

1304, 1050, 1140, 904 and 904C - 103A Street SW

Position of Administration: Support



Summary

Charter Bylaw 20692 proposes a rezoning from the (DC1) Direct Development Control Provision to the (DC1) Direct Development Control Provision and (RA8) Medium Rise Apartment Zone to allow for medium rise multi-unit housing with limited ground floor commercial uses. The purpose of the proposed DC1 to DC1 is to remove the proposed RA8 site from the existing DC1 Provision; the terminology and structure of the existing DC1 Provision will be updated to current zoning bylaw standards.

Bylaw 20691 proposes an amendment to the Cashman Neighbourhood Area Structure Plan (NASP) to facilitate the proposed rezoning.

Public engagement for this application included a mailed notice, site signage and information on the City's webpage. Six people responded, including two with concerns related to traffic, loss of wildlife habitat and impacts on the ravine system.

Administration supports this application because it:

- 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.
- Conforms to the Cashman NASP by maintaining the vision for the subject site as an apartment residential building with the potential for ground floor commercial.
- Is compatible with the existing and planned surrounding land uses.

Application Details

This application was submitted by IBI Group (Arcadis Professional Services Inc.) on behalf of Melcor and Randhawa Hotels Edmonton South.

Rezoning

The existing (DC1) Direct Development Control Provision has two mixed use areas:

- Area 1- Business Industrial and Commercial Area
- Area 2 - Mixed Residential and Commercial Area

Area 2 is proposed to be rezoned to the (RA8) Medium Rise Apartment Zone, and Area 1 will remain DC1.

The proposed RA8 Zone would allow development with the following key characteristics:

- Medium rise multi-unit housing with limited commercial uses on the ground floor
- Maximum height of 23 metres (approximately 6 stories)
- A maximum floor area ratio of 3.0
- Minimum density of 75 dwellings/hectare

The purpose of the proposed DC1 to DC1 is to remove the proposed RA8 site from the larger DC1 Provision; the site plan for the DC1 Provision will be updated to reflect this change as shown on appendix 6. The terminology and structure of the DC1 Provision for Area 1 will also be updated to current zoning bylaw standards. In line with the City's priority for the development of supportive housing, Administration recommended including supportive housing to the list of uses in the DC1 provision for Area 1.

Administration is reviewing an associated subdivision (LDA23-0072) to create two multi housing lots, one public utility lot for the stormwater pond, and two mixed use lots on the subject site and adjacent area.

Cashman Neighbourhood Area Structure Plan (NASP) Amendment

To facilitate the proposed rezoning, the application proposes to redesignate the corresponding area of the rezoning site within the NASP from “Mixed Use - Residential/Commercial/ Office” to “High Density Residential”. The text within the plan will also be amended to support the redesignation from Mixed Use - Residential/Commercial/Office to High Density Residential. Figures 6 to 12 and the land use and population statistics will be updated to reflect the proposed amendment.

Site and Surrounding Area

	Existing Zoning	Current Development
Subject Site	(DC1) Direct Development Control Provision	Undeveloped land
North	(AP) Public Parks Zone (A) Metropolitan Recreation Zone	Park with shared use path Blackmud Creek / Ravine
East	(PU) Public Utility Zone (DC1) Direct Development Control Provision	Stormwater management facility Hotel, commercial and office buildings in the NE; and undeveloped land in the SE.
South	(AP) Public Parks Zone (A) Metropolitan Recreation Zone	Park with shared use path Blackmud Creek / Ravine
West	(AP) Public Parks Zone (A) Metropolitan Recreation Zone	Park with shared use path Blackmud Creek / Ravine



View of southern portion of the site looking west from 103A Street SW



View of northern portion of the site looking west from Cashman Crescent SW



View of the site looking south from Cashman Crescent SW.

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because few responses were received from the mailed notice, the proposed zone is a standard zone that is compatible with surrounding land uses and the proposal aligns with the vision of the Cashman NASP. The basic approach included:

Mailed Notice, March 23, 2023

- Notification radius: neighbourhood notification plus parcels west of the ravine.
- Recipients: 291
- Responses: 6
 - In support: 0
 - In opposition: 2
 - Mixed/Questions only: 4

Site Signage, February 24, 2023

- Two rezoning information signs were placed on the property
 - Facing east, at the intersection of the shared use path and Cashman Crescent SW.

- Facing 103A Street SW, at the intersection of Cashman Crescent SW and 103A Street SW.

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Blackmud Creek Community League

Common comments heard

- Increase in traffic
- Loss of wildlife habitat and negative impact on the environmental reserve
- Loss of green space and recreation area
- Questions relating to:
 - The rationale for mailing notices.
 - The time frame for a decision, building plans, setbacks from the ravine, and the site's location

Application Analysis



Site analysis context

The City Plan

The subject site, located within the Southwest District of The City Plan, is identified as Residential within a Developing Area and is expected to contribute to Edmonton's population growth from 1 to 1.25 million. Considering the population growth contribution and the site's proximity to the Ellerslie Road Secondary Corridor, transit bus stops, and recreational amenities (including parks and the shared use paths), the proposal aligns with The City Plan by:

- Accommodating all future growth for an additional 1 million people within Edmonton's existing boundaries.
- Supporting access to diverse housing options and accommodating growth through the compact development of new neighbourhoods.

Cashman Neighbourhood Area Structure Plan

The subject site, referred to as Precinct 2 in the NASP, is one of three mixed-use areas outlined in the plan:

Area 1: Mixed Use - Industrial Business/Commercial/Office.

Area 2: Mixed Use - Residential/Commercial/Office.

Area 3: Mixed Use - Industrial Business/Commercial/Office.

Within the broader mixed-use context, the NASP envisions the subject site as a location suitable for an apartment-style residential building with potential ground-floor commercial spaces, mainly following the (RA7) Low Rise Apartment Zone guidelines. This development is intended to support and complement the commercial and industrial business activities in the area.

The proposed RA8 Zone, which allows for multi-unit housing with the potential for ground-floor commercial use, aligns with the NASP's vision. It not only increases density, which can support local businesses and stimulate a vibrant local economy, but it also adheres to the NASP's principles of smart growth. This includes promoting higher-intensity land use, compact development, efficient infrastructure utilization, and creating opportunities for local employment.

The proposed amendment will result in changes to the NASP's Land Use and Population Statistics as summarised in the table below.

Land Use and Population Statistics	Current	Proposed	Difference
Mixed Use Residential / Commercial / Office ^x	4.0 ha	0.0 ha	- 4.0 ha
High Density Residential ^x	0.0 ha	4.0 ha	+ 4.0 ha
Units (population)	360 (540) ^y	900 (1350) ^z	+ 540 (+ 810)

^xHigh Density Residential is a new land use designation replacing Mixed Use Residential / Commercial / Office

^yPopulation is based on 1.8 persons per unit

^zPopulation is based on 1.5 persons per unit; 250 units per hectare was applied to the HDR site as per the Terms of Reference for plan amendments.

Impact of Zoning Bylaw Renewal

At the time of writing of this report, Zoning Bylaw 20001 has been approved but is not yet in effect. As a result, if proposed Charter Bylaw 20692 is approved, the RA8 zone would be effective until December 31, 2023, while the (RM h23.0) Medium Scale Residential Zone would become effective January 1, 2024.

Land Use Compatibility

The proposed rezoning is compatible with the surrounding and planned land uses. The proximity of ravines, parks, and shared-use paths offers active and recreational opportunities to future residents and commercial patrons, complementing the proposed development and enhancing the overall appeal of the proposed development.

The regulations outlined in the proposed RA8 Zone, including a maximum height of 23 meters and a maximum floor area ratio of 3.0, align well with the regulations in the DC1 zoned parcel northeast and east of the subject site, where a maximum height of 28.0 meters and a floor area ratio of 3.5 are permitted.

As mentioned in the previous section, the proposed RA8 Zone will transition into the RM h23.0 Zone. The typical uses and regulations associated with the RM h23.0 Zone, which include a maximum height of 23 meters (as detailed in the table below), are similar to those in the proposed RA8 Zone, thus maintaining compatibility with the surrounding developments.

	DC1.18747 Current	RA8 Proposed	RM h23.0 Proposed ZBR Equivalent
Typical Uses	Apartment Housing, Boarding and Lodging Houses, Semi-detached and Row Housing, Business Support Services, Child Care Services, Convenience Retail Stores, Health Services, Personal Service Shops, Restaurants and Specialty Food Services	Multi-unit Housing, Supportive Housing, Child Care Services, Convenience Retail Stores, General Retail Stores, Health Services, Specialty Food Services, Professional, Financial and Office Support Services.	Residential including multi-unit housing ^z , Home Based Business, Child Care Service, Food and Drink Service, Health Service, Indoor Sales and Service Office
Maximum Floor Area Ratio	1.3 (1.5 for underground parking)	3.0 ^w	3.0 - 3.7
Maximum Height	20.0 m	23.0 m	23.0 m
Maximum facade length	60.0 m	80.0 m	80.0 m
Maximum Density	125 dwellings / ha (for apartment housing)	N/A ^x	N/A ^x
Minimum Front Setback	6.0 m	4.5 m	4.5 m

Minimum Side Setback	At least 2.0 m and 1.0 m per storey or 4.5 m - abutting a lane	3.0 m	3.0 m
Minimum Rear Setback	7.5 m	7.5 m	3.0 m and 6 - 9 m ^Y

^XThe RA8 Zone and RM h23.0 Zone do not have a maximum density; both zones have a minimum density of 75 dwellings/ha.

^YWhen abutting a residential site with a maximum height of 12 m

^ZSingle Detached Housing, Semi-detached Housing and Duplex Housing are only permitted where: existing as of January 1, 2024; or developed on the same Site as Multi-unit Housing.

^WThe maximum floor area ratio can be increased to 3.3 when 10% of dwellings have a floor area greater than 100 square meters and the average number of bedrooms in these dwellings is at least three.

Mobility

Administration reviewed a Transportation Impact Assessment (TIA) in support of this application. In addition to reviewing site-specific conditions, the report assessed the cumulative impact of ongoing development in the surrounding area, with a focus on the operational and safety performance of the closely spaced intersections along Ellerslie Road SW between 103A Street SW and 101 Street SW, including the north and southbound ramp junctions of the Queen Elizabeth II Highway (QE2) and Ellerslie Road SW interchange.

Operations at Ellerslie Road SW and QE2 Interchange

The TIA forecasts that the current peak hour congestion in the vicinity of the interchange will continue to grow as area development progresses. This congestion is anticipated to spread outside of the peak hour, and it is not expected to improve without significant capital investment in widening Ellerslie Road SW to six lanes and/or upgrading the QE2 interchange.

Improvements to Ellerslie Road SW and the interchange are not currently a high priority as per the City's Mobility Network Assessment completed in February 2022. These improvements are a City responsibility, though may involve Provincial and Federal support in line with other interchange projects.

In advance of the larger capital projects, the TIA recommends interim improvements to mitigate some of the ongoing operational and safety issues in the vicinity of the interchange. These measures are not expected to substantially reduce network congestion, but they are expected to improve safety for specific turning movements.

1. At the southbound off-ramp intersection with Ellerslie Road SW, replace the southbound right turn channelization with a dual right turn bay and install wayfinding signage to assist with navigation.

2. Coordinate the traffic signal timings at the intersections. This was recently completed in Summer 2023.
3. Reconfigure the northbound lanes of 103a Street at Ellerslie Road SW to increase the capacity of the high volume northbound right turn movement.
4. Channelize the Ellerslie Road SW eastbound curb lane west of 103a Street SW to only permit right turns to reduce the frequency of westbound left-turn-across-path collisions.

To support the development of the site, the owner will be required to complete interim improvements #3 and #4 above, construct Cashman Crescent to a Complete Streets standard and install traffic signals on 103a Street at both intersections of Cashman Crescent. Public pathway connections through the site to the adjacent top-of-bank walkway will also be required.

Transit

ETS operates conventional bus service on Ellerslie Road SW and 103A Street SW. On-demand bus service is also available along 103A Street. The entire site is within 200-500 metres walking distance to On-demand bus stops located near the intersection of Cashman Crescent SW and 103A Street SW. A mass transit bus route is anticipated to operate on Ellerslie Road SW as part of the future mass transit network associated with the 1.25 million population scenario of The City Plan.

Open Space

An existing top-of-bank trail runs through the Public Parks Zone (AP) lot located to the west of the subject site, offering recreational opportunities and access to Blackmud Creek. In alignment with City Policy C542A (Development Setbacks From River Valley/Ravine Crests), future development stages will include public access from the top-of-bank trail into the proposed development.

Urban Design

There will be minor changes in the built form based on the RA8 Zone regulations in comparison to the built form allowed in the current DC1 provision. For example, the proposed RA8 zone requires a 4.5 m front setback and a maximum facade length of 80 m in comparison to the 6 m front setback and 60 m facade length required in the current DC1; and the proposed RA8 Zone allows 23 m maximum building height in comparison to 20 m in the DC1 provision.

From an urban design perspective, a huge difference in the scale and quality of built form and the public realm is not anticipated while applying the RA8 zone in comparison to the existing DC1.

Utilities

The proposed rezoning is not anticipated to have a significant impact on the existing sanitary and storm sewer systems in the area, and these existing service connections can continue to be utilized. The applicant/owner will be responsible for all costs associated with providing the required water supply, including any changes to the existing water infrastructure required by the proposed zoning.

Appendices

1. Current Cashman NASP Land Use and Population Statistics
2. Proposed Cashman NASP Land Use and Population Statistics
3. Cashman NASP Land Use Concept Map Comparison
4. Proposed Text Amendment to the Cashman NASP
5. Proposed Changes to Existing DC1 Provision (Areas 1 and 2)
6. DC1 Conceptual Site Plan Comparison

Written By: Gilbert Quashie-Sam

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination

Current NASP Land Use and Population Statistics – Bylaw 20652

**CASHMAN
NEIGHBOURHOOD AREA STRUCTURE PLAN
LAND USE AND POPULATION STATISTICS
BYLAW 20652**

		Area (ha)	% of GDA
Gross Area		60.42	
Environmental Reserve (including Top-of-bank Walkway)		14.29	
Top-of-bank Roadway		0.55	
Major Arterial Road (Calgary Trail)		0.97	
Major Arterial Road (Ellerslie Road)		0.70	
Gross Developable Area		43.91	100.00
Circulation		6.45	14.7
Stormwater Management Facilities		1.58	3.6
Municipal Reserve/Park		4.37	10.0
Total		12.40	28.2
Net Developable Area		31.51	71.8
Commercial		3.09	7.1
Industrial Business		1.22	2.8
Mixed Use– Industrial Business / Commercial/Office		23.20	52.8
Mixed Use– Residential/Commercial/Office		4.00	9.1
		% of Total Units	Population
DC1 – Residential/Commercial/Office	360	100.0	540
Total Residential	360	100.0	540

Population is based on 1.8 persons per unit.

* The future Mixed Use - Residential / Commercial / Office will generally comply with the RA7 Low Rise Apartment Zone with a density of 90 upha. It will be developed as a DC1 Zone to ensure appropriate uses that may incorporate minor commercial and business uses.

Proposed NSP Land Use and Population Statistics – Bylaw 20691

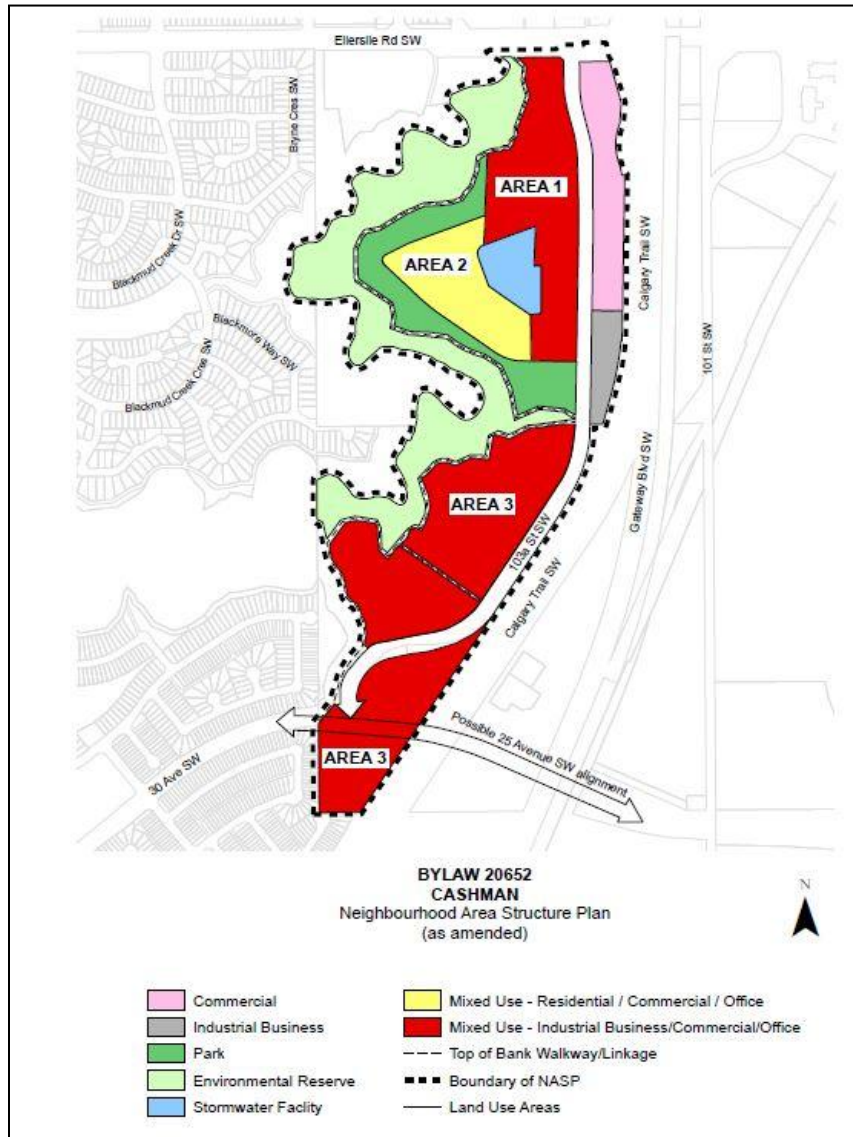
	Area (ha)	% of GDA
Gross Area	60.42	
Environmental Reserve (including Top-of-bank Walkway)	14.29	
Top-of-bank Roadway	0.55	
Major Arterial Road (Calgary Trail)	0.97	
Major Arterial Road (Ellerslie Road)	0.7	
Gross Developable Area	43.91	100
Circulation	6.45	14.7
Stormwater Management Facilities	1.58	3.6
Municipal Reserve/Park	4.37	10.0
Total	12.4	28.2
Net Developable Area	31.51	71.8
Commercial	3.09	7.1
Industrial Business	1.22	2.8
Mixed Use– Industrial Business / Commercial/Office	23.2	52.8
Medium to High Rise Residential	4	9.1

	Units*	% of Total Units	Population
High Density Residential (HDR)	900	100	1350
Total Residential	900	100	1350

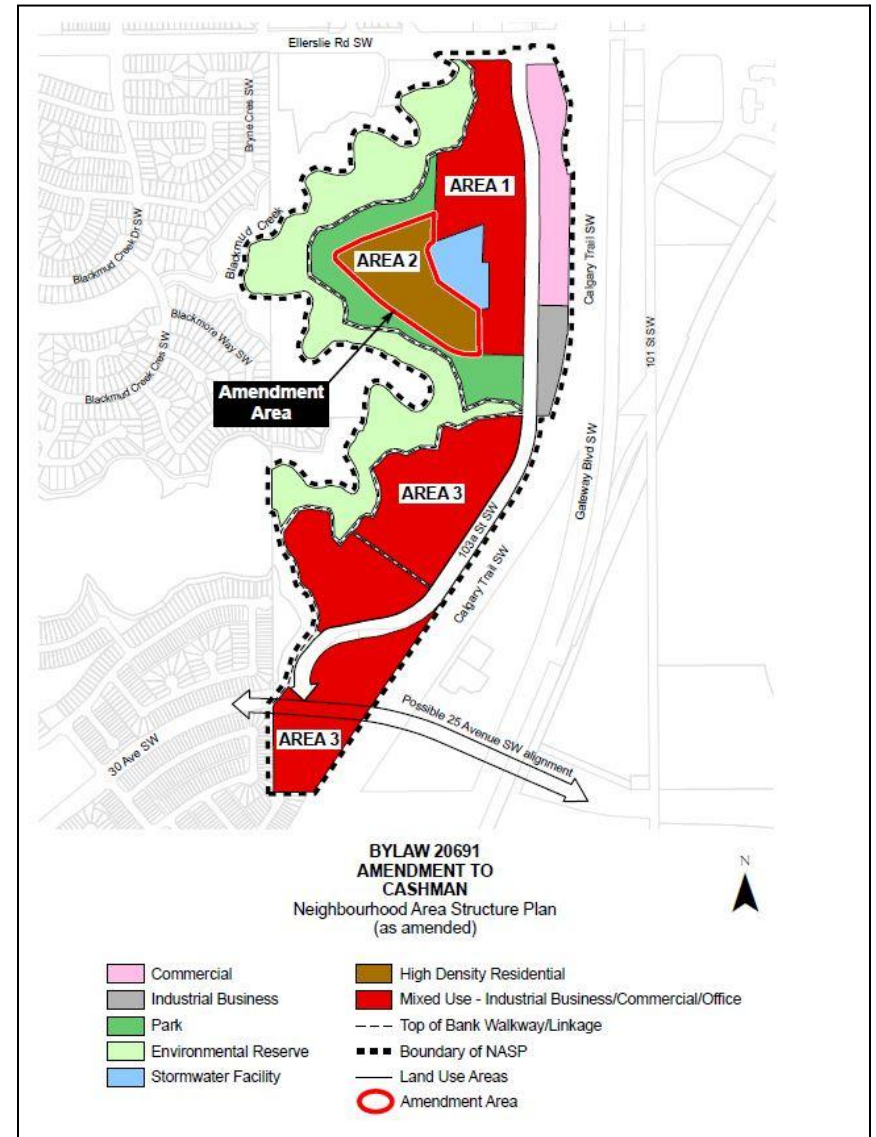
Population is based on 1.5 persons per unit

* The future High Density Residential site will generally comply with a density of 225 upha

Cashman NASP Land Use Concept Map Comparison



Current Land Use Concept Map



Proposed Land Use Concept Map

Proposed Text Amendments to the Cashman NASP – Bylaw 20691

~~Red text~~ represents Text proposed to be removed.

Red text represents Text proposed to be added.

4.1 General Patterns (second sentence of the first paragraph)

The small area of predominantly apartment style residential land use area has potential for ~~limited~~ main floor commercial development and live/work development, and is intended to support and enhance the commercial and industrial business uses as part of an overall mixed use area.

4.2.1 Mixed Use (sixth paragraph)

The second “mixed use” precinct is a 3.98 ha triangular shaped site located adjacent to the valley of Blackmud Creek. This precinct is intended predominantly for ~~medium~~ high-density apartment style residential development with the potential for ~~the strategic implementation of minor~~ commercial and other employment uses. Within the context of the NASP, this precinct operates as part of the overall business employment, commercial, and residential mixed use area ~~by accommodating the residential portion~~. In the broader context, the precinct provides for land use transition between the existing low-density residential west of Blackmud Creek and the implementation of business employment and commercial uses in the eastern NASP lands. While dependent on market demand, the potential ~~minor~~ commercial and office uses available in this precinct could ~~support form a significant component of~~ area development in the form of main floor commercial below apartment residential or other innovative live/work residential options. This area is bordered by parkland and a stormwater management facility which will provide amenity for both future residents and any prospective business uses. Development in this precinct may be by subdivision into individual parcels or condominiums.

4.2.1 Mixed Use (seventh paragraph).

This second precinct will be implemented by ~~(DC1) Site Specific Development Control Provisions~~, already established zoning provisions that permit residential and complementary commercial uses based on the zone's capacity to harmoniously integrate within the NASP area and will not compete with the Heritage Valley town centre. ~~These regulations generally adhere to the uses and regulations of the (RA7) Low Rise Apartment Zone that include a maximum height of 14.0 m, a maximum of four storeys, and residential density of 125 units per hectare. The residential and commercial uses here have been selected to ensure that development is harmoniously integrated within the NASP area and will not compete with the Heritage Valley town centre.~~

Proposed Changes to Existing DC1 Provision (Areas 1 and 2)

~~Red text~~ represents Text proposed to be removed.

Red text represents Text proposed to be added.

The purpose of the proposal is to remove Area 2 (which is proposed to be rezoned RA8) from the larger DC1 provision. As such, "~~Red text~~" has been applied to all of the text in the existing DCI Provision for Area 2.

The terminology and structure of the DC1 provision for Area 1 will be updated to current zoning bylaw standards.

(DC1) DIRECT DEVELOPMENT CONTROL PROVISION CASHMAN

*Bylaw 18747
April 1, 2019*

Area 1- Business Industrial and Commercial Area

~~west of Calgary Trail, South of Ellerslie Road and east of Blackmud Creek~~

1. General Purpose

To accommodate development of a compatible and diverse mix of business industrial uses carried out within an enclosed building, and commercial uses, both with a high quality built form located at, and appropriate to the entrance to the Heritage Valley area and being visible from the Calgary Trail/ Gateway Boulevard corridor.

2. Area of Application

This Direct Control Provision applies to the land generally located in the northerly portion of the Cashman Neighbourhood Area Structure Plan (NASP) located west of Calgary Trail, South of Ellerslie Road and east of Blackmud Creek ~~within NE 20-51-24-4 and Blocks 1, 2, and 3, Plan 1324176~~ legally described as Units 1, 2, 3 and Condo Common Area, Condominium Plan 1324176; and a portion of NE 20-51-24-4. More specifically, the lands surrounding the stormwater management facility identified as Area 1, as shown on the Attachment "A" Map adopting this Provision. Figure 1 provides a Conceptual Site Plan to illustrate the local roadway.

3. Uses

- a. Apartment Hotels
- b. Automotive and Minor Recreation Vehicle Sales/Rentals
- c. Bars and Neighbourhood Pubs

- d. Broadcasting and Motion Picture Studios
- e. Business Support Services
- f. Child Care Services
- g. Commercial Schools
- h. Convenience Retail Stores
- i. Convenience Vehicle Rentals
- ~~j. Custom Manufacturing Establishments~~ Creation and Production Establishments
- k. Drive-in Food Services
- l. Equipment Rentals
- m. Gas Bars
- n. General Industrial Uses
- o. General Retail Sales
- p. Government Services
- ~~q. Greenhouses, Plant Nurseries and Market Gardens~~ Greenhouses, Plant Nurseries and Garden Centres
- r. Health Services
- s. Hotels
- t. Indoor Participant Recreation Services
- u. Limited Contractor Services
- ~~v. Liquor Stores~~
- w. Major Amusement Establishments and Minor Amusement Establishments
- ~~w. Major and Minor Alcohol Sales~~
- x. Nightclubs
- y. Personal Service Shops
- z. Professional, Financial and Office Support Services
- ~~aa. Urban Outdoor Farms~~
- bb. Restaurants
- cc. Special Industrial Uses
- dd. Specialty Food Services
- ee Supportive Housing
- ff. Veterinary Services
- gg. Warehouse Sales

hh. Fascia On-premises Signs

ii. Freestanding On-premises Signs

jj. Projecting On-premises Signs

kk. Temporary On-premises Signs

4. Development Regulations

a. The minimum Site Frontage for a site abutting a major collector or higher standard public roadway shall be 30.0 m.

b. The maximum Floor Area Ratio shall be 1.2, ~~except that the when developed individually.~~ ~~The~~ maximum Floor Area Ratio for Apartment Hotels; Hotels; and Professional, Financial and Office Support Services, shall be 3.5 when developed individually or in combination with Permitted Uses.

c. A minimum Yard of 6.0 m shall be required where any lot line of a Site abuts a public roadway, other than a Lane and a minimum Yard of 7.5 m shall be required where any lot line of a Site abuts the property line of ~~a Site containing a Residential Use or a Area-2,~~ the stormwater management facility.

d. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a required Yard. Loading, storage and trash collection areas shall be located to the rear or sides of the principal building and shall be screened from view from any adjacent Sites or public roadways in accordance with the Zoning Bylaw. If the rear or sides of a Site are used for parking, an outdoor service or display area or both, and ~~Abut a Site containing a Residential Use, or a abut Area-2, or the~~ storm water management facility, such areas shall be screened.

e. General Industrial Uses shall be limited to those processing, manufacturing, cleaning/ servicing/repairing, storage or transportation, distribution, or general industrial training activities that conform with the General Purpose of this ~~Direct Control Provision area~~ and are not likely to create negative impacts such as noise, light or odours which may be noticeable on adjacent properties. ~~, or where the Site is directly adjacent to residential activities.~~ The Development Officer shall require that these potential impacts be minimised or negated. This may be achieved through a variety of measures including: landscaping; berming or screening; noise attenuation measures such as structural soundproofing; and any other measures as the Development Officer may deem appropriate.

f. Notwithstanding ~~3.(n) General Industrial Use Class~~, where potential impacts of an activity may affect surrounding uses and ~~such impacts are~~ not mitigated to the satisfaction of the Development Officer, the Development Officer may deny that activity under the General Industrial Use Class.

g. All Uses and activities shall be located and carried on such that no nuisance factor is created or apparent outside an enclosed building. There shall be no outdoor display areas except for Automotive and Minor Recreational Vehicle Sales/Rentals, and Convenience Vehicle Rentals.

h. The maximum Building Height shall not exceed 20.0 m, except for Hotels and Apartment Hotels where the maximum Building Height shall not exceed 28.0 m.

- i. Bars and Neighbourhood Pubs shall not exceed 200 occupants and 240 m² of Public Space.
- j. General Retail Sales shall not exceed 2,800 m² of gross floor area per unit.
- k. Nightclubs shall not exceed 200 occupants and 240 m² of Public Space.
- l. Restaurants shall not exceed 200 occupants and 240 m² of Public Space.
- m. Specialty Food Services shall not exceed 100 occupants and 120 m² of Public Space.
- n. Warehouse Sales shall not exceed 2,800 m² of gross floor area per unit.
- o. The roof line and building facade of all developments, including those with a Floor Area greater than 3000 m² or single wall length of 25 m visible from a public road, shall:
 - i. include design elements that reduce the perceived mass of the building and add architectural interest; and
 - ii. include landscaping adjacent to exterior walls to minimise the perceived mass of the building and to create visual interest.
- p. 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.
- q. Any outdoor lighting for any development shall be located and arranged so that no direct rays of light are directed at any adjoining properties, or interfere with the effectiveness of any traffic control devices in accordance with the Zoning Bylaw.
- r. On-site security and building lighting must be situated and designed such that the illumination is directed downwards and no direct rays of light are directed outwards from the site into adjacent properties.
- s. All storage, display, or parking areas shall be hard surfaced.
- t. A detailed landscaping plan shall be submitted prior to the approval of any development permit in accordance with the Zoning Bylaw. This plan shall include
 - i. pedestrian connections with the multi-use trail developed on parkland and within the stormwater management facility;
 - ii. connections between private development and the public park located along Blackmud Creek;
 - iii. fence details;
 - iv. exterior lighting and street furniture elements;
 - v. pedestrian seating areas; and
 - vi. varied sizes and species of new plantings.

Landscaping plans shall contain design and materials which coordinate with, and are a continuation of, existing development approvals within ~~Area 1 and Area 2~~, the area of this DC1.

- u. All landscaped yards shall contain minimum plantings as outlined in the following:
 - i. one tree for each 17.5 m² and one shrub for each 10 m² of any required Yard or Setback at grade.
 - ii. one tree for each 17.5 m² and one shrub for each 7.5 m² of required parking area islands. In no case shall there be less than one tree per required parking area island.
- v. All planting shall conform to the following:
 - i. the proportion of deciduous to coniferous trees and shrubs shall be approximately 50:50 and the following mix of tree sizes shall be used;
 - ii. 100% of required deciduous trees shall be a minimum of 75 mm calliper; 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.
- w. For the purposes of subdivision, the concept plans for the collector roadways shall include treed boulevards.
- x. Signs shall comply with the regulations found in Section 59 and Schedule 59E of the Edmonton Zoning Bylaw.
- y. Individual business identification signs located on the facades of buildings shall be similar in proportion, construction materials and placement. The design, scale and placement of signs shall be such that the signage does not detract from the overall appearance of the development and that the signage is not obtrusive, having regard to the scale of the buildings on the Site and to the distance of the building Setback.
- z. Site planning and building design of individual developments adjacent to the creek and top of bank walkway shall include elements such as doors, windows, public access, and architectural details oriented toward the public park and Blackmud Creek.

4.1. Development Regulations for Sub-Area 1

- a. The following regulations shall apply to Sub-Area 1 as shown on the Figure 1 Conceptual Site Plan;
 - i. A minimum Yard of 1.0 m shall be required where any lot line of a Site abuts a public roadway, other than a lane and shall provide enhanced landscape screening with one shrub for each 10m² and tall grasses spaced at a maximum of 0.5 m ~~o.c.~~ **on centre** for tall grasses.
 - ii. A building setback of 3.0 m shall be required where any lot line of a Site abuts a public roadway, other than a lane.
 - iii. No minimum Yard shall be required where any lot line of a Site abuts ~~the property line of Area 2:~~ **a parcel that allows residential uses.**
 - iv. Parking and loading facilities shall be located a minimum of 1.0 m from any public or pedestrian corridor and the setback landscaped and screened with a dense hedge row at a maximum of 1.0 m ~~o.c.~~ **on centre** for shrubs or 0.5 m ~~o.c.~~ **on centre** for tall grasses.

5. Design Guidelines and Regulations

The Development Officer shall ensure that the following site planning and

architectural guidelines and regulations are incorporated in all developments within Area 1 of this Provision to achieve a high quality urban environment, compatibility of mixed uses and quality streetscapes and architecture.

5.1. Site Planning

- a. Arrangement of structures, parking and circulation areas and open spaces shall recognize the particular characteristics of the Site and shall relate to the surrounding built environment in pattern, function, scale character and materials.
- b. Residential and residential-related uses shall be separated from commercial or business industrial development. Landscaping, increased setbacks and appropriate building orientation shall be utilised as means to provide adequate separation between such land uses.
- c. Building siting shall take into consideration the context of the surrounding mixed use area, the location of major traffic generators and the site's particular characteristics.
- d. The placement and design of structures shall facilitate pedestrian activity and convey a visual link to the street and sidewalks.
- e. Residential, commercial, and business industrial uses should incorporate plazas and courtyards into their design. Primary access to public plazas shall be provided from the street, and secondary accesses may be provided from on-site uses. Landscaping, water features, and public art should be incorporated into plaza and courtyard design and provide shelter and relief from direct sunlight.
- f. Buildings should be sited along frontages, and use variable building setbacks in order to avoid long monotonous building facades and to create an interesting streetscape.
- g. Increased building setbacks shall be provided for buildings 10.0 m high or greater.

5.2. Architecture

- a. A distinct architectural theme will be developed for the neighbourhood. High quality, innovative and imaginative architecture is encouraged. The selected architectural style/design shall consider compatibility with surrounding character, including harmonious building style, form, size, colour, materials and roofline.
- b. Building orientation located on corner sites should be arranged to frame the corner of the intersection to create a sense of place using building design, decorative architectural walls, and landscaping.
- c. Building facades, on all sides, shall include design elements, finishing materials, and variations that will reduce any perceived mass and linearity of large buildings and add architectural interest.
- d. Building entries shall be readily identifiable and use recesses, projections, columns and distinctive material and colours to articulate entrances. Use of cementitious stucco and vinyl siding shall be avoided.
- e. All wall surfaces visible to the public shall be architecturally enhanced. Front and side wall elevations shall provide building offsets and architectural details.
- f. The roof line of buildings shall consist of:
 - i. sloped roofs of varying pitches which may be finished in any combination of metal,

wood shakes, asphalt shingles, clay tiles, or roof materials having a similar texture and appearance; OR

- ii. flat roofs where they are concealed by parapet walls that include articulation and use of design elements that are in harmony with the principal architectural theme that reduce any perceived mass and linearity of large buildings and add architectural interest.

5.3. Access and Circulation

- a. Site access and internal circulation shall promote safety, efficiency and convenience. Conflicts between vehicles and pedestrians shall be avoided. Clearly defined pedestrian paths shall be provided from parking areas to primary building entrances and sidewalks along the site's perimeter.
- b. Internal circulation within residential developments shall be designed to facilitate access to building clusters, take advantage of views or amenities and to reduce conflict with pedestrians.
- c. Linkages (e.g. walkways, common landscape areas, and building orientation) between compatible commercial and business industrial uses are encouraged.
- d. Parking shall not dominate street frontages. Underground parking is recommended for low rise apartments.
- e. Parking or loading facilities shall be located a minimum of 3.0 m from any public or pedestrian corridor and the setback landscaped and screened to the satisfaction of the Development Officer.
- f. Recreation facilities such as jogging trails and bicycle paths shall connect developments to the Blackmud Creek ravine and multi-use trail.

5.4. Landscaping

- a. Landscaped areas shall utilise the three tiered planting system: 1) grasses and ground covers; 2) shrubs and vines; 3) trees. All areas not covered with structures, yards, walkways, driveways, and parking spaces shall be landscaped. Xeriscapes and low maintenance or naturalised vegetation types are encouraged.
- b. Where fences are developed they shall be consistent in design, materials, finishes, and colours with the fence styles established for the neighbourhood. Chain link fences shall not be visible from public roadways.

5.5. Crime Prevention Through Environmental Design (CPTED)

- a. CPTED principles shall be used to design public and private spaces and facilities, focusing on natural surveillance and access control.

~~(DC1) DIRECT DEVELOPMENT CONTROL PROVISION CASHMAN~~

~~Bylaw 18747
April 1, 2019~~

~~Area 2 – Mixed Residential and Commercial Area~~

~~along public parkland and Blackmud Creek~~

~~1. General Purpose~~

~~To accommodate development of compatible mix of residential, and business-commercial uses with a high quality built form located along public parkland and Blackmud Creek, and visible from the neighbourhood of Blackmud Creek from the west.~~

~~2. Area of Application~~

~~This Direct Control Provision applies to the land generally located in the northerly portion of the Cashman Neighbourhood Area Structure Plan (NASP) located west of Calgary Trail, South of Eilerslie Road and east of Blackmud Creek within NE 20 51 24 4; More specifically, the lands west of the stormwater management facility, identified as Area 2, as shown on the Attachment "A" Map adopting this Provision. Figure 1 provides a Conceptual Site Plan to illustrate the local roadway.~~

~~3. Uses~~

- ~~a. Apartment Housing~~
- ~~b. Boarding and Lodging Houses~~
- ~~c. Business Support Services~~
- ~~d. Child Care Services~~
- ~~e. Convenience Retail Stores~~
- ~~f. Custom Manufacturing Establishments~~
- ~~g. Government Services~~
- ~~h. Health Services~~
- ~~i. Major and Minor Home Based Business~~
- ~~j. Personal Service Shops~~
- ~~k. Professional, Financial and Office Support Services~~
- ~~l. Residential Sales Centre~~
- ~~m. Restaurants and Specialty Food Services Row Housing~~
- ~~n. Semi-Detached Housing~~
- ~~o. Freestanding On-premises Signs~~
- ~~p. Projecting On-premises Signs~~

~~4. Development Regulations~~

- ~~a. All development permit applications shall be forwarded to the Edmonton Design Committee for review.~~
- ~~b. The maximum residential Density shall be 125 Dwellings/ha for Apartment Housing; 42 Dwellings/ha for Row Housing; and 34 Dwellings/ha for Semi-Detached Housing.~~
- ~~c. The minimum Site Area for Apartment Housing shall be 800 m².~~
- ~~d. The minimum Site Width for Apartment Housing shall be 20.0 m.~~

- ~~e. The maximum Height shall not exceed 20.0 m. Floor Area may be developed as a Half Storey as additional space to a Dwelling, and not counted as a Storey, provided the additional Floor Area creates architectural interest to the design of the building and the development is within the maximum allowable Height.~~
- ~~f. Notwithstanding 4.(c), the maximum Height for Row Housing and Semi-Detached Housing shall not exceed 10.0 m.~~
- ~~g. The maximum Floor Area Ratio shall be 1.3. The maximum Floor Area Ratio may be increased to 1.5 when underground parking is provided.~~
- ~~h. The minimum Front Yard shall be 6.0 m.~~
- ~~i. The minimum Rear Yard shall be 7.5 m.~~
- ~~j. The minimum Side Yard shall be 1.0 m for each Storey or partial Storey, except that a total of at least 2.0 m shall be provided in all cases. A Side Yard shall be not less than 4.5 m when it abuts a flanking public roadway other than a Lane.~~
- ~~k. Separation Space shall be provided in accordance with Section 48 of this Bylaw.~~
- ~~l. A minimum Amenity Area of 7.5 m² per Apartment Dwelling; and 30 m² at grade level per Row Housing Dwelling and Semi-Detached Dwellings shall be provided.~~
- ~~m. Restaurants and Specialty Food Services shall not exceed 100 occupants and 120 m² of Public Space.~~
- ~~n. Design techniques including, but not limited to, the use of sloped roofs, variations in building setbacks and articulation of building facades, shall be employed in order to minimize the perception of massing of the building when viewed from adjacent residential areas and roadways.~~
- ~~o. A detailed landscaping plan shall be submitted prior to the approval of any development permit in accordance with the Zoning Bylaw. This plan shall include pedestrian connections with the multi-use trail developed along the top of bank and within the stormwater management facility; connections between private development and the public park located along Blackmud Creek; establish a clear distinction between private, semi-private, and public open spaces; fence details; exterior lighting and street furniture elements; pedestrian seating areas; and varied sizes and species of new plantings.~~
- ~~p. All landscaped yards shall contain minimum plantings as outlined in the following:~~
 - ~~i. one tree for each 17.5 m² and one shrub for each 10 m² of any required Yard or Setback at grade.~~
 - ~~ii. one tree for each 17.5 m² and one shrub for each 7.5 m² of required parking area islands. In no case shall there be less than one tree per required parking area island.~~
- ~~q. All planting shall conform to the following:~~
 - ~~i. the proportion of deciduous to coniferous trees and shrubs shall be approximately 50:50 and the following mix of tree sizes shall be used:~~
 - ~~ii. 100% of required deciduous trees shall be a minimum of 75 mm calliper; 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.~~
- ~~r. Loading, storage and trash collection areas shall be located in such a manner to be screened from view from adjacent sites and public roadways in accordance with the Zoning Bylaw. If the Rear or Sides of a Site are used for surface vehicular parking, it shall be screened in accordance with the Zoning Bylaw.~~
- ~~s. 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 into the building.~~
- ~~t. Buildings shall address the adjacent public roadways, other than Lanes, with active residential frontages that include individual entrances that are clearly visible from the street. Buildings on corner sites shall address both the front street and the adjacent street to give the street intersection prominence.~~
- ~~u. Any outdoor lighting for any development shall be located and arranged so that no direct rays of light are directed at any adjoining properties, or interfere with the effectiveness~~

- ~~of any traffic control devices in accordance with the Zoning Bylaw.~~
- ~~v. On site security and building lighting must be situated and designed such that the illumination is directed downwards and no direct rays of light are directed outwards from the site into adjacent properties.~~
- ~~w. Signs shall comply with the regulations found in Schedule 59B of the Edmonton Zoning Bylaw.~~
- ~~x. Site planning and building design of individual developments adjacent to the creek and top of bank walkway shall be include elements such as doors, windows, public access, and architectural details oriented toward the public park and Blackmud Creek. and incorporate multi-use trail linkages to the top of bank~~
- ~~y. walkway in a manner consistent with Figure 1.0 Conceptual Site Plan and the following regulations:~~
 - ~~i. A minimum of 10.0 m wide open view corridor shall be maintained between individual buildings; and~~
 - ~~ii. No building shall be greater than 60.0 m in width along a street or internal roadway adjacent to the creek or the top of bank walkway.~~

5. Design Guidelines and Regulations

The Development Officer shall ensure that the following site planning and architectural guidelines and regulations are incorporated in all developments within Area 2 of this Provision to achieve a high quality urban environment, compatibility of mixed uses and quality streetscapes and architecture:

5.1. Site Planning

- ~~a. Arrangement of structures, parking and circulation areas and open spaces shall recognize the particular characteristics of the Site and shall relate to the surrounding built environment in pattern, function, scale character and materials.~~
- ~~b. Residential and residential-related uses shall be separated from commercial or business industrial development. Landscaping, increased setbacks and appropriate building orientation shall be utilized as means to provide adequate separation between such land uses.~~
- ~~c. Building siting shall take into consideration the context of the surrounding mixed-use area, the location of major traffic generators and the site's particular characteristics.~~
- ~~d. The placement and design of structures shall facilitate pedestrian activity and convey a visual link to the street and sidewalks.~~
- ~~e. Residential, commercial, and business industrial uses should incorporate plazas and courtyards into their design. Primary access to public plazas shall be provided from the street, and secondary accesses may be provided from on-site uses. Landscaping, water features, and public art should be incorporated into plaza and courtyard design and provide shelter and relief from direct sunlight.~~
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- ~~g. Increased building setbacks shall be provided for buildings 10.0 m high or greater.~~

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- ~~a. A distinct architectural theme will be developed for the neighbourhood. High quality, innovative and imaginative architecture is encouraged. The selected architectural style/design shall consider compatibility with surrounding character, including harmonious building style, form, size, colour, materials and roofline.~~
- ~~b. Building orientation located on corner sites should be arranged to frame the corner of~~

- ~~the intersection to create a sense of place using building design, decorative architectural walls, and landscaping.~~
- ~~c. Building facades, on all sides, shall include design elements, finishing materials, and variations that will reduce any perceived mass and linearity of large buildings and add architectural interest.~~
 - ~~d. Building entries shall be readily identifiable. Use recesses, projections, columns and distinctive material and colours to articulate entrances.~~
 - ~~e. All wall surfaces visible to the public shall be architecturally enhanced. Front and side wall elevations shall provide building offsets and architectural details.~~
 - ~~f. The roof line of buildings shall consist of: sloped roofs of varying pitches which may be finished in any combination of metal, wood shakes, asphalt shingles, clay tiles, or roof materials having a similar texture and appearance; or flat roofs where they are concealed by parapet walls that include articulation and use of design elements that are in harmony with the principal architectural theme that reduce any perceived mass and linearity of large buildings and add architectural interest.~~

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- ~~b. Where fences are developed they shall be consistent in design, materials, finishes, and colours with the fence styles established for the neighbourhood. Chain link fences shall not be visible from public roadways.~~

5.5. CPTED

- ~~a. CPTED principles shall be used to design public and private spaces and facilities, focusing on natural surveillance and access control.~~

DC1 Conceptual Site Plan Comparison

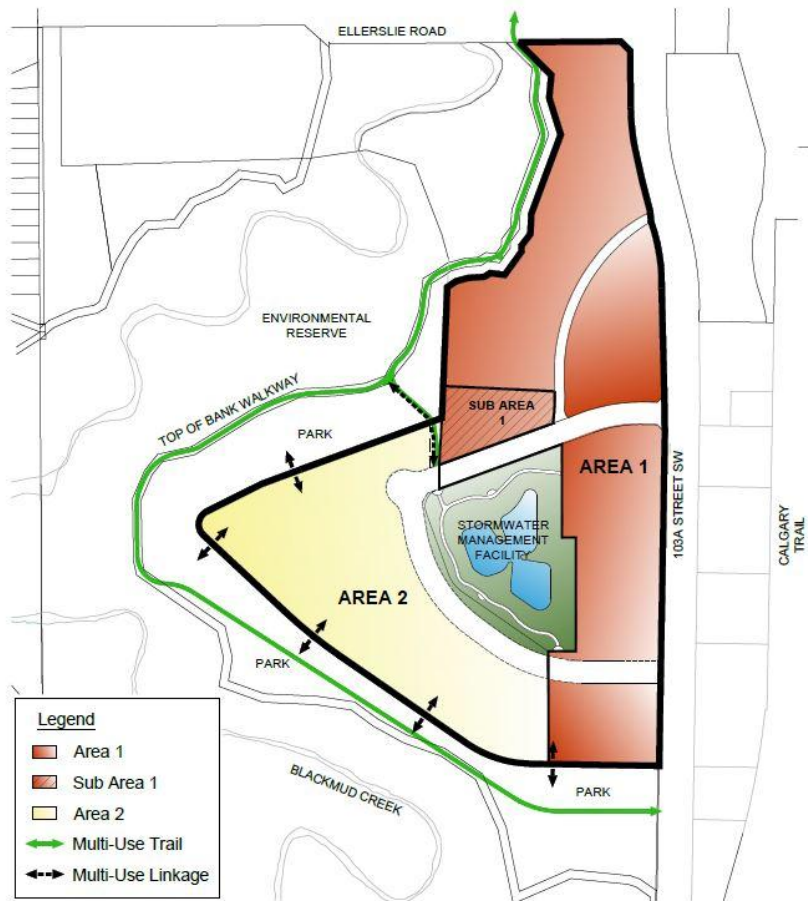


FIGURE 1 - CONCEPTUAL SITE PLAN



Current Conceptual Site Plan for Area 1 and 2

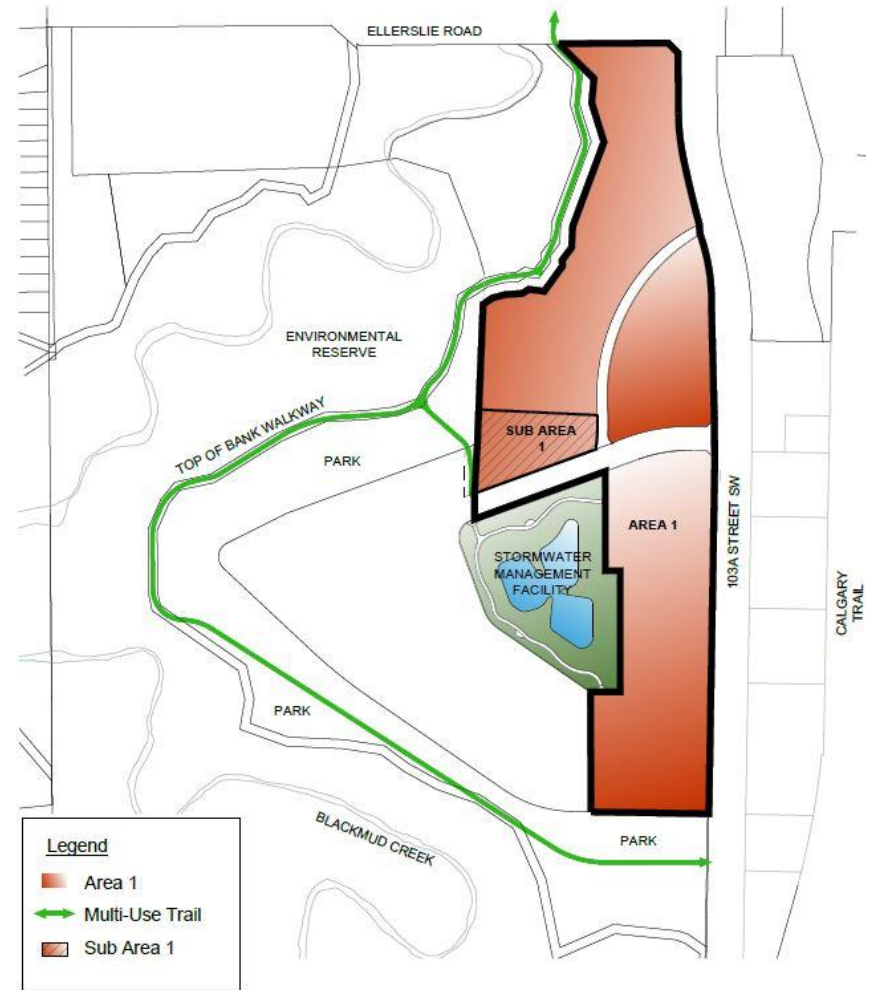


FIGURE 1 - CONCEPTUAL SITE PLAN



Proposed Conceptual Site Plan for Area 1