Proposed (DC2) Site Specific Development Control Provision

DC2.1 GENERAL PURPOSE

To allow for the development of a high-rise apartment building within at-grade parkade.

DC2.2 AREA OF APPLICATION

This DC2 Provision shall apply to a 0.1037 hectare site, Lot 81A, Block 11, Plan NB; located west of 111 Street and south of 98 Avenue in Oliver.

DC2.3 USES

a. Apartment Housing

b. Minor Home Based Business

c. Residential Sales Centre

d. Fascia On-premises Signs

DC2.4 DEVELOPMENT REGULATIONS

a. Development shall be generally in accordance with Appendices I-xxx

b. Residential Sales Centres shall be limited to the sale or lease of Dwellings on Site.

c. The maximum number of Dwellings shall be 9.

d. The maximum Height shall not exceed 32.0 m.

e. The maximum Floor Area Ratio shall be 4.0

f. The minimum Front Setback shall be 5.0 m

g. The minimum Side Setbacks shall be 1.5 m on the north and 2.0 m on the south.

h. Separation Space and Privacy zones shall be provided in accordance with Section 48 of the Zoning Bylaw except that if the sill of a principal Living Room Window is at least 3.0 m above Grade, the required Privacy zone may be reduced to 5.0 m to the satisfaction of the Development Officer.

i. A minimum outdoor communal Amenity Area of 60 m2 to a maximum of 70 m2 shall be provided on the topmost story, in general accordance with Appendix II.

j. A minimum interior communal Amenity Area of 100 m2 to a maximum of 120 m2 shall be provided on the topmost story, in general accordance with Appendix II.

k. 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.

l. A minimum Private Outdoor Amenity Area of 30 m2 per Dwelling shall be provided.

m. Private Outdoor Amenity Areas shall be provided in accordance with Section 47 of the Zoning Bylaw.

n. 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 sunlight, ventilation, noise, visual privacy, shadowing and views. The applicant shall provide, at the discretion of the Development Officer, information regarding the location of such features on adjacent and abutting Sites and the relationship of the subject Site that demonstrates the minimizing of the impact described above to the satisfaction of the Development Officer.

o. Signs shall comply with the General Provisions of Section 59 and Schedule 59B of the Zoning Bylaw.

p. Temporary On-premises signs shall comply with Schedule 59B.3

q. A Crime Prevention through Environmental Design (CPTED) assessment shall be submitted and reviewed for acceptance by the Development Officer prior to the issuance of Development Permit to ensure that the overall development of the Site provides a safe urban environment in accordance with the guidelines and principles established in the Design Guide for a Safer City (City of Edmonton, 1995).

r. Projections into Setbacks and Separation Spaces shall be in accordance with Section 44 of the Zoning Bylaw except that no verandas, porches, windows, unenclosed steps, cantilevered projections or Platform Structures shall project from the east or west Facades of the building.

DC2.5. URBAN DESIGN REGULATIONS

a. The development shall be designed to include the use of different architectural elements and treatments, articulated Façades, materials, and colours to add variety, rhythm, to break up the massing and provide a sense of human scale.

b. Building components such as windows, doors, trim, columns, balconies, stairs, and roof line features should be in proportion to one another and to the overall mass of the building.

c. The building shall be finished with high quality, durable materials. Vinyl siding and/or stucco are prohibited. The building shall be finished with high quality, durable materials such as wood, stone, brick and glass. The contextual fit, design, proportion, quality, texture, and application of various finishing materials shall be to the satisfaction of the Development Officer.

d. 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 in accordance with Section 58 of the Zoning Bylaw and to highlight the development at night time, to the satisfaction of the Development Officer.

e. 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.

f. All mechanical equipment, including roof mechanical units, surface level venting systems, and transformers shall be concealed by screening in a manner compatible with the architectural character of the building or concealed by incorporating them within the building framework and be oriented to minimize negative impacts on Amenity Areas, public roadways other than Lanes, and surrounding properties.

g. Balconies and glazing along the south side of the principal building shall provide adequate screening and be located to maximize privacy and minimize overlook to the adjacent residential property. This may include, but not be limited to privacy screens, louvers, frosted glass, or landscaping buffer, to the satisfaction of the Development Officer.

DC2.6. ADDITIONAL DEVELOPMENT REGULATIONS

a. The owner/developer 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 repair of any damage to the Abutting roadways, sidewalks and/or boulevards resulting from construction of the development, to the satisfaction of Sustainable Transportation. The Site must be inspected by Sustainable Transportation prior to the start of construction and once again when construction is complete.

b. Prior to the issuance of any 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 proposed number of residential units at 85% of market value, or the equivalent value as cash in lieu to the City.

c. Notwithstanding the other regulations and appendices of this Provision and Section 720.3(2) of the Zoning Bylaw, in the event that the owner/developer does not obtain a Building Permit and commence construction under a valid Development Permit for a principal building within 10 years of the date of the passage of the Bylaw adopting this Provision, development of the Site shall be developed in accordance with the regulations of the (RA9) High Rise Apartment Zone and the Mature Neighbourhood Overlay.

DC2.7. LANDSCAPING

a. Landscaping shall be in accordance to Section 55 of the Zoning Bylaw, except that:

   i. A detailed Landscape Plan prepared by a registered AALA Landscape Architect shall be submitted with an application for a Development Permit to the satisfaction of the Development Officer.

   ii. 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.

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

iv. A minimum 1.83 m high wood screen fence shall be provided for the full length of the south property line, to the satisfaction of the Development Officer.

v. Adjacent City of Edmonton boulevard trees, as shown on Appendix II, shall be protected as per Parks and Planning 'Large Tree Hoarding', drawing L100. All components and workmanship shall conform to the specification Section 02930 Trees, Shrubs, and Ground covers as well as related sections. 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. The following shall also apply:

A. trees within 1 – 3m of construction activity require 10mm plywood and 1.25m height enclosure separating tree from the project site;

B. trees within 3 – 5m of construction require a standard "safety orange" snow fence to be placed a min. of 2.5m from the tree trunk; and

C. excavation beyond 2m of existing trees requires all tree roots to be severed with a "root-cutter" to a depth of 350mm to 500mm prior to digging with all exposed roots flush with the excavation wall pruned immediately after excavation.

b. The Landscaping Plan shall demonstrate:

i. the use of vertical landscaping features (e.g. hedges, decorative fences, low walls, shrubs and other plant material) between surface parking areas and ground storey apartment Dwellings that look onto these areas.

ii. entry transitions including features such as steps, decorative fences, gates, hedges, low walls, and planting beds within the setback from 111 street NW.

iii. a decorative screen wall along the parkade ramp entrance, and shall not impair the sight lines for vehicular traffic, in general accordance with Appendix II, with a vertical height to the satisfaction of the Development Officer. This screen wall shall not consist of landscaping.

iv. 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).

v. soil above the underground parking facilities shall be of sufficient depth to accommodate required landscaping, including trees, shrubs, flower beds, grass, and ground cover.

DC2.8. VEHICULAR ACCESS AND PARKING

a. Vehicular access to parking shall be from 111 Street, in general conformance with Appendices I and II.

b. In addition to the requirements of Section 54.3 of the Zoning Bylaw, Bicycle Parking Facilities shall be located on Site in a secure enclosed area within or attached to the principle building that is easily accessible to cyclists via access ramps, or a route through the building which facilitates easy and efficient transportation of bicycles.

c. Any underground parking access card devices must be located on Site, a minimum of 3 m inside the property line.

d. The entrance to the underground parkade shall be at Grade at the Lot line and not exceed a slope of 6% for a distance of 4.5 m inside the Lot line or be to the satisfaction of the Development Officer in consultation with Transportation Services.

e. Parking for the disabled shall only be located in the underground parkade, with direct and barrier-free access to the elevator.

f. Retaining walls bordering the underground driveway/parkade ramp, must not exceed a Height of 0.3 m for a distance of 3 m from the property line and no portion of the wall may encroach onto road right-of-way. If these Height and distance requirements cannot be achieved, it shall be demonstrated that adequate sight lines to traffic in the Lane are maintained for vehicles entering and exiting the parkade to the satisfaction of the Development Officer, in consultation with Transportation Services.

g. A waste collection area shall be located adjacent to the Street and entirely within private property. The collection area shall be entirely enclosed within the building and secured to the satisfaction of the Development Officer.

A

B

C

D

E

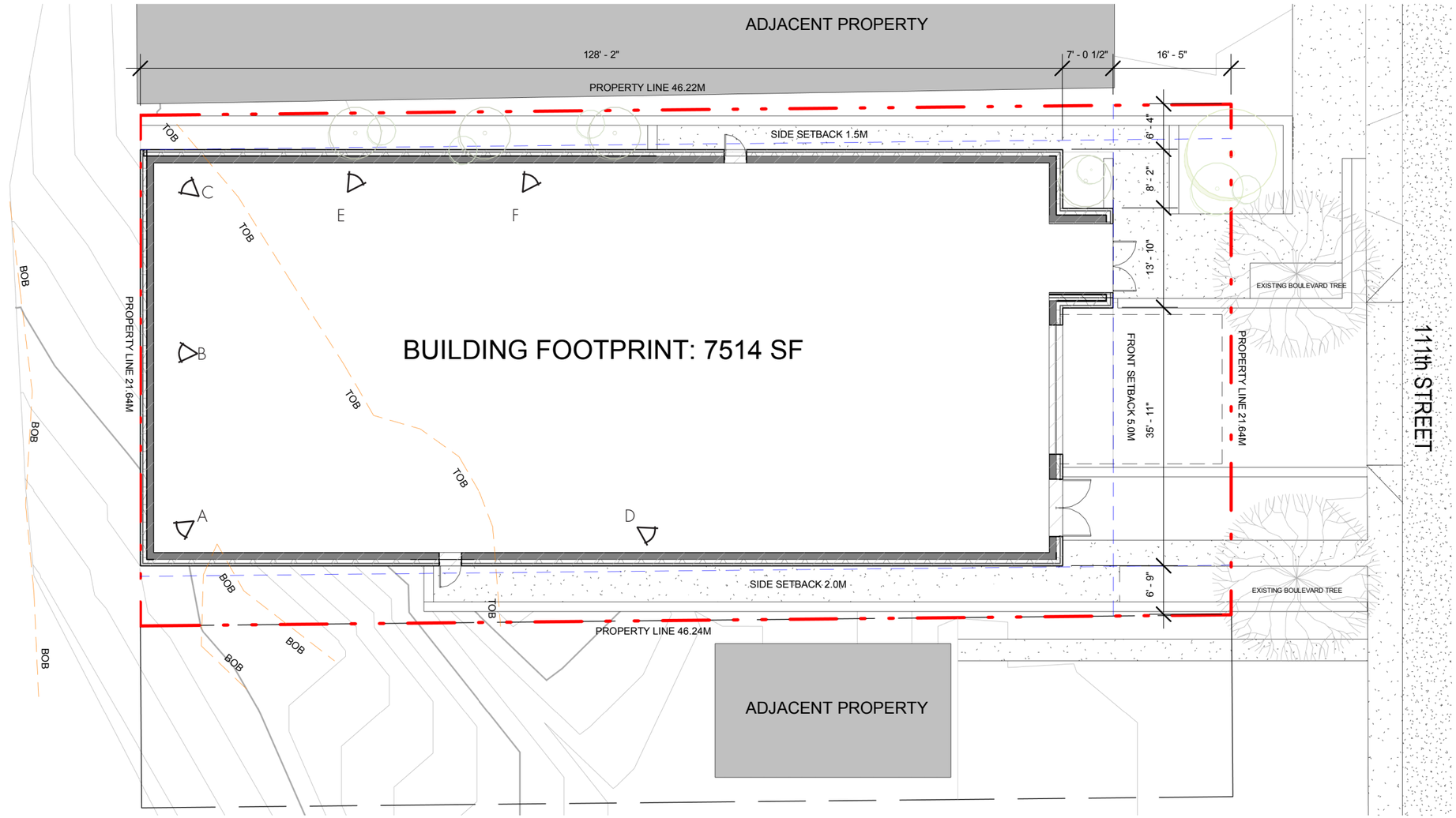
F

BUILDING FLOOR AREA (GROSS)		
LOT AREA: 11,161.9 SF	AREA (SF)	FAR
MAIN FLOOR/ PARKADE	7514.06	0.67
FIRST FLOOR	7398.95	0.66
SECOND FLOOR	6894.62	0.62
THIRD FLOOR	6394.81	0.57
FOURTH FLOOR	5019.20	0.45
FIFTH FLOOR	4192.09	0.38
SIXTH FLOOR	3719.71	0.33
SEVENTH FLOOR	2551.62	0.23
TOTAL	43,685.1	3.91

STATISTICAL INFORMATION	
LOT AREA:	1,037.3 SQM (11,161.9 SQ FT)
BUILDING FOOTPRINT:	699.5 SQM (7,527 SQ FT)
SITE COVERAGE:	67.4%
NORTH SIDE SETBACK:	1.5M
SOUTH SIDE SETBACK:	2.0M
REAR SETBACK:	0.0M
FRONT SETBACK:	5.0M

LEGAL DESCRIPTION

LOT 81A, BLOCK 11, PLAN B



THE LEDGE RESIDENTIAL

As indicated

Group2 Architecture Interior Design

Group2 Architecture Interior Design Ltd.

RAM DEVELOPMENTS INC.

SITE PLAN

08/31/2017
9728 111 STREET

THE LEDGE RESIDENTIAL

1 : 200

Group2
Architecture
Interior Design

Group2 Architecture Interior Design Ltd.

RAM DEVELOPMENTS INC.

BUILDING ELEVATIONS, EAST

08/31/2017
9728 111 STREET

THE LEDGE RESIDENTIAL

1 : 200

Group2
Architecture
Interior Design

Group2 Architecture Interior Design Ltd.

RAM DEVELOPMENTS INC.

BUILDING ELEVATION, SOUTH

08/31/2017
9728 111 STREET

THE LEDGE RESIDENTIAL

1 : 200

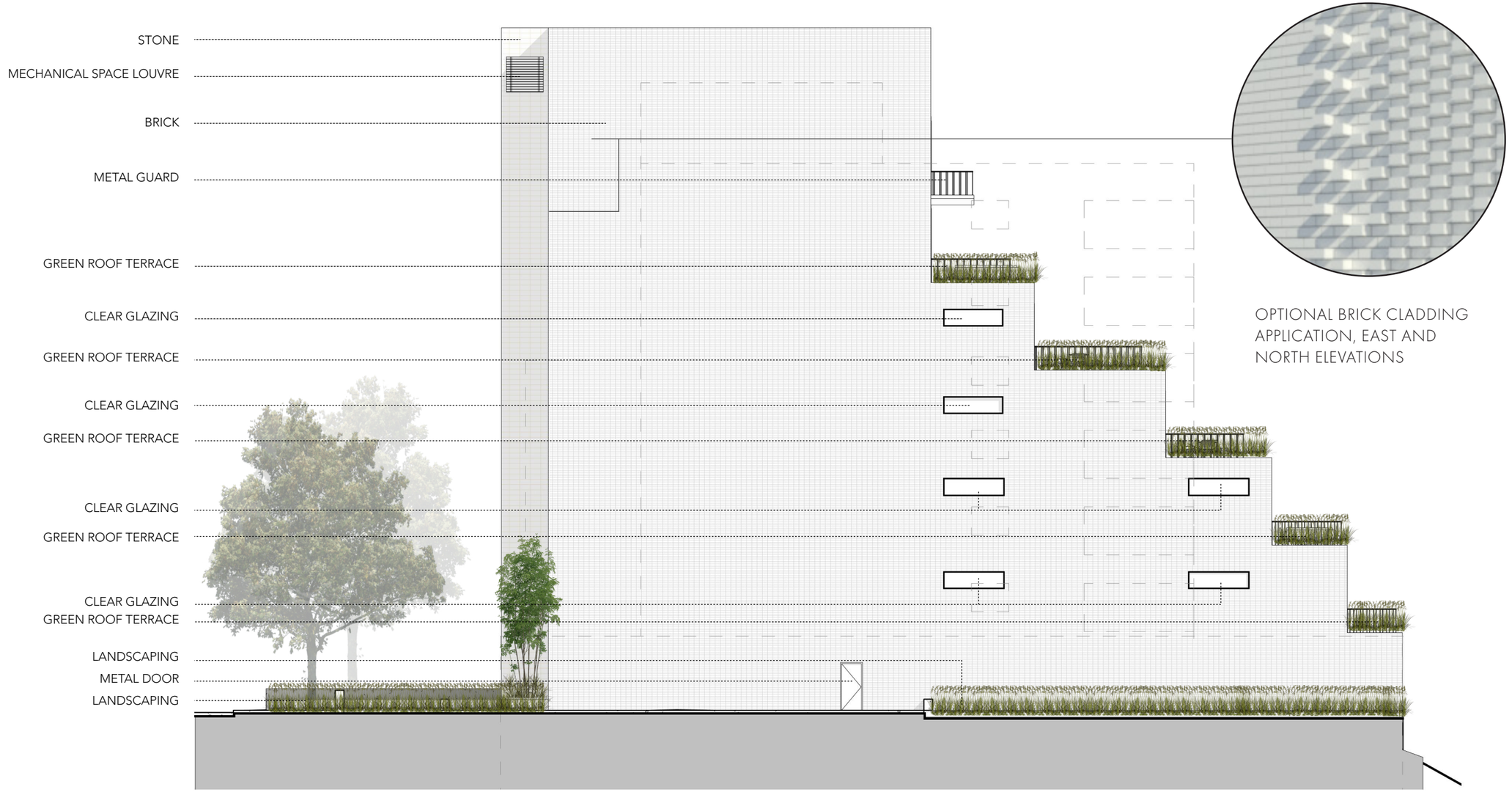
Group2
Architecture
Interior Design

Group2 Architecture Interior Design Ltd.

RAM DEVELOPMENTS INC.

BUILDING ELEVATION, WEST

08/31/2017
9728 111 STREET



OPTIONAL BRICK CLADDING APPLICATION, EAST AND NORTH ELEVATIONS

THE LEDGE RESIDENTIAL

1 : 200

Group2
Architecture
Interior Design

Group2 Architecture Interior Design Ltd.

RAM DEVELOPMENTS INC.

BUILDING ELEVATION, NORTH

08/31/2017
9728 111 STREET