(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION

DC2.XXX.1. General Purpose

The purpose of this Zone is to facilitate the development of a medium scale residential development, with limited commercial uses on the ground floor, within the Garneau neighbourhood.

DC2.XXX.2. Area of Application

This provision shall apply to Lot 27-30, Block 139, Plan 123 as shown on Schedule “A” of the Bylaw adopting this provision.

DC2.XXX.3. Uses

a. Apartment Housing
b. Convenience Retail Stores
c. Group Homes
d. Limited Group Homes
e. Live Work Units
f. Minor Home Based Business
g. Residential Sales Centre
h. Personal Service Shops
i. Specialty Food Services
j. Urban Gardens
k. Fascia On-premises Signs
l. Temporary On-premises Signs
**DC2.XXX.4. Development Regulations**

1. The development shall be in general conformance with Appendices, to the satisfaction of the Development Officer.
2. The maximum Floor Area Ratio (FAR) shall be 2.5
3. The maximum Height shall be 14.5 m.
4. The maximum number of Dwellings shall be 50.
5. Commercial uses shall have a maximum floor area of 250.0 m².
6. The minimum setbacks shall be:
   a. 3.0 m from the north Lot line;
   b. 3.0 m from the west Lot line;
   c. 5.5 m from the south Lot line; and
   d. 3.0 m from the east Lot line.
7. A minimum Amenity Area of 7.5 m² per Dwelling shall be provided. This may be achieved through the use of terraces/patios and balconies.
8. Notwithstanding the zoning bylaw, amenity area shall have a minimum length and depth of 1.5 m.
9. Signs shall comply with the regulations of the Zoning Bylaw.

**DC2.XXX.5. Urban Design Regulations**

1. A minimum 2.4 m Stepback shall be provided on the west Facade for any portion of the building above 9.75 m in Height, as shown on Appendix 2.
2. A minimum 1.8 m Stepback shall be provided along a portion of the north and south Facades beginning approximately 16.0 m from the east property line for any portion above 9.75 m, as shown on Appendix 2.
3. The primary building entry on 109 Street NW shall be a prominent building feature.
4. All ground level Dwellings adjacent to a public roadway shall have an individual external entrance to Grade and be oriented and clearly visible from the public roadway. Sliding patio doors shall not serve as this entrance.
5. The interface along the west Lot Line shall be developed to maximize privacy and minimize overlook to the adjacent residential property through the following:
   a. Provision of a landscape screen a minimum 1.8 m in width adjacent to the west portion of the Site comprised of planting materials in general conformance with Appendix 1; and
   b. Provision of a 1.8 m high screen fence.
6. Exterior building materials shall be sustainable, durable, and high quality. The use of vinyl siding and masonry stucco as a finishing material shall not be permitted.
7. Building Facades shall be designed with detail and articulation to create attractive streetscape and interfaces. Building Facades shall be articulated through means which may include the use of recesses, entrances, windows, projects, change in building materials, colours, and/or physical breaks in building mass.

8. Separation Space shall be provided in accordance with the Zoning Bylaw, except that it may be reduced, to the satisfaction of the Development Officer, where side walls of buildings on abutting Sites face each other and habitable windows are not located directly opposite each other, such that privacy is not impacted.

9. Elements of the development and of individual dwellings such as windows, doors, balconies and Private Outdoor Amenity Areas shall be sited, oriented and designed to minimize their impact on adjacent dwellings, considering such things as daylight, sunlight, ventilation, quiet, visual privacy, shadowing, views, and noise. The applicant shall provide, at the discretion of the Development Officer, information regarding the location of features on adjacent and abutting Sites and their relationship to the subject Site to support a design that minimizes impact as described above to the satisfaction of the Development Officer.

10. Balconies and glazing along the west side of the principal building shall provide adequate screening and be located to maximize privacy and minimize overlook to the adjacent residential property, in general accordance with the Appendices. This may include, but is not limited to privacy screens, louvers, frosted glass or glass block, or landscaping buffer, to the satisfaction of the Development Officer.

11. 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 the Zoning Bylaw.

12. All mechanical equipment, including roof mechanical units and Parking Garage intake/exhaust vents shall be concealed by screening in a manner compatible with the architectural character of the building, or concealed by incorporating it within the building.

13. Commercial Uses shall only be developed on the ground floor facing 109 Street NW.

14. Commercial Uses shall have individual private exterior entrances facing 109 Street NW.

15. Where Commercial Uses are developed on the ground floor of a building, weather protection in the form of a canopy or any other similar architectural element shall be provided above the entrances to create a comfortable environment for pedestrians.

DC2.XXX.6. Parking, Access, Loading, and Waste Collection

1. The portions of the Parking Garage below Grade shall not be subject to required Setbacks and can extend to all Lot Lines.

2. All required vehicular Parking, except for visitor parking, shall be provided in an underground Parking Garage accessed from the abutting Lane. The driveway ramp shall be at Grade at the Lot line. The slope of the driveway ramp shall be no greater than 10% negative downward slope between the property line to 5.0 metres into the Site, unless otherwise agreed to by the Development Officer in consultation with Transportation Services.
3. Retaining Walls bordering the underground driveway/Parking Garage ramp must not exceed a Height of 0.3 m for a distance of 3.0 m from the Lot Line and no portion of the wall may encroach onto road right-of-way. To increase this Height, adequate sight line data must be provided to ensure vehicles can exit safely to the satisfaction of the Development Officer.

4. Vehicular and bicycle parking shall be provided in accordance with the Zoning Bylaw except:
   a. A minimum of 6 on-Site visitor parking spaces, located at the rear of the building off of the Lane, shall be required;
   b. A minimum of 25 secured Bicycle parking spaces shall be provided in a secured facility within the building on the main floor;
   c. A minimum of 3 Bicycles parking space shall be provided for short term use; and
   d. Notwithstanding the Zoning Bylaw a Loading space shall not be provided.

5. The waste collection area shall be located adjacent to the Lane and entirely within private property, including any door swings. The collection area shall be screened from view through the use of Landscaping, fencing, or walls and be designed and oriented to the satisfaction of the Development Officer in consultation with Waste Management Services.

**DC2.XXX.7. Landscaping**

1. In addition the requirements of the Zoning Bylaw, a detailed Landscape Plan prepared by a registered AALA Landscape Architect shall be submitted with an application for a Development Permit for the building to the satisfaction of the Development Officer.

2. The selection of plant materials shall consider plants and shrubs that provide colour throughout the year to enhance the appearance of the development.

3. The Landscaping Plan shall demonstrate:
   a. 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;
   b. 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
   c. 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.

**DC2.XXX.8. Additional Development Regulations**

1. The minimum number of Family Oriented Dwellings shall be 2.
2. Family Oriented Dwellings shall be developed in accordance with the definition of such in the Zoning Bylaw except that:
   a. The Dwellings can be located on any Storey of the building;
   b. The Dwellings shall have 3 bedrooms; and
   c. The Dwellings shall have direct access to a minimum Private Outdoor Amenity Area of 7.5 m².

3. 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% (exact percentage at the discretion of the City) 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).

4. 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 be addressed in the Agreement include, but are not limited to the following:
   a. Repaving the Lane south of the property between 109 Street NW and the west property line to a residential alley standard with a width of 4.0 m; and
   b. Repair of any damage to the abutting roadways, sidewalks and/or boulevards resulting from construction of the development, to the satisfaction of the Development Officer in consultation with Transportation Services.