

1. General Purpose

To accommodate two high rise apartment buildings with a podium that provides for an active and inviting pedestrian oriented streetscape fronting onto 104 Street and 100 Avenue.

2. Area of Application

This Provision shall apply to Lots 64, 65 and 69, Block 3, Plan NB; located at 10027 and 10019 104 Street NW and 10318A - 100 Avenue in the neighbourhood of Downtown, as shown on Schedule "A" of the Bylaw adopting this DC2 Provision.

3. Uses

- a. Apartment Housing
- b. Apartment Hotels
- c. Bars and Neighbourhood Pubs
- d. Business Support Services
- e. Cannabis Retail Sales
- f. Child Care Services
- g. Commercial Schools
- h. Community Recreation Services
- i. Convenience Retail Stores
- j. General Retail Stores
- k. Government Services
- l. Health Services
- m. Indoor Participant Recreation Services
- n. Live Work Units
- o. Lodging Houses
- p. Major Alcohol Sales
- q. Major Home Based Business
- r. Media Studios
- s. Minor Alcohol Sales
- t. Minor Home Based Business
- u. Minor Amusement Establishments
- v. Non-accessory Parking
- w. Personal Service Shops

- x. Private Clubs
- y. Professional, Financial and Office Support Services
- z. Projecting On-premise Signs
- aa. Residential Sales Centre
- bb. Restaurants
- cc. Specialty Food Services
- dd. Veterinary Services
- ee. Fascia On-premises Signs
- ff. Major Digital Signs
- gg. Minor Digital On-premises Signs
- hh. Projecting On-premises Signs
- ii. Temporary On-Premises Signs

4. Development Regulations

4.1 General

- a. The Site shall be developed in general accordance with Appendices I – V.
- b. Development Permit applications shall be permitted for development of the entire Site or for each individual area, as identified on Appendix I.
- c. The maximum Floor Area Ratio (FAR) shall be 17 for the entire Site.
- d. The maximum number of Dwelling units shall be 700.
- e. Buildings shall be comprised of three vertical sections: the podium, Tower and Tower Top.
- f. The maximum height of the podium shall not exceed 10.0 m.
- g. The maximum Tower Height for each area shall be:
 - i. Area 1: 145 m
 - ii. Area 2: 170 m
- h. The maximum Tower floor plates shall be 795 m².
- i. The minimum distance between Towers shall be 20 m.
- j. The minimum podium Setbacks shall be 0 m, except that:
 - i. a minimum of 40% of the lineal frontage on 104 Street shall be setback a minimum of 3.0 m to accommodate architectural features, entry doors, sidewalk cafes, and landscaping that contributes to the pedestrian-oriented character of the area and functions as Public Amenity Space. The Setback shall be hardsurfaced between the public sidewalk and the building, in

general conformance with Appendix II, Illustrative Landscape Plan.

- k. The minimum Tower Setbacks from the property lines shall be as follows:
 - i. Tower 1, 104 St – 3.0 m
 - ii. Tower 1, north – 3.0 m
 - iii. Tower 2, 104 St – 14.0 m
 - iv. Tower 2, 100 Ave - 3.0 m
- h. Minimum Setbacks for parkades developed below Grade shall be 0 m.
 - i. A minimum of 12 units shall have three (3) bedrooms.
 - j. All mechanical equipment, including roof mechanical units and excluding solar panels, shall be concealed by screening in a manner compatible with the architectural character of the building or concealed by incorporating it within the building.

4.2 Development Regulations for Specific Uses

- a. All ground floor Commercial Uses shall have separate access at grade from Residential Uses.
- b. Convenience Retail Stores, and Minor or Major Alcohol Sales shall be limited to the first floor of development.
- c. Each Restaurant, Bar and Neighbourhood Pub Use shall be limited to less than 300 Occupants and 240 m² of Public Space.
- d. Personal Service Shops shall not include Body Rub Centres

4.3 Design Regulations

- a. The three distinct vertical sections: the podium, Tower and Tower Top, shall be differentiated through materiality and/or through architectural treatment of the Facades, as conceptually shown in Appendices III and IV.
- a.b. The podium and the Towers will use a clean, contemporary design language that reflects on the design legacy and character of mid-century modern examples in the area.
- c. The Façade of the ground floor shall be architecturally treated to create a unified building exterior that contributes to a visually interesting streetscape with undulations, projections, variety and rhythm that enhance the human-scaled podium and passive illumination through glazing, as conceptually shown in Appendix V.
- d. A minimum of 70% of the linear building Frontage on the ground floor Facades of 104 Street and 100 Avenue shall have transparent glazing, where fronting onto a public roadway.
- b.e. To provide a visual continuation of the street wall into the lane, a portion of the architectural treatment on the 100 Avenue façade, which

shall include metal cladding, stone finishing and glazing, shall wrap around the ground floor, into the lane, for a minimum of 3.0 m.

- e.f. Weather protection in the form of a canopy or any other projecting architectural element shall be provided above entrances to create a comfortable environment for pedestrians.
- d.g. The exterior of the building shall be finished with high quality materials and shall be finished with some or all of the following materials to the satisfaction of the Development Officer:
- i. The podium exterior shall be finished with clear storefront glazing, masonry, stone, cementitious materials, pre-finished metal and/or painted metal;
 - ii. The tower exterior shall be finished with glass curtain wall, cementitious envelope materials, pre-finished metal and/or painted metal.
- e. The Towers shall contribute to the 'signature' nature of the buildings and the City's skyline through treatment of the upper floors and roofs.
- f. 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 well-lit environment for pedestrians and to highlight the architectural and landscape features at night.
- g. Night-time light pollution shall be reduced by avoiding over-illumination of the development and use low cut-off exterior lighting fixtures.

4.4

Signage

- a. Sign types permitted by this provision may be allowed in accordance with Schedule 59B and in accordance with the General Provisions of Section 59 of the Zoning Bylaw. Notwithstanding Schedule 59B, Temporary Signs shall be limited to project advertising and residential sale purposes only.
- b. A Comprehensive Sign Design Plan in accordance with the Provisions of 59.3 shall be submitted with a Development Permit Application for Sign Use Classes.

4.5

Landscaping

- a. Landscaping for the Site shall be generally in accordance with Appendix II.
- b. A detailed Landscape Plan for the Site, including all existing and proposed utilities within the road right-of-way must be submitted by a registered Landscape Architect for review and approval by the Development Officer, in consultation with Sustainable Development prior to the approval of any Development Permit.

- c. The Landscape Plan shall include pavement materials, exterior lighting, street furniture elements, pedestrian seating area, sizes and species of new plantings, and other landscaping elements as applicable.
- d. 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.

4.6 Parking and Loading

- a. Parking shall be provided in general accordance with Section 54 of the Zoning Bylaw.
- b. Notwithstanding Section 54 of the Zoning Bylaw, minimum and maximum required parking for Residential Use Classes shall be provided as follows:

	Minimum	Maximum
i. Studio	0. 57	0.74 .0
ii. 1 Bedroom Dwelling	0.54 .0	1 .0
iii. 2 Bedroom Dwelling	0.84 .0	1.52 .5
iv. 3 or more Bedroom Dwelling	1. 05	2. 05
v. Visitor Parking	0	1 per 10

- c. All parking for Residential and Residential-Related Uses shall be accommodated underground. Visitor and customer parking may be accommodated at Grade off the alley Abutting the development.
- d. Vehicular access and egress shall be provided off the alley abutting the development in accordance with Appendix I.
- e. Any trash collection area or storage area, shall be located adjacent to the lane abutting the east Lot line.
- f. Bicycle parking shall be provided in accordance with Section 54 of the Zoning Bylaw, and the following regulations apply:
 - i. Bicycle parking for Residential and Residential-related Uses shall be provided at 20% of the number of vehicular parking spaces required under 4.6(b)
 - ii. Bicycle parking shall be provided in a safe and secure location on either the ground floor or within the parkade; and
 - iii. Bicycle parking for Commercial Uses shall be provided at Grade in a highly visible location. Notwithstanding Section 54, bicycle parking may be located more than 15.0 m from a building’s principal entrance.

4.7 Other Regulations

a. A Sun Shadow Impact Study shall be prepared by a qualified, registered Professional Engineer or Architect, to professional standards. The Sun Shadow Impact Study shall be submitted with the development permit to the satisfaction of the Development Officer.

~~a.b.~~ The Development shall incorporate design features to minimize adverse microclimatic effects such as wind tunnelling, 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.

~~b.c.~~ A detailed Wind Impact Study shall be prepared by a qualified, registered Professional Engineer, and shall be based on a computer model simulation analysis, prepared to professional standards. The Wind Impact Study shall be submitted with the development permit for the tower to the satisfaction of the Development Officer.

c. 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.

d. Prior to the issuance of any Development Permit, the Development Officer shall ensure that a signed agreement has been executed between the City of Edmonton and the owner, requiring the owner to provide to the City of Edmonton, at the time of development permit approval, the option to purchase 5% of dwelling units at 85% of the list price.

4.8 Off-Site Improvements

a. Prior to the issuance of any development permit, the owner shall enter into an Agreement with the City of Edmonton for off-Site improvements necessary to serve the development, such improvements to be constructed at the owner's cost. The Agreement process includes an engineering drawing review and approval process. Improvements to be addressed through technical review.

~~a.b.~~ In addition to those items listed in Section 4.8(a) of this Provision, there shall also be a provision, at the Owner's expense for repair or replacement of paving of the pedestrian realm along 104 Street NW and 100 Avenue NW, directly abutting the Site.