SCHEDULE “B”

(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION

1. General Purpose

To accommodate a low rise, high density residential development, that is compatible with adjacent land uses and supports a pedestrian friendly streetscape.

2. Area of Application

This DC2 Provision shall apply to Lots 16-18, Block 2, Plan 4504AJ, located east of 123 Street NW and north of 111 Avenue NW, Inglewood, as shown on Schedule “A” of the Bylaw adopting this provision.

3. Uses

a. Apartment Housing
b. Group Homes
c. Live Work Units
d. Limited Group Homes
e. Lodging Houses
f. Minor Home-Based Business
g. Residential Sales Centres
h. Urban Gardens
i. Urban Outdoor Farms
j. Fascia On-premises Signs
k. Projecting On-premises Signs

4. Development Regulations

a. Development within this Provision shall be in general accordance with the appendices.
b. The maximum number of Dwelling units shall be 49.
c. The maximum building Height shall be 16.5m.
d. The maximum Floor Area Ratio shall be 1.9.
e. The minimum building Setbacks shall be as follows:
   i. 2.7 m from the west Lot line;
   ii. 3.6 m from the east Lot line;
iii. 3.9 m from the south Lot line; and
iv. 4.5 m from the north Lot line.

f. Architectural features such as balconies and roof projections may project into required Setbacks to a maximum of 1.0 m.
g. The north Façade shall have a 3.0 m Stepback at the third Storey.
h. Residential Sales Centres shall be limited to the sale or lease of Dwellings on Site.
i. Apartment Housing shall have access at Grade.
j. Notwithstanding Section 46 of the Zoning Bylaw, a minimum Amenity Area of 7.5 m² per Dwelling shall be provided. This may be achieved through the use of balconies, terraces/patios, and indoor communal amenity spaces such as communal lounges and fitness areas. To satisfy the requirement, at a minimum:
   i. A communal Rooftop Terrace of 95 m² shall be provided and include, but not be limited to, a deck, Landscaping planters, communal barbecue facilities and a children’s play area.

k. Family Oriented Dwellings shall be developed in accordance with the definition of such in the Zoning Bylaw except that:
   i. Dwellings can be located on any Storey of the building;
   ii. Ground level Dwellings shall have individual and private access to Grade and, access to Grade for Dwellings above the first Storey may be shared;
   iii. Dwellings shall have access to a communal outdoor Amenity Area designed for children; and
   iv. A minimum of four (4) Family Oriented Dwellings shall have direct access to a Private Outdoor Amenity Area which shall be a minimum of 7.5 m².

l. Signs shall comply with the regulations in Schedule 59B of the Zoning Bylaw.
m. Adjacent City of Edmonton public boulevard trees shall be retained and protected as per the City’s Corporate Tree Management Policy c456a to the satisfaction of the Development Officer in consultation with Urban Forestry.

5. Parking, Loading and Access

a. Off-street vehicular parking is to be provided as per Section 54, Schedule 1(c) Transit Oriented Development of the Zoning Bylaw, except that:
   i. There shall be no visitor parking on site; and
   ii. There shall be no Off-street Loading space provided.
b. Vehicular access shall be from the abutting Lane, as generally shown on Appendix I, 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 and shall be screened from view from any adjacent Sites or public roadways.

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. 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, except that:

   i. A minimum of 20 Bicycle parking spaces shall be provided in a secure facility within the building to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination; and

   ii. A minimum of 8 Bicycle parking spaces for visitors shall be provided in an easily accessible location and available for public use.

6. Landscaping

   a. A detailed Landscape Plan for the Site, prepared by a registered AALA landscape architect, 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. The Landscape Plan shall include pavement materials, exterior lighting, sizes and species of new tree plantings and other Landscaping elements as applicable.

   d. Landscaping that extends onto or over City-owned lands shall be developed in accordance with the Traffic Bylaw 5590 and the City Design and Construction Standards.

7. Urban Design Regulations

   a. Building materials must be durable, high quality and appropriate for the development. The contextual fit, design, proportion, quality, texture, and application of various finishing materials shall be to the satisfaction of the Development Officer.

   b. All exposed building Facades shall have consistent and harmonious exterior finishing materials.
c. The building shall be designed to include the use of different architectural elements and treatments, articulated Facades, materials, and colours to add variety, rhythm, break up the massing and provide a sense of human scale.

d. The development shall address and have individual entrances on 123 Street NW and shall provide distinctive architectural features consistent with the style of the building.

e. A 1.83 m high screen fence shall be provided along the north and south Lot lines to the satisfaction of the Development Officer. This fence shall not extend into the west Setback from 123 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. A detailed exterior lighting plan shall be provided to the satisfaction of the Development Officer.

8. Other Regulations

a. Prior to the issuance of the 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 the Development Permit approval, the option to purchase up to 5% of the total number of units at 85% of market value or provide the equivalent as cash in lieu (cash in lieu option at the discretion of the owner).

b. Prior to the issuance of any Development Permit, except for the purpose of excavation, a Crime Prevention Through Environmental Design Assessment shall be provided to the satisfaction of the Development Officer to ensure that the development provides a safe urban environment in accordance with the guidelines and principles established in the Design Guidelines for a Safer City (City of Edmonton 1995).

c. 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.
Appendix IV - East Elevation

1. At Grade Back of Building Parking
2. Stairwell to Upper Floors
3. Rooftop Interior Amenity
4. Rooftop Terrace
5. Light Gray Cementitious Cladding
6. Medium Gray Cementitious Cladding
7. Wood Grain Finish Plank Siding

Appendix V - West Elevation

1. Charcoal Masonry Cladding
2. Wood Grain Finish Plank Siding
3. Rooftop Terrace
4. Rooftop Interior Amenity
5. Light Gray Cementitious Cladding