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(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION

Section DC2.XXXX

DC2.XXXX.1 General Purpose

The purpose of this zone is to provide for a large site development on a surplus school site, providing affordable housing including row housing and low-rise apartment housing, with at Grade Dwellings and a built form that sensitively transitions to the surrounding community.

DC2.XXXX.2 Area of Application

This Provision shall apply to Lot 57MR, Block 5, Plan 1621875, located in the Keheewin neighbourhood as shown on Schedule A of this Bylaw.

DC2.XXXX.3 Uses for Area A

- a. Child Care Services
- b. Garden Suites
- c. Group Homes
- d. Limited Group Homes
- e. Lodging Houses
- f. Major Home Based Business
- g. Minor Home Based Business
- h. Multi-unit Housing
- i. Publicly Accessible Private Park
- j. Row Housing
- k. Secondary Suites
- l. Urban Gardens
- m. Urban Outdoor Farms
- n. Fascia On-premises Signs
- o. Projecting On-premises Signs
- p. Temporary On-premises Signs

DC2.XXXX.4 Uses for Area B

- a. Child Care Services
- b. Garden Suites
- c. Group Homes
- d. Limited Group Homes
- e. Lodging Houses
- f. Major Home Based Business
- g. Minor Home Based Business
- h. Publicly Accessible Private Park
- i. Religious Assembly
- j. Row Housing
- k. Secondary Suites
- l. Urban Gardens
- m. Urban Outdoor Farms

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- n. Fascia On-premises Signs
- o. Projecting On-premises Signs
- p. Temporary On-premises Signs

DC2.XXXX.5 Development Regulations

- a. The development shall be in general accordance with Appendix 1 to the satisfaction of the Development Officer.
- b. The maximum Floor Area Ratio (FAR) shall be 1.1.
- c. The maximum number of Dwellings shall be 135, in accordance with the following:
- d. The maximum Height for Area A shall be 14.5 m for flat, mansard and gambrel roofs, or 16.0 m for a roof type with a pitch of 4/12 (18.4 degrees) or greater, in accordance with Section 52 of this Bylaw.
- e. The maximum Height for Area B shall be 10.0 m.
- f. The minimum building Setbacks shall be as follows:
 - i. 12.0 m from the north Lot line;
 - ii. 6.0 m from the east Lot line (along 105th Street);
 - iii. 6.0 m from the south Lot line; and
 - iv. 7.5 m from the west Lot line.
- g. A landscaped setback shall be provided in the southeast corner of the Site in general accordance with Appendix 1.
- h. Where any building that directly abuts 105 Street exceeds 3 storeys, the Façade shall be stepped or sloped back at a minimum angle of 45 degrees from the vertical plane for a minimum horizontal distance of 2.4 m.
- i. A minimum Amenity Area of 7.5 m² per Dwelling shall be provided.
- j. Signs shall comply with Schedule 59A of this Bylaw.

DC2.XXXX.6 Urban Design Regulations

- a. At Grade residential development shall provide separate, individual access at Grade and feature identifiable doorways, landscaped terraces, pedestrian lighting, and patios where appropriate.
- b. Exterior building materials shall be sustainable, durable, and high quality.
- c. All mechanical equipment shall be concealed by screening in a manner compatible with the architectural character of the building, or concealed by incorporating it within the building.

DC2.XXXX.7 Parking, Access, and Waste Collection

- a. Vehicular access and egress shall be provided from 105 Street in general conformance with Appendix 1.
- b. All required vehicular parking, except for visitor parking, shall be provided within an underground Parking Garage.
- c. No parking, loading, storage, or waste collection shall be permitted within required Setbacks. Trash collection areas shall be designed to the satisfaction of the Development Officer in consultation with Waste Management.

DC2.XXXX.8 Landscaping and Connectivity

- 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. The Landscape Plan shall include pavement materials, exterior lighting, street furniture elements, pedestrian seating area, sizes and species of new tree plantings, and other detailed Landscaping elements.
- b. The Landscaping Plan shall demonstrate:
 - i. Entry transitions, including features such as steps, decorative fences, gates, hedges, low walls, and planting beds within the Setback from a public roadway other than a Lane;
 - ii. Clear delineation of all Private Outdoor Amenity Areas at grade with vertical landscaping features (e.g. hedges, decorative fences, low walls, shrubs, and other plant material); and
 - iii. That soil above the underground parking facilities shall be of sufficient depth to accommodate required landscaping, including trees, shrubs, flower beds, grass, and ground cover.
- c. Pedestrian circulation shall be provided through the Site in general accordance with Appendix 1. The following regulations shall apply:
 - i. A pedestrian connection shall logically connect to public sidewalk adjacent to the Site with the park west of the site.
 - ii. Hard surfaced pedestrian walkways with lighting shall be provided on both sides of internal roadways, not including the lane in Area B, and shall be a minimum of 1.5 m.
- d. Decorative and security lighting shall be designed and finished in a manner consistent with the design and finishing of the development and will be provided to ensure a safe, well-lit environment for pedestrians.
- e. A fence with a minimum height of 1.0 m shall be provided along the south and west property lines, separating the development from the school park, as per Appendix 1. At least one access point in the fence shall be provided. Landscaping immediately inside the fence shall be permitted only where visual permeability at eye level is maintained.

DC2.XXXX.9 Public Improvements and Contributions

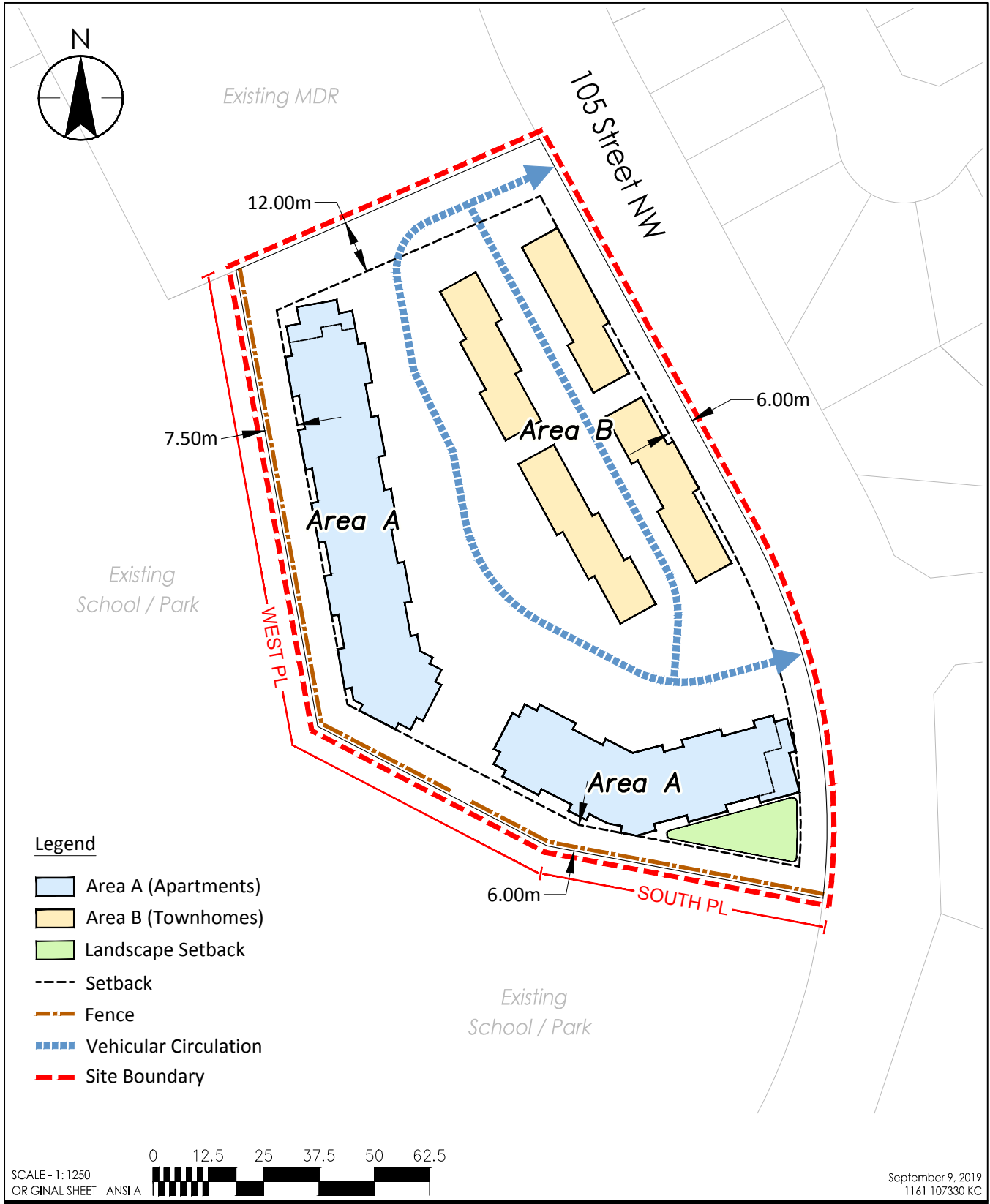
- a. As a condition of any development permit, the owner shall enter into an Agreement with the City of Edmonton for Off-Site improvements necessary to serve the development, such improvements to be constructed at the owner's cost. The Agreement process includes an engineering drawing review and approval process. Improvements to address in the Agreement include, but are not limited to:
 - i. the repair of any damage to the abutting roadways, sidewalks and/or boulevard, including the Lane not directly adjacent to the site but which may be used for construction purposes, resulting from construction of the development to the satisfaction of Subdivision and Development Coordination (Transportation). The site shall be inspected by Subdivision and Development

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Coordination (Transportation) prior to the start of construction and when construction is complete.

- b. A minimum of 15 Dwellings shall:
 - i. Be located below the third Storey of the building;
 - ii. Have a minimum of 3 bedrooms; and
 - iii. Have direct access to an Amenity Area.
- a.

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Client/Project
CRHC
KEHEEWIN REZONING

Figure No.
1.0

Title
Appendix 1 Site Plan