

SCHEDULE “B”

(DC) DIRECT CONTROL ZONE

1. Purpose

- 1.1 To allow for two medium-rise apartment buildings that integrate appropriately with nearby single-detached housing and commercial land and include shared underground parking, providing housing variety in the Granville neighbourhood.

2. Area of Application

- 2.1 The Zone applies to a portion of NW 1/4 19-52-25-W4 and SW 19-52-25-W4, located north of Glastonbury Boulevard NW and west of Granville Drive as shown on Schedule “A” of the Charter Bylaw adopting this Zone, Granville.

3. Uses

Residential Uses

- 3.1 Home Based Business
- 3.2 Residential

Commercial Uses

- 3.3 Food and Drink Service
- 3.4 Health Service
- 3.5 Indoor Sales and Service
- 3.6 Minor Indoor Entertainment
- 3.7 Office
- 3.8 Residential Sales Centre

Community Uses

- 3.9 Child Care Services
- 3.10 Community Service
- 3.11 Park
- 3.12 Special Event

Agricultural Uses

- 3.13 Urban Agriculture

Sign Uses

- 3.14 Fascia Sign
- 3.15 Freestanding Sign
- 3.16 Portable Sign
- 3.17 Projecting Sign

4. Additional Regulations for Specific Uses

Commercial Uses

- 4.1 Commercial Uses shall not be located above the ground floor.
- 4.2 The total Floor Area of each commercial premises shall not exceed 275m².
- 4.3 Commercial Uses shall not be permitted in any freestanding structure separate from a structure containing Residential Uses. The principal entrance to these Uses shall be a separate, outside entrance.

Sign Uses

- 4.4 Signs must comply with Subsections 3 and 4 of Section 6.90 of the Zoning Bylaw.

5. Site and Building Regulations

- 1. The development shall be in general conformance with the attached appendices.
- 2. The maximum Floor Area Ratio shall be 1.9.
- 3. The maximum number of Dwellings shall be 192.
- 4. The maximum Height shall be 23.0 m.
- 5. The minimum Setbacks shall be in accordance with Appendix I – Site Plan and as follows:
 - a. 18.0 m from the north Lot line;
 - b. 6.0 m from the east Lot line;
 - c. 4.5 m from the south Lot line; and
 - d. 4.5 m from the west Lot line.
- 6. All ground oriented residential units shall have an individual external entrance which is clearly visible and shall have a walkway connection to the public sidewalk.
- 7. Surface parking shall not be located between any building and a public roadway, other than an Alley.
- 8. The portions of the Parkade below ground level shall not be subject to required Setbacks and can extend to all Lot lines provided there is sufficient soil capacity to support the required Landscaping above.

6. Design Regulations

1. The development shall incorporate design elements to reduce the perceived mass and add architectural interest, including articulation of Façades, using a defined pattern of projections and/or recessions and a variety of exterior building cladding materials and colours.
2. All building Facades shall use high quality and durable exterior finishing materials appropriate for the development such as, but not limited to: painted Façade, masonry, stone, brick, concrete, cement board, metal cladding/panelling/screening, wood, stucco, and/or glazing.
3. Platform Structures in the form of balconies above the podium may project a maximum of 1.5 m into Setbacks.
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 and to highlight the architectural and landscape features at night.
5. 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 it within the building. Ground level vents shall be oriented away from adjacent Sites or on-Site amenities or pedestrian circulation areas.

7. Parking, Loading, Storage and Access Regulations

1. Vehicular access and egress shall be from Granville Drive NW.
2. Vehicular parking spaces shall be provided in a Parkade and in a Surface Parking Lot approximately in accordance with Appendix I.
3. Bike Parking Space shall be provided in accordance with the Zoning Bylaw.
4. Loading, storage, and waste collection areas shall be designed to the satisfaction of the Development Planner in consultation with Waste Management Services and Subdivision and Development Coordination (Transportation).

8. Landscaping, Lighting and Amenity Area Regulations

1. Notwithstanding Landscaping Regulations of the Zoning Bylaw, the development shall have a minimum of 50 trees and 120 shrubs in total in general, in conformance with Appendix I.
2. A Landscape Plan prepared by a registered AALA landscape architect shall be submitted with a Development Permit application for new building construction and shall include:
 - a. a plant material palette that provides a variety of colours and textures to

- create seasonal interest particularly during the winter months;
- b. a mix of hard and soft landscaping elements;
- c. the incorporation of native and/or drought-tolerant species into the Landscaping design; and
- d. a mix of seating areas such as benches and picnic tables.

9. Other Regulations

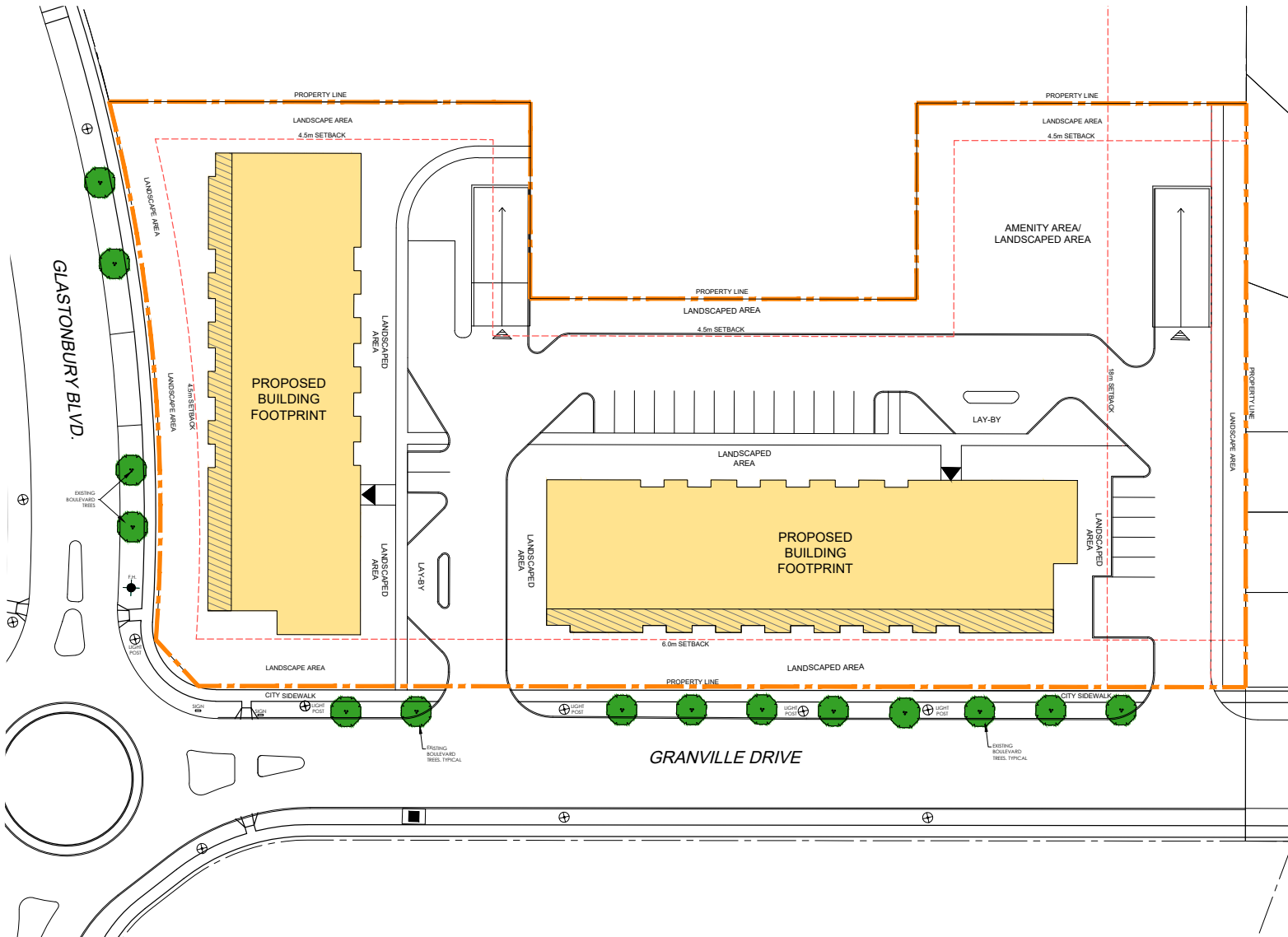
1. The building's entrances shall be connected to city sidewalks through 1.8 m internal sidewalks; walkway connections shall be provided between internal sidewalks and the commercial site to the west. Crosswalks and curb ramps will be required where deemed necessary at the Development Permit Stage.
2. Internal sidewalks shall remain privately owned and maintained but be openly accessible to the Public at all times through the registration of a 24-hour Public Access Easement in favor of the City of Edmonton. The alignment of the sidewalks and public access easement will be determined at the Development Permit stage.
3. Prior to the issuance of the Development Permit for construction of the principal building, a Wind Impact Study shall be submitted for review. The development shall incorporate design features to minimize adverse microclimatic effects such as wind tunneling, snow drifting, rain sheeting both on and off Site, consistent with the recommendations of the Wind Impact Study.
4. 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 Planner 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.
5. Prior to the issuance of a Development Permit, except for Development Permits for demolition, excavation, shoring or signage, the applicant shall submit documentation that demonstrates, to the satisfaction of the Development Planner in consultation with Fire Rescue Services and EPCOR Water Services, that the fire flows and water servicing to the Site will be adequate for the proposed

building and construction type, and be in accordance with the City of Edmonton Design and Construction Standards. The Development Planner shall verify that any infrastructure upgrades or systems required to ensure these standards are met shall be implemented in the design of the building and/or through off-site improvements.

10. Public Improvements and Contributions

1. As a condition of the Development Permit for construction of a principal building, the owner shall enter into an agreement with the City of Edmonton for off-site improvements necessary to serve or enhance the development, such improvements to be constructed at the owner's cost to the satisfaction of the Development Planner in consultation with Subdivision and Development Coordination (Transportation). The agreement process includes an engineering drawing review and approval process. Improvements to address in the agreement include, but are not limited to:
 - a. The repair of any damage to the abutting roadways, sidewalks and/or boulevard resulting from construction of the development;
 - b. Payment of the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
 - c. Modification of the 215 Street and Glastonbury Boulevard intersection, including but not limited to, pavement marking modifications at the east approach to accommodate two outbound lanes;
 - d. Removal of the existing right-out egress on the western side of Glastonbury Boulevard, along with the restoration of curb and gutter, sidewalk, and boulevard;
 - e. Construction of the initial two urban lanes on 215 Street, along with a shared-use path, spanning from 62 Avenue to Hope Road (Phase One), to be initiated within a three-year timeframe following the issuance of the approved Development Permit for the Site identified as Area A or B south of Glastonbury Boulevard as shown in Appendix 1 of the Site's DC1.
 - f. Continued construction of two urban lanes on 215 Street, extending from Hope Road to 45 Avenue, to be initiated within a three-year timeframe upon the successful completion of Phase One of 215 Street from 62 Avenue to Hope Road;
 - g. Installation of a traffic signal at the 215 Street and 62 Avenue intersection; and
 - h. Installation of necessary parking restriction signage on both sides of Glastonbury Boulevard between 215 Street and Granville Drive and on the west side of Granville Drive between Glastonbury Boulevard and the site access;

2. The drainage systems required to service the development, including off-site improvements and on-site stormwater management, shall be in general conformance with the Drainage Servicing Report or alternatives to the satisfaction of the Development Planner in consultation with Development Services (Drainage). Such improvements are to be constructed at the owner's cost.



GENERAL PROJECT INFORMATION

LEGAL DESCRIPTION:

QUADRANT NW, SECTION 19, TOWNSHIP 52, RANGE 25

MUNICIPAL ADDRESS:

3131 GRANVILLE DRIVE
EDMONTON, AB

SITE AREA:

9,522.74 m² (102,502 ft²) (2.353 acres) (0.952 ha)

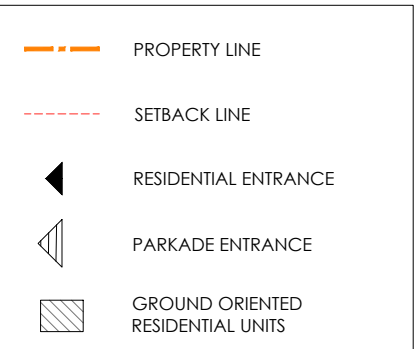
MINIMUM SETBACKS:

NORTH BUILDING SETBACK: 18.0m(59.0')

EAST SETBACK: 6.0m(19.84')

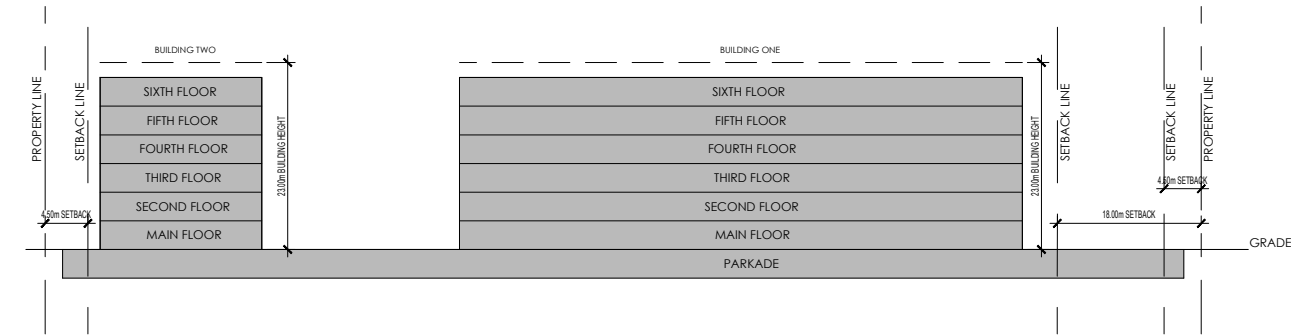
SOUTH SETBACK: 4.5m(14.76')

WEST SETBACK: 4.5m(14.76')

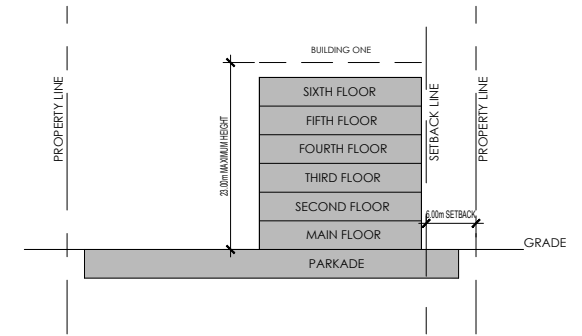


APPENDIX 1 - SITE PLAN

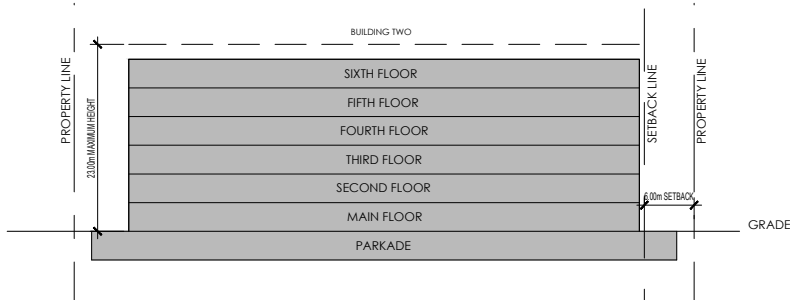




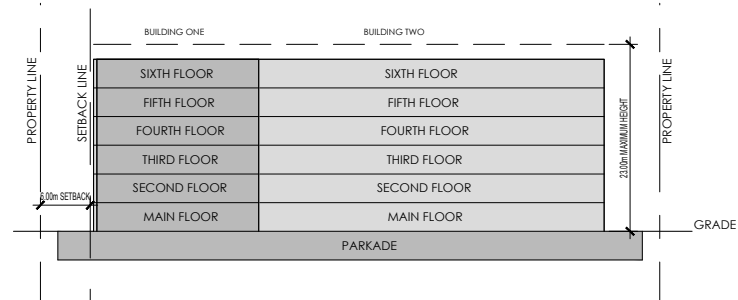
WEST ELEVATION



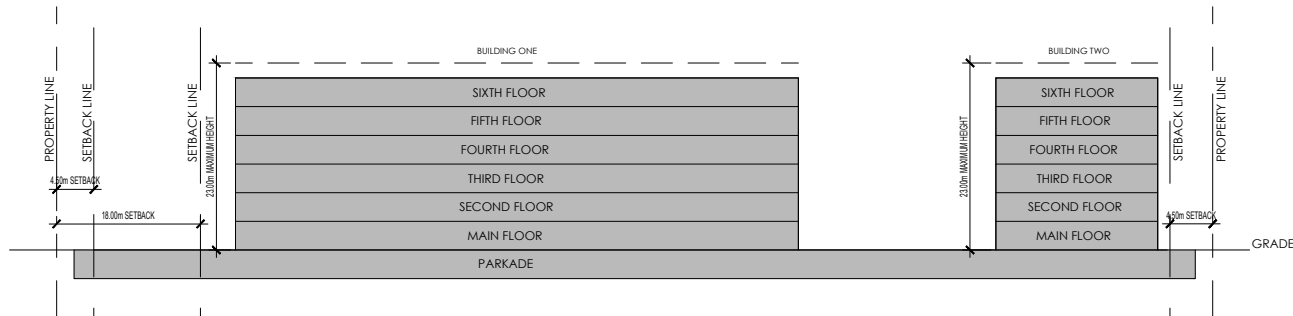
SOUTH ELEVATION - BUILDING 1



SOUTH ELEVATION - BUILDING 2



NORTH ELEVATION



EAST ELEVATION

APPENDIX 2 - ELEVATIONS