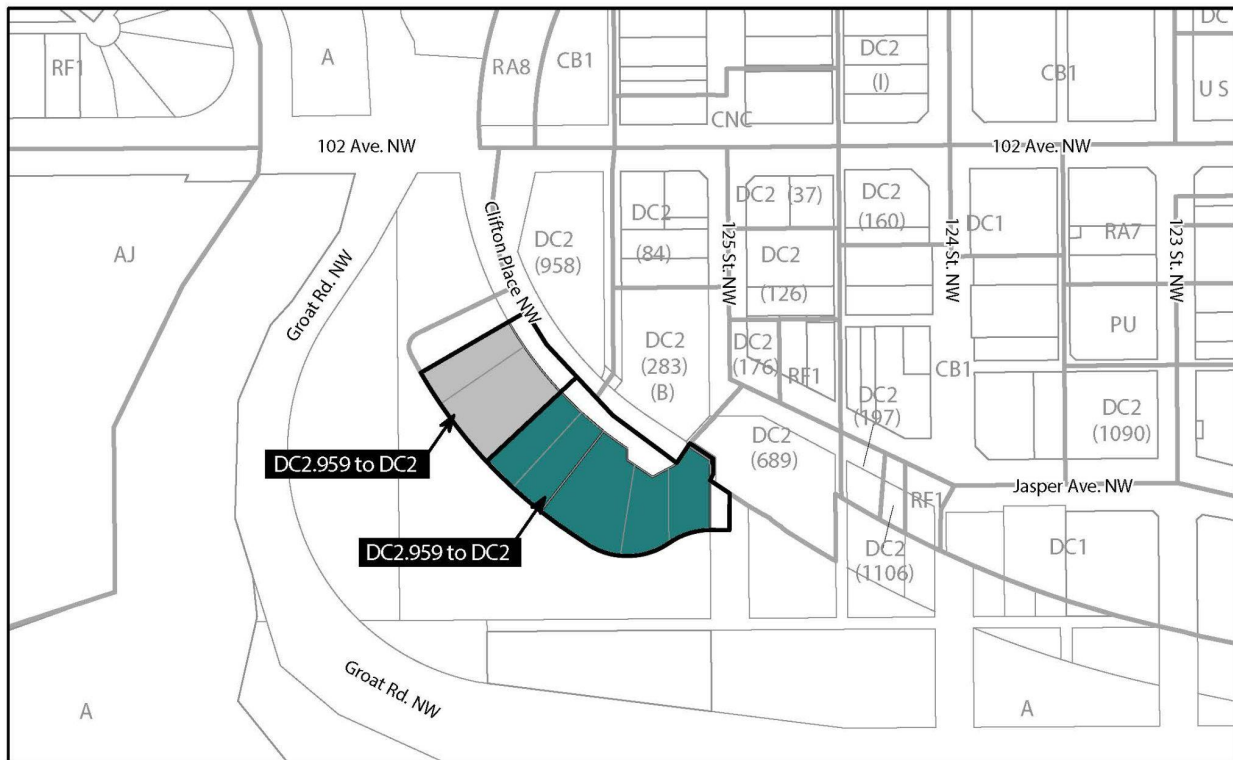




# ADMINISTRATION REPORT **REZONING** Westmount

## 10123, 10127, 10131, 10135, 10137, 10143, & 10145 Clifton Place NW

To allow for a revised residential tower outline.



**Recommendation:** That Charter Bylaw 19857 to amend the Zoning Bylaw from (DC2) Site Specific Development Control Provision Zone to (DC2) Site Specific Development Control Provision Zone be APPROVED.

Administration is in **SUPPORT** of this application because:

- the proposed revisions to the existing approved residential tower are minor in nature;
- it encourages the redevelopment of a vacant parcel; and
- the development will include a top of bank trail and viewpoint for the enjoyment of surrounding residents.

## Report Summary

This land use amendment application was submitted by Situate Inc. on March 12, 2021 on behalf of Edgar Development. The application proposes revisions to the current DC2 applied to the subject site, to allow a revised tower outline including the removal of a podium and ground oriented units, while maintaining key characteristics such as height, number of units, maximum floor plate and community contribution. The application includes removing the subject site from the existing DC2 which currently includes three different areas. The proposed revisions for the remaining sites would remove the subject site and update regulations to current Zoning Bylaw standards.

This proposal is in alignment with the applicable policies of the City Plan to encourage infill residential development near key nodes and corridors, and to provide opportunities for people to access, enjoy and connect to open space and the river valley and ravine system.

There is no local area plan for this area of the City.

## The Application

CHARTER BYLAW 19857 is to amend the Zoning Bylaw from (DC2.959) Site Specific Development Control Provision to two (DC2) Site Specific Development Control Provisions. The existing DC2.959 includes three areas (Areas A, B & C), and the proposed rezoning would separate the regulations for the northwest area from the other two areas.

The proposed DC2 Provision for the northwest area maintains the following existing regulations for a residential tower:

- A maximum height of 55 metres;
- A maximum Floor Area Ratio of 3.0;
- A maximum 55 dwellings;
- A maximum Tower Floor Plate of 650 m<sup>2</sup>;
- Develop a trail and viewpoint behind the site; and
- Provide a public art contribution.

The proposed revisions to the DC2 are summarized as follows:

- Removal of row housing style dwellings at grade fronting Clifton Place;
- Adjusting tower outline to remove the podium component and allow a more rectangular building;
- Revising the site layout to move the building slightly north on the lot;
- Provide upgrades to the pedestrian connection between Jasper Avenue/125 Street and Clifton Place; and
- Update to current Zoning Bylaw standards for landscaping and sustainable design.

The proposed revisions for the two remaining areas (Areas B & C) include renaming the areas to be Areas A & B, updating definitions, use classes, and regulations to current Zoning Bylaw standards, and providing clarification on the remaining community contributions. No substantial revisions are proposed.

## Site and Surrounding Area

The site is located on the southwest side of Clifton Place NW, which is a cul-de-sac running along the top of Groat Ravine with views of the ravine and the River Valley. There are five single detached houses along the road southeast of the subject property. The site is located just south of 102 Avenue NW, which is an arterial roadway, has a separated two-way bike lane and frequent transit service. 124 Street is also an arterial roadway supported by frequent transit service and is located approximately 200 metres to the east. The site is located approximately 570 metres from the future 124 Street LRT Stop.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
<b>SUBJECT SITE</b>	(DC2.959) Site Specific Development Control Provision	Vacant Lot
<b>CONTEXT</b>		
North	(DC2.958) Site Specific Development Control Provision	22 storey Apartment Building Publicly Accessible Private Park (both under construction)
East	(DC2.283) Site Specific Direct Development Control Provision	10 storey Apartment Building
South	(DC2.959) Site Specific Direct Control Provision	Single Detached House
West	(A) Metropolitan Recreation Zone	Groat Ravine



PHOTO OF SITE (WITHIN RED FENCE) FROM WEST (GROAT RAVINE SIDE)

## Planning Analysis

### ZONING HISTORY

The subject site was originally rezoned to DC2.804 in 2011 along with several other sites along Clifton Place NW. There were five areas, three included residential towers, one included row housing and one was for a public plaza. In 2017, the original Area A (residential tower) and B (public plaza) were separated from the larger DC2 in order to revise the development for the site, including the removal of the ground oriented units facing Clifton Place. The remaining sites were renamed to Areas A, B and C and no changes were made to the development allowed on these sites.

The original rezoning of all five areas was completed as one comprehensive development, and the community contributions were partially separated by area, but some components, such as the development of the top of bank trail, were less clearly defined. This application proposes to clarify and distribute the remaining contributions equitably between the remaining three areas.

### LAND USE COMPATIBILITY

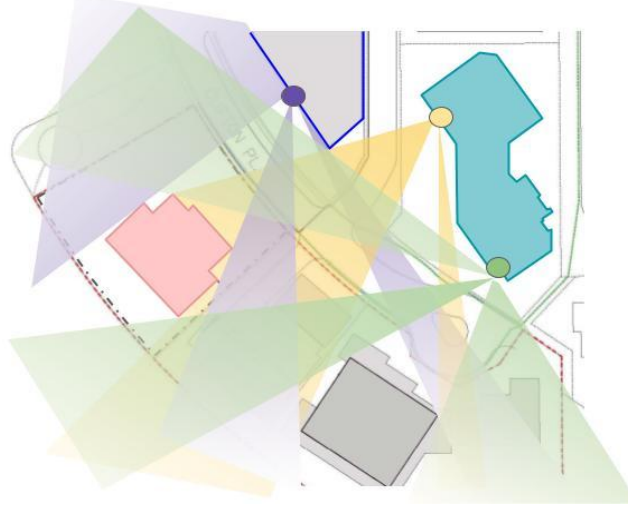
The proposed rezoning maintains most of the key characteristics of the existing allowed residential tower with some revisions to the building outline. The proposal includes the removal of the ground oriented units with entrances from Clifton Place, which results in the removal of the podium portion of the design. As well, while the proposed tower has the same maximum floor plate as the current DC2, the layout would change to allow a more rectangular building than the current square building. This would result in some differences to the view corridors for the two buildings behind (one existing, one under construction), as shown below.

**ZONING COMPARISON**

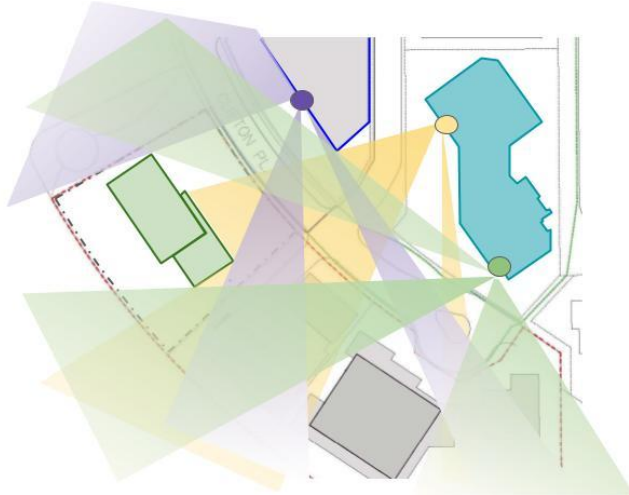
	<b>DC2 Current</b>	<b>DC2 Proposed</b>
<b>Height</b>	55.0 m	55.0 m
<b>Floor Area Ratio</b>	3.0	3.0
<b>Maximum Tower Floor Plate</b>	650 m <sup>2</sup>	650 m <sup>2</sup>
<b>Maximum No. of Dwellings</b>	55	55
<b>Ground Level Setbacks</b>		
<b>Northwest</b> Publicly Accessible Private Plaza	N/A (missing)	1.5 m
<b>Northeast</b> Clifton Place NW	6.0 m	17.0 m
<b>Southeast</b> Interior Side	3.0 m	7.0 m
<b>Southwest</b> Groat Ravine	7.5 m	16.5 m
<b>Tower Setbacks</b>		
<b>Northwest</b> Publicly Accessible Private Plaza	N/A (2.5 m Stepback from podium)	3.0 m
<b>Northeast</b> Clifton Place NW	8.5 m	18.0 m
<b>Southeast</b> Interior Side	3.0 m	6.0 m
<b>Southwest</b> Groat Ravine	10.0 m	16.0 m

## VIEW CORRIDOR STUDY

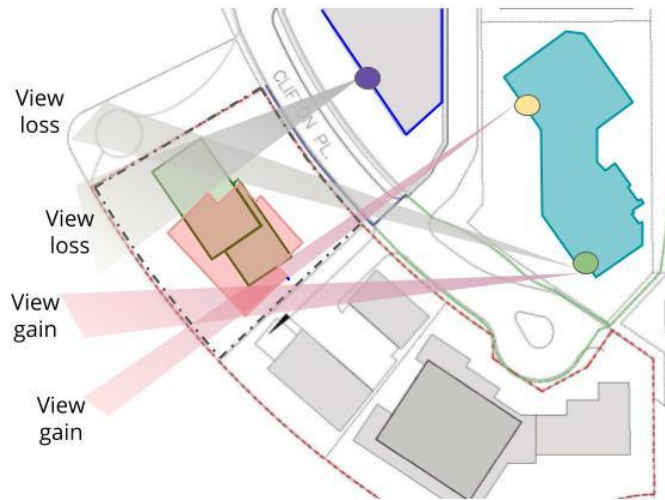
### VIEWS FROM NEIGHBOURING BUILDINGS WITH THE EXISTING DC2



### VIEWS FROM NEIGHBOURING BUILDINGS WITH THE PROPOSED DC2



### DIFFERENCE IN VIEWS FROM NEIGHBOURING BUILDINGS



## **PLANS IN EFFECT**

There are no plans in effect in this area. The Groat Estates Area Redevelopment Plan was repealed on June 8, 2020.

## **CITY PLAN**

This proposal is in alignment with the applicable policies of the City Plan to encourage infill residential development near key nodes and corridors. The boundary of the Centre City area is 124 Street on the west end, however, 124 Street is a Primary Corridor at this location. Primary Corridors range from three to five blocks in width, and as this site is located within two blocks of the Primary Corridor, high rise development is supported in this location.

The City Plan also encourages opportunities for people to access, enjoy and connect to open space and the river valley and ravine system. The proposed trail and viewpoint along the top of the ravine behind the subject site, will help to improve the access to the river valley.

## **PUBLIC CONTRIBUTIONS**

The rezoning application went through a few variations regarding the community contribution component, but ultimately proposes to retain the existing contributions with some minor revisions and clarification.

At the time of the online engagement, the proposed contribution included:

- improving the sidewalk connection between the end of Clifton Place and 125 Street /Jasper Avenue;
- resurfacing the remaining Clifton Place road; and
- providing funds towards the future development of the pathway and viewpoint (value was not yet determined).

Through the engagement and further technical review, it was determined that providing funds towards a future pathway was not acceptable to administration, and community feedback indicated a desire to have the trail be developed in conjunction with the new building rather than deferred for an unknown period of time. Additional feedback from the community strongly supported the improvement of the sidewalk connection between Clifton Place and 125 Street/Jasper Avenue. As a result, the final proposed contributions include:

- the development of a shared use pathway and viewpoint behind the property, which would provide access from the publicly accessible private park to the northwest of the site (part of DC2.958, which is currently under construction) to a viewpoint over the North Saskatchewan River Valley and Groat Ravine;
- improving the sidewalk connection between the end of Clifton Place and 125 Street /Jasper Avenue; and
- to contribute a minimum of \$46,000 towards public art (maintained from existing DC2).

The proposed DC2 also maintains an easement along the southeast property line in order to allow space for a future connection from Clifton Place to the pathway and viewpoint. The current DC2 requires the properties on either side of this property line to provide an easement for this path, with the future path located on the south side of the shared property line, consistent with the currently approved DC2. The provision of the easement will maintain the ability for future development along Clifton Place to provide this required access path.

As the development of this area is occurring piecemeal rather than altogether, some aspects of the contributions are proposed to be adjusted and clarified so that they would be provided in a logical order and equitably between this and future developments. If the portion of the pathway, from the viewpoint to the southwest corner of the property, were to be developed alongside this development, it would result in a dead end at the property line, for an unknown length of time until the property to the south (proposed Area A) would be redeveloped. As such, instead of providing this portion of the path, the developer will be responsible for improving the sidewalk connection between Clifton Place and 125 Street/Jasper Avenue. This is considered an equivalent contribution with regard to amenities in the area. Since this improvement is currently required to be completed alongside the development of the proposed Area B, it is considered comparable to make this switch, and have proposed Area B provide the portion of the path from the viewpoint at time of their redevelopment.



## Technical Review

### Transportation

The first phase of Clifton Place upgrades, between 102 Avenue and the lane connection south of 102 Avenue is currently under construction as part of the development of DC2.958. The proposed development will take vehicular access to this segment of Clifton Place. Accordingly, the remainder of Clifton Place south of the lane connection will be upgraded with the future development of the current Area B and C (future Area A and B).

The development of this subject site includes the reconstruction of the walkway connection between the south end of Clifton Place and 125 Street/Jasper Avenue. The sidewalk on Clifton Place adjacent to the site will also be reconstructed.

### Drainage

An addendum to the previously accepted Site Servicing Design Brief from 2017 was submitted with this application. Sanitary sewer servicing is still proposed to be provided from the existing sanitary system in Westmount and storm sewer servicing is proposed to be provided from the storm sewer being installed within Clifton Place Road. The development will also be required to



include on-site stormwater management techniques utilizing a controlled outflow rate to mitigate its impact on the existing drainage infrastructure.

**Parks and Open Space**

The proposed trail and viewpoint, as well as the required easement, as described in the Public Contributions section above, is in alignment with City Policy C542A, which states the requirement to “Maximize access for local residents and the general public to a continuous circulation system along the entire length of the Upland Area Abutting the River Valley and Ravine System.”

**EPCOR WATER**

Construction of approximately 145 metres of new water main and two new hydrants along Clifton Place. The required upgrades could potentially be reduced through a review by Edmonton Fire Rescue Services at the Development Permit stage when more specific building drawings and materials are known. All upgrades of the water infrastructure will be at the developer’s expense.

All other comments from affected City Departments and utility agencies have been addressed.

**Community Engagement**

<p><b>ADVANCE NOTICE</b> May 6, 2021</p>	<ul style="list-style-type: none"> <li>● Number of recipients: 99</li> <li>● Number of responses in support: 0</li> <li>● Number of responses with questions only: 3</li> <li>● Number of responses with concerns: 1</li> <li>● Comments included:             <ul style="list-style-type: none"> <li>○ Concern over widening of building and how it will impact views</li> <li>○ Concerns about walling off the river valley</li> <li>○ Concerns about the removal of townhouse component, which will subsequently ruin the previous charm of the region that is permitted by the current DC2 zoning</li> </ul> </li> </ul>
<p><b>ONLINE PUBLIC ENGAGEMENT SESSION</b> June 28 - July 19, 2021</p>	<p><a href="https://engaged.edmonton.ca/theclifton">engaged.edmonton.ca/theclifton</a></p> <ul style="list-style-type: none"> <li>● Engaged: 19</li> <li>● Informed: 52</li> <li>● Aware: 281</li> </ul> <p>Comments were received on the website and by phone/email</p> <ul style="list-style-type: none"> <li>● Opposed: 7</li> <li>● Mixed: 5</li> <li>● Support: 10</li> </ul> <p>Common comments included:</p> <ul style="list-style-type: none"> <li>● Improved pedestrian connectivity is welcome</li> <li>● Concerned that widening the building will affect shadowing and view</li> </ul>

	<ul style="list-style-type: none"><li>• Concerned about the increase in vehicle traffic</li><li>• Concerned with the increase in construction and traffic noise</li><li>• Appreciate the building design and think it will benefit the area</li></ul> <p>Further detail can be found in the attached "What We Heard" Report</p>
<b>WEBPAGE</b>	<ul style="list-style-type: none"><li>• <a href="http://edmonton.ca/westmountplanningapplications">edmonton.ca/westmountplanningapplications</a></li></ul>

## Conclusion

Administration recommends that City Council **APPROVE** this application.

## APPENDICES

- 1 "What We Heard" Public Engagement Report
- 2 DC2 Track changes for remaining sites
- 3 Application Summary



## WHAT WE HEARD REPORT

### Online Rezoning Public Engagement Session Feedback Summary LDA21-0159 - The Clifton-Westmount

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**PROJECT ADDRESS:** 10143 & 10145 CLIFTON PLACE NW

**PROJECT DESCRIPTION:**

A proposed rezoning from an existing (DC2) Site Specific Development Control Provision (DC2.959) to a new DC2. The existing DC2 provides regulations for three areas (A, B & C) along the southwest side of Clifton Place. The proposed revisions are for Area A only. Areas B and C would remain as is with minor updates to remove Area A, and to update terminology to match current Zoning Bylaw standards.

The proposed DC2 Provision for Area A maintains the following existing regulations for a residential tower:

- A maximum height of 55 metres;
- A maximum Floor Area Ratio of 3.0;
- A maximum 55 dwellings; and
- A maximum Tower Floor Plate of 650 m<sup>2</sup>.

The proposed revisions to the DC2 are summarized as follows:

- Removal of row housing style dwellings at grade fronting Clifton Place;
- Adjusting tower outline to remove the podium component;
- Revising the site layout to move the building further north on the lot;
- Updating to current Zoning Bylaw standards for landscaping and sustainable design; and
- Revisions to the community amenity contribution.

The existing community contributions include the provision for:

- \$46,000 for public art; and
- A trail and viewpoint behind the property, connecting between a public access easement along the southeast property line and the public park located to the northwest of the site.

The proposed community contribution would provide:

- Provide funds for the future development of a trail behind property;
- Upgrade/resurface the rest of Clifton Place NW, improve the sidewalk along the southwest of Clifton Place NW and upgrade the connection between Clifton Place NW and Jasper Avenue/125 Street.

- PROJECT WEBSITE:** [edmonton.ca/westmountplanningapplications](https://edmonton.ca/westmountplanningapplications)
- ENGAGEMENT FORMAT:** Online Engagement Webpage - Engagement Edmonton:  
<https://engaged.edmonton.ca/theclifton>
- ENGAGEMENT DATES:** Monday, June 28, 2021 to Monday July 19, 2021
- NUMBER OF VISITORS:**
- Engaged: 19
  - Informed: 52
  - Aware: 281

See “Web Page Visitor Definitions” at the end of this report for explanations of the above categories.

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## ABOUT THIS REPORT

The information in this report includes responses to the advanced notices and feedback gathered through the Engaged Edmonton platform between June 28 to July 19, 2021. This report will be shared with those who emailed the file planner, and/or provided an email address on the Engaged Edmonton Website, as well as with the applicant and the Ward Councillor. Feedback will also be summarized in the report to City Council if/when the proposed rezoning advances to a future City Council Public Hearing for a decision.

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## ENGAGEMENT FORMAT

The engagement session was an online format where attendees were able to view a website with information about the proposed development, the rezoning and planning process, and contact information for the file planner.

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## FEEDBACK SUMMARY

The following section summarizes main themes collected.

The most common concerns heard were:

- **Noise Pollution:** Residents were concerned of the noise pollution generated from construction, traffic, and the building as there is already a lot of noise due to the current construction of the neighbouring Revera building and Groat Road.
- **Traffic and Densification:** Residents are worried about the traffic impacts of densifying the area as there is already congestion due to minimal traffic infrastructure.
- **Built Form:** Residents are concerned that the development would block their sunlight and views of the River Valley.

The most common comments of support heard were:

- **Pedestrian Connectivity:** Residents like the idea of the improvement of the connection between Clifton and 125 Street/Jasper Avenue and support the development of the trail behind the project along the top of bank.
- **Built form:** Residents appreciated the unique building design and indicated that the development would help beautify the area.

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## WHAT WE HEARD

The following section includes a summary of collected comments with the number of times a comment was recorded in brackets (comments received once do not have a number).

### REASONS FOR OPPOSITION INCLUDE:

#### Noise Pollution:

- Concerned about noise from construction. (4x)
- Concerned about noise from traffic. (3x)
- Traffic noise from Groat Road will negatively affect the development.

#### Traffic and Densification:

- Concerned about the congestion of traffic because of over densification of the area. (4x)
- Concerned about overall over densification of the area. (2x)

#### Built Form:

- Concern that the height and width of the building will block views to the River Valley. (3x)
- Concerned with the large scale of the tower on the relatively small parcel at the top of the bank where there are geotechnical concerns.
- Residents concerned about the shadowing effect on neighbouring buildings.
- Residents concerned with wind tunnel effect.

#### Vegetation and Top of Bank:

- Concerned about the top of the bank preservation and access. (4x)
- Concerned about loss of vegetation and mature trees. (4x)
- Concerned about other environmental damages, such as bank stabilization, water runoff, etc.

#### Community Contribution Revision:

- The path along the top of bank should be developed at this stage of development and providing funds only is not sufficient (3x)
- Improving Clifton Place is not acceptable as a contribution because it is not comparable to the development of the top of bank trail and only serves local residents. (2x)
- The removal of the easement along the southeast property line for the trail connection is not acceptable.

#### Other Comments:

- Improvement of the pathway between Jasper/125 and Clifton will need to take into consideration the pumping station access below.
- Feels like there is neglect to current housing on Clifton Place due to redevelopment.
- Believes this development would create a space for only people who can afford it.
- Concerns about appearance and safety of site servicing such as waste collection.
- Believes a better use for land would be a park space for everyone to use.
- Believes more connectivity from the paths should be added.
- Feels public consultation for this development was poor.

## **REASONS FOR SUPPORT INCLUDE:**

### **Pedestrian connectivity:**

- Appreciate the increased pedestrian connectivity through the trail behind the property. (5x)
- Upgrading pedestrian connectivity would help improve the safety in the area. (2x)
- Provides a great connection to the street and ties together accessibility in the area.
- Addition of trail connectivity will bring a benefit for everyone.
- Would like trails to have lighting and wheelchair accessibility.

### **Community Contribution Revision:**

- Appreciate the improved pedestrian connection between Jasper Ave/125 St and Clifton Place. (5x)
- Appreciate the refocus of contribution to the resurfacing of Clifton Place. (2x)

### **Built Form:**

- Believes this development would beautify the area. (4x)
- In support of the design. (4x)

### **Effect on Area:**

- Would add to vibrancy and activity in the area and community. (4x)
- The development of this site and the increase in density will benefit the area. (2x)

### **Other Comments:**

- Excitement of having something other than an empty lot.

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## **Web Page Visitor Definitions**

### **Aware**

An aware visitor, or a visitor that we consider to be 'aware', has made one single visit to the page, but not clicked any further than the main page.

### **Informed**

An informed visitor has taken the 'next step' from being aware and clicked on something. We now consider the visitor to be informed about the project. This is done because a click suggests interest in the project.

### **Engaged**

Every visitor that contributes on the page, either by asking questions or leaving a comment, is considered to be 'engaged'.

Engaged and informed are subsets of aware. That means that every engaged visitor is also always informed AND aware. In other words, a visitor cannot be engaged without also being informed AND aware. At the same time, an informed visitor is also always aware.

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If you have questions about this application please contact:

Heather Vander Hoek, Planner

780-423-7495

[heather.vanderhoek@edmonton.ca](mailto:heather.vanderhoek@edmonton.ca)

Prior to showing the tracked changes, the provision was reordered to meet current DC2 Provision Standards.

**Strikethrough:** Proposed deletion from DC2 Provision

**Underline:** Proposed additions to DC2 Provision

## (DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION

### 1. General Purpose

To accommodate a comprehensive redevelopment of Clifton Place into a mixed use site, primarily residential, with row housing and high rise apartment housing. The built form will achieve a high standard of appearance and urban design through the use of ~~two (2)~~ a slim high-rise towers setback on a low rise podiums, pedestrian connectivity, and active ground oriented residential ~~and commercial~~ frontages.

### 2. Area of Application

This Provision shall apply to Lots ~~25~~-8, Block B, Plan 2955EO and Lot 14, Block 39, Plan 577MC, located south of 102 Avenue NW on Clifton Place NW and west of 125 Street NW in ~~Groat Estate~~, as shown on Schedule "A" of this Bylaw, adopting this Provision, Westmount.

### 3. Uses

This Provision establishes ~~two~~three sub areas identified as Area A and Area B in ~~Figure 1~~ Appendix I and as follows:

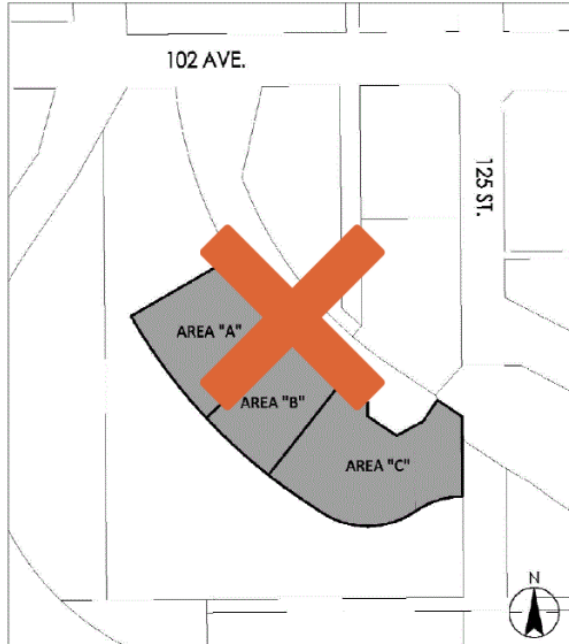
~~Area A- row housing and high rise apartment housing~~

~~Area B- row housing~~

~~Area C- row housing and high rise apartment housing~~

~~Figure 1 - Sub-Areas~~





**Within Area A**

- ~~a. Apartment Housing~~
- ~~b. Boarding and Lodging Houses suitable for seniors~~
- ~~c. Live Work Unit~~
- ~~d. Minor Home Based Businesses~~
- ~~e. Residential Sales Centre, limited to the sale of units located on the site~~
- ~~f. Row Housing~~
- ~~g. Fascia On-premises Signs~~
- ~~h. Freestanding On-premises Signs, limited to project identification, building construction identification and real estate advertising signs of a limited duration~~
- ~~i. Projecting On-premises Signs~~
- ~~j. Temporary Signs, limited to project advertising and residential sale purposes only, and excluding trailer mounted signs and/or signs with changeable copy~~

**1. Within Area B A**

- a. Live Work Unit
- b. Lodging Houses
- c. Minor Home Based Businesses
- d. ~~Row Housing~~ Multi-Unit Housing
- e. Residential Sales Centre, ~~limited to the sale of units located on the site~~
- f. Supportive Housing

- g. ~~Freestanding On-premises Signs, limited to project identification, building construction identification and real estate advertising signs of a limited duration~~
- h. ~~Temporary On-premises Signs, limited to project advertising and residential sale purposes only, and excluding trailer mounted signs and/or signs with changeable copy~~

### **3. Within-Area C B**

- a. ~~Apartment Housing~~
- b. Live Work Unit
- c. ~~Lodging Houses Boarding and Lodging Houses suitable for seniors~~
- d. Minor Home Based Businesses
- e. Residential Sales Centre, ~~limited to the sale of units located on the site~~
- f. ~~Row Housing Multi-Unit Housing~~
- g. Supportive Housing
- h. Fascia On-premises Signs
- i. ~~Freestanding On-premises Signs, limited to project identification, building construction identification and real estate advertising signs of a limited duration~~
- j. Projecting On-premises Signs
- k. ~~Temporary On-premises Signs, limited to project advertising and residential sale purposes only, and excluding trailer mounted signs and/or signs with changeable copy~~

### **4. Development Regulations for Uses**

- ~~1. Sign types permitted by this Provision may be allowed in accordance with Schedule 59B and in accordance with the General Provisions of Section 59 of the Zoning Bylaw. Notwithstanding Schedule 59B, Temporary Signs shall be limited to project advertising and residential sale purposes only.~~
- ~~2. A Comprehensive Sign Plan and Schedule, consistent with the overall intent of subsection 59.3 of the Zoning Bylaw, shall be prepared for the development and submitted with the Development Application to the satisfaction of the Development Officer.~~
  - 1. Signs shall comply with the General Provisions of Section 59 of the Zoning Bylaw and the regulations found in Schedule 59B of the Zoning Bylaw.
  - 2. Freestanding On-premises Signs shall be limited to permanent project identification, or building construction identification and real estate advertising signs of a limited duration.
  - 3. Temporary On-premises Signs shall be limited to project advertising and residential sale or leasing purposes only, and shall not include trailer mounted signs and/or signs with changeable copy.
  - 4. Residential Sales Centres shall be limited to the sale or leasing of on-Site condominium or rental Dwellings.
  - 5. Live Work Units shall have individual external accesses at grade.

### **5. Development Regulations for Site Layout and Built Form**

1. ~~The development shall be generally in accordance with the following regulations and the attached appendices, to the satisfaction of the Development Officer. The development shall be in general conformance with the attached appendices.~~
2. ~~The towers shall be located in general accordance with the Site Plan as shown on Appendix I.~~
3. ~~The maximum number of Dwelling units for the site as a whole shall be 149.~~
4. ~~The maximum Floor Area Ratio and number of Dwelling units are specified in Table 1.~~

Table 1: Floor Area Ratio and Number of Dwelling Units by Area

Area	Site Area ha	Site Area m2	Max. Floor Area Ratio	Max. Number of Family-oriented Dwelling Units	Max. Number of Dwelling Units
A	0.278	2,780.00	3.00	6	55
B	0.184	1840.00	0.49	6	6
C	0.365	3650.00	3.64	10	88

5. ~~Minimum Building Setbacks from the property line, excluding underground parkades, shall be as generally shown in Appendix H.~~
6. ~~Grade shall be taken from the north east corner of each Site for the purposes of determining Height Notwithstanding Section 52 of the Zoning Bylaw, grade shall be taken from the north east corner property line adjacent to Clifton Place road.~~
7. ~~The maximum Building Height and floor plate area in the mid tower zone for towers for shall be as specified in Table 2.~~

Table 2: Maximum Height and Floor Plate Area of Towers

Tower No.	Max. No. of Floors	Max. Tower Height (m)	Max. Floor Plate Area (m2) at Tower Mid Zone
T1	16	55	650
T2	23	78	680

8. The minimum separation distance between towers on this site and adjacent sites shall be 35 m.
9. ~~Parkade setbacks from the property line are as defined in Appendix H Minimum Building Setbacks. Any portion of an Underground the Parkade that is exposed shall be designed and articulated to contribute to the overall urban design aesthetic of Clifton Place. the satisfaction of the Development Officer.~~
10. Area A

- a. Multi-unit Housing shall be in the form of row housing.
- b. The maximum ~~Building Height for Row Housing~~ shall not exceed ~~3 Storeys or~~ 13 m. ~~For the purposes of this Provision, Area B with garages located below street level shall not be considered a storey.~~
- c. The maximum Floor Area Ratio shall be 0.549.
- d. The maximum number of Dwellings shall be 6.
- e. The minimum building setbacks shall be:
  - i. 3.0 m from the project north Lot line;
  - ii. 7.5 m from the project west Lot line;
  - iii. 6.0 m from the project east Lot line; and
  - iv. 1.2 m from the project south Lot line.

#### 11. Area B

- a. The maximum Height shall not exceed 78 m.
- b. The maximum Floor Area Ratio shall be 3.664.
- c. The maximum number of Dwellings shall be 88.
- d. The minimum podium Setbacks shall be:
  - i. 3.0 m from the project north Lot line;
  - ii. 7.5 m from the project west Lot line;
  - iii. 6.0 m from the project east Lot line; and
  - iv. 1.2 m from the project south Lot line.
- e. The minimum Tower Stepbacks from the podium as measured from the outer restricted envelope of the Tower mid-level to the edge of the podium shall be:
  - i. 2.5 m from the north, west and south; and
  - ii. 2.0 m from the east.
- f. Underground Parkades may be built to the north, east and south Lot lines, and must be Setback a minimum of 3.0 m to the west Lot line provided this is supported by the geotechnical report.
- g. The maximum Floor Plate for the Tower at the mid point of the building shall be 680 m<sup>2</sup>.
- h. The residential ~~t~~Towers shall be comprised of three distinct vertical sections: the podium, mid-level, and tower top. The distinct nature of the three vertical sections shall be integrated both through Stepbacks in the building mass, and/or through the architectural treatment of the ~~f~~Façades, as follows:

- i. Tower Podium

The tower podium shall be comprised of **row ground oriented** housing and shall be a minimum of 2 storeys and 8.0 metres in height, allowing for some exceptions for building articulation and projections such as bay windows, balconies, and projected living spaces. The maximum **h**Height of the tower podium shall be 3 storeys and 11.0 metres in height.

- ii. Tower Mid-level

The tower mid-level shall be differentiated from the tower podium, but shall reinforce the design details, materials, and architectural expression of the podium architecture. While there should be similarity in materials to create a cohesive built form, variation in architectural forms is acceptable to encourage a richer architectural expression throughout the built form on the site. ~~A minimum Stepback of 2m to 2.5m from the tower podium shall be provided, as generally shown in Appendix I, Minimum Building Stepbacks Tower from Podium. The Stepback shall be measured from the outer restricted envelope of the tower mid-level to the edge of the podium. Balconies and roof projections shall be allowed to project a maximum of 2m into the Stepback area. But windows shall be allowed to project 1m into the Stepback area.~~

iii. Tower Top

The typical tower floor plate of the top 4 storeys shall be reduced by a minimum of 10% from the typical floor plate of the ~~Tower mid-level identified in Table 2: Maximum Height and Floor Plate Area of Towers, to the satisfaction of the Development Officer,~~ through Stepbacks to create articulation, visual interest and reduced massing effect.

## 6. Development Regulations for Building Design and Features

1. All mechanical equipment, including roof mechanical units, shall be concealed by screening in a manner compatible with the architectural character of the building, or concealed by incorporating it within the building framework.
2. Parkade ramp retaining walls that are visible from the street shall be architecturally treated and articulated, to the satisfaction of the Development Officer.
- ~~3. When a development is located on a corner, the development shall address both roadways and provide distinctive architectural features consistent with the style of the building to enhance the corner.~~
4. Active residential frontages that include such features as porches, staircases, stoops, semi-private outdoor areas or landscaped yards shall be provided, ~~as generally shown in Appendix VI.~~
5. Ground level units with individual external accesses facing Clifton Place shall have well-defined entrances fronting onto the street.
6. The first floor ~~of any row housing and towers, including associated entranceway,~~ shall have a maximum grade separation of 1.0 m from any adjacent public sidewalk. 25% of residential frontages may have a grade separation greater than 1.0 m up to a maximum 2.0 m where sloping conditions apply.
7. Weather protection in the form of a canopy or any other architectural element shall be provided above the main residential building entrance of the towers to create a comfortable environment for pedestrians.

8. All building facades shall use compatible and harmonious quality exterior finishing materials such as stone, masonry, fiber cement siding, acrylic stucco, wood panel, metal and glass on the lower floors, and predominantly metal and glass for the upper floors. On the podium of the towers, acrylic stucco shall be limited to a maximum of 20% of the facade. On the tower mid-level and tower top, acrylic stucco shall be limited to a maximum of 30% of the facade.
9. The use of vinyl and masonry stucco as a finishing material shall not be permitted.
10. Row housing shall be designed to have flat roofs.
11. Row housing roof tops shall be allowed to be developed as additional private amenity space but shall not be considered to be an additional storey. Said private amenity area shall be uncovered except for the roof stairway, entrances providing access to the roof, parapet walls, open trellises and other similar erections.
12. Building facades shall be designed with detail and articulation at a maximum of 12m intervals to create an attractive streetscape. The building shall be articulated by a combination of recesses, projections, change in building materials, colors, and/or a physical break in building mass.
13. Blank walls longer than 12m shall not be permitted and minimized by extensive use of active frontages, which allow for interaction between people in the building and people on the street to maintain an attractive streetscape.
14. Buildings shall address adjacent public roadways with individual entrances on the ground floor that are clearly visible to lend a sense of occupancy to the street.

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

- ~~1. Vehicular access and circulation shall be developed in general accordance with Appendix IV.~~
2. ~~The drop-off/lay-by along Clifton Place shall be located in general accordance with Appendix IV.~~ The design of the drop-off/lay-by shall be to the satisfaction of the Development Officer and ~~Transportation Services~~Subdivision and Development Coordination (Transportation).
- ~~3. Vehicular parking shall be provided in accordance with Section 54 of the Zoning Bylaw.~~
4. ~~Bicycle parking for residential uses shall be provided as per Section 54.3, Schedule 2 of the Zoning Bylaw. In addition, bicycle parking spaces for residential units located in towers shall be provided in secure bicycle parking facilities located in the parkades.~~
- ~~5. The driveway ramp for underground parking structures shall be at grade at the property line and shall be designed and constructed must not exceed a slope of 6% for a distance of 4.5 m inside the property line, or to the satisfaction of the Development Officer in consultation with Transportation Services.~~
- ~~6. Retaining walls adjacent to parkade ramps shall not exceed 0.3 m in height within 3.0 m of property line.~~
- ~~7. Service and emergency response vehicles shall have clear and effective access to the buildings on the site to the satisfaction of the Development Officer in consultation with Transportation Services.~~

- ~~8. Details regarding the location of on-street parallel parking, on-street commercial loading and passenger drop-off zones shall be to the satisfaction of the Transportation Services.~~
9. ~~Within Areas A, B, and C, garbage~~ Waste collection areas shall be located within a building with the option to use temporary at-grade storage areas on garbage pick-up days. ~~Garbage Waste~~ collection arrangements shall be to the satisfaction of the Development Officer in consultation with Waste Management and ~~Transportation Services Subdivision and Development Coordination (Transportation)~~, prior to the issuance of a Development Permit.

## 8. Development Regulations for Landscaping, Lighting and Amenity Area

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). ~~To ensure that a high standard of appearance and a sensitive transition to the surrounding land uses are achieved, a Landscape Plan prepared by a registered Landscape Architect shall be submitted as a condition of the issuance of the development permit for the portion of the Site being developed, to the satisfaction of the Development Officer as per Section 55.2.1.h of the Zoning Bylaw.~~
2. ~~The Landscape Plan shall be produced in general accordance with Appendix VII, Illustrative Landscape Plan and shall include the required content as per Section 55.3 of the Zoning Bylaw.~~
3. In addition to meeting the requirements of ~~Section 55.3 of~~ the Zoning Bylaw, the Landscape Plan shall:
  - a. Include details of pavement materials, exterior lighting location, and other landscape elements as applicable, taking into consideration the maximization of views and functionality of the site.
  - b. Preserve and protect existing trees as specified in ~~Appendix I and Appendix V. VIII~~ ~~Illustrative Landscape Plan~~. An inventory, evaluation and valuation of the existing trees located within a proposed area of development shall be undertaken by a certified arborist at the time of the development permit application submission as part of the Landscape Plan.
  - c. Use plant materials that provide colour throughout the year to enhance the appearance of the development during the cold weather months. ~~Present a plant material palette that provide a variety of colors and textures to create seasonal interest particularly during the winter months, as illustrated in Appendix VII: Illustrative Landscape Plan.~~
  - d. Have regard for Section 58 of the Zoning Bylaw when determining the placement of coniferous planting.
  - e. Grant a layout of plant material which generally presents blocks of similar species laid out in bold patterns. The intent is to provide a natural palette, installed in a strong urban design environment.
4. The landscape area as determined in ~~Section 55.4.1 of~~ the Zoning Bylaw shall include the entire site less the main floor footprint, mechanical structures, parkade ramps, and associated

building elements that would restrict hard or soft landscaping. In addition to the requirements of ~~Section 55.4.1~~ of the Zoning Bylaw, all parkade roofs shall be landscaped.

5. Notwithstanding ~~Sections 55.3 4.6 and 55.4.7~~ of the Zoning Bylaw the number of trees and shrubs provided shall be determined on the basis of the following:
  - a. one tree for each 50 square metres and one shrub for each 5 square metres of Setback areas on parkade roofs.
  - b. one tree for every 30 square metres and one shrub for every 20 square metres of landscape areas other than Setback areas on parkade roofs.
  - c. The Development Officer may allow trees be substituted with shrubs at a rate of 20 shrubs for each tree up to a maximum of 50% of the trees and shrubs be substituted with perennials at a rate of one shrub for one square metre of perennials with no minimum or maximum limitations where the registered Landscape Architect can explain and justify the alternative standard in a separate report submitted with the Landscape Plan to the satisfaction of the Development Officer.
- ~~6. Notwithstanding Section 55.4.8 of the Zoning Bylaw, existing trees preserved on the Site shall be credited to the total landscaping requirements.~~
- ~~7. Notwithstanding Section 55.4.8.3.a of the Zoning Bylaw and pursuant to Section 8(5)4.3.c of this DC2 Provision, the. The proportion of deciduous to coniferous trees and shrubs shall be approximately 60:40 to the satisfaction of the Development Officer.~~
8. A minimum of 60% of the landscape area of the entire site shall be soft landscaping including turf grass, ground cover, perennials, shrubs, and trees installed in the appropriate soil depth to support growth. The balance of the site (maximum of 40% of the landscape area of the entire site) shall be hard surface amenity space comprised of concrete or paving stone surface having a high level of architectural finish or pattern. Granular or organic mulch is not acceptable unless it can be demonstrated that it is appropriate for a specific application or area to the satisfaction of the Development Officer.
9. Roof areas above the main floor shall be enhanced if they have public or resident access. Enhanced roof treatment can be hard surface but additional architectural elements such as screening, overhead structures, furniture, planters, and landscaping shall be incorporated to some form in the design. If landscaping is not provided, a high level of surface design and the inclusion of free-standing planters shall be included. If a Green Roof is to be used, a minimum of 50% of the roof area shall be Green Roof using a recognized Green Roof system and engineered soil system. Hard surface areas within public or resident amenity spaces shall use concrete or paving stone with a high level of finish and patterning.
10. Soft landscaping elements shall be used in the Rear yards abutting the River Valley, to the satisfaction of the Development Officer.
11. Streetscaping along the road right-of-way adjacent to Clifton Place shall be in general accordance with Appendix VH, Illustrative Landscape Plan, to the satisfaction of the Development Officer in consultation with ~~Transportation Services Subdivision and Development Coordination (Transportation)~~.



12. ~~Internal~~ Roadways (Clifton Place) and pedestrian paths ~~within the sites~~ shall be illuminated at night with pedestrian scale ~~roadway~~ lighting through the use of full cut-off lighting fixtures to direct lighting where required.
13. A detailed exterior lighting plan shall be prepared for the portion of the Site being developed to create a safe lit environment. The exterior lighting plan shall be provided to the satisfaction of the Development Officer, prior to approval of any development permit. Exterior lighting for landscaped areas shall be consistent throughout all phases of the development.

## 9. Other Regulations

- ~~1. Pedestrian circulation shall be developed in general accordance with Appendix V. Internal site circulation in the form of a multi-use trail or pedestrian connection shall be provided to provide connection through Clifton Place and to the public areas, to the satisfaction of the Development Officer in consultation with Transportation Services.~~
2. 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, increased 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. ~~The Owner shall submit a Crime Prevention Through Environmental Design (CPTED) Assessment that shall be to the satisfaction of the Development Officer prior to the issuance of a Development Permit to ensure that development on 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).~~
3. Where appropriate, pedestrian wayfinding signage shall be provided to the satisfaction of the Development Officer and ~~Transportation Services~~ Subdivision and Development Coordination (Transportation).
4. ~~Development of the site shall comply with the requirements of Sections 14.1 and 811 of the Zoning Bylaw.~~ Prior to the issuance of a Development Permit the following assessments shall be undertaken by a Qualified Professional Engineer and be approved to the satisfaction of the Development Officer, in consultation with the City's Geotechnical Engineer, ~~Transportation Services~~ Subdivision and Development Coordination (Transportation):
  - a. a site/slope investigation,

- b. site-specific borehole information, and
  - c. quantitative engineering slope stability analyses.
5. These assessments shall be required in geotechnical reports intended to support ~~future~~ development ~~permit~~ applications to address the geotechnical characteristics associated with these lands, to establish appropriate development criteria, proposed Grades, and development setback distances, which must then be adhered to in all planning, design, construction and future land use.
  6. The Development Permit application shall include information regarding the existing and proposed Grades at 0.5 m contour intervals. Proposed Grades shall be supported by the recommendations of the assessments described in section 4.5.a. and shall be to the satisfaction of the Development Officer.
  7. Prior to the issuance of a Development Permit for any buildings greater than 20.0 m in Height, 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. ~~A Wind Impact Study shall be prepared by a qualified, registered Professional Engineer, shall include an analysis of snow drifting, and be prepared to professional standards. The Wind Impact Study shall be submitted with the development permit for each tower to the satisfaction of the Development Officer.~~
  8. The design and implementation of the development shall apply techniques to reduce consumption of water, energy, and materials consistent with best practices in sustainable design. Green sustainable targets shall include the following:
    - a. Sustainable Site:
      - i. Stormwater Management - The development shall implement a stormwater management plan that results in a 25% decrease in the rate and quantity of stormwater runoff when compared to the existing site.
      - ii. Heat Island Effect - A minimum of 50% of the building roof area shall be covered with high emissivity roofing (emissivity of .9 or greater), vegetated roofing, or a combination thereof.
      - iii. Light Pollution Reduction - The development shall avoid light trespass from the building and site onto neighbouring properties, with the exception of adjacent public areas requiring lighting for reasons of security and shall meet or exceed the requirements of the Illuminating Engineering Society of North America (IESNA RP-33-99).
    - b. Water Efficiency:
      - i. Water Efficient Landscaping - The design shall apply high-efficiency irrigation technology, captured rain water, and/or drought tolerant landscaping to reduce potable water consumption for irrigation by 50% over conventional means, factored over the course of a typical year.

- ii. Innovative Wastewater Technology - The design shall reduce the use of municipally provided potable water for building sewage conveyance by 20% as calculated per the Canadian Green Building Council LEED Reference Guide 2004 (not including irrigation).
- iii. Water Use Reduction - The design shall employ strategies that in aggregate use 20% less potable water than water use baseline calculated for the building per the Canadian Green Building Council LEED Reference Guide 2004 (not including irrigation).
- c. Energy Efficiency:
  - i. Reduced Energy Consumption - The design shall reduce energy consumption by 24% over the comparable Canadian Model National Energy Code Building (1997).
  - ii. Lighting - Lighting in all residential common areas and commercial areas shall exceed the efficiency specified in the Model National Energy Code for Buildings by 10%. (1997).
- d. Materials and Resources:
  - i. Regional Materials - The design shall specify building materials such that 80% of all aggregates used in the development are extracted, processed and manufactured within 800 km of the development.
- e. Indoor Environmental Quality:
  - i. Low-Emitting Materials - The design shall specify paints with VOC emissions that do not exceed the VOC and chemical component limits of Green Seal's Standard SS-11 January 1997 requirements or acceptable alternate standard.
  - ii. Demonstration of compliance for each stage of the development shall be provided with declaration of performance letters pertaining to each sustainable target signed by a design professional to the satisfaction of the Development Officer. The declaration of performance letters may be signed by the appropriate team member working on a specific sustainable target or by an independent design professional retained by the owner(s) to verify the design adherence to a particular sustainable target.

## 10. Public Improvements and Contributions

1. Streetscaping shall be enhanced from the typical landscaping to include concrete sidewalks, shrubs, perennials, trees, benches, and lighting incorporated in clusters that are integrated with the overall site planning and building architecture, to the satisfaction of the Development Officer in consultation with ~~Transportation Services Subdivision and Development Coordination (Transportation)~~.
2. ~~Prior to the issuance of a Development Permit for the associated development phase, the owners shall enter into agreement(s) with the City of Edmonton for the detailed development and construction of the view point and trail connection. The agreement process includes detailed design review and approval process which shall be in accordance with applicable~~

~~City Standards and to the satisfaction of the Development Officer in consultation with Urban Design. AMPW - Parks. Details to be addressed in the Agreement and provided within the detailed design include but are not limited to asphalt pathways, viewing platform, additional plantings and benches and /or other seating.~~ The owner of Area A shall register a 3.0 m wide public access easement along the north Lot line, in general accordance with Appendix VI.

3. Prior to the issuance of a Development Permit for the associated development phase, the owners shall enter into an agreement(s) with the City of Edmonton for the detailed development and construction of publicly accessible pedestrian connections. The agreement process includes detailed design review and approval process which shall be in accordance with applicable City Standards and to the satisfaction of the Development Officer in consultation with Open Space Strategy. Such agreement shall:
  - a. require the publicly accessible trail and pedestrian connections to:
    - i. extend west of the developments as depicted in Appendix VI and connect to the viewpoint trail constructed behind Lots 2-4, Block B, Plan 2955EO;
    - ii. extend within Area A along the north Lot Line to Clifton Place within the public access easement;
    - iii. extend across the public property along the west Lot Line of Area A, and, where Area A meets Area B on the west side of the site, continue along the south-west side of Area B to the public road right of way to the southeast of Area B, and then north along the east side of Area B to Clifton Place;
  - b. require that the portion of the trail and pedestrian connection along the north Lot Line of Area A shall be developed at the time that Area A is developed, and the remainder of the trail and pedestrian connection being developed at the time Area B is developed;
  - c. require the developer(s) to register a public access easement for any portion of the pedestrian connection that is located within private property; and
  - d. require that the detailed design include, but are not limited, to asphalt pathways, additional plantings and benches and /or other seating.
4. ~~The value of the total public art contribution shall be \$118,000. All or a significant portion of the public art budget shall be used to commemorate the historic significance of Groat Estate and Malcolm Groat. A minimum public art contribution in the amount of \$46,000 shall be made when Area A is developed and a contribution of \$72,000 shall be made when Area C B is developed. All or a significant portion of the public art budget shall be used to commemorate the historic significance of Groat Estate and Malcolm Groat. Public art shall be developed in accordance with the following:~~
  - a. The Owner shall provide public art through two opportunities:
    - i. Purchased Art: Includes artwork acquired through an art selection process, administered by the Edmonton Arts Council in consultation with the Groat Estate Public Art Committee.

- ii. Structural Art: Includes artworks created through artistic application of architectural surfaces and hard and soft landscaping to the satisfaction of the Development Officer and administered by Edmonton Arts Council in consultation with the Groat Estate Public Art Committee. The process will include a juried selection of concepts proposed by artists and designers. Structural Public Art shall be defined in the Site Plan for each phase to the satisfaction of the Development Officer.
  - A. Membership on the Groat Estate Public Art Committee shall include two (2) representatives of the developer, one (1) representative from the Groat Estate Residents' Association (GERA), and one (1) representative from the Westmount Community League.
  - B. A Staging Public Art Program shall be submitted with the initial development permit application to the satisfaction of the Development Officer in consultation with the Urban Planning and Environment Branch. Public art shall be provided in consolidated stages to provide for significant public art in appropriate locations and shall commence by the completion of the first stage of the development.
  - C. For each stage of the development the proportional share of the above captioned value shall be contributed to the City in trust for the commission of public art. Artworks will be acquired through a juried art procurement process administered by the Edmonton Arts Council, and shall be owned and maintained by the Condominium Association.
  - D. A committee with representation from the owners and the Edmonton Arts Council shall oversee this Public Art Program, and, in consultation with the Development Officer shall determine the appropriate locations for artworks to be installed.
- 5. The following improvements shall be required for the development funded by the owner(s).
  - a. The owner(s) shall enter into a Sidewalk Utility Right-Of-Way Agreement for those portions of Clifton Place sidewalk, ~~north of Area C~~, that are located within private property ~~abutting each of Areas A and B~~.
  - b. *(moved into Section 6 below)*
  - c. ~~The owner(s) of Area B shall be responsible for asphalt resurfacing of the existing path on the Public Utility lot connecting Clifton Place to 125 Street and Jasper Avenue.~~
- 6. For each stage of the development, the owner(s) must enter into an Agreement with the City of Edmonton for off-site improvements necessary to serve the land adjacent to ~~their~~ **respective** development. The Agreement process includes an engineering drawing review and approval process. Improvements to be addressed in the Agreement include, but are not limited to the following:
  - a. ~~The owner(s) shall be responsible for the~~ upgrading of the ~~remaining~~ portion of Clifton Place roadway, ~~directly abutting the site southeast of the Lane, to City of Edmonton Urban Local Residential Construction Standards an urban local road and City of~~

Edmonton Complete Streets standard (including a turnaround). This requirement includes, but is not limited to, resurfacing/reconstruction of the roadway to an 8.0 m width, curbs and gutters, sidewalk or multi-use trail on both sides of the roadway, curb ramps, street-lighting, pavement marking and curb extensions, to the satisfaction of Subdivision and Development Coordination (Transportation)~~the Transportation Services~~.

- b. Relocation/alteration of existing utilities and installation of new utilities; and
- c. Required upgrading of existing sanitary and storm sewer systems, to the satisfaction of Drainage Services, to be completed with the first stage of development.
- d. The storm and sanitary drainage systems required to service the development, including on-site stormwater management, shall be in general conformance with the Drainage Servicing Report or alternatives to the satisfaction of the Development Officer in consultation with City Planning (drainage).

Appendix I - Area A, B Site Plan

Appendix II - Area A, B Minimum Building Setbacks

Appendix III - Area A, B Tower/Podium Setbacks

Appendix IV - Area A, B Vehicular Access and Circulation

Appendix V - Area A, B Illustrative Landscaping Plan

Appendix VI - Trail Amenity Contribution Concept

## APPLICATION SUMMARY

### INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19857
Location:	South of 102 Avenue NW on Clifton Place NW
Addresses:	10123, 10127, 10131, 10135, 10137, 10143 & 10145 Clifton Place NW
Legal Descriptions:	Lots 2-8, Block B, Plan 2955EO Lot 14, Block 39, Plan 577MC
Site Area:	2,770.7 m <sup>2</sup>
Neighbourhood:	Westmount
Notified Community Organizations:	Glenora Community League Oliver Community League Westmount Community League 124 Street and Area Business Improvement Area
Applicant:	Situate Inc.

### PLANNING FRAMEWORK

Current Zone:	(DC2) Site Specific Development Control Provision
Proposed Zone:	(DC2) Site Specific Development Control Provision
Plans in Effect:	None
Historic Status:	None

Written By:	Heather Vander Hoek
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination