

(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION

SEP 05, 2017

1.0 GENERAL PURPOSE

To accommodate a mixed use development primarily for medium rise apartment housing with additional commercial uses on the ground floor, as part of a high quality, integrated residential development. The development is transit oriented and considers a future LRT nearby, dedicated bike route on 83 Avenue and a pedestrian friendly design along 109 Street.

2.0 AREA OF APPLICATION

This Provision shall apply to Lots 9-15, Block 177, Plan N4000R, located north of 83 Avenue and east of 109 Street (8307 – 109 Street) as shown in Schedule "A" of this Bylaw adopting this DC2 Provision.

3.0 USES

- a. Apartment Housing
- b. Apartment Hotels
- c. Bars and Neighborhood Pubs
- d. Child Care Services
- e. Commercial Schools
- f. Convenience Retail Stores
- g. General Retail Stores
- h. Health Services
- i. Indoor Participant Recreation Services
- j. Live Work Units
- k. Minor Home Based Business
- l. Personal Service Shops
- m. Professional, Financial and Office Support Services
- n. Residential Sales Centre
- o. Restaurants
- p. Specialty Food Services
- q. Fascia On-premises Signs
- r. Freestanding On-premises Signs
- s. Projecting On-premises Signs
- t. Temporary On-premises Signs

4.0 DEVELOPMENT REGULATIONS

4.1 General

The development shall be in general conformance with Appendices 1 through 5, to the satisfaction of the Development Officer.

- a. The maximum number of Dwelling units shall be 172.
- b. The maximum Height excluding roof mechanical unit shall not exceed 33.0 meters.
- c. The maximum Floor Area Ratio shall be 4.00 including Residential and Non-Residential uses.
- d. Notwithstanding the other Development Regulations of this Provision, the Appendices of this Provision and Section 720.3(2) of the Zoning Bylaw, in the event that the owner/developer does not obtain a Building Permit and commence construction of the principal building under a valid Development Permit within 5 years of the passage of the Bylaw adopting this Provision, development of the site shall be in accordance with this Provision, except that:
 - i. the maximum Floor Area Ratio shall be 1.0; and
 - ii. the maximum Height shall be 10.0 m

4.2 Regulations for Sub-Area 1 (Commercial)

- a. Building Frontage along 109 Street shall only be used for retail and other commercial and services uses.
- b. Minimum Setbacks in Sub-Area 1 shall be as follows and be in general conformance with Appendix 1
 - i. 1.5 meters from the North property line
 - ii. 1.0 meter from the West property line
 - iii. 0.0 meter from the South property line
- c. Setbacks shall only be used to accommodate street related activities such as sidewalk cafes, architectural features, amenity areas⁵ and landscaping that contribute to the pedestrian-oriented shopping character of the area.
- d. Notwithstanding 4.2(b)(i) & 4.2.(b)(ii) of this provision, an Amenity Space shall be provided at the southwest corner of the building in general conformance to Appendix 1 and shall be measured as follows:
 - i. 6.0 – 8.0 meters measured eastward from the west property line
 - ii. 3.0 – 5.0 meters measured northward from the south property line

- e. Restaurants and Specialty Food Services shall be limited to 210 occupants and 250 sq.m of Public Space and Bars and Neighborhood Pubs shall be limited to 125 Occupants and 150 sq.m of Public Space.
- f. Residential Sales Centre Uses shall be limited to sale or leasing of units located within the site.
- g. Maximum Floor Area for each of retail and other commercial and service uses shall be 650 sq. m.

4.3 Regulations for Sub-Area 2 (Residential)

- a. Minimum Setbacks in Sub-Area 2 shall be as follows and be in general conformance with Appendix 1
 - i. 6.0 meters from the south property line
 - ii. 10.0 meter from the north property line
 - iii. 2.0 meter from the east property line
- b. Live Work Units shall not be developed above the ground floor of the building and shall have individual front entrances at grade.

5.0 Parking, Access, Loading and Storage

- a. A minimum total of 35 parking spaces shall be provided for all Uses.
- b. A minimum of 5 publicly accessible parking spaces will be provided on-grade designated to car share program.
- c. A minimum of 8 publicly accessible parking spaces will be provided on-grade for visitors and Non-residential uses.
- d. The below Grade Parking Garage shall not be subject to required Setbacks and may extend to all Lot Lines.
- e. Vehicular access and egress shall be provided from the Lane abutting the north Lot line of the Site in general conformance with Appendix I.
- f. Retaining walls bordering the below Grade driveway/Parking Garage ramp, must not exceed a Height of 0.3 m at the Lot line nor 1.0 m within 1.0 m of the Lot line and no portion of the wall may encroach onto road right-of-way. Should the owner/applicant wish to increase this Height, adequate sight line data must be provided to ensure

vehicles can exit safely to the satisfaction of the Development Officer in consultation with Transportation Services.

- g. Waste collection areas or outdoor storage areas shall not be developed within 3.0 meters of the property line. Outdoor waste collection shall be screened as per Section 55.5.6 and shall be located on the Site in accordance with Appendix 1 to the satisfaction of the Development Officer in consultation with Waste Management Services and Transportation.
- h. Visitor parking and non-residential use parking shall be permitted at grade, abutting the Laneway.

6.0 Bicycle Parking

- a. The minimum of one bicycle parking space per Residential unit shall be provided. Bicycle parking could be provided in designated storage room within the building including basement and/or at grade within the site landscape.
- b. A minimum of 20 bicycle parking spaces shall be provided at grade in general conformance with Appendix 1: Site Plan, and to be designated as Visitor and Non-residential bicycle stalls. These bicycle parking spaces shall be provided at grade, accessible and available for public use and in general conformance with Section 54.3.

7.0 Landscaping

- a. Landscape shall be in general conformance to Section 55 to the Zoning Bylaw
- b. A Landscape Plan shall be completed by a registered landscape Architect licensed to practice in the Province of Alberta, and submitted for review and approval by the Development Officer, prior to issuance of any Development Permit.
- c. Landscaping on the Site shall consider the use of plant materials that provide colour, texture, and visual interest throughout the year to enhance appearance of the Development and create comfortable, attractive and sustainable environments.
- d. The Landscape Plan shall include pavement materials, exterior lighting where proposed, street furniture elements, sizes and species of new and existing tree plantings, and other landscaping elements as applicable.
- e. Where below Grade Parking is provided near or on the lot line, raised planters shall be permitted within Setback space at grade to achieve sufficient soil depths to support Landscaping.

8.0 Building Design and Architectural Treatment

- a. A variable Stepback distance between 6.0 m to 10.0 m shall be permitted along the façade for floor levels above 12.0m abutting 109 Street.
- b. A further variable Stepback distance between 6.0 m to 10.0 m shall be permitted along the façade for the amenity floor level of the Building abutting 109 Street.
- c. A variable Stepback distance between 3.0 m to 6.0m shall be permitted along the façade for floor levels above 12.0m along the East
- d. Commercial frontage at grade shall have individual external entrances.
- e. High quality exterior finishing materials shall provide visual interest and may include materials such as, but not limited to masonry, stone, metal, wood, cement paneling, acrylic stucco and clear glass. The use of vinyl and masonry stucco as a finishing material shall not be permitted.
- f. All non-residential window glazing shall be transparent and shall be placed to allow viewing into the building to promote a positive pedestrian oriented street to the satisfaction of the Development Officer. Tinted, reflective or other opaque treatments shall be prohibited.
- g. A minimum of 70% of the linear frontage of the Sub-Area 1 Façade fronting onto the public roadways other than a Lane shall consist glazing described in Section 8(f) of this Provision.
- h. Weather protection in the form of a canopy or other architectural element shall be provided above ground floor commercial entrances to create a comfortable environment for pedestrians.
- i. 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 buildings.
- j. 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, to accentuate artwork and building elements, and to highlight the development at night time and in winter months. Exterior lighting associated with the development shall be designed such that it has no negative impact on the adjacent property.
- k. A minimum Amenity Area of 7.5 sq. meters per Dwelling shall be provided and can be private and/or communal. This may be achieved through the use of balconies, terraces/patios, rooftop terraces/patios and indoor communal amenity spaces such as lounges and fitness areas.

- l. All ground level Residential Dwelling units shall have an individual external entrance at Grade oriented and clearly visible to be readable from and lend a sense of occupancy to the public roadway, including a Lane. Sliding patio doors shall not serve as this entrance.
- m. A semi-private outdoor amenity area in front of each at-grade Dwelling exterior entry shall be provided in a manner that establishes a transition area between the public roadway, including a Lane 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.
- n. The geodetic elevation of the top of the floor on the level that is directly above Grade shall not exceed the geodetic elevation of the abutting public sidewalk by more than 0.3m.

9.0 OTHER REGULATIONS

- a. A Crime Prevention through Environmental Design Assessment shall be prepared at the Development Permit Stage to the satisfaction of the Development Officer to ensure that the development provides a safe urban environment.

10.0 IMPROVEMENTS AND CONTRIBUTIONS

- a. The Owner shall enter into a Municipal Improvement Agreement (MIA) with the City of Edmonton, in conjunction with the development permit for off-site improvements necessary to serve the development.

APPENDIX 1: Conceptual Site Plan

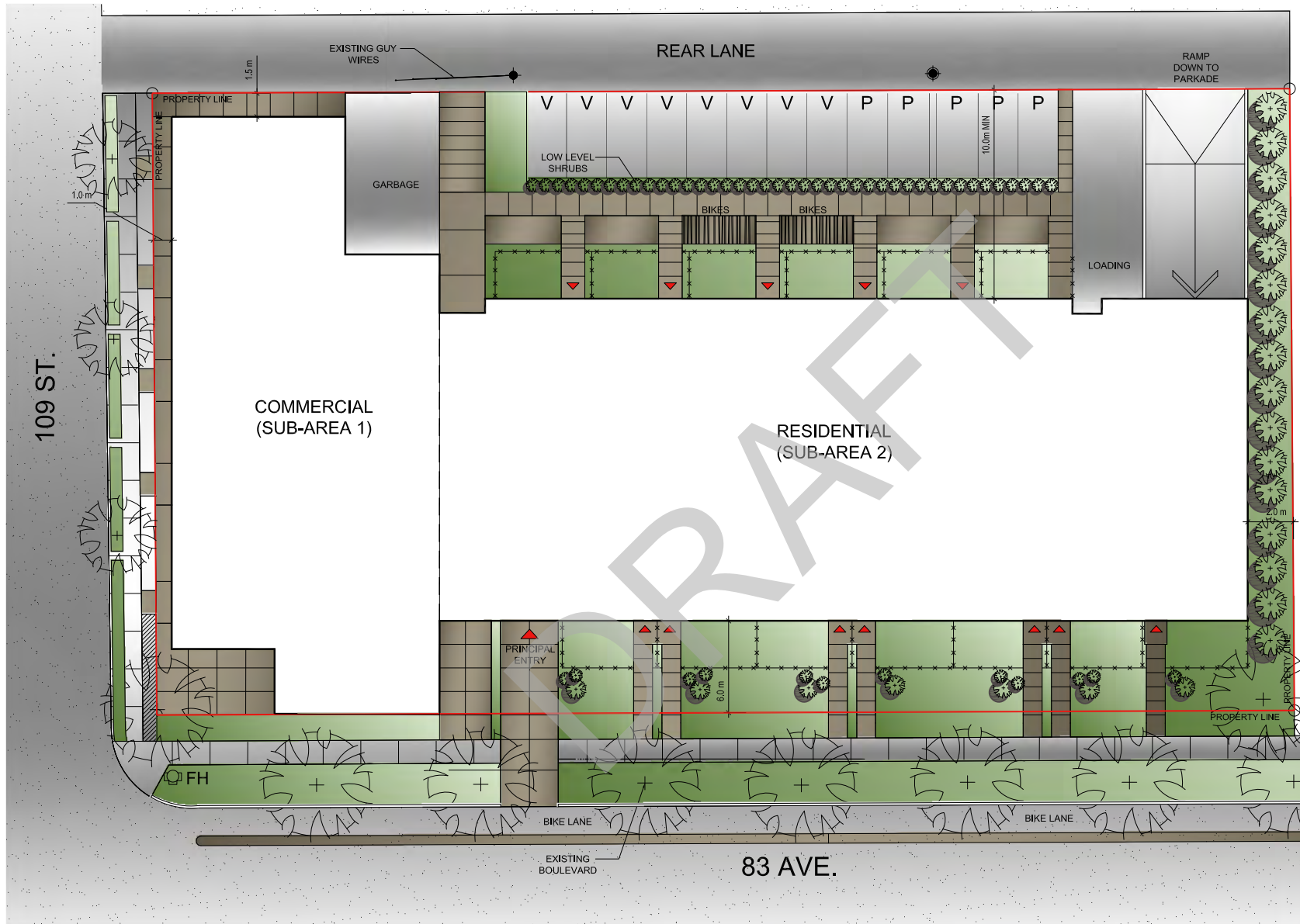
APPENDIX 2: Conceptual South Elevation – Along 83 Ave

APPENDIX 3: Conceptual North Elevation – Along Lane

APPENDIX 4: Conceptual West Elevation – Along 109 Street

APPENDIX 5: Conceptual East Elevation

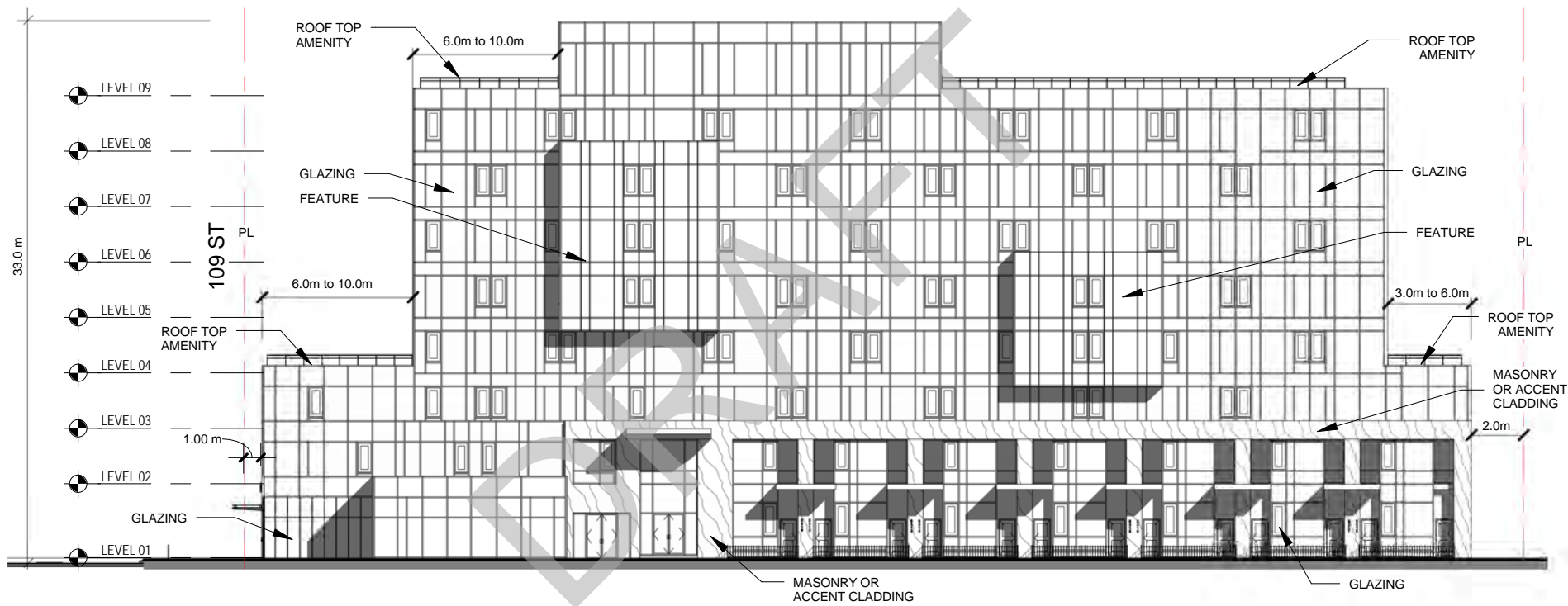
APPENDIX 1



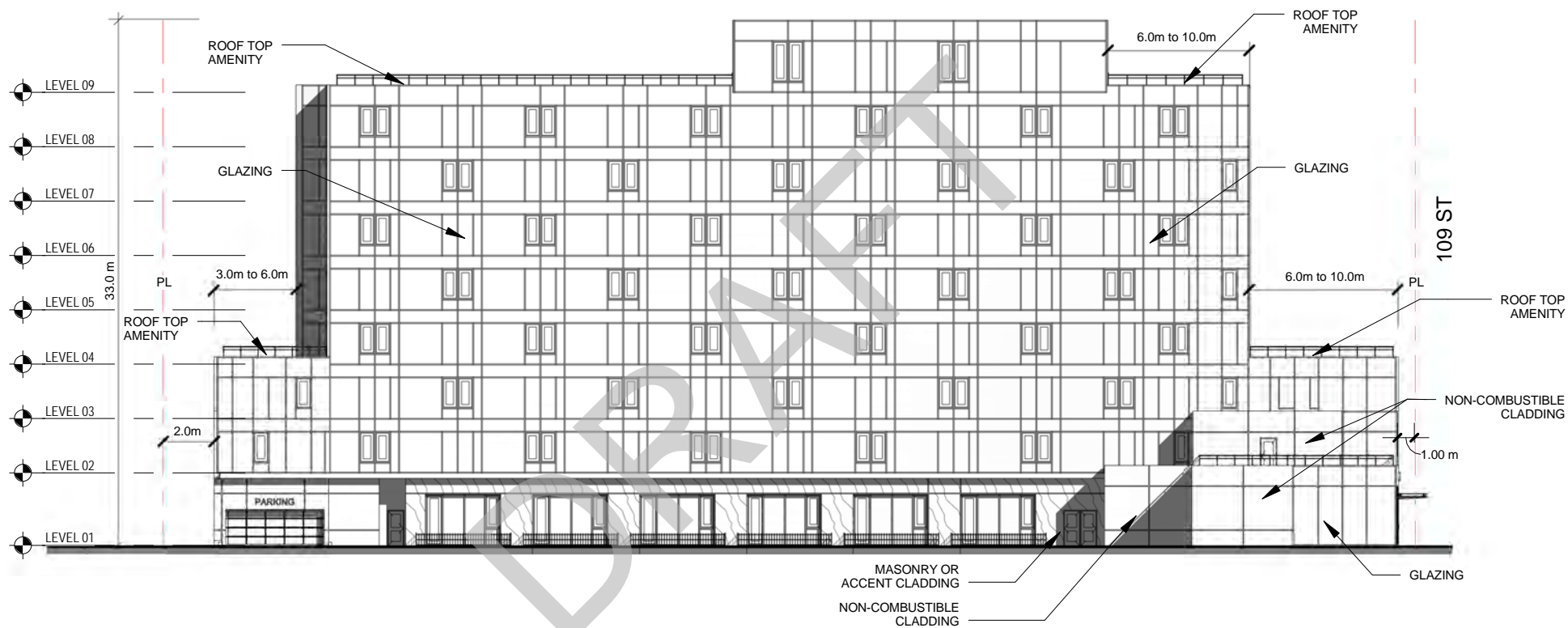
LEGEND	
	LANDSCAPE AREA
	HARDSCAPE PAVING
P	CAR SHARE VEHICLES
V	VISITOR PARKING
	EXTERIOR BIKE STORAGE
	OUTDOOR AMENITY AREA
	EXISTING TREES
	EXISTING POWER POLES



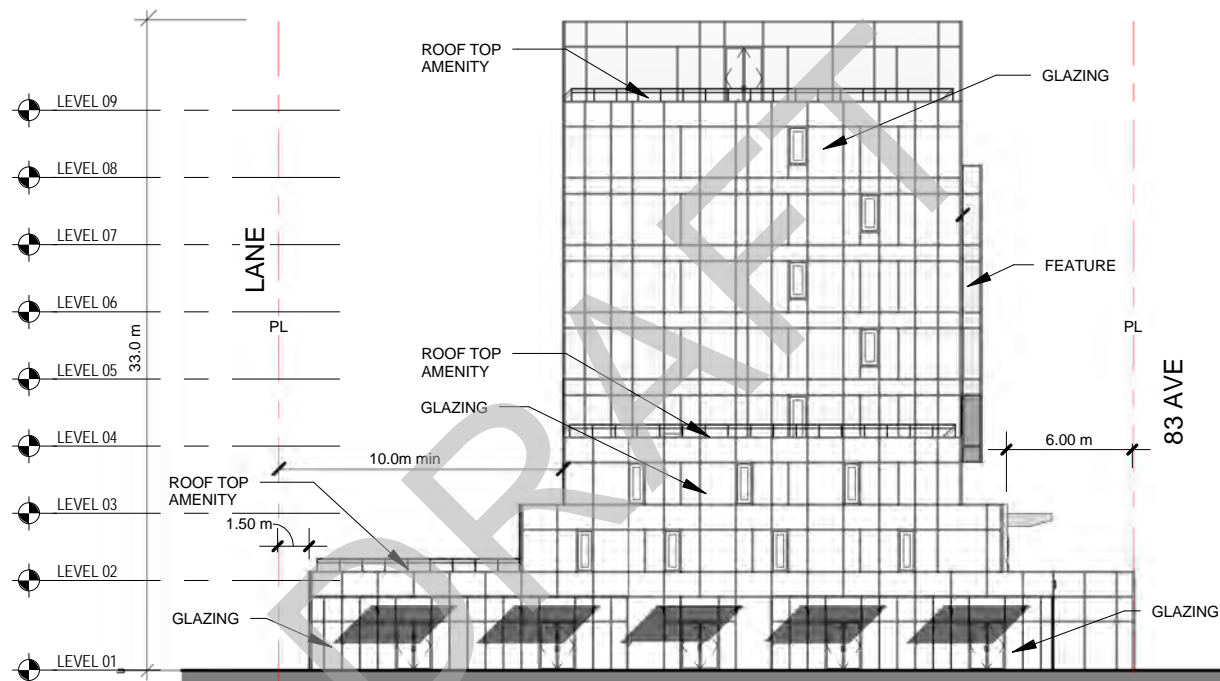
CONCEPTUAL SITE PLAN



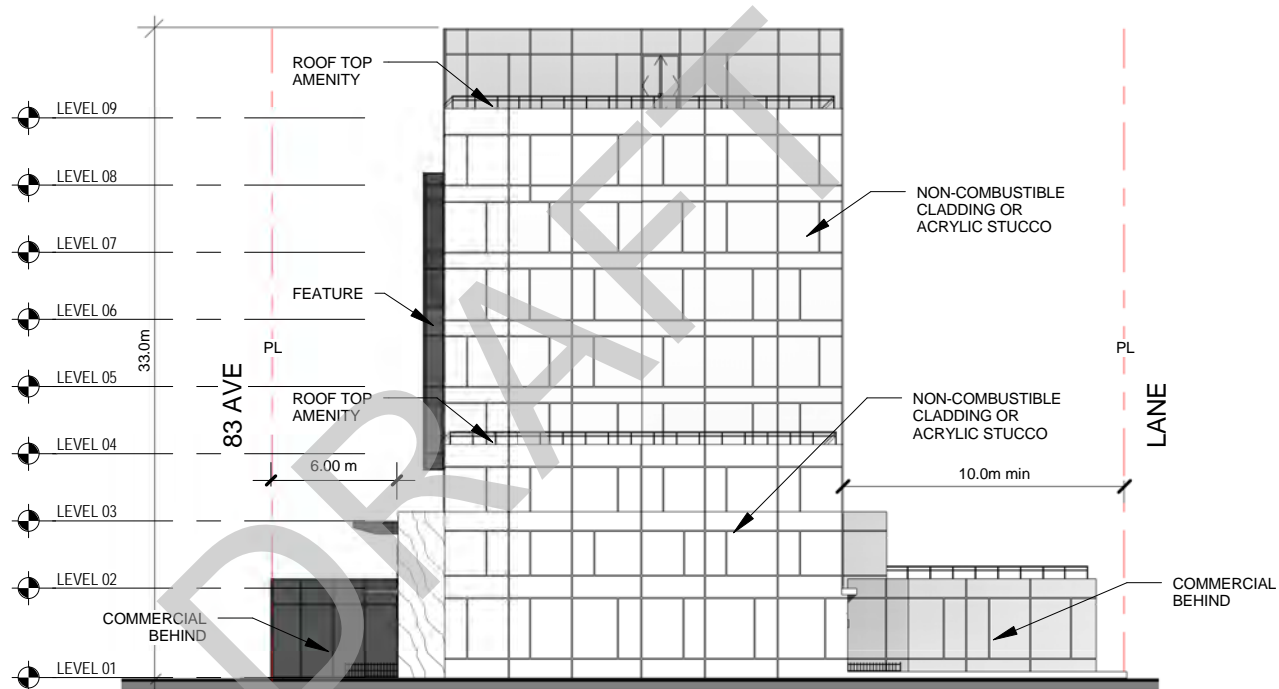
CONCEPTUAL SOUTH ELEVATION - ALONG 83 AVE



CONCEPTUAL NORTH ELEVATION - ALONG LANE



CONCEPTUAL WEST ELEVATION - ALONG 109 STREET



CONCEPTUAL EAST ELEVATION