

Bylaw 18110

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 2419

WHEREAS Lots 7-10,14, Block 39, Plan 557MC, and Lots 1-8, Block B, Plan 2955EO; located south of 102 Avenue NW and west of 125 Street NW, Westmount, Edmonton, Alberta, are specified on the Zoning Map as (DC2) Site Specific Development Control Provision; and

WHEREAS an application was made to rezone the above described property to (DC2) Site Specific Development Control Provision;

NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

1. The Zoning Map, being Part III to Bylaw 12800 The Edmonton Zoning Bylaw is hereby amended by rezoning the lands legally described as Lots 7-10,14, Block 39, Plan 557MC, and Lots 1-8, Block B, Plan 2955EO; located south of 102 Avenue NW and west of 125 Street NW, Westmount, Edmonton, Alberta, which lands are shown on the sketch plan attached as Schedule "A", from (DC2) Site Specific Development Control Provision to (DC2) Site Specific Development Control Provision.
2. The uses and regulations of the aforementioned DC2 Provisions are attached as Schedules "B" and "C"..

3. The sketch plan attached as Schedule "A" and the uses and regulations of the DC2 Provisions shown on Schedule "B" and "C" attached are hereby incorporated into the Zoning Bylaw, being Part IV to Bylaw 12800, The Edmonton Zoning Bylaw.

READ a first time this _____ day of _____, A. D. 2017;

READ a second time this _____ day of _____, A. D. 2017;

READ a third time this _____ day of _____, A. D. 2017;

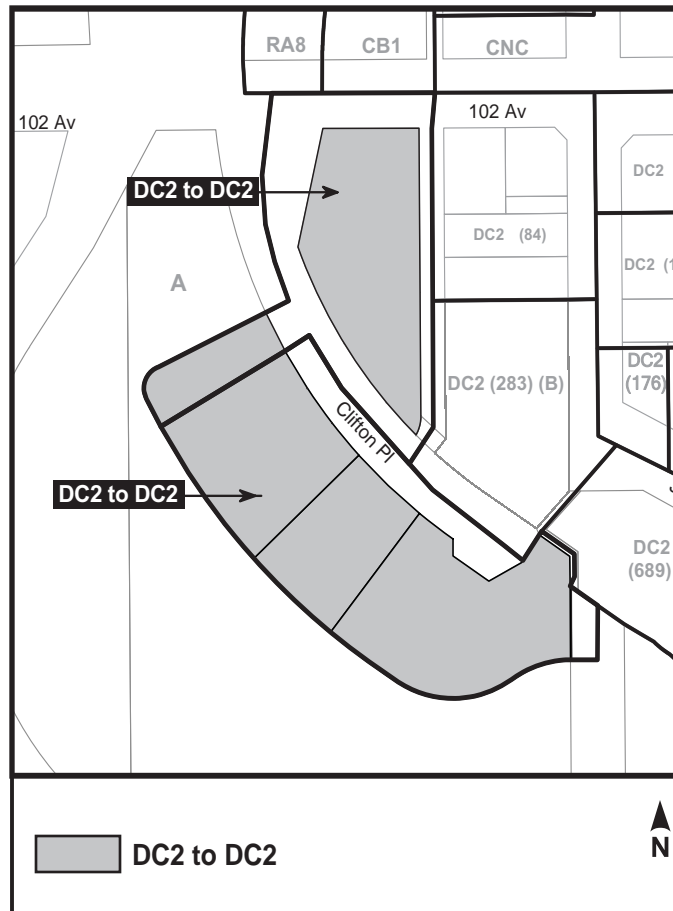
SIGNED and PASSED this _____ day of _____, A. D. 2017.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

BYLAW 18110



SCHEDULE "B"**(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION****1. General Purpose**

To accommodate a Publicly Accessible Private Park and a high rise residential Tower that allows for the opportunity to provide Supportive Community Living uses, with site specific design controls to reduce the mass, sun shadow and view impacts to ensure compatibility with the neighbouring properties and a pedestrian friendly environment along 102 Avenue and Clifton Place.

2. Area of Application

This Provision shall apply to Lots 7-10 Block 39 Plan 577MC and Lot 1, Block B, Plan 2955EO, located south of 102 Avenue NW, between 125 Street NW and Clifton Place, as shown on Schedule A of this Bylaw, adopting this Provision.

3. Uses**Figure 1 – Areas**

Area A

- a. Apartment Housing
- b. Business Support Services
- c. Community Recreation Services
- d. Convenience Retail Stores
- e. Extended Medical Treatment Services
- f. General Retail
- g. Group Home
- h. Limited Group Homes
- i. Lodging Houses
- j. Minor Home Based Businesses
- k. Personal Service Shop
- l. Professional, Financial and Office Support Services
- m. Residential Sales Centre
- n. Specialty Food Services
- o. Fascia On-premises Signs
- p. Freestanding On-premises Signs
- q. Projecting On-premises Signs
- r. Temporary Signs

Area B

- a. Publicly Accessible Private Park

4. General Development Regulations

- a. Development shall be in accordance with the following regulations and in general conformance with the attached Appendices.
- b. Area B shall be developed as a Publicly Accessible Private Park.
- c. The maximum Floor Area Ratio for Area A shall be 4.5.
- d. The maximum number of Dwellings/Sleeping Units for Area A shall be 175.
- e. Notwithstanding Section 4(d) of this Provision, an additional 115 Dwellings/Sleeping Units shall be permitted provided that these additional units are developed in conformance with Section 94 of the Zoning Bylaw.
- f. Notwithstanding Section 4(c), an additional maximum 2.0 FAR shall be permitted for the provision of additional Dwellings/Sleeping Units that are provided in conformance with Section 94 of the Zoning Bylaw,

- g. Building Setbacks from property line shall vary to articulate the façade, accommodate vehicle and pedestrian access, create amenity spaces, and break up the massing of the podium, and shall be provided as follows and in conformance with Appendix II and III:
 - i. 1.5 m to 7.0 m from the north Lot line;
 - ii. 1.5 m to 20.0 m from the west Lot line ;
 - iii. 1.5 m to 10.0 m from the east Lot line; and
 - iv. 4.0 m to 7.0 m from the south Lot line;
- h. The maximum Building Height shall be 85 m.
 - i. A minimum Amenity Area of 7.5 m² per Dwelling shall be provided.
 - i. Notwithstanding 4.j of this Provision, Amenity Area for Supportive Community housing shall be provided in conformance with Section 94 of the Zoning Bylaw.
 - ii. Private Amenity Area may include balconies with a minimum depth of 1.5 m for each balcony.
 - iii. A minimum 300 m² of outdoor common Amenity Area shall be provided on balconies and/or rooftop amenity areas located on the podium or tower.
- j. 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.
- k. The maximum total Floor Area for any Non-residential Uses shall not exceed 210 m², and shall be limited to the first Storey of the Tower podium.
- l. Residential Sales Centres shall be limited to the sale or leasing of units located on the site

4.2 Signage

- a. Signs shall be developed in conformance with Schedule 59B and in conformance with the Zoning Bylaw.
- b. A Comprehensive Sign Plan and Schedule, in conformance with the Zoning Bylaw, shall be prepared for the development and submitted with the Development Application to the satisfaction of the Development Officer.
- c. Temporary Signs shall be limited to project advertising and residential sale purposes only.
- d. A maximum of two (2) freestanding on-premises signs shall be permitted within Area A and shall be limited to prominent locations for vehicular or pedestrian access.
 - i. the maximum Height for Freestanding On-premises Signs shall be 1.8 m;

- ii. the maximum Area for any Freestanding On-premises Sign shall not exceed 3 m².
- e. A maximum of one (1) freestanding on-premises sign shall be permitted within Area B, located generally at the entrance to the park from Clifton Place.

4.3 Access, Parking, and Loading

- a. Vehicular access and circulation shall be developed in general conformance with Appendix I.
- b. Residential Vehicular parking shall be provided in conformance with the Zoning Bylaw.
- c. All Vehicular Parking shall be provided within an underground Parking Garage, accessed from the Lane.
- d. Bicycle Parking for Residential Uses shall be provided in an amount equal to at least 50% of the number of Dwellings, excluding Supportive Community housing, proposed in a Development Permit application and a minimum of 80% of the total bicycle parking shall be provided in a secure location within the podium or underground that is easily accessible to cyclists via access ramps or a route through the building which facilitates easy and efficient transportation of bicycles.
- e. Additional parking and loading spaces shall not be required for Uses accessory to Residential or Residential-related uses.
- f. Waste collection areas shall be located within the building. The waste collection areas shall be designed to the satisfaction of the Development Officer in consultation with Transportation and City Operations.
- g. The driveway ramp for underground parking structures shall be at Grade at the Lot line and must not exceed a slope of 7.5% for a distance of 4.5 m from the beginning of the ramp, or to the satisfaction of Transportation.
- h. Retaining walls adjacent to parkade ramps shall not exceed 0.3 m in height within 3.0 m of property line.
- i. The drop-off/lay-by areas shall be located in general conformance with Appendix I. The design of the drop-off/lay-by areas shall ensure safe movement and crossing of pedestrians and shall be to the satisfaction of the Development Officer and Transportation.
- j. Any underground parking access card devices must be located on Site, located a minimum of 3 m inside the property line or below Grade.

- k. 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 and Fire Rescue Services.

4.4 Landscaping

- a. 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 development and adjacent road right-of-way, to the satisfaction of the Development Officer.
- b. In addition to meeting the requirements of the Zoning Bylaw, the Landscape Plan shall:
 - i. 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.
 - ii. Preserve and protect existing trees as specified in Appendix IV, 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.
 - iii. Present a plant material palette that provides a variety of colors and textures to create seasonal interest particularly during the winter months, as illustrated in Appendix IV: Illustrative Landscape Plan.
 - iv. Provide 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 within an urban environment.
 - v. Include details for the landscaping of Area B, the Publicly Accessible Private Park
- c. Existing trees preserved on the Site shall count towards the landscaping requirements.
- d. The proportion of deciduous to coniferous trees and shrubs shall be approximately 60:40 to the satisfaction of the Development Officer.
- e. Area A may be developed with soft landscaping including turf grass, ground cover, perennials, shrubs and trees installed in the appropriate soil depth to support growth. At grade amenity space may be hard surfaced and comprised of concrete or paving stone surface with a high quality 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.

- f. Area B may be developed with public art, hard and/or soft landscaping, seating areas, play structure, and/or bicycle facilities and used for passive and active recreation. Landscaping design and materials shall be of a high standard and suitable for its prominent location top of the River Valley to the satisfaction of the Development Officer
- g. Common outdoor amenity areas, such as roof top or podium roof terraces shall be developed with hard and/or soft landscaping, garden boxes, seating areas, or other complementary amenities.
- h. Landscaping along the road right-of-way adjacent to Clifton Place shall be in general conformance with Appendix IV, Illustrative Landscape Plan, to the satisfaction of the Development Officer in consultation with Transportation.
- i. Streetscaping shall be enhanced from the typical landscaping to include concrete sidewalks, shrubs, perennial, 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.

4.5 Pedestrian Connections

- a. Pedestrian circulation shall be developed in general conformance with Appendix I. Internal site circulation in the form of a multi-use trail or pedestrian connection shall provide connection through Clifton Place and to the public areas, to the satisfaction of the Development Officer in consultation with Transportation.
- b. Public roadways 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.
- c. 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.
- d. 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 conformance with the guidelines and principles established in the Design Guide for a Safer City (City of Edmonton, 1995).
- e. Where appropriate, pedestrian wayfinding signage shall be provided to the satisfaction of the Development Officer and Transportation.

- f. A raised pedestrian crossing shall be provided across Clifton Place to connect Area A to the Publicly Accessible Private Park and at the lane entrance from Clifton Place, in general conformance with Appendix IV. The design of the pedestrian crossing shall be to the satisfaction of the Development Officer in consultation with Transportation.

4.6 Geotechnical Requirements

- a. Development of the Site shall comply with the requirements of Sections 14.1 and, where applicable, 811 of the Zoning Bylaw. Prior to the issuance of a Development Permit a geotechnical report 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.

4.7 Other Regulations

- a. A Wind Impact Study shall be prepared by a qualified, registered Professional Engineer in conformance with the Zoning Bylaw. The Wind Impact Study shall be submitted with the Development Permit application and any mitigation measures that ensure the space is fit for the intended Uses shall be implemented to the satisfaction of the Developer Officer prior to the issuance of the Development Permit.
- b. A Sun Shadow Study shall be submitted with the Development Permit application for any new development or addition to a development with a proposed Height over 16.0 m in conformance with the Zoning Bylaw. The study shall be reviewed by the Development Officer and mitigation measures that ensure the shadow impacts are adequately mitigated to the satisfaction of the Development Officer shall be implemented prior to the issuance of the Development Permit.
- c. The development shall incorporate design features to minimize adverse microclimatic effects such as wind tunneling, snow drifting, rain sheeting, shadowing, and loss of sunlight, both on and off-site, consistent with recommendations of appropriate studies in conformance with the Zoning Bylaw and to the satisfaction of the Development Officer.
- d. Prior to the issuance of a Development Permit, except for Development Permits for demolition, excavation, shoring or signage, the Development Officer shall ensure that a signed agreement has been executed between the City and the Owner requiring the Owner to provide the City at the time of Development Permit approval, the option to purchase 5% of the proposed number of residential Dwellings, excluding the Dwellings/Sleeping Units developed in conformance with Section 94 of the Zoning Bylaw, at 85% of the market price, or as prescribed in any future City of Edmonton's Affordable Housing Policy initiatives, or, at the discretion of the owner, pay cash in lieu to the City.
- e. Notwithstanding the other Development Regulations and Appendices of this Provision, in the event that the owner/developer does not obtain a Development

Permit and commence construction in Areas A under valid Development Permit within 10 years of the passage of the Bylaw adopting this Provision, development within Area A shall be in accordance with this Provision, except that:

- i. the maximum Floor Area Ratio shall be 4.5;
- ii. the maximum number of dwellings shall be 101; and
- iii. The maximum Floor Plate shall be 650m².

5. Urban Design Regulations

5.1 Frontages

- a. The building shall be designed to reflect 360 degree architecture with all exposed building facades having consistent and harmonious exterior finishing materials.
- b. Building Façades shall be designed with detail and articulation to create attractive streetscapes and interfaces. Building Façades shall be articulated through means which may include the use of recesses, entrances, entrance features, windows, projections, change in building materials, colours, and/or physical breaks in building mass.
- c. Where the development is located on a corner, the development shall address both public roadways and provide distinctive architectural features consistent with the style of the building to enhance the corner.
- d. A minimum of 60% of the linear frontage of the ground floor façade facing onto Clifton Place and 102 Avenue shall consist of transparent glazing that is considerate of optimizing views to and from the Public Roadways. . Linear frontage shall be measured as the horizontal plane at 1.5 m above Grade.
- e. Commercial uses shall have separate entrances from Residential and Residential-related Uses facing the public roadway.
- f. Notwithstanding section 5.1(d) of this Provision, Commercial Uses which are accessory to the Residential and Residential-related Uses shall not require separate entrances from Residential and Residential-related Uses.
- g. Ground Storey Commercial Uses shall be designed using a pattern of small frontages no more than 10.0 m in width at street level.
- h. Where Commercial Uses are provided on the ground level, the geodetic elevation of the top of the ground floor shall not exceed the geodetic elevation of the abutting public sidewalk by more than 0.3 m.
- i. Weather protection in the form of a canopy or any other architectural element shall be provided above entrances to create a comfortable environment for pedestrians.

5.2 Building Form

- a. The Tower shall be located in general conformance with the Site Plan as shown on Appendix I.
- b. The tower 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 varied Stepbacks in the building mass, and/or through the architectural treatment of the façades, as follows:
 - i. Tower Podium
 - A. The Tower podium shall be a minimum of 8.0 m in Height to a maximum Height of 24.0 m.
 - B. Podium massing shall be minimized through additional means such as providing a high degree of façade fenestration, increased setbacks and stepbacks at the entranceway facing Clifton Place, inset balconies, and the use of exterior materials and colors.
 - C. At a Height above 12.0 m (3 storeys), the podium façade shall be stepped back from the vertical plane for a minimum horizontal distance of 1.5m. building elements, inclusive of platform structures, shall not project into the required minimum Setback area
 - D. Portions of the east and west podium as shown in the appendices above the Clifton place entry way and lane parkade access shall be stepped back a minimum 4.0m to 6.0 m above the 12.0m (3rd Storey) for a minimum of 20.0 m in length.
 - E. Additional Stepbacks in the podium shall be provided in general conformance with Appendix II.
 - F. A minimum Setback of 1.5 m shall be maintained from the podium edge to the Lot line. Architectural and building elements, inclusive of platform structures, shall not project into the required minimum Setback area.
 - ii. Tower Mid-level
 - A. The Tower mid-level shall be differentiated from the Tower podium, but shall reinforce the design details, materials, and architectural expression of the podium façade. 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.
 - B. A minimum Stepback of 30.0 m shall be provided from the podium edge to the south façade of the Tower.
 - C. A minimum Stepback of 1.5 m shall be maintained from the podium edge to the tower façade on the east, west, and north side. Architectural and building elements, inclusive of platform structures, shall not project into the required minimum Stepback area.

- D. Notwithstanding 5.2.b.i.C, the minimum Stepback shall be reduced to 0.0 m for a maximum of 11 m in length of the tower façade at the northwest corner of the building, as generally shown in Appendix II, to accommodate an vertical architectural feature that addresses the prominent corner of 102 Avenue and Clifton Place, and extends through the height of both the podium and Tower. Landscaping shall be used to further articulate this feature corner at the pedestrian scale.
- E. The maximum Floor Plate area in the mid Tower zone shall be 800m².

- iii. Tower Top

- A. The Tower Floor Plate(s) of the top 3 floors shall be reduced a minimum 10%, to the satisfaction of the Development Officer, through Stepbacks to create articulation, visual interest, and reduced massing effects.

5.3 Architectural Treatment

- a. All building facades shall use high quality, durable, compatible and harmonious quality exterior finishing materials. On the podium of the Tower, acrylic stucco shall be limited to a maximum of 20% of the façade. On the Tower mid-level and Tower top, acrylic stucco shall be limited to a maximum of 30% of the façade.
- b. The use of vinyl siding as a finishing material shall not be permitted.
- c. Parkade ramp retaining walls that are visible from the street shall be architecturally treated and articulated, to the satisfaction of the Development Officer.

5.4 Building Relationship to the Street

- a. 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.
- b. Blank walls longer than 12m shall not be permitted and minimized by extensive use of active frontages and transparent glazing, which allow for interaction between people in the building and people on the street to maintain an attractive streetscape.
 - i. Notwithstanding section 5.4.b of this Provision, spandrel glass and public art shall not be considered blank walls adjacent to the lane.
- c. The façade treatment along Clifton Place and 102 Avenue NW shall wrap around sides of the building to provide a consistent 360 degree architectural profile, inclusive of the podium, facing the public roadways and the Lane.

5.5 Lighting

- a. Decorative and security lighting shall be designed and finished in a manner consistent with the architectural theme of the development and will be provided to

ensure a safe well-lit environment for pedestrians, and to accentuate architectural elements and public art, in conformance with the Zoning Bylaw.

- b. Exterior lighting associated with the development shall be designed, located or screened so as to reduce impacts on adjacent off-site residential units, in conformance with the Zoning Bylaw.

6. Improvements

6.1 Public Realm Improvement Plan

- a. Publicly Accessible Private Park
 - i. Prior to the issuance of a Development Permit, except for demolition, excavation and signage, for Area A, development for Area B, Publicly Accessible Public Park must be approved.
 - ii. Area B, Lot 1 Block B Plan 2955EO shall be developed as a Publicly Accessible Private Park to be used for passive and active recreation by residents of the development and the community, in general conformance with Appendix IV, Illustrative Landscape Plan.
 - iii. The owner(s) shall design and construct the Publicly Accessible Private Park in Area B which shall be maintained by the Owner/Condominium Association. The Publicly Accessible Private Park shall be developed at the same time Area A.
 - iv. The owner(s) shall register a Public Access Easement to ensure public access to the Publicly Accessible Private Park in conformance with the Park Land Bylaw 2202. The easement shall make the private property owner(s) responsible for maintenance and liability.
 - v. The Publicly Accessible Private Park shall serve as high quality amenities for people of all ages and during all seasons to the satisfaction of the Development Officer. These areas shall include, but are not limited to, public art, hard and/or soft landscaping, seating areas, play structure, and/or bicycle facilities.

6.2 Public Art

- a. Prior to the issuance of a development permit the owner shall enter into an agreement with the City of Edmonton and provide, to the satisfaction of the Development Officer, public art works in the amount of \$6.95/m² of Floor Area (excluding any underground parking facility). A minimum of 80% 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 conformance with the following:

i. Purchased Art:

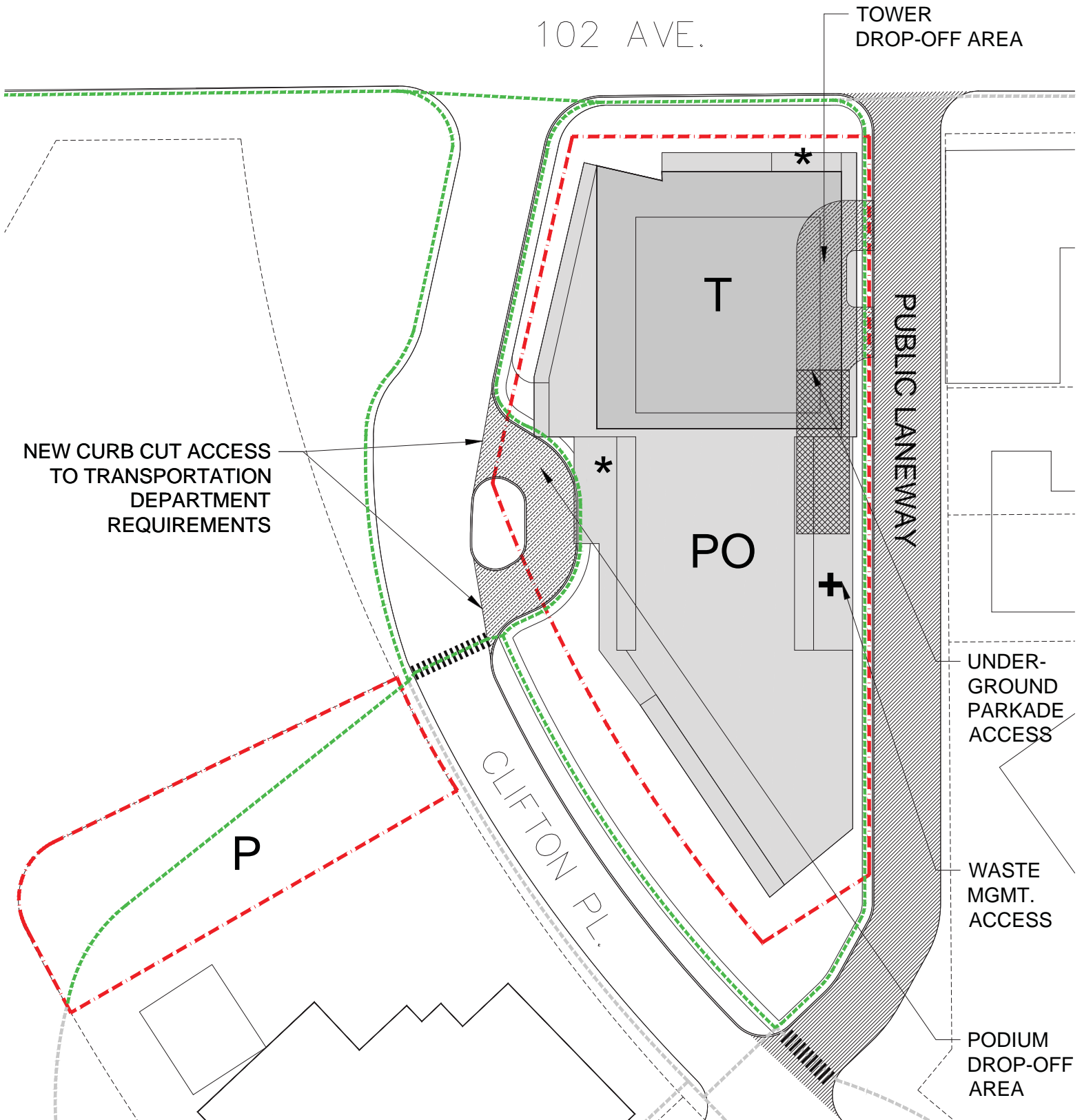
Includes artwork acquired through an art selection process, with shortlisted artists responding to a call for proposals, to the satisfaction of the Development Officer. Purchased art may include structural and/or hardscaping in consultation with an artist.

- b. If a development application has not been made within five (5) years of the date of passage of this Bylaw, the Public Art contribution shall be increased from that point forward according to the annual rate of national inflation as determined by Statistics Canada.

6.3 Off-site Improvements to Serve the Development

- a. Prior to the issuance of a development permit the owner shall enter into an Agreement with the City of Edmonton for off-site improvements necessary to serve the development. Such improvements are to be constructed at the owner's cost. The Agreement process includes an engineering drawing review and approval process. Improvements to be addressed in the Agreement include, but are not limited to the following:
- i. The owner(s) shall enter into a Sidewalk Utility Right-Of-Way Agreement for those portions of Clifton Place and lane sidewalk that are located within private property.
 - ii. The owner(s) shall be responsible for upgrading the portion of Clifton Place roadway directly abutting the site to City of Edmonton Urban Local Residential Construction Standards. This requirement includes, but is not limited to, resurfacing/reconstruction of the roadway to a minimum 8.0 m width to accommodate one travel lane in each direction from 102 Avenue to the North-South Alley, 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 Transportation.
 - A. If on-street parking is provided along Clifton Place, additional roadway width shall be provided to the satisfaction of Transportation.
 - iii. Construction of two raised and enhanced pedestrian crossings to connect Area A to the Publicly Accessibly Private Park on Area B and to connect Area A to the parcel south of the Lane. The exact location and improvement details shall be to the satisfaction of the Development Officer in consultation with Transportation Services.
 - iv. Upon submission of a Development Application for Area A, the owner(s) shall be responsible for upgrading of the Lane, directly abutting the site, to a commercial standard connecting to Clifton Place.
 - v. A portion of Area A legally described as Lot 10, Block 39, Plan 577MC shall be constructed to include the development of an outdoor amenity area, as illustrated in Appendix IV, Illustrative Landscape Plan.

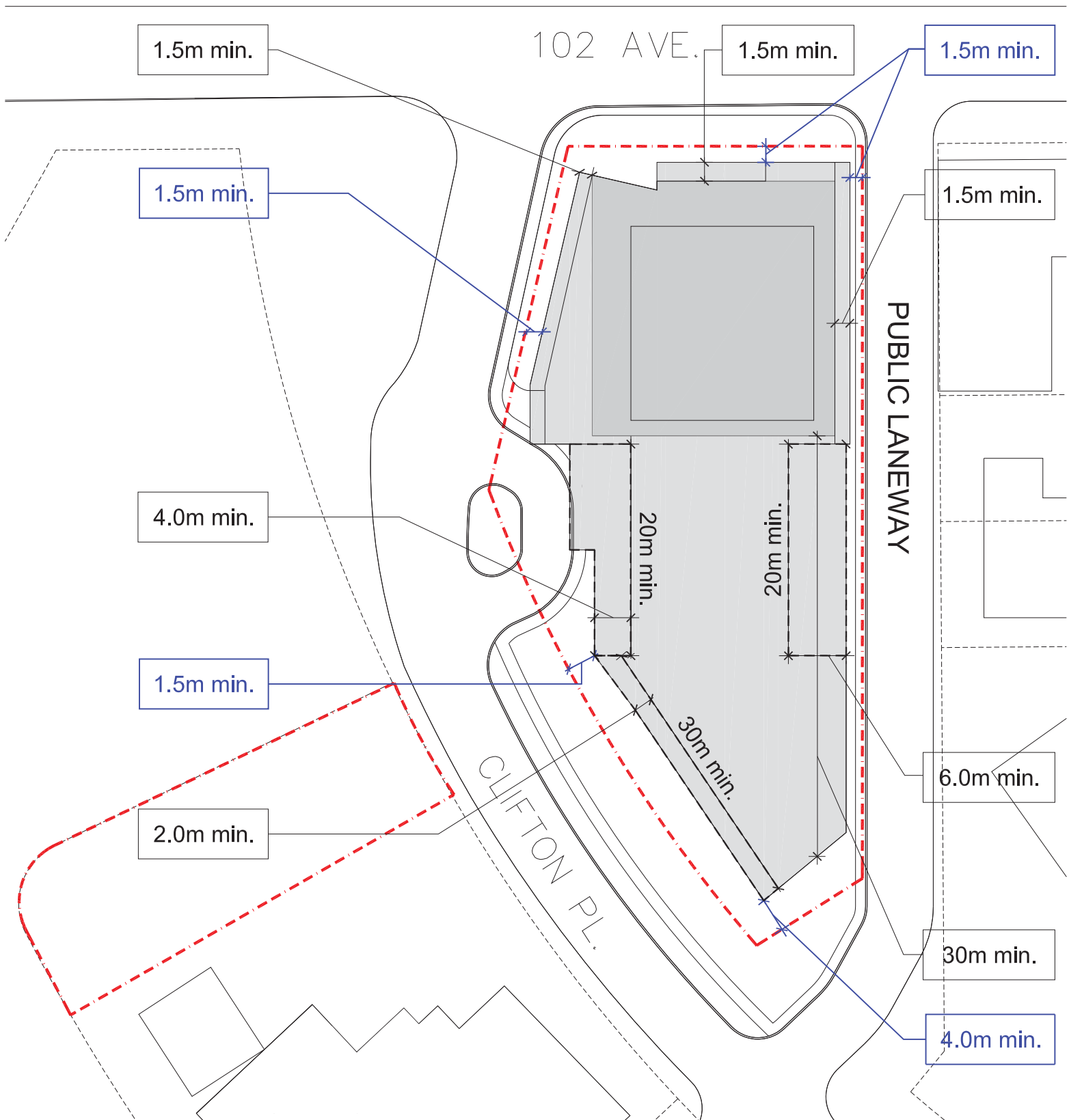
- vi. Reconstruction of the Clifton Place roadway;
- vii. Construction of all new accesses to the Clifton Place roadway;
- viii. Reconstruction of the Alley between Clifton Place roadway and 102 Avenue, to a commercial standard;
- ix. Relocation/alteration of existing utilities and installation of new utilities;
- x. Required upgrading of storm sewers located within the Clifton Place Roadway; and
- xi. Required upgrading of existing sanitary and storm sewer systems, to the satisfaction of Drainage Services.

**LEGEND:**

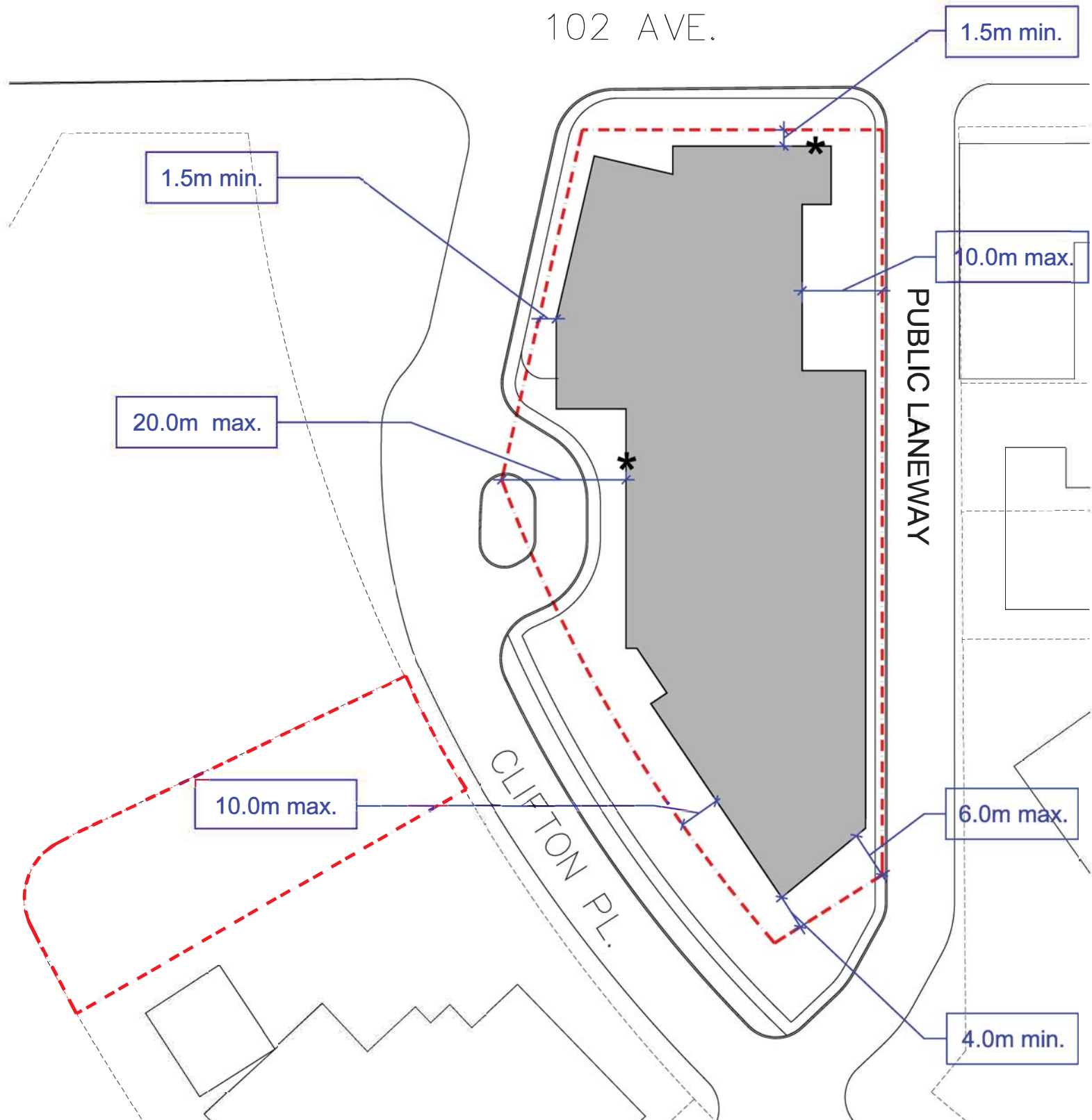
- T - Highrise Apartments
- PO - Podium
- P - Publicly Accessible Private Park

- Internal Roadways
- Ramps Down
- * - Entrance

- Raised Crossing
- Pedestrian Circulation
- Site Boundary

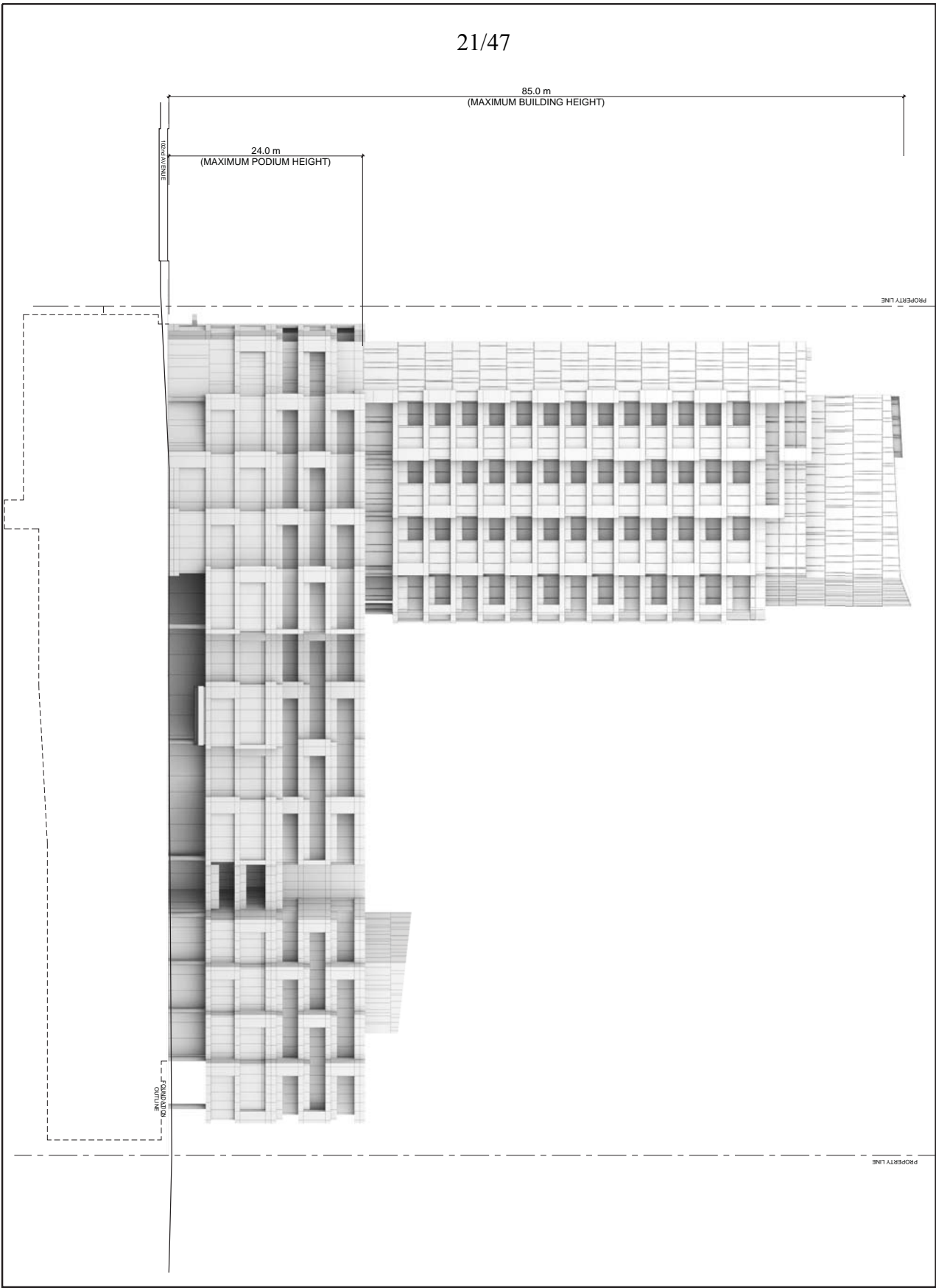
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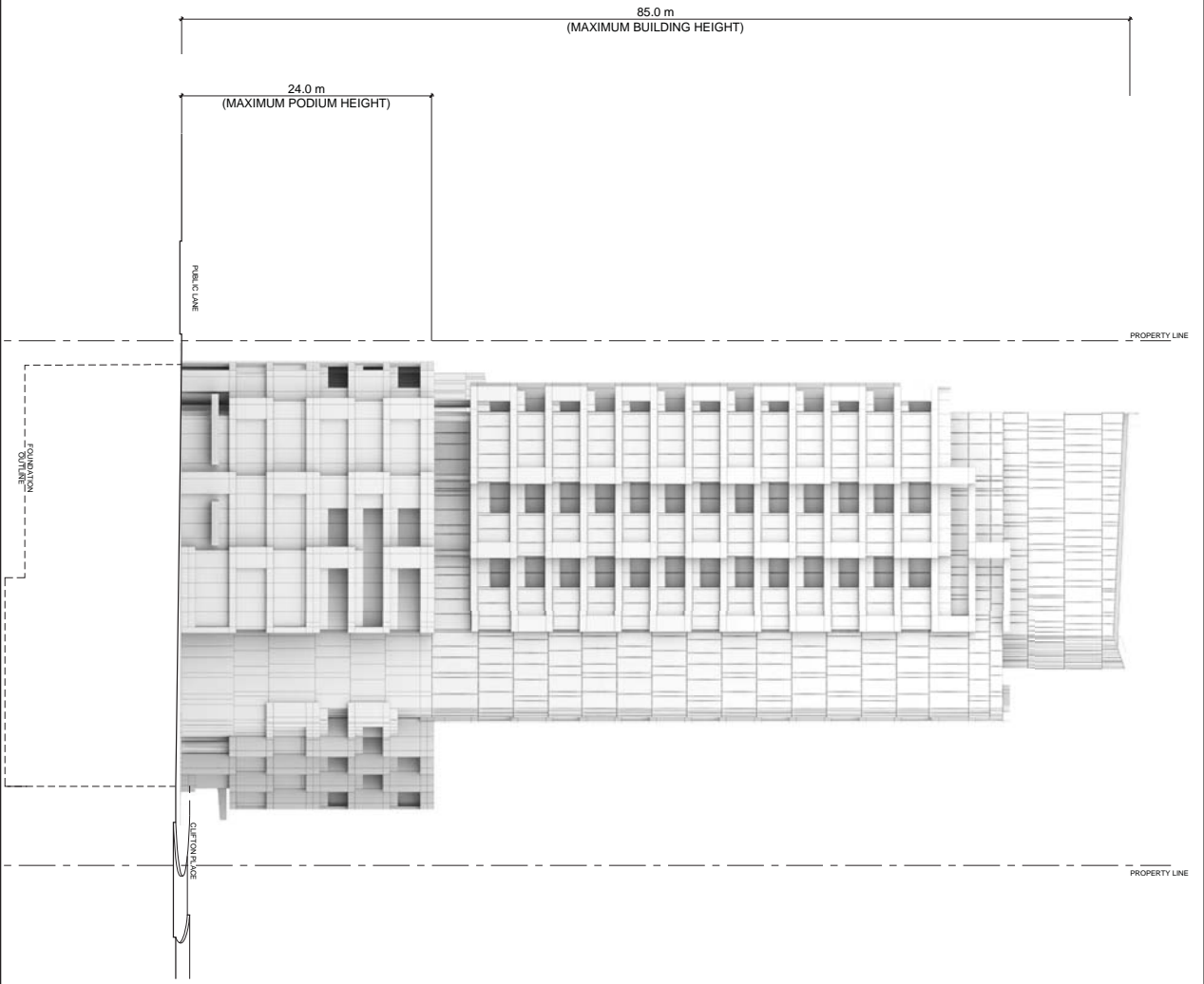
- #m - Minimum Building Setback to Property Line
- #m - Minimum Podium Building Stepback
- Site Boundary

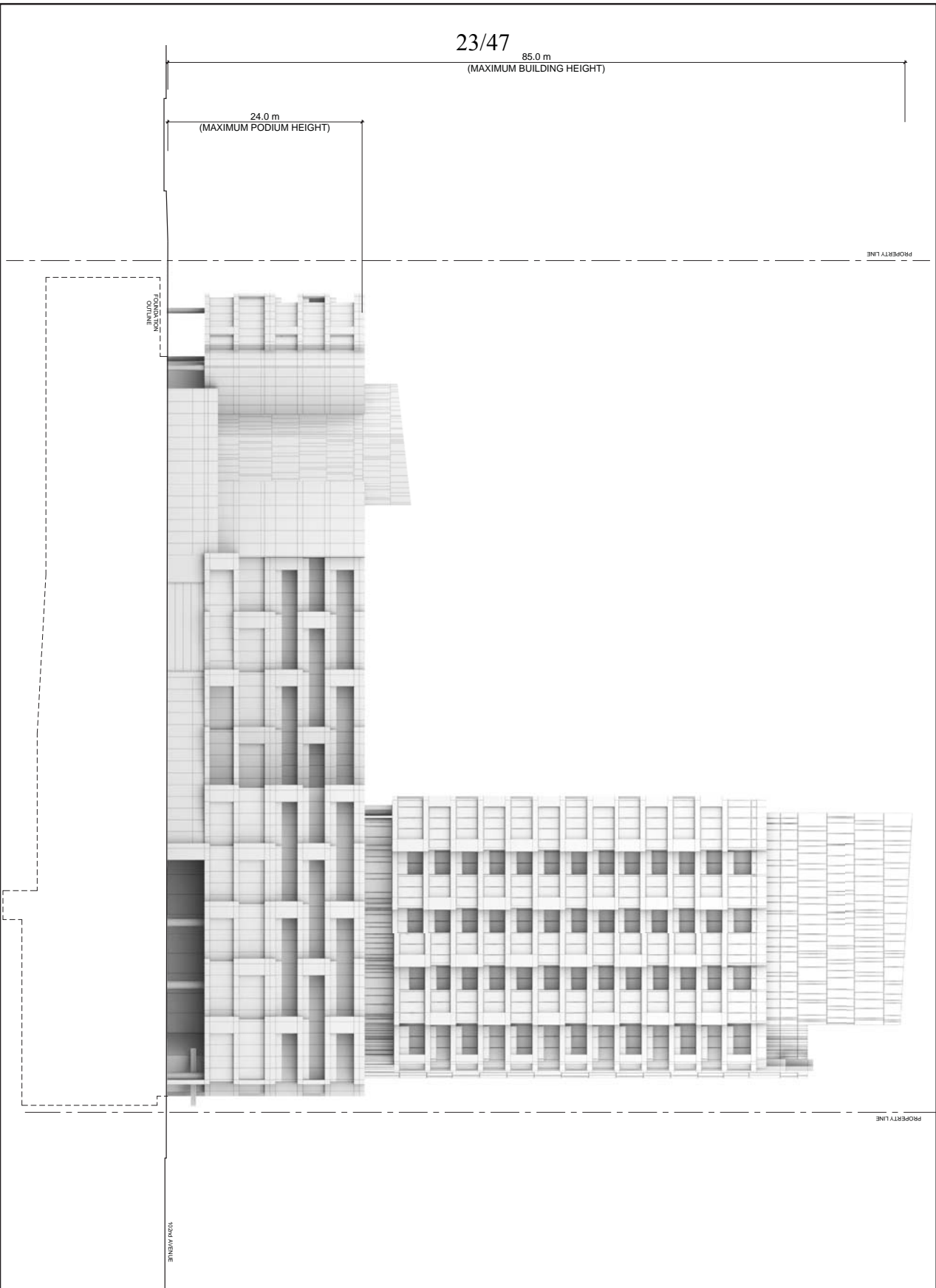
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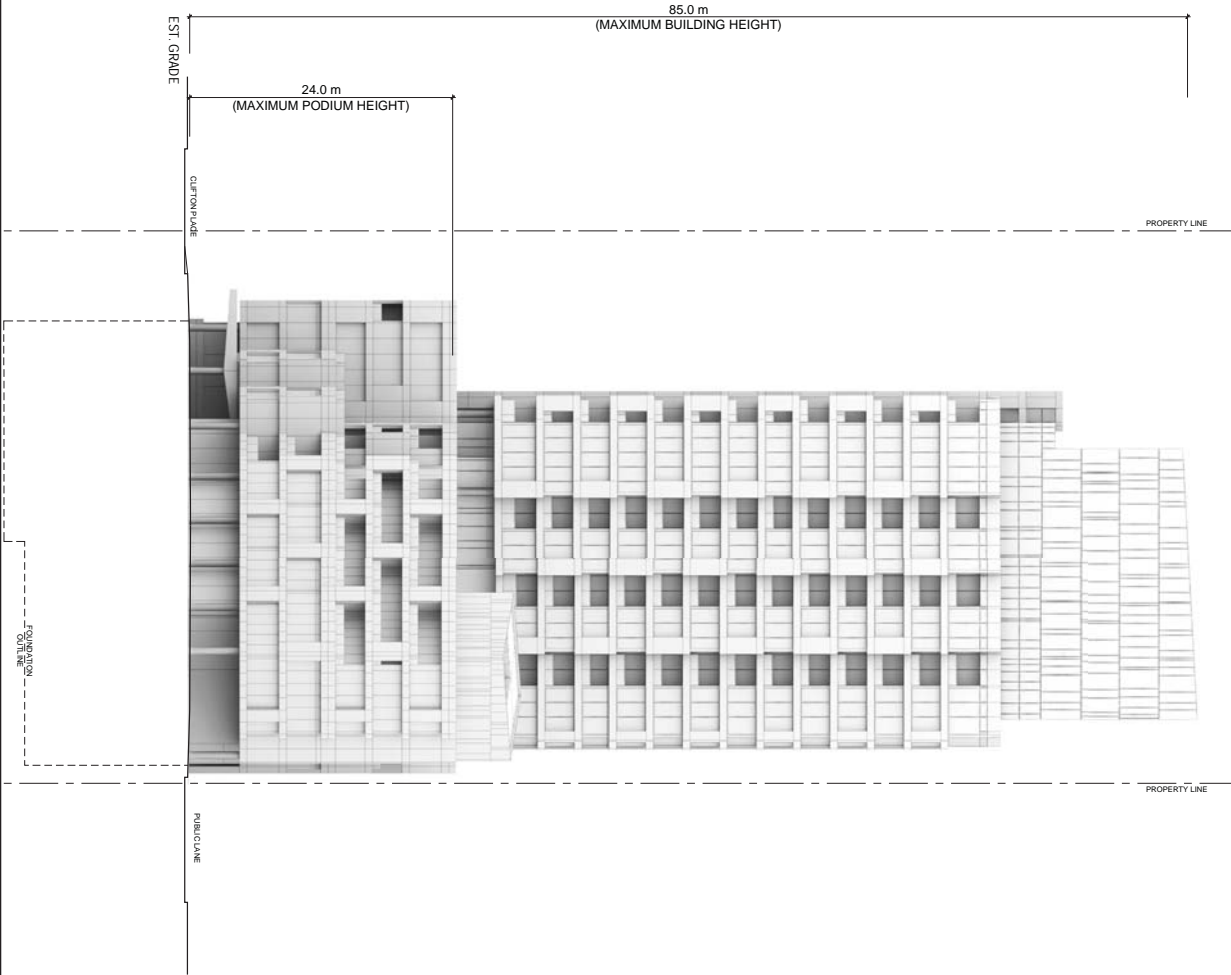
- #m - Minimum Building Setback to Property Line
- #m - Maximum Building Setback to Property Line
- * - Entrance
- - Site Boundary











SCHEDULE “C”**(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) slim high-rise towers setback on low rise podiums, pedestrian connectivity, and active residential and commercial frontages.

2. Area of Application

This Provision shall apply to Lots 2-8, Block B, Plan 2955EO and Lot 14, Block 39, Plan 577MC, located south of 102 Avenue NW and west of 125 Street NW in Groat Estate, as shown on Schedule A of this Bylaw, adopting this Provision.

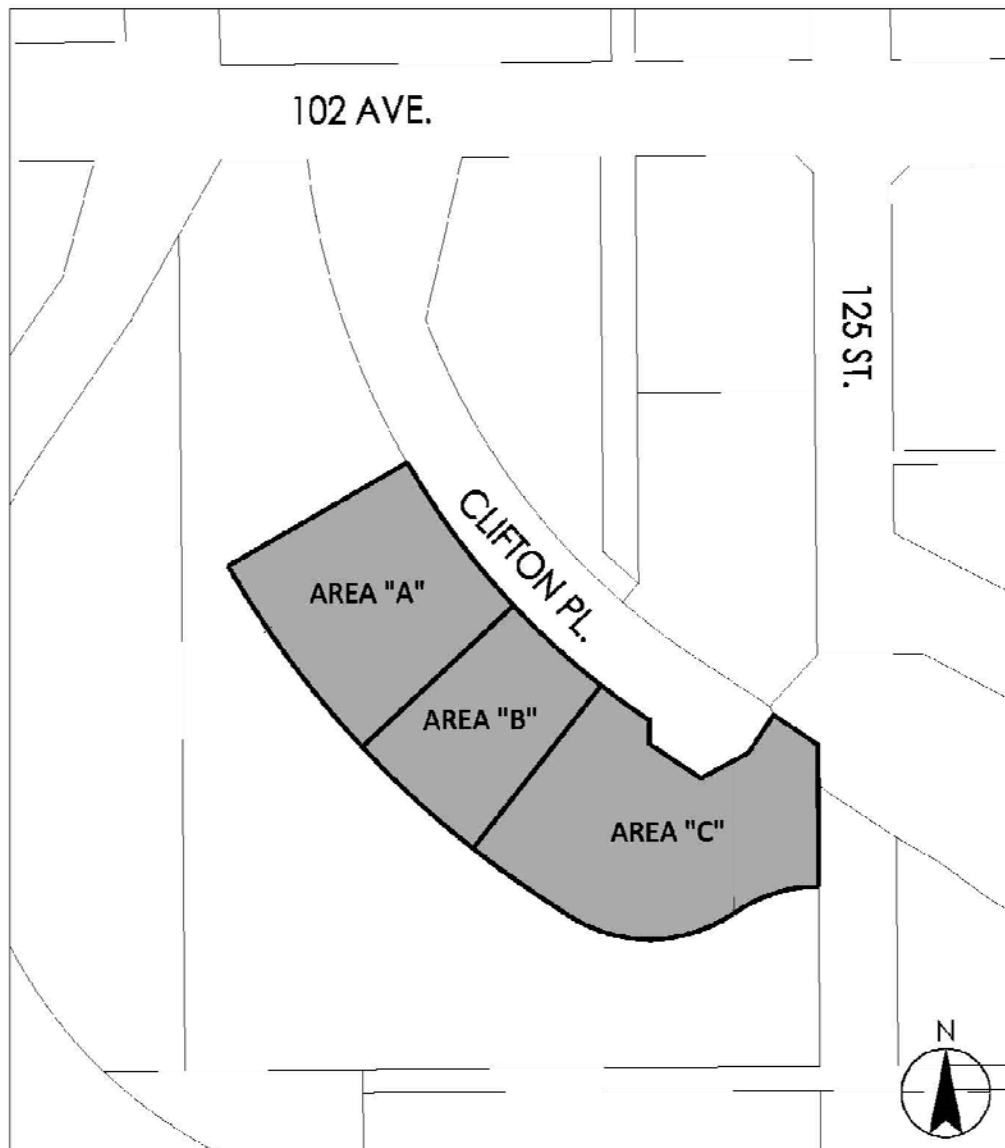
3. Uses

This Provision establishes three sub areas identified in Figure 1 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

Within Area B

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

Within Area C

- 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. Projecting 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. Temporary Signs, limited to project advertising and residential sale purposes only, and excluding trailer mounted signs and/or signs with changeable copy

4. Development Regulations

- a. The development shall be generally in accordance with the following regulations and the attached appendices, to the satisfaction the Development Officer.
- b. The maximum number of Dwelling units for the site as a whole shall be 149.
- c. The maximum Floor Area Ratio and number of Dwelling units for each sub-area are specified in Table 1. Table 1: Floor Area Ratio and Number of Dwelling Units by Area

Area	Site Area ha	Site Area m ²	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

- e. Minimum Building Setbacks from the property line, excluding underground parkades, shall be as generally shown in Appendix II.
- f. Notwithstanding Section 52 of the Zoning Bylaw, grade shall be taken from the north east corner property line adjacent to Clifton Place road.
- g. The maximum Building Height and floor plate area in the mid tower zone for towers 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 (m ²) at Tower Mid Zone
T1	16	55	650
T2	23	78	680

- h. 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.

- i. Live Work Units shall have individual external accesses at grade.
- j. A minimum Amenity Area of 7.5 m² per Dwelling shall be provided within each area.
- k. The minimum separation distance between towers on this site shall be 35 m.
- l. 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.
- m. Parkade setbacks from the property line are as defined in Appendix II Minimum Building Setbacks. Any portion of the Parkade that is exposed shall be designed and articulated to the satisfaction of the Development Officer.
- n. For each stage of the development, prior to the issuance of a development permit, the Development Officer shall ensure that a signed agreement has been executed between the City and the owners requiring the owners to provide the City at the time of Development Permit approval, the option to purchase 5% of the proposed number of residential units at 85% of the list price.

.4.1 Signage

- a. 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.
- b. 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.

4.2 Access, Parking, and Loading

- a. Vehicular access and circulation shall be developed in general accordance with Appendix IV.
- b. Vehicular parking shall be provided in accordance with Section 54 of the Zoning Bylaw.
- c. 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.
- d. Within Areas A, B, and C, garbage shall be located within a building with the

option to use temporary at-grade storage areas on garbage pick-up days. Garbage collection arrangements shall be to the satisfaction of the Development Officer in consultation with Waste Management and Transportation Services, prior to the issuance of a Development Permit.

- e. The driveway ramp for underground parking structures shall be at grade at the property line and must not exceed a slope of 6% for a distance of 4.5 m inside the property line, or to the satisfaction of Transportation Services.
- f. Retaining walls adjacent to parkade ramps shall not exceed 0.3 m in height within 3.0 m of property line.
- g. 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.
- h. 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.
- i. 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.

4.3 Landscaping

- a. 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.
- b. 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.
- c. In addition to meeting the requirements of Section 55.3 of the Zoning Bylaw, the Landscape Plan shall:
 - i. 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.
 - ii. Preserve and protect existing trees as specified in Appendix VII, 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.

- iii. 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.
- iv. Have regard for Section 58 of the Zoning Bylaw when determining the placement of coniferous planting.
- v. 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.
- d. 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.
- e. Notwithstanding Sections 55.4.6 and 55.4.7 of the Zoning Bylaw the number of trees and shrubs provided shall be determined on the basis of the following:
 - i. one tree for each 50 square metres and one shrub for each 5 square metres of Setback areas on parkade roofs.
 - ii. 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.
 - iii. 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.
- f. Notwithstanding Section 55.4.8 of the Zoning Bylaw, existing trees preserved on the Site shall be credited to the total landscaping requirements.
- g. Notwithstanding Section 55.8.3.a of the Zoning Bylaw and pursuant to Section 4.3.e of this DC2 Provision, the proportion of deciduous to coniferous trees and shrubs shall be approximately 60:40 to the satisfaction of the Development Officer.
- h. 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.

- i. Roof areas above 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.
- j. Soft landscaping elements shall be used in the Rear yards abutting the River Valley, to the satisfaction of the Development Officer.
- k. Streetscaping along the road right-of-way adjacent to Clifton Place shall be in general accordance with Appendix VII, Illustrative Landscape Plan, to the satisfaction of the Development Officer in consultation with Transportation Services.
- l. Streetscaping shall be enhanced from the typical landscaping to include concrete sidewalks, shrubs, perennial, 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.

4.4 Pedestrian Connections

- a. 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.
- b. 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.
- c. 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.
- d. 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).

- e. Where appropriate, pedestrian wayfinding signage shall be provided to the satisfaction of the Development Officer and Transportation Services.

4.5 Geotechnical Requirements

- a. 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:
 - i. a site/slope investigation,
 - ii. site-specific borehole information, and iii. quantitative engineering slope stability analyses.
- b. These assessments shall be required in geotechnical reports intended to support future development 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.
- c. 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.

4.6 Other Regulations

- a. 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.

5. Design Regulations for Comprehensive Site Development

5.1 Frontages

- a. 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.
- b. Ground level units with individual external accesses facing Clifton Place shall

have well-defined entrances fronting onto the street.

- c. 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.
- d. 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.

5.3 Building Form

- a. The towers shall be located in general accordance with the Site Plan as shown on Appendix I.
- b. Residential 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 façades, as follows:

- i. **Tower Podium**

The tower podium shall be comprised of row housing and shall be a minimum of 2 storeys and 8 metres in height, allowing for some exceptions for building articulation and projections such as bay windows, balconies, and projected living spaces. The maximum height of the tower podium shall be 3 storeys and 11 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 III, 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. Bat 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 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.

5.4 Architectural Treatment

- a. 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 predominately metal and glass for the upper floors. On the podium of towers, acrylic stucco shall be limited to a maximum of 20% of the façade. On the tower mid-level and tower top, acrylic stucco shall be limited to a maximum of 30% of the façade.
- b. The use of vinyl and masonry stucco as a finishing material shall not be permitted.
- c. Row housing shall be designed to have flat roofs.
- d. 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.
- e. Parkade ramp retaining walls that are visible from the street shall be architecturally treated and articulated, to the satisfaction of the Development Officer.

5.5 Building Relationship to the Street

- a. 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.
- b. 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.
- c. 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.
- d. 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.

6. Green Sustainable Practices and Targets

- a. 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:

i. Sustainable Site:

1. 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.
2. 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.
3. 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).

ii. Water Efficiency:

1. 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.
2. 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).
3. 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).

iii. Energy Efficiency:

1. Reduced Energy Consumption - The design shall reduce energy consumption by 24% over the comparable Canadian Model National Energy Code Building (1997).
2. 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).

- iv. **Materials and Resources:**
 - 1. **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.
- v. **Indoor Environmental Quality:**
 - 1. **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.
 - 2. **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.

7. Improvements

- a. The owners(s) shall design and construct a publicly accessible viewpoint and trail connection that is to be located on the west side of the adjacent quasi public park development, extending across the public property and reconnecting at southwest corner of Area C. From this point along the south property line of Area C a pedestrian connection m in width shall be located in general accordance with Appendix VIII. The publicly accessible viewpoint, the trail connection and the pedestrian connection shall be developed as follows:
 - i. The publicly accessible viewpoint and trail connection shall be developed at the time that Area A is developed. The pedestrian connection adjacent to Area B shall be developed at the time Area B is developed. The pedestrian connection through Area C shall be developed at the time Area C is developed. The developer(s) shall register a public access easement for the portion of pedestrian connection that is located within Area C. The developer(s) shall register a public easement for the portion of trail connection that is located between Areas A and B to ensure public access to the trail connection located to the west of Areas A B.
 - ii. Prior to the issuance of 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 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 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.

7.1 Public Art

- a. 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 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 is developed. Public art shall be developed in accordance with the following:
 - i. The Owner shall provide public art through two opportunities:
 1. 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.
 2. 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.
 - ii. 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.
 - iii. 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.
 - iv. 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.
 - v. 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.

7.3 Off-site Improvements to Serve the Development

The following improvements shall be required for the development funded by the owner(s).

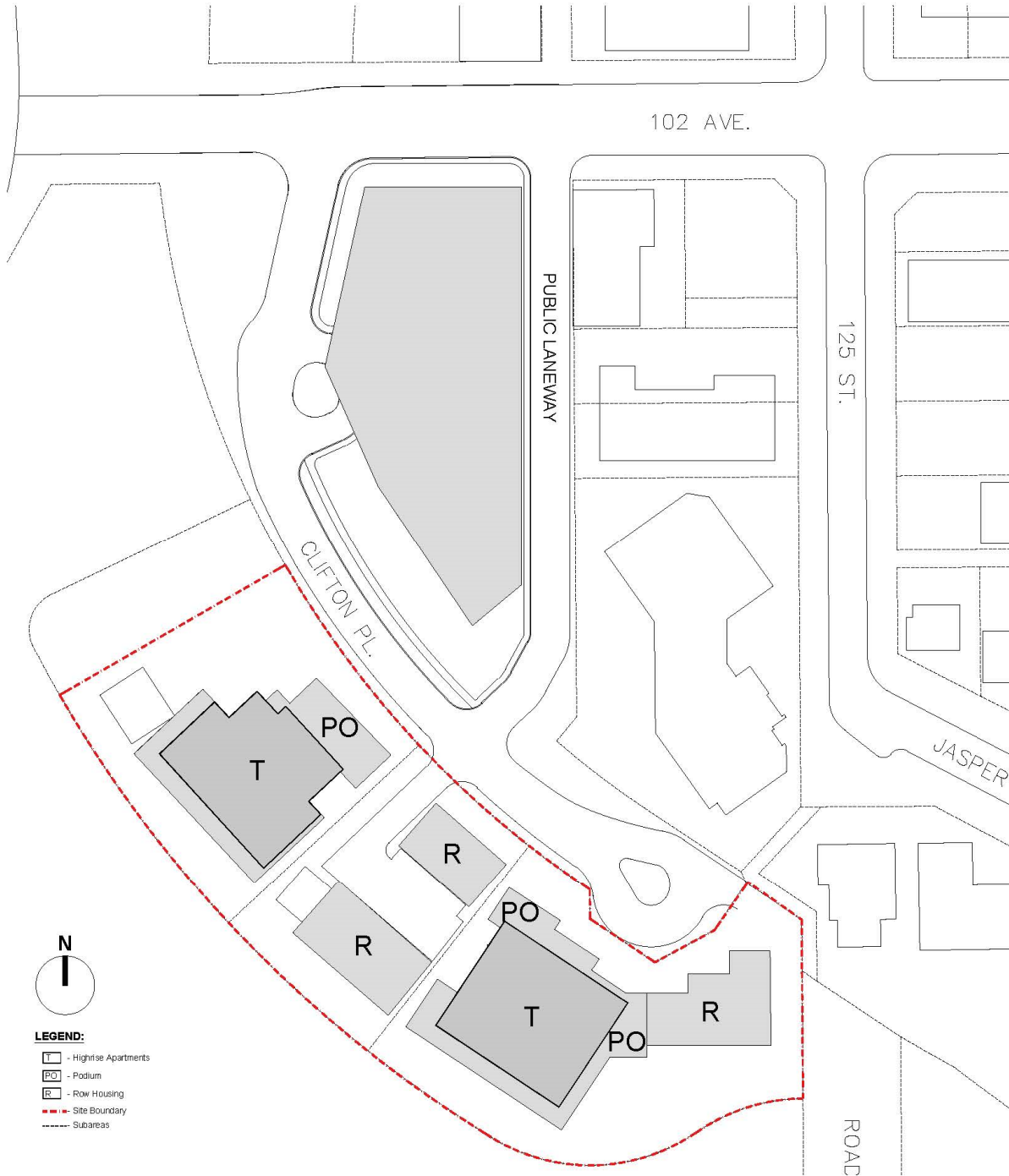
- a. The owner(s) shall enter into a Sidewalk Utility Right-Of-Way Agreement for those portions of Clifton Place sidewalk, north of Area C, that are located within private property.
- b. The owner(s) shall be responsible for the upgrading of the portion of Clifton Place roadway directly abutting the site to City of Edmonton Urban Local Residential Construction Standards (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 the Transportation Services.
- c. The owner (s) shall be responsible for asphalt resurfacing of the existing path on the Public Utility lot connecting Clifton Place to 125 Street and Jasper Avenue.

7.4 Transportation and Servicing Improvements

- a. 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 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:
 - i. Relocation/alteration of existing utilities and installation of new utilities; and
 - ii. Required upgrading of existing sanitary and storm sewer systems, to the satisfaction of Drainage Services, to be completed with the first stage of development.

APPENDIX - I

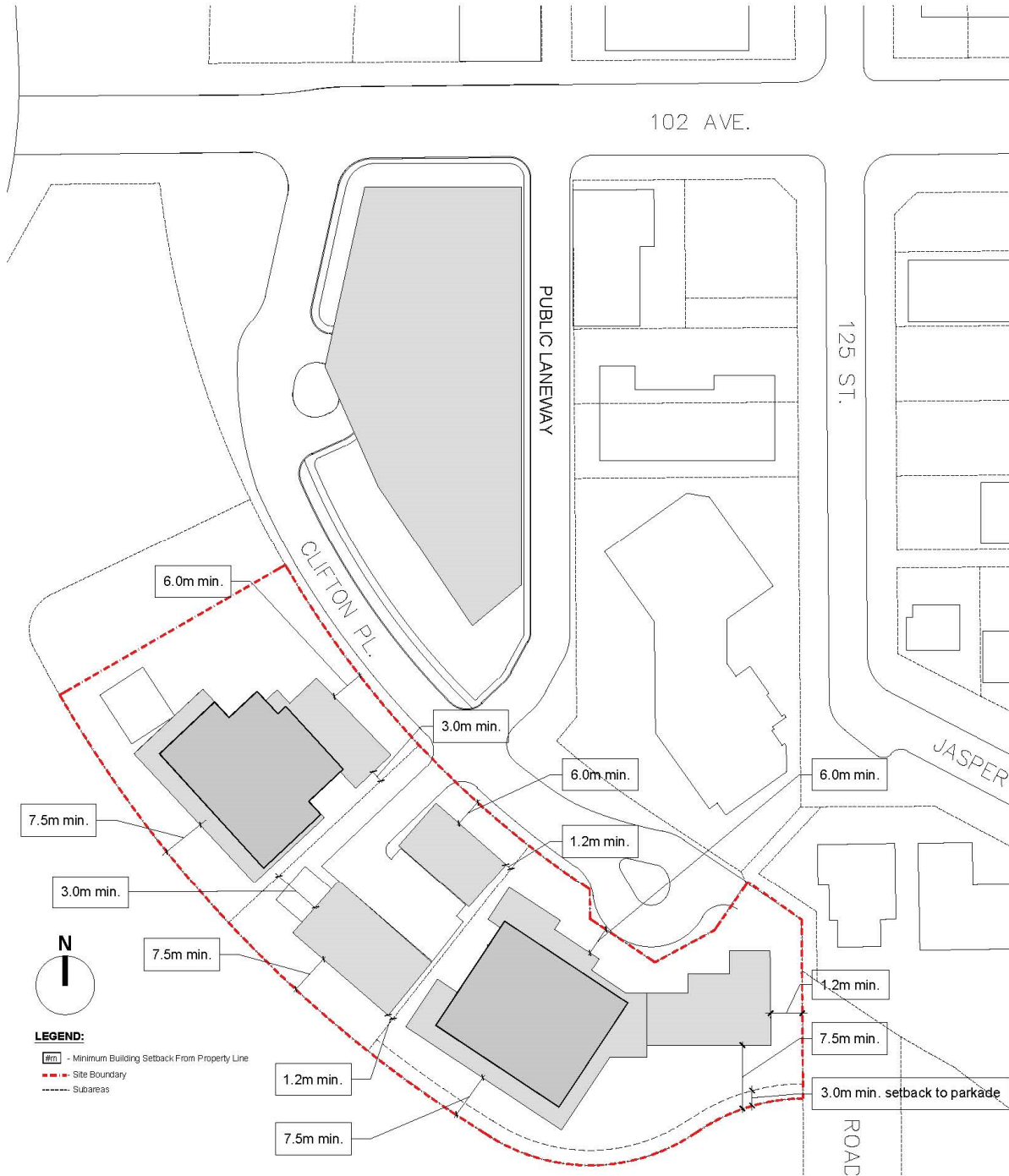
CLIFTON PLACE
Site Plan

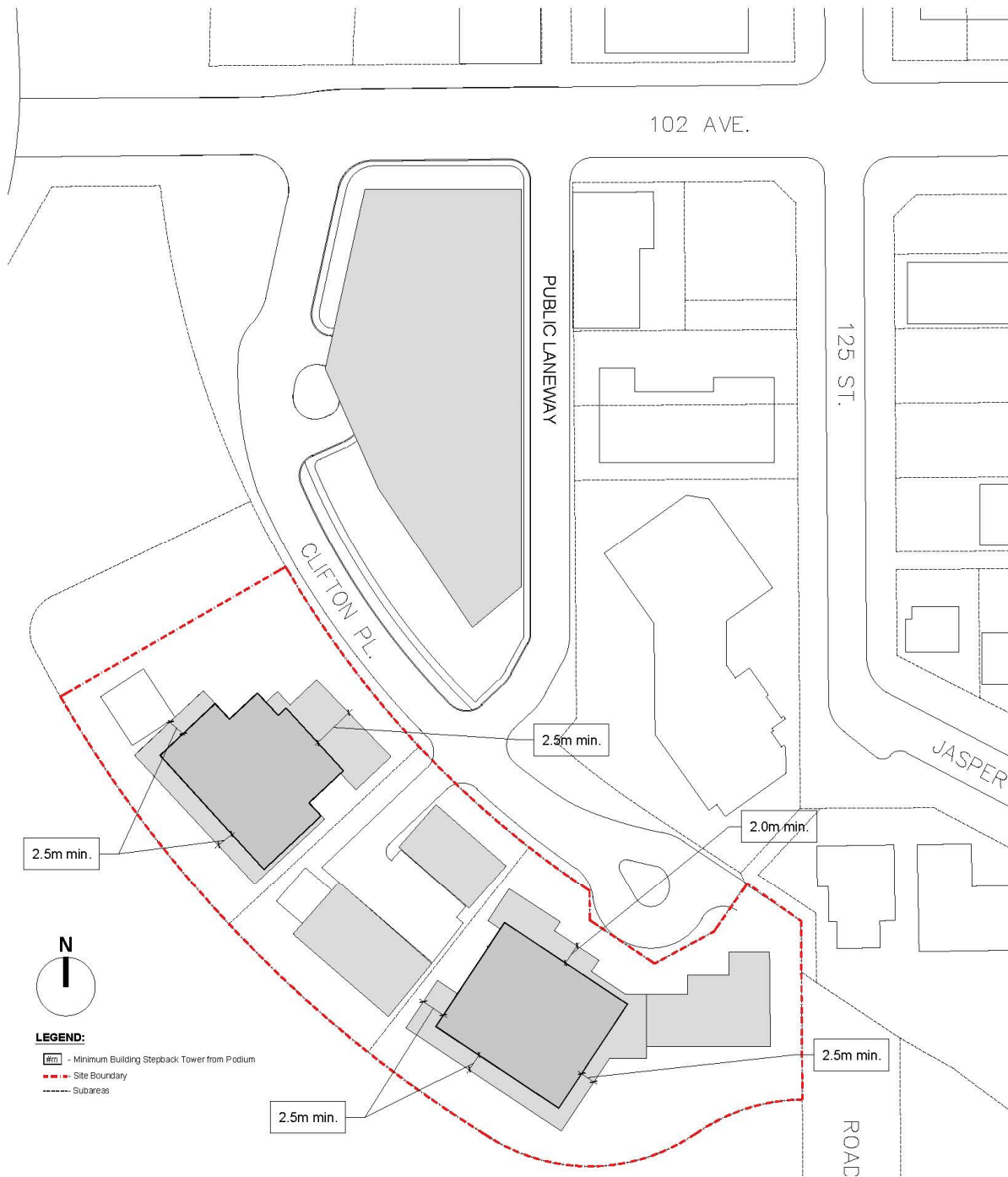


APPENDIX - II

CLIFTON PLACE

Minimum Building Setbacks

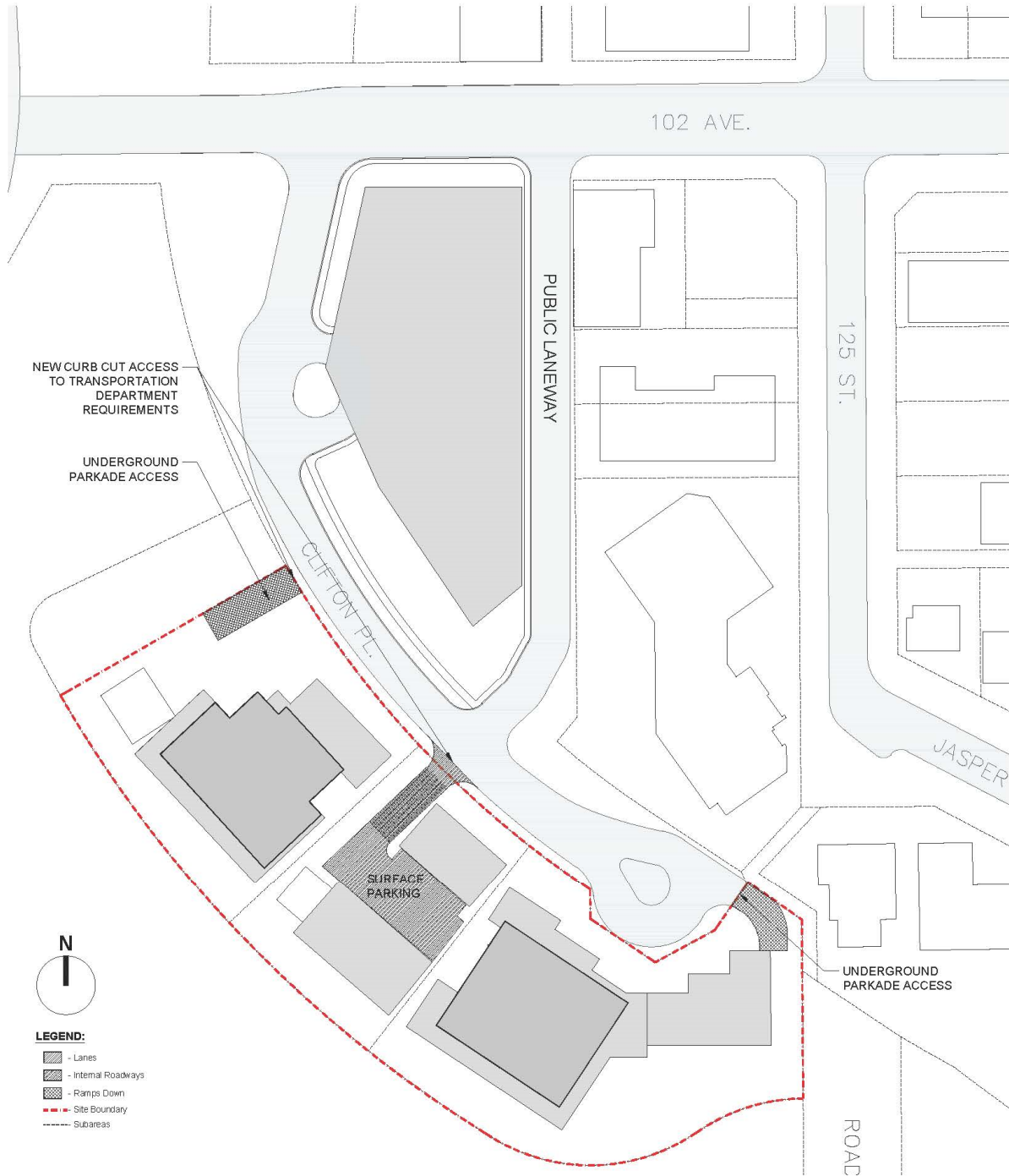




APPENDIX - IV

CLIFTON PLACE

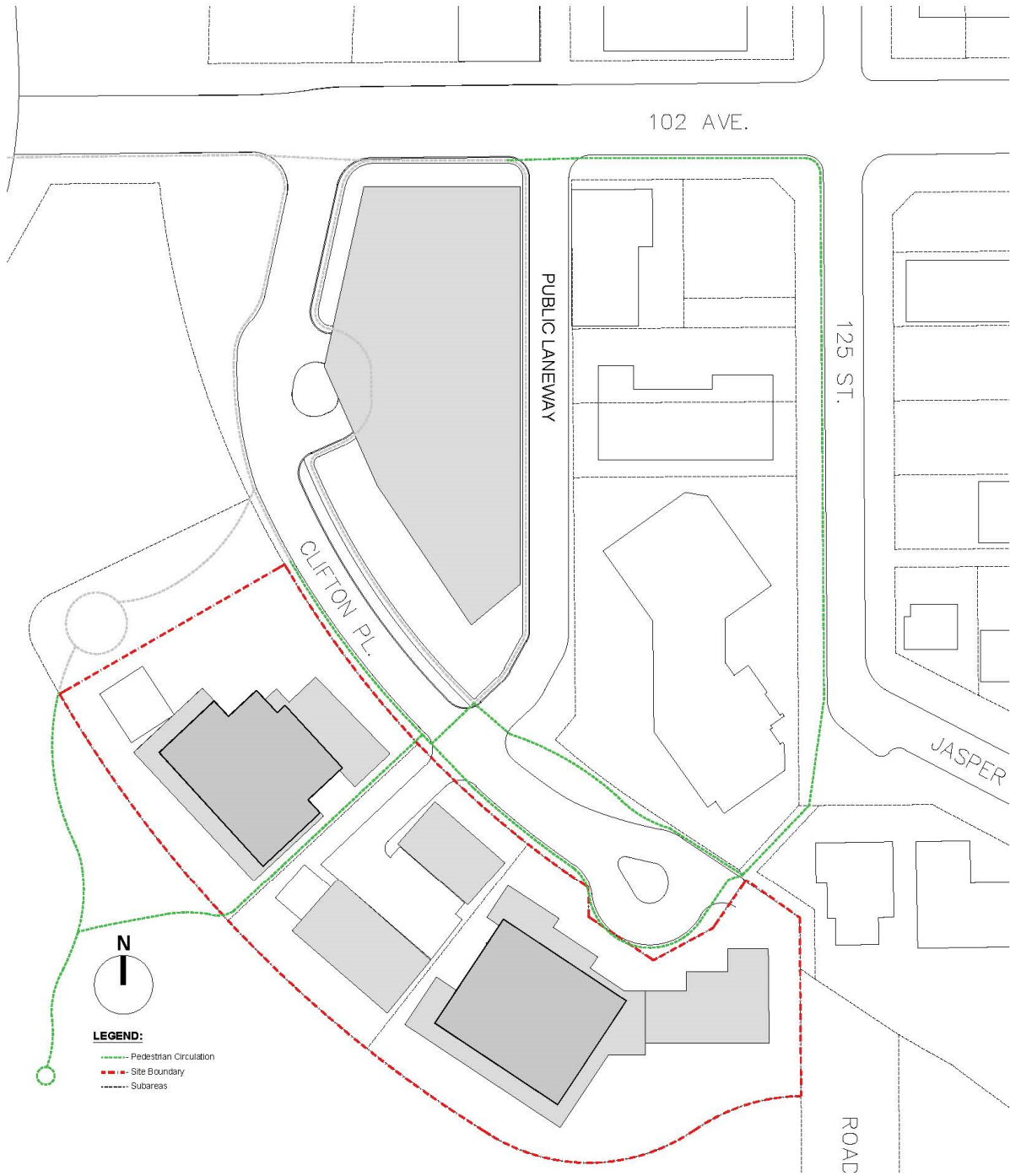
Vehicular Access & Circulation



APPENDIX - V

CLIFTON PLACE

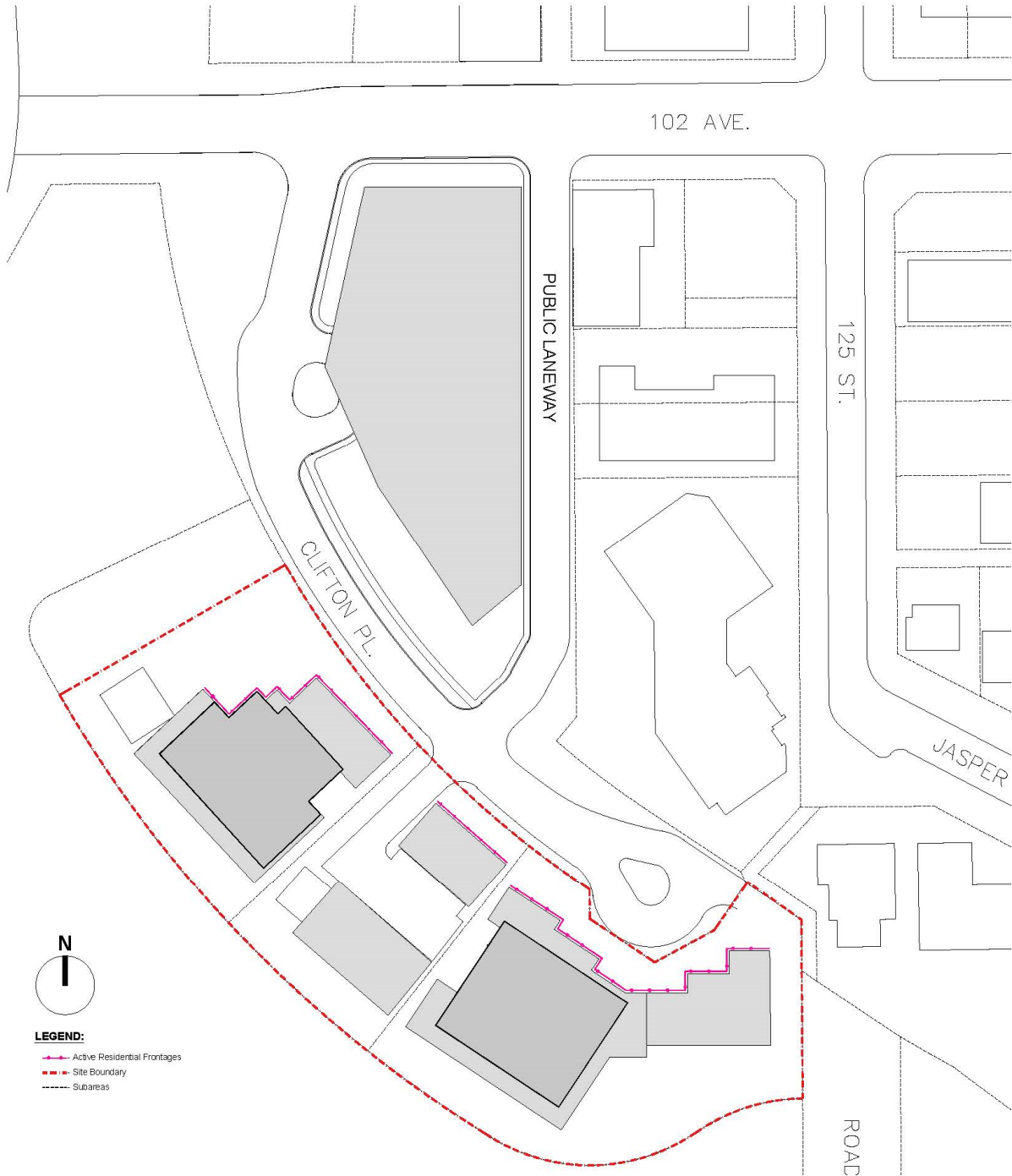
Pedestrian Circulation



APPENDIX - VI

CLIFTON PLACE

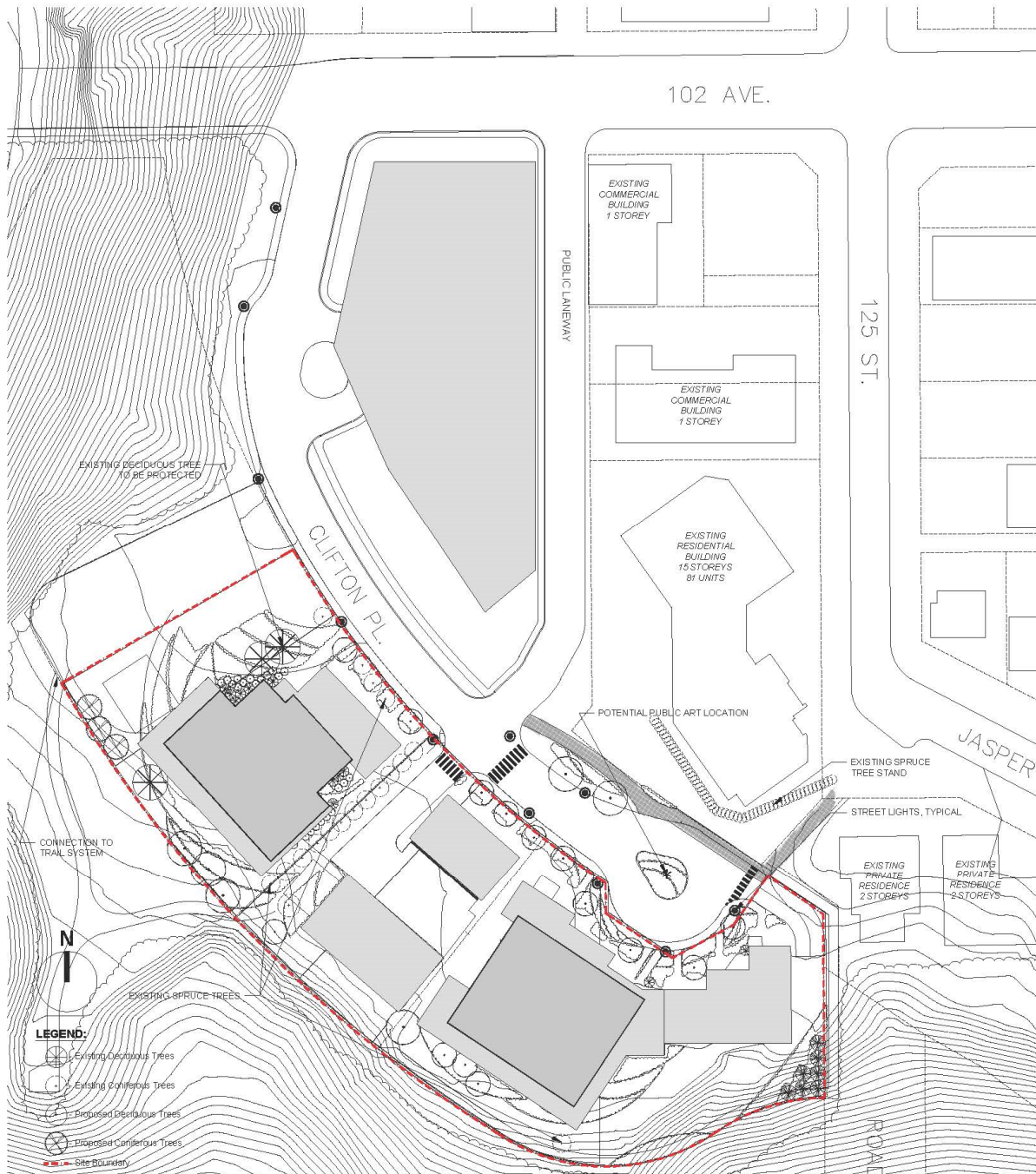
Active Residential & Commercial Frontages



APPENDIX - VII

CLIFTON PLACE

Illustrative Landscaping Plan



APPENDIX - VIII

CLIFTON PLACE

Trail Connection to View Point Easement

