

(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION

1. General Purpose

To accommodate a street-oriented mixed-use development with both commercial and residential Uses on the ground floor, and with residential Uses above, developed in a manner that is compatible and sympathetic to the surrounding development.

2. Area of Application

This DC2 Provision shall apply to Lot 9, Block 27, Plan 2611 KS, located on the northwest corner of 153 Street NW and 95 Avenue NW, West Jasper Place, as shown on Schedule "A" of the Bylaw adopting this Provision.

3. Uses

- a. Apartment Housing
- b. Bars and Neighbourhood Pubs
- c. Breweries, Wineries and Distilleries
- d. Business Support Services
- e. Child Care Services
- f. Commercial Schools
- g. Convenience Retail Stores
- h. Creation and Production Establishments
- i. General Retail Stores
- j. Group Homes
- k. Health Services
- l. Indoor Participant Recreation Services
- m. Limited Group Homes
- n. Live Work Units
- o. Lodging Houses
- p. Media Studios
- q. Minor Amusement Establishments
- r. Minor Home Based Business
- s. Personal Service Shops, excluding Body Rub Centres
- t. Private Education Services

- u. Professional, Financial and Office Support Services
- v. Restaurants
- w. Residential Sales Centres
- x. Secondhand Stores
- y. Specialty Food Services
- z. Veterinary Services
- aa. Urban Gardens
- bb. Fascia On-premises Signs
- cc. Projecting On-premises Signs
- dd. Temporary On-premises Signs
- ee. Minor Digital On-premises Signs

4. Development Regulations

- a. Development within this Provision shall be in general accordance with the appendices to the satisfaction of the Development Officer.
- b. The maximum Floor Area Ratio shall be 1.6.
- c. The maximum building Height shall be 16.0 m, except:
 - i. The maximum Height of the portion of the building extending 21.0 m from the north Lot line, shall be 8.9 m, as generally shown on Appendix 1.
- d. The maximum number of Dwelling units shall be 41.
- e. The minimum building Setbacks shall be as follows:
 - i. 7.0 m from the west Lot line;
 - ii. 3.0 m from the east Lot line, except the portion of the building facing 153 Street NW extending 6.0 m from the north Lot line shall be 4.0 m from the east Lot line;
 - iii. 0.0 m from the south Lot line;
 - iv. 3.0 m from the north Lot line.
- f. All ground level Commercial Uses shall have an external entrance at grade that shall be universally accessible and oriented to face 95 Avenue NW.
- g. Apartment Housing shall have access at grade, which is separate from the access for the Commercial Uses.
- h. A minimum Amenity Area of 8.5 m² per Dwelling shall be provided on the Site.
- i. A minimum Outdoor Amenity Area of 14 m² shall be provided for each ground Storey Dwelling and shall be clearly delineated and reasonable privacy shall be maintained through the use of hard and/or soft Landscaping elements.

- j. A minimum of 135 m² of outdoor communal Amenity Area shall be provided as a Rooftop Terrace, which may include, but not be limited to, amenities geared towards families and children.
- k. A minimum of five (5) Family-Oriented Dwellings shall be developed with individual access to grade.
- l. A Crime Prevention Through Environmental Design Assessment shall be provided to the satisfaction of the Development Officer.

5. Parking, Loading and Access

- a. Off-street vehicular parking is to be provided as per Section 54, Schedule 1(c) Transit Oriented Development and Main Street Overlay of the Zoning Bylaw, as amended, except:
 - i. A Parking Management Plan to allow shared-use parking between visitor parking and commercial Uses shall be submitted to the satisfaction of the Development Officer, in consultation with Subdivision and Development Coordination.
- b. Vehicular access shall be from the Abutting Lane, as generally shown on Appendix 1, to the satisfaction of the Development Officer, in consultation with Subdivision and Development Coordination.
- c. Vehicular parking, loading, storage and waste collection areas shall be located to the rear of the building, entirely on private property, and shall be screened from view from any adjacent Sites or public roadways, other than a Lane, as generally shown on Appendix 1, to the satisfaction of the Development Officer, in consultation with Waste Management Services.
- d. A waste collection area shall be located adjacent to the Lane and entirely within private property, in general conformance with Appendix I. The waste collection area shall be screened in accordance with Section 55 of the Zoning Bylaw, as amended. The waste bins shall be equipped with a locking mechanism and the enclosure shall be secured to the satisfaction of the Development Officer, in consultation with Waste Management Services.
- e. Bicycle Parking shall be provided in accordance with the Zoning Bylaw, as amended, except that:
 - i. A minimum of 20 Bicycle Parking spaces shall be provided in a secure facility within the building on the main floor to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination; and
 - ii. A minimum of 10 Bicycle Parking spaces for visitors shall be provided in an easy accessible location and available for public use.

6. Landscaping

- 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.
- b. Landscaping on the Site shall consider the use of plant materials that provide colour throughout the year to enhance the appearance of the development during the cold weather months.
- c. Additional Landscaping shall be provided within the north Setback and shall include, but not be limited to, coniferous planting (a minimum of 3.0 m in Height) to provide a landscaped buffer and improve privacy for the adjacent residential property, to the satisfaction of the Development Officer.

7. Signage

- a. Signs shall comply with the General Provisions of Section 59D of the Zoning Bylaw.
- b. Temporary On-premises Signs shall be limited to project advertising associated with a Residential Sales Centre and shall not include trailer mounted or signs with a changeable canopy.
- c. A maximum of 10% of the first Storey glazing may be covered by Signs. The remainder of the glazing shall remain free from obstruction.

8. Development Regulations for Specific Uses

- a. Residential Sales Centres shall be limited to the marketing of the on-Site Dwellings.
- b. Each use of Bars and Neighbourhood Pubs, Restaurants and Specialty Food Services shall be limited to 100 Occupants and 120 m² of Public Space.

9. Urban Design Regulations

- a. Architectural treatment of all facades of the building shall create a unified building exterior. The building shall incorporate design elements to reduce the perceived mass and add architectural interest, including but not limited to:
 - i. Clear articulation of the Façade, using colours to add variety and rhythm;
 - ii. The use of a variety of exterior building cladding materials;
 - iii. Pedestrian-scaled architecture; and,
 - iv. A prominent front entrance.

- b. Weather protection in the form of a canopy or other architectural element shall be provided above ground floor entrances on 153 Street NW and 95 Avenue NW to create a comfortable environment for pedestrians.
- c. The development shall address, and have entrances on both 153 Street NW and 95 Avenue NW and shall provide distinctive architectural features consistent with the style of the building to enhance the corner.
- d. All ground floor window glazing for the Commercial Uses shall be transparent and shall be placed to allow viewing into the building to promote a positive interface with 153 Street NW and 95 Avenue NW to the satisfaction of the Development Officer. Tinted, reflective or opaque treatments shall be prohibited.
- e. A 1.83 m high screen Fence shall be provided along the north Lot line to the satisfaction of the Development Officer. This Fence shall not extend into the Setback from 153 Street NW.
- f. 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, to the satisfaction of the Development Officer.
- g. Prior to the issuance of the Development Permit, a detailed exterior lighting plan shall be provided to the satisfaction of the Development Officer. 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 safe well-lit environment. All exterior lighting of the Site shall be designed to ensure that it is directed away from the adjacent residential development and that illumination shall not extend beyond the boundaries of the site nor upwards into the sky in accordance with Section 51 of the Zoning Bylaw, as amended.

10. Public Improvements and Contribution

- a. Prior to the issuance of a Development Permit, the Development Officer shall ensure a signed agreement has been executed between The City of Edmonton and the owner, requiring the owner to provide The City of Edmonton at the time of the Development Permit approval, the option to purchase up to five percent of the proposed number of units (rounded to the nearest unit) at 85 percent of market value, or the equivalent value as cash-in-lieu (at the discretion of the owner) to The City of Edmonton.
- b. The owner shall enter into an Agreement with The City of Edmonton, as a condition of any Development Permit(s) for the repair of any damage to the abutting roadways, and/or sidewalks resulting from construction of the development to the satisfaction of Subdivision and Development Coordination. The Site shall be inspected by Subdivision and Development Coordination prior to the start of construction and when construction is complete.
- c. As a condition of any Development Permit, the owner shall enter into an Agreement with The City of Edmonton for the off-site improvements necessary to

serve the development. The Agreement shall include engineering drawing review and approval process. Improvements to be addressed in the Agreement include, but are not limited to:

- i. Upgrade of the north-south alley, west of the Site, from 95 Avenue SW to the northern limit of the property to a commercial standard.
 - ii. Installation and maintenance of the expanded sidewalk on 95 Avenue NW.
- d. Adjacent City of Edmonton public boulevard trees shall be protected as per City Procedure C456A Corporate Tree Management. Lay down areas are not permitted within the City's boulevard area.

DRAFT