DRAFT DC2: Capital Region Housing Corp. Lendrum Site **Nov. 21, 2017**

(DC2) Site Specific Development Control Provision

DC2.1 General Purpose

To accommodate 2 (two) six storey apartment buildings fronting 60 Avenue, between 115 Street and 113 A Street.

DC2.2 Area of Application

This provision shall apply to Lot 1A, Block 18, Plan 0124711, 11420 – 60 Avenue NW, T6H 1J5, in the neighborhood of Lendrum Place, as shown on Schedule "A" of the Bylaw adopting this DC2 Provision.

DC2.3 Uses

1. Apartment Housing
2. Minor Home Based Business
3. Row Housing
4. Stacked Row Housing
5. Fascia On-premises Signs
6. Projecting On-Premises Sign
7. Child Care Services
8. Convenience Retail Stores
9. Health Services
10. Personal Service Shops
11. Religious Assembly
12. Residential Sales Centre
13. Freestanding On-premises Signs
14. Temporary On-premises Signs

DC2.4 Development Regulations

1. The maximum Density shall be 195 Dwellings\ha
2. The maximum Floor Area Ratio shall be 2.5
3. The maximum Site coverage shall be 50%
4. The maximum Building Height shall not exceed 27 m nor 6 Stories
5. The minimum Front Setback shall be 6.0 m
6. The minimum Rear Setback shall be 7.5 m
7. The minimum Side Setback shall be 1.0 m for each Storey or partial Storey, up to a maximum of 4.5m, except that a total of at least 2.0 m shall be provided in all cases
8. The building mass shall be of tiered design (see Appendix A & Elevation Drawings)
9. The separation distance between buildings within the site shall be a minimum of 4.5 m.

10. Separation Space shall be provided in accordance with Section 48 of this Bylaw, except that it shall not be required where side walls of abutting buildings face each other and habitable windows are not located directly opposite each other, such that privacy in not impacted
11. A minimum Amenity Area of 7.5 m2 per Dwelling shall be provided

DC2.5 Parking

1. The development zone shall provide parking in accordance with Schedule 1 of Section 54.2 of the Zoning Bylaw with the potential of variance not less the 65% of required parking to the satisfaction of the Development Officer
2. Visitor parking shall be provided at grade and / or underground
3. Vehicular access and egress for underground parking shall be provided from the adjacent lane north of the development
4. Parking shall be calculated using the TOD minimums; 0.7/Dwelling for Bachelor, 0.8/Dwelling for 1 Bedroom, 1/Dwelling for 2 Bedroom, and 1.25/Dwelling for 3 or more Bedroom

DC2.6 Landscaping

1. Landscaping for the Site shall be generally in accordance with Section 55.0 of the Zoning Bylaw (see Appendix B)
2. Public pedestrian walkway access shall be provided across the site between 60 Avenue and the lane north of the site (see Appendix B)

DC2.7 Urban Design Regulations

A. <u>Architecture and Site Planning</u>
    1. The exterior of the building shall be finished with quality materials that wrap around to provide a consistent profile.
    2. 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 well-lit environment for pedestrians, to the satisfaction of the Development Officer
    3. Night-time light pollution shall be reduced by avoiding over-illumination of the development and use low cut-off exterior lighting fixtures which direct light downward, not upward and outward to ensure illumination does not extend beyond the boundaries of the development site
    4. All mechanical equipment shall be screened from public view or be concealed by incorporating it within the roof envelop or by screening it in a way that is consistent with the character and finishing of the development
    5. The building shall incorporate well-articulated facades and architectural treatments, including recessed or semi-recessed balconies (see Appendix A)
    6. The design and implementation of this development shall apply techniques to reduce consumption of water, energy , and materials consistent with practices of sustainable design

Capital Region Housing

The Way Home

APPENDIX A - AERIAL VIEW

LENDRUM REDEVELOPMENT
11420 ,11440 – 60 Avenue NW
APRIL 2017

bennett architect inc.

Capital Region Housing

The Way Home

SKETCH ALONG WALKWAY

N

APPENDIX B - LANDSCAPE PLAN

LENDRUM REDEVELOPMENT
11420 ,11440 – 60 Avenue NW
APRIL 2017

DESIGNNORTH LANDSCAPE ARCHITECTURE INC.

bennett architect inc.

SOUTH ELEVATION

SCALE: 1:500

EAST ELEVATION

SCALE: 1:500

Capital Region Housing
The Way Home

PROPOSED MULTI-TENANT RESIDENTIAL DEVELOPMENT

LENDRUM REDEVELOPMENT

11439-11440 60 AVENUE, EDMONTON, AB

bennett architect inc.
4212 - 98 Street NW
Edmonton, Alberta T6E 6A1
Tel: 780.451.4376
info@bennettarchitect.ca

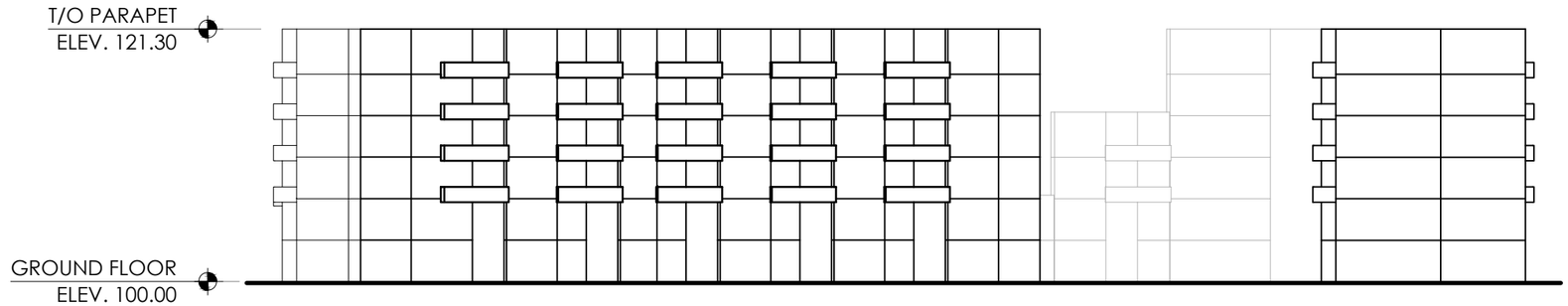
DATE: NOVEMBER 2017

REV: DC11

SHEET No: SHEET 12

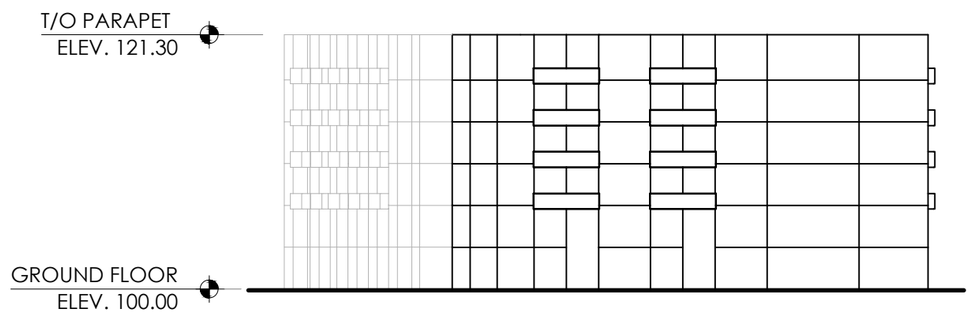
PROJECT No: 1443-02

SCALE: (@11x17) 1:500



NORTH ELEVATION

SCALE: 1:500



WEST ELEVATION

SCALE: 1:500

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