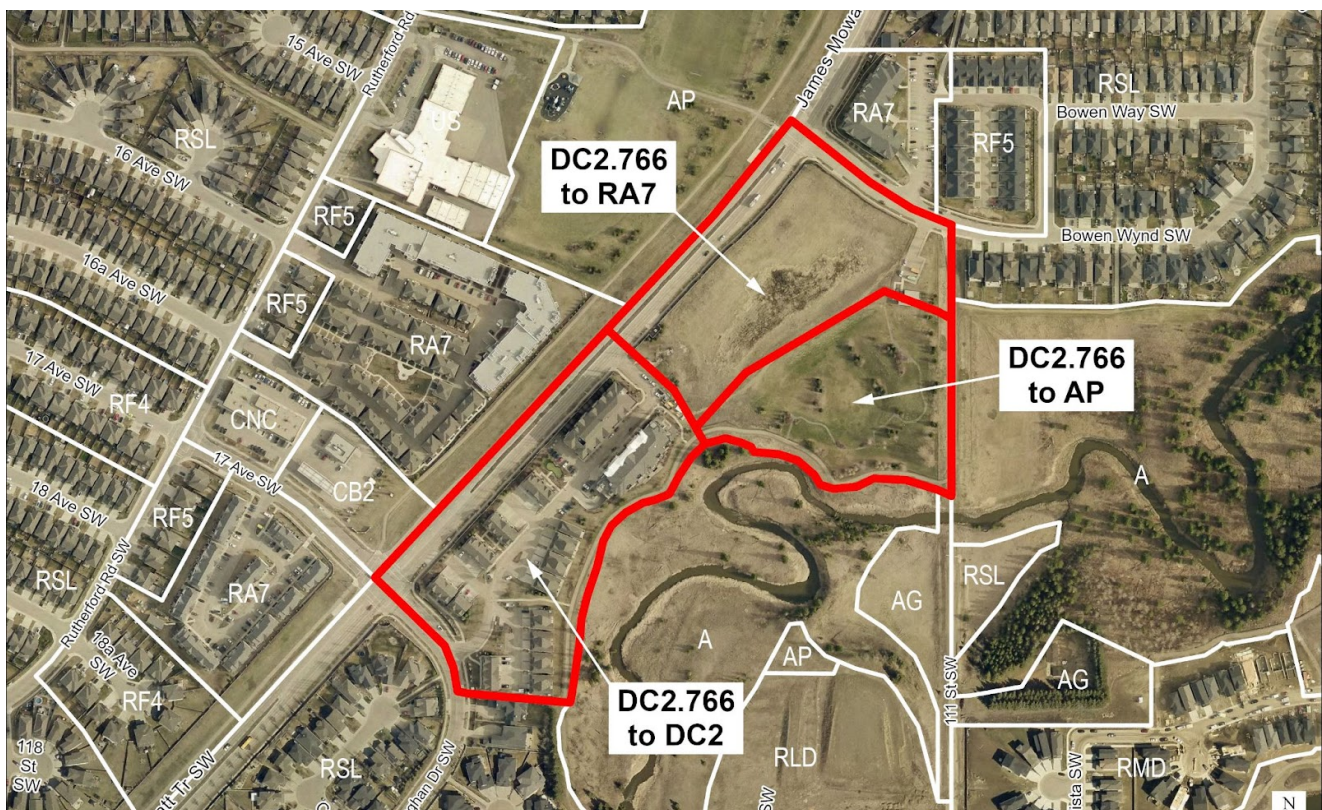


## 1505 James Mowatt Trail SW, and land generally bound by James Mowatt Trail SW, Callaghan Drive SW, the Blackmud Creek and Bowen Wynd SW

### Position of Administration: Support



### Summary

Charter Bylaw 20546 proposes a rezoning from the (DC2.766) Site Specific Development Control Provision to the (DC2) Site Specific Development Control Provision, (AP) Public Parks Zone and (RA7) Low Rise Apartment Zone to allow for public park uses and multi-unit housing. Bylaw 20545 proposes an amendment to the Callaghan Neighbourhood Area Structure Plan to facilitate the proposed rezoning.

Public engagement for this application included a pre-application notice (from the applicant), a mailed notice, site signage and information on the City's webpage. Twelve people were heard from, with approximately 2 in support and 8 in opposition, and 2 with clarifying questions. Most concerns were related to traffic and potential limited commercial uses in the proposed RA7 area.

Administration supports this application because it:

- Facilitates planned urban development and completion of the neighbourhood.
- Is compatible with existing and surrounding planned land uses.
- Aligns with the goals and policies of The City Plan to accommodate all future growth for an additional one million people within Edmonton's existing boundaries.
- Aligns with The City Plan policies to protect, expand and improve access to natural systems and open spaces for the health and enjoyment of all Edmontonians.

## **Application Details**

This application was submitted by B&A Studios on behalf of Rohit Communities.

### **Rezoning**

The proposed (DC2) Site Specific Development Control Provision, (AP) Public Parks Zone and (RA7) Low Rise Apartment Zone would allow development with the following key characteristics:

- (DC2) Site Specific Development Control Provision
  - To retain existing medium density residential development
  - Maximum height of 16 metres
- (AP) Public Parks Zone
  - To allow for public park uses
  - To allow for a variety of active and passive recreational uses
- (RA7) Low Rise Apartment Zone
  - To allow for low rise multi-unit housing, including row housing and stacked row housing
  - Maximum height of 16.0 metres and a minimum density of 45 dwellings/ha

### **Plan Amendment**

The proposed plan amendments to the Callaghan Neighbourhood Area Structure Plan (NASP) are to redesignate an existing private park site to a public park site and increase the amount of public parkland to more accurately reflect the size of the park. There is an associated decrease



in the size of residential land which was no longer deemed developable and would now be considered part of the park site, resulting in an overall increase in the size of the park site.

The proposed NASP amendment includes changes to Figures 5- 11, relevant text, and to the land use & population statistics to facilitate the increase in parkland and to redesignate the private park to a public park. The overall planned neighbourhood residential density would remain the same.



Aerial view of application area

## Site and Surrounding Area

	Existing Zoning	Current Development
<b>Subject Site</b>	(DC2.766) Site Specific Development Control Provision	"Site A" of DC2.766 contains existing medium residential development, "Site B" is largely undeveloped, and also contains a private park site
<b>North</b>	(RA7) Low Rise Apartment Zone (RF5) Row Housing Zone	Low Rise Apartment Zone Duplexes
<b>East</b>	(RSL) Residential Small Lot Zone (A) Metropolitan Recreation Zone	Single Detached Housing Blackmud Creek



<b>South</b>	(A) Metropolitan Recreation Zone (RSL) Residential Small Lot Zone	Blackmud Creek Single Detached Housing
<b>West</b>	(CB2) General Business Zone (RA7) Low Rise Apartment Zone  (AP) Public Parks Zone	Gas station/convenience store Apartment buildings, stacked row housing Elementary school/park site



View standing on intersection at Bowen Wynd SW and the near the eastern edge of the private park site, looking west down Bowen Wynd SW towards James Mowatt Trail



Photo taken on the Shared Use Path near the south eastern portion of the site, and looking northwest through the existing private park area (building in background is to the north of site).

## Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because minimal responses were received as a result of the applicant's pre-application notice. The basic approach included:

### Pre-Application Notice (from applicant), November 30, 2022

- Notification radius: 60 metres
- Number of recipients: 424
- Number of responses (as reported by the applicant): 2
- Main comments received (as reported by the applicant):
  - Does not support development on the adjacent grassy space and concerns about access to sunlight for their unit
  - Confirming that the applicant is removing the previously approved 7- storey and 11 Storeys buildings from the site zoning and instadd rezoning to RA7 (permitting up to four stories) and to AP (to allow for a public park)

### Mailed Notice, March 30, 2023

- Notification radius: 120 metres
- Recipients: 517
- Responses 12
  - In support: 2 (16%)
  - In opposition: 8 (67%)
  - Mixed/Questions only: 2 (16%)

### Site Signage, April 24, 2023

- 2 rezoning information signs were placed on the property facing the corner of James Mowatt Trail and Bowen Wynd, as well as along the south of the site on facing Callaghan Drive.

### Webpage

- [edmonton.ca/rezoningapplications](https://edmonton.ca/rezoningapplications)

## Notified Community Organizations

- Heritage Point Community League
- Blackmud Creek Community League

## Common comments heard:

- Concerns expressed regarding the limited commercial uses allowed under the RA7 zone, including any perceived increase in traffic and parking associated with the potential commercial uses (8).
- Main concerns related to the potential for increased traffic and parking in the proposed RA7 area (4)
- Generally, support was expressed for the decrease in height of the current towers permitted in the existing DC in favour of relatively shorter apartment buildings permitted under RA7 (2).
- One respondent opposed the maximum 16 m (approximately 4 storey height) of the proposed RA7 Zone and instead would prefer to see high-quality row housing between 2-3 stories in height (1).
- Support for the rezoning and especially that the city would be taking over the maintenance of the park site when it becomes a public park (1).
- Clarifying questions related to the timing and procedure of the rezoning process regarding density, parking availability, updates to DC2 regulations, park size, building form, and commercial uses (3).



## Application Analysis



Site analysis context

### The City Plan

The subject site is located within the James Mowatt Trail Secondary Corridor. Secondary corridors are envisioned to be vibrant residential streets with commercial clusters that serve as local destinations for surrounding communities. The built form envisioned along secondary corridors consists of a mix of low-rise and mid-rise buildings. The proposed rezoning to the RA7 Zone along James Mowatt Trail aligns with The City Plan's goal of increasing residential density along the corridor. The proposed rezoning will also contribute to the housing diversity in the area by expanding housing options in the neighbourhood.

The proposal will rezone an existing private park to a public park, resulting in an overall increase in the size of the park site. The redesignation and expansion of the park align with The City Plan policies to protect, expand and improve access to natural systems and open spaces for the health and enjoyment of all Edmontonians.

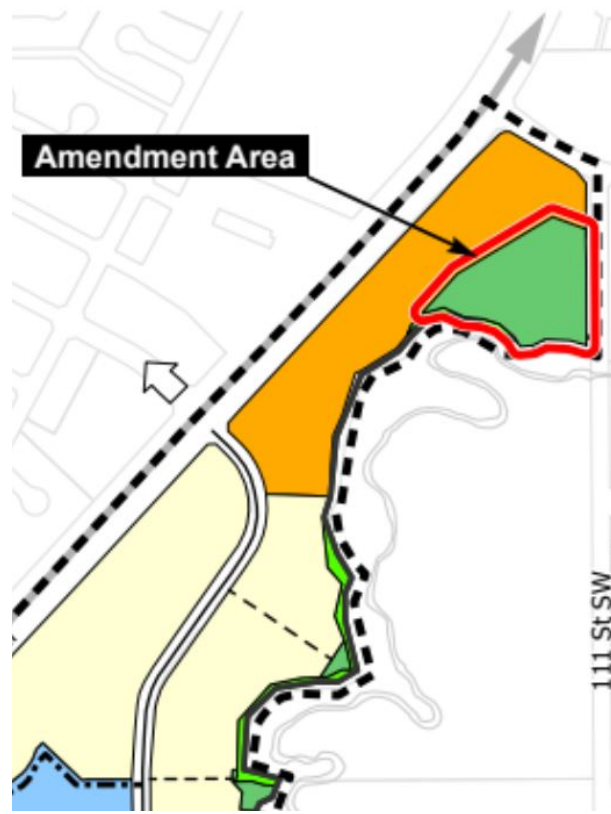
Additionally, the proposed rezoning aligns with the goals and policies of The City Plan to accommodate all future growth for an additional 1 million people within Edmonton's existing boundaries.

## Neighbourhood Area Structure Plan (NASP)

This application conforms with the goals and objectives of the Callaghan NASP and proposes a minor redistribution of land from residential to an existing private park space, as well as a change in the designation park site from “Private Open Space Park” to “Park” as well as increase the total park area by 0.76 ha. The total area of the new park site is proposed to be rezoned to (AP) Public Parks Zone. The applicant has stated that 0.8 ha, currently designated as Low Rise Medium Density Housing is not appropriate for development given the slope of the land, and so it is proposed to be added to the existing park space. The 0.8 ha difference in land size accounts for the increase in park designation within the proposed NASP (see images below).



*Approved Bylaw 18568 showing park designation*



*Proposed Bylaw 20546 showing increase in Park size by 0.8 ha.*



Changes to Land Use and Population Statistics are summarised in the table below.

<b>Land Use and Population Statistics</b>	<b>Current</b>	<b>Proposed</b>	<b>Difference</b>
Park	4.00 ha	5.56 ha	+1.56 ha
Private Open Space Park	0.76 ha	0 ha	-0.76 ha
Total Non-Residential Area	21.13 ha	21.93 ha	+0.80 ha

Low Rise Medium Density Housing	19.69 ha	18.89 ha	-0.80 ha
Net Residential Total	55.88 ha	55.08 ha	+0.80 ha

The proposed amendment revises relevant maps, text and statistical changes to facilitate this change in park site designation and increase in park size.

No changes are proposed to the proposed DC2 to RA7 site as the Callaghan NASP already designates the site for medium density residential uses, and as such, the proposed RA7 site conforms to the existing plan.

### **Land Use Compatibility**

All proposed zones are compatible with each other as well as existing surrounding planned land uses. The proposed shift towards the use of the (RA7) Low Rise Apartment Zone reflects the redistribution of density sought by the associated plan amendment.

	<b>DC2 Current</b>	<b>RA7 Proposed</b>
<b>Typical Uses</b>	Medium density residential development to accommodate a mix of low rise and high rise residential housing types, dispersed open spaces and an open space and multi-use walkway Very limited small scale commercial uses on the ground floor of a residential building	Medium scale residential zone allows for multi-unit housing such as row housing, stacked row housing, apartments Limited small scale commercial uses on the ground floor of a residential building

<b>Maximum Height</b>	Two buildings up to 28 m An additional building up to 38 m (approximately 7- 11 storeys)	14.5 m - flat roof 16.0 m - sloped roof (approximately 4 storeys)
-----------------------	---	--

Given that the site area of the RA7 site will decrease in association with the increase in park space, the applicant will have less developable land, and has suggested that the current DC zoning is no longer appropriate for the site. Both the current DC2 and proposed RA7 site are identified as medium density residential under the Callaghan NASP, with a planned density of 90 units/ ha.

The majority of land use in Callaghan is designated for a mix of low and medium density residential development. The proposed use of the subject site as a low rise, medium density development is supported by the Callaghan NASP and The City Plan. A rezoning to (RA7) Low Rise Apartment Zone aligns with the NASP as the Zone permits the development of multi-unit housing in the form of row housing, stacked row housing, or low rise apartment buildings. In addition, this rezoning will enable the previously designated private park space to be zoned as a public park, which the landowner intends to gift to the City for the enjoyment of Edmontonians. The applicant has made an application to subdivide the park site into an independent parcel, and the city is working with the applicant with the goal of eventually taking over the ownership and maintenance of the parkland.

The proposed RA7 zone would expand the list of potential commercial uses, but it would still be limited to such uses that are deemed appropriate in a residential zone. The proposed RA7 zone would conform to the Callaghan NASP, which designates the residential areas of the DC2 for Medium Density Residential uses. The RA7 Zone is often applied to areas with this 'medium density residential designation. Furthermore, much of the area designated as "Medium Density Residential" in the Callaghan NASP has been zoned to RA7.

## Mobility

The development site is adjacent to the existing district connector bike route along James Mowatt Trail SW. Active modes connectivity will be required upon redevelopment, which includes shared pathways between the subject site and Blackmud Creek and between the proposed public park as well as along 111 Street SW. Vehicular access to the site will be from Bowen Wynd SW.

Servicing Agreements have recently been signed for widening Ellerslie Road SW, between the Ambleside Eco Station and east of Graydon Hill Boulevard. Timelines for construction are still to be determined.

Edmonton Transit Service currently provides service along Callaghan Drive SW, with connections to Century Park Transit Centre and LRT Station. The entire rezoning site will be within 600m

walking distance of bus stops along Callaghan Drive SW and forthcoming On Demand bus stops in the Blackmud Creek neighbourhood. For September 2023, ETS has plans to expand On Demand service near the rezoning site, with stops planned along Blackmud Creek Crescent SW. When this service begins, the proposed RA7 site will be within 600m walking distance to on-demand transit.

## **Open Space**

The proposed AP Zone area will be donated to the City to become part of the parks and open space system. The AP Zone area will be subdivided, and the parcel will be transferred to the City inventory. Park improvements and proposed programs are currently under discussion with subdivision and engineering drawing review.

## **Utilities**

The applicant has submitted a Drainage Servicing Report that has been reviewed and accepted by Development Services for the purpose of supporting this rezoning application.

Edmonton Fire Rescue Services has performed a risk-based Infill Fire Protection Assessment and determined that the site has a low risk score and is considered functionally compliant with the municipal standards for hydrant spacing and fire flows. This could potentially be re-evaluated at the development permit stage. The applicant/owner will be responsible for all costs associated with providing City standards for water supply, including any changes to the existing water infrastructure required by this application.

## **Appendices**

1. Approved Statistics Bylaw 15627
2. Proposed Statistics Bylaw 20545
3. NASP Land Use Concept Map Comparison
4. DC2.766 (Provisions)
5. DC2.766 (Appendices 1-9)

Written By: Kerry Girvan

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination



**CALLAGHAN NEIGHBOURHOOD AREA STRUCTURE PLAN  
APPROVED LAND USE AND POPULATION STATISTICS  
BYLAW 15627**

<b>LAND USE</b>	<b>Area (ha)</b>	<b>% of GDA</b>
<b>Gross Area</b>	<b>83.74</b>	
Arterial Road Right-of-Way	6.73	
<b>Gross Developable Area</b>	<b>77.01</b>	<b>100.0%</b>
Parkland, Recreation, School, Municipal Reserve		
Park	4.00	5.2%
Greenway	0.08	0.1%
Private Open Space	0.76	1.0%
Transportation		
Circulation	12.71	16.5%
Infrastructure / Servicing		
Stormwater Management	3.58	4.6%
<b>Total Non-Residential Area</b>	<b>21.13</b>	<b>27.4%</b>
<b>Net Residential Area</b>	<b>55.88</b>	<b>72.6%</b>

**RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION**

<b>Land Use</b>	<b>Area (ha)</b>	<b>Units/ha</b>	<b>Units</b>	<b>People/Unit</b>	<b>Population</b>	<b>% of NRA</b>
Low Density Residential						
<i>Single/Semi-Detached</i>	36.19	25	905	2.8	2534	64.8%
Medium Density Residential						
<i>Low-Rise/Medium Density Housing</i>	19.69	90	1773	1.8	3192	35.2%
<b>Total</b>	<b>55.88</b>		<b>2678</b>		<b>5726</b>	<b>100.0%</b>

**Sustainability Measures**

Population Per Net Hectare (ppnha)	103
Units Per Net Residential Hectare (upnrha)	48
[Single/Semi-Detached] / [Row Housing; Low-rise/Medium Density Housing] Unit Ratio	33.8% / 66.2%
Population (%) within 500m of Parkland	100%
Population (%) within 400m of Transit service	100%
Population (%) within 600m of Commercial service	70.0%

**CALLAGHAN NEIGHBOURHOOD AREA STRUCTURE PLAN  
PROPOSED LAND USE AND POPULATION STATISTICS  
BYLAW 20545**

<b>LAND USE</b>	<b>Area (ha)</b>	<b>% of GDA</b>
<b>Gross Area</b>	<b>83.74</b>	
Arterial Road Right-of-Way	6.73	
<b>Gross Developable Area</b>	<b>77.01</b>	<b>100.0%</b>
Parkland, Recreation, School, Municipal Reserve		
Park	5.56	7.2%
Greenway	0.08	0.1%
Transportation		
Circulation	12.71	16.5%
Infrastructure / Servicing		
Stormwater Management	3.58	4.6%
<b>Total Non-Residential Area</b>	<b>21.93</b>	<b>28.5%</b>
<b>Net Residential Area</b>	<b>55.08</b>	<b>71.5%</b>

**RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION**

<b>Land Use</b>	<b>Area (ha)</b>	<b>Units/ha</b>	<b>Units</b>	<b>People/Unit</b>	<b>Population</b>	<b>% of NRA</b>
Low Density Residential						
<i>Single/Semi-Detached</i>	36.19	25	905	2.8	2534	65.7%
Medium Density Residential						
<i>Low-Rise/Medium Density Housing</i>	18.89	90	1773	1.8	3192	34.3%
<b>Total</b>	<b>55.08</b>		<b>2678</b>		<b>5726</b>	<b>100.0%</b>

**Sustainability Measures**

Population Per Net Hectare (ppnha)	103
Units Per Net Residential Hectare (upnrha)	48
[Single/Semi-Detached] / [Row Housing; Low-rise/Medium Density Housing] Unit Ratio	33.8% / 66.2%
Population (%) within 500m of Parkland	100%
Population (%) within 400m of Transit service	100%
Population (%) within 600m of Commercial service	70.0%

Plan Land Use Concept Map Comparison



BYLAW 18568  
CALLAGHAN  
Neighbourhood Area Structure Plan  
(as amended)

- |                            |                                |                        |
|----------------------------|--------------------------------|------------------------|
| Low Density Residential    | Stormwater Management Facility | Walkway                |
| Medium Density Residential | Vehicular Access               | Multi-Use Trail        |
| Park                       | Arterial Roadway               | Collector Road         |
| Private Open Space (Park)  | Enhanced Walkway Connection    | Significant Local Road |
| Blackmud Creek Ravine      | Top of Bank Walkway            | NASP Boundary          |

Current Land Use Concept Map



BYLAW 20545  
AMENDMENT TO  
CALLAGHAN  
Neighbourhood Area Structure Plan  
(as amended)

- |                                |                             |                        |
|--------------------------------|-----------------------------|------------------------|
| Low Density Residential        | Vehicular Access            | Multi-Use Trail        |
| Medium Density Residential     | Arterial Roadway            | Collector Road         |
| Park                           | Enhanced Walkway Connection | Significant Local Road |
| Blackmud Creek Ravine          | Top of Bank Walkway         | NASP Boundary          |
| Stormwater Management Facility | Walkway                     | Amendment Area         |

Proposed Land Use Concept Map



## **Current DC2.766 Provisions and Appendices**

### **(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION**

#### **1. General Purpose**

To establish a medium density, comprehensively designed and planned high quality development to accommodate a mix of low rise and high rise residential housing types, dispersed open spaces and an open space and multi-use walkway adjacent to the Blackmud Creek Ravine.

#### **2. Area of Application**

This Provision shall apply to Units 1-4 and 6-34, Plan 0923422 and Units 35-98, Plan 0923423, located southeast of James Mowatt Trail and north of 30 Avenue SW, as shown on Schedule "A" of the Bylaw adopting this Provision; Callaghan.

Appendix 1 illustrates the area of application and delineates Site "A" and Site "B" which have specific Uses and Development Regulations that apply to each site.

#### **3. Uses**

##### **Uses - Site A**

- a. Apartment Housing
- b. Community Recreation Services
- c. Indoor Participant Recreation Services
- d. Minor Home Based Business
- e. Personal Service Shops
- f. Private Clubs
- g. Residential Sales Centre
- h. Specialty Food Services
- i. Fascia On-premises Signs
- j. Projecting On-premises Signs

- k. Temporary On-premises Signs

#### **Uses - Site B**

- a. Apartment Housing
- b. Minor Home Based Business
- c. Residential Sales Centre
- d. Row Housing
- e. Semi-detached Housing
- f. Single Detached Housing
- g. Fascia On-premises Signs
- h. Projecting On-premises Signs
- i. Temporary On-premises Signs

#### **4. Development Regulations - Site A**

- a. The following building Setbacks shall be applied as indicated on the Site Plan, attached as Appendix 2.
  - i. The minimum building Setback adjacent to 111th Street shall be 4.0 m;
  - ii. The minimum building Setback adjacent to Bowen Wynd shall be 13.0 m; and,
  - iii. The minimum building Setback adjacent to James Mowatt Trail shall be 6.0 m.
- b. The number of Dwelling units shall not exceed 247.
- c. The maximum building Height shall be:
  - i. The maximum Height for high rise Apartment Housing 1 and 3, as shown on Appendix 2, shall not exceed 28.0 m nor seven Storeys, including one penthouse level;
  - ii. The maximum Height for high rise Apartment Housing 2, as shown on Appendix 2, shall not exceed 38.0 m nor 11 Storeys, including one penthouse level;
  - iii. The maximum Height for the Accessory Building, shown as building 4 on Appendix 2, shall not exceed 11.0 m; and,

- iv. The maximum Height for the Amenity Building, shown as building 5 on Appendix 2, shall not exceed 11.0 m.
- d. The maximum Floor Area Ratio shall be 1.5.
- e. Community Recreation Services Use shall be located within the Amenity Building only and shall be limited to community functions and rental activities.
- f. Indoor Participant Recreation Service Use shall be located within the Amenity Building only and shall be limited to an athletic club and health and fitness club.
- g. Personal Service Shop Use shall be located within the Amenity Building only and shall be limited to a spa.
- h. Private Clubs Use shall be located within the Amenity Building only and shall be limited to private functions and rental activities.
- i. Specialty Food Service Use shall be located within the Amenity Building only and shall not exceed 75 m<sup>2</sup> of public space.

#### **Development Regulations - Site B**

- a. The following building Setbacks shall be applied as indicated on the Site Plan, attached as Appendix 2.
  - i. The minimum building Setback adjacent to James Mowatt Trail shall be 6.0 m;
  - ii. The minimum building Setback adjacent to Callaghan Drive and the south property line shall be 5.0 m;
  - iii. The minimum building Setback adjacent to the Blackmud Creek Ravine shall be 7.5 m; and,
  - iv. No projections, excepting balconies and parkades, shall extend into the minimum required Setback along Blackmud Creek Ravine.
- b. The number of Dwelling units shall not exceed 106.
- c. The maximum building Height shall be:
  - i. The maximum Height for low rise Apartment Housing 6 and 7, as shown on Appendix 2, shall not exceed 16.0 m nor four Storeys; and,
  - ii. The maximum Height for Row Housing, Semi-detached Housing and Single Detached Housing shown as Buildings 8 on Appendix 2, shall not exceed 10.0 m nor 2 ½ Storeys. For the façade of Row Housing, Semi-detached Housing and



Single Detached Housing abutting the Blackmud Creek Ravine, three storeys is permitted where the grade exposes the buildings lowest level by more than 1.83 m.

- d. The maximum Floor Area Ratio shall be 1.3.

## **5. General Development Regulations**

- i. Development shall be in general accordance with the attached Appendices:
  - ii. Appendix 1, Site "A" and "B";
  - iii. Appendix 2, Site Plan;
  - iv. Appendix 3, Parking and Vehicular Calculation;
  - v. Appendix 4, Open Space and Pedestrian Circulation;
  - vi. Appendix 5, Landscape Plan;
  - vii. Appendix 6, Schematic Building Elevations in Section;
  - viii. Appendix 7a, 7b and 7c, Building 1 Concept Elevations;
  - ix. Appendix 8a, 8b and 8c, Building 2 Concept Elevations; and,
  - x. Appendix 9a, 9b and 9c, Building 3 Concept Elevations.
- b. 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.
  - c. Signs, permanent and temporary, shall comply with the Schedule 59A of the Zoning Bylaw 12800.
  - d. Illuminated signs shall be designed such that illumination does not extend beyond the boundaries of the site.
  - e. A detailed landscaping plan shall be submitted in accordance with subsection 55.3 of the Zoning Bylaw 12800 prior to the approval of any development permit. This plan shall include pedestrian connections with the Top of Bank Walkway and pedestrian areas, exterior lighting and street/walkway furniture, landscape features, open spaces, gateway elements, fencing details, and landscape design and material selection consistent with Appendix 5.
  - f. All landscaped yards shall contain minimum plantings as outlined in the following:

- i. One tree for each 17.5 m<sup>2</sup> and one shrub for each 10 m<sup>2</sup> of any required Yard or Setback at grade; and,
  - ii. One tree for each 17.5 m<sup>2</sup> and one shrub for each 7.5 m<sup>2</sup> of required parking area islands. In no case shall there be less than one tree per required parking area island.
- g. All planting shall conform to the following:
  - i. The proportion of deciduous to coniferous trees and shrubs shall be approximately 60:40;
  - ii. 100% of required deciduous trees shall be a minimum of 75 mm caliper; and,
  - iii. 75% of required coniferous trees shall be a minimum of 2.5 m in height and 25% shall be a minimum 3.5 m in height.
- h. A 3.0 m Top of Bank Walkway shall be constructed along the east border of the site, as identified in Appendix 4.
- i. Public access easements shall be provided to ensure public accessibility to the Top of Bank Walkway, as shown in Appendix 4. Required Public Access Easement agreements shall be completed as a condition of Development Permit approval.
- j. A 1.0 m berm with a 1.8 m decorative fence made with wood, stone and iron materials consistent with the architectural theme of the development shall be constructed on-site adjacent to James Mowatt Trail.
- k. A 1.5 m decorative iron fence consistent with the architectural theme of the development shall be constructed wholly on privately owned lands along the Top of Bank Walkway.
- l. Internal roadways shall be constructed at a 7.5 m minimum width, and both sides of the road shall be signed "No Parking".
- m. Entrance features shall not restrict vehicle movements, encroach onto the public roadway or impair sight lines for safe vehicular movement.
- n. CPTED principles shall be used to design public and private spaces and facilities, focusing on natural surveillance and access control.
- o. Storage and garbage collection facilities shall be located on private property and concealed from view from adjacent public roadways and residential units to the satisfaction of the Development Officer. The gates and/or doors of the enclosure shall not open or encroach circulation spaces

## **6. Design Regulations**

The Development Officer shall apply the following site planning and architectural regulations to all developments within this Provision in order to achieve a high quality urban environment.

**a. Site Planning**

Buildings, circulation and landscaped areas shall be sited such that optimum views of the adjacent natural areas and ravine are available;

- i. Buildings shall be sited such that maximum open space is provided;
- ii. The placement and design of structures shall facilitate pedestrian oriented site development;
- iii. Landscape features, gateway elements, pedestrian areas and pocket parks shall enhance the park-like image of the site; and,
- iv. Landscape material selection, placement and treatments shall include naturalized landscaping to minimize environmental and economic costs associated with their maintenance.

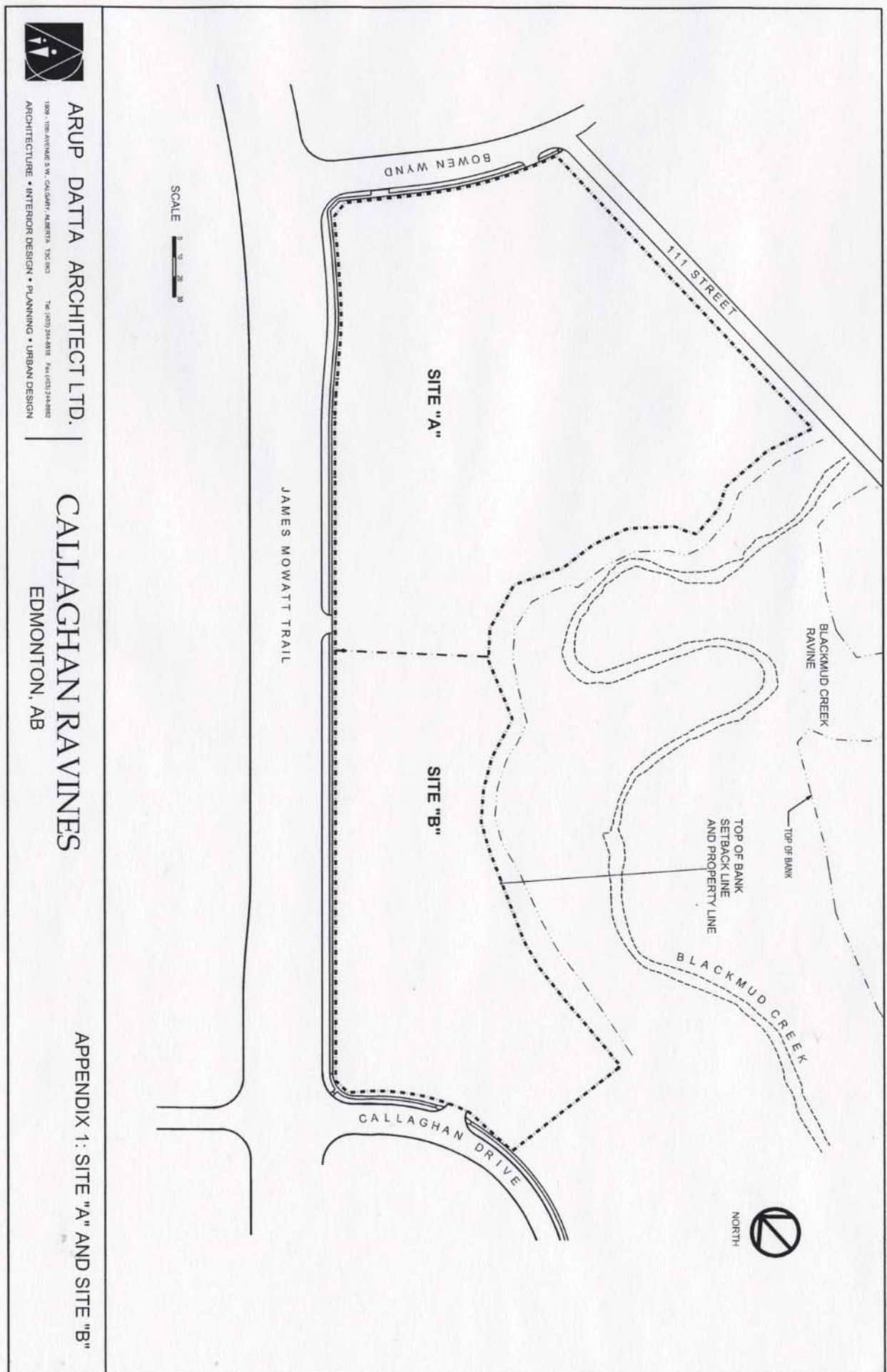
**b. Architecture**

- i. A distinct architectural theme should be developed for the site. Buildings shall have architectural diversity, visual interest and portray a park-like image within the architectural theme;
- ii. All exterior signage shall be compatible with the architectural theme, character and park-like image of the development;
- iii. The finishing of the development shall consist of materials such as glass, brick, stone, architectural concrete and acrylic stucco and shall be compatible with the architectural theme for the development; and,
- iv. Roof lines and building facades shall include design elements and variations that reduce the perceived mass and linearity of the buildings, and to add architectural interest.

**7. Definitions**

**Amenity Building** refers to a health and fitness club for active and passive recreational activities, social activities, incidental refreshments and the sale of convenience and health related products.



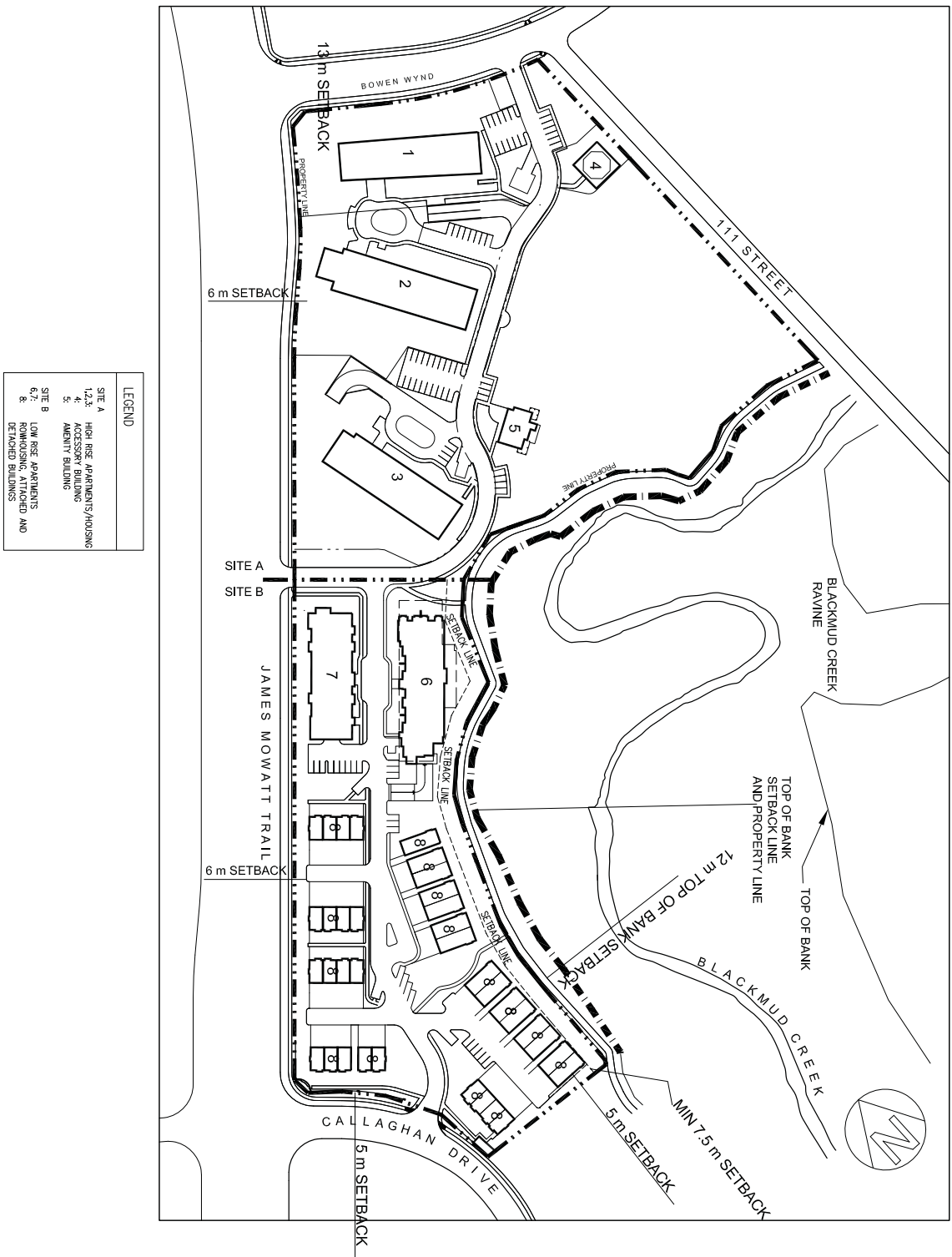


**CALLAGHAN RAVINES**  
Edmonton, AB

Scale: 1" = 30'-0"

**APPENDIX 2: SITE PLAN**

**ROHIT GROUP**  
Project No. 09110  
March 16, 2010



CALLAGHAN RAVINES  
Edmonton, AB

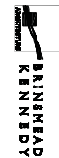
Scale: 1" = 30'-0"

APPENDIX 3: PARKING AND  
VEHICULAR CALCULATION

ROHIT GROUP

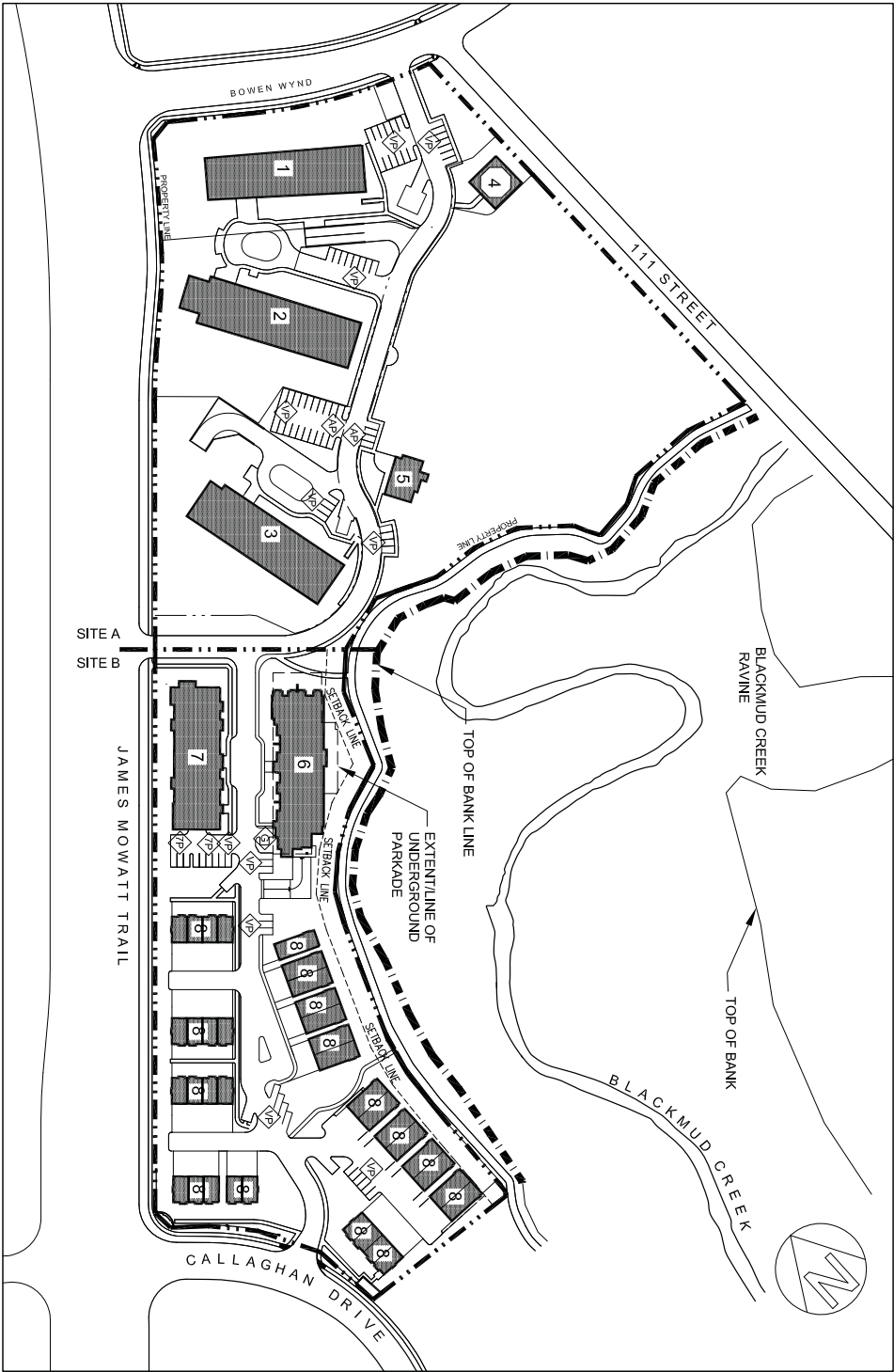
Project No. 09110

March 16, 2010



LEGEND	
	AMENITY BUILDING PARKING
	VISITOR PARKING
	GRADE LEVEL PARKING FOR BUILDING 7
	PROPERTY LINE
	TOP OF BANK LINE

BUILDING TYPE	Parking Stalls Req'd	Parking Stalls Provided	Visitor Parking Req'd	Visitor Parking Provided
TYPE 1	85	85	10	10
TYPE 2	160	160	19	19
TYPE 3	51	51	6	6
TYPE 6	44	44	6	6
TYPE 7	70	72	8	8
TYPE 8				
(Rowhousing, attached and detached buildings)				
TOTALS	495	497	60	60



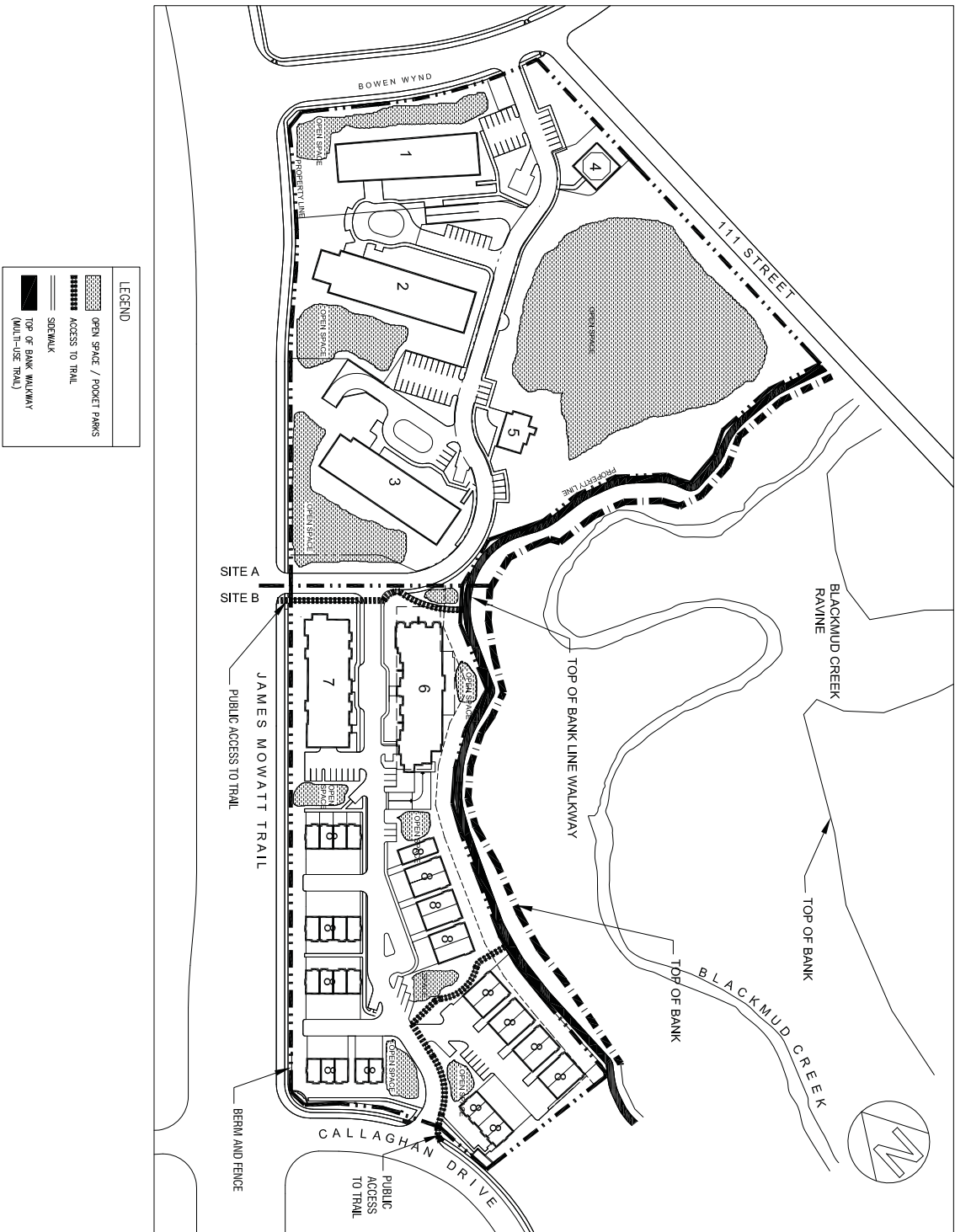
**CALLAGHAN RAVINES**  
Edmonton, AB

Scale: 1" = 30.0'

**APPENDIX 4: OPEN SPACE AND  
PEDESTRIAN CIRCULATION**

**ROHIT GROUP**

Project No. 09110 March 16, 2010



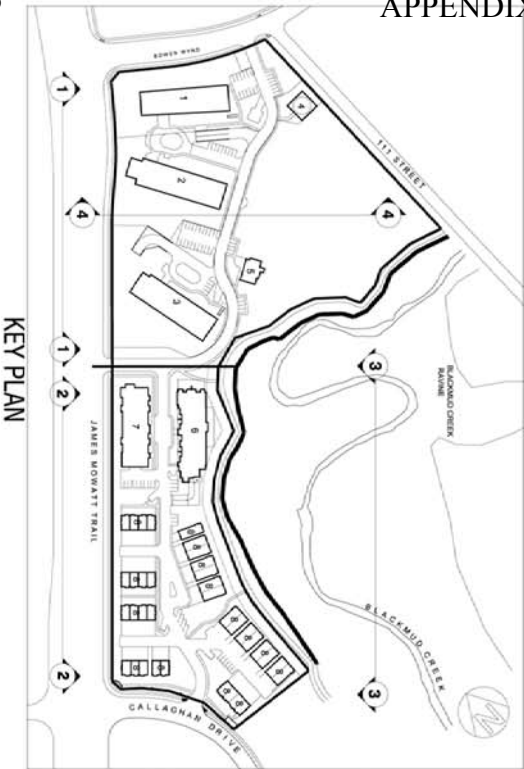


Not to Scale

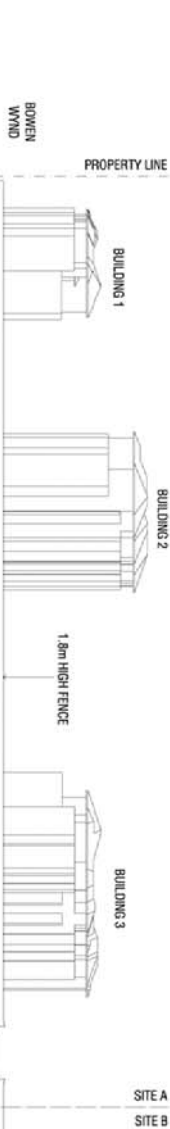
# ROHIT GROUP

Project No. 09110

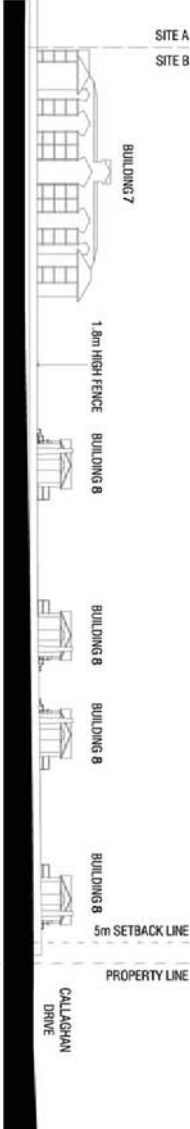
March 16, 2010



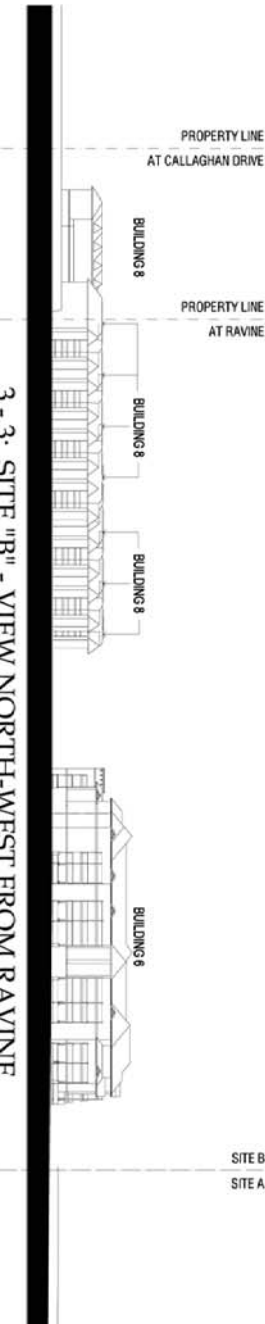
KEY PLAN



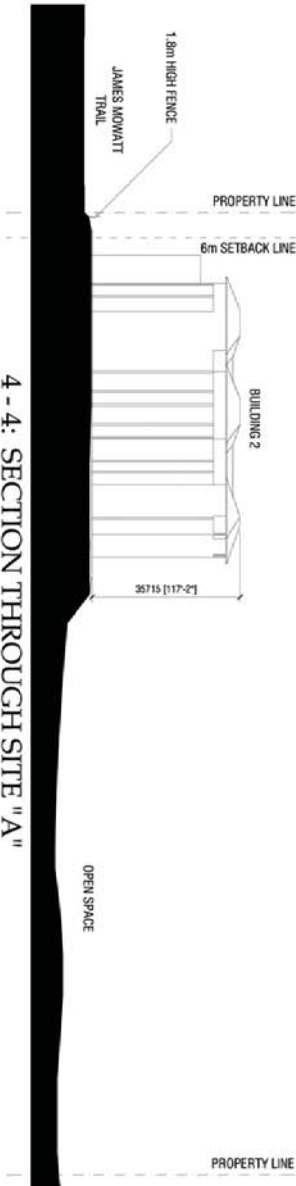
1 - 1: SITE "A" - VIEW SOUTH-EAST FROM JAMES MOWATT TRAIL



2 - 2: SITE "B" - VIEW SOUTH-EAST FROM JAMES MOWATT TRAIL



3 - 3: SITE "B" - VIEW NORTH-WEST FROM RAVINE



4 - 4: SECTION THROUGH SITE "A"



SCALE

# CALLAGHAN RAVINES

EDMONTON, ALBERTA

APPENDIX 6: SCHEMATIC BUILDING

ELEVATIONS IN SECTION

ROHIT GROUP

FEB. 22/10





WEST ELEVATION

SCALE 0' 5' 15' 25'

LIST OF PROPOSED ARCHITECTURAL FINISH MATERIALS

- |  |                           |
|--|---------------------------|
| 1. METAL ROOF  | 5. BRICK                  |
| 2. STONE VENEER  | 6. ALUMINUM CURTAIN WALL  |
| 3. STONE TRIM  | WITH GLAZING              |
| 4. EPS (EXTERIOR INSULATION AND FINISH SYSTEM) OR EQUIVALENT | 7. METAL PANEL CLADDING   |
|  | 8. ARCHITECTURAL CONCRETE |



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EDMONTON, AB

APPENDIX 7A : BUILDING 1

CONCEPT ELEVATION





EAST SIDE ELEVATION

SCALE 0' 5' 15' 25'

LIST OF PROPOSED ARCHITECTURAL FINISH MATERIALS

- |   |                                       |
|---|---------------------------------------|
| 1. METAL ROOF   | 5. BRICK                              |
| 2. STONE VENEER   | 6. ALUMINUM CURTAIN WALL WITH GLAZING |
| 3. STONE TRIM   | 7. METAL PANEL CLADDING               |
| 4. EPS EXTERIOR INSULATION AND FINISH SYSTEM) OR EQUIVALENT | 8. ARCHITECTURAL CONCRETE             |



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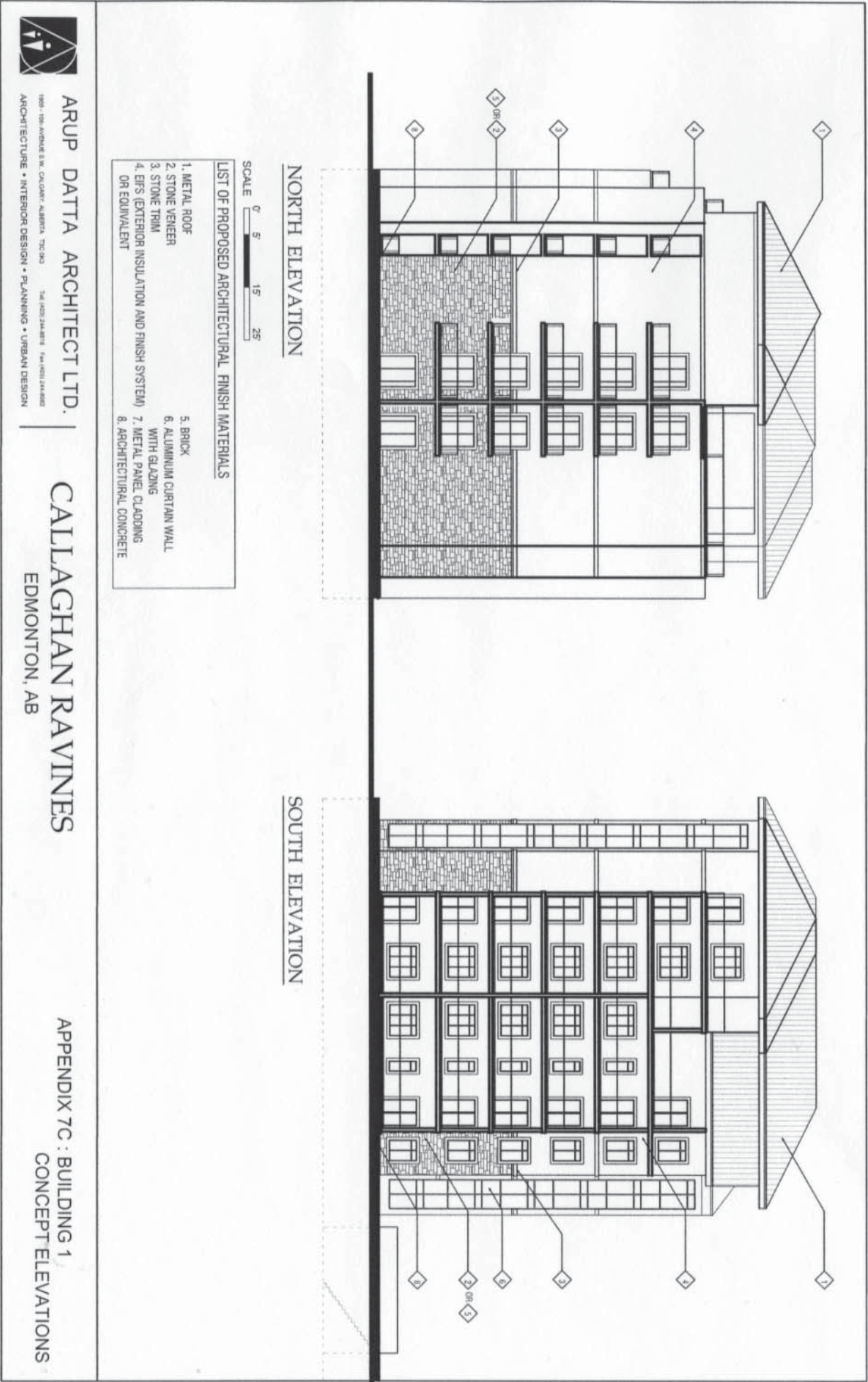
CALLAGHAN RAVINES

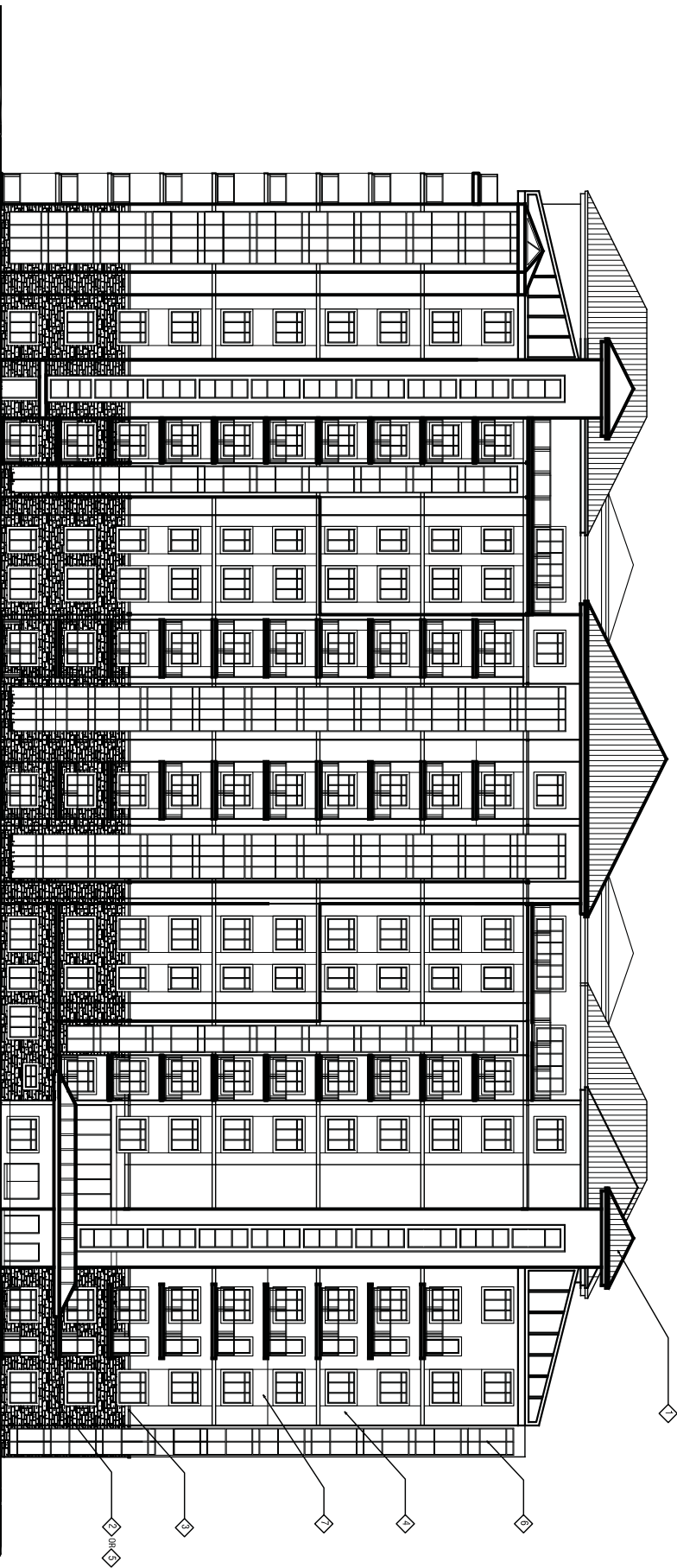
EDMONTON, AB

APPENDIX 7B : BUILDING 1

CONCEPT ELEVATION







EAST SIDE ELEVATION

SCALE 0' 5' 15' 25'

LIST OF PROPOSED ARCHITECTURAL FINISH MATERIALS

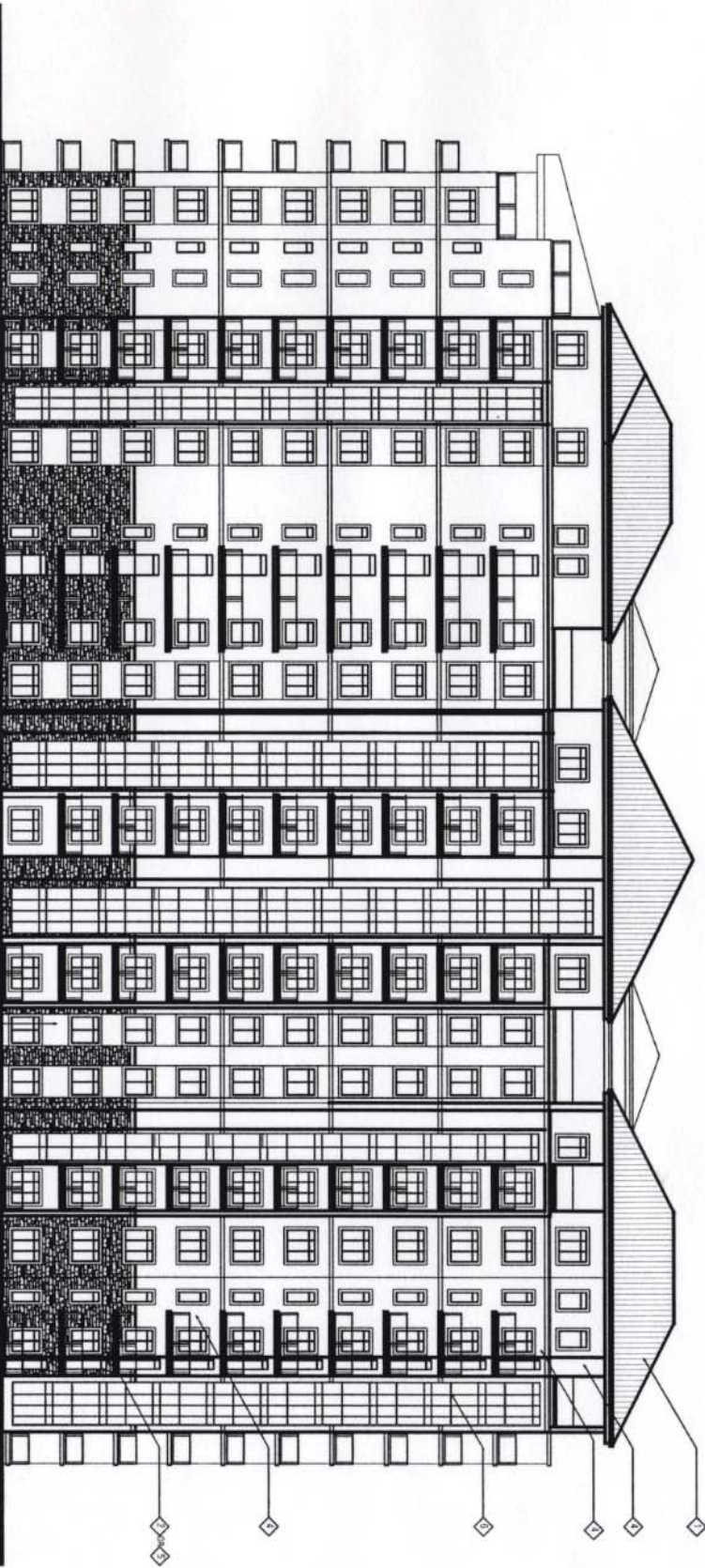
- |  |                           |
|--|---------------------------|
| 1. METAL ROOF                                | 5. BRICK                  |
| 2. STONE VENEER                              | 6. ALUMINUM CURTAIN WALL  |
| 3. STONE TRIM                                | WITH GLAZING              |
| 4. EPS EXTERIOR INSULATION AND FINISH SYSTEM | 7. METAL PANEL CLADDING   |
| OR EQUIVALENT                                | 8. ARCHITECTURAL CONCRETE |



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APPENDIX 8A : BUILDING 2  
CONCEPT ELEVATION



WEST ELEVATION

SCALE 0' 5' 10' 20'

LIST OF PROPOSED ARCHITECTURAL FINISH MATERIALS

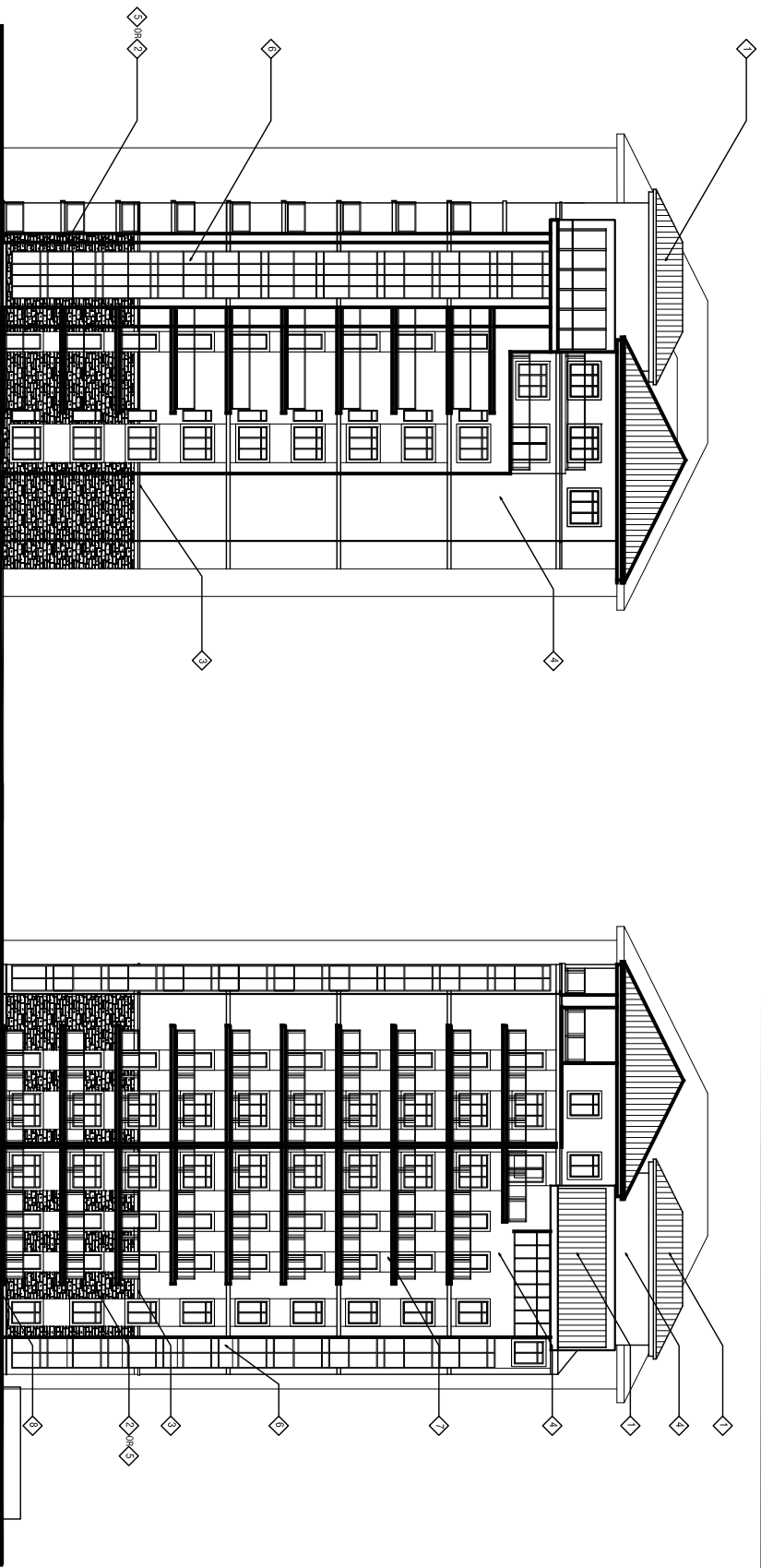
- 1. METAL ROOF
- 2. STONE VENEER
- 3. STONE TRIM
- 4. EPS EXTERIOR INSULATION AND FINISH SYSTEM OR EQUIVALENT
- 5. BRICK
- 6. ALUMINUM CURTAIN WALL WITH GLAZING
- 7. METAL PANEL CLADDING
- 8. ARCHITECTURAL CONCRETE



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APPENDIX 8B : BUILDING 2  
CONCEPT ELEVATION



NORTH ELEVATION

SCALE 0' 5' 10' 25'

LIST OF PROPOSED ARCHITECTURAL FINISH MATERIALS

1. METAL ROOF
2. STONE VENEER
3. STONE TRIM
4. EPS EXTERIOR INSULATION AND FINISH SYSTEM OR EQUIVALENT
5. BRICK
6. ALUMINUM CURTAIN WALL WITH GLAZING
7. METAL PANEL CLADDING
8. ARCHITECTURAL CONCRETE

SOUTH ELEVATION

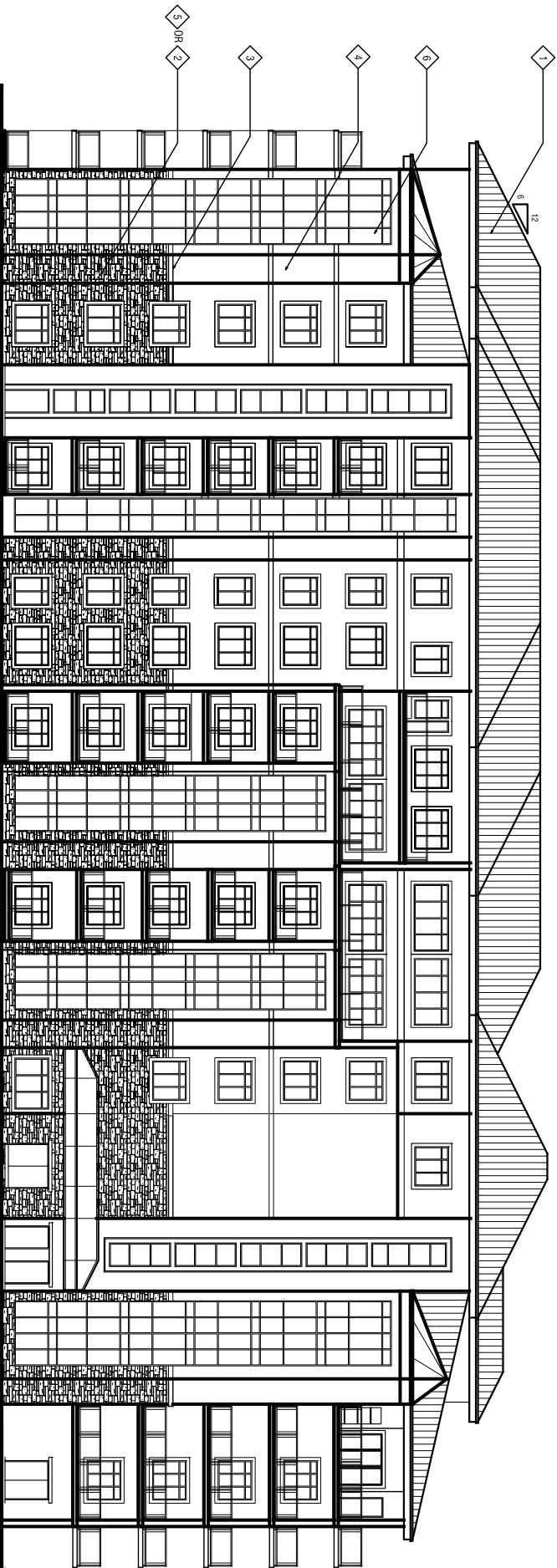


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APPENDIX 8C : BUILDING 2  
CONCEPT ELEVATIONS





EAST ELEVATION

SCALE 0' 5' 15' 25'

LIST OF PROPOSED ARCHITECTURAL FINISH MATERIALS

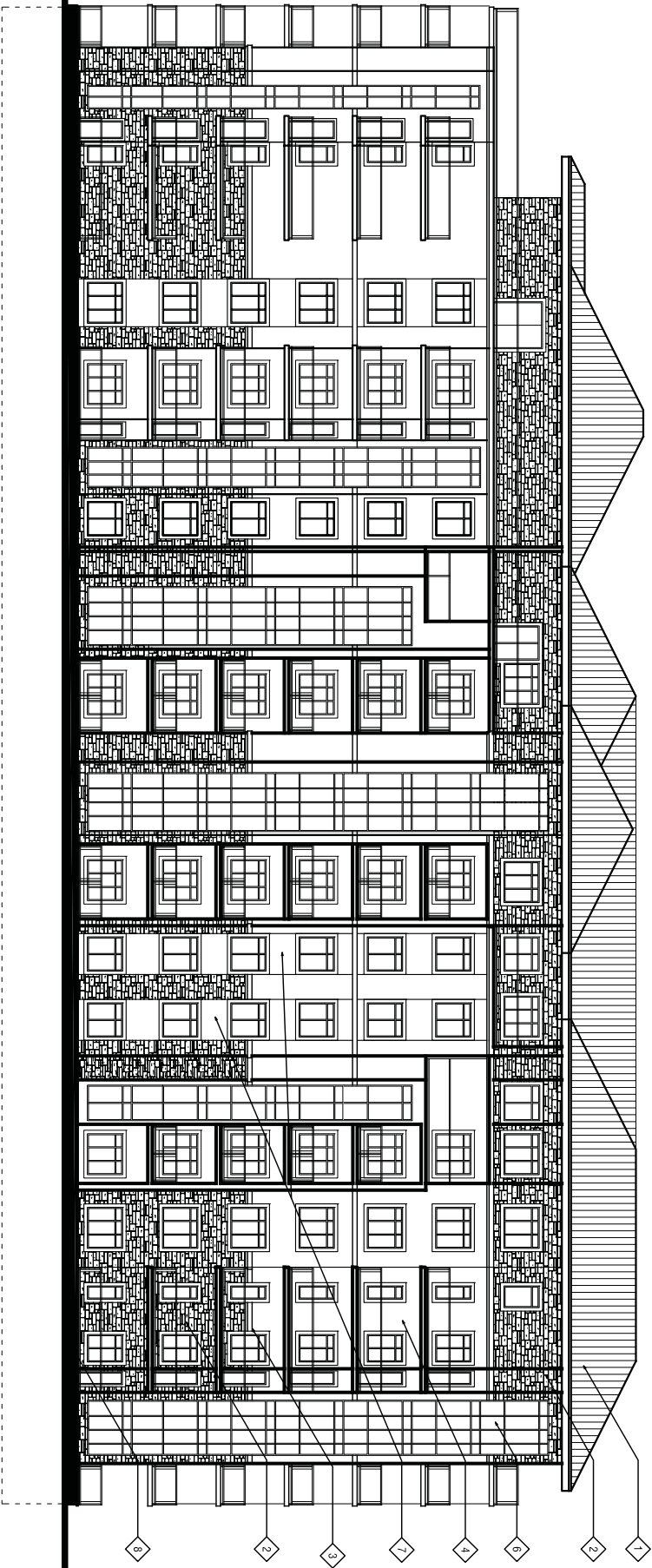
- |   |                                       |
|---|---------------------------------------|
| 1. METAL ROOF   | 5. BRICK                              |
| 2. STONE VENEER   | 6. ALUMINUM CURTAIN WALL WITH GLAZING |
| 3. STONE TRIM   | 7. METAL PANEL CLADDING               |
| 4. EIFS (EXTERIOR INSULATION AND FINISH SYSTEM) OR EQUIVALENT | 8. ARCHITECTURAL CONCRETE             |



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APPENDIX 9A : BUILDING 3  
CONCEPT ELEVATION



WEST SIDE ELEVATION

SCALE 0' 5' 15' 25'

LIST OF PROPOSED ARCHITECTURAL FINISH MATERIALS

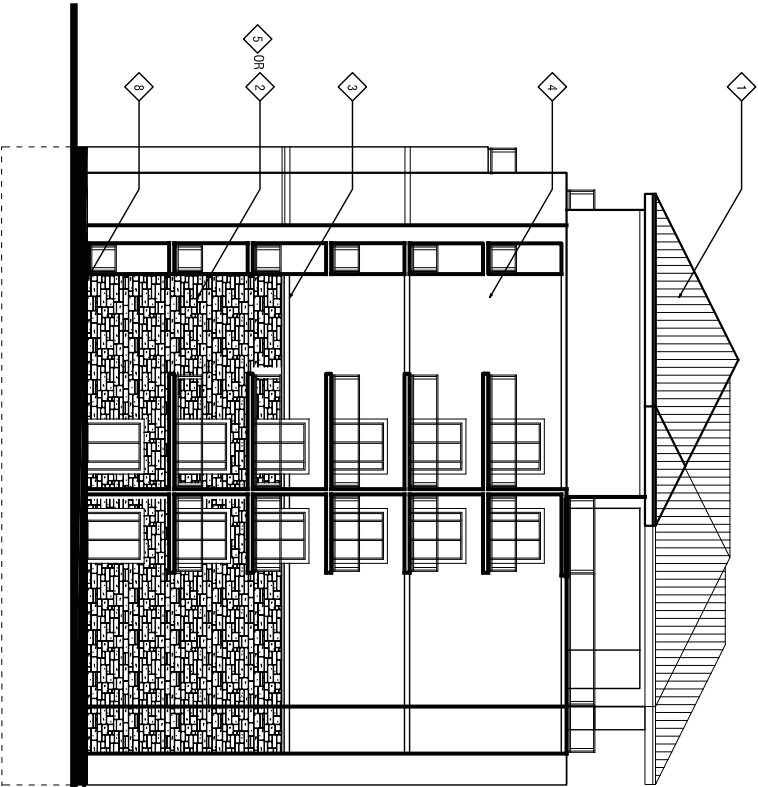
- |   |                                       |
|---|---------------------------------------|
| 1. METAL ROOF   | 5. BRICK                              |
| 2. STONE VENEER   | 6. ALUMINUM CURTAIN WALL WITH GLAZING |
| 3. STONE TRIM   | 7. METAL PANEL CLADDING               |
| 4. EIFS (EXTERIOR INSULATION AND FINISH SYSTEM) OR EQUIVALENT | 8. ARCHITECTURAL CONCRETE             |



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APPENDIX 9B : BUILDING 3  
CONCEPT ELEVATION

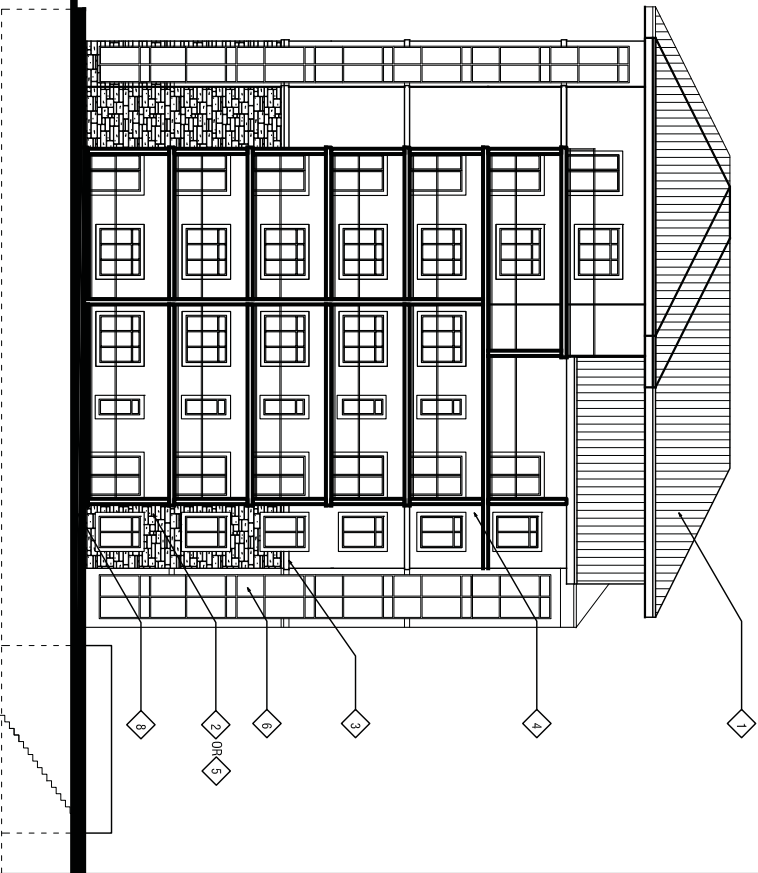


NORTH SIDE ELEVATION

SCALE 0' 5' 15' 25'

LIST OF PROPOSED ARCHITECTURAL FINISH MATERIALS

- |   |                                       |
|---|---------------------------------------|
| 1. METAL ROOF   | 5. BRICK                              |
| 2. STONE VENEER   | 6. ALUMINUM CURTAIN WALL WITH GLAZING |
| 3. STONE TRIM   | 7. METAL PANEL CLADDING               |
| 4. EIFS (EXTERIOR INSULATION AND FINISH SYSTEM) OR EQUIVALENT | 8. ARCHITECTURAL CONCRETE             |



SOUTH SIDE ELEVATION



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APPENDIX 9C : BUILDING 3  
CONCEPT ELEVATIONS