

RIVERLOT 20 DC2 BYLAW

1. General Purpose

To accommodate a mid-rise residential development that is compatible with surrounding development.

2. Area of Application

This DC2 Provision shall apply to Lots 3A & 4A, Block 1A, Plan 1297MC, in the neighborhood of Boyle Street, as shown on Schedule "A" of the Bylaw adopting this Provision.

3. Uses

- a. Apartment Housing
- b. Group Homes
- c. Limited Group Homes
- d. Lodging Houses
- e. Minor Home-Based Businesses
- f. Major Home-Based Businesses
- g. Residential Sales Centre
- h. Urban Gardens
- i. Fascia on-premises Signs
- j. Projecting on-Premises signs

4. Development Regulations for Uses

- a. Residential Sales Centres shall be limited to the marketing of the on-Site Dwellings.
- b. Signs shall comply with the regulations found in Schedule 59B.

5. Development Regulations for Site Layout and Built Form

- 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 3.5
- c. The maximum number of dwellings shall be 75.
- d. The maximum Height shall be 18m.
- e. The minimum Setbacks shall be as follows:
 - i. 1.0 m from the south lot line;
 - ii. 3.0 m from the north Lot line;

- iii. 1.5 m from the west Lot line; and
- iv. 4.5 m from the east Lot line.
- f. Along the west facade, balconies can project a maximum of 0.7 m into the Setback area.
- g. Amenity Area shall be satisfied by providing the following
 - i. ground level patios with minimum dimensions of a 2 m width and 3 m length; and
 - ii. balconies above the first Storey with a minimum dimension of 1.5 m width and 2.5 m length.
- h. The rooftop Amenity Area shall incorporate design features such as fencing, planters, seating, lighting, screening and properly barricaded mechanical equipment that is designed to limit overlook, protect the privacy of residents in adjacent developments and to ensure illumination does not extend beyond the boundaries of the Site.

6. Development Regulation for Parking, Loading, and Access

- a. Vehicular access shall be from the Abutting Lane.
- b. The minimum number of vehicle parking spaces shall be 5 and shall be provided as follows:
 - i. a maximum of 5 parking spaces shall be provided within a surface Parking Area at the rear of the building and accessed from the abutting Lane, of which a minimum of 1 shall be visitor spaces.
 - ii. a minimum of 4 spaces to be provided for a car-sharing program.
- c. Additional vehicle parking shall be provided if required, to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination (Transportation).
- d. Where additional parking is not provided within the building, the Owner shall provide a transit pass to each unit for a minimum of three years after the development is completed and occupied.
- e. Bicycle Parking shall be provided in accordance with regulations for Bicycle Facilities in the Zoning Bylaw, and the following:
 - i. a minimum of 10 outdoor bicycle parking spaces shall be short term spaces in an easily accessible location for visitors;
 - ii. a one-to-one ratio between bicycle parking space and units. Bicycle parking spaces shall be long term spaces in a bike storage room or in another secure location within the building that is easily accessible to

cyclists via access ramps, or a route through the building which facilitates easy and efficient transportation of bicycles; and

- iii. Notwithstanding regulations for Bicycle Facilities in the Zoning Bylaw, vertical or stacked racks may be used to satisfy bicycle parking requirements if it can be demonstrated that they can be safely and efficiently used to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination (Transportation).
- e. Storage and waste collection areas shall be screened from view from adjacent Sites or located within the building. Waste collection areas shall be designed to the satisfaction of the Development Officer in consultation with Waste Management Services and Subdivision and Development Coordination (Transportation).

7. Development Regulations for Landscaping and Lighting

- a. The required Landscape Plan shall be prepared by a registered AALA landscape architect.
- b. Landscaping on the Site shall include the use of plant materials that provide colour throughout the year to enhance the appearance of the development during the cold weather months.
- c. 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

8. Development Regulations for Building Design and Features

- a. Architectural treatment of all Façades 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;
 - ii. the use of a variety of exterior building cladding materials;
 - iii. pedestrian-scaled architecture; and
 - iv. a prominent front entrance.
- b. Quality finishing materials shall be used on all building Facades such as stone, masonry, fiber cement siding, cementitious panels, stucco, wood panel, metal,

translucent paneling and glass. The use of vinyl as a finishing material shall not be permitted.

- c. To lend visual interest to the public realm along 91 Street NW and support building transparency, glass shall be the predominant exterior material used for the first three Storeys of the south-facing Facade.
- d. 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.

9. Public Improvements and Contributions

- a. The community amenity contribution shall consist of:
 - i. an off-site improvement of the facing public area at 91st and Jasper Ave to support ravine access by the community of value as calculated by C599 Community Amenity Contributions in Direct Control Provisions to the satisfaction of the Development Officer or
 - ii. an on-site improvement of the building of value as calculated by C599 Community Amenity Contributions in Direct Control Provisions to the satisfaction of the Development Officer; which shall be applied towards the provision of 3-bedroom units in the building.
- b. Prior to the issuance of a Development Permit for:
 - i. a building that contains 12 or more Dwellings; or
 - ii. a building that contains less than 12 Dwellings, but is part of a Site with 12 or more Dwellings in total;
 - iii. the Development Officer shall ensure that a signed agreement has been executed between the City of Edmonton (Housing and Homelessness) and the owner, requiring the owner to provide the City of Edmonton, at the time of each Development Permit approval, the option to purchase up to 5% of the proposed number of Dwellings (rounded to the nearest Dwelling) in each building with Dwellings, at 85% of market value or the equivalent value as cash-in-lieu (at the discretion of the owner) to the City of Edmonton.

10. Other Regulations

- a. An arborist report and tree preservation plan, to the satisfaction of the Development Officer in consultation with Urban Forestry, shall be submitted with the Development Permit application to determine the impact of the proposed development, including excavation and construction, on the existing boulevard trees along 91 Street NW. If required by the Development Officer, an air spading tool shall be used to determine the amount and size of roots that may need to be cut for the foundation wall, if:

- i. the arborist report indicates that the development will unduly compromise the ongoing viability and health of a tree or trees, each tree shall be removed and replaced by a new tree within an enhanced growing medium at the cost of the owner; or
 - ii. the arborist report indicates that the development will not unduly compromise the ongoing viability and health of a tree or trees, each tree 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.
- b. Prior to the issuance of a Development Permit for construction of a principal building, a Crime Prevention Through Environmental Design (CPTED) Assessment shall be submitted to ensure the development provides a safe urban environment in accordance with the Guidelines for a Safer City (City of Edmonton 1995). The development shall incorporate the recommendations of the CPTED Assessment into the design, to the satisfaction of the Development Officer.
- c. Built form, public realm interfaces, streetscape elements and pedestrian connections shall consider the City of Edmonton's Winter Design Guidelines in their design and implementation. A report outlining how the development responds to these guidelines shall be submitted with each Development Permit for a principal building to the satisfaction of the Development Officer.
- d. Notwithstanding the other Development Regulations of this Provision and the Appendices of this Provision and Section 720.3 (2) of the Zoning Bylaw, in the event that the owner or developer does not obtain a Building Permit and commence construction of a principal building, under valid Development Permits, within 5 years of the passage of the Bylaw adopting this Provision, development of the Site shall be in accordance with this Provision, except that:
 - i. The maximum Height shall be 16.0 m; and
 - ii. The maximum Floor Area Ratio shall be 3.5.