

(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION

DC2.720.1 General Purpose

The purpose of this Provision is to provide for direct control over a specific proposed development where any other Zone would be inappropriate or inadequate to accommodate a medium density row housing development that is compatible in use and scale with the surrounding area.

DC2.720.2. Area of Application

This Provision shall apply to Lot 7, Block 26, Plan RN23 located on the northeast of 93 Street NW and 109 Avenue NW, as shown on Schedule “A” of the Bylaw adopting this Provision, McCauley Community.

DC2.720.3 Uses

Minor Home-Based Business

Row Housing

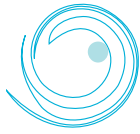
Semi-detached Housing

Urban Gardens

Secondary Suites

DC2.720.4 Development Regulations for Permitted and Discretionary Uses

1. The overall site development shall be in general accordance with Appendix II – Site Plan
2. The principle building shall be demolished and shall be developed in general accordance with Appendix I – Site Plan.
3. The maximum number of Row Housing Dwellings shall be 3.
4. The maximum building Height for Row Housing shall not exceed 9.6 m.
5. A minimum Setback of 5 m shall be required along the south property line.
6. A minimum Setback of 5 m shall be required along the north property line.
7. A minimum Setback of 1.2 m shall be required along the east property line.
8. A minimum Setback of 3 m shall be required along the west property line.
9. The maximum Floor Area Ratio shall be 2.5
10. Dwellings shall be Family Oriented in accordance with the requirements of this Bylaw.
11. The Development Officer may require information regarding the location of windows and Amenity Areas on adjacent properties, to ensure the windows or Amenity Areas of the proposed development are placed to minimize overlook into adjacent properties.

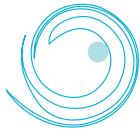


DC2.720.7. Urban Design Regulations

1. Building design shall use a variety of architectural elements and treatments, materials, colours, and articulation to break up the massing and provide human-scale development.
2. The building shall be finished with high quality, durable materials. Vinyl siding and/or knockdown stucco are prohibited. The contextual fit, design, proportion, quality, texture, and application of various finishing materials shall be to the satisfaction of the Development Officer.
3. All exposed building Facades shall have consistent and harmonious exterior finishing materials.
4. Location of windows and Amenity Areas shall be placed to minimize overlook onto the adjacent property to the north, to the satisfaction of the Development Officer.
5. Roof top and Main level Decks shall minimize overlook onto the adjacent property to the east, in accordance with Appendix II – North and South Elevations.
6. Night-time light pollution shall be reduced by avoiding over-illumination of the development and by using exterior lighting fixtures that are full cut-off in design which direct light downward, to ensure illumination does not extend beyond the boundaries of the development Site in accordance with Section 51 of the Zoning Bylaw.
7. The building shall front onto a public roadway and be designed to articulate residential entrances through distinct architectural treatments and address the street in a prominent manner.
8. A solid screen fence, a minimum of 1.83 m in Height, shall be installed along the east property line not extending more than 3 m beyond setback at the south property line.
9. 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, to the satisfaction of the Development Officer.
10. The Attached Garage shall be designed in a manner that is harmonious with the design of the Principal Building, in accordance with Appendix II – West Elevations.

DC2.720.8. Landscaping

1. Landscaping shall be in accordance to Section 55 of the Zoning Bylaw.
2. A detailed Landscape Plan prepared shall be submitted with an application for a Development Permit to the satisfaction of the Development Officer.



3. The Landscape Plan shall include pavement materials, exterior lighting, street furniture elements, sizes and species of new plantings and other Landscaping details and elements as applicable.
4. The selection of plant materials shall consider plants and shrubs that provide colour throughout the year to enhance the appearance of the development.
5. Adjacent City of Edmonton boulevard trees along the south and west property line shall be protected as per Parks and Planning 'Large Tree Hoarding'.
6. The Landscape Plan shall provide details and specifications describing the appropriate protection of the boulevard trees during construction, to the satisfaction of the Development Officer. In addition, a report prepared by a certified AALA Landscape Architect, shall be submitted as part of the development permit application, detailing the methodology and steps taken to preserve on-site trees that are to be retained, to the satisfaction of the Development Officer.

DC2.720.5. Amenity Area

1. A minimum 10.5 m² Amenity Area at the discretion of the Development Officer, shall be provided for each Row Housing Dwelling and may include balconies and above Roof Grade level patios.

DC2.720.6. Parking, Loading and Access

2. Parking requirements shall be in accordance with Section 54 and notwithstanding, the following shall apply:
3. A minimum of 1.0 parking stall per Dwelling unit shall be provided.
4. Visitor parking shall be provided at a minimum rate of 0 visitor parking spaces for the first 7 Dwellings, and 1 visitor parking space per 7 Dwellings thereafter visitor parking stall shall be provided.