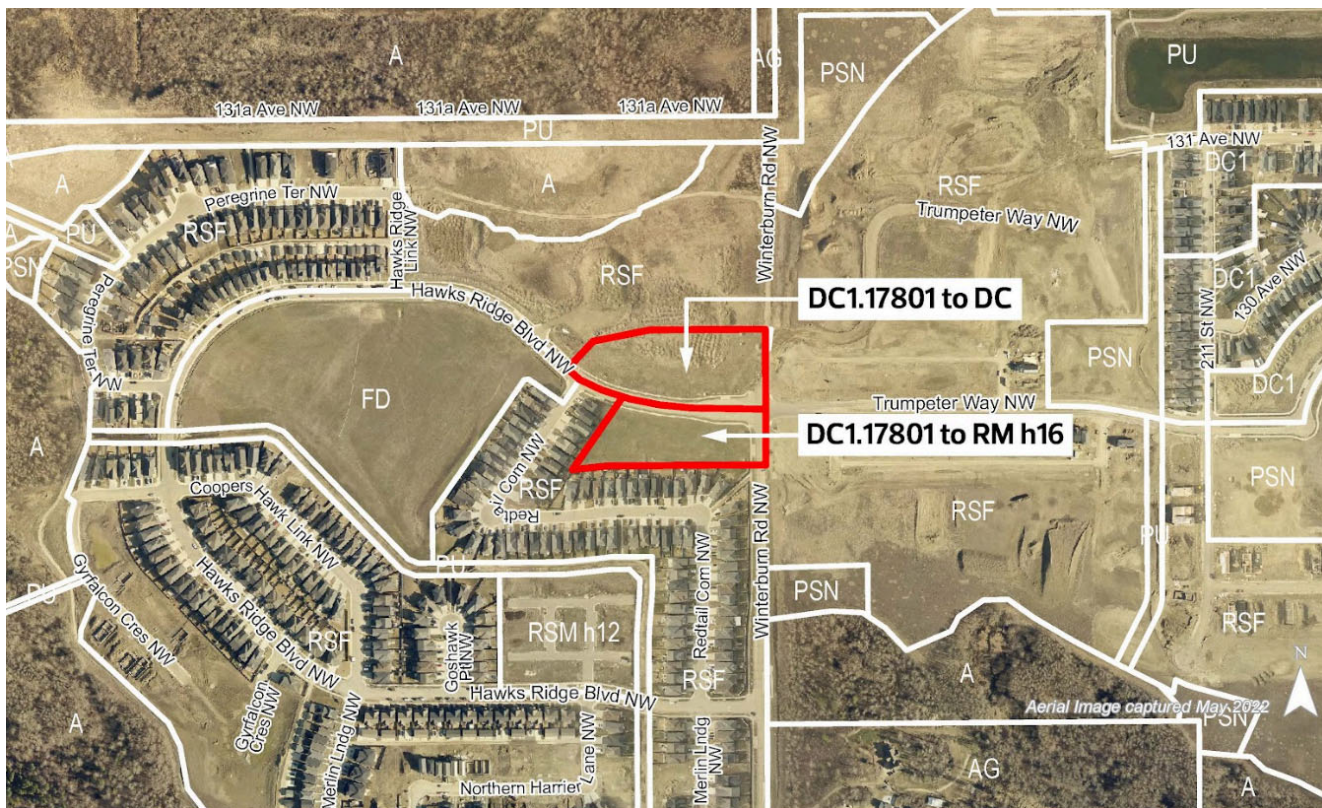


435 and 480 - Hawks Ridge Boulevard NW

Position of Administration: Support



Summary

Charter Bylaw 20807 proposes a rezoning from the Direct Control Zone (DC1.17801) to the Direct Control Zone (DC) and Medium Scale Residential Zone (RM h16) to allow medium-scale housing and commercial uses.

Bylaw 20806 proposes an amendment to the text of the Hawks Ridge Neighbourhood Structure Plan to facilitate the proposed rezoning.

Public engagement for this application included a mailed notice, site signage, and information on the City's webpage. There were 6 people who reached out, all of which were in opposition. Most concerns were related to:

- Lack of infrastructure, amenities, schools and police stations to support the proposed development.
- Opposition to the development of an apartment building instead of the approved Row Housing use in the Direct Control Zone (DC1.17801).

Administration supports this application because it:

- Allows for the continued development of the neighbourhood.
- Provides the opportunity to increase housing diversity in the Hawks Ridge neighbourhood.
- Brings a Direct Control provision into an appropriate standard zone, and updates the remaining zone to align with current regulations.

Application Details

This application was submitted by Green Space Alliance Consulting Inc. on behalf of 2104950 Alberta Ltd.

Rezoning

The proposed Direct Control Zone (DC) and Medium Scale Residential Zone (RM h16) would allow development with the following key characteristics:

- DC Zone
 - Neighbourhood level commercial uses
 - Multi-unit residential development
 - Maximum height of 16 metres (approximately 4 storeys)
 - Minimum density of 45 dwellings per hectare
- RM h16 Zone
 - Multi-unit residential development
 - Maximum height of 16.0 metres (approximately 4 storeys)
 - Ground floor commercial uses below the residential building
 - Minimum density of 45 dwellings per hectare

Neighbourhood Structure Plan Amendment

The plan amendment proposes to amend the policy, objective, and implementation sections within the residential and mixed use land use designations to allow for its implementation through a standard zone and to allow increased density.

Site and Surrounding Area

	Existing Zoning	Current Development
Subject Site	Site Specific Development Control Provision (DC1.17801)	Undeveloped
North	Small Scale Flex Residential Zone (RSF)	Undeveloped
East	Small Scale Flex Residential Zone (RSF)	Undeveloped
South	Small Scale Flex Residential Zone (RSF)	Single Family Homes
West	Small Scale Flex Residential Zone (RSF)	Single Family Homes



View of site looking north

Community Insights

This application was brought forward to the public using a broadened approach. This approach was selected because the application proposed an amendment to the Hawks Ridge NSP. The broadened approach included:

Mailed Notice, February 1, 2024

- Notification radius: 120 metres
- Recipients: 88
- Responses: 6
 - In support: 0 (0%)
 - In opposition: 6 (100%)
 - Mixed/Questions only: 0 (0%)

Site Signage, February 13, 2024

- One rezoning information sign was placed on the property to be visible from Winterburn Road NW.

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Big Lake Community League
- Big Lake Estates Homeowners Association Area Council

Common comments heard:

- Opposed to the increase of 2 m in height (2x)
- The harmful impact on the natural environment and wildlife (2x)
- Opposed to the increased density (1x)
- Will increase traffic (1x)
- Loss of commercial uses (1x)
- Lack of infrastructure, amenities, schools and police stations to support development (2x)
- Opposed to the apartment building (5x)
- Loss of sunlight (1x)
- Loss of privacy (1x)
- Loss of property value (1x)

Application Analysis

The undeveloped site is 1.51 hectares and is located in the northeast portion of the Hawks Ridge neighbourhood. The surrounding area is designated for low density residential development, a future school site, and natural areas. On demand transit services and bike paths provide active modes of transportation.



Site analysis context

The City Plan

This proposal supports The City Plan's big city move Community of Communities by shaping the city through key networks, including Planning and Design at a local node level. Local nodes serve a residential neighbourhood, support activity, and are a community focal point for business, services, gatherings, and housing. They are integrated within their neighbourhood, featuring strong pedestrian and cycling linkages and transit. The proposed mixed use site creates a local node in the Hawks Ridge neighbourhood and supports City Plan policies by:

- Supporting the creation of 15-minute districts that allow residents to complete their daily needs efficiently.
- Providing transit and roadway networks integrated with pedestrian and cycling infrastructure to support mobility options.
- Forming a community focal point.
- Enabling the development of small commercial sites to support mixed use local nodes.

District Plan

The District Policy and District Plans are still in draft form. With consideration of this policy and these plans by Council anticipated in the near future, the following analysis is for information purposes only and was not a factor in Administration's recommendation.

The proposed rezoning is within the West Henday District Plan, which policy identifies as developing in line with the expectations of a local node. Local nodes provide commercial services and additional housing options within neighbourhoods. This application supports District General Policies by supporting neighbourhood mixed use and local node development at this location.

Neighbourhood Structure Plan

The site is located within an area designated as mixed use land use and forms a local node within the Hawks Ridge neighbourhood. The mixed use policies are envisioned to accommodate medium density residential development with compatible small-scale commercial development, integrated either horizontally or vertically within the sites.

Currently, the mixed use land use designation can only be implemented through a Direct Control Provision. The proposal will continue to allow the use of a Direct Control Zone but will add the use of standard zones and allow for increased densities within the mixed use land designation. This will ensure the NSP provides opportunities for a mix of housing choices within the neighbourhood. The proposed amendment will also update the land use and population statistics.

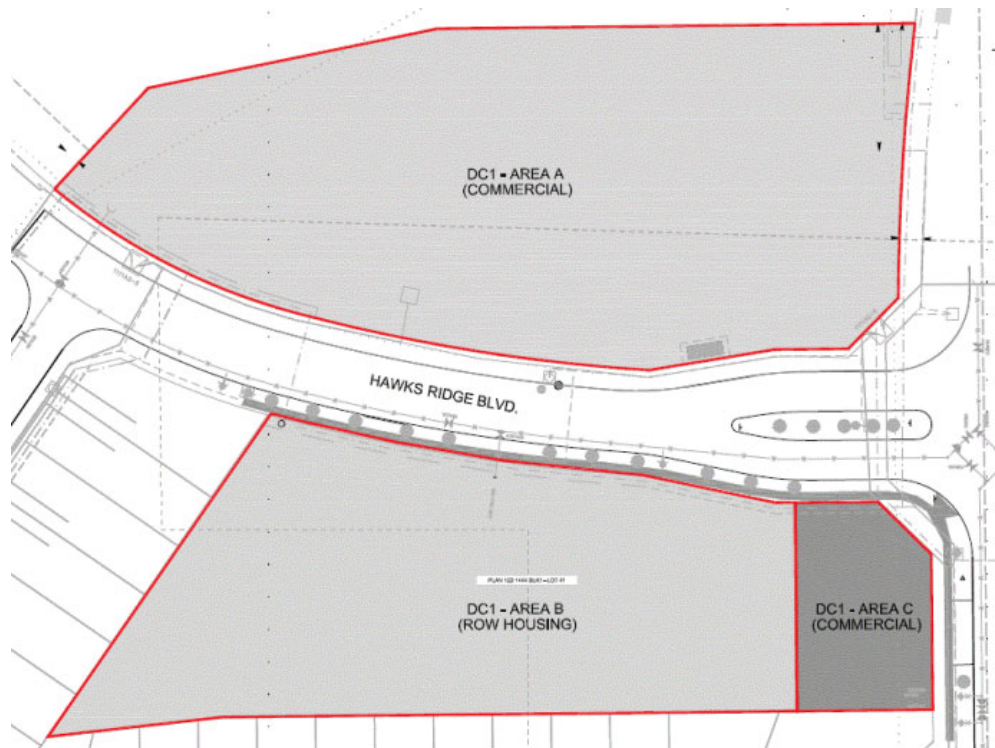
The proposed amendment conforms to the policies and objectives of the Hawks Ridge NSP by:

- Supporting increased densities to make more efficient use of land; and
- Creating a compact mixed use development with a variety of residential and commercial uses that support higher densities and public transit use.

The proposed DC and RM h16 Zones conform to the proposed NSP by providing opportunities for both residential and commercial uses in the mixed use land use designation.

Land Use Compatibility

The current DC1 comprises areas A, B, and C. An administrative amendment is being proposed to Area A to align the uses and regulations with Zoning Bylaw 20001.



Existing DC1 .17801 Site PLan

The proposed amendment to Areas B and C will remove these areas from the DC1 and rezone to the RM h16 Zone. The proposed RM h16 Zone allows for residential development up to 16 m in height (approximately 4 storeys), with limited opportunity for commercial and community uses, some of which include Food and Drink Service, Health Service, Office, Child Care Service, Community Service, and a Library in keeping with the Mixed Use policies of the NSP.

The most significant change in Areas B and C will be a change in height of 2 metres for multi-unit housing. The rezoning will remove the maximum density of 54 units/ ha and replace it with a minimum density of 45 units/ha, increasing the density of the site. When compared to the existing DC1, the RM h16 Zone will provide for a greater setback if the built form is greater than 40 m in length.

Although there is an increase in height, the site is suitably located to accommodate increased development intensity and height, as it is at the edge of the neighbourhood, at the intersection of Winterburn Road and Hawks Ridge Boulevard NW, and forms a portion of the local node. In addition, the RM h16 Zone will ensure residential development, provide the opportunity for commercial uses and greater setbacks for buildings greater than 40 m in length. The table below highlights the key changes.

	DC1 (Areas B & C) Current	RM h16 Proposed
Typical Uses	Residential Commercial	Residential Community Commercial
Maximum Height	14.0 m	16.0 m
Maximum Floor Area Ratio	N/A	2.3 - 3.0
Minimum Front Setback	2.0 m	3.0 - 4.5 m
Minimum Interior Side Setback	5.5 m	1.5 m - 3.0 m
Minimum Flanking Side Setback	2.0 m	3.0 m - 4.5 m
Minimum Rear Setback	5.5 m	3.0 m - 6.0 m
Maximum Number of Dwellings	Maximum 54 dwellings/ha	Minimum 45 dwellings/ha

Mobility

Administration has reviewed and accepted a traffic study submitted in support of the rezoning application. The intent of the study was to assess the cumulative impact of the current and future development in the Big Lake area. Given the recent roadway upgrades completed at 215 Street NW / HWY 16 interchange and planned improvements along 137 Avenue NW, the study reviewed the available capacity of the improved network and assessed the level of development that can be supported with no further upgrades to the network.

The analysis estimates an increase in delays and queues at Ray Gibbon Drive / 137 Avenue NW intersection in the peak hours as a result of new development generated traffic. However, 215 Street NW / HWY 16 interchange can accommodate additional traffic while maintaining acceptable traffic capacity thresholds.

Administration will continue to monitor traffic volumes in the area and collaborate with the area developers to strategize development priorities accordingly.

With the development of the rezoning area, the owner will be required to use Hawks Ridge Blvd for vehicular access.

On Demand Transit Service is available to residents of the Hawks Ridge Neighbourhood, providing service to the Lewis Farms Transit Centre.

Utilities

The proposed rezoning is not anticipated to significantly impact the existing sanitary and storm sewer systems in the area. 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 NSP Land Use and Population Statistics
2. Proposed NSP Land Use and Population Statistics
3. Context Plan Map
4. DC Zone Tracked Changes

Written By: Vivian Gamache

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination

**HAWKS RIDGE NEIGHBOURHOOD STRUCTURE PLAN
LAND USE AND POPULATION STATISTICS
BYLAW 16736**

LAND USE	Area (ha)		% of GA	
Gross Area	163.18			
Major Arterials / Road ROW	3.19			
Environmental Reserves	45.46			
Oil Pipeline ROW	0.80			
Sewer ROW	4.03			
Public Utility Lots	2.04			
Top-of-Bank 10m Buffer	2.01			
Natural Area 10m Buffer	1.50			
	Area (ha)		% of GDA	
Gross Developable Area	104.15		100.0%	
Municipal Reserve*	8.84		8.5%	<u>% of MR</u>
School / Park Site		5.05		4.85%
Parkse		3.51		3.37%
Greenways		0.28		0.27%
Mixed Use (commercial component)**	0.66		0.6%	
Bioremediation / Constructed Wetland SMF's	7.01		6.7%	
Special Study Area	1.00		1.0%	
Circulation @ 20%	20.83		20.0%	
Total Non-Residential Area	38.34		36.8%	
Net Residential Area (NRA)	65.81		63.19%	

Residential Land Use, Unit Count and Population

Land Use	Area (ha)	Units/ha	Units	% of Total Units	People/Unit	Population	% of NRA
Low Density Residential (LDR)							
<i>Single/Semi-Detached</i>	56.31	25	1,408	63%	2.80	3,942	86%
Medium Density Residential (MDR)							
<i>Street-Oriented</i>	2.51	45	113	5%	2.50	282	4%
<i>Low-Rise/Medium Density Housing</i>	5.00	90	450	20%	1.90	855	8%
High Density Residential (HDR)							
<i>Mix Use (residential component)**s</i>	1.99	125	249	11%	1.50	373	3%
Total	65.81		2,219	100%		5,452	100%

Population Density (GDA):	52		ppha			
Population Density (NRA):	83		ppnrha			
Unit Density (GDA):	21		upha			
Unit Density (NRA):	34		nrupha			
LDR / MDR / HDR Ratio:	63%	/	25%		/	11%

Student Generation Statistics

Level	Public	Separate
Elementary	208	83
Junior High School	104	42
Senior High School	104	42
Total Student Population	416	58

**HAWKS RIDGE NEIGHBOURHOOD STRUCTURE PLAN
LAND USE AND POPULATION STATISTICS
BYLAW 20806**

LAND USE	Area (ha)		% of GA	
Gross Area	163.18			
Major Arterials / Road ROW	3.19		2.0%	
Environmental Reserves	45.46		27.9%	
Oil Pipeline ROW	0.80		0.5%	
Sewer ROW	4.03		2.4%	
Public Utility Lots	2.04		1.3%	
Top-of-Bank 10m Buffer	2.01		1.2%	
Natural Area 10m Buffer	1.50		0.9%	
	Area (ha)		% of GDA	
Gross Developable Area	104.15		100.0%	
Municipal Reserve*	8.84		8.5%	<u>% of MR</u>
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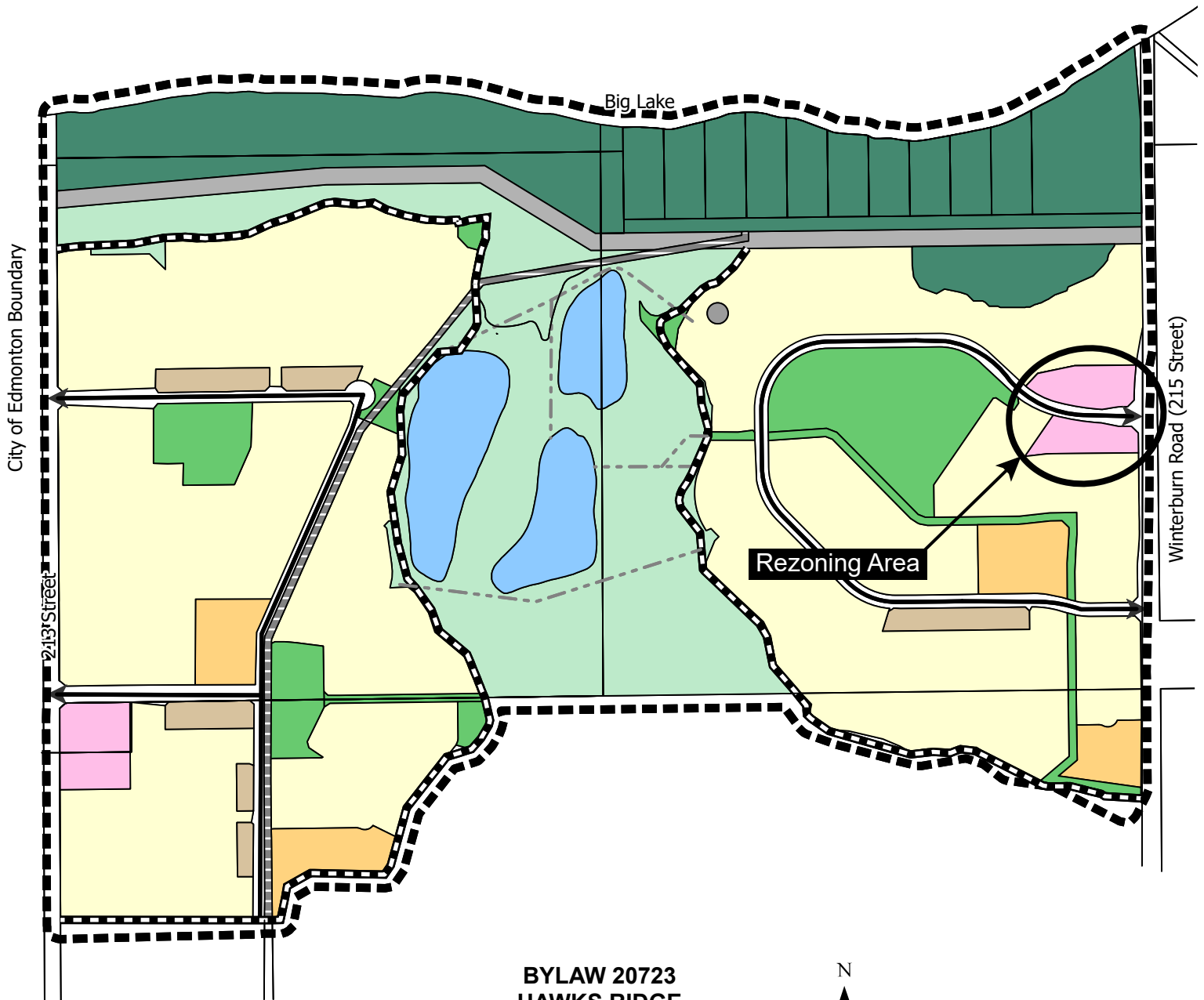
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














Student Generation Statistics

Level	Public	Separate
Elementary	208	83
Junior High School	104	42
Senior High School	104	42
Total Student Population	416	58



**BYLAW 20723
HAWKS RIDGE**
Neighbourhood Structure Plan
(as amended)



- | | | | |
|---|---|---|--|
|  | Low Density Residential |  | Natural Area (E.R.) |
|  | Medium Density Residential |  | Natural Conservation Area (E.R.) |
|  | Street Oriented Residential |  | Oil Pipeline ROW |
|  | Mixed Use |  | NSP Boundary |
|  | Park / Pedestrian Trail / School (M.R.) |  | Collector Roadway |
|  | Stormwater Management Facility |  | Top of Bank / Edge of Natural Area Walkway |
|  | Sewer ROW |  | Public Utility |
| | |  | Sanitary Pump Station |

Note: Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.

SCHEDULE "B"

~~(DC1) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION HAWKS RIDGE~~

DIRECT CONTROL ZONE (DC)

General Purpose

To accommodate small-scale pedestrian-friendly mixed-use development, consisting primarily of neighbourhood-level retail with residential and/or commercial uses.

Area of Application

This Provision must apply to Lot 1, Block 7, Plan 1221444, which is located west of 215 Street NW (Winterburn Road NW) and north of Hawks Ridge Boulevard NW, as shown on Schedule "A" of the Bylaw adopting this Provision.

~~This Provision shall apply to two Sites, Lot 1, Block 7, Plan 1221444 and Lot 41, Block 1, Plan 1221444, which are located west of 215 Street (Winterburn Road) and north and south of Hawks Ridge Boulevard, as shown on Schedule "A" of the Bylaw adopting this Provision. This Provision establishes three sub-areas (Area A, Area B, and Area C) within the area of application, with Area A located north of Hawks Ridge Boulevard and Area B and C located south of Hawks Ridge Boulevard, as shown on Appendix I.~~

Uses

Residential Uses

- 1.1. Home Based Business
- 1.2. Residential limited to:
 - 1.2.1. Lodging House
 - 1.2.2. Multi-unit Housing
 - 1.2.3. Supportive Housing

Commercial Uses

- 1.3. Bar
- 1.4. Food and Drink Service
- 1.5. Health Service
- 1.6. Indoor Sales and Service
- 1.7. Liquor Store
- 1.8. Minor Indoor Entertainment

- 1.9. Office
- 1.10. Residential Sales Centre
- 1.11. Vehicle Support Service

Community Uses

- 1.12. Child Care Service

Sign Uses

- 1.13. Fascia Sign
- 1.14. Freestanding Sign
- 1.15. Projecting Sign
- 1.16. Portable Sign

~~Area A~~

- ~~a. Apartment Housing~~
- ~~b. Bars and Neighbourhood Pubs, for less than 100 occupants and 120 m² of public space~~
- ~~c. Lodging House~~
- ~~d. Business Support Service~~
- ~~e. Child Care Services~~
- ~~f. Commercial Schools~~
- ~~g. Convenience Retail Stores~~
- ~~h. Gas Bars~~
- ~~i. General Retail Stores~~
- ~~j. Health Services~~
- ~~k. Household Repair Services~~
- ~~l. Live Work Unit~~
- ~~m. Major Home Based Business~~
- ~~n. Minor Alcohol Sales~~
- ~~o. Minor Home Based Business~~
- ~~p. Personal Service Shops~~
- ~~q. Private Clubs~~
- ~~r. Professional, Financial and Office Support Services~~
- ~~s. Residential Sales Centre~~
- ~~t. Restaurants~~
- ~~u. Specialty Food Services~~
- ~~v. Veterinary Services~~

- ~~w. Fascia On-premises Signs~~
- ~~x. Freestanding On-premises Signs~~
- ~~y. Projecting On-premises Signs~~
- ~~z. Temporary On-premises Signs~~

Area B

- ~~aa. Lodging Houses~~
- ~~bb. Business Support Services~~
- ~~cc. Child Care Services~~
- ~~dd. Major Home Based Business~~
- ~~ee. Minor Home Based Business~~
- ~~ff. Residential Sales Centre~~
- ~~gg. Row Housing~~
- ~~hh. Fascia On-premises Signs~~
- ~~ii. Live Work Unit~~

Area C

- ~~a. Bars and Neighbourhood Pubs, for less than 100 occupants and 120 m² of public space.~~
- ~~b. Commercial Schools~~
- ~~c. Convenience Retail Stores~~
- ~~d. General Retail Stores~~
- ~~e. Health Services~~
- ~~f. Household Repair Services~~
- ~~g. Minor Alcohol Sales~~
- ~~h. Personal Service Shops~~
- ~~i. Private Clubs~~
- ~~j. Professional, Financial and Office Support Services~~
- ~~k. Restaurants~~
- ~~l. Specialty Food Services~~
- ~~m. Veterinary Services~~
- ~~n. Fascia On-premises Signs~~
- ~~o. Freestanding On-premises Signs~~
- ~~p. Projecting On-premises Signs~~
- ~~q. Temporary On-premises Signs~~
- ~~r. Urban Gardens~~
- ~~s. Urban Indoor Farms~~
- ~~t. Urban Outdoor Farms~~

4. Additional Regulations for Specific Uses

- 4.1 All regulations in the Zoning Bylaw shall apply to development in this Direct Control Provision unless such Regulations are specifically excluded or modified.
- 4.2 The development must consist of a combination of Residential Uses and Commercial Uses.
- 4.3 The following must apply to Multi-unit Housing developments:
 - 4.3.1 the Multi-unit Housing component must have access at grade, which is separate from the access for Commercial Uses.

5. Site and Building Regulations

- 5.1 The maximum Height is 16.0 m.

- 5.2 The Density shall be in accordance with Medium Scale Residential Zone (RM) under Zoning Bylaw 20001.
- 5.3 The Site Area shall be in accordance with Medium Scale Residential Zone (RM) under Zoning Bylaw 20001.
- 5.4 Development within this Provision shall ensure that the design of the pedestrian environment is comfortable, convenient, visually attractive and safe for human activity.
- 5.5 The minimum Setbacks must be:
 - 5.5.1 4.0 m along all property lines that do not Abut a public roadway.
 - 5.5.2 2.0 m where the Site Abuts a roadway, other than Alley.

~~All regulations in the Zoning Bylaw shall apply to development in this Direct Control Provision, unless such Regulations are specifically excluded or modified.~~

~~e. A minimum Setback of 4.0 m shall be required along all property lines that do not Abut a public roadway:~~

~~d. A minimum Setback of 2.0 m shall be required where the Site Abuts a public roadway, other than a Lane:~~

6. Architectural Treatment

- 6.1 The architectural treatment of the buildings must include features such as:
 - 6.1.1 placement of windows to allow for viewing into the building by pedestrians, except where the building contains Residential Uses on the ground floor;
 - 6.1.2 primary entrance features;
 - 6.1.3 canopies, arcades, colonnades;
 - 6.1.4 features that lend visual interest and create a human scale;
 - 6.1.5 a roofline and building Facade which includes design elements that reduce the perceived mass of the building and add architectural interest; and
 - 6.1.6 Landscaping adjacent to exterior walls that minimize the perceived mass of the building and create visual interest.

~~e. Development within this Zone shall ensure that the design of the pedestrian environment is comfortable, convenient, visually attractive and safe for human activity:~~

~~j. The architectural treatment of the buildings shall include features such as:~~

~~i. placement of windows to allow for viewing into the building by pedestrians, except where the building contains Residential Uses on the ground floor;~~

~~ii. primary entrance features;~~

~~iii. canopies, arcades, colonnades;~~

~~iv. features that lend visual interest and create a human scale;~~

~~v. a roof line and building Facade which includes design elements that reduce the perceived mass of the building and add architectural interest; and~~

~~vi. Landscaping adjacent to exterior walls shall be used to minimize the perceived mass of the building and to create visual interest.~~

~~k. Buildings shall be oriented close to the street and/or pedestrian pathway, with off-street parking provided behind, beside and/or under buildings where possible and appropriate.~~

7. Parking, Loading, Storage and Access Regulations

7.1 Parking, loading, storage and waste collection areas must be located to the rear or sides of the building and must be screened from view from any adjacent Sites or public roadways. If the rear or sides of a Site are used for parking, an outdoor service or display area and Abuts a Residential Zone or alley serving a Residential Zone, such areas must be screened to the satisfaction of the Development Planner.

7.2 Parking must be located on a surface, structured or underground and be located behind the building or in the interior of a block.

7.3 Buildings must be oriented close to the street and/or pedestrian pathway, with off-street parking provided behind, beside and/or under buildings where possible and appropriate.

~~m. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a required Yard.~~

~~n. Parking 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 provisions of subsection 55.4 of the Zoning Bylaw. If the rear or sides of a Site are used for parking, an outdoor service or display area and Abut a Residential Zone or a Lane serving a Residential Zone, such areas shall be screened in accordance with the provisions of subsection 55.7 of the Zoning Bylaw.~~

~~o. Parking shall be located in surface, structured or underground and be located behind building or in the interior of a block wherever possible. Parking shall be provided in accordance with Section 54; however:~~

~~i. Parking requirements may be reduced where it can be determined that the peak requirements of the several occupancies occur at different times (either daily or seasonally). A shared use parking impact assessment shall be submitted to the Development Officer in order to assist in the determination of the required off-street vehicular parking supply. The Applicant shall submit the parking study to the Transportation Department for analysis, and the proposed reduction or increase may be approved by the Development Officer with the advice of the Transportation Department. On-street parking spaces immediately adjacent to the property may be used to determine the required minimum.~~

8. Mechanical Equipment

8.1 All mechanical equipment, except for Solar Collectors, including roof mechanical units, and surface-level venting systems must be concealed by screening in a manner compatible with the architectural character of the building or concealed by incorporating it within the building. Ground-level vents must be oriented away from adjacent Sites, on-Site amenities and pedestrian circulation areas.

~~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.~~

9. Development Regulations for Landscaping, Lighting and Amenity Areas

9.1 A detailed Landscape Plan for the Site, prepared by a Landscape Architect registered with the Alberta Association of Landscape Architects (AALA), including all existing and proposed utilities and off-Site streetscape improvements within the road right-of-way must be submitted as part of a Development Permit application for review and approval by the Development Planner.

9.2 The following applies and must be shown on the required Landscape Plan:

9.2.1 Development within this Zone must ensure that the design of the pedestrian environment is comfortable, convenient, visually attractive and safe for human activity;

9.2.2 Landscape and design elements must be provided within all Yards abutting a public roadway. These features should enhance the streetscape and contribute to a lively, visually interesting public realm, and may include street furniture, decorative features, entrance plazas, or café seating; and

9.2.3 Pedestrian access between the interior of the Site and the street must be provided at a minimum 50 m spacing.

~~f. Landscape and design elements shall be provided within all yards abutting a public roadway. These features should enhance the streetscape and contribute to a lively, visually interesting public realm, and may include street furniture, decorative features, entrance plazas, or café seating.~~

~~g. A Landscaping Plan, prepared by a registered Landscape Architect, and in accordance with Section 55 of the Zoning Bylaw, shall be submitted prior to the approval of a Development Permit.~~

~~h. Registered AALA member to provide stamped landscape plans for development approval that are in general conformance with Section 55.~~

~~i. Pedestrian access between the interior of the Site and the street shall be provided at a minimum 50 m spacing.~~

10 Signs

10.1 Signs shall comply with the regulations found in Part 6.90

10.2 Landscaping adjacent to exterior walls that minimize the perceived mass of the building and create visual interest.

~~p. signs shall comply with the regulations found in Schedule 59F. q. The development shall consist of a combination of Residential Uses and Commercial Uses.~~

4. Development Regulations (Area A)

~~r. The following shall apply to Apartment Housing developments:~~

~~i. the Apartment Housing component shall have access at grade, which is separate from the access for the Commercial Uses;~~

~~ii. a minimum of 7.5 m² of Amenity Area per Dwelling, in accordance with the provisions of Section 46 of the Zoning Bylaw;~~

~~iii. the maximum Density shall be 125 Dwellings/ha.~~

5. Development Regulations (Areas B and C)

- ~~a. All regulations in the Zoning Bylaw shall apply to development in this Direct Control Provision, unless such Regulations are specifically excluded or modified.~~
- ~~b. The Site Plan and building location for Area B and C shall be in general accordance with the Site Plan as illustrated in Appendix H.~~
- ~~c. The maximum Height shall not exceed 14.0 m.~~
- ~~d. A minimum Rear Setback (west side of Site) shall be 5.5 m.~~
- ~~e. A minimum Side Setback (south side of Site) shall be 5.5 m.~~
- ~~f. A minimum Side Setback from the abutting public roadway (north side of the Site) shall be 2.0 m.~~
- ~~g. A minimum Front Setback (east side of Site) shall be 2.0 m. h. Development within Area B and C shall ensure that the design of the pedestrian environment is comfortable, convenient, visually attractive and safe for human activity.~~
- ~~i. Landscape and design elements shall be provided within a required Setback, abutting a public roadway. These features should enhance the streetscape and contribute to a lively, visually interesting public realm, and may include street furniture, decorative features, entrance plazas, or café seating.~~
- ~~j. A Landscaping Plan, prepared by a registered Landscape Architect, shall be submitted prior to the approval of a Development Permit.~~
- ~~i. The Development Officer shall approve the Landscape Plan as a condition of the Development Permit.~~
- ~~k. Pedestrian access between the interior of the Site and the street shall be provided at a minimum 50 m spacing.~~
- ~~l. The architectural treatment of the commercial buildings shall include features such as:
 - ~~i. placement of windows to allow for viewing into the building by pedestrians;~~
 - ~~ii. primary entrance features;~~
 - ~~iii. canopies, arcades, colonnades;~~
 - ~~iv. features that lend visual interest and create a human scale;~~
 - ~~v. a roof line and building Façade which includes design elements that reduce the perceived mass of the building and add architectural interest; and~~
 - ~~vi. Landscaping adjacent to exterior walls shall be used to minimize the perceived mass of the building and to create visual interest.~~~~
- ~~m. Buildings shall be oriented close to the public roadway and/or pedestrian pathway, with off-street parking provided behind, beside and/or under buildings where possible and appropriate.~~
- ~~n. 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.~~
- ~~o. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a required Setback.~~
- ~~p. Parking, loading, storage and trash collection areas shall be located to the rear or sides of the Site and shall be screened from view from any adjacent Sites or public roadways. If the rear or sides of a Site are used for parking, an outdoor service or display area and abuts a Residential Zone or a Lane serving a Residential Zone, such areas shall be screened with fencing or landscaping.~~
- ~~q. Parking shall be provided in accordance with Section 54; however:
 - ~~i. Parking requirements may be reduced where it can be determined that the peak requirements of the multiple Uses occur at different times (either daily or seasonally). A shared use parking impact assessment shall be submitted to the Development Officer in order to assist in the determination of the required off-street vehicular parking supply. The Applicant shall submit the parking study to Transportation Planning & Engineering for analysis, and the proposed reduction~~~~

~~or increase may be approved by the Development Officer with the advice of Transportation Planning & Engineering.~~

~~r. Signs shall comply with the regulations found in Section 59 and Schedule 59D with the following exceptions:~~

- ~~i. The maximum number of Free Standing On-premises Signs shall be two, one freestanding sign located along Hawk Ridge Boulevard and one free-standing sign located along Winterburn Road.~~
- ~~ii. Signs facing zones with residential uses classes listed as a permitted or discretionary use shall not be illuminated.~~
- ~~iii. Fascia On-premise Signs on windows shall not exceed 25% of the window area.~~

6. Additional Development Regulations (Area B and C)

~~a. The development may consist of a combination of Residential Uses and Commercial Uses:~~

- ~~i. A minimum of 17 m² of Amenity Area per Dwelling unit, at Grade or above Grade, shall be provided. Pedestrian walkways shall be permitted within the required Amenity Areas. Pedestrian walkways and Amenity Areas shall be permitted within Separation Spaces notwithstanding whether or not the Amenity Area is intended for the private use of the Dwelling for which the Separation Space is provided.~~
- ~~ii. The maximum Density for Residential and Residential-Related Use Classes shall be 54 Dwellings/ha.~~

7. Urban Design & Built Form (Area B and C)

~~a. Quality finishing materials for all of the development shall be used such as stone, masonry, fiber cement siding, cementitious panels, stucco, wood panel, and glass:~~

- ~~i. Notwithstanding 7(a) vinyl siding is permitted on Row Housing.~~

~~b. All exterior lighting of the Site shall be designed so that the light source is directed away from adjacent residences and both placement and illumination of lighting shall be configured in consideration of crime prevention principles and security of building entries. Lighting shall not interfere with the effectiveness of any traffic control devices.~~

~~c. All buildings Facades shall use compatible and harmonious exterior finishing material:~~

~~d. Architectural design details shall include but not be limited to:~~

- ~~i. Building articulation to provide architectural variety and interest.~~
- ~~ii. The reduction of perceived massing and scale through the application of architectural elements and treatments including but not limited to changes in plane (e.g., recesses and projections) and variety of building finishes, materials, textures, colours or other features that create an identifiable pattern and sense of human scale.~~
- ~~iii. Exterior finishing materials that provide visual interest and are durable of high quality, including but not limited to natural and synthetic stone, brick, acrylic stucco, metal and glazing and is to be consistent with treatment on all building facades.~~
- ~~iv. Creation of an identity for the Site that establishes it as a precinct within the community. The north-east corner of the Site, because it exposes the principal facades of areas A & B, should include elements that identify the Site as a precinct. This can include, but not be limited to, intensively detailed masonry, intensive landscaping, walking surface treatment of walkways on Site. Materials and colours of key visual elements at the south east corner should be carried through the development in modest amounts to maintain continuity and hierarchy of the corner.~~



APPENDIX I

