

SCHEDULE “B”

(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION

1. General Purpose

To accommodate a medium-rise residential development with ground-oriented dwellings, in a manner that creates a pedestrian friendly environment and is sympathetic to the surrounding neighbourhood context.

2. Area of Application

This DC2 Provision shall apply to Lots 14A and 14B, Block 1, Plan 8222153 and Lots 15 – 18, Block 1, Plan 5572HW; as shown on Schedule “A” of the Charter Bylaw adopting this Provision, Jasper Park.

3. Uses

1. Group Homes
2. Live Work Units
3. Limited Group Homes
4. Lodging Group Homes
5. Major Home-Based Business
6. Minor Home-Based Business
7. Multi-unit Housing
8. Residential Sales Centre
9. Urban Gardens
10. Urban Outdoor Farms
11. Vehicle Parking
12. Fascia On-premises Signs
13. Projecting On-premises Signs
14. Temporary On-premises Signs

4. Development Regulations for Uses

1. Live Work Units shall be limited to the ground-oriented Dwellings.
2. Residential Sales Centres shall be limited to the sale or lease of Dwellings on Site.
3. Signs shall comply with the regulations found in Schedule 59B of the Zoning Bylaw.
4. Temporary On-premises Signs shall be limited to project advertising associated with an on-Site Residential Sales Centre and shall not include trailer mounted or signs with changeable copy.

5. Development Regulations for Site Layout and Built Form

1. The development shall be in general conformance with the attached appendices.
2. The maximum Floor Area Ratio shall be 2.4.
3. The maximum Height shall be 25.0 m.
4. The maximum number of Dwellings shall be 101.
5. The minimum Setbacks shall be:
 - a. 6.0 m from the west Lot line;
 - b. 3.7 m from the east Lot line;
 - c. 3.0 m from the south Lot line; and
 - d. 3.0 m from the north Lot line.
6. The sixth Storey shall be Setback as follows:
 - a. A minimum of 5.2 m from the north Lot line;
 - b. A minimum of 5.0 m from the south Lot line; and
 - c. A minimum of 6.0 m from the east Lot line.
7. The Underground Parkade below ground level shall not be subject to required Setbacks and can extend to all Lot lines.

6. Development Regulations for Building Design and Features

1. 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:
 - a. clear articulation of the Façade, using colours to add variety;
 - b. the use of a variety of exterior building cladding materials;

- c. variation of placement and physical breaks of material and architectural; and features; and
 - d. a prominent front entrance.
- 2. The principal building entrance shall be located on 150 Street NW and shall provide distinctive architectural features.
- 3. All ground storey 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. The entrances shall provide distinctive architectural features consistent with the style of the building.
- 4. Winter design elements such as the use of colour, functional and decorative lighting to enhance the appearance of the building while minimizing light pollution shall be incorporated.
- 5. All mechanical equipment, including surface level venting systems and transformers, shall be screened in a manner compatible with the architectural character of the building or be concealed by incorporating it within the building. Ground level vents shall be oriented away from adjacent Sites or on-Site amenity or pedestrian circulation areas.
- 6. Architectural features such as balconies and roof projections may project into required Setbacks to a maximum of 0.5 m, except to the north and south.

7. Development Regulations for Parking, Loading, Storage and Access

- 1. Bicycle Parking shall be provided in accordance with the Zoning Bylaw to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination (Transportation), except that:
 - a. A minimum of 60 long term Bicycle Parking spaces shall be provided in a secure facility within the building that is easily accessible to cyclists via access ramps, or a route through the building that facilitates easy and efficient transportation of bicycles; and
 - b. A minimum of 10 short term Bicycle Parking spaces for visitors shall be provided in an easily accessible location and available for public use; and
 - c. 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). The minimum size of vertical bike parking stalls shall be 0.60 m wide, 2.3 m high, and 1.1 m deep, with a minimum 1.5 m wide aisle.

2. Vehicular access and egress shall be provided from the east Lane abutting the Site.
3. All Vehicle Parking shall be provided within an Underground Parkade and/or Surface Parking.
4. Retaining Walls bordering the driveway ramp to the Underground Parkade 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. Should the owner/applicant wish to increase this Height, adequate sight line data must be provided to ensure vehicles can exit safely to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination.
5. Any Underground Parkade access card devices must be located on site, a minimum of 3.0 m inside the property line.
6. All loading, waste collection and storage areas shall be accessed from the adjacent Lane and be designed to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination (Transportation) and City Operations (Waste Management Services).

8. **Development Regulations for Landscaping, Lighting and Amenity Areas**

1. The required Landscape Plan submitted with a Development Permit application for new building construction shall be prepared by a Landscape Architect registered with the Alberta Association of Landscape Architects (AALA).
2. 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.
3. Landscaping that extends onto City-owned lands shall be developed in accordance with the Traffic Bylaw 5590 and the City Design and Construction Standards to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination (Transportation).
4. 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 accentuate building elements, and to highlight the development at nighttime and in winter months. Exterior lighting associated with the development shall be designed to minimize impacts on adjacent properties. A detailed exterior lighting plan shall be provided to the satisfaction of the Development Officer.
5. A minimum Amenity Area of 7.5 m² per Dwelling shall be provided and can be private and/or communal. This may be achieved using balconies, terraces/patios on top of the podium base, Rooftop Terraces, and indoor Common Amenity Areas such as communal lounges, entertainment rooms, fitness areas and bicycle rooms.

9. Other Regulations

1. Site and building layouts shall include design elements that take the principles of Crime Prevention Through Environmental Design (CPTED) into consideration. These elements may include, but are not limited to, elements that allow for natural surveillance, increase sightlines and use; and high quality interior and exterior lighting. The physical layout and landscaping shall reduce the vulnerability of pedestrians by avoiding areas of concealment or entrapment such as: long public corridor spaces, stairwells, or other movement predictors; avoiding landscaping hazards such as: unpruned trees, rocks that can be thrown, or blind corners; and by locating parking areas close to building access points and using wayfinding mechanisms. The Development Officer may require a Crime Prevention Through Environmental Design assessment prepared by a qualified security consultant, and may apply conditions to the approval of the Development Permit based on the recommendations of the CPTED assessment to promote a safe physical environment.

10. Public Improvements and Contributions

1. Prior to the issuance of a development permit for:
 - a. a building that contains 12 or more Dwelling units; or
 - b. a building that contains less than 12 Dwelling units, but is part of a Site with 12 or more Dwelling units in total;the Development Officer shall ensure a signed agreement has been executed between the City and the owner, requiring the owner to provide the City, at the time of each development permit approval, the option to purchase up to 5% of the proposed number of Dwelling units (rounded to the nearest Dwelling unit) in each building with Dwelling units, at 85% of market value or the equivalent value as cash in lieu (at the discretion of the owner) to the City.
2. There shall be a minimum of 5 Dwellings shall be designed to be suitable for families by conforming to the following:
 - a. have a minimum of three bedrooms;
 - b. be located at ground-level;
 - c. have access to dedicated and enhanced bulk storage located within the Dwelling, or on the same Storey as the Dwelling;
 - d. have access to a dedicated and secured family bicycle parking room or cage which shall have racks or railings for a minimum of two bicycles per Dwelling allocated to use the parking room. This family bicycle

parking room may be located within the Dwelling, on the same Storey as the Dwelling, or within the Bicycle Storage Facility; and

- e. have access to the Common Amenity Area designed for children, as described in Section 8.7 of this Provision.
3. Prior to the issuance of a Development Permit for the principal building, the owner shall enter into an agreement between the City and the owner to contribute \$8,907.00 to the creation of, or improvement to, an off-Site Public Amenity such as improvements to the closed portion of the boulevard on 150 Street NW adjacent to the Site, or parks, gardens or open spaces within the boundaries of the Jasper Park neighbourhood. The funds shall be submitted to the City prior to the issuance of a Development Permit and disbursed by the City according to a separate agreement between the City and the Community League. More specific agreement details shall be determined at the Development Permit stage between the owner and the City, in consultation with the Jasper Park Community League.
- a. Notwithstanding the above, if a Development Permit application has not been made within five (5) years of the date of approval of the Charter Bylaw adopting this Provision, this contribution amount shall be increased from that point forward according to the annual rate of national inflation as determined by Statistics Canada.



WEST ELEVATION

FINISHES:

1. CEMENTITIOUS PANEL / WOOD CLADDING
2. MASONRY (brick)
3. CEMENTITIOUS FINISH / CLADDING
4. GLASS RAILING
5. CLEAR GLAZING



SOUTH ELEVATION



NORTH ELEVATION

FINISHES:

1. CEMENTITIOUS PANEL / WOOD CLADDING
2. MASONRY (brick)
3. CEMENTITIOUS FINISH / CLADDING
4. GLASS RAILING
5. CLEAR GLAZING



EAST ELEVATION