



## Development Permits for New Non-Residential Large Scale Residential (5+ Units), and Mixed Use

Edmonton

Development Approvals and Inspections Section

### Site Plan Standards

**All the information below must be included on the Site Plan** submitted as part of a Development Permit application for Non-Residential, Large Scale Residential (5+ Units), and Mixed Use developments.

This checklist identifies the **minimum information** required for application review. The Development Planner may request additional information deemed necessary to review the application.

Submission of **incomplete drawings** will **delay** application processing or **refusal** to consider the application complete for review.

Plans must be to scale and dimensioned (metric\*) with a minimum scale of 1:500.

\*Imperial scale conversions may also be provided, eg: 6m (19.8'), 25m<sup>2</sup> (269.1 ft<sup>2</sup>)

#### General Site Information

- North arrow
- Municipal address (including suite number)
- Legal description (Lot, Block, Plan Number)
- Site area (m<sup>2</sup> or ha)
- Property lines and dimensions shown and labeled
- Applicable zone(s)
- Identification of all streets and alleys abutting the subject site
- Outline and label all existing (including buildings to be demolished) and proposed buildings or structures on site
- Existing and finished geodetic grade elevation of all site corners in relation to an established benchmark (such as a manhole rim or fire hydrant operating nut) at or adjacent to the site.

## Site Dimensions

- Site dimensions of individual lots/condominium units
- Site coverage (including site coverage for individual lots) or Floor Area Ratio (FAR), as applicable
- Distance between the foundation of buildings or structures (including garbage collection areas) and all property lines
- Distance between underground structures (e.g. parkade) and all property lines
- Distance between projections (e.g. balconies, cantilevers, etc.) and all property lines
- Distance between buildings on site

## On Site Details

- Geodetic grade elevation of ground floor (for each building) in relation to established benchmark (such as a manhole rim, or fire hydrant operating nut).
- Identify and label:
  - Easements, utility rights-of-way
  - On-site transformers, above ground utilities, mechanical systems
  - Surface treatment for all areas, including parking and pathways
  - Existing and proposed curb cuts/vehicle access (dimensioned from property line). Refer to [Vehicle Parking/Vehicle Access Details](#) below for complete list of information required for new or alterations to existing accesses
  - Fire-fighting access routes, hydrants and Fire Department Connection (FDC) for sprinklered buildings
- Pathways
  - Illustrate the location and dimension the width of all pathways throughout the site, connecting the City sidewalk, entrances, and parking/ waste collection areas.
  - Identify curb ramps, pavement markings and pedestrian crossing signs where pathways cross drive aisles
- Fencing details including retaining walls or Privacy Screening
- Lighting fixtures
  - Illustrate the location per Subsection 5.120.3
- Waste collection facilities
  - Identify location, dimension and provide material details for both residential and non-residential
- Outdoor storage
  - Illustrate the location of existing and proposed outdoor unenclosed storage areas, and detail materials stored outdoors (if known)

## Vehicle Access Information

- Existing vehicle access(es), with dimensions of the access width and location relative to a property line
- New or alterations to existing vehicle accesses require all information as specified in Section 2.2 of the [Access Management Guidelines](#)
- New or alterations to parkade ramp access to a street or alley with details of slope require all information as detailed in the [Complete Streets Standards Drawings Number 2730 \(pages 525 & 526 of 636\)](#), parkade ramp width at the property line and location relative to a property line)

### Off-Site Details

- In the right-of-way adjacent to the site, identify and label:
  - Where there is no existing sidewalk, curblin e or pavement edge of adjacent street(s) or alley(s) - Provide existing elevations of pavement edge and top-of-curb at approximately 5 m intervals and at projected extensions of the property lines and at changes in vertical/horizontal alignment.
  - Public sidewalk(s) or shared-use path(s) - Provide existing elevations of back-of-walk at approximately 5 m intervals, locations of private sidewalk connections, and at projected extensions of the property lines and at changes in vertical/horizontal alignment.
  - Surface utilities, including (but not limited to) streetlights, pedestals, transformers, catch basins, fire hydrants, etc.
  - Utility poles and guy wire locations, including the power lines\*\*
  - Boulevard trees
  - Transit stations, bus stops or bus amenities pads
  - On street bike lane(s)
  - Existing or proposed encroachments into the right-of-way

\*\* Contact EPCOR Power for written confirmation for removal/relocation if the power pole or guywire conflicts with access to the site

### Vehicle Parking

- Illustrate and dimension parking facility layout, including
  - Drive aisles
  - Designated barrier-free spaces and drive aisle and adjacent loading and curb ramps
  - Parking spaces (depth, width, angle)
  - Curbing and wheel stops details
- Vehicle parking requirements as specified in Section 5.80
- Loading space requirements per Section 5.80
- Queuing spaces, where provided, per Section 6.110

**Bike Parking**

- Bike parking spaces quantity analysis per Section 5.80
- Illustrate and dimension bike parking space access and design details including
  - Hard surfaced unobstructed path of travel, separate from vehicle access and circulation, from off site to each bike parking space
  - Number, location, and percentage of total bike space parking details for short term, long term, and inclusive spaces and their orientation (vertical or horizontal)
  - If long term spaces are provided outdoors, provided enclosure details
  - Bike parking space dimensions; ie width, depth, and vertical clearance
  - Distance from bike parking spaces to main entrance
  - Wayfinding details (i.e. location of signs) where wayfinding is required per Section 5.80
- Illustrate and dimension bike rack and mounting point details including:
  - Details of all bike rack and mounting point typologies (confirm if different designs are provided for interior and exterior bike racks)
  - Location/placement of each bike rack or mounting point in each bike parking space
  - If provided in a bike locker, provide material details and interior dimensions

**Additional requirements for Child Care Services**

- Identify and label
  - Outdoor play space, where provided
  - Fence location, height, material
  - Safety features (self-latching gate, bollards)
  - Location and number of pick-up/drop-off parking spaces and signage details

**Additional requirements for Residential Uses**

- Dwelling density analysis:
  - Number of dwellings or sleeping units
  - Floor area ratio calculation
  - Total floor area per storey
- Amenity area/private outdoor amenity area per Section 5.20
  - Detailed breakdown of the individual and total Amenity Area
  - Dimension the size and label the area of all Amenity Areas
  - Furniture, fixtures, and lighting for the Amenity Areas

*Please note: any alterations that occur to the site layout during construction would require revised drawings to be approved via a permit revision application.*