

(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION
Part IV Edmonton Zoning Bylaw

Section DC2.

General Purpose

DC2.1

To accommodate a Stacked Row Housing building with Site specific development regulations, a site for religious assembly, and other community supportive services.

Area of Application

DC2.2

This Provision shall apply to Lots 39, 40 and 41, Block 11, Plan 3624HW; located north of 109A Avenue and west of 139 Street NW, North Glenora, as shown on Schedule A of this Bylaw, adopting this Provision.

This Provision establishes two sub areas identified in Appendix 1 and as follows:

Area A – Religious Assembly, Child Care Services, Community Recreation Services.

Area B – Stacked Row Housing, including Row Housing with live/work provisions and Minor Home-Based Business opportunities

DC2.3 Development Objectives

- a. To create a neighbourhood centre, with spaces and opportunities to enhance social interaction and recreation.
- b. To enliven the streets and promote walkability by designing residential and public buildings with active frontages, and multiple doorways and windows.
- c. To provide places and facilities that support a mixed neighbourhood demographic for existing and future residents.
- d. To contribute to a socially sustainable community by providing housing for a range of household types, physical abilities, ages, incomes and demographics.

- e. To encourage alternatives to the automobile, the development will be walkable, conducive to cycling, and transit supportive by giving high planning priority to compact, human-scale and mixed land use.

DC2.4 Uses

DC2.4.1 Within Area A

- a. Child Care Services
- b. Community Recreation Services
- c. Indoor Participant Recreation Services
- d. Religious Assembly
- e. Fascia On-premises Signs
- f. Freestanding On-premises Signs

DC2.4.2 Within Area B

- a. Live Work Units
- b. Minor Home Based Business
- c. Stacked Row Housing, including Row Housing
- d. Fascia On-premises Signs
- e. Projecting On-premises Signs
- f. Freestanding On-premises Signs, limited to project identification, building construction identification and real estate advertising signs of a limited duration

DC2.5 Development Regulations

- a. The site layout and building envelopes shall be in general accordance with the Site Plan as illustrated on Appendix 2.
- b. The maximum Density shall be 50 Dwellings/ha.
- c. The maximum Floor Area Ratio shall be 1.3.
- d. The maximum Site coverage shall be 40%., with a maximum of 28% for Site B and a maximum of 12% for Site A.
- e. Within Area A, the maximum Height shall not exceed 3 Storeys or 12.0 m.
- f. Within Area B, the maximum Height for residential development shall not exceed 4.0 Storeys or 14.0 m.

- g. Setbacks shall be in general accordance with the site plan shown on Appendix 2, and as follows:
 - i. The Setback along 109 A Avenue may be reduced to 5.0 m;
 - ii. The Setback along north west of 139 Street may be reduced to 6.0 m reducing to 0 m at the south west corner of 139 Street;
 - iii. The Setback along 138 Street NW may be reduced to 1.35 m;
 - iv. The Setback at the intersection of 138 Street and 109 A Avenue may be reduced to 2.7 m
 - v. The minimum Rear Setback shall be 7.5 m.
- h. Notwithstanding Section 46, a minimum Amenity Area of 7.5 m² per Dwelling shall be provided on the entire site including courtyards, balconies, roof top patios/gardens, grade level gardens and terraces.
- i. Signs shall comply with the regulations found in Schedule 59E of the Zoning Bylaw.

DC2.6 Urban Design & Built Form

- a. The site layout and buildings locations shall be in general accordance with Appendix 2.
- b. The elevations of the buildings shall be to the satisfaction of the Development Officer with all exterior finishing materials of durable and attractive appearance.
- c. The facades facing the public roadways other than Lanes, shall include architectural elements such as windows, recessed entries, building articulation, active frontages, and variable material colours to create an interesting streetscape.
- d. Row Housing/Stacked Row Housing shall be developed to provide a visual break/articulation in the building façade. The break shall be articulated by a combination of recesses, projections, change in building materials, or colours.
- e. All ground Storey Row/Stacked Row Housing Dwellings adjacent to a public roadway other than a Lane shall have a private exterior entrance that fronts onto the roadway. Sliding patio doors shall not serve as this entrance.
- f. All exterior lighting of the Site shall be designed so that the light source is directed away from adjacent residences and both placement and illumination of lighting shall be configured in consideration of crime prevention principles and security of building entries.
- d. Separation Space shall be reduced to Setbacks provided.

DC2.7 Parking, Access and Waste Collection

- a. Vehicular access to parking shall be from the private driveway or abutting Lane, in general accordance with Appendix 2.
- b. A minimum of 31 resident parking spaces shall be accessible from the private driveway or abutting Lane, in general accordance with Appendix 2, which includes 28 resident stalls and 3 visitor parking stalls.
- c. A minimum of 6 parking spaces to serve Area B shall be accessible from the private driveway, in general accordance with Appendix 2.
- d. Bicycle Parking shall be provided in accordance with the Zoning Bylaw and located to the satisfaction of the Development Officer.
- e. A garbage and recycling collection area shall be located off the Lane, in general accordance with Appendix 2. No objects are permitted to encroach into public or private, over or under road right-of-way.

DC2.8 Architectural Treatment of Buildings

- a. Quality finishing materials for all of the development shall be used such as stone, masonry, fiber cement siding, cementitious panels, stucco, wood panel, metal and glass.
- b. The use of vinyl as a finishing material shall not be permitted.
- c. All building facades shall use compatible and harmonious exterior finishing materials.

DC2.9 Landscaping and Private Amenity Areas

- a. A detailed landscaping plan prepared by a landscape architect shall be submitted in accordance with Section 55 of the Zoning Bylaw and shall apply to the frontage of the Development Permit.

DC2.9 Alley Improvements

- a. The alley shall be paved to City standards.

DC2.10. Green Sustainable Practices

- a. The redevelopment shall incorporate recycling facilities, water conservation strategies, low water landscaping, energy efficient lighting, and reduce the consumption of energy, water and materials.