

104.4.3 - DC-3(a) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION

104.4.3.1 Purpose

To provide a provision for the development of High Density Residential Apartment Housing with development controls designed to ensure that the development is integrated into existing and future commercial and residential development within West Highway 2 Area Structure Plan area.

104.4.3.2 Area of Application

This Provision shall apply to Lots 23 and 24, Block 1, Plan 002 4133; containing 1.40ha, more or less; located east of 110 Street within the West Highway 2 Area Structure Plan, as shown on Schedule "A" of the Bylaw adopting this Provision.

104.4.3.3 Uses

- a. Apartment Building;
- b. Apartment Hotels;
- c. **(Deleted by Bylaw C-1260-59 - September 6, 2016)**
- d. Residential Sales Center;
- e. Accessory Building or Use;
- f. Signs.

104.4.3.4 Development Criteria

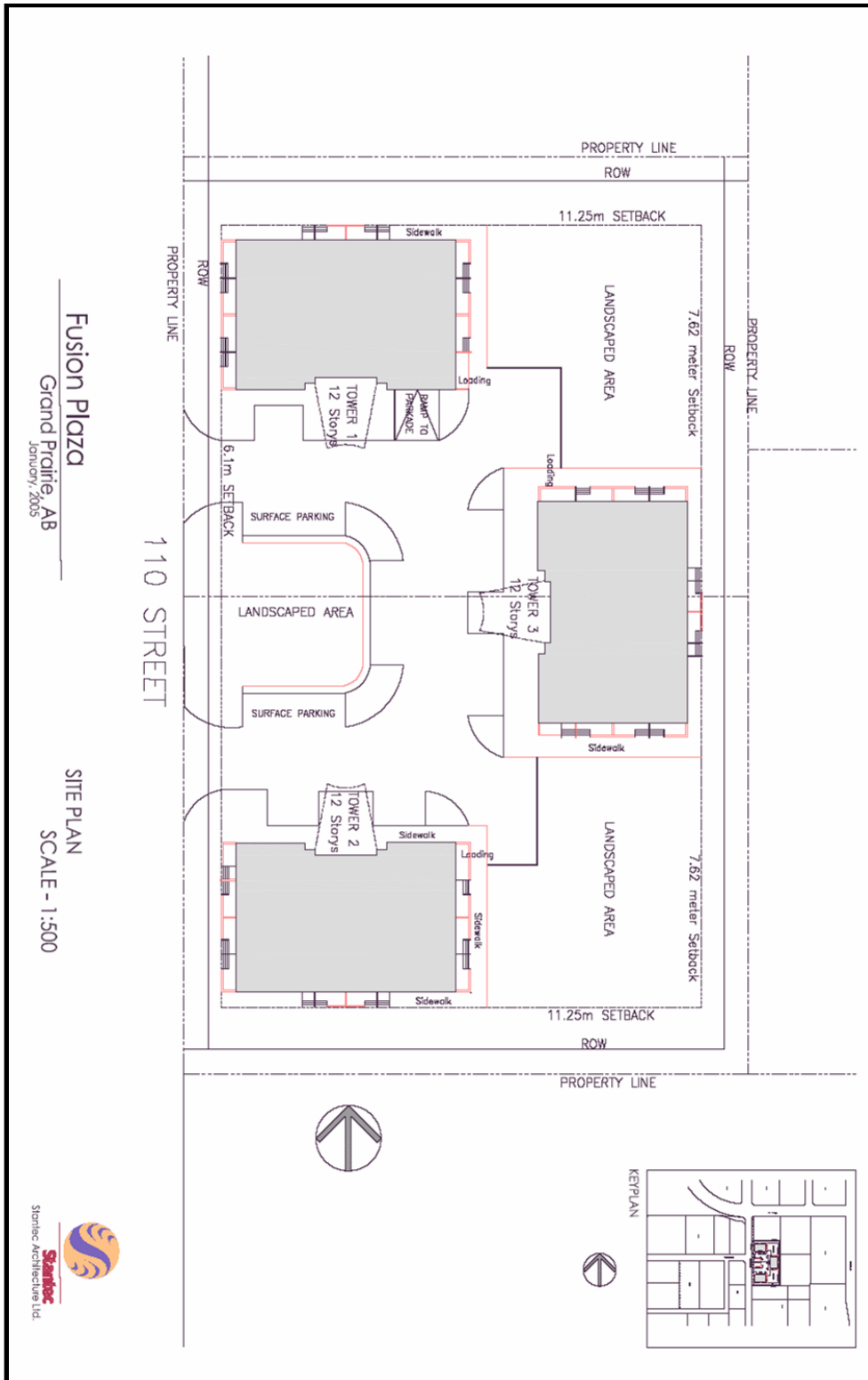
- a. Development on this site shall be in accordance with the following regulations and within the building envelope outlined in Appendix A - The Site Plan attached to this DC-3 Provision;
- b. The maximum number of Dwellings shall be 228 dwelling units;
- c. The maximum Height shall not exceed 45.0m or 12 Storeys;
- d. The maximum Floor Area Ratio shall be 2.2;
- e. The maximum Site Coverage shall be 25%;
- f. Minimum Building Setbacks shall be provided as follows:
 - i) The minimum Front Setback shall be 6.1m from 110 Street;
 - ii) The minimum Side Setback shall be 11.25m from the north and south property line;
 - iii) The minimum Rear Setback shall be 7.62m from the east property line.
- g. A fence consisting of wood, stone, brick or a combination thereof shall be installed along the east, south and north property lines of the site with appropriate pedestrian accesses to the adjacent commercial area;
- h. All resident and visitor vehicular parking shall be located within a surface and underground parkade;
- i. Parking stalls shall be provided in accordance with Section 72, Part Nine of this Bylaw;
- j. Loading areas shall be screened from view from adjacent Sites and public roadways in accordance with the provisions of Section 45 of this Bylaw;
- k. Garbage collection areas shall be screened from view in accordance with the provisions of Section 47 of this Bylaw;
- l. A detailed Landscaping plan shall be submitted in accordance with Part Eight of this Bylaw prior to the approval of any development permit. This plan shall include fencing details, exterior lighting and street furniture elements, pedestrian seating areas, sizes and species of new plantings, soil depth including special provisions to facilitate natural plant growth, for the entire Site, and including special treatment to clearly delineate public access to any outdoor amenity area;
- m. In addition to the above, the following Landscaping elements shall be provided as prescribed below:

- i) The landscape treatment for the Front yard adjacent to 110 Street shall include ten (10) deciduous trees (a minimum calliper of 6.5cm) planted at every 8.0m and 10.0m intervals;
 - ii) The landscaped treatment for the north and south yards shall include eight (8) deciduous trees (a minimum calliper of 6.5cm) planted at every 8.0m and 10.0m intervals;
 - iii) Landscaped yards shall include a variety of deciduous and coniferous trees and shrubs;
- n. Signs shall comply with the regulations contained in Schedule B of the Land Use Bylaw;
- o. The Development Officer shall be the development authority for the uses permitted herein;
- p. Development in this Provision shall be in accordance with the following architectural guidelines, to the satisfaction of the Development Officer:
 - i) all exterior finishing materials must be of good quality, durable, and attractive in appearance. The predominant exterior finishing materials shall have regard to the objective of ensuring that the development is of high quality;
 - ii) appropriate lighting of the buildings and the Site shall be undertaken to provide a safe, adequately lit environment and to add visual interest. Lighting shall be directed away from adjacent roadways and all adjacent properties;
 - iii) building facades shall include design elements, finishing materials and variations that will reduce any perceived mass and linearity of buildings and add architectural interest;
 - iv) all exterior mechanical equipment shall be designed and oriented such that it is screened from view;
 - v) design techniques including, but not limited to, the use of sloped roof, 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;
 - vi) flat roofs shall be concealed by parapet walls that include articulation and use of design elements that are in harmony with the principal architectural theme;
 - vii) the predominant exterior finishing materials shall be any combination of glazing, concrete, brick, stucco, pre-finished metal siding, stone or other masonry materials having a similar character, with wood or metal trim limited to use as an accent, having regard to the objective of ensuring that the development is of a high quality that is compatible with adjacent existing and future residential development;
 - viii) all exposed sides of buildings, roofs and enclosures shall be finished in an architecturally harmonious manner.

104.4.3.5 Additional Provisions

- a. Prior to the issuance of a Development Permit, detailed sanitary system design (on site storage complete with off peak pumping) is required to ensure the existing sewer infrastructure can accommodate the projected demands from the development;

SITE PLAN



Fusion Plaza
Grand Prairie, AB
January, 2009

SITE PLAN
SCALE - 1:500



BUILDING ELEVATIONS

Side Elevation



Fusion Plaza
Grand Prairie, AB
January, 2008

SIDE ELEVATION
SCALE - 1:150



Front Elevation



Fusion Plaza
Grand Prairie, AB
January, 2008

FRONT ELEVATION
SCALE - 1:150



GROUND LEVEL PERSPECTIVE

