1. **General Purpose**
To accommodate a high rise, high density residential Tower and podium that will accommodate a potential mix of commercial and residential uses, incorporating Supportive Community Provisions, and provide a Publicly Accessible Private Park. To ensure compatibility with the surrounding development, site specific design controls to reduce the mass, sun shadow and view impacts of the tower shall be used.

2. **Area of Application**
This Provision shall apply to Lots 7-10 Block 39 Plan 577MC and Lot 1, Block B, Plan 2955EO, located south of 102 Avenue NW, between 125 Street NW and Clifton Place, as shown on Schedule A of this Bylaw, adopting this Provision.

3. **Uses**

*Figure 1 – Areas*
Area A

a. Apartment Housing
b. Business Support Services
c. Community Recreation Services
d. Extended Medical Treatment Services
e. Group Home
f. Lodging Houses
g. Minor Home Based Businesses
h. Professional, Financial and Office Support Services
i. Residential Sales Centre
j. Fascia On-premises Signs
k. Freestanding On-premises Signs
l. Projecting On-premises Signs
m. Temporary Signs

Area B

a. Publicly Accessible Private Park

4. General Development Regulations

a. Area B shall be developed as a Publicly Accessible Private Park.
b. Development shall be in general conformance with appendices I to XII.
c. The maximum Floor Area Ratio for Area A shall be 4.5.
d. The maximum number of Dwellings/Sleeping Units for Area A shall be 175.
e. Notwithstanding 4.b and 4.c, Area A shall have a maximum of 175 Apartment House Dwellings. Additional Dwellings/Sleeping Units over the maximum 175 shall be allowed up to a total of 290 Dwellings or Sleeping Units, provided the additional Dwellings/Sleeping Units comply with Section 94 of the Zoning Bylaw to accommodate Supportive Community facilities. Where additional Dwellings/Sleeping Units are provided in accordance with this Section, the maximum allowable FAR shall be increased to 6.5.
f. Minimum Building Setbacks from property line shall be provided as follows, as shown in Appendix II:

i. 1.5 m from the north Lot line

ii. 1.5 m from the west Lot line

iii. 1.5 m from the east Lot line
iv. 4.0 m from the south Lot line

g. The maximum Building Height shall be 85 m.

h. The maximum total Floor Area for any Non-residential Uses shall not exceed 210 m², and shall be limited to the first Storey of the Tower podium.

i. A minimum Amenity Area of 7.5 m² per Dwelling shall be provided.
   i. Notwithstanding 4.j of this Provision, Amenity Area for Supportive Community housing shall be provided in accordance with Section 94 of the Zoning Bylaw.
   ii. Notwithstanding Section 46.3(a) of the Zoning Bylaw, Amenity Area may include balconies with an average minimum depth of 1.5 m for each balcony.

j. 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 framework.

k. Residential Sales Centres shall be limited to the sale or leasing of units located on the site

4.2 Signage

a. Signs shall be developed in accordance with Schedule 59B and in accordance with the General Provisions of Section 59 of the Zoning Bylaw.

b. 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 the satisfaction of the Development Officer.

c. Temporary Signs shall be limited to project advertising and residential sale purposes only.

4.3 Access, Parking, and Loading

a. Vehicular access and circulation shall be developed in general accordance with Appendix IV.

b. Residential Vehicular parking shall be provided in accordance with Section 54 of the Zoning Bylaw.

c. Notwithstanding Section 54.3, Schedule 2, Bicycle Parking for Residential Uses shall be provided in an amount equal to at least 50% of the number of Dwellings, excluding Supportive Community housing, proposed by a Development Permit application and the majority shall be provided in a secure location within the podium or underground that is easily accessible to cyclists via access ramps or a route through the building which facilitates easy and efficient transportation of bicycles.

d. Parking and loading for Non-Residential Uses in Area A shall not be required if the Non-Residential Uses are accessory to the Residential and Residential-related uses compliant with Section 94 of the Zoning Bylaw.

e. Waste collection areas shall be located within the building. The waste collection areas shall be designed to the satisfaction of the Development Officer in consultation with Transportation Planning and Engineering and City Operations.
f. The driveway ramp for underground parking structures shall be at grade at the property line and must not exceed a slope of 6% for a distance of 4.5 m inside the property line, or to the satisfaction of Transportation Services.

g. Retaining walls adjacent to parkade ramps shall not exceed 0.3 m in height within 3.0 m of property line.

h. The drop-off/lay-by areas shall be located in general accordance with Appendix IV. The design of the drop-off/lay-by areas shall be to the satisfaction of the Development Officer and Transportation Services.

i. Details regarding the location of on-street parallel parking, on-street loading and passenger drop-off zones shall be to the satisfaction of the Transportation Services.

4.4 Landscaping

a. To ensure that a high standard of appearance and a sensitive transition to the surrounding land uses are achieved, a Landscape Plan prepared by a registered Landscape Architect shall be submitted as a condition of the issuance of the development permit for the portion of the Site being developed, to the satisfaction of the Development Officer.

b. The Landscape Plan shall be produced in general accordance with Appendix VI, Illustrative Landscape Plan and shall comply with Section 55 of the Zoning Bylaw.

c. In addition to meeting the requirements of Section 55 of the Zoning Bylaw, the Landscape Plan shall:

i. Include details of pavement materials, exterior lighting location, and other landscape elements as applicable, taking into consideration the maximization of views and functionality of the site.

ii. Preserve and protect existing trees as specified in Appendix VI, Illustrative Landscape Plan. An inventory, evaluation and valuation of the existing trees located within a proposed area of development shall be undertaken by a certified arborist at the time of the development permit application submission as part of the Landscape Plan.

iii. Present a plant material palette that provides a variety of colors and textures to create seasonal interest particularly during the winter months, as illustrated in Appendix VI: Illustrative Landscape Plan.

iv. Have regard for Section 58 of the Zoning Bylaw when determining the placement of coniferous planting.

v. Grant a layout of plant material which generally presents blocks of similar species laid out in bold patterns. The intent is to provide a natural palette, installed within an urban environment.

d. Existing trees preserved on the Site shall count towards the landscaping requirements.

e. The proportion of deciduous to coniferous trees and shrubs shall be approximately 60:40 to the satisfaction of the Development Officer.

f. A minimum of 60% of the landscape area of the entire site shall be soft landscaping including turf grass, ground cover, perennials, shrubs, and trees installed in the appropriate soil depth to support growth. The balance of the site (maximum of 40%
of the landscape area of the entire site) shall be hard surfaced amenity space comprised of concrete or paving stone surface with a high quality finish or pattern. Granular or organic mulch is not acceptable unless it can be demonstrated that it is appropriate for a specific application or area to the satisfaction of the Development Officer.

g. Common outdoor amenity areas, such as roof top or Podium roof terraces, shall be developed with hard and/or soft landscaping, garden boxes, seating areas, or other complementary amenities.

h. Landscaping along the road right-of-way adjacent to Clifton Place shall be in general accordance with Appendix VI, Illustrative Landscape Plan, to the satisfaction of the Development Officer in consultation with Transportation Services.

i. Streetscaping shall be enhanced from the typical landscaping to include concrete sidewalks, shrubs, perennial, trees, benches, and lighting incorporated in clusters that are integrated with the overall site planning and building architecture, to the satisfaction of the Development Officer in consultation with Transportation Services.

4.5 Pedestrian Connections

a. Pedestrian circulation shall be developed in general accordance with Appendix V. Internal site circulation in the form of a multi-use trail or pedestrian connection shall provide connection through Clifton Place and to the public areas, to the satisfaction of the Development Officer in consultation with Transportation Services.

b. Public roadways and pedestrian paths within the sites shall be illuminated at night with pedestrian scale roadway lighting through the use of full cut-off lighting fixtures to direct lighting where required.

c. A detailed exterior lighting plan shall be prepared for the portion of the Site being developed to create a safe lit environment. The exterior lighting plan shall be provided to the satisfaction of the Development Officer, prior to approval of any development permit. Exterior lighting for landscaped areas shall be consistent throughout all phases of the development.

d. The Owner shall submit a Crime Prevention Through Environmental Design (CPTED) Assessment that shall be to the satisfaction of 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 (City of Edmonton, 1995).

e. Where appropriate, pedestrian wayfinding signage shall be provided to the satisfaction of the Development Officer and Transportation Services.

f. A raised pedestrian crossing shall be provided across Clifton Place to connect Area A to the Publicly Accessible Private Park, in general conformance with Appendix VI. The design of the pedestrian crossing shall be to the satisfaction of the Development Officer in consultation with Transportation.

4.6 Geotechnical Requirements

a. Development of the site shall comply with the requirements of Sections 14.1 and 811 of the Zoning Bylaw. Prior to the issuance of a Development Permit a geotechnical report shall be undertaken by a Qualified Professional Engineer and be approved to
the satisfaction of the Development Officer, in consultation with the City's Geotechnical Engineer, Transportation Services.

4.7 Other Regulations

a. A Wind Impact Study shall be prepared by a qualified, registered Professional Engineer in accordance with Section 14 of the Zoning Bylaw. The Wind Impact Study shall be submitted with the Development Permit application and any mitigation measures that ensure the space is fit for the intended Uses shall be implemented to the satisfaction of the Developer Officer prior to the issuance of the Development Permit.

b. A Sun Shadow Study shall be submitted with the Development Permit application for any new development or addition to a development with a proposed Height over 16.0 m in accordance with Section 14 of the Zoning Bylaw. The study shall be reviewed by the Development Officer and mitigation measures that ensure the shadow impacts are adequately mitigated to the satisfaction of the Development Officer shall be implemented prior to the issuance of the Development Permit.

c. The development shall incorporate design features to minimize adverse microclimatic effects such as wind tunneling, snow drifting, rain sheeting, shadowing, and loss of sunlight, both on and off-site, consistent with recommendations of appropriate studies in accordance with Section 14 of the Zoning Bylaw and to the satisfaction of the Development Officer.

5. Urban Design Regulations

5.1 Frontages

a. Building Façades shall be designed with detail and articulation to create attractive streetscapes and interfaces. Building Façades shall be articulated through means which may include the use of recesses, entrances, entrance features, windows, projections, change in building materials, colours, and/or physical breaks in building mass.

b. Where the development is located on a corner, the development shall address both public roadways and provide distinctive architectural features consistent with the style of the building to enhance the corner.

c. A minimum of 60% of the linear frontage of the commercial located on the ground floor façade shall consist of transparent glazing. Linear frontage shall be measured as the horizontal plane at 1.5 m above Grade.

d. Residential and Residential-Related Uses with Non-residential Uses on the ground floor shall have access at Grade that is separate from the Non-residential premises.

e. Weather protection in the form of a canopy or any other architectural element shall be provided above entrances to create a comfortable environment for pedestrians.
5.2 Building Form

a. The Tower shall be located in general accordance with the Site Plan as shown on Appendix I, and as conceptually illustrated in Appendices IX-XII.

b. The tower shall be comprised of three distinct vertical sections: the podium, mid-level, and tower top. The distinct nature of the three vertical sections shall be integrated both through Stepbacks in the building mass, and/or through the architectural treatment of the façades, as follows:

i. Tower Podium

   A. The Tower podium shall be a minimum of 8 metres in Height to a maximum Height of 24 metres.

   B. Podium massing shall be minimized through additional means such as building orientation, roof treatment, stepbacks, and the choice of exterior materials and colors.

   C. The Floor Plate of the podium above the third storey shall be reduced by a minimum 5% from the Floor Plate of the third storey.

ii. Tower Mid-level

   A. The Tower mid-level shall be differentiated from the Tower podium, but shall reinforce the design details, materials, and architectural expression of the podium façade. While there should be similarity in materials to create a cohesive built form, variation in architectural forms is acceptable to encourage a richer architectural expression throughout the built form on the site.

   B. A minimum Stepback area of 30.0 m shall be provided from the podium edge to the south façade of the Tower.

   C. A minimum Stepback area of 1.5 m shall be maintained from the podium edge to the tower façade. Architectural and building elements shall not project into the required minimum Stepback area.

   D. Notwithstanding 5.2.a.ii.A, the minimum Stepback shall be reduced to 0.0 m for a maximum of 11 m of the tower façade at the northwest corner of the building, as generally shown in Appendix III.

   E. The maximum Floor Plate area in the mid Tower zone shall be 800m².

iii. Tower Top

   The Tower Floor Plate(s) of the top 3 floors shall be reduced a minimum 10%, to the satisfaction of the Development Officer, through Stepbacks to create articulation, visual interest, and reduced massing effects.

5.3 Architectural Treatment

a. All building facades shall use compatible and harmonious quality exterior finishing materials such as stone, masonry, fiber cement siding, acrylic stucco, wood panel, metal and/or glass on the lower floors, and predominately metal and glass for the upper floors. On the podium of the Tower, acrylic stucco shall be limited to a maximum of 20% of the façade. On the Tower mid-level and Tower top, acrylic stucco shall be limited to a maximum of 30% of the façade.

b. The use of vinyl siding as a finishing material shall not be permitted.
c. Parkade ramp retaining walls that are visible from the street shall be architecturally treated and articulated, to the satisfaction of the Development Officer.

5.4 Building Relationship to the Street

a. Building facades shall be designed with detail and articulation at a maximum of 12m intervals to create an attractive streetscape. The building shall be articulated by a combination of recesses, projections, change in building materials, colors, and/or a physical break in building mass.

b. Blank walls longer than 12m shall not be permitted and minimized by extensive use of active frontages and transparent glazing, which allow for interaction between people in the building and people on the street to maintain an attractive streetscape.

c. For buildings located at the intersection of public roadways the Façade treatment shall wrap around the side of the building to provide a consistent profile facing both public roadways, including the lane.

5.5 Lighting

a. Decorative and security lighting shall be designed and finished in a manner consistent with the architectural theme of the development and will be provided to ensure a well-lit environment for pedestrians, and to accentuate architectural elements and public art, in general conformance with Section 58 of the Zoning Bylaw.

b. Exterior lighting associated with the development shall be designed, located or screened so as to reduce impacts on adjacent off-site residential units, in accordance with Section 51 of the Zoning Bylaw.

6. Improvements

6.1 Public Realm Improvement Plan

a. Publicly Accessible Private Park

i. Lot 1 Block B Plan 2955EO shall be developed as a Publicly Accessible Private Park to be used for passive recreation by residents of the development and the community, in general conformance with Appendix VI, Illustrative Landscape Plan.

ii. The owner(s) shall design and construct the Publicly Accessible Private Park in Area B which shall be maintained by the Condominium Association. The Publicly Accessible Private Park shall be developed at the same time as the first phase of development takes place.

iii. The owner(s) shall register a Public Access Easement to ensure public access to the Publicly Accessible Private Park between the hours of 5 am to 11 pm. The easement shall make the private property owner(s) responsible for maintenance and liability.

iv. The Publicly Accessible Private Park shall serve as high quality amenities for people of all ages and during all seasons to the satisfaction of the Development Officer. These areas shall include, but are not limited to, public art, hard and/or soft landscaping, seating areas and/or bicycle facilities.
b. The owner(s) shall incorporate an outdoor amenity area in Area A, as illustrated in Appendix VI, Illustrative Landscape Plan.

6.2 Public Art

a. The value of the total public art contribution shall be $4.10/m² of floor area. All or a significant portion of the public art budget shall be used to commemorate the historic significance of Groat Estate and Malcolm Groat. Public art shall be developed in accordance with the following:

i. The Owner shall provide public art through two opportunities:
   A. Purchased Art:
      Includes artwork acquired through an art selection process, with shortlisted artists responding to a call for proposals, to the satisfaction of the Development Officer.
   B. Structural Art:
      Includes artworks created through artistic application of architectural surfaces and hard and soft landscaping to the satisfaction of the Development Officer. Structural Public Art shall be defined in the Site Plan to the satisfaction of the Development Officer.

6.3 Off-site Improvements to Serve the Development

The following improvements shall be required for the development funded by the owner(s).

a. The owner(s) shall enter into a Sidewalk Utility Right-Of-Way Agreement for those portions of Clifton Place sidewalk that are located within private property.

b. The owner(s) shall be responsible for upgrading the portion of Clifton Place roadway directly abutting the site to City of Edmonton Urban Local Residential Construction Standards. This requirement includes, but is not limited to, resurfacing/reconstruction of the roadway to an 8.0 m width, curbs and gutters, sidewalk or multi-use trail on both sides of the roadway, curb ramps, street-lighting, pavement marking and curb extensions, to the satisfaction of the Transportation Services.

c. Upon submission of a Development Application for Area A, the owner(s) shall be responsible for upgrading of the Lane, directly abutting the site, to a commercial standard connecting to Clifton Place.

6.4 Transportation and Servicing Improvements

a. For each stage of the development, the owner(s) must enter into an Agreement with the City of Edmonton for off-site improvements necessary to serve the lands adjoining the development. The Agreement process includes an engineering drawing review and approval process. Improvements to be addressed in the Agreement include, but are not limited to the following:

i. Reconstruction of the Clifton Place roadway;

ii. Construction of all new accesses to the Clifton Place roadway;

iii. Reconstruction of the Alley between Clifton Place roadway and 102 Avenue, to a commercial standard;
iv. Relocation/alteration of existing utilities and installation of new utilities; and
v. Required upgrading of existing sanitary and storm sewer systems, to the satisfaction of Drainage Services.
APPENDIX - II
CLIFTON PLACE
Minimum Building Setbacks

LEGEND:
- Minimum Building Setback from Property Line
- Site Boundary
APPENDIX - VI
CLIFTON PLACE
Illustrative Landscaping Plan

LEGEND:
- Existing Deciduous Trees
- Proposed Deciduous Trees
- Existing Coniferous Trees
- Proposed Coniferous Trees
- Site Boundary