

**(DC2) Site Specific Development Control Provision**  
**August 9, 2018**

**1. General Purpose**

The purpose of this zone is to facilitate the development of a mixed use, high rise building that provides for a unique building that addresses the street, increases density within a TOD area, with commercial frontage onto Jasper Avenue. The development will create a public open space and allow for a sensitive integration with the historic hotel to the south.

**2. Area of Application**

This Provision shall apply to Lots 4A and 5A Plan 9221710 and Lot 2 and 3 Plan NE, south of Jasper Avenue and east of 100 Street, as shown on Schedule A attached to the Bylaw adopting this Provision and as identified on Appendix "1" attached.

**3. Uses**

- a. Apartment Housing
- b. Bars and Neighbourhood Pubs for less than 330 m2 of Public Space.
- c. Breweries, Wineries and Distilleries
- d. Business Support Services
- e. Child Care Services
- f. Commercial Schools
- g. Community Recreation Services
- h. Convenience Retail Stores
- i. Creation and Production Establishments
- j. Exhibition and Convention Facilities
- k. General Retail Stores
- l. Government Services
- m. Health Services
- n. Household Repair Services
- o. Indoor Participant Recreation Services
- p. Live Work Unit
- q. Media Studios
- r. Minor Alcohol Sales and
- s. Minor Home Based Business and Major Home Based Business
- t. Natural Science Exhibits
- u. Nightclubs
- v. Non-accessory Parking
- w. Personal Service Shops
- x. Private Clubs
- y. Private Education Services
- z. Professional, Financial and Office Support Services
- aa. Public Education Services
- bb. Public Libraries and Cultural Exhibits

- cc. Residential Sales Centre
- dd. Restaurants
- ee. Specialty Food Services
- ff. Spectator Entertainment Establishments
- gg. Veterinary Services
- hh. Urban Indoor Farms
- ii. Urban Outdoor Farms
- jj. Facia On-premises Signs
- kk. Minor Digital Off-premises Signs
- ll. Minor Digital On-premises Signs
- mm. Minor Digital On-premises Off-premises Signs
- nn. Projecting On-premises Signs
- oo. Temporary On-premises Signs

#### **4. Development Regulations**

- a. The development shall be in general conformance with Appendices 1, 2, 3 4 and 5
- b. The maximum Floor Area Ratio shall be 11.
- c. The maximum Building Height shall be 185.0 m.
- d. Building setbacks shall be as follows:
  - i. a maximum 2.0 m shall be provided from Jasper Avenue
  - ii. a minimum 8.5 m shall be provided from 100 Street;
  - iii. a minimum 20.0 m shall be provided from the south property line.
  - iv. a minimum 9.0 m shall be provided from the east property line.
- e. A minimum average Amenity Area of 6 m<sup>2</sup> per Dwelling shall be provided. Amenity areas may include roof top spaces, ground floor outdoor space, meeting rooms, fitness facilities, and shall be exempt from Floor Area Ratio calculations.
- f. Balconies with a minimum depth of 1.5 m may be used to satisfy required Amenity Area.
- g. A minimum of 350 m<sup>2</sup> of communal Amenity Area shall be provided on the rooftop of the podium, which shall include, but not be limited to a seating area, communal cooking facilities and/or lounge space.
- h. Any rooftop communal Amenity Area shall incorporate design features such as fencing, planters, seating, lighting, screening and properly screen mechanical equipment that is designed to limit overlook, to the satisfaction of the Development Officer.
- i. 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 to the satisfaction of the Development Officer.
- j. Prior to the issuance of any Development Permit, a Crime Prevention through Environmental Design Assessment shall be provided to the satisfaction of the Development Officer to ensure that the development 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).

#### **5. Parking, Loading and Storage**

- a. Vehicular Parking shall be provided in accordance with the following:

- i. a minimum of 0.5 parking spaces per unit
  - ii. a maximum of 20 visitor parking stalls shall be provided.
- b. All required vehicular Parking shall be provided in an underground Parking Garage accessed from Jasper Avenue. Underground driveway ramps shall have a minimum width of 6.0 m to accommodate two-way traffic. The driveway ramp shall be at Grade at the Lot line. The slope of the driveway ramp shall be no greater than 10% negative downward slope between the property line to 5.0 metres into the Site, unless otherwise agreed to by the Development Officer in consultation with Transportation Services.
  - c. Bicycle Parking spaces for Residential Uses shall be provided in a safe, secure, indoor location at a minimum rate of 20% of the number of Off-street Vehicular Parking Spaces required under Section 5(b) of this Provision.
  - d. A minimum on 10 Bicycle Parking spaces for visitors shall be provided in an easy accessible location and available for public use.
  - e. All residential and visitor vehicular parking shall be provided in below Grade in a Parking Garage.
  - f. The Parking Garage developed below Grade shall be permitted to be built to the property line.
  - g. Parking Garages developed below Grade adjacent to a Public Roadway, are to be located sufficiently below Grade, or a suitable alternative, to provide a minimum of 1.2 m soil depth to contribute to healthy root development.
  - h. Vehicular and servicing access shall be designed to minimize the visual impact through screening, orientation, and other applicable techniques to the satisfaction of the Development Officer.
  - i. Loading, storage and trash collection areas shall be concealed from view from adjacent public roadways and sites. Trash collection and storage areas shall be located within the building. Trash collection areas shall be designed to the satisfaction of the Development Officer in consultation with Waste Management and Transportation Services.

## **6. Landscaping**

- a. A Landscape Plan prepared by a registered Landscape Architect shall be submitted prior to the issuance of any Development Permit to the satisfaction of the Development Officer.
- b. The Landscape Plan shall include pavement materials, exterior lighting, street furniture elements, pedestrian seating area, sizes and species of new tree plantings, and other detailed Landscaping elements.
- c. Landscaping on the Site shall consider the use of plant materials that provide colour throughout the year to enhance the appearance of the development during cold weather months.

## **7. Signage**

- f. Signs shall comply with the General Provisions of Section 59 and the regulations found in Schedule 59F of the Zoning Bylaw.
- g. A Comprehensive Sign Design Plan in accordance with the Provisions of Section 59.3 shall be required to the satisfaction of the Development Officer.
- h. Notwithstanding Section 21(a) of this Provision, Major Digital Signs, Minor Digital On-premises Signs, Minor Digital Off-premises Signs, and Minor Digital On-premises Off-premises Signs, shall comply with the regulations found in Schedule 59F.2 and 59F.3.
- i. Any application for a Major or Minor Digital Sign Use may require the submission of a Traffic Safety Study prepared by a qualified engineer and shall be to the satisfaction of the Development Officer in consultation with Transportation Services.
- j. Major Digital Signs and Minor Digital Signs shall be permitted, only if affixed to a building.

## **8. Urban Design**

## Street Interface

- a. The building shall be designed to accommodate Commercial Uses to strength the pedestrian shopping experience by conforming with the following:
  - i. Building entrances and windows shall be oriented to front onto Jasper Avenue and 100 Street;
  - ii. the geodetic elevation of the top of the floor on the level that is directly above Grade shall not exceed the geodetic elevation of the Abutting public sidewalk by more than 0.3 m; and
  - iii. a minimum of 70% of the linear building frontage of the ground Storey Commercial Facades shall be comprised of transparent, non-reflective, non-tinted, unobscured glazing, where fronting Jasper Avenue and 100 Street NW. Linear frontage shall be measured at 1.5 above the finished Grade of the adjacent boulevard.

## Massing and Building Articulation

- b. The building shall be developed in the form of a podium plus Tower configuration and shall comply with the following criteria:
  - a. The podium shall have a maximum Height of 12.0 m;
  - b. The setbacks of the Tower shall be as follows:
    - i. No setbacks shall be required except:
    - ii. A minimum setback of 8.0 m shall be provided from Jasper Avenue.
  - i. Tower Floor Plate shall not exceed 750 m<sup>2</sup>;
  - ii. the Tower shall be differentiated from the podium, but shall reinforce some of the design details, materials, and architectural expression from the podium;
  - iii. the Tower shall be designed, oriented and constructed to articulate the skyline and maximize views and sunlight penetration in public spaces, plazas, parks and Amenity Areas; and

## Entrances and Corners

- c. Ground level Uses shall open to the street.
- d. Residential Uses shall have access at Grade that is separate from the commercial premises.
- e. On corners, Façade treatment shall wrap around the side of the building to provide a consistent profile facing Jasper Avenue and 100 Street.

## Building Façade, Materials, and Exterior Finishing

- f. The building materials on the lower Storeys along public roadways shall be used to improve visual quality and permeability of the building to promote a positive pedestrian environment.
- g. The lower portion of the Façades of the building, including the base and podium must be strongly articulated at regular increments to add variety, rhythm and a human scaled dimension along the street. This may include:
  - i. the provision of awnings, canopies, window openings, reveals, offsets, multiple entrances arcades, columns, pilasters, materials and colour or other architectural features; and
  - ii. the provision of quality materials, interesting design, fenestrations, inviting entrances and superior landscaping.
- h. All exposed building Facades shall have consistent and harmonious exterior finishing materials.
- i. Building materials must be sustainable, timeless, durable, high quality and appropriate for the

development within the context of the corridor.

- j. The building shall emphasize the architectural treatment of the horizontal and vertical elements as well as finer grain elements such as windows, balconies, shadow lines and textures to distinguish residential buildings from office Towers.

#### Roof Tops

- k. All mechanical equipment shall be concealed by screening in a manner compatible with the architectural character of the building or concealed by incorporating it within the building.
- l. Wherever the podium roof is visible from existing adjacent developments, the development shall provide enhancements to improve rooftop aesthetics. Enhancements may include patios, gardens, Green Roofs or additional Amenity Area.

#### Lighting

- m. 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 safe, well-lit environment for pedestrians, to ensure no negative impact on an adjacent property and to accentuate architectural elements, roof tops and public art.
- n. Detailed exterior lighting plans may be required for major developments at the discretion of the Development Officer.

### **9. Community Contributions**

#### Affordable Housing

- a. Prior to the issuance of a Development Permit, the Development Officer shall ensure 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 dwelling units at 85% of market value or the equivalent value as cash in lieu (cash in lieu at the discretion of the owner).

#### On Site Public Amenity Area

- a. A publicly accessible garden shall be developed on south side of the site as a vibrant outdoor amenity area, in general conformance with Appendix 1 (design detail to follow).
- b. The Owner shall register a Public Access Easement to ensure that public access to the garden and private roadway is provided. Easements shall make the private property owner(s) responsible for maintenance and liability, to the satisfaction of the Development Officer.

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2. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application, the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.

3. Drawings are not to be scaled for construction. The Contractor is to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the Architect before commencing any work.

4. Positions of exposed finished mechanical or electrical devices, fittings, and fixtures are indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.

5. These drawings are not to be used for construction unless noted below as "Issuance For Construction"

6. All work is to be carried out in conformance with the Code and Bylaws of the authorities having jurisdiction.

7. The Architect of these plans and specifications gives no warranty or representation to any party about the constructability of the building(s) represented by them. All contractors or subcontractors must satisfy themselves when bidding and at all times ensure that they can properly construct the work represented by these plans.

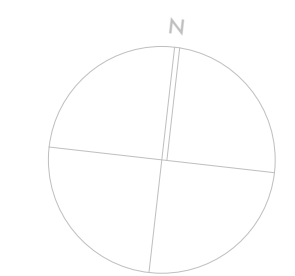
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SITE PLAN & SETBACKS

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