

Bylaw 15789

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 1337

WHEREAS the lands shown on Schedule “A” and legally described on Schedule “B”, located between 95 and 98 Avenue NW and between 102 and 107 Street NW, Rossdale, Edmonton, Alberta, is specified on the Zoning Map as (A) Metropolitan Recreation Zone, (AP) Public Parks Zone, (DC1) Direct Development Control Provision, (RA7) Low Rise Apartment Zone, and (RA9) High Rise Apartment Zone; and

WHEREAS an application was made to rezone the above described property to (A) Metropolitan Recreation Zone, (AJ) Alternative Jurisdiction Zone and (DC1) Direct Development Control Provision;

NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

1. The Zoning Map, being Part III to Bylaw 12800 The Edmonton Zoning Bylaw is hereby amended by rezoning the lands legally described on Schedule “B”, located between 95 and 98 Avenue NW and between 102 and 107 Street NW, Rossdale, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule “A”, from (A) Metropolitan Recreation Zone, (AP) Public Parks Zone, (DC1) Direct Development Control Provision, (RA7) Low Rise Apartment Zone and (RA9) High Rise Apartment Zone to (A) Metropolitan Recreation Zone, (AJ) Alternative Jurisdiction Zone and (DC1) Direct Development Control Provision.

2. The uses and regulations of the aforementioned DC1 Provisions are annexed hereto as Schedules “C”, “D”, “E”, “F”, and “G”.

READ a first time this	day of	, A. D. 2011;
READ a second time this	day of	, A. D. 2011;
READ a third time this	day of	, A. D. 2011;
SIGNED and PASSED this	day of	, A. D. 2011.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

Legend:

	A to DC1		RA7 to DC1
	AP to DC1		RA9 to AJ
	DC1 to DC1		RA7 to A

ADDRESS	LEGAL	FROM	TO
Plan 6417AS Blk 3 Lot 20	9638 - 103 Street NW	RA7	DC1
Plan 6417AS Blk 3 Lot 21	9634 - 103 Street NW	RA7	DC1
Plan 6417AS Blk 3 Lot 22	9628 - 103 Street NW	RA7	DC1
Plan 6417AS Blk 3 Lot 23	9624 - 103 Street NW	RA7	DC1
Plan 6417AS Blk 3 Lot 24	9620 - 103 Street NW	RA7	DC1
Plan 6417AS Blk 3 Lot 25	9616 - 103 Street NW	RA7	DC1
Plan 6417AS Blk 3 Lot 26	9610 - 103 Street NW	RA7	DC1
Plan 6417AS Blk 3 Lot 27	9604 - 103 Street NW	RA7	DC1
Plan 6417AS Blk 3 Lot 28	10310 - 96 Avenue NW	RA7	DC1
Plan 6417AS Blk 3 Lots 29, 30	9615 - 104 Street NW	RA7	DC1
Plan 6417AS Blk 3 Lot 31	9621 - 104 Street NW	RA7	DC1
Plan 6417AS Blk 3 Lot 32	9635 - 104 Street NW	RA7	DC1
Plan 6417AS Blk 3 Lot 33	9637 - 104 Street NW	RA7	DC1
Plan 6417AS Blk 3 Lot 34	9641 - 104 Street NW	RA7	DC1
Plan 6417AS Blk 3 Lot 35	9645 - 104 Street NW	RA7	DC1
Plan NB Blk OT	10202 - 96 Avenue NW	AP	DC1
Plan 6417AS Blk X	9648 - 102 Street NW	AP	DC1
Plan 6417AS Blk 2 Lots 13-20, 41-44	9722 - 102 Street NW	DC1	DC1
Plan NB Blk 5 Lots 114, 115, 116	9614 - 105 Street NW	RA9	AJ
Plan NB Blk 5 Lot 117	9548 - 105 Street NW	RA7	DC1
Plan NB Blk 5 Lot 118	9544 - 105 Street NW	RA7	DC1
Plan NB Blk 5 Lot 119	9536 - 105 Street NW	RA7	DC1
Plan NB Blk 5 Lots 120, 121	9534 - 105 Street NW	RA7	DC1
Plan NB Blk 5 Lots 121, 122	9518 - 105 Street NW	RA7	DC1
Plan NB Blk 5 Lot 123	9514 - 105 Street NW	RA7	DC1
Plan NB Blk 5 Lot 124	9510 - 105 Street NW	RA7	DC1
Plan NB Blk 5 Lot 125	9508 - 105 Street NW	RA7	DC1
Plan NB Blk 5 Lot 126	9504 - 105 Street NW	RA7	A
Plan NB Blk 4 Lot 2	9507 - 105 Street NW	A	DC1
Plan NB Blk 4 Lot 3	9511 - 105 Street NW	A	DC1
Plan NB Blk 4 Lot 4	9519 - 105 Street NW	A	DC1
Plan NB Blk 4 Lot 5	9523 - 105 Street NW	A	DC1
Plan NB Blk 4 Lot 6	9527 - 105 Street NW	RA7	DC1
Plan NB Blk 4 Lot 7	9533 - 105 Street NW	RA7	DC1
Plan NB Blk 4 Lot 8	9537 - 105 Street NW	RA7	DC1
Plan NB Blk 4 Lot 9	9543 - 105 Street NW	RA7	DC1
Plan NB Blk 4 Lot 10	10427 - 96 Avenue NW	RA7	DC1
Plan NB Blk 4 Lot 11	9603 - 105 Street NW	RA7	DC1
Plan NB Blk 4 Lot 12	9607 - 105 Street NW	RA7	DC1
Plan NB Blk 4 Lots 12, 13	9611 - 105 Street NW	RA7	DC1
Plan NB Blk 4 Lot 13	9615 - 105 Street NW	RA7	DC1
Plan NB Blk 4 Lot 14	9617 - 105 Street NW	RA7	DC1
Plan NB Blk 4 Lot 14	9619 - 105 Street NW	RA7	DC1
Plan NB Blk 4 Lot 15	9623 - 105 Street NW	RA7	DC1
Plan NB Blk 4 Lot 16	9629 - 105 Street NW	RA7	DC1
Plan NB Blk 4 Lot 17	9633 - 105 Street NW	RA7	DC1
Plan NB Blk 4 Lots 17, 18	9637 - 105 Street NW	RA7	DC1
Plan NB Blk 4 Lot 18	9639 - 105 Street NW	RA7	DC1
Plan 3235BV Blk RLY	9601 - 105 Street NW	RA7	DC1
Plan NB Blk 4 Lots 109-113	9620 - 104 Street NW	RA7	DC1
Plan NB Blk 4 Lots 109-112	9640 - 104 Street NW	RA7	DC1
Plan NB Blk 4 Lot 114	9614 - 104 Street NW	RA7	DC1
Plan NB Blk 4 Lot 115	9610 - 104 Street NW	RA7	DC1
Plan NB Blk 4 Lot 116	10404 - 96 Avenue NW	RA7	DC1

SCHEDULE “C”**(DC1) DIRECT DEVELOPMENT CONTROL PROVISION
(AREA C)****1. Area of Application**

The lands east and west of 105 Street south of 96 Avenue, designated as Area C and shown on Appendix I and on Schedule “C” - Map.

2. Rationale

To accommodate predominately high density residential mixed use development including Live Work uses located at the ground level that supports that creation of a liveable “urban village” environment.

3. Uses

- a. Apartment Housing
- b. Boarding and Lodging Houses
- c. Live Work Unit
- d. Minor Home Based Business
- e. Residential Sales Centre, limited to the sale of onsite residential dwelling units and leasing of commercial premises
- f. Fascia On-premises Signs
- g. Temporary Freestanding On premises Signs, limited to project identification, building construction identification and real estate advertising signs during construction and initial sale excluding portable signs
- h. Projecting On-premises Signs

4. Development Regulations**4.1 General**

- a. The overall Site development shall be in general accordance with the urban design regulations of this Provision and the West Rosedale Urban Design Plan for Area C.
- b. The maximum Floor Area Ratio of Area C shall be 3.0.
- c. The maximum Density shall be 445 Dwellings/ha.
- d. Buildings fronting onto 105 Street shall not be less than 2 storeys, nor 8.0 metres in Height and shall not exceed 6 storeys nor 24.0 metres in Height.

- e. Buildings fronting on 96 Avenue shall not be less than 4 storeys nor 18.0 metres in Height and shall not exceed 6 storeys nor 26.0 metres in Height.
- f. Front building Setbacks from the property line shall be as specified in Table 1: Front Building Setbacks.

Table 1: Front Building Setbacks

Location of Front Building Face	Building Setback (m)
105 Street	5.0 m
96 Avenue	0.0 m (no setback)
Lane East of 105 Street	3.0 m
Lane West of 105 Street	3.0 m

- g. Rear and Side building Setbacks shall be 3.0 m.
- h. Notwithstanding Section 46, a minimum Amenity Area of 7.5 m² per Dwelling shall be provided as per Section 46 and may be located on balconies or aggregated to courtyards, balconies, roof top patios/gardens, grade level display gardens and terraces.
- i. There shall be no exterior display or advertisement for Live Work Units other than an identification plaque or sign a maximum of 20 cm x 30.5 cm in size located on the ground floor building face, where appropriate.
- j. All mechanical equipment, including roof mechanical units, shall be screened in a manner compatible with the architectural character of the building or concealed by incorporating it within the building and is not included in building height.
- k. The owner shall provide funds for landscaping and streetscape improvements to the portion(s) of road right(s)-of-way for 96 Avenue and 105 Street and the lane right(s)-of-way for the lanes located directly to the west and east of 105 Street abutting the Site (from private property line to the new curb) that are identified by the West Rosedale Urban Design Plan to the satisfaction of the Development Officer in consultation with Infrastructure Services and Transportation Services. These funds shall be paid to the City of Edmonton to undertake required streetscape improvements as a condition of the approval of a Development Permit.
- l. As a condition of the Development Permit the Development Officer shall require that any development be preceded by a topsoil stripping program that must be the subject of a Historic Resources Monitoring Program for archaeology. The Historic Resources Monitoring Program and any work resulting from this monitoring program is to be conducted by an archaeologist qualified to hold an Archaeological Research Permit within the Province of Alberta. In order to

conduct the Historic Resources Impact Assessment, the archaeological consultant must submit “An Application for an Archaeological Research Permit – Mitigative Research Project: to the Historic Resources Management Branch.

- i. The monitoring program is to be carried out under snow-free, unfrozen ground conditions.
 - ii. The Historic Resources Monitoring Program shall include the entire subject site. Topsoil stripping must be taken to a depth where undisturbed subsoils are clearly visible in order to expose any burial vaults that may exist. The archaeological consultant must confirm any such features identified.
 - iii. Depending upon the results of the archaeological monitoring program, additional salvage, protection or preservation measures may be required.
- m. Prior to issuance of the development permit, the Development Officer shall insure that a signed agreement has been executed between the City and the Owner, requiring the owner to provide the City at the time of development permit approval the option to purchase 5% of the proposed number of residential units at 85% of the list price, or as prescribed in any future City of Edmonton affordable housing policy initiatives.
- n. Universal accessibility and universal design shall be developed as follows:
 - i. The main building entrance and the first level parkade lobby entrance to mid and high rise buildings shall be designed to meet universal accessibility standards as follows:
 - A. Main entrance doors to meet universal design standards;
 - B. Level changes from the sidewalk to the main entrance of a building shall be minimized and where required shall be graded to allow for universal access; and
 - C. Sidewalk furniture and other elements shall be located out of the travel path to ensure they are not obstacles to building access
- o. Building developments shall comply with LEED Canada certification process policies, deadlines, guidelines, and instructions as are published by the Canadian Building Green Council in their Policy Manual on the date of application for Development Permit. Developments must be registered with the Canadian Build Green Council (CaGBC) to earn a LEED Canada Certification rating of ‘Silver’, or higher. Developments must establish sustainable targets and receive third party verification.
- p. The owner shall submit a Crime Prevention Through Environmental Design (CPTED) Assessment that shall be reviewed and accepted by the Development Officer prior to the issuance of a Development Permit to ensure that development on the Site provides a safe urban environment in accordance with the guidelines and principles established in the Design Guide for a Safer City.

- q. Signs in the areas identified for active Residential Frontage, in Appendix I, shall comply with Schedule 59B of the Zoning Bylaw.

4.2 Vehicular Circulation, Parking and Access

- a. Access to underground parking and servicing shall be provided from the alley, as illustrated in Appendix I.
- b. All onsite vehicular parking shall be located underground, except abutting the west side of 105 Street where the provision of parking completely underground would cause unnecessary hardship or practical difficulties specific to the situation of the grades and slope changes from the street to the lane of those lands. In this instance, the following shall apply:
 - i. The parking structure may project above grade, provided that the visible portion is screened by Dwelling units accommodated in that development.
 - ii. No portion of the above grade parking garage shall be allowed to front onto a street or the public amenity areas, except for entries, where sloped ramps shall be allowed to the satisfaction of the Transportation Department.
 - iii. The above grade portion adjacent to the lane of the structured parking shall be screened appropriately with architectural treatments and/or landscaping and shall not have an uninterrupted length exceeding 15 m to the satisfaction of the Development Officer.
- c. Vehicular Parking on the site shall be developed in accordance with parking requirements for the Downtown Area Redevelopment Plan as stipulated in Section 54, Schedule 1 of the Edmonton Zoning Bylaw.
- d. Underground parking facilities shall be designed to maintain an attractive pedestrian environment and to not interfere with the viability of landscaping in any setback and public space. Adequate soil depth for landscaping such as trees, shrubs and grass over a parkade shall be provided to the satisfaction of the Development Officer.
- e. Service and emergency response vehicles shall have clear and effective access to the buildings on site.
- f. A minimum of 1 bicycle parking space shall be provided per residential unit in a weather-protected, well-lit, and secure area.
- g. Visitor bicycle parking shall be provided in an amount equal to 10% of the number of vehicular parking spaces required under Section 54.2, Schedule 1B to a maximum of 50 bicycle parking spaces. In no case shall fewer than 5 visitor bicycle parking spaces be provided.
- h. Garbage collection shall be located within parking structures or buildings and if at grade shall be screened from view of the adjacent residential sites. Gates and/or doors of garbage enclosures shall not open or encroach into public road right-of-way.

4.3 Landscaping

- a. The landscape plan required under Section 55.3 of the Zoning Bylaw shall include landscaping as it relates to the design of special feature areas identified in the Urban Design Plan. Outdoor amenity spaces shall be landscaped for the purpose of achieving pedestrian connectivity and opportunities for recreation and social interaction; and should create a sense of place, character and identity through such features as benches, pedestrian level lighting, waste receptacles and other means integrated with the landscaping and placed along public walking routes through the site to the satisfaction of the Development Officer notwithstanding Section 55.
- b. Display gardens shall be provided within the setback of any residential frontage adjacent to any public sidewalk, mid block pedestrian connection or mews. The display garden is to incorporate low parapet walls, a walk, gate, and stairs to a stoop at the front entrances, with the balance of the area for a patio and/or soft landscaping such as low shrub planting, ornamental grasses and/or flowers. The retaining wall is to be built at the property line.
- c. The lane rights-of-way east and west of 105 Street shall incorporate boulevard street tree planting and paved boulevard sidewalks to the satisfaction of the Development Officer in consultation with the Transportation Department.
- d. Residential units on the ground floor shall have access to a private outdoor amenity space with a minimum single horizontal dimension of 1.8 m to ensure adequate usable space.
- e. A landscaping feature with focus on shrub planting, or acceptable alternatives, integrated with other site elements shall be provided in the Front, Side, and Rear Yard Setbacks. Lawns are not an acceptable landscaping feature for display gardens.
- f. The height of an exposed retaining wall or other building wall located within the Front and Rear Yard Setbacks shall not exceed 1.0 m.
- g. Trees shall be planted in the overall minimum ratio of one tree per 25 m² of landscaped area to be provided.
- h. Only deciduous trees shall be allowed on landscaped areas abutting public roadways not including alleys.
- i. A minimum of 10% of all trees planted shall be coniferous trees.
- j. Landscaping required in any Setback shall be provided in an amount 1.5 times greater than required under Section 55 of the Zoning Bylaw.

4.4 Public Open Space and Pedestrian Circulation

- a. Developments shall provide two publicly accessible amenity spaces with a minimum size each of 675 m² at the mid block point on the west and east side of 105 Street as illustrated in Appendix I.
- b. Developments shall provide Mid block publicly accessible amenity space through the site from the sidewalk along 105 Street to the lanes located directly east and

west of 105 Street to break up massing and provide safe and inviting east-west routes to the block interior for pedestrians, as illustrated in Appendix I. The mid block publicly accessible open space shall incorporate landscaping, paved pedestrian walkways which are a minimum of 2 m in width, street and pedestrian scaled lighting where applicable, and be characterized by boulevard street tree planting along either side of the sidewalks that are spaced at approximately 6 m on centre.

- c. The owner(s) shall register Public Access Easements for the mid block publicly accessible open spaces located between 105 Street and the lanes located directly east and west of 105 Street to ensure public access through the site. Easements shall make the private property owner(s) responsible for maintenance and liability. The areas having Public Access Easements shall be accessible to the public at all times.
- d. The publicly accessible open spaces shall incorporate landscaping, street furniture and lighting.
- e. Boulevard street trees shall be a minimum of 85 mm calliper and planted at intervals of every 6 m. on the road rights-of-way.
- f. Pedestrian scale lighting shall be provided for Lanes and pedestrian paths.
- g. A Pedestrian Circulation Plan shall be reviewed and approved by the Development Officer in consultation with Transportation Services prior to the issuance of a Development Permit.

4.5 Private Amenity Courtyards

- a. Private amenity courtyards shall be provided in general accordance with Appendix I. Each courtyard shall be landscaped with a focus on an appropriate combination of soft and hard landscaping.
- b. Enhanced landscaping treatment for private amenity courtyards shall provide common space for residents and include seating areas, pedestrian oriented lighting and tree planting and additional landscaping.
- c. The private amenity courtyards shall be provided with a minimum 15 m distance between buildings.
- d. On the west and east sides of 105 Street, adjacent to the alleys, the private common courtyards shall be defined or enclosed through the use of landscaping which may include a retaining wall or other building wall not exceeding 1.0m in Height.

5. Urban Design Regulations

5.1 Active Live Work Frontages

- a. Active Live Work frontages, as shown in Appendix I, shall be provided along 96 Avenue and shall be developed according to the following regulations:
 - i. At grade entrances for each unit shall be universally accessible, and shall have weather protection in the form of canopy or other architectural elements to create a comfortable environment for pedestrians;
 - ii. At least 70% of ground (first) floor building facades shall have clear glazing on the exterior; and
 - iii. Individual Live Work frontages shall not exceed 10 m.

5.2 Active Residential Frontages

- a. Active residential frontages for the Mid Rise buildings, as shown in Appendix I, shall include individual unit external accesses for Dwellings located on the ground floor and features such as bay windows, awnings, canopies, porches, stoops staircases, and/or projections of a maximum 0.9 m from the primary building face at front doors to create prominence and provide shelter.
- b. The ground (first) floor of any residential frontage, including associated entranceway, shall have a maximum grade separation of 1.0 m from any adjacent public sidewalk to allow for display gardens. 25% of residential frontages may have a grade separation greater than 1.0 m up to a maximum 1.5 m where sloping conditions apply.

5.3 Building Design and Live Work Units

- a. Buildings adjacent to 96 Avenue shall have a minimum Stepback of 1.0 m on all sides of the building above the second storey of the building.
- b. The minimum separation distance between buildings above the second storey shall be 20 m.
- c. Directly adjacent to 105 street, the 2 storey base of the mid rise buildings may span the minimum 20 m separation distance to create a continuous building frontage along 105 Street, as illustrated in Appendix I.
- d. Live Work units shall be located only on the ground (first) floor of buildings adjacent to 96 Avenue.
- e. Residential development shall be provided above the ground (first) floor Live Work development adjacent to 96 Avenue and shall be accessed through a central entry or through individual entries along 96 Avenue. Where entrances to upper-floor residential units are provided along 96 Avenue, the entrances are to be architecturally differentiated from entrances to individual business occupancy of the Live Work unit.

5.4 Architectural Treatment

- a. Buildings shall address on all sides the adjacent public roadways and lanes with individual entrances at grade that are clearly visible to lend a sense of occupancy to the street. Buildings on corner Sites shall incorporate architectural features to address both the street and avenue and shall distinguish the avenue intersection to give it prominence.
- b. Quality finishing materials for all development shall include materials such as glass and glazed window systems, metal, stone, brick, masonry fiber cement siding, acrylic stucco and wood panel.
- c. The use of vinyl and masonry stucco as a finishing material shall not be permitted.
- d. Buildings shall be sited along 96 Avenue and 105 Street in such a manner to create a well defined streetwall, framing views to the Alberta Legislature and the river valley, and creating a sense of entrance to downtown.
- e. Blank walls facing unto streets shall be avoided by extensive use of active residential and live work frontages, which allow for interaction between people in the building and people on the street to maintain an attractive streetscape.
- f. Building facades above two storeys shall be articulated through architectural features such as Stepbacks, recesses, projections, and/or changes in building materials or colours, with the prominent and majority material being glazing.
- g. Functional and decorative lighting shall be used to highlight the building's architectural features and enhance the appearance of the building year round.

5.5 Public Art

- a. At the time of development permit application, the owner shall submit a report that determines the gross floor area (GFA) of residential / commercial development excluding parkade areas in order to determine the amount owing towards Public Art commitment. The value of public art contribution shall be \$10 / m² proportional to the Gross Floor Area (GFA) of residential / commercial development, excluding parkade areas. The commitment may be staged in conjunction with the staged development. Prior to issuance of the Development permit, the Development Officer shall ensure a signed agreement has been executed between the City and the owner to implement one of the following options (of owner's choice):

- i. Option 1: Installation of public art on site

The owner shall submit a Public Art Critical Path prepared by an art consultant to the Development Officer. A Public Artwork Critical Path is a detailed plan prepared by an Art Consultant for the accession of a specific artwork, which includes the theme / purpose of the artwork; placement of the artwork; the identification of critical stages, processes and dates of the accession of the Artwork; the final budget and payment schedule for the Artwork. A Critical Path must be approved by Edmonton Arts Council.

The owner shall install a Public Art within the development site. At the completion of installation, the owner shall submit to the Development Officer a detail accounting of all expenditures completed in relation to the Public Art implementation, including clear disclosure of full budget made available to the artist. Public Art installed on-site shall remain in the same ownership as the property(s), unless otherwise determined by the owner. Public art on a future condominium site shall be owned and maintained by the Condominium Association.

ii. Option 2: Contribution towards Public Art off-site

The owner shall transfer the amount owing for the Public Art to the City wholly for its use, in consultation with Edmonton Arts Council, for the provision of Public Art on public property within the West Rosedale Urban Design Plan Area.

- b. Public Art shall consider commemoration of the archaeological/historical significance of the Rosedale area.

6.0 Development Guidelines

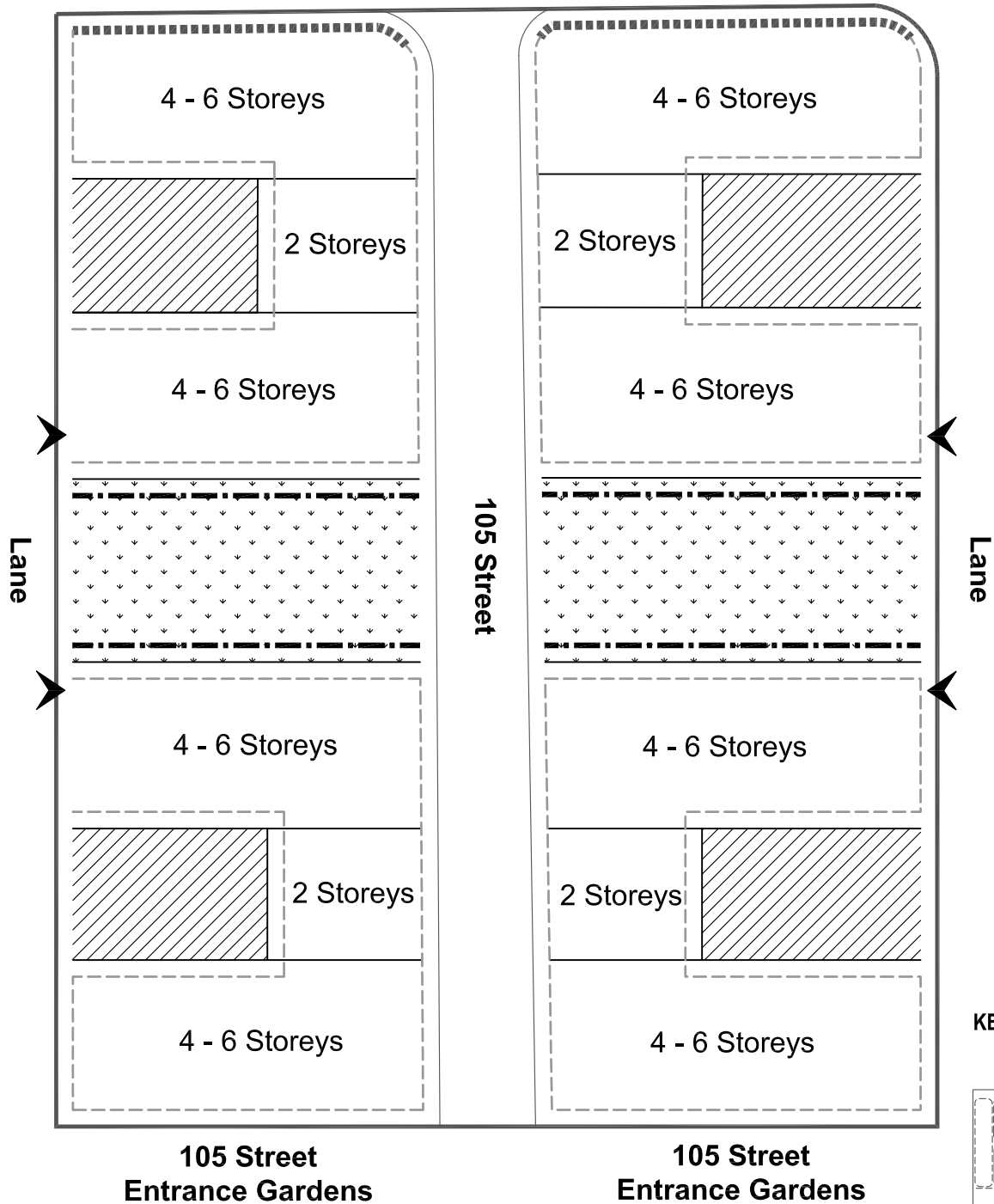
- a. The design of rooftops visible from high-rise buildings should be carefully considered. Where physically and economically feasible, green roofs, rooftop gardens and patios should be provided to improve rooftop aesthetics and provide additional amenity space.
- b. Facades shall be treated with high quality materials and given vertical articulation and emphasis. Variation of building materials and colour shall be used to break monotony of long building facades.
- c. Separation space between dwellings and other elements of the development should be sited and oriented to minimize their impact on other Dwellings, considering such things as daylight, sunlight, ventilation, quiet, visual privacy and views.
- d. The creation of adverse micro-climatic affects due to building construction such as wind tunnelling, shadowing and loss of sunlight, on and off site, though the massing and location of buildings should be avoided.
- e. Buildings should be designed to include on site alternative energy sources.
- f. The incorporation of features such as recycling, water saving strategies, low-water landscaping, energy-efficient lighting, green roofs and other devices should be considered in building on site designs to reduce the consumption of energy and materials.
- g. Landscaping of Sites in this Area should consider the use of plant materials that are indigenous to the river valley. Plant materials that provide colour throughout the year should also be considered to enhance their appearance during the winter months.

- h. Additional bicycle parking racks may be placed on road right-of-way subject to the review and approval of Transportation Services.
- i. Parking, loading and passenger drop-off areas should be easily accessible and designed to minimize pedestrian-vehicle conflicts.

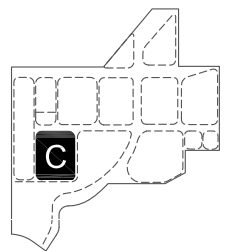
6.1 Off-site Improvements

- a. Prior to the issuance of a building permit, the owner shall enter into an agreement with the City of Edmonton for the off-site improvements necessary to serve the development. The Agreement Process includes an engineering drawing review and approval process. Improvements to be addressed in the Agreement shall include, but not be limited to the following:
 - i. Repair of any damage to the abutting roadways, sidewalks and/or boulevards resulting from construction of the development, to the satisfaction of Transportation Services. The site must be inspected by Transportation Services prior to the start of construction and once again when construction is complete;
 - ii. The potential upgrade of the alleys adjacent to the site;
 - iii. The relocation and/or alteration of existing utilities and installation of new utilities, including water utilities, as required by EPCOR Water; and
 - iv. The provision of landscaping and streetscape elements on public space.

96 Avenue



KEY MAP



Legend

- Active Residential Frontage
- Active Live / Work Frontage
- Pedestrian Walkways
- Mid Block Publicly Accessible Open Space
- Private Courtyards
- Parking Garage/Parkade Access

NOTE: This map is a diagrammatic representation of the items listed in the legend.

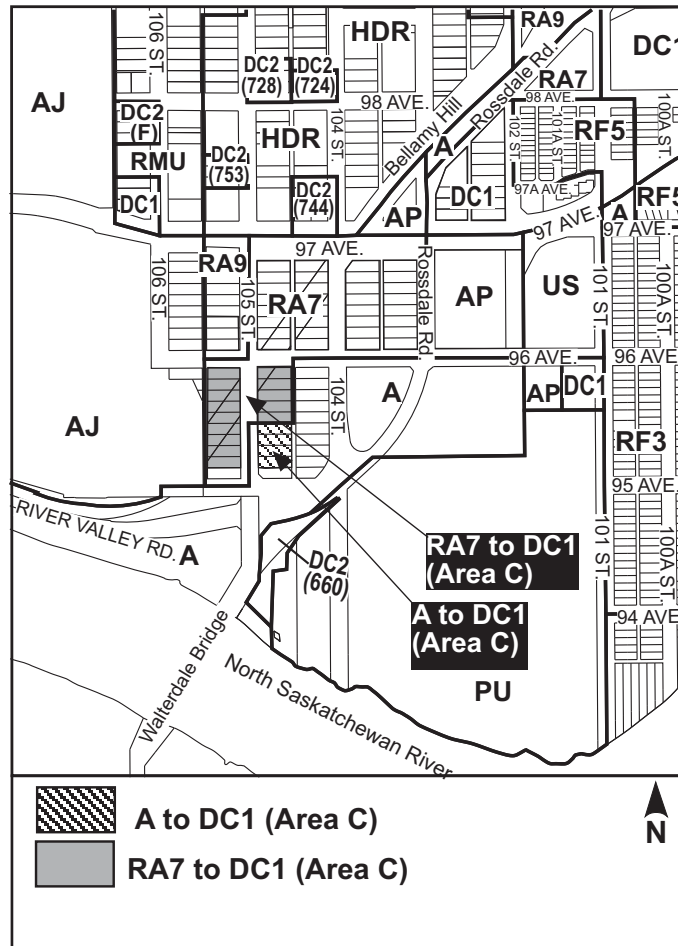
Appendix I

Area C

West Rosedale
Urban Design Plan
 Edmonton, Alberta



BYLAW 15789



SCHEDULE “D”

**(DC1) DIRECT DEVELOPMENT CONTROL PROVISION
(AREA D)**

1. Area of Application

The site is bounded by 97 Avenue to the north, 104 Street to the east, 96 Avenue to the south, and 105 Street to the west, designated as Area D and shown on Appendix I and on Schedule “D” - Map.

2. Rationale

To accommodate predominately high density residential mixed use development with Live Work uses located at the ground level that supports that creation of a liveable “urban village” environment.

3. Uses

- a. Apartment Housing
- b. Boarding and Lodging Houses
- c. Business Support Services
- d. Child Care Services
- e. Convenience Retail Stores
- f. General Retail Stores
- g. Health Services
- h. Indoor Participant Recreation Services
- i. Live Work Unit
- j. Minor Alcohol Sales
- k. Minor Home Based Business
- l. Personal Service Shops
- m. Professional, Financial, and Office Support Services, excluding call centre services, any drive through operation, loan offices and similar financial uses
- n. Residential Sales Centre, limited to the sale of onsite residential dwelling units and leasing of commercial premises
- o. Restaurants, excluding any accessory drive through pick up services
- p. Specialty Food Services, excluding any accessory drive through pick up services
- q. Fascia On-premises Signs
- r. Temporary Freestanding On premises Signs, limited to project identification,

building construction identification and real estate advertising signs during construction and initial sale excluding portable signs.

- s. Projecting On-premises Signs

4. Development Regulations

4.1 General

- a. The overall Site development shall be in general accordance with the urban design regulations of this Provision and in the West Rosedale Urban Design Plan for Area D.
- b. The maximum Floor Area Ratio of Area D shall be 3.5.
- c. The maximum Density shall be 545 Dwellings/ha.
- d. The Height of mid rise buildings shall be a minimum of 4 Storeys and 16 m and shall not exceed 6 storeys nor 24 m except for mid rise buildings adjacent to 96 Avenue which shall have a minimum Height of 4 storeys and 18 m, and shall not exceed 6 storeys nor 26 m in Height.
- e. Area D shall have a maximum of two high rise buildings. The maximum permitted Height for these high rise buildings shall not exceed 12 storeys nor 45 m and the minimum Height shall be 8 storeys and 32 m. These high rise buildings shall front onto 97 Avenue as illustrated in Appendix I.
- f. Front building Setbacks from the property line shall be as specified in Table 1: Front Building Setbacks.

Table 1: Front Building Setbacks

Location of Front Building Face	Building Setback (m)
105 Street	5.0 m
104 Street	3.0 m
97 Avenue	3.0 m
96 Avenue	0.0 m (no setback)

- g. Rear and Side building Setbacks shall be 2.0 m.
- h. The maximum building area for commercial and commercial related uses in Area D shall not exceed 2100 m² and shall be limited to the first floor as identified in Appendix I.
- i. The maximum Floor Area of any individual business premises shall not exceed 150 m².

- j. Notwithstanding Section 46, a minimum Amenity Area of 7.5 m² per Dwelling shall be provided and may be located on balconies or aggregated to courtyards, roof top patios/gardens, grade level display gardens and terraces.
- k. All mechanical equipment, including roof mechanical units, shall be screened in a manner compatible with the architectural character of the building or concealed by incorporating it within the building and is not included in building height.
- l. The owner shall provide funds for landscaping and streetscape improvements to the portion(s) of road right(s)-of-way for 97 Avenue, 96 Avenue, 105 Street, and 104 Street abutting the Site (from private property line to the new curb) that are identified by the West Rosedale Urban Design Plan, to the satisfaction of the Development Officer in consultation with Infrastructure Services and Transportation Services. These funds shall be paid to the City of Edmonton to undertake required streetscape improvements as a condition of the approval of a Development Permit.
- m. As a condition of the Development Permit the Development Officer shall require that any development be preceded by a topsoil stripping program that must be the subject of a Historic Resources Monitoring Program for archaeology. The Historic Resources Monitoring Program and any work resulting from this monitoring program is to be conducted by an archaeologist qualified to hold an Archaeological Research Permit within the Province of Alberta. In order to conduct the Historic Resources Impact Assessment, the archaeological consultant must submit "An Application for an Archaeological Research Permit – Mitigative Research Project: to the Historic Resources Management Branch.
- n. The Historic Resources Monitoring Program is to be carried out under snow-free, unfrozen ground conditions.
- o. The Historic Resources Monitoring Program shall include the entire subject site. Topsoil stripping must be taken to a depth where undisturbed subsoils are clearly visible in order to expose any burial vaults that may exist. The archaeological consultant must confirm any such features identified.
- p. Depending upon the results of the archaeological monitoring program, additional salvage, protection or preservation measures may be required.
- q. Prior to issuance of the development permit, the Development Officer shall insure that a signed agreement has been executed between the City and the Owner, requiring the owner to provide the City at the time of development permit approval the option to purchase 5% of the proposed number of residential units at 85% of the list price or as prescribed in any future City of Edmonton affordable housing policy initiatives.
- r. Universal accessibility and universal design shall be developed as follows:
 - i. The main building entrance and the first level parkade lobby entrance to mid and high rise buildings shall be designed to meet universal accessibility standards as follows:
 - ii. Main entrance doors to meet universal design standards;

- iii. Level changes from the sidewalk to the main entrance shall be minimized and where required shall be graded to allow for universal access.
 - iv. Sidewalk furniture and other elements shall be located out of the travel path to ensure they are not obstacles to building access.
- s. Building developments are to comply with LEED Canada certification process policies, deadlines, guidelines, and instructions as are published by the Canadian Building Green Council in their Policy Manual on the date of application for Development Permit. Developments must be registered with the Canadian Building Green Council (CaGBC) to earn a LEED Canada Certification rating of 'Silver', or higher. Developments to establish sustainable targets and receive third party verification.
- t. The owner shall submit a Crime Prevention Through Environmental Design (CPTED) Assessment that shall be reviewed and accepted by the Development Officer prior to the issuance of a Development Permit to ensure that development on the Site provides a safe urban environment in accordance with the guidelines and principles established in the Design Guide for a Safer City.
- u. Signs in the areas identified for Commercial Uses shall comply with Schedule 59D of the Zoning Bylaw.
- v. Notwithstanding Schedule 59D of the Zoning Bylaw, any Fascia On-premises Sign shall not extend higher than 75.0 cm above the floor of the second Storey.
- w. In the areas identified for Commercial Uses a Comprehensive Sign Plan and Schedule, consistent with the overall intent of subsection 59.3 of the Zoning Bylaw, shall be prepared for the development and submitted, with the Development Application, to be approved by the Development Officer.
- x. Signs in the areas identified for active Residential Frontage, in Appendix I, shall comply with Schedule 59B of the Zoning Bylaw.

4.2 Vehicular Circulation, Parking and Access

- a. Direct access to 97 Avenue is not permitted. Access to underground parking and servicing shall be provided as illustrated in Appendix I. Public access easements may be required for parkade access points to allow for joint access to underground parking for multiple owners.
- b. All onsite vehicular parking shall be located underground.
- c. Underground parking facilities shall be designed at street level to minimize the size of entrances to parking facilities to maintain an attractive pedestrian environment.
- d. Vehicular Parking on the site shall be developed in accordance with parking requirements for the Downtown Area Redevelopment Plan as stipulated in Section 54, Schedule 1 of the Edmonton Zoning Bylaw. In addition all on-site vehicular parking shall be located underground.

- e. Underground parking facilities shall not interfere with the viability of landscaping in any yard setback and public open space. Adequate soil depth for landscaping such as trees, shrubs and grass over a parkade shall be provided to the satisfaction of the Development Officer.
- f. Service and emergency response vehicles shall have clear and effective access to the buildings on site.
- g. A minimum of 1 bicycle parking space shall be provided per residential unit in a weather-protected, well-lit, and secure area.
- h. Visitor bicycle parking shall be 10% of the number of vehicular parking spaces required for the Downtown Area Redevelopment Plan as stipulated in Section 54, Schedule 1 of the Edmonton Zoning Bylaw to a maximum of 50 bicycle parking spaces, with 5 bicycle parking spaces being the minimum provided.
- i. Garbage collection for all buildings shall be located within parking structures or buildings and if at grade shall be located, constructed and screened from view of the adjacent residential sites. Gates and/or doors of the garbage enclosures must not open or encroach into public road right-of-way.
- j. The owner(s) shall register a Public Access Easement for the private lane as shown on Appendix I to ensure public access into the interior of the site. The easement shall make the private property owner(s) responsible for maintenance and liability.

4.3 Landscaping

- a. The landscape plan required under Section 55.3 of the Zoning Bylaw shall include landscaping as it relates to the design of special feature areas identified in the Urban Design Plan. Outdoor amenity spaces shall be landscaped for the purpose of achieving pedestrian connectivity, and opportunities for recreation and social interaction; and should create a sense of place, character and identity through such features as benches, pedestrian level lighting, waste receptacles and other means integrated with the landscaping and placed along public walking routes through the site to the satisfaction of the Development Officer in consultation with the Parks Branch.
- b. Display gardens shall be provided within the setback of any residential frontage adjacent to any public sidewalk, mid block pedestrian connection or mews. The display garden is to incorporate low parapet walls, a walk, gate, and stairs to a stoop at the front entrances, with the balance of the area for a patio and/or soft landscaping such as low shrub planting, ornamental grasses and/or flowers. The retaining wall is to be built at the property line.
- c. Residential units on the ground floor shall have access to a private outdoor space with a minimum single horizontal dimension of 1.8 m to ensure adequate usable space.
- d. A landscaping feature with focus on shrub planting, or acceptable alternatives, integrated with other site elements shall be provided in the Front, Side, and Rear

Yard Setbacks. Lawns are not an acceptable landscaping feature for display gardens.

- e. The height of an exposed retaining wall or other building wall located within the Front and Rear Yard Setbacks shall not exceed 1 m.
- f. Trees shall be planted in the overall minimum ratio of one tree per 25 m² of landscaped area to be provided.
- g. Only deciduous trees shall be allowed on landscaped areas abutting public roadways not including alleys.
- h. A minimum of 10% of all trees planted shall be coniferous trees.
- i. Landscaping required in any Setback shall be provided in an amount 1.5 times greater than required under Section 55.

4.4 Public Open Space and Pedestrian Circulation

- a. A minimum of 2000 m² of publicly accessible open space shall be provided in the centre of the block interior, as illustrated in Appendix I. Potential open space uses may include but not be limited to children's playground, rain garden, and/or a formal garden.
- b. Two publicly accessible open spaces with a minimum size each of 200 m² shall be provided between the private lane and 105 Street as illustrated in Appendix I.
- c. Mid block publicly accessible open shall be provided through the site from the sidewalk adjacent to 104 Street to the sidewalk adjacent to 105 Street to break up massing and provide safe and inviting east-west routes to the block interior for pedestrians, as illustrated in Appendix I. The mid block publicly accessible open space shall incorporate landscaping, paved pedestrian walkways which are a minimum of 2 m in width, street and pedestrian scaled lighting where applicable, and be characterized by boulevard street tree planting along either side of the sidewalks that are spaced at approximately 6 m on centre
- d. The owner(s) shall register Public Access Easements for the mid block publicly accessible open spaces located between 104 Street and 105 Street to ensure public access through the site, as illustrated in Appendix I. Easements shall make the private property owner(s) responsible for maintenance and liability. The areas having Public Access Easements shall be accessible to the public at all times.
- e. Mid block mews shall be 6 m in width which incorporate a 2.5 m wide walkway in the centre with 1.75 m of soft landscaping such as shrub planting and/or ornamental grasses located on either side. The mid block mews shall incorporate pedestrian scaled lighting, entry paths leading directly to residential or commercial units where applicable, and opportunities for casual seating. Said mews shall be provided at the mid block point along 97 Avenue into the block interior to break up massing and provide safe and inviting routes for pedestrians, as illustrated in Appendix I.

- f. The owner(s) shall register Public Access Easements for the mid block mews located at the mid block point along 97 Avenue to ensure public access through the site. Easements shall make the private property owner(s) responsible for maintenance and liability. The areas having Public Access Easements shall be accessible to the public at all times.
- g. The publicly accessible open spaces shall incorporate landscaping, street furniture and lighting.
- h. The internal private lane into the block interior shall incorporate special paving treatment, landscaped boulevards and paved sidewalks.
- i. Boulevard street trees shall be a minimum of 85 mm calliper and planted at intervals of every 6 m.
- j. Internal private roadways and pedestrian paths shall be illuminated at night with pedestrian scale lighting.
- k. A Pedestrian Circulation Plan shall be reviewed and approved by the Development Officer in consultation with Transportation Services prior to the issuance of a Development Permit.

5. Urban Design Regulations

5.1 Active Commercial Frontages

- a. Active commercial frontages, as shown in Appendix I, shall be provided along 96 Avenue and shall be developed according to the following regulations:
 - i. At grade entrances for each unit shall be universally accessible, and shall have weather protection in the form of canopy or other architectural elements to create a comfortable environment for pedestrians;
 - ii. At least 70% of ground (first) floor building facades shall have clear glazing on the exterior; and
 - iii. Individual store frontages shall not exceed 10 m in width. Individual units shall have entrances along the commercial frontage with distances between doorways from unit to another not exceeding 8 m.

5.2 Active Residential Frontages

- a. Active residential frontages for the Mid and High Rise Buildings, as shown in Appendix I, shall include individual unit external accesses for Dwellings located on the ground floor and features such as bay windows, awnings, porches, stoops staircases, and/or projections of a maximum 0.9 m from the primary building face at front doors to create prominence and provide shelter.
- b. The ground (first) floor of any residential frontage, including associated entranceway, shall have a maximum grade separation of 1.0 m from any adjacent public sidewalk to allow for display gardens. 25% of residential frontages may

have a grade separation greater than 1.0 m up to a maximum 1.5 m where sloping conditions apply.

5.4 Mid Rise Buildings (4-6 Storeys)

- a. Mid rise buildings shall have a minimum Step back of 1.0 m on all sides of the building above the second storey of the building.
- b. A minimum of 3 storeys of residential development shall be provided above any commercial development adjacent to 96th Avenue.
- c. Residential and residential related housing with Commercial Uses on the ground floor shall have access at Grade that is separate from the Commercial premises.

5.5 High Rise Buildings (6-12 Storeys)

- a. Development higher than 24 m or 6 storeys shall be considered a High Rise Building and shall be comprised of three distinct vertical zones: tower podium zone, tower mid, and tower top zones. The distinct nature of the three vertical zones shall be integrated both through step backs in the building massing, and/or through the architectural treatment of the facades.
- b. Podium Zone
 - i. The podium zone shall have a Height of 2 storeys and shall have residential dwellings located on the ground floor with individual unit external accesses at grade.
- c. Mid Zone
 - i. The mid zone shall be differentiated from the podium zone, but should reinforce some of the design details, materials, and architectural expression from the architecture below. While there should be similarity in materials to create a cohesive building, a variety in architectural styles should be encouraged among the buildings on the site.
 - ii. The mid zone shall provide a minimum 1.0 m Step back from the podium zone on all sides of the building.
 - iii. The maximum floor plate area for the tower mid zone shall not exceed 750 m².
- d. Top Zone
 - i. The top zone shall be 1 to 2 storeys in height and shall be step backed on at least two facades. In addition, the area of the typical floor plate in the top zone shall be 10% smaller than the area of the typical floor plate below in the mid zone. Special architectural detailing and use of transparent materials shall be required to create an interesting skyline.
- e. The minimum separation distance above the podium zone in the east west direction between any two high rise buildings shall be 20 m to protect north south view corridors.

5.6 Architectural Treatment

- a. Buildings shall address all adjacent public roadways and private lanes with individual entrances at grade that are clearly visible to lend a sense of occupancy to the street. Buildings on corner Sites shall address both the street and avenue and shall distinguish the avenue intersection to give it prominence.
- b. The Height of buildings on the site shall transition from north to south from a maximum Height not exceeding 12 storeys nor 45 m adjacent to 97 Avenue to a maximum Height not exceed 6 storeys nor 24 m adjacent to 96 Avenue.
- c. Quality finishing materials for all development shall include materials such as glass and glazed window systems, metal, stone, brick, masonry fibre cement siding, acrylic stucco and wood panel.
- d. The use of vinyl and masonry stucco as a finishing material shall not be permitted.
- e. Buildings shall be sited along 96 Avenue, 97 Avenue, 104 Street and 105 Street in such a manner to create a well defined street wall, framing views to the Alberta Legislature, the river valley, and creating a sense of entrance to downtown.
- f. Blank walls facing shall be avoided by extensive use of active residential and commercial frontages, which allow for interaction between people in the building and people on the street to maintain an attractive streetscape.
- g. Building facades above two storeys shall be articulated through architectural features such as Step backs, recesses, projections, and/or changes in building materials or colours, with the prominent and majority material being glazing.
- h. Functional and decorative lighting shall be used to highlight the building's architectural features and enhance the appearance of the building during the winter months.

5.7 Public Art

- a. At the time of development permit application, the owner shall submit a report that determines the gross floor area (GFA) of residential / commercial development excluding parkade areas in order to determine the amount owing towards Public Art commitment. The value of public art contribution shall be \$10 / m² proportional to the Gross Floor Area (GFA) of residential / commercial development, excluding parkade areas. The commitment may be staged in conjunction with the staged development. Prior to issuance of the Development permit, the Development Officer shall ensure a signed agreement has been executed between the City and the owner to implement one of the following options (of owner's choice):
 - i. Option 1: Installation of public art on site

The owner shall submit a Public Art Critical Path prepared by an art consultant to the Development Officer. A Public Artwork Critical Path is a detailed plan prepared by an Art Consultant for the accession of a specific artwork, which includes the theme / purpose of the artwork; placement of

the artwork; the identification of critical stages, processes and dates of the accession of the Artwork; the final budget and payment schedule for the Artwork. A Critical Path must be approved by Edmonton Arts Council. The owner shall install a Public Art within the development site. At the completion of installation, the owner shall submit to the Development Officer a detail accounting of all expenditures completed in relation to the Public Art implementation, including clear disclosure of full budget made available to the artist. Public Art installed on-site shall remain in the same ownership as the property(s), unless otherwise determined by the owner. Public art on a future condominium site shall be owned and maintained by the Condominium Association.

ii. Option 2: Contribution towards Public Art off-site

The owner shall transfer the amount owing for the Public Art to the City wholly for its use, in consultation with Edmonton Arts Council, for the provision of Public Art on public property within the West Rosedale Urban Design Plan Area.

- b. Public Art, wherever possible, shall consider commemoration of the archaeological/historical significance of the Rosedale area.

6.0 Development Guidelines

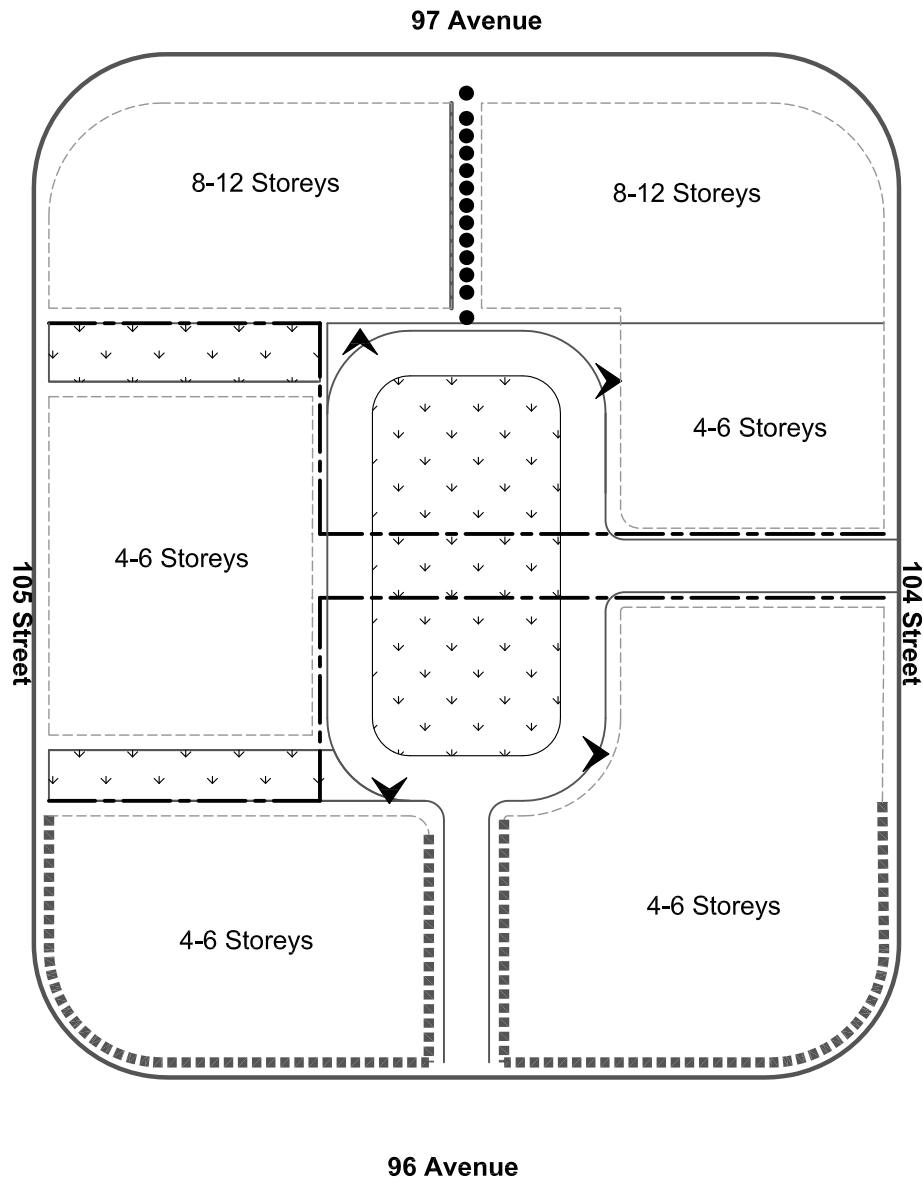
- a. The design of rooftops visible from high-rise buildings should be carefully considered. Where physically and economically feasible, green roofs, rooftop gardens and patios should be provided to improve rooftop aesthetics and provide additional amenity space.
- b. Facades should be treated with high quality materials and given vertical articulation and emphasis. Variation of building materials and colour shall be used to break monotony of long building facades.
- c. Dwellings and other elements of the development should be sited and oriented to minimize their impact on other Dwellings, considering such things as daylight, sunlight, ventilation, quiet, visual privacy and views.
- d. The creation of adverse micro-climatic affects due to building construction such as wind tunnelling, shadowing and loss of sunlight, on and off site, though the massing and location of buildings should be avoided.
- e. Buildings should be designed to include on site alternative energy sources.
- f. The incorporation of features such as recycling, water saving strategies, low-water landscaping, energy-efficient lighting, green roofs and other devices should be considered in building on site designs to reduce the consumption of energy and materials.
- g. Landscaping of Sites in this Area should consider the use of plant materials that are indigenous to the river valley. Plant materials that provide colour throughout

the year should also be considered to enhance their appearance during the winter months.

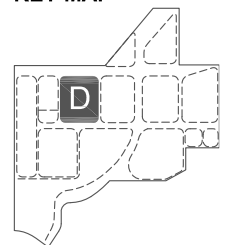
- h. Additional bicycle parking racks may be placed on road right-of-way subject to the review and approval of the Transportation Department.
- i. Parking, loading and passenger drop-off areas should be easily accessible and designed to minimize pedestrian-vehicle conflicts.

6.1 Off-site Improvements

- a. Prior to the issuance of a building permit, the owner shall enter into an agreement with the City of Edmonton for the off-site improvements necessary to serve the development. The Agreement Process includes an engineering drawing review and approval process. Improvements to be addressed in the Agreement shall include, but not be limited to the following:
 - i. Repair of any damage to the abutting roadways, sidewalks and/or boulevards resulting from construction of the development, to the satisfaction of Transportation Services. The site must be inspected by Transportation Services prior to the start of construction and once again when construction is complete;
 - ii. The potential upgrade of the alleys adjacent to the site;
 - iii. The relocation and/or alteration of existing utilities and installation of new utilities, including water utilities, as required by EPCOR Water; and
 - iv. The provision of landscaping and streetscape elements on public space.



KEY MAP



Legend

- Active Residential Frontage
- Active Commercial Frontage
- .-.-.- Pedestrian Walkways
- Mid Block Mews
- ▢ ▴ ▾ ▸ ▹ ► Mid Block Publicly Accessible Open Space
- Parking Garage/Parkade Access

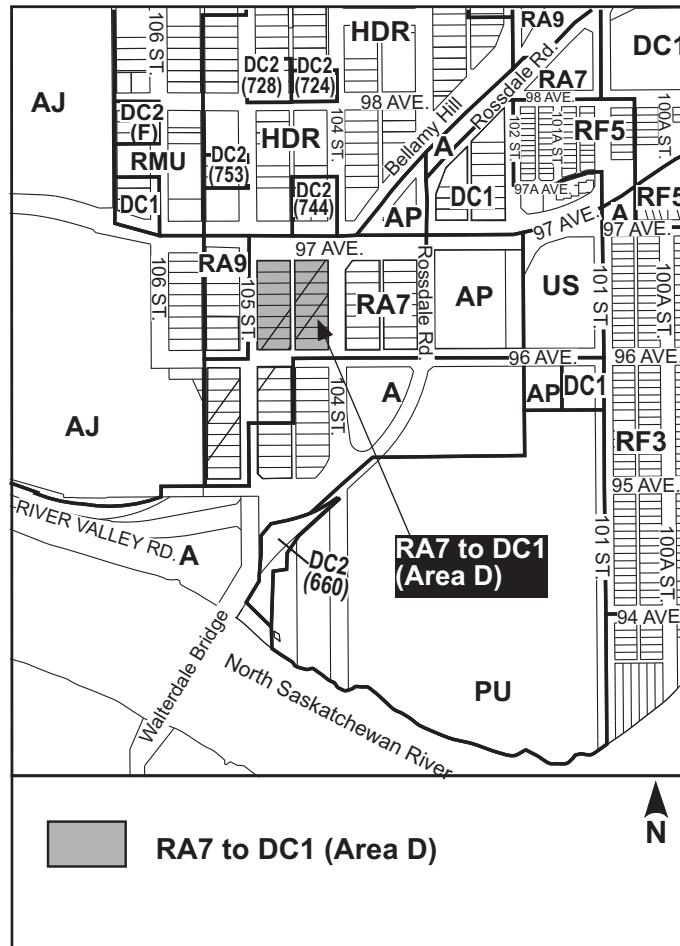
NOTE: This map is a diagrammatic representation of the items listed in the legend.



Appendix I Area D

**West Rosedale
Urban Design Plan
Edmonton, Alberta**

BYLAW 15789



SCHEDULE “E”**(DC1) DIRECT DEVELOPMENT CONTROL PROVISION
(AREA E)****1. Area of Application**

The site is bounded by 97 Avenue to the north, 103 Street/Rossdale Road to the east, 96 Avenue to the south, and 104 Street to the west, designated as Area E and shown on Appendix I and on Schedule “E” - Map.

2. Rationale

To accommodate predominately high density residential mixed use development with Live Work uses located at the ground level that supports that creation of a liveable “urban village” environment.

3. Uses

- a. Apartment Housing
- b. Boarding and Lodging Houses
- c. Business Support Services
- d. Child Care Services
- e. Convenience Retail Stores
- f. General Retail Stores
- g. Health Services
- h. Indoor Participant Recreation Services
- i. Live Work Unit
- j. Minor Alcohol Sales
- k. Minor Home Based Business
- l. Professional, Financial, and Office Support Services, excluding telephone answering, any drive through operation, loan offices and similar financial uses
- m. Residential Sales Centre, limited to the sale of onsite residential dwelling units and leasing of commercial premises
- n. Restaurants, this use shall not include any accessory drive through pick up services
- o. Row Housing

- p. Specialty Food Services, excluding any accessory drive through pick up services
- q. Fascia On-premises Signs
- r. Temporary Freestanding On premises Signs, limited to project identification, building construction identification and real estate advertising signs during construction and initial sale excluding portable signs.
- s. Projecting On-premises Signs

4. Development Regulations

4.1 General

- a. The overall Site development shall be in general accordance with the urban design regulations of this Provision and in the West Rosedale Urban Design Plan for Area E.
- b. The maximum Floor Area Ratio of Area E shall be 3.0.
- c. The maximum Density shall be 440 Dwellings/ha.
- d. The Height of mid rise buildings shall be a minimum of 4 Storeys and 16 m and shall not exceed 6 storeys nor 24 m except for mid rise buildings adjacent to 96 Avenue which shall have a minimum Height of 4 storeys and 18 m, and shall not exceed 6 storeys nor 26 m in Height
- e. Area E shall have a maximum of two high rise buildings. The maximum permitted Height for these high rise buildings shall not exceed 12 storeys nor 45 m and the minimum Height shall be 8 storeys and 32 m. These high rise buildings shall front onto 97 Avenue as illustrated in Appendix I.
- f. The maximum Height for Row Housing shall not exceed 2.5 Storeys nor 11 m.
- g. Front building Setbacks from the property line shall be as specified in Table 1: Front Building Setbacks.

Table 1: Front Building Setbacks

Location of Front Building Face	Building Setback (m)
104 Street	3.0 m
103 Street	3.0 m
97 Avenue	3.0 m
96 Avenue	0.0 m (no setback)

- h. Buildings located to the north of the 104 Street access to the private internal lane shall have Rear and Side Yard Setbacks of 3.0 m.
- i. The mid rise buildings adjacent to 96 Avenue have a Side Yard Setback of 0.0 m and a Rear Yard Setback of 3.0 m.
- j. Buildings located directly south of the 104 Street access to the private internal lane shall either be Row Housing or mid rise buildings. The Front, Side and Rear Yard Setbacks for each of the built form options are as illustrated in Appendix I.
- k. The maximum building area for commercial uses in Area E shall not exceed 2000 m² and shall be limited to the first floor as identified in Appendix I.
- l. The maximum Floor Area of any individual business premises shall not exceed 200 m².
- m. Notwithstanding Section 46, a minimum Amenity Area of 7.5 m² per Dwelling shall be provided and may be located on balconies or aggregated to courtyards, roof top patios/gardens, grade level display gardens and terraces.
- n. Notwithstanding Section 92, there shall be no exterior display or advertisement for Live Work Units other than an identification plaque or sign a maximum of 20 cm x 30.5 cm in size located on the ground floor building face, where appropriate.
- o. All mechanical equipment, including roof mechanical units, shall be screened in a manner compatible with the architectural character of the building or by incorporating it within the building and is not included in building height.
- p. The owner shall provide funds for landscaping and streetscape improvements to the portion(s) of road right(s)-of-way for 97 Avenue, 96 Avenue, 103 Street, and 104 Street abutting the Site (from private property line to the new curb) that are identified by the West Rosedale Urban Design Plan, to the satisfaction of the Development Officer in consultation with the Sustainable Development, Infrastructure Services and Transportation Services. These funds shall be paid to the City of Edmonton to undertake required streetscape improvements as a condition of the approval of a Development Permit.
- q. As a condition of the Development Permit the Development Officer shall require that any development be preceded by a topsoil stripping program that must be the subject of a Historic Resources Monitoring Program for archaeology. The Historic Resources Monitoring Program and any work resulting from this monitoring program is to be conducted by an archaeologist qualified to hold an Archaeological Research Permit within the Province of Alberta. In order to conduct the Historic Resources Impact Assessment, the archaeological consultant must submit "An Application for an Archaeological Research Permit – Mitigative Research Project: to the Historic Resources Management Branch.
- r. The monitoring program is to be carried out under snow-free, unfrozen ground conditions.
- s. The Historic Resources Monitoring Program shall include all of the subject site. Topsoil stripping must be taken to a depth where undisturbed subsoils are clearly

visible in order to expose any burial vaults that may exist. The archaeological consultant must confirm any such features identified.

- t. Depending upon the results of the archaeological monitoring program, additional salvage, protection or preservation measures may be required.
- u. Prior to issuance of the development permit, the Development Officer shall insure that a signed agreement has been executed between the City and the Owner, requiring the owner to provide the City at the time of development permit approval the option to purchase 5% of the proposed number of residential units at 85% of the list price or as prescribed in any future City of Edmonton affordable housing policy initiatives.
- v. Universal accessibility and universal design shall be developed as follows:
 - i. The main building entrance and the first level parkade lobby entrance to mid and high rise buildings shall be designed to meet universal accessibility standards as follows:
 - ii. Main entrance doors to meet universal design standards;
 - iii. Level changes from the sidewalk to the main entrance of a building shall be minimized; and
- w. Sidewalk furniture and other elements shall be located out of the travel path to ensure they are not obstacles to apartment building access
- x. Building developments are to comply with LEED Canada certification process policies, deadlines, guidelines, and instructions as are published by the Canadian Building Green Council in their Policy Manual on the date of application for Development Permit. Developments must be registered with the Canadian Build Green Council (CaGBC) to earn a LEED Canada Certification rating of 'Silver', or higher. Developments must establish sustainable targets and receive third party verification.
- y. The owner shall submit a Crime Prevention Through Environmental Design (CPTED) Assessment that shall be reviewed and accepted by the Development Officer prior to the issuance of a Development Permit to ensure that development on the Site provides a safe urban environment in accordance with the guidelines and principles established in the Design Guide for a Safer City.
- z. Signs in the areas identified for Commercial Uses shall comply with Schedule 59D of the Zoning Bylaw.
- aa. Notwithstanding Schedule 59D of the Zoning Bylaw, any Fascia On-premises Sign shall not extend higher than 75.0 cm above the floor of the second Storey.
- bb. In the areas identified for Commercial Uses a Comprehensive Sign Plan and Schedule, consistent with the overall intent of subsection 59.3 of the Zoning Bylaw, shall be prepared for the development and submitted, with the Development Application, to be approved by the Development Officer.
- cc. Signs in the areas identified for active Residential Frontage, in Appendix I, shall comply with Schedule 59B of the Zoning Bylaw.

4.2 Vehicular Circulation, Parking and Access

- a. Direct access to 97 Avenue and to Rossdale Road is not permitted. Access to underground parking and servicing shall be provided as illustrated in Appendix I. Public access easements may be required for parkade access points to allow for joint access to underground parking for multiple owners.
- b. All onsite vehicular parking shall be located underground, with the exception of visitor parking.
- c. Underground parking facilities shall be designed at street level to minimize the size of entrances to parking facilities to maintain an attractive pedestrian environment.
- d. Vehicular Parking on the site shall be developed in accordance with parking requirements for the Downtown Area Redevelopment Plan as stipulated in Section 54, Schedule 1 of the Zoning Bylaw.
- e. Underground parking facilities shall not interfere with the viability of landscaping in any yard setback and public open space. Adequate soil depth for landscaping such as trees, shrubs and grass over a parkade shall be provided to the satisfaction of the Development Officer.
- f. Service and emergency response vehicles shall have clear and effective access to the buildings on site.
- g. A minimum of 1 bicycle parking space shall be provided per residential unit in a weather-protected, well-lit, and secure area.
- h. Visitor bicycle parking shall be provided in an amount equal to 10% of the number of vehicular parking spaces required under Section 54.2, Schedule B of the Zoning Bylaw to a maximum 50 bicycle parking spaces. In no case shall fewer than 5 visitor bicycle parking spaces be provided.
- i. Garbage collection shall be located within parking structures or buildings and if at grade shall be located, constructed and screened from view of the adjacent residential sites. Gates and/or doors of the garbage enclosures shall not open or encroach into public road right-of-way.
- j. The owner(s) shall register a Public Access Easement for the private alley as shown on Appendix I to ensure public access into the interior of the site. The easement shall make the private property owner(s) responsible for maintenance and liability.

4.3 Landscaping

- a. The landscape plan required under Section 55.3 of the Zoning Bylaw shall include landscaping as it relates to the design of special feature areas identified in the Urban Design Plan. Outdoor amenity spaces shall be landscaped for the purpose of achieving pedestrian connectivity, and opportunities for recreation and social interaction; and should create a sense of place, character and identity through such features as benches, pedestrian level lighting, waste receptacles and other means

integrated with the landscaping and placed along public walking routes through the site to the satisfaction of the Development Officer in consultation with the Parks Branch.

- b. Display gardens shall be provided within the setback of any residential frontage adjacent to any public sidewalk, mid block pedestrian connection or mews. The display garden is to incorporate low parapet walls, a walk, gate, and stairs to a stoop at the front entrances, with the balance of the area for a patio and/or soft landscaping such as low shrub planting, ornamental grasses and/or flowers. The retaining wall is to be built at the property line.
- c. Residential units on the ground floor shall have access to a private outdoor space with a minimum single horizontal dimension of 1.8 m to ensure adequate usable space.
- d. A landscaping feature with focus on shrub planting, or acceptable alternatives, integrated with other site elements shall be provided in the Front, Side, and Rear Yard Setbacks. Lawns are not an acceptable landscaping feature for display gardens.
- e. No retaining walls and/or fences shall be allowed within Side Yard Setbacks of Row Housing.
- f. The height of an exposed retaining wall or other building wall located within the Front and Rear Yard Setbacks shall not exceed 1 m.
- g. The maximum Height of any fence and/or retaining wall/fence combination shall not exceed 1.8 m in the Rear Yard Setback of Row Housing. If a retaining wall is part of the structure of the fence the retaining wall shall not exceed 1 m in height.
- h. Trees shall be planted in the overall minimum ratio of one tree per 25 m² of landscaped area to be provided.
- i. Only deciduous trees shall be allowed on landscaped areas abutting public roadways not including alleys.
- j. A minimum of 10% of all trees planted shall be coniferous trees.
- k. Landscaping required in any Setback shall be provided in an amount 1.5 times greater than required under Section 55.

4.4 Public Open Space and Pedestrian Circulation

- a. A minimum of 450 m² of publicly accessible open space shall be provided in the centre of the block interior, as illustrated in Appendix I. Potential open space uses may include but not be limited to children's playground, rain garden, and/or a formal garden.
 - i. A minimum of 450 m² of publicly accessible open space shall be provided between the private lane and Rossdale Road, as illustrated in Appendix I.
 - ii. Mid block publicly accessible open space shall be provided through the site from the sidewalk adjacent to 104 Street to the sidewalk adjacent to 103/Rossdale Road Street to break up massing and provide safe and

inviting east-west routes to the block interior for pedestrians, as illustrated in Appendix I. The mid block publicly accessible open space shall incorporate landscaping, paved pedestrian walkways which are a minimum of 2 m in width, street and pedestrian scaled lighting where applicable, and be characterized by boulevard street tree planting along either side of the sidewalks that are spaced at approximately 6 m on centre.

- iii. The owner(s) shall register Public Access Easements for the mid block publicly accessible open space located between 104 Street and 103 Street to ensure public access through the site. Easements shall make the private property owner(s) responsible for maintenance and liability. The areas having Public Access Easements shall be accessible to the public at all times.
- iv. Mid block mews shall be 6 m in width which incorporate a 2.5 m wide walkway in the centre with 1.75 m of soft landscaping such as shrub planting and/or ornamental grasses located on either side. The mid block mews shall incorporate pedestrian scaled lighting, entry paths leading directly to residential or commercial units where applicable, and opportunities for casual seating. Said mews shall be provided at the mid block point along 97 Avenue and 96 Avenue into the block interior to break up massing and provide safe and inviting routes for pedestrians, as illustrated in Appendix I.
- v. The owner(s) shall register Public Access Easements for the mid block mews located at the mid block point along 97 Avenue and 96 Avenue to ensure public access through the site. Easements shall make the private property owner(s) responsible for maintenance and liability. The areas having Public Access Easements shall be accessible to the public at all times.
- vi. The publicly accessible open spaces shall incorporate landscaping, street furniture and lighting.
- vii. The internal private lane into the block interior shall incorporate special paving treatment, landscaped boulevards and paved sidewalks.
- viii. Boulevard street trees shall be a minimum of 85 mm calliper and planted at intervals of every 6 m.
- ix. Internal private lanes and pedestrian paths shall be illuminated at night with pedestrian scale lighting.
- x. A Pedestrian Circulation Plan shall be reviewed and approved by the Development Officer in consultation with Transportation Services prior to the issuance of a Development Permit.

5. Urban Design Regulations

5.1 Active Commercial Frontages

- a. Active commercial frontages, as shown in Appendix I, shall be provided along 96 Avenue and shall be developed according to the following regulations:
 - i. At grade entrances for each unit shall be universally accessible, and shall have weather protection in the form of canopy or other architectural elements to create a comfortable environment for pedestrians;
 - ii. At least 70% of ground (first) floor building facades shall have clear glazing on the exterior; and
 - iii. Individual store frontages shall not exceed 10 m in width. Individual units shall have entrances along the commercial frontage with distances between doorways from unit to another not exceeding 8 m.

5.2 Active Residential Frontages

- a. Active residential frontages for the Row Housing, Mid and High Rise buildings, as shown in Appendix I, shall include individual unit external accesses for Dwellings located on the ground floor and features such as bay windows, awnings, porches, stoops staircases, and/or projections of a maximum 0.9 m from the primary building face at front doors to create prominence and provide shelter.
- b. The ground (first) floor of any residential frontage, including associated entranceway, shall have a maximum grade separation of 1.0 m from any adjacent public sidewalk to allow for display gardens. 25% of residential frontages may have a grade separation greater than 1.0 m up to a maximum 1.5 m where sloping conditions apply.

5.3 Row Housing, Mid Rise Buildings and Live Work Units

- a. Row Housing may be located within the block interior of Area E as illustrated in Appendix I.
- b. Mid rise buildings shall have a minimum Stepback of 1.0 m on all sides of the building above the second storey of the building.
- c. A minimum of 3 storeys residential and/or live work development shall be provided above any commercial development adjacent to 96th Avenue.
 - i. Residential and/or Live Work shall be located above the first (ground) floor of buildings adjacent to 96 Avenue. Where residential dwellings and Live Work units are located in the same building they shall not be located on the same building floor.
 - ii. Residential and residential uses and Live Work Units with Commercial Uses on the ground floor shall have access at Grade that is separate from the Commercial premises.

5.4 High Rise Buildings

- a. Development higher than 24 m or 6 storeys shall be considered a High Rise Building and shall be comprised of three distinct vertical zones: podium zone, mid, and top zones. The distinct nature of the three vertical zones shall be integrated both through stepbacks in the building massing, and/or through the architectural treatment of the facades.
- b. Podium Zone
 - i. The podium zone shall have a Height of 2 storeys and shall have residential dwellings located on the ground floor with individual unit external accesses at grade.
- c. Mid Zone
 - i. The mid zone shall be differentiated from the podium zone, but should reinforce some of the design details, materials, and architectural expression from the architecture below. While there should be similarity in materials to create a cohesive building, a variety in architectural styles should be encouraged among the buildings on the site.
 - ii. The mid zone shall provide a minimum 1.0 m Stepback from the podium zone on all sides of the building.
 - iii. The maximum floor plate area for the tower mid zone shall not exceed 750 m².
- d. Top Zone
 - i. The top zone shall be 1 to 2 storeys in height and shall be stepbacked on at least two facades. In addition, the area of the typical floor plate in the top zone shall be 10% smaller than the area of the typical floor plate below in the mid zone. Special architectural detailing and use of transparent materials shall be required to create an interesting skyline.
 - ii. The minimum separation distance above the podium zone in the east west direction between any two high rise residential buildings shall be 20 m to protect north south view corridors.

5.5 Architectural Treatment

- a. Buildings shall address all adjacent public roadways and private lanes with individual entrances at grade that are clearly visible to lend a sense of occupancy to the street. Buildings on corner Sites shall address both the street and avenue and shall distinguish the avenue intersection to give it prominence.
- b. The Height of buildings on the site shall transition from north to south from a maximum Height not exceeding 12 storeys nor 45 m adjacent to 97 Avenue to a maximum Height not exceed 6 storeys nor 24 m adjacent to 96 Avenue.

- c. Quality finishing materials for all development shall include materials such as glass and glazed window systems, metal, stone, brick, masonry fibre cement siding, acrylic stucco and wood panel.
- d. The use of vinyl and masonry stucco as a finishing material shall not be permitted.
- e. Buildings shall be sited along 96 Avenue, 97 Avenue, 103 Street/Rossdale Road and 104 Street in such a manner to create a well defined streetwall, framing views to the Alberta Legislature the river valley, and creating a sense of entrance to downtown.
- f. Blank walls shall be avoided by extensive use of active residential and commercial frontages, which allow for interaction between people in the building and people on the street to maintain an attractive streetscape.
- g. Building facades above two storeys shall be articulated through architectural features such as Stepbacks, recesses, projections, and/or changes in building materials or colours, with the prominent and majority material being glazing.
- h. Functional and decorative lighting shall be used to highlight the building's architectural features and enhance the appearance of the building during the winter months.

5.6 Public Art

- a. At the time of development permit application, the owner shall submit a report that determines the gross floor area (GFA) of residential / commercial development excluding parkade areas in order to determine the amount owing towards Public Art commitment. The value of public art contribution shall be \$10 / m² proportional to the Gross Floor Area (GFA) of residential / commercial development, excluding parkade areas. The commitment may be staged in conjunction with the staged development. Prior to issuance of the Development permit, the Development Officer shall ensure a signed agreement has been executed between the City and the owner to implement one of the following options (of owner's choice):

- i. **Option 1: Installation of public art on site**

The owner shall submit a Public Art Critical Path prepared by an art consultant to the Development Officer. A Public Artwork Critical Path is a detailed plan prepared by an Art Consultant for the accession of a specific artwork, which includes the theme / purpose of the artwork; placement of the artwork; the identification of critical stages, processes and dates of the accession of the Artwork; the final budget and payment schedule for the Artwork. A Critical Path must be approved by Edmonton Arts Council. The owner shall install a Public Art within the development site. At the completion of installation, the owner shall submit to the Development Officer a detail accounting of all expenditures completed in relation to the Public Art implementation, including clear disclosure of full budget made available to the artist. Public Art installed on-site shall remain in the same

ownership as the property(s), unless otherwise determined by the owner. Public art on a future condominium site shall be owned and maintained by the Condominium Association.

ii. Option 2: Contribution towards Public Art off-site

The owner shall transfer the amount owing for the Public Art to the City wholly for its use, in consultation with Edmonton Arts Council, for the provision of Public Art on public property within the West Rosedale Urban Design Plan Area.

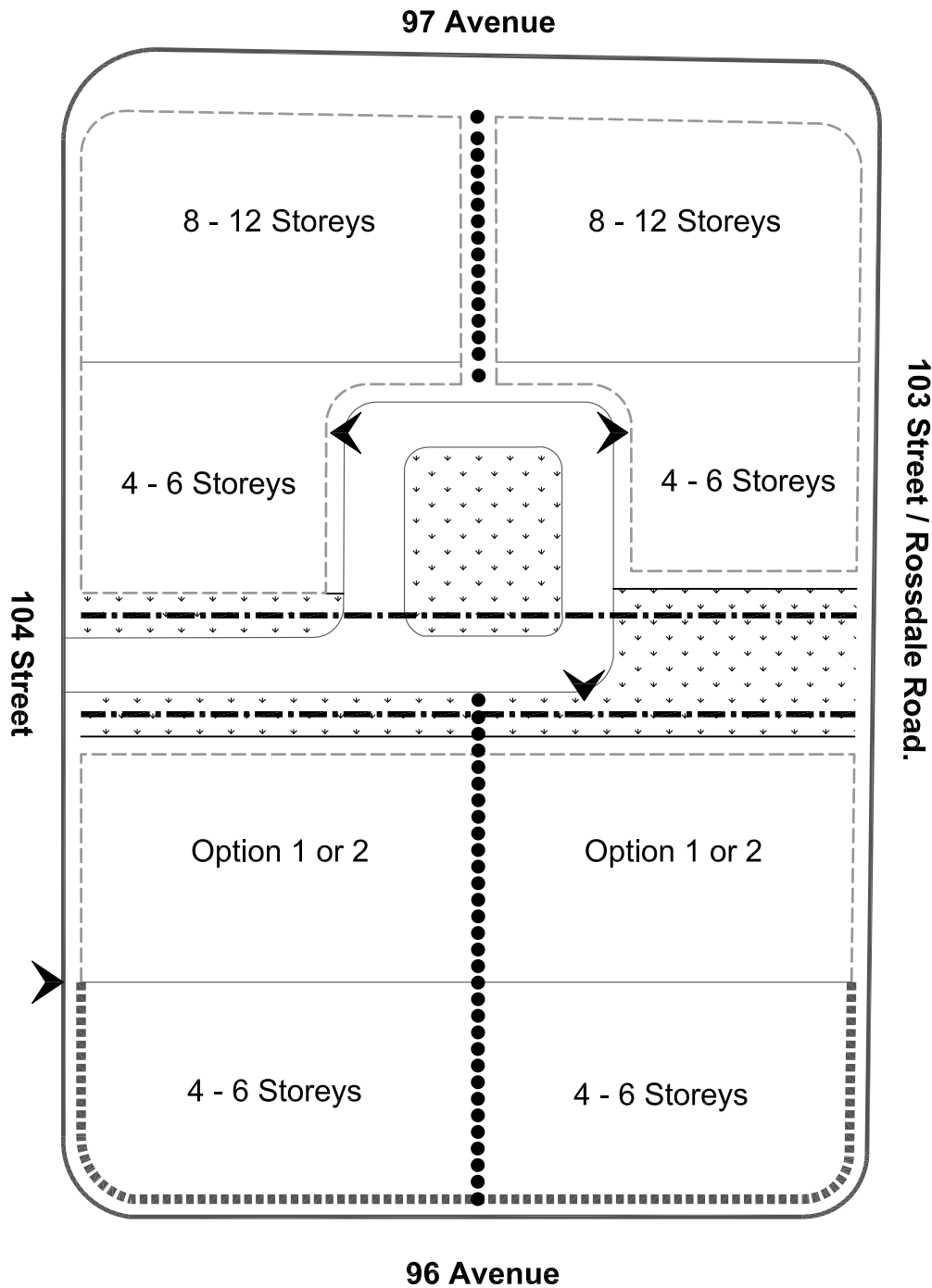
- b. Public Art, wherever possible, shall consider commemoration of the archaeological/historical significance of the Rosedale area.

6.0 Development Guidelines

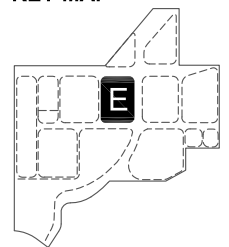
- a. The design of rooftops visible from high-rise buildings should be carefully considered. Where physically and economically feasible, green roofs, rooftop gardens and patios should be provided to improve rooftop aesthetics and provide additional amenity space.
- b. Facades should be treated with high quality materials and given vertical articulation and emphasis. Variation of building materials and colour shall be used to break monotony of long building facades.
- c. Dwellings and other elements of the development should be sited and oriented to minimize their impact on other Dwellings, considering such things as daylight, sunlight, ventilation, quiet, visual privacy and views.
- d. The creation of adverse micro-climatic affects due to building construction such as wind tunnelling, shadowing and loss of sunlight, on and off site, though the massing and location of buildings should be avoided.
- e. Buildings should be designed to include on site alternative energy sources.
- f. The incorporation of features such as recycling, water saving strategies, low-water landscaping, energy-efficient lighting, green roofs and other devices should be considered in building on site designs to reduce the consumption of energy and materials.
- g. Landscaping of Sites in this Area should consider the use of plant materials that are indigenous to the river valley. Plant materials that provide colour throughout the year should also be considered to enhance their appearance during the winter months.
- h. Additional bicycle parking racks may be placed on road right-of-way subject to the review and approval of the Transportation Department.
- i. Parking, loading and passenger drop-off areas should be easily accessible and designed to minimize pedestrian-vehicle conflicts.

6.1 Off-site Improvements

- a. Prior to the issuance of a building permit, the owner shall enter into an agreement with the City of Edmonton for the off-site improvements necessary to serve the development. The Agreement Process includes an engineering drawing review and approval process. Improvements to be addressed in the Agreement shall include, but not be limited to the following:
 - i. Repair of any damage to the abutting roadways, sidewalks and/or boulevards resulting from construction of the development, to the satisfaction of Transportation Services. The site must be inspected by Transportation Services prior to the start of construction and once again when construction is complete;
 - ii. The potential upgrade of the alleys adjacent to the site;
 - iii. The relocation and/or alteration of existing utilities and installation of new utilities, including water utilities, as required by EPCOR Water; and
 - iv. The provision of landscaping and streetscape elements on public space.



KEY MAP

**Legend**

- Active Residential Frontage
- Active Commercial Frontage
- .-.-.- Pedestrian Walkways
- Mid Block Mews
- Mid Block Publicly Accessible Open Space
- Parking Garage/Parkade Access

NOTE: This map is a diagrammatic representation of the items listed in the legend.

Option 1 - 2.5 Storey Row Housing

Front Setback	Side Setback	Rear Setback
3.0m	3.0m	7.0m min

Option 2 - 4-6 Storey Mid Rise Building

Front Setback	Side Setback	Rear Setback
3.0m	3.0m	3.0m min

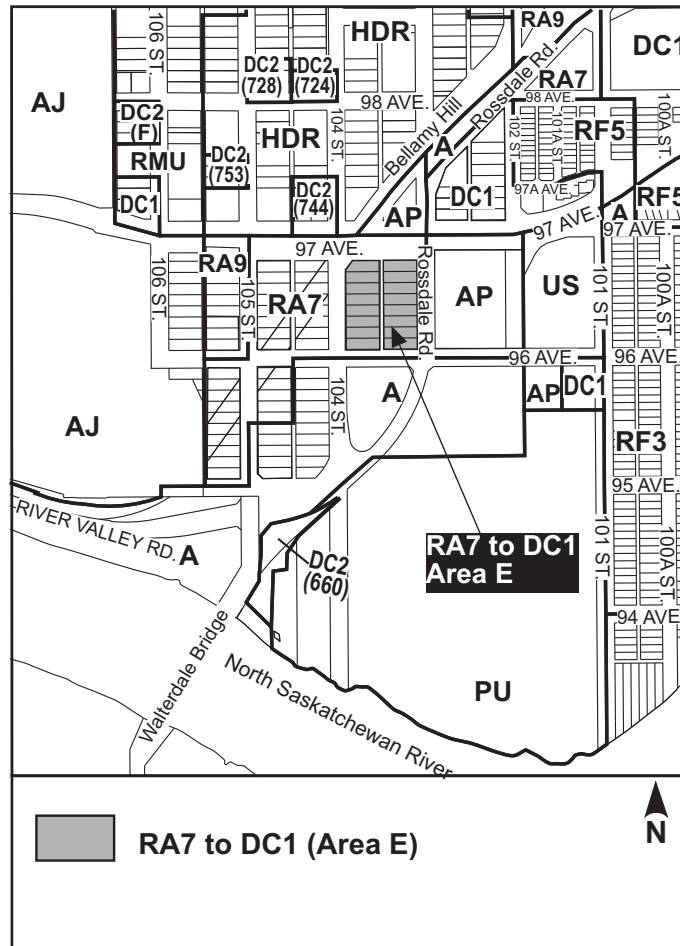


Appendix I

Area E

West Rosedale
Urban Design Plan
 Edmonton, Alberta

BYLAW 15789



SCHEDULE “F”**(DC1) DIRECT DEVELOPMENT CONTROL PROVISION
(AREA F)****1. Area of Application**

The site is bounded by 97 Avenue to the north, 103 Street/Rossdale Road to the west, 96 Avenue to the south, and 102 Street to the east, designated as Area F and shown on Appendix I and on Schedule “F” - Map.

2. Rationale

To accommodate predominately high density residential mixed use development with Live Work uses located at the ground level that supports that creation of a liveable “urban village” environment.

3. Uses

- a. Apartment Housing
- b. Boarding and Lodging Houses
- c. Row Housing
- d. Live Work Unit
- e. Minor Home Based Business
- f. Residential Sales Centre, limited to the sale of onsite residential dwelling units and leasing of commercial premises
- g. Fascia On-premises Signs
- h. Temporary Freestanding On premises Signs, limited to project identification, building construction identification and real estate advertising signs during construction and initial sale excluding portable signs.
- i. Projecting On-premises Signs

4. Development Regulations**4.1 General**

- a. The overall Site development shall be in general accordance with the urban design regulations of this Provision and in the West Rossdale Urban Design Plan for Area F.
- b. The maximum Floor Area Ratio of Area F shall be 1.8.
- c. The maximum Density shall be 260 Dwellings/ha.

- d. The Height of mid rise buildings shall be a minimum of 4 Storeys and 16 m and shall not exceed 6 storeys nor 24 m. These mid rise buildings shall front onto 97 Avenue, as illustrated in Appendix I.
- e. The low rise buildings adjacent to 96 Avenue shall be a minimum of 2 storeys and 10 m, and shall not exceed 4 storeys nor 18 m in Height.
- f. The maximum Height for Row Housing shall not exceed 2.5 Storeys nor 11 m.
- g. Front building face Setbacks from the property line shall be as specified in Table 1: Front Building Face Setbacks.

Table 1: Front Building Setbacks

Location of Front Building Face	Building Setback (m)
102 Street	3.0 m
103 Street/Rossdale Road	3.0 m
97 Avenue	3.0 m
96 Avenue	0.0 m (no setback)

- h. Buildings within the site shall have Rear and Side Yard Setbacks of 0.0 m, except for Row Housing which shall have a 3 m Side Yard Setback and a maximum Rear Yard Setback of 7 m and buildings adjacent to 97 Avenue and 96 Avenue which shall have a Rear Yard Setback of 3 m for individual unit patio/gardens.
- i. Notwithstanding Section 46, a minimum Amenity Area of 7.5 m² per Dwelling shall be provided and may be located on balconies or aggregated to courtyards, roof top patios/gardens, grade level display gardens and terraces.
- j. Notwithstanding Section 92, there shall be no exterior display or advertisement for Live Work Units other than an identification plaque or sign a maximum of 20 cm x 30.5 cm in size located on the ground floor building face, where appropriate.
- k. 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 and is not included in building height.
- l. The owner shall provide funds for landscaping and streetscape improvements to the portion(s) of road right(s)-of-way for 97 Avenue, 96 Avenue, 103 Street/Rossdale Road, and 102 Street abutting the Site (from private property line to the new curb) that are identified by the West Rossdale Urban Design Plan to the satisfaction of the Development Officer in consultation with the Sustainable Development, Infrastructure Services and Transportation Services. These costs

shall be paid to the City of Edmonton to undertake required streetscape improvements as a condition of the approval of a Development Permit.

- m. As a condition of the Development Permit the Development Officer shall require that any development be preceded by a topsoil stripping program that must be the subject of a Historic Resources Monitoring Program for archaeology. The Historic Resources Monitoring Program and any work resulting from this monitoring program is to be conducted by an archaeologist qualified to hold an Archaeological Research Permit within the Province of Alberta. In order to conduct the Historic Resources Impact Assessment, the archaeological consultant must submit “An Application for an Archaeological Research Permit – Mitigative Research Project: to the Historic Resources Management Branch.
- n. The monitoring program is to be carried out under snow-free, unfrozen ground conditions.
- o. The Historic Resources Monitoring Program shall include the entire subject site. Topsoil stripping must be taken to a depth where undisturbed subsoils are clearly visible in order to expose any burial vaults that may exist. The archaeological consultant must confirm any such features identified.
- p. Depending upon the results of the archaeological monitoring program, additional salvage, protection or preservation measures may be required.
- q. Prior to issuance of the development permit, the Development Officer shall insure that a signed agreement has been executed between the City and the Owner, requiring the owner to provide the City at the time of development permit approval the option to purchase 5% of the proposed number of residential units at 85% of the list price or as prescribed in any future City of Edmonton affordable housing policy initiatives.
- r. Prior to the issuance of a Development Permit for Lot, Block X, Plan 6417 AS located within this Provision, the Development Officer shall require a Phase I Environmental Site Assessment be undertaken by a qualified, registered Professional Engineer, and be approved to the satisfaction of the Development Officer, in consultation with the City of Edmonton’s Planning & Development Department’s Environmental Planning Unit.
- s. Universal accessibility and universal design shall be developed as follows:
 - i. The main building entrance and the first level parkade lobby entrance to mid and high rise buildings shall be designed to meet universal accessibility standards as follows:
 - A. Main entrance doors to meet universal design standards;
 - B. Level changes from the sidewalk to the main entrance of a building shall be minimized; and
 - C. Sidewalk furniture and other elements shall be located out of the travel path to ensure they are not obstacles to apartment building access.

- t. Building developments are to comply with LEED Canada certification process policies, deadlines, guidelines, and instructions as are published by the Canadian Building Green Council in their Policy Manual on the date of application for Development Permit. Developments must be registered with the Canadian Building Green Council (CaGBC) to earn a LEED Canada Certification rating of 'Silver', or higher. Development must establish sustainable targets and receive third party verification.
- u. The owner shall submit a Crime Prevention Through Environmental Design (CPTED) Assessment that shall be reviewed and accepted by the Development Officer prior to the issuance of a Development Permit to ensure that development on the Site provides a safe urban environment in accordance with the guidelines and principles established in the Design Guide for a Safer City.
- v. Signs in the areas identified for active Residential Frontage, in Appendix I, shall comply with Schedule 59B of the Zoning Bylaw.

4.2 Vehicular Circulation, Parking and Access

- a. Direct access to 97 Avenue and to 103 Street/Rossdale Road is not permitted. Access to underground parking and servicing shall be provided as illustrated in Appendix I. Public access easements may be required for parkade access points to allow for joint access to underground parking for multiple owners.
- b. All onsite vehicular parking shall be located underground with the exception of visitor parking.
- c. Underground parking facilities shall be designed at street level to minimize the size of entrances to parking facilities to maintain an attractive pedestrian environment.
- d. Vehicular Parking on the site shall be developed in accordance with parking requirements for the Downtown Area Redevelopment Plan as stipulated in Section 54, Schedule 1 of the Zoning Bylaw.
- e. Underground parking facilities shall not interfere with the viability of landscaping in any yard setback and public open space. Adequate soil depth for landscaping such as trees, shrubs and grass over a parkade shall be provided to the satisfaction of the Development Officer.
- f. Service and emergency response vehicles shall have clear and effective access to the buildings on site.
- g. A minimum of 1 bicycle parking space shall be provided per residential unit in a weather-protected, well-lit, and secure area.
- h. Visitor bicycle parking shall be provided in an amount equal to 10% of the number of vehicular parking spaces required under Section 54.2, Schedule 1B to a maximum of 50 bicycle parking spaces. In no case shall fewer than 5 visitor bicycle parking spaces be provided.

- i. Garbage collection for all buildings shall be located within parking structures or buildings and if at grade shall be located, constructed and screened from view of the adjacent residential sites. Gates and/or doors of garbage enclosures shall not open or encroach into public road right-of-way.
- j. The owner(s) shall register a Public Access Easement for the private lane as shown on Appendix I to ensure public access into the interior of the site. The easement shall make the private property owner(s) responsible for maintenance and liability.
- k. The owner shall construct a centre median with single row of boulevard street trees that is a minimum of 5.0 m wide for the vehicular lane into the block interior.
- l. The centre median shall include a combination of shrub planting, or other ground cover alternative to the satisfaction of the Development Officer.
- m. The vehicular lane shall incorporate special paving treatment, boulevard street tree planting and paved sidewalks.

4.3 Landscaping

- a. The landscape plan required under Section 55.3 of the Zoning Bylaw shall include landscaping as it relates to the design of special feature areas identified in the Urban Design Plan. Outdoor amenity spaces shall be landscaped for the purpose of achieving pedestrian connectivity, and opportunities for recreation and social interaction; and should create a sense of place, character and identity through such features as benches, pedestrian level lighting, waste receptacles and other means integrated with the landscaping and placed along public walking routes through the site to the satisfaction of the Development Officer in consultation with the Parks Branch.
- b. Display gardens shall be provided within the setback of any residential frontage adjacent to any public sidewalk, mid block pedestrian connection or mews. The display garden is to incorporate low parapet walls, a walk, gate, and stairs to a stoop at the front entrances, with the balance of the area for a patio and/or soft landscaping such as low shrub planting, ornamental grasses and/or flowers. The retaining wall is to be built at the property line.
- c. Residential units on the ground floor shall have access to a private outdoor space with a minimum single horizontal dimension of 1.8 m to ensure adequate usable space.
- d. A landscaping feature with focus on mass shrub planting, or acceptable alternatives, integrated with other site elements shall be provided in the Front, Side, and Rear Yard Setbacks. Lawns are not an acceptable landscaping feature for display gardens.
- e. No retaining walls and/or fences shall be allowed within Side Yard Setbacks of Row Housing.

- f. The height of an exposed retaining wall or other building wall located within the Front and Rear Yard Setbacks shall not exceed 1 m.
- g. The maximum Height of any fence and/or retaining wall/fence combination shall not exceed 1.8 m in the Rear Yard Setback of Row Housing. If a retaining wall is part of the structure of the fence the retaining wall shall not exceed 1 m in height.
- h. Trees shall be planted in the overall minimum ratio of one tree per 25 m² of landscaped area to be provided.
- i. Only deciduous trees shall be allowed on landscaped areas abutting public roadways not including alleys.
- j. A minimum of 10% of all trees planted shall be coniferous trees.
- k. Landscaping required in any Setback shall be provided in an amount 1.5 times greater than required under Section 55 of the Zoning Bylaw.

4.4 Public Open Space and Pedestrian Circulation

- a. A minimum of 950 m² of publicly accessible open space shall be provided between the private lane and 103 Street/Rossdale Road, as illustrated in Appendix I. Potential open space uses may include but not be limited to children's playground, rain garden, and/or a formal garden
- b. Mid block publicly accessible open space shall be provided through the site from the sidewalk adjacent to 102 Street to the sidewalk adjacent to 103 Street to break up massing and provide safe and inviting east-west routes to the block interior for pedestrians, as illustrated in Appendix I. The mid block publicly accessible open space shall incorporate landscaping, paved pedestrian walkways which are a minimum of 2 m in width, street and pedestrian scaled lighting where applicable, and be characterized by boulevard street tree planting along either side of the sidewalks that are spaced at approximately 6 m on centre.
- c. The owner(s) shall register Public Access Easements for the mid block publicly accessible open space located between 102 Street and 103 Street to ensure public access through the site. Easements shall make the private property owner(s) responsible for maintenance and liability. The areas having Public Access Easements shall be accessible to the public at all times.
- d. Mid block mews shall be 6 m in width which incorporate a 2.5 m wide walkway in the centre with 1.75 m of soft landscaping such as shrub planting and/or ornamental grasses located on either side. The mid block mews shall incorporate pedestrian scaled lighting, entry paths leading directly to residential or commercial units where applicable, and opportunities for casual seating. Said mews shall be provided at the mid block point along 97 Avenue and 96 Avenue into the block interior to break up massing and provide safe and inviting routes for pedestrians, as illustrated in Appendix I.
- e. The owner(s) shall register Public Access Easements for the mid block mews located at the mid block point along 97 Avenue and 96 Avenue to ensure public access through the site. Easements shall make the private property owner(s)

responsible for maintenance and liability. The areas having Public Access Easements shall be accessible to the public at all times.

- f. The publicly accessible open spaces shall incorporate landscaping, street furniture and lighting.
- g. The internal private lane into the block interior shall incorporate special paving treatment, landscaped boulevards and paved sidewalks.
- h. Boulevard street trees shall be a minimum of 85 mm calliper and planted at intervals of every 6 m.
- i. Where there is insufficient space for boulevard street tree planting adjacent to the private lane along the mid-block pedestrian connection, boulevard street tree planting and landscaping in the centre median shall suffice.
- j. Internal private roadways and pedestrian paths shall be illuminated at night with pedestrian scale lighting.
- k. A Pedestrian Circulation Plan shall be reviewed and approved by the Development Officer in consultation with Transportation Services prior to the issuance of a Development Permit.

5. Urban Design Regulations

5.1 Active Live Work Frontages

- a. Active Live Work frontages, as shown in Appendix I, shall be provided along 96 Avenue and shall be developed according to the following regulations:
 - i. At grade entrances for each unit shall be universally accessible, and shall have weather protection in the form of canopy or other architectural elements to create a comfortable environment for pedestrians;
 - ii. At least 70% of ground (first) floor building facades shall have clear glazing on the exterior; and
 - iii. Individual Live Work frontages shall not exceed 10 m.

5.2 Active Residential Frontages

- a. Active residential frontages for the Row Housing and Mid Rise buildings, as shown in Appendix I, shall be provided through the use of individual unit external accesses for Dwellings located on the ground floor and features such as bay windows, awnings, porches, stoops staircases, and/or projections of a maximum 0.9 m from the primary building face at front doors to create prominence and provide shelter.
- b. The ground (first) floor of any residential frontage, including associated entranceway, shall have a maximum grade separation of 1.0 m from any adjacent public sidewalk to allow for display gardens. 25% of residential frontages may

have a grade separation greater than 1.0 m up to a maximum 1.5 m where sloping conditions apply.

5.3 Row Housing, Mid Rise Buildings and Live Work Units

- a. Row Housing shall be located within the block interior of Area F as illustrated in Appendix I.
- b. Mid rise buildings shall have a minimum Stepback of 1.0 m on all sides of the building above the second storey of the building.
- c. Live Work units shall be located only on the ground (first) floor of buildings adjacent to 96 Avenue.
- d. Residential development shall be provided above the ground (first) floor live work development adjacent to 96th Avenue and shall be accessed through a central entry or through individual entries along 96 Avenue. Where entrances to upper-floor residential units are provided along 96 Avenue, the entrances are to be architecturally differentiated from entrances to individual business occupancy of the Live Work unit.

5.4 Architectural Treatment

- a. Buildings shall address all adjacent public roadways and private lanes with individual entrances at grade that are clearly visible to lend a sense of occupancy to the street. Buildings on corner Sites shall address both the street and avenue and shall distinguish the avenue intersection to give it prominence.
- b. The Height of buildings on the site shall transition from north to south from a maximum Height not exceeding 6 Storeys nor 24 m adjacent to 97 Avenue to a maximum Height not exceed 4 storeys nor 16 m adjacent to 96 Avenue.
- c. Quality finishing materials for all development shall include materials such as glass and glazed window systems, metal, stone, brick, masonry fibre cement siding, acrylic stucco and wood panel.
- d. The use of vinyl and masonry stucco as a finishing material shall not be permitted.
- e. Buildings shall be sited along 96 Avenue, 97 Avenue, 103 Street/Rossdale Road and 102 Street in such a manner to create a well defined streetwall, framing views to the Alberta Legislature and creating a sense of entrance to downtown.
- f. Blank walls shall be avoided by extensive use of active residential frontages, which allow for interaction between people in the building and people on the street to maintain an attractive streetscape.
- g. Building facades above two storeys shall be articulated through architectural features such as Stepbacks, recesses, projections, and/or changes in building materials or colours, with the prominent and majority material being glazing.

- h. Functional and decorative lighting shall be used to highlight the building's architectural features and enhance the appearance of the building during the winter months.

5.5 Public Art

- a. At the time of development permit application, the owner shall submit a report that determines the gross floor area (GFA) of residential / commercial development excluding parkade areas in order to determine the amount owing towards Public Art commitment. The value of public art contribution shall be \$10 / m² proportional to the Gross Floor Area (GFA) of residential / commercial development, excluding parkade areas. The commitment may be staged in conjunction with the staged development. Prior to issuance of the Development permit, the Development Officer shall ensure a signed agreement has been executed between the City and the owner to implement one of the following options (of owner's choice):

- i. Option 1: Installation of public art on site

The owner shall submit a Public Art Critical Path prepared by an art consultant to the Development Officer. A Public Artwork Critical Path is a detailed plan prepared by an Art Consultant for the accession of a specific artwork, which includes the theme / purpose of the artwork; placement of the artwork; the identification of critical stages, processes and dates of the accession of the Artwork; the final budget and payment schedule for the Artwork. A Critical Path must be approved by Edmonton Arts Council. The owner shall install a Public Art within the development site. At the completion of installation, the owner shall submit to the Development Officer a detail accounting of all expenditures completed in relation to the Public Art implementation, including clear disclosure of full budget made available to the artist. Public Art installed on-site shall remain in the same ownership as the property(s), unless otherwise determined by the owner. Public art on a future condominium site shall be owned and maintained by the Condominium Association.

- ii. Option 2: Contribution towards Public Art off-site

The owner shall transfer the amount owing for the Public Art to the City wholly for its use, in consultation with Edmonton Arts Council, for the provision of Public Art on public property within the West Rosedale Urban Design Plan Area.

- b. Public Art, wherever possible, shall consider commemoration of the archaeological/historical significance of the Rosedale area.

6.0 Development Guidelines

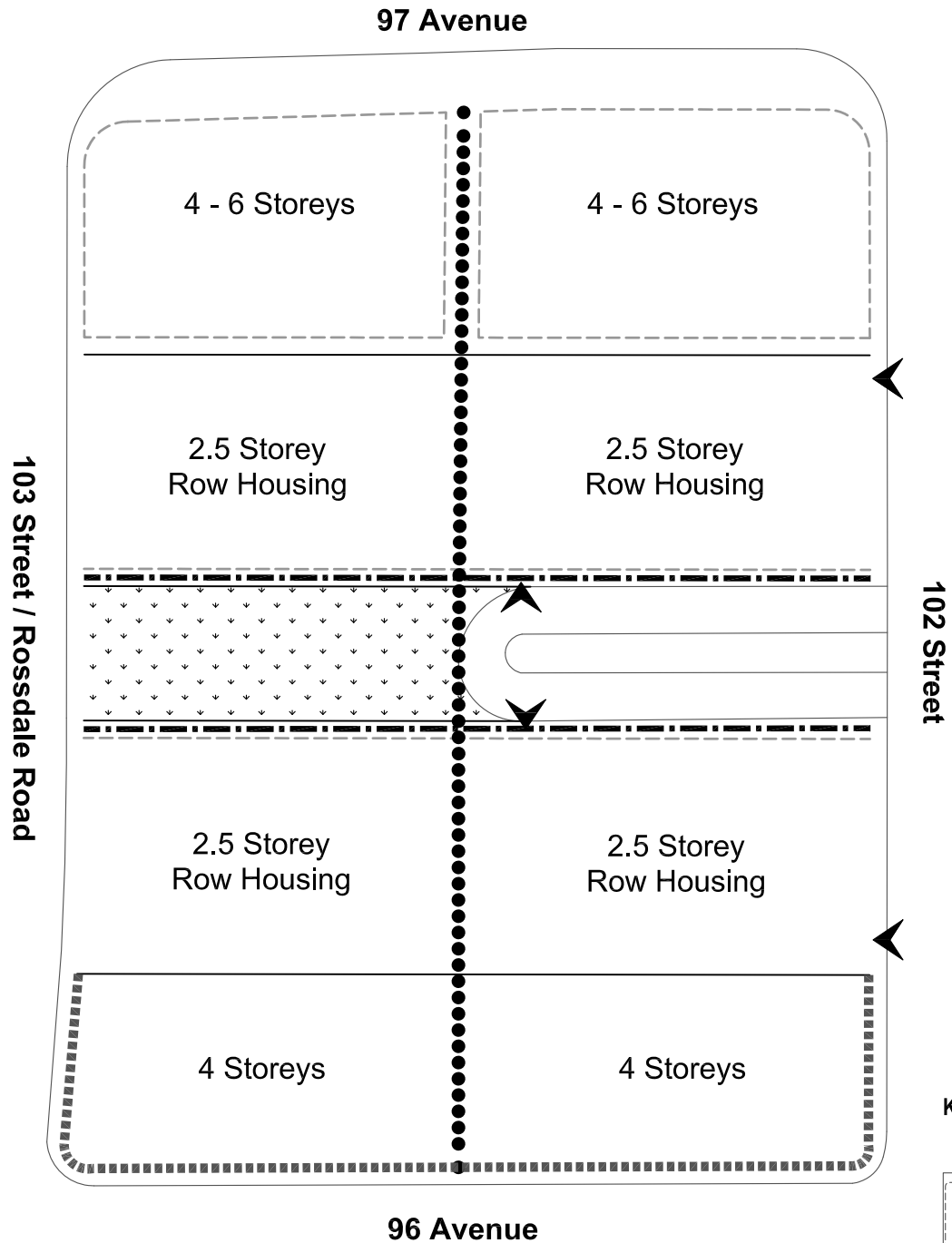
- a. The design of rooftops visible from high-rise buildings should be carefully considered. Where physically and economically feasible, green roofs, rooftop

gardens and patios should be provided to improve rooftop aesthetics and provide additional amenity space.

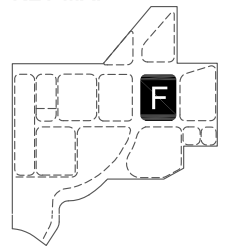
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 - iv. The provision of landscaping and streetscape elements on public space.



KEY MAP

**Legend**

- Active Residential Frontage
- Active Live/Work Frontage
- .-.-.- Pedestrian Walkways
- Mid Block Mews
- Mid Block Publicly Accessible Open Space
- Parking Garage/Parkade Access

NOTE: This map is a diagrammatic representation of the items listed in the legend.

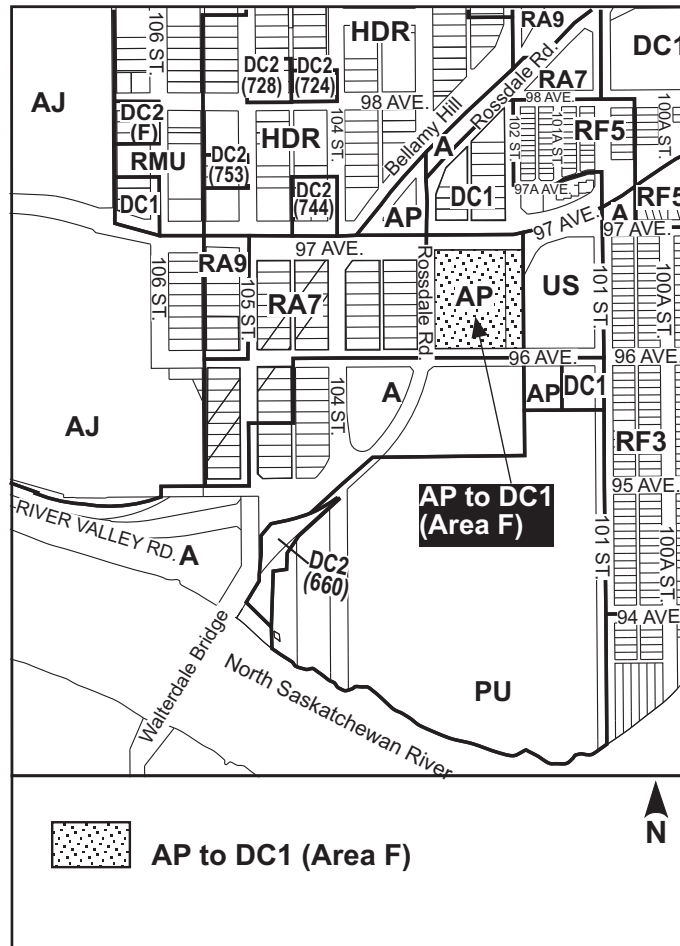


Appendix I

Area F

West Rosedale
Urban Design Plan
 Edmonton, Alberta

BYLAW 15789



SCHEDULE “G”**(DC1) DIRECT DEVELOPMENT CONTROL PROVISION
(AREA G)****1. Area of Application**

The site is bounded by 103 Street/Rossdale Road to the west and north, 102 Street to the east, and 97 Avenue to the south, designated as Area G and shown on Appendix I and on Schedule “G” - Map.

2. Rationale

To accommodate predominately high density residential mixed use development with Live Work uses located at the ground level that supports that creation of a liveable “urban village” environment.

3. Uses

- a. Apartment Housing
- b. Professional, Financial and Office Support Services
- c. Boarding and Lodging Houses
- d. Row Housing
- e. Minor Home Based Business
- f. Fascia On-premises Signs
- g. Temporary Freestanding On premises Signs, limited to project identification, building construction identification and real estate advertising signs during construction and initial sale excluding portable signs.
- h. Projecting On-premises Signs

4. Development Regulations**4.1 General**

- a. The overall Site development shall be in general accordance with the urban design regulations of this Provision, and the West Rossdale Urban Design Plan for Area G.
- b. The maximum Floor Area Ratio of Area G shall be 2.0.
- c. The maximum Density shall be 300 Dwellings/ha.
- d. The Height of mid rise buildings shall be a minimum of 4 Storeys and 16 m and shall not exceed 6 storeys nor 24 m.

- e. The maximum Height for Row Housing shall not exceed 2.5 Storeys nor 11 m.
- f. Front building face Setbacks from the property line shall be as specified in Table 1: Front Building Face Setbacks.

Table 1: Front Building Setbacks

Location of Front Building Face	Building Setback (m)
102 Street	3.0 m
103 Street	3.0 m
97 Avenue	3.0 m
Rossdale Road	3.0 m

- g. Buildings within the site shall have Rear and Side Yard Setbacks of 3.0 m, except for Row Housing which shall have a minimum Rear Yard Setback of 7 m.
- h. Professional, Financial and Office Support Services uses shall be limited to The Hudson Bay Stables/Ortona Armoury.
- i. Notwithstanding Section 46, a minimum Amenity Area of 7.5 m² per Dwelling shall be provided and may be located on balconies or aggregated to courtyards, roof top patios/gardens, grade level display gardens and terraces.
- j. All mechanical equipment, including roof mechanical units, shall be screened in a manner compatible with the architectural character of the building or by incorporating it within the building and is not included in building height.
- k. The owner shall provide funds for landscaping and streetscape improvements to the portion(s) of road right(s)-of-way for 97 Avenue, 103 Street/Rossdale Road, and 102 abutting the Site (from private property line to the new curb) that are identified by the West Rossdale Urban Design Plan to the satisfaction of the Development Officer in consultation with the Sustainable Development, Infrastructure Services, and Transportation Services. These funds shall be paid to the City of Edmonton to undertake streetscape improvements as a condition of the approval of a Development Permit.
- l. As a condition of the Development Permit the Development Officer shall require that any development be preceded by a topsoil stripping program that must be the subject of a Historic Resources Monitoring Program for archaeology. The Historic Resources Monitoring Program and any work resulting from this monitoring program is to be conducted by an archaeologist qualified to hold an Archaeological Research Permit within the Province of Alberta. In order to conduct the Historic Resources Impact Assessment, the archaeological consultant must submit "An Application for an Archaeological Research Permit – Mitigative Research Project: to the Historic Resources Management Branch.

- m. The monitoring program is to be carried out under snow-free, unfrozen ground conditions.
- n. The Historic Resources Monitoring Program shall include the entire subject site. Topsoil stripping must be taken to a depth where undisturbed subsoils are clearly visible in order to expose any burial vaults that may exist. The archaeological consultant must confirm any such features identified.
- o. Depending upon the results of the archaeological monitoring program, additional salvage, protection or preservation measures may be required.
- p. The Hudson Bay Stables/Ortona Armoury is a Municipal Historic Resource (Bylaw 13464) and is a protected resource. Any development to the building or site must meet the Standards and Guidelines for the Conservation of Historic Places in Canada.
- q. Prior to issuance of the development permit, the Development Officer shall insure that a signed agreement has been executed between the City and the Owner, requiring the owner to provide the City at the time of development permit approval the option to purchase 5% of the proposed number of residential units at 85% of the list price or as prescribed in any future City of Edmonton affordable housing policy initiatives.
- r. Prior to the issuance of Development Permits for Lots 13-20 & 41-44, Block 2, Plan 6417 AS located within this Provision, the Development Officer shall require Phase I Environmental Site Assessments be undertaken by a qualified, registered Professional Engineer, and be approved to the satisfaction of the Development Officer, in consultation with the City of Edmonton's Sustainable Development Department's Environmental Planning Unit.
- s. Universal accessibility and universal design shall be developed as follows:
 - i. The main building entrance and the first level parkade lobby entrance to mid and high rise buildings shall be designed to meet universal accessibility standards as follows:
 - A. Main entrance doors to meet universal design standards;
 - B. Level changes from the sidewalk to the main entrance of a building shall be minimized; and
 - C. Sidewalk furniture and other elements shall be located out of the travel path to ensure they are not obstacles to apartment building access
- t. Building developments are to comply with LEED Canada certification process policies, deadlines, guidelines, and instructions as are published by the Canadian Building Green Council in their Policy Manual on the date of application for Development Permit. Developments must be registered with the Canadian Build Green Council (CaGBC) to earn a LEED Canada Certification rating of 'Silver', or higher. Developments must establish sustainable targets and receive third party verification.

- u. The owner shall submit a Crime Prevention Through Environmental Design (CPTED) Assessment that shall be reviewed and accepted by the Development Officer prior to the issuance of a Development Permit to ensure that development on the Site provides a safe urban environment in accordance with the guidelines and principles established in the Design Guide for a Safer City.
- v. Signs in the areas identified for Residential Frontage, in Appendix I, shall comply with Schedule 59B of the Zoning Bylaw.

4.2 Vehicular Circulation, Parking and Access

- a. Direct access to 97 Avenue and to Rossdale Road is not permitted. Access to underground parking and servicing shall be provided as illustrated in Appendix I. Public access easements may be required for parkade access points to allow for joint access to underground parking for multiple owners.
- b. All onsite vehicular parking shall be located underground.
- c. The underground parking provided within this Area shall accommodate visitor parking for uses in the Hudson Bay Stables/Ortona Armoury in accordance with the Zoning Bylaw. At the time that underground parking is developed the owner(s) shall enter into a shared parking agreement for the specified visitor stalls.
- d. Underground parking facilities shall be designed at street level to minimize the size of entrances to parking facilities to maintain an attractive pedestrian environment.
- e. Vehicular Parking on the site shall be developed in accordance with parking requirements for the Downtown Area Redevelopment Plan as stipulated in Section 54, Schedule 1 of the Zoning Bylaw.
- f. Underground parking facilities shall not interfere with the viability of landscaping in any yard setback and public open space. Adequate soil depth for landscaping such as trees, shrubs and grass over a parkade shall be provided to the satisfaction of the Development Officer.
- g. Service and emergency response vehicles shall have clear and effective access to the buildings on site.
- h. A minimum of 1 bicycle parking space shall be provided per residential unit in a weather-protected, well-lit, and secure area.
- i. Visitor bicycle parking shall be provided in an amount equal to 10% of the number of vehicular parking spaces required under Section 54.2, Schedule 1B of the Zoning Bylaw to a maximum of 50 bicycle parking spaces. In no case shall fewer than 5 visitor bicycle parking spaces be provided.
- j. Garbage collection shall be located within parking structures or buildings and if at grade shall be located, constructed and screened from view of the adjacent residential sites. Gates and/or doors of garbage enclosures shall not open or encroach into public road right-of-way.

- k. The owner(s) shall register a Public Access Easement for the private lane accessed from 102 Street as shown on Appendix I to ensure public access into the interior of the site. The easement shall make the private property owner(s) responsible for maintenance and liability.
- l. The centre median for the vehicular lane into the block interior shall be a minimum of 5.0 m wide with a single row of boulevard street trees.
- m. The centre median shall include a combination of shrub planting, or other ground cover alternative to the satisfaction of the Development Officer.
- n. The vehicular lane shall incorporate special paving treatment, boulevard street tree planting and paved sidewalks.

4.3 Landscaping

- a. The landscape plan required under Section 55.3 of the Zoning Bylaw shall include landscaping as it relates to the design of special feature areas identified in the Urban Design Plan. Outdoor amenity spaces shall be landscaped for the purpose of achieving pedestrian connectivity, and opportunities for recreation and social interaction; and should create a sense of place, character and identity through such features as benches, pedestrian level lighting, waste receptacles and other means integrated with the landscaping and placed along public walking routes through the site to the satisfaction of the Development Officer in consultation with the Parks Branch.
- b. Display gardens shall be provided within the setback of any residential frontage adjacent to any public sidewalk, mid block pedestrian connection or mews. The display garden is to incorporate low parapet walls, a walk, gate, and stairs to a stoop at the front entrances, with the balance of the area for a patio and/or soft landscaping such as low shrub planting, ornamental grasses and/or flowers. The retaining wall is to be built at the property line.
- c. Residential units on the ground floor shall have access to a private outdoor space with a minimum single horizontal dimension of 1.8 m to ensure adequate usable space.
- d. A landscaping feature with focus on shrub planting, or acceptable alternatives, integrated with other site elements shall be provided in the Front, Side, and Rear Yard Setbacks. Lawns are not an acceptable landscaping feature for display gardens.
- e. No retaining walls and/or fences shall be allowed within Side Yard Setbacks of Row Housing.
- f. The height of an exposed retaining wall or other building wall located within the Front and Rear Yard Setbacks shall not exceed 1 m.
- g. The maximum Height of any fence and/or retaining wall/fence combination shall not exceed 1.8 m in the Rear Yard Setback of Row Housing. If a retaining wall is part of the structure of the fence the retaining wall shall not exceed 1 m in height.

- h. Trees shall be planted in the overall minimum ratio of one tree per 25 m² of landscaped area to be provided.
- i. Only deciduous trees shall be allowed on landscaped areas abutting public roadways not including alleys.
- j. A minimum of 10% of all trees planted shall be coniferous trees.
- k. Landscaping required in any Setback shall be provided in an amount 1.5 times greater than required under Section 55.

4.4 Public Open Space and Pedestrian Circulation

- a. A pedestrian walkway shall be provided between the Hudson Bay Stables/Ortona Armoury and the row housing located directly to the south. The pedestrian walkway shall be located from the sidewalk adjacent to 102 Avenue to the mid block mews located west of the Hudson Bay Stables/Ortona Armoury, as illustrated in Appendix I. The paved pedestrian walkway shall be a minimum of 2 m in width, and shall incorporate landscaping, street and pedestrian scaled lighting where applicable, and be characterized by boulevard street tree planting along either side of the sidewalks that are spaced at approximately 6 m on centre.
- b. The owner(s) shall register Public Access Easements for the pedestrian walkway between the Hudson Bay Stables/Ortona Armoury and the row housing located directly to the south between 102 Street and the mid block mews to ensure public access through the site. Easements shall make the private property owner(s) responsible for maintenance and liability. The areas having Public Access Easements shall be accessible to the public at all times.
- c. A minimum of 950 m² of publicly accessible open space shall be provided in the centre of the block interior, as illustrated in Appendix I. Potential open space uses may include but not be limited to children's playground, rain garden, and/or a formal garden.
- d. Mid block publicly accessible open space shall be provided through the site from the sidewalk adjacent to 103 Street/Rosssdale Road to the sidewalk adjacent to 102 Street to break up massing and provide safe and inviting east-west routes to the block interior for pedestrians, as illustrated in Appendix I. The mid block publicly accessible open space shall incorporate landscaping, paved pedestrian walkways which are a minimum of 2 m in width, street and pedestrian scaled lighting where applicable, and be characterized by boulevard street tree planting along either side of the sidewalks that are spaced at approximately 6 m on centre.
- e. The owner(s) shall register Public Access Easements for the mid block publicly accessible open space located between 103 Street/Rosssdale Road and 102 Street to ensure public access through the site. Easements shall make the private property owner(s) responsible for maintenance and liability. The areas having Public Access Easements shall be accessible to the public at all times.
- f. Mid block mews shall be 6 m in width which incorporate a 2.5 m wide walkway in the centre with 1.75 m of soft landscaping such as shrub planting and/or

ornamental grasses located on either side. The mid block mews shall incorporate pedestrian scaled lighting, entry paths leading directly to residential units were applicable, and opportunities for casual seating. Said mews shall be provided at the mid block point along 103 Street/Rosssdale Road and 97 Avenue into the block interior to break up massing and provide safe and inviting routes for pedestrians, as illustrated in Appendix I.

- g. The owner(s) shall register Public Access Easements for the mid block mews located at the mid block point along 97 Avenue and Rosssdale Road to ensure public access through the site. Easements shall make the private property owner(s) responsible for maintenance and liability. The areas having Public Access Easements shall be accessible to the public at all times.
- h. The publicly accessible open spaces shall incorporate landscaping, street furniture and lighting.
- i. The internal private lane into the block interior shall incorporate special paving treatment, landscaped boulevards and paved sidewalks.
- j. Boulevard street trees shall be a minimum of 85 mm calliper and planted at intervals of every 6 m.
- k. Where there is insufficient space for boulevard street tree planting adjacent to the private lane along the mid-block pedestrian connection, boulevard street tree planting and landscaping in the centre median shall suffice.
- l. The internal private lane and pedestrian paths shall be illuminated at night with pedestrian scale lighting.
- m. A Pedestrian Circulation Plan shall be reviewed and approved by the Development Officer in consultation with Transportation Services prior to the issuance of a Development Permit.

5. Urban Design Regulations

5.1 Active Residential Frontages

- a. Active residential frontages for the Row Housing and Mid Rise buildings, as shown in Appendix I, shall include individual unit external accesses for Dwellings located on the ground floor and features such as porches, stoops staircases, and/or projections/recesses of a maximum 0.9 m from the primary building face at front doors to create prominence and provide shelter.
- b. The ground (first) floor of any residential frontage, including associated entranceway, shall have a maximum grade separation of 1.0 m from any adjacent public sidewalk to allow for display gardens. 25% of residential frontages may have a grade separation greater than 1.0 m up to a maximum 1.5 m where sloping conditions apply.

5.2 Row Housing and Mid Rise Buildings

- a. Row Housing shall be located within the block interior of Area G as illustrated in Appendix I.
- b. Mid rise buildings shall have a minimum Stepback of 1.0 m on all sides of the building above the second storey of the building.

5.3 Architectural Treatment

- a. Buildings shall address all adjacent public roadways and private lanes with individual entrances at grade that are clearly visible to lend a sense of occupancy to the street. Buildings on corner Sites shall address both the street and avenue and shall distinguish the avenue intersection to give it prominence.
- b. Quality finishing materials for all development shall include materials such as glass and glazed window systems, metal, stone, brick, masonry fibre cement siding, acrylic stucco and wood panel.
- c. The use of vinyl and masonry stucco as a finishing material shall not be permitted.
- d. Buildings shall be sited along, 97 Avenue and 103 Street/Rossdale Road in such a manner that creates a well defined streetwall, framing views to the Alberta Legislature and creating a sense of entrance to downtown.
- e. Blank walls shall be avoided by extensive use of active residential and commercial frontages, which allow for interaction between people in the building and people on the street to maintain an attractive streetscape.
- f. Building facades above two storeys shall be articulated through architectural features such as Stepbacks, recesses, projections, and/or change in building materials or colours, with the prominent and majority material being glazing.
- g. Functional and decorative lighting shall be used to highlight the building's architectural features and enhance the appearance of the building during the winter months.

5.4 Public Art

- a. At the time of development permit application, the owner shall submit a report that determines the gross floor area (GFA) of residential / commercial development excluding parkade areas in order to determine the amount owing towards Public Art commitment. The value of public art contribution shall be \$10 / m² proportional to the Gross Floor Area (GFA) of residential / commercial development, excluding parkade areas. The commitment may be staged in conjunction with the staged development. Prior to issuance of the Development permit, the Development Officer shall ensure a signed agreement has been executed between the City and the owner to implement one of the following options (of owner's choice):

i. Option 1: Installation of public art on site

The owner shall submit a Public Art Critical Path prepared by an art consultant to the Development Officer. A Public Artwork Critical Path is a detailed plan prepared by an Art Consultant for the accession of a specific artwork, which includes the theme / purpose of the artwork; placement of the artwork; the identification of critical stages, processes and dates of the accession of the Artwork; the final budget and payment schedule for the Artwork. A Critical Path must be approved by Edmonton Arts Council. The owner shall install a Public Art within the development site. At the completion of installation, the owner shall submit to the Development Officer a detail accounting of all expenditures completed in relation to the Public Art implementation, including clear disclosure of full budget made available to the artist. Public Art installed on-site shall remain in the same ownership as the property(s), unless otherwise determined by the owner. Public art on a future condominium site shall be owned and maintained by the Condominium Association.

ii. Option 2: Contribution towards Public Art off-site

The owner shall transfer the amount owing for the Public Art to the City wholly for its use, in consultation with Edmonton Arts Council, for the provision of Public Art on public property within the West Rosedale Urban Design Plan Area.

- b. Public Art, wherever possible, shall consider commemoration of the archaeological/historical significance of the Rosedale Area.

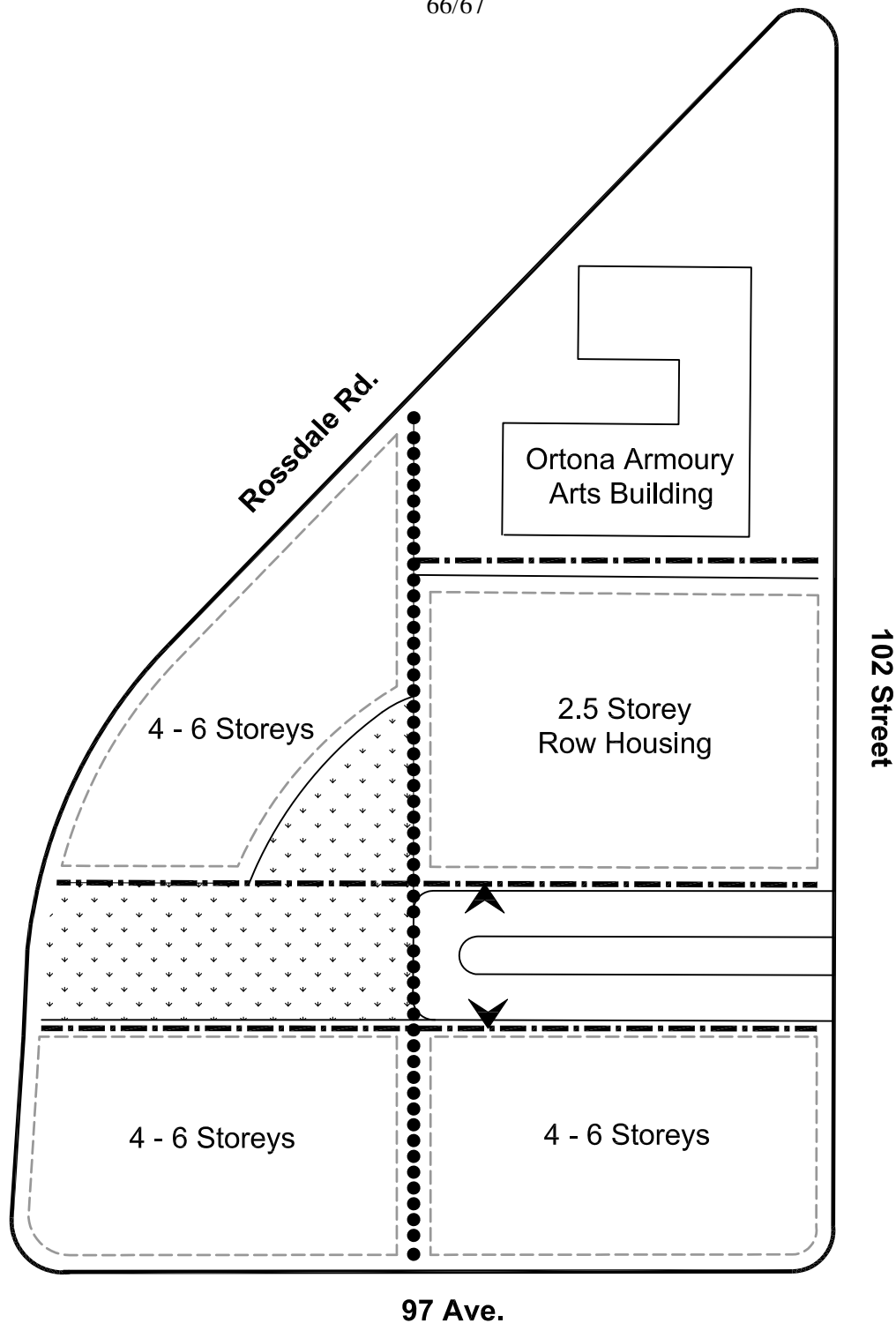
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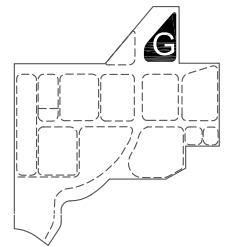
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- Mid Block Mews
- □ □ □ □ Mid Block Publicly Accessible Open Space
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Appendix I Area G

**West Rosedale
Urban Design Plan
Edmonton, Alberta**

BYLAW 15789

