of Transportation Services.

f. Retaining walls adjacent to parkade ramps shall not exceed 0.3 m in height within 3.0 m of property line.

g. The drop-off/lay-by along Clifton Place shall be located in general accordance with Appendix IV. The design of the drop-off/lay-by shall be to the satisfaction of the Development Officer and Transportation Services.

h. Service and emergency response vehicles shall have clear and effective access to the buildings on the site to the satisfaction of the Development Officer in consultation with Transportation Services.

i. Details regarding the location of on-street parallel parking, on-street commercial loading and passenger drop-off zones shall be to the satisfaction of the Transportation Services.

#### **DC2.804.4.3 Landscaping**

a. To ensure that a high standard of appearance and a sensitive transition to the surrounding land uses are achieved, a Landscape Plan prepared by a registered Landscape Architect shall be submitted as a condition of the issuance of the development permit for the portion of the Site being developed, to the satisfaction of the Development Officer as per Section 55.2.1.h of the Zoning Bylaw.

b. The Landscape Plan shall be produced in general accordance with Appendix VII, Illustrative Landscape Plan and shall include the required content as per Section 55.3 of the Zoning Bylaw.

c. In addition to meeting the requirements of Section 55.3 of the Zoning Bylaw, the Landscape Plan shall:

- i. Include details of pavement materials, exterior lighting location, and other landscape elements as applicable, taking into consideration the maximization of views and functionality of the site.
- ii. Preserve and protect existing trees as specified in Appendix VII, Illustrative Landscape Plan. An inventory, evaluation and valuation of the existing trees located within a proposed area of development shall be undertaken by a certified arborist at the time of the development permit application submission as part of the Landscape Plan.
- iii. Present a plant material palette that provide a variety of colors and textures to create seasonal interest particularly during the winter months, as illustrated in Appendix VII: Illustrative Landscape Plan.
- iv. Have regard for Section 58 of the Zoning Bylaw when determining the placement of coniferous planting.
- v. Grant a layout of plant material which generally presents blocks of similar species laid out in bold patterns. The intent is to provide a natural palette, installed in a strong urban design environment.

d. The landscape area as determined in Section 55.4.1 of the Zoning Bylaw shall include the entire site less the main floor footprint, mechanical structures, parkade ramps, and associated building elements that would restrict hard or soft landscaping. In addition to the requirements of Section 55.4.1 of the Zoning Bylaw, all parkade roofs shall be landscaped.

e. Notwithstanding Sections 55.4.6 and 55.4.7 of the Zoning Bylaw the number of trees and shrubs provided shall be determined on the basis of the following:

- i. one tree for each 50 square metres and one shrub for each 5 square metres of Setback areas on parkade roofs.
- ii. one tree for every 30 square metres and one shrub for every 20 square metres of landscape areas other than Setback areas on parkade roofs.
- iii. The Development Officer may allow trees be substituted with shrubs at a rate of 20 shrubs for each tree up to a maximum of 50% of the trees and shrubs be substituted with perennials at a rate of one shrub for one square metre of perennials with no minimum or maximum limitations where the registered Landscape Architect can explain and justify the alternative standard in a separate report submitted with the Landscape Plan to the satisfaction of the Development Officer.

f. Notwithstanding Section 55.4.8 of the Zoning Bylaw, existing trees preserved on the Site shall be credited to the total landscaping requirements.

g. Notwithstanding Section 55.8.3.a of the Zoning Bylaw and pursuant to Section 4.3.e of this DC2 Provision, the proportion of deciduous to coniferous trees and shrubs shall be approximately 60:40 to the satisfaction of the Development Officer.

h. A minimum of 60% of the landscape area of the entire site shall be soft landscaping including turf grass, ground cover, perennials, shrubs, and trees installed in the appropriate soil depth to support growth. The balance of the site (maximum of 40% of the landscape area of the entire site) shall be hard surface amenity space comprised of concrete or paving stone surface having a high level of architectural finish or pattern. Granular or organic

mulch is not acceptable unless it can be demonstrated that it is appropriate for a specific application or area to the satisfaction of the Development Officer.

i. Roof areas above main floor shall be enhanced if they have public or resident access. Enhanced roof treatment can be hard surface but additional architectural elements such as screening, overhead structures, furniture, planters, and landscaping shall be incorporated to some form in the design. If landscaping is not provided, a high level of surface design and the inclusion of free-standing planters shall be included. If a Green Roof is to be used, a minimum of 50% of the roof area shall be Green Roof using a recognized Green Roof system and engineered soil system. Hard surface areas within public or resident amenity spaces shall use concrete or paving stone with a high level of finish and patterning.

j. Soft landscaping elements shall be used in the Rear yards abutting the River Valley, to the satisfaction of the Development Officer.

k. Streetscaping along the road right-of-way adjacent to Clifton Place shall be in general accordance with Appendix VII, Illustrative Landscape Plan, to the satisfaction of the Development Officer in consultation with Transportation Services.

l. Streetscaping shall be enhanced from the typical landscaping to include concrete sidewalks, shrubs, perennial, trees, benches, and lighting incorporated in clusters that are integrated with the overall site planning and building architecture, to the satisfaction of the Development Officer in consultation with Transportation Services.

#### **DC2.804.4.4 Pedestrian Connections**

a. Pedestrian circulation shall be developed in general accordance with Appendix V. Internal site circulation in the form of a multi-use trail or pedestrian connection shall be provided to provide connection through Clifton Place and to the public areas, to the satisfaction of the Development Officer in consultation with Transportation Services.

b. Internal roadways (Clifton Place) and pedestrian paths within the sites shall be illuminated at night with pedestrian scale roadway lighting through the use of full cut-off lighting fixtures to direct lighting where required.

c. A detailed exterior lighting plan shall be prepared for the portion of the Site being developed to create a safe lit environment. The exterior lighting plan shall be provided to the satisfaction of the Development Officer, prior to approval of any development permit. Exterior lighting for landscaped areas shall be consistent throughout all phases of the development.

d. The Owner shall submit a Crime Prevention Through Environmental Design (CPTED) Assessment that shall be to the satisfaction of 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 (City of Edmonton, 1995).

e. Where appropriate, pedestrian wayfinding signage shall be provided to the satisfaction of the Development Officer and Transportation Services.

#### **DC2.804.4.5 Geotechnical Requirements**

a. Development of the site shall comply with the requirements of Sections 14.1 and 811 of the Zoning Bylaw. Prior to the issuance of a Development Permit the following assessments shall be undertaken by a Qualified Professional Engineer and be approved to the satisfaction of the Development Officer, in consultation with the City's Geotechnical Engineer, Transportation Services:

- i.a site/slope investigation,
- ii.site-specific borehole information, and
- iii.quantitative engineering slope stability analyses.

b. These assessments shall be required in geotechnical reports intended to support future development applications to address the geotechnical characteristics associated with these lands, to establish appropriate development criteria, proposed Grades, and development setback distances, which must then be adhered to in all planning, design, construction and future land use.

c. The Development Permit application shall include information regarding the existing and proposed Grades at 0.5 m contour intervals. Proposed Grades shall be supported by the recommendations of the assessments described in section 4.5.a. and shall be to the satisfaction of the Development Officer.

#### **DC2.804.4.6 Other Regulations**

a. A Wind Impact Study shall be prepared by a qualified, registered Professional Engineer, shall include an analysis of snow drifting, and be prepared to professional standards. The Wind Impact Study shall be submitted with the development permit for each tower to the satisfaction of the Development Officer.

#### **DC2.804.5. Design Regulations for Comprehensive Site Development**

##### **DC2.804.5.1 Frontages**

a. Active residential frontages that include such features as porches, staircases, stoops, semi-private outdoor areas or landscaped yards shall be provided, as generally shown in Appendix VI.

b. Ground level units with individual external accesses facing Clifton Place shall have well-defined entrances fronting onto the street.

c. The first floor of any row housing and towers, including associated entranceway, shall have a maximum grade separation of 1.0 m from any adjacent public sidewalk. 25% of residential frontages may have a grade separation greater than 1.0 m up to a maximum 2.0 m where sloping conditions apply.

d. Weather protection in the form of a canopy or any other architectural element shall be provided above the main residential building entrance of the towers to create a comfortable environment for pedestrians.

##### **DC2.804.5.3 Building Form**

a. The towers shall be located in general accordance with the Site Plan as shown on Appendix I.

b. Residential towers shall be comprised of three distinct vertical sections: the podium, mid-level, and tower top. The distinct nature of the three vertical sections shall be integrated both through Stepbacks in the building mass, and/or through the architectural treatment of the façades, as follows:

- i.Tower Podium



The tower podium shall be comprised of row housing and shall be a minimum of 2 storeys and 8 metres in height, allowing for some exceptions for building articulation and projections such as bay windows, balconies, and projected living spaces. The maximum height of the tower podium shall be 3 storeys and 11 metres in height.

ii. Tower Mid-level

The tower mid-level shall be differentiated from the tower podium, but shall reinforce the design details, materials, and architectural expression of the podium architecture. While there should be similarity in materials to create a cohesive built form, variation in architectural forms is acceptable to encourage a richer architectural expression throughout the built form on the site.

A minimum Stepback of 2m to 2.5m from the tower podium shall be provided, as generally shown in Appendix III, Minimum Building Stepbacks Tower from Podium. The Stepback shall be measured from the outer restricted envelope of the tower mid-level to the edge of the podium. Balconies and roof projections shall be allowed to project a maximum of 2m into the Stepback area. Bat windows shall be allowed to project 1m into the Stepback area.

iii. Tower Top

The typical tower floor plate of the top 4 storeys shall be reduced by a minimum of 10% from the typical floor plate identified in Table 2: Maximum Height and Floor Plate Area of Towers, to the satisfaction of the Development Officer, through Stepbacks to create articulation, visual interest and reduced massing effect.

#### **DC2.804.5.4 Architectural Treatment**

- a. All building facades shall use compatible and harmonious quality exterior finishing materials such as stone, masonry, fiber cement siding, acrylic stucco, wood panel, metal and glass on the lower floors, and predominately metal and glass for the upper floors. On the podium of towers, acrylic stucco shall be limited to a maximum of 20% of the façade. On the tower mid-level and tower top, acrylic stucco shall be limited to a maximum of 30% of the façade.
- b. The use of vinyl and masonry stucco as a finishing material shall not be permitted.
- c. Row housing shall be designed to have flat roofs.
- d. Row housing roof tops shall be allowed to be developed as additional private amenity space but shall not be considered to be an additional storey. Said private amenity area shall be uncovered except for the roof stairway, entrances providing access to the roof, parapet walls, open trellises and other similar erections.
- e. Parkade ramp retaining walls that are visible from the street shall be architecturally treated and articulated, to the satisfaction of the Development Officer.

#### **DC2.804.5.5 Building Relationship to the Street**

- a. Building facades shall be designed with detail and articulation at a maximum of 12m intervals to create an attractive streetscape. The building shall be articulated by a combination of recesses, projections, change in building materials, colors, and/or a physical break in building mass.

- b. Blank walls longer than 12m shall not be permitted and minimized by extensive use of active frontages, which allow for interaction between people in the building and people on the street to maintain an attractive streetscape.
- c. Buildings shall address adjacent public roadways with individual entrances on the ground floor that are clearly visible to lend a sense of occupancy to the street.
- d. When a development is located on a corner, the development shall address both roadways and provide distinctive architectural features consistent with the style of the building to enhance the corner.

#### **DC2.804.6. Green Sustainable Practices and Targets**

a. The design and implementation of the development shall apply techniques to reduce consumption of water, energy, and materials consistent with best practices in sustainable design. Green sustainable targets shall include the following:

i. Sustainable Site:

- 1. Stormwater Management - The development shall implement a stormwater management plan that results in a 25% decrease in the rate and quantity of stormwater runoff when compared to the existing site.
- 2. Heat Island Effect - A minimum of 50% of the building roof area shall be covered with high emissivity roofing (emissivity of .9 or greater), vegetated roofing, or a combination thereof.
- 3. Light Pollution Reduction - The development shall avoid light trespass from the building and site onto neighbouring properties, with the exception of adjacent public areas requiring lighting for reasons of security and shall meet or exceed the requirements of the Illuminating Engineering Society of North America (IESNA RP-33-99).

ii. Water Efficiency:

- 1. Water Efficient Landscaping - The design shall apply high-efficiency irrigation technology, captured rain water, and/or drought tolerant landscaping to reduce potable water consumption for irrigation by 50% over conventional means, factored over the course of a typical year.
- 2. Innovative Wastewater Technology - The design shall reduce the use of municipally provided potable water for building sewage conveyance by 20% as calculated per the Canadian Green Building Council LEED Reference Guide 2004 (not including irrigation).
- 3. Water Use Reduction - The design shall employ strategies that in aggregate use 20% less potable water than water use baseline calculated for the building per the Canadian Green Building Council LEED Reference Guide 2004 (not including irrigation).

iii. Energy Efficiency:

- 1. Reduced Energy Consumption - The design shall reduce energy consumption by 24% over the comparable Canadian Model National Energy Code Building (1997).
- 2. Lighting - Lighting in all residential common areas and commercial areas shall exceed the efficiency specified in the Model National Energy Code for Buildings by 10%. (1997).

iv. Materials and Resources:

1. Regional Materials - The design shall specify building materials such that 80% of all aggregates used in the development are extracted, processed and manufactured within 800 km of the development.

v. Indoor Environmental Quality:

1. Low-Emitting Materials - The design shall specify paints with VOC emissions that do not exceed the VOC and chemical component limits of Green Seal's Standard SS-11 January 1997 requirements or acceptable alternate standard.
2. Demonstration of compliance for each stage of the development shall be provided with declaration of performance letters pertaining to each sustainable target signed by a design professional to the satisfaction of the Development Officer. The declaration of performance letters may be signed by the appropriate team member working on a specific sustainable target or by an independent design professional retained by the owner(s) to verify the design adherence to a particular sustainable target.

**DC2.804.7. Improvements**

a. The owners(s) shall design and construct a publicly accessible viewpoint and trail connection that is to be located on the west side of the adjacent quasi public park development, extending across the public property and reconnecting at southwest corner of Area C. From this point along the south property line of Area C a pedestrian connection 1.85 m in width shall be located in general accordance with Appendix VIII. The publicly accessible viewpoint, the trail connection and the pedestrian connection shall be developed as follows:

- i. The publicly accessible viewpoint and trail connection shall be developed at the time that Area A is developed. The pedestrian connection adjacent to Area B shall be developed at the time Area B is developed. The pedestrian connection through Area C shall be developed at the time Area C is developed. The developer(s) shall register a public access easement for the portion of pedestrian connection that is located within Area C. The developer(s) shall register a public easement for the portion of trail connection that is located between Areas A and B to ensure public access to the trail connection located to the west of Areas A B.
- ii. Prior to the issuance of Development Permit for the associated development phase, the owners shall enter into an agreement (s) with the City of Edmonton for the detailed development and construction of the view point and trail connection. The agreement process includes detailed design review and approval process which shall be in accordance with applicable City Standards and to the satisfaction of the Development Officer in consultation with AMPW - Parks. Details to be addressed in the Agreement and provided within the detailed design include but are not limited to asphalt pathways, viewing platform, additional plantings and benches and /or other seating.

**DC2.804.7.1 Public Art**

a. The value of the total public art contribution shall be \$118,000. All or a significant portion of the public art budget shall be used to commemorate the historic significance of Groat Estate and Malcolm Groat. A contribution in the amount of \$46,000 shall be made when Area A is developed and a contribution of \$72,000 shall be made when Area C is developed. Public art shall be developed in accordance with the following:

i. The Owner shall provide public art through two opportunities:

A. Purchased Art:

Includes artwork acquired through an art selection process administered by the Edmonton Arts Council in consultation with the Groat Estate Public Art Committee.

B. Structural Art:

Includes artworks created through artistic application of architectural surfaces and hard and soft landscaping to the satisfaction of the Development Officer and administered by Edmonton Arts Council in consultation with the Groat Estate Public Art Committee. The process will include a juried selection of concepts proposed by artists and designers. Structural Public Art shall be defined in the Site Plan for each phase to the satisfaction of the Development Officer.

ii. Membership on the Groat Estate Public Art Committee shall include two (2) representatives of the developer, one (1) representative from the Groat Estate Residents' Association (GERA), and one (1) representative from the Westmount Community League.

iii. A Staging Public Art Program shall be submitted with the initial development permit application to the satisfaction of the Development Officer in consultation with the Urban Planning and Environment Branch. Public art shall be provided in consolidated stages to provide for significant public art in appropriate locations and shall commence by the completion of the first stage of the development.

iv. For each stage of the development the proportional share of the above captioned value shall be contributed to the City in trust for the commission of public art. Artworks will be acquired through a juried art procurement process administered by the Edmonton Arts Council, and shall be owned and maintained by the Condominium Association.

v. A committee with representation from the owners and the Edmonton Arts Council shall oversee this Public Art Program, and, in consultation with the Development Officer shall determine the appropriate locations for artworks to be installed.

### **DC2.804.7.3 Off-site Improvements to Serve the Development**

The following improvements shall be required for the development funded by the owner(s).

a. The owner(s) shall enter into a Sidewalk Utility Right-Of-Way Agreement for those portions of Clifton Place sidewalk, north of Area C, that are located within private property.

b. The owner(s) shall be responsible for the upgrading of the portion of Clifton Place roadway directly abutting the site to City of Edmonton Urban Local Residential Construction Standards (including a turnaround). This requirement includes, but is not limited to, resurfacing/reconstruction of the roadway to an 8.0 m width, curbs and gutters, sidewalk or multi-use trail on both sides of the roadway, curb ramps, street-lighting, pavement marking and curb extensions, to the satisfaction of the Transportation Services.

c. The owner (s) shall be responsible for asphalt resurfacing of the existing path on the Public Utility lot connecting Clifton Place to 125 Street and Jasper Avenue.

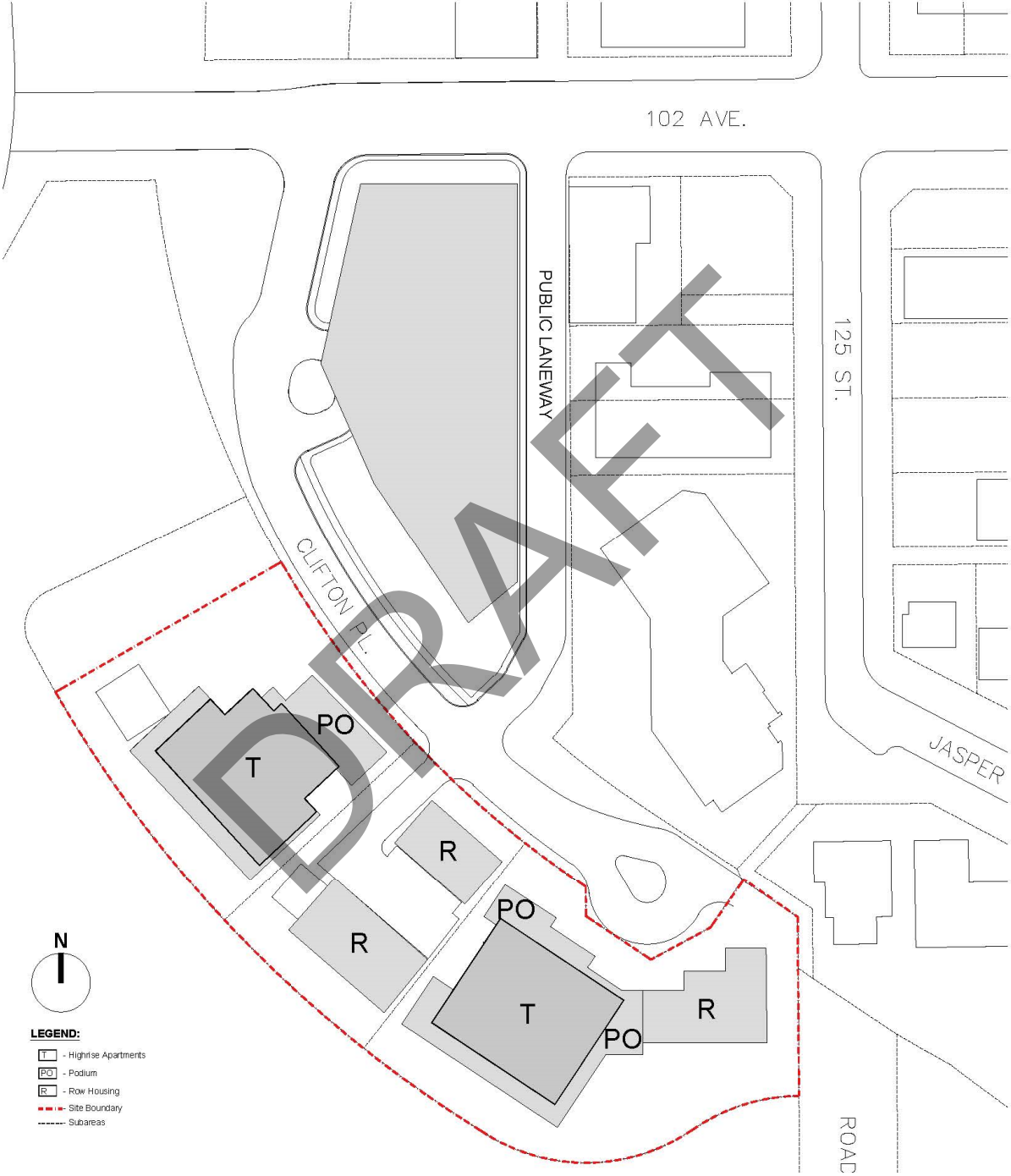
### **DC2.804.7.4 Transportation and Servicing Improvements**

a. For each stage of the development, the owner(s) must enter into an Agreement with the City of Edmonton for off-site improvements necessary to serve the land adjacent to development. 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. Relocation/alteration of existing utilities and installation of new utilities; and
- ii. Required upgrading of existing sanitary and storm sewer systems, to the satisfaction of Drainage Services, to be completed with the first stage of development.

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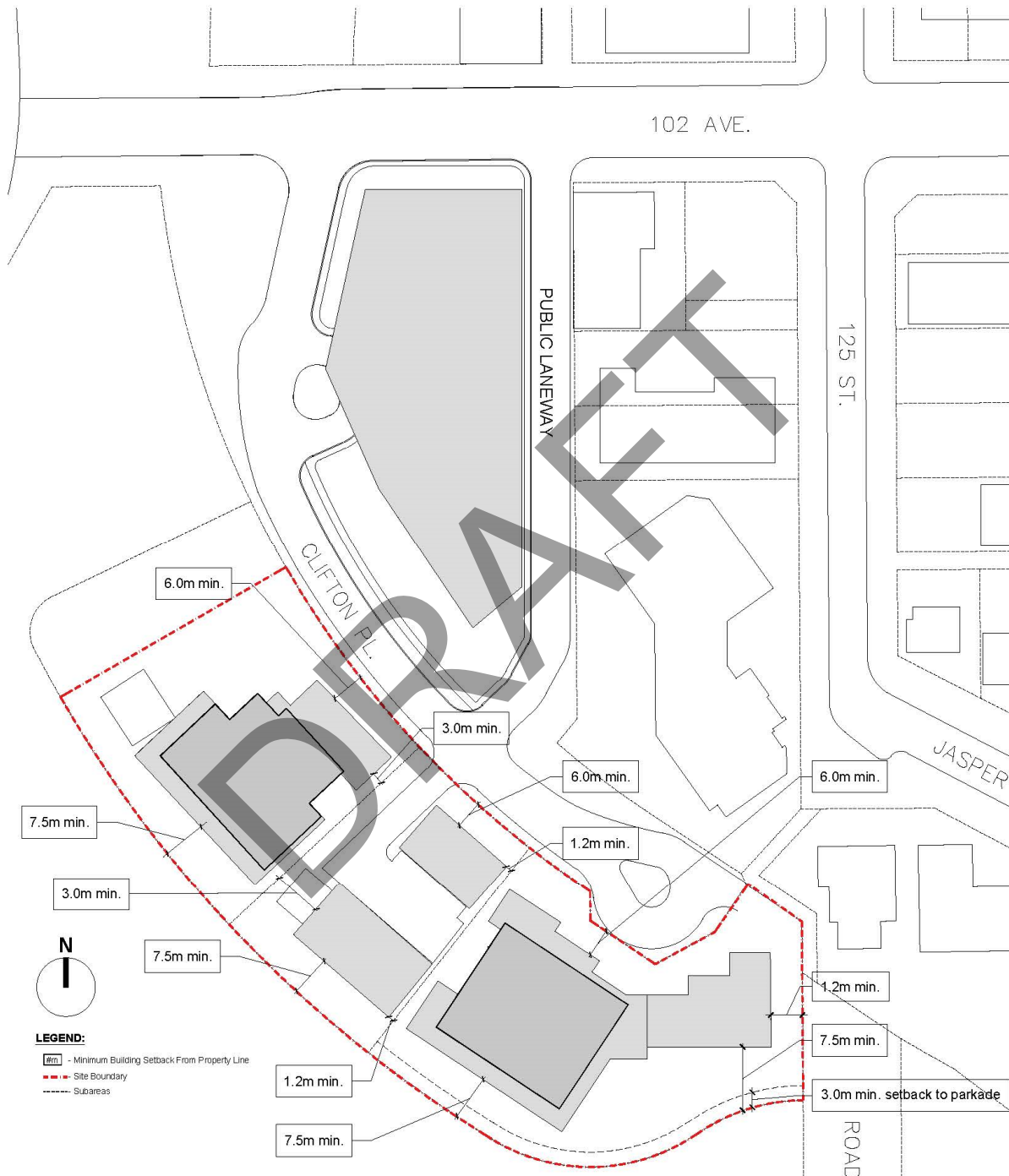
**APPENDIX - I**  
**CLIFTON PLACE**  
**Site Plan**



# APPENDIX - II

## CLIFTON PLACE

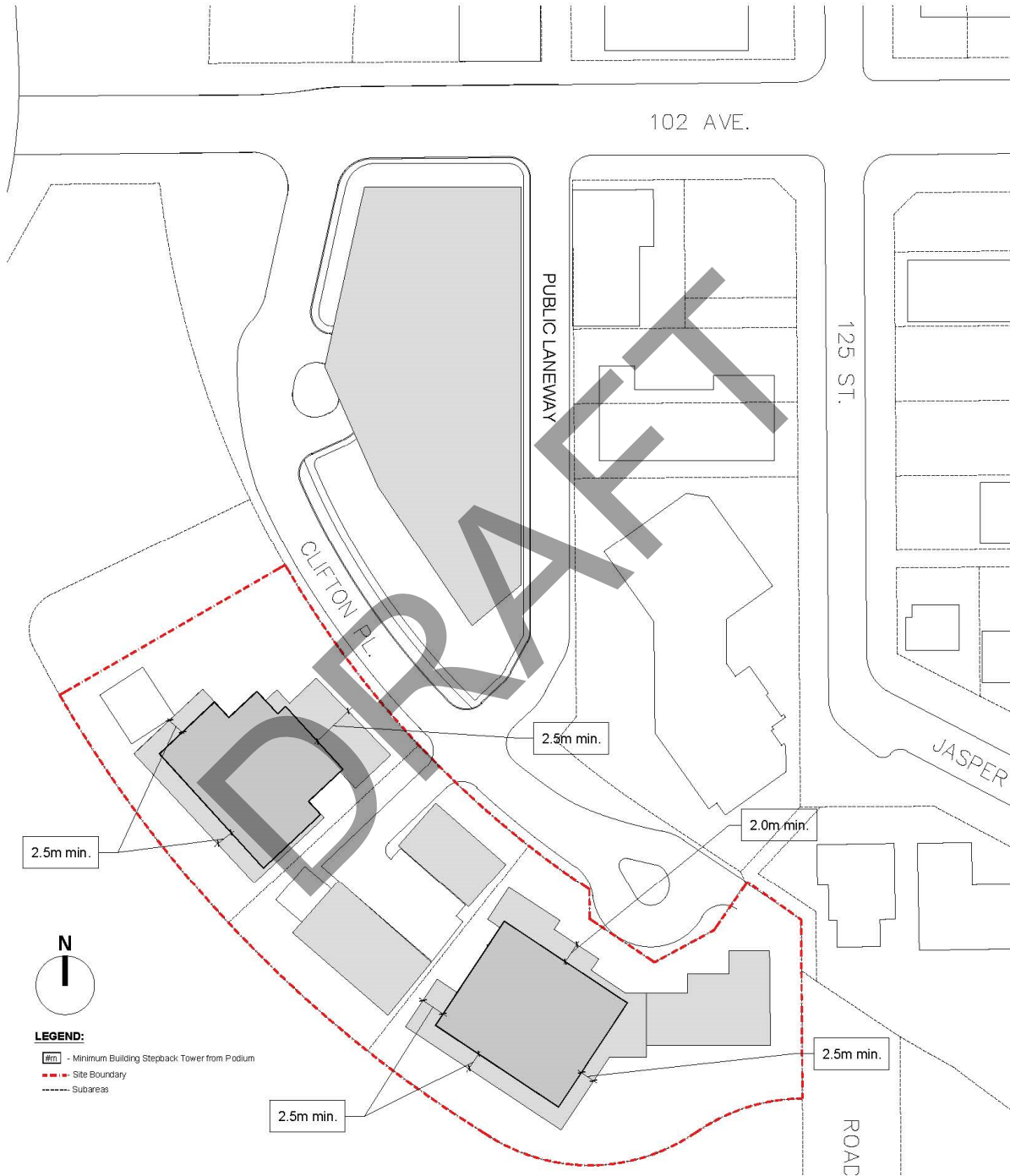
### Minimum Building Setbacks



# APPENDIX - III

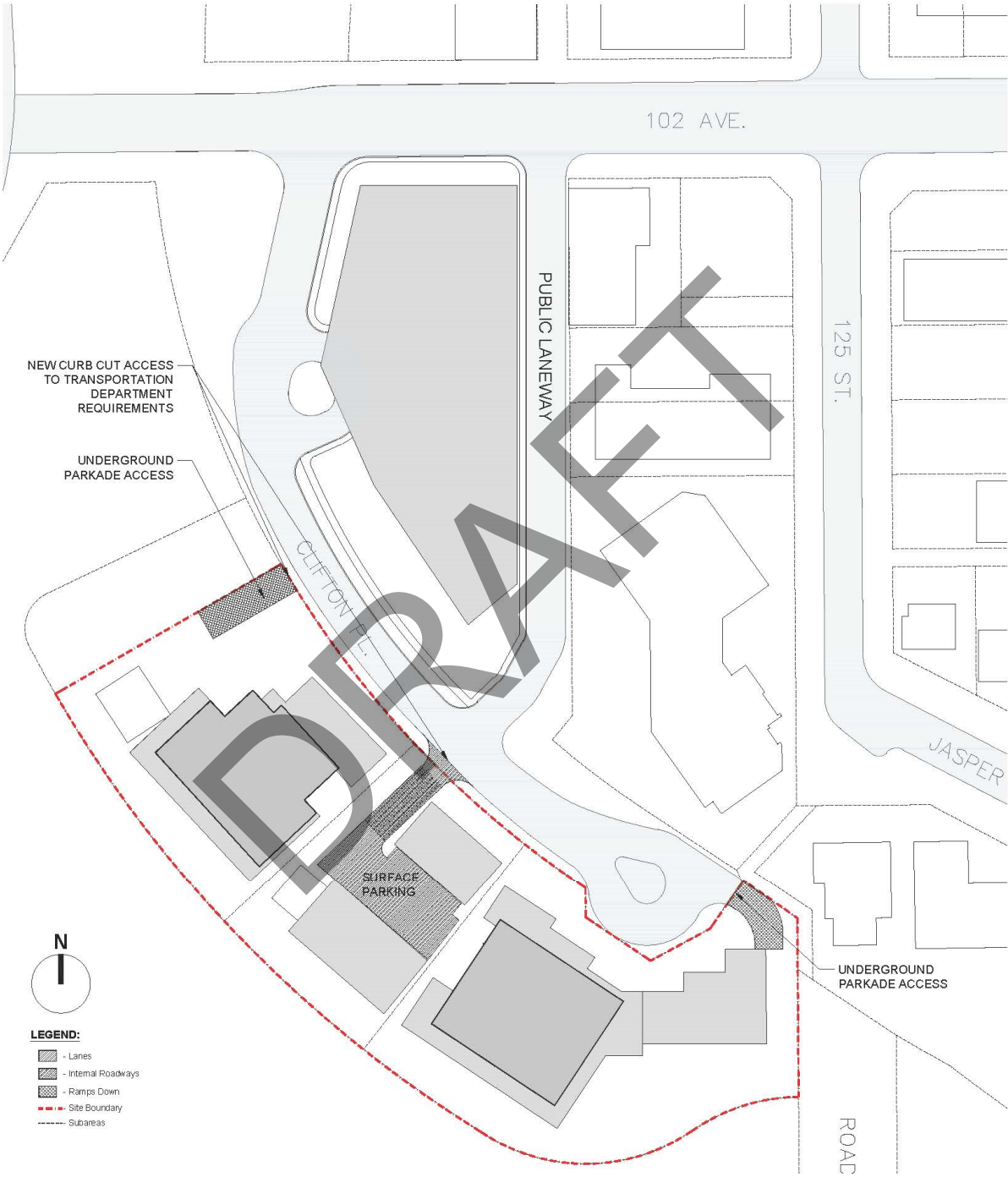
## CLIFTON PLACE

### Minimum Building Stepback - Tower from Podium

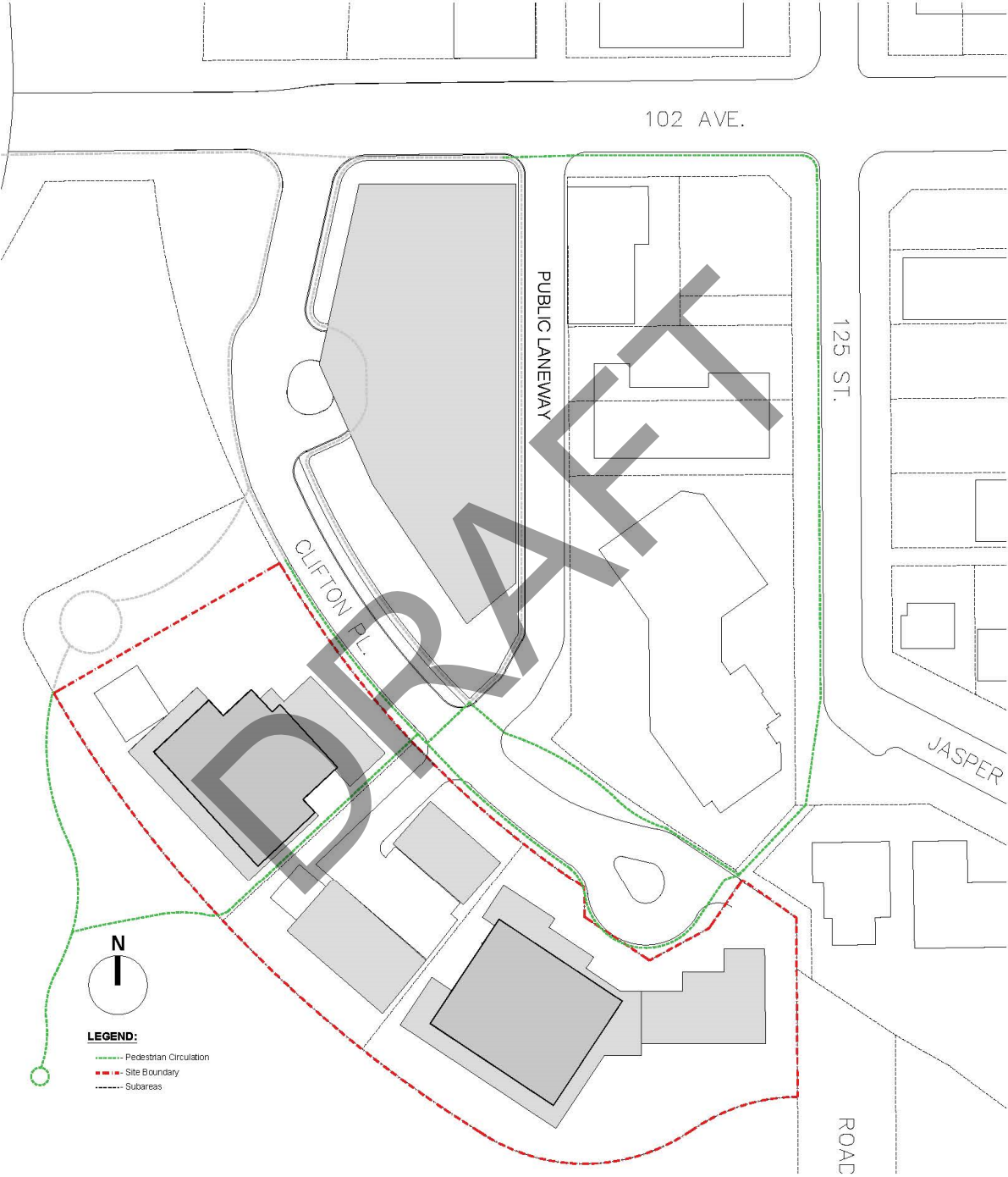




APPENDIX - IV  
CLIFTON PLACE  
Vehicular Access & Circulation



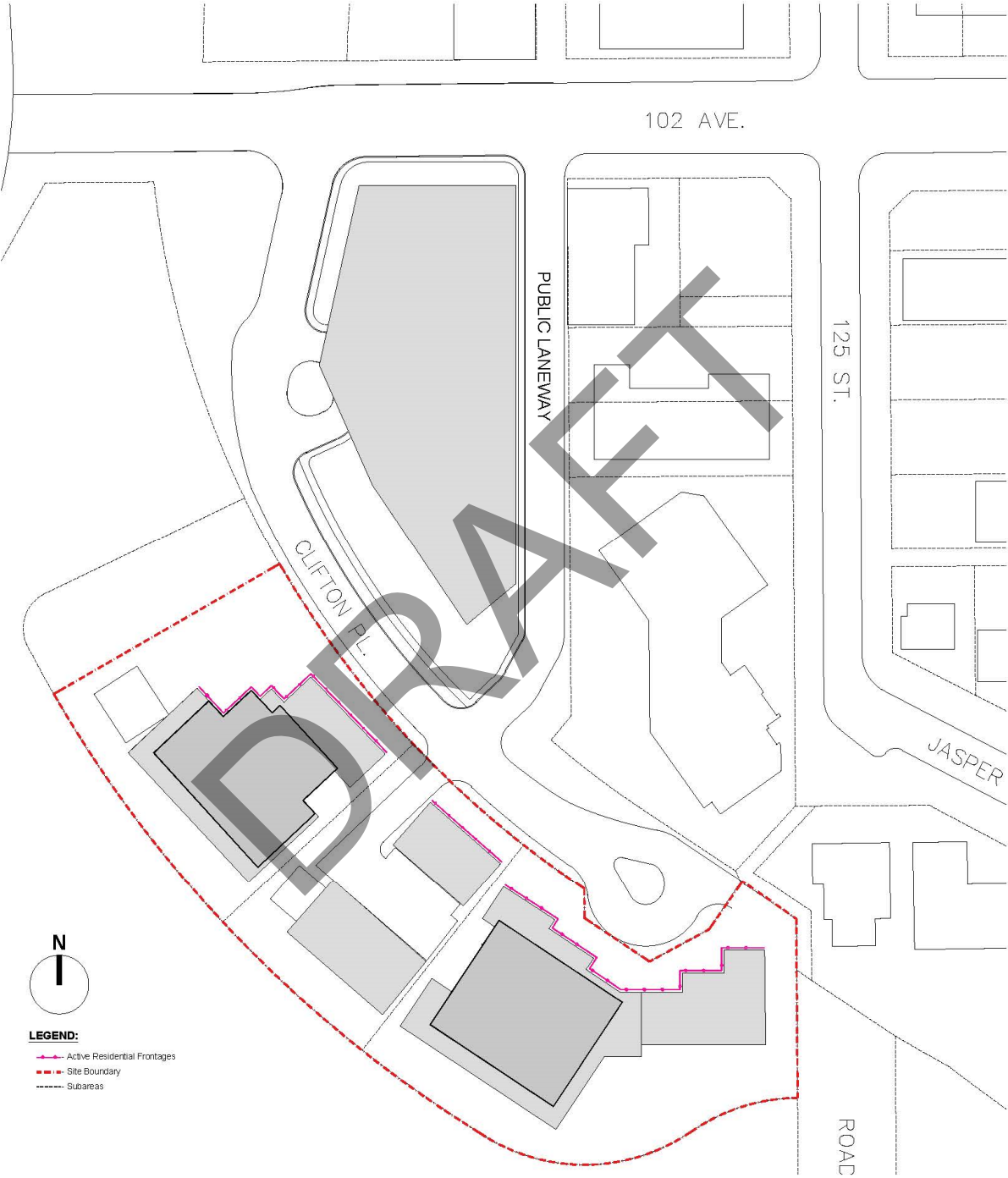
**APPENDIX - V**  
**CLIFTON PLACE**  
**Pedestrian Circulation**



# APPENDIX - VI

## CLIFTON PLACE

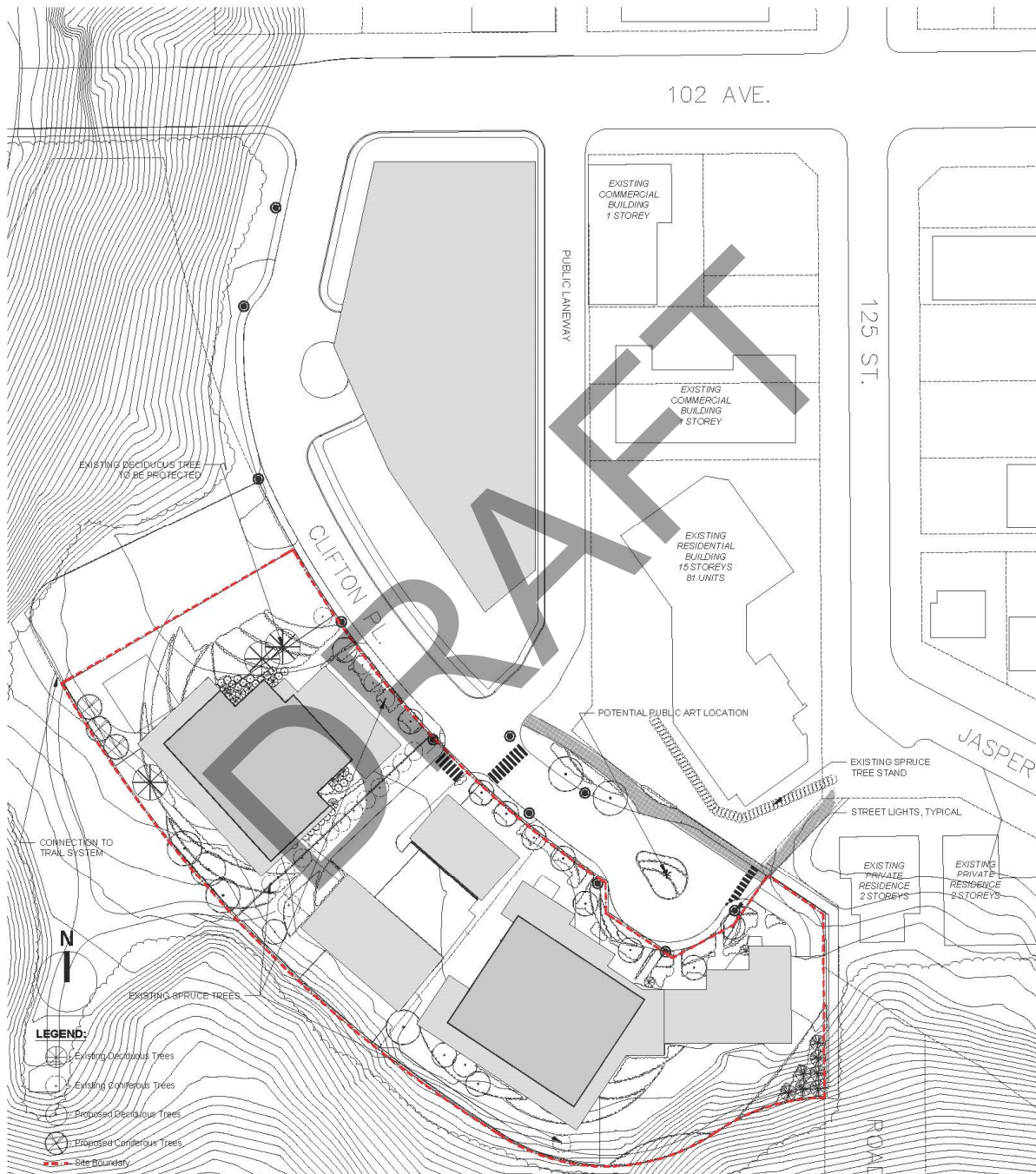
### Active Residential & Commercial Frontages



# APPENDIX - VII

## CLIFTON PLACE

### Illustrative Landscaping Plan



# APPENDIX - VIII

CLIFTON PLACE

Trail Connection to View Point Easement

