

## **SCHEDULE “B”**

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

#### **DC2.XXX**

##### **1. General Purpose**

To accommodate the development of a six (6) storey mixed use building with 112 residential units and an option for development of either residential or commercial units at grade level.

##### **2. Area of Application**

This DC2 Provision shall apply to Lots 24 to 30, Block 41, Plan I17, located on the southwest corner of 101 Street and 79 Avenue, as shown on Schedule “A” Site Plan, appended to the Bylaw adopting this Provision, Ritchie.

##### **3. Uses**

- a. Apartment Housing
- b. Business Support Services
- c. General Retail Store
- d. Health Services
- e. Minor Home Based Business
- f. Personal Service Shops
- g. Professional, Financial and Office Support Services
- h. Residential Sales Centre
- i. Restaurants, limited to 240m<sup>2</sup> of public space
- j. Specialty Food Services, limited to 240m<sup>2</sup> of public space
- k. Fascia On-premises Signs

##### **4. Development Regulations for Uses**

- a) Residential Uses shall have separate at grade access.

- b) Commercial Uses shall have separate at grade access.
- c) Commercial Uses shall be limited to the first storey of the development.
- d) Signs shall be integrated into the general architectural design of the building to the satisfaction of the Development Officer. A Comprehensive Sign Design Plan shall be prepared in accordance with Section 59.3 of the Edmonton Zoning Bylaw, and developed in with the following:
  - i) Signs shall be limited to the first storey of the development
  - ii) The sign area shall not exceed 1.37m<sup>2</sup> and shall be developed to a maximum height of 0.37m
  - iii) A minimum of one sign per commercial bay shall be permitted
  - iv) Entrance canopy or window canopy signs are permitted

## **5. Development Regulations for Site Layout and Built Form**

- a) Development shall be in accordance with these regulations and in general accordance with Appendix 2 Building Elevations.
- b) The maximum number of Dwelling units shall not exceed 112.
- c) The maximum Floor Area Ratio shall be 3.0.
- d) The maximum Building Height shall not exceed 24m, nor six (6) storeys
- e) The development shall have the following setbacks:
  - i) 2.9m for the main floor and 0.8m for the floors above on the south
  - ii) 6.0m for the east
  - iii) 0.0m for the north
  - iv) 3.2m for the main floor and 2.3m for the floors above on the west
- f) Notwithstanding 4.e, the Development Officer may allow building Setbacks up to 3.2m along 101 Street and 79 Avenue to accommodate street related activities, such as sidewalk cafes, architectural features, artwork and landscaping that contribute to the pedestrian-oriented character of the area.
- g) A minimum Private Outdoor Amenity Area of 7.5m<sup>2</sup> per Dwelling shall be provided.

## **6. Development Regulations for Building Design and Features**

- a) Canopies, consisting of glass with a metal frame and steel structure shall be designed, installed and finished in a manner consistent with the design and finishing of the building. Canopies shall be developed to a minimum depth of 1.2m to provide weather protection.
- b) All exposed building faces shall have consistent and harmonious exterior finishing materials, which shall include cultured stone, acrylic stucco, wrought iron railing on the Juliette balconies, preformed acrylic stucco shamfir underbuilds on the Juliette balconies and shadow banding wraps on the window and door trims.
- c) All mechanical equipment on the roof of the development shall be incorporated within the roof structure.
- d) The façade treatment shall generally wrap around the development, as shown in Appendix 2 Building Elevations to provide a consistent profile facing public roadways.
- e) The west façade of the development shall provide a pedestrian-oriented commercial streetscape along 101 Street in accordance with the Building Elevations and the development shall provide at grade entrances to each commercial use to promote a pedestrian oriented nature of development.
- f) The north façade of the development, located adjacent to the alley, shall lend visual interest to the development, in accordance with the Building Elevations.
- g) The south façade of the development shall be similar to the west façade and provide a pedestrian oriented commercial streetscape along 79 Avenue in accordance with the Building Elevations and the development shall provide separate at grade entrances to each commercial unit to promote a pedestrian oriented nature of development.
- h) The development shall provide floor to ceiling double glazed store front window systems on the west and south facade of the first storey to allow viewing into the development and to promote a positive pedestrian-oriented shopping street at grade.
- i) The design shall include elements that mitigate negative impacts arising from possible accidents at adjacent industrial facilities, to the satisfaction of the Development Officer in consultation with Fire Rescue Services.

- j) The design shall incorporate noise abatement materials and acoustical sealing sufficient to ensure that noise levels do not exceed the maximum levels as defined by the City of Edmonton Community Standards Bylaw, The City of Edmonton Urban Traffic Noise Policy and the Canadian Mortgage and Housing Corporation, to the satisfaction of the Development Officer in consultation with Transportation Services.

## **7. Development Regulations for Parking, Loading and Access**

- a) A maximum of 126 on-site parking spaces may be provided, of which a maximum of 25 stalls may be surface parking, to the satisfaction of the Development Officer and Transportation Department. Parking shall be in accordance with Appendix 1.
- b) Access to the site shall consist of two separate 7.5m wide accesses from the alley on the north side of the property, one access shall be to the surface parking lot; and the other shall lead to the parkade ramp.
- c) Parkade ramps must not exceed a slope of 6% for a minimum distance of 4.5 m inside the property line and the ramps must be at grade at the property line. The proposed retaining walls bordering the driveway and parkade ramp must not exceed a height of 0.3 m for a distance of 3 m from the property line; and no portion of the wall may encroach onto the road right-of-way or obstruct driver sight lines.
- d) Access to the surface parking lot must only be from the alley access on the north side of the property.
- e) A barrier not to exceed a height of 0.3 m must be placed between the 10 surface parking stalls along the north boundary of the site and the alley to ensure that parking does not encroach into road right-of-way.
- f) Garbage enclosures must be located off the alley and entirely within private property as illustrated in the Site Plan. Gates and/or doors of the enclosure must not open or encroach into road right-of-way.
- g) A minimum of 22 bicycle parking spaces, of which 8 stalls will be reserved for residential purposes and 14 for commercial, shall be provided in accordance with Section 54 of the Zoning Bylaw to the satisfaction of the Development Officer and Transportation Department and in accordance with the Site Plan.

## **8. Development Regulations for Landscaping, Lighting and Amenity Areas**

- a) A detailed Landscape Plan for the Site for on and off-site landscaping, including all existing and proposed utilities within the road right of way must be submitted by a registered landscape architect for review and approval by Development and Zoning Services in conformance with Section 55 of the Zoning Bylaw.
- b) 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 well-lit environment for pedestrians and to accentuate artwork.
- c) Night-time light pollution shall be reduced by avoiding over-illumination of the development and use low cut-off exterior lighting fixtures which direct light downward, not upward and outward to ensure illumination does not extend beyond the boundaries of the development site.

## **9. Public Improvements and Contributions**

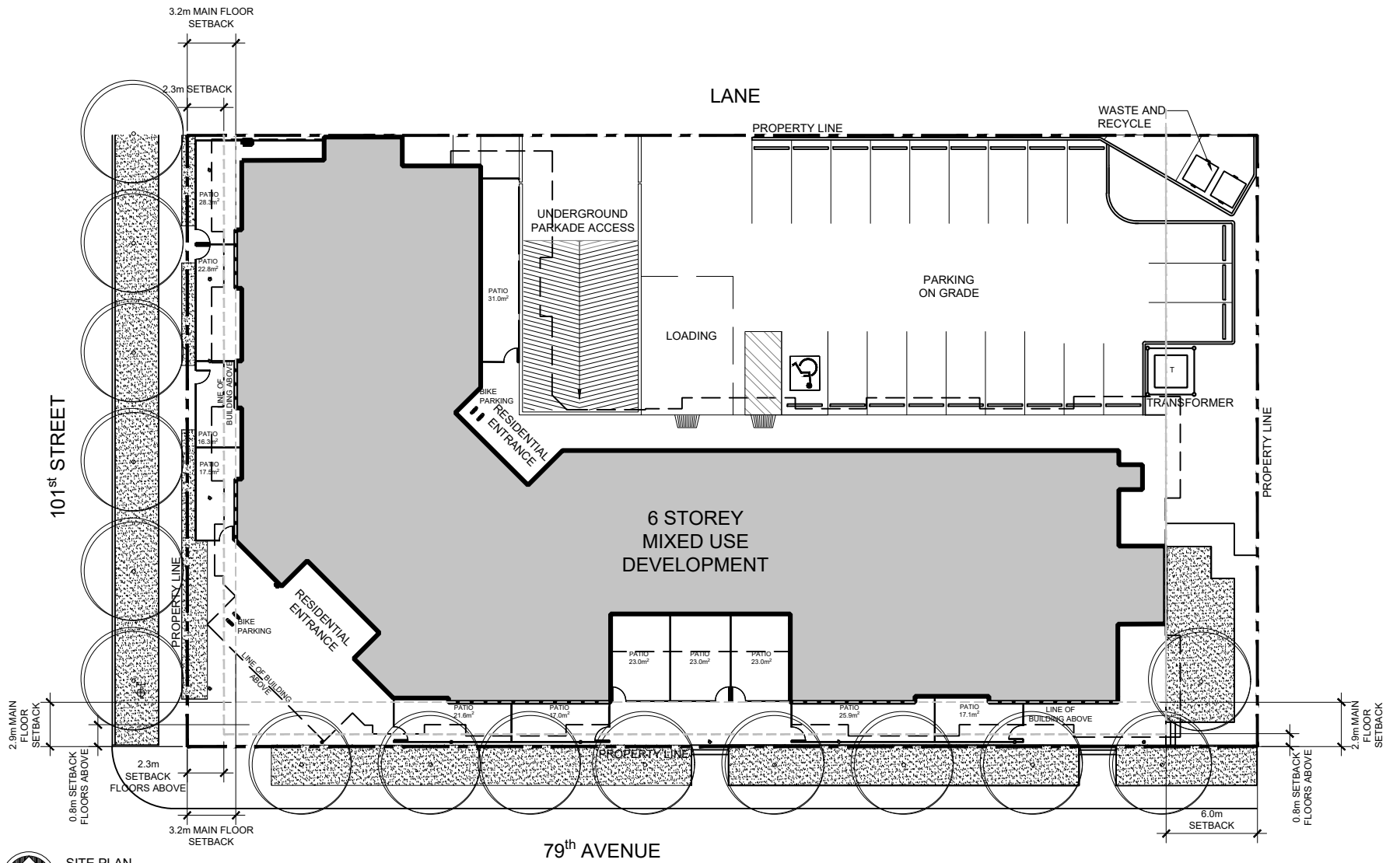
- a) Prior to issuance of a Development Permit, the owner shall enter into an Agreement with the City of Edmonton for off-site improvements necessary to serve the development. The Agreement shall include an engineering drawing review and approval process, as well as an irrevocable Letter of Credit to cover 100% of construction costs. Improvements to be addressed in the Agreement shall include, but are not limited, to the following:
  - i) Reconstruction of the separate walk on the east side of 101 Street abutting the site;
  - ii) Reconstruction of the mono-walk on the north side of 79 Avenue abutting the site;
  - iii) Reconstruction of the ramp on the northeast corner of 101 Street and 79 Avenue;
  - iv) Removal of the existing accesses to 101 Street and to 79 Avenue, construction of the curb and gutter, and restoration of the boulevards to the satisfaction of Transportation Services.
  - v) Planting of trees in the city boulevard along the 79 Avenue and 101 Street frontage to the satisfaction of Transportation Services.
  - vi) Installation of new decorative medium height street lighting to the satisfaction of the Development Officer.

- b) Details of any structures and pavement treatment to be located on road right-of-way must be included on the engineering drawings.
- c) The owner is responsible for the location of all underground and above ground utilities and maintaining required clearances as specified by the utility companies. Any costs associated with relocations and/or removals shall be at the expense of the owner.
- d) All roadway modifications required to facilitate access
- e) Prior to the issuance of a Development Permit, the Owner shall enter into an agreement with the City whereby the Owner shall contribute \$100,000 to the City for the commission of public art. The public art shall be:
  - i) Acquired through a juried art procurement process administered by the Edmonton Arts Council; and
  - ii) Owned and maintained by the Condominium Association.
- f) Prior to the issuance of any Development Permit, the Development Officer shall ensure that a signed agreement has been executed between the City and the Owner, requiring the Owner 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 or to provide the equivalent value as cash in lieu to the City, or as prescribed in any future City of Edmonton's Affordable Housing Policy initiatives.

Appendix 1 Site Plan

Appendix 2 Building Elevations

# APPENDIX 01



# APPENDIX 02







NORTH ELEVATION  
nts





EAST ELEVATION  
nts