

## SCHEDULE “B”

### (DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION

#### 1. General Purpose

To accommodate a medium intensity commercial office building designed to achieve a high-quality development that is appropriate for the site’s location adjacent to 101 Street.

#### 2. Area of Application

This provision shall apply to Lot 319B, Block 1, Plan 8222283, and Lots 467-468, Block 2, Plan 7540AH, within the Central McDougall Neighbourhood as shown on Schedule “A” of this Bylaw.

#### 3. Uses

- a. Bars and Neighbourhood Pubs
- b. Business Support Services
- c. Breweries, Wineries and Distilleries
- d. Cannabis Retail Services
- e. Child Care Services
- f. Commercial Schools
- g. Convenience Retail Stores
- h. Creation and Production Establishments
- i. Extended Medical Treatment Centre
- j. General Retail Stores
- k. Government Services
- l. Health Services
- m. Indoor Participant Recreation Services
- n. Media Studios
- o. Minor Alcohol Sales
- p. Major Alcohol Sales
- q. Non-accessory Parking
- r. Personal Service Shops
- s. Private Education Services
- t. Professional, Financial and Office Support Services

- u. Public Education Services
- v. Public Libraries and Cultural Exhibits
- w. Restaurants
- x. Specialty Food Services
- y. Veterinary Services
- z. Fascia On-premises Signs
- aa. Projecting On-premises Signs
- bb. Temporary On-premises Signs
- cc. ~~Major Digital Signs~~
- dd. Minor Digital On-premises Signs

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

- a. Development within this Provision shall be in general accordance with the appendices. **Appendix 2 is conceptual in nature and minor variations shall be permitted at the Development Permit stage.**
- b. The minimum Floor Area Ratio (FAR) shall be 1.0.
- c. The maximum Floor Area Ratio (FAR) shall not exceed 10.0.
- d. The maximum building Height shall not exceed 52.0 m (excluding the mechanical penthouse).
- e. A minimum Front Setback of 0.8 m shall be required along the east property line.
- f. A minimum Rear Setback of 0.0 m shall be required along the west property line.
- g. A minimum Side Setback of 0.0 m shall be required along the north and south property lines.
- h. Notwithstanding provision 4.(e.) the ground floor shall be Setback a minimum of **5.5 m** along the east property line.
- i. Tower Stepbacks shall be in general accordance with Appendix 1 – Site Plan and shall be:
  - i. A minimum of 4.0 m from the east Façade of the podium; and
  - ii. A minimum of 6.5 m from the north and south Façade of the podium.
- j. ~~Signs shall comply with the regulations in Schedule 59E.~~
- k. Any Development Permit approved **prior to the passing of this Bylaw** for surface Non-accessory Parking shall be permitted to operate.
- l. **Non-accessory Parking shall only be ancillary as part of a building.**

- m. An internal pedestrian connection to the existing HYS Centre to the south may be provided as generally shown on Appendix 2 – Ground Plan.
- n. **The maximum floor area of any individual ground floor commercial unit shall not exceed 300 m<sup>2</sup>.**

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

- a. The maximum number of parking stalls on the Site shall not exceed 550 stalls.
- b. **The maximum number of Non-accessory parking stalls on the Site shall not exceed 150 stalls.**
- c. Vehicular access shall be from the Lane, as generally shown on Appendix I, to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination.
- d. Vehicular parking, loading, storage and waste collection areas shall be located to the rear of the building and shall be screened from view from any adjacent Sites or public roadways. Trash bins shall be secured from public access.
- e. Notwithstanding Section 54.3, Schedule 2 of the Zoning Bylaw, a minimum of 220 bicycle parking spaces shall be provided. 165 of these bicycle parking spaces shall be provided in a safe and secure location within the interior of the Podium on the ground floor and/or in the parkade.
- f. Vehicular parking shall be provided in an underground and/or above ~~grade~~**Grade** parkade structure which is part of the Podium. Should any portion of the parkade be located within the Podium above ~~grade~~**Grade** it shall be enclosed and screened from view as conceptually shown in Appendices 3, 4, 5 and 6.
- g. Adequate sight lines shall be maintained for vehicles entering and exiting the Parking Garage, to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination.
- h. **The driveway ramp for the underground/above Grade parkade(s) shall not exceed a slope of 10% for a minimum distance of 5.0 m inside the property line and the ramp must be at Grade at the property line.**
- i. **Any driveway ramp for the underground/above Grade parkade(s) shall be no less than 7.0 m in width for a minimum distance of 10.0 m.**

## 6. **Landscaping**

- a. A detailed Landscape Plan for the Site, including all existing and proposed utilities within the road right-of-way must be submitted for review and approval by the City of Edmonton, prior to the issuance of any Development Permit.

- b. 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 the cold weather months.
- c. The Landscape Plan shall include pavement materials, exterior lighting, street furniture elements, pedestrian seating areas, sizes and species of new tree plantings and other Landscaping elements as applicable.
- d. Landscaping within the Setback adjacent to 101 Street NW shall be developed to provide an enhanced pedestrian experience and a public realm that seamlessly transitions from public to private property by continuing the public sidewalk paving materials, finish, and pattern to compliment the adjacent streetscape.

## 7. Signage

- a. A Comprehensive Sign Design Plan and Schedule, with a focus on pedestrian-oriented signage and promoting building identity, 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.
- b. Signs shall be provided in accordance with Schedule 59E of this Bylaw, with the intent to compliment the pedestrian-oriented commercial environment, except that:
  - i. The maximum Height of a Freestanding Sign or Digital Sign shall be 3.0 m;
  - ii. The maximum allowable Freestanding Sign or Digital Area shall be 3.0 m<sup>2</sup>;
  - iii. Freestanding Signs or Digital Signs shall be separated by a minimum of 100 m from another Freestanding Sign or Digital Sign;
  - iv. The top of a Projecting Sign on a one Storey building shall not extend more than 30 cm above the building roof or parapet wall;
  - v. Projecting Signs shall be located within 0.6 m of each individual business entrance of the building facing a public roadway other than a Lane;
  - vi. One additional Projecting Sign may be permitted for the purpose of advertising businesses that do not have access at Grade; and,
  - vii. Fascia Signs shall be limited to one per individual business premises Frontage (or for every 11 m of building Façade facing a public roadway other than a Lane).

## 8. Urban Design Regulations

- a. Building design shall use a variety of architectural elements and treatments, materials, colours, and articulation to break up the massing and provide human-scale development.
- b. Building materials must be durable, high quality and appropriate for the development. The contextual fit, design, proportion, quality, texture, and application of various finishing materials shall be to the satisfaction of the Development Officer.
- c. All exposed building Facades shall have consistent and harmonious exterior finishing materials.
- d. **To improve architectural**
- e. **Winter design elements such as unique colour palettes, location of glazing areas, softened corners and irregularities of the buildings exterior shall be used on all Facades facing a public roadway other than a Lane.**
- f. **Functional and decorative lighting to enhance the appearance of the building during the winter months shall be incorporated.**
- g. **Main building entrances for any Use shall be designed for universal accessibility. Level changes from the sidewalk to entrances of buildings shall be minimized. Sidewalk furniture and other elements shall be located out of travel path to entrances to ensure they are not obstacles to building access.**
- h. 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, to the satisfaction of the Development Officer.
- i. Decorative and security lighting shall be designed and finished in a manner consistent with the design and finishing of the development and shall be provided to ensure a safe well-lit environment, to the satisfaction of the Development Officer.

### **Built Form**

- b. Podium:
  - i. The podium shall have a minimum height of 14 m and a maximum height of 15 m.
  - ii. The main entrance shall be designed to be clearly visible, distinct and oriented to 101 Street NW.
  - iii. **Each façade facing a public roadway other than a Lane shall have a minimum of 75% clear, non-reflective glazing on the exterior of the ground floor to promote pedestrian interaction and safety. Proportion of glazing is calculated as a percent of linear meters at 1.0 m above finished Grade.**

- iv. A maximum of 10% of the first Storey glazing facing a public roadway may be covered by Signs. The remainder of the glazing shall remain free from obstruction.
- v. ~~of the linear building frontage of the ground floor east Façade shall consist of glazing that is clear, transparent and untinted.~~
- vi. The development shall create a pedestrian-friendly environment on 101 Street NW, which may include entrance features, outdoor sitting areas, canopies, landscaping and other features that lend visual interest and a human scale to the development along the street.
- vii. The design of the portion of the parkade located within the Podium shall be enclosed within solid (a material not permeable to light) walls to ensure vehicles within the parkade structure are not visible. The portion of the parkade fronting 101 Street NW will be further screened from view through the installation of tinted glazing with vision/colour glass accents and architectural lighting in general accordance with Appendix 3 – East Elevation.

c. Tower:

- i. The exterior of the Tower shall be finished with high quality, sustainable, and durable materials such as masonry, metal cladding, brick and glazing.
- ii. The Tower zone shall be differentiated from the podium, but shall reinforce some of the design details, colours, materials and architectural expression of the podium to maintain compatibility between the two portions of the building.
- iii. The Tower shall provide articulation, visual interest and reduced massing effects by combination of sculpting of the building, variation of material/color or other means to the satisfaction of the Development Officer.

9. **CPTED**

- a. 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) in accordance to Section 58 of the Zoning Bylaw.