

(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION

1. General Purpose

To accommodate the comprehensive development of a publicly owned health care facility that includes a variety of institutional uses and complementary commercial uses.

2. Area of Application

This Provision shall apply to the lands legally described as, Part of Lot, Block 2, Plan 9720909, Lots 411 - 420, Block 5, Plan 7540AH and Lots 301 - 310, Block 5, Plan 7540AH, located on the northwest corner of 106 Street NW and 111 Avenue NW, shown in Schedule "A" of the Bylaw adopting this Provision. The Site shall be divided into two sub-areas as depicted on the attached appendices. The (US) Urban Services Zone shall continue to apply to Sub-area "A". The provisions of this Site Specific bylaw shall apply to the Subarea B.

3. Uses

- a. Child Care Services
- b. Commercial Schools
- c. Community Recreation Services
- d. Convenience Retail Stores
- e. Detention and Correction Services
- f. Extended Medical Treatment Services
- g. Flea Markets
- h. General Retail Stores
- i. Government Services
- j. Group Homes
- k. Health Services
- l. Indoor Participant Recreation Services
- m. Lodging Houses
- n. Non-Accessory Parking
- o. Personal Service Shops, excluding Body Rub Centres
- p. Private Clubs
- q. Private Education Services
- r. Professional, Financial and Office Support Services
- s. Protective and Emergency Services
- t. Public Education Services
- u. Publicly Accessible Private Open Space
- v. Public Parks
- w. Public Libraries and Cultural Exhibits
- x. Recreational Services
- y. Religious Assembly
- z. Restaurants, 100 occupants and 120 m² of Public Space
- aa. Specialty Foods Services Urban Gardens

- bb. Temporary Shelter Services
- cc. Fascia On-premises Signs
- dd. Freestanding Off-premises Signs
- ee. Freestanding On-premises Signs
- ff. Projecting On-premises Signs
- gg. Temporary On-premises Signs
- hh. Minor Digital Off-premises Signs
- ii. Minor Digital On-premises Signs
- jj. Minor Digital On-premises Off-premises Signs

4. Development Regulations

The Development Officer may grant relaxations to the Development Regulations if in their opinion, such a variance will be in keeping with the general purpose of this District, and would not affect the amenities, use and enjoyment of adjacent properties.

4.1 General

- a. The development shall be in general conformance with the attached Appendices, to the satisfaction of the Development Officer.
- b. The maximum Floor Area shall be 42,000 m², excluding the Parking Garage.
- c. The maximum Floor Area for the Parking Garage, as shown on Appendix 1, shall be 25,000 m².
- d. The maximum Height of Building A-Tower, as shown on Appendix 1, shall be 37.0 m.
- e. The maximum Height of Building A-Podium, as shown on Appendix 1, shall be 12.0 m.
- f. The maximum Height of Building B, as shown on Appendix 1, shall be 17.0 m.
- g. The maximum Height of Building C-Parking Garage, as shown on Appendix 1, shall be 20 m.
- h. Notwithstanding 4.1(d), 4.1(e), 4.1(f), and 4.1(g) the Development Officer may allow additional height, where, in the opinion of the Development Officer, additional height is warranted for any building due to characteristics fundamental to the Use.
- i. The minimum Setbacks shall be as follows:
 - I. From the west property line – 6.0 m;
 - II. From the east property line -N/A
 - III. From the south property line – 1.0 m; and
 - IV. From the north property line – 3.0 m.
- j. The portions of the building below Grade shall not be subject to required Setbacks and can extend to all Lot lines provided there is sufficient soil depth maintained below Grade to support any required Landscaping above.

- k. Signs shall comply with the regulations found in Schedule 59C.

4.2 Landscaping

- a. A detailed Landscape Plan, prepared by a registered AALA landscape architect, for the Site, shall be submitted for review and approval by the Development Officer, prior to the issuance of any Development Permit, except for a permit for demolition, excavation or shoring.
- b. Building Setbacks at Grade to the south, north and west of the development shall be landscaped with hard and/or soft surfacing and in general conformance with Appendix B and integrated with the pedestrian oriented public realm to create Public Amenity Space.
- c. Landscaping shall include the use of plant materials that provide colour and textures to create seasonal interest throughout the year and enhance the appearance of the Site during the winter.
- d. Open spaces at Grade shall be landscaped in general accordance with Appendix B and shall include, but are not limited to, a combination of landscape elements such as hard or soft landscaping, trees, shrubs, hedges, berms, garden boxes/planters, seating areas, passive or active recreation opportunities or other complementary amenities and should be used to highlight major circulation patterns, pedestrian pathways and the overall development, as well as soften the building form, and mitigate impacts between buildings.
- e. A Publicly Accessible north-south pedestrian connection shall be provided in the general location depicted on Appendix 1, and shall comply with the following:
 - The pedestrian connection shall have a minimum width of 3.0 m; and
 - The pedestrian connection shall use hard surfacing elements including, but not limited to: bricks, pavers, asphalt or other suitable materials to the satisfaction of the Development Officer.
- f. An arborist report and tree preservation plan, to the satisfaction of the Development Officer in consultation with Urban Forestry, shall be submitted with the Development Permit application to determine the impact of the proposed development, including excavation and construction, on all trees within 5 m of the development that are not proposed to be removed. The Tree Preservation Plan must:
 - Show the extent of the Tree Protection fencing that will be set up during all phases of redevelopment;
 - Describe how close any development activity will be to the trees; and
 - Describe how trees will be handled during such tasks involved in development.

4.3 Vehicular Circulation, Parking, Access, Loading and Storage

- a. All vehicular parking shall be provided at grade or in a Parking Garage in the general locations as depicted in Appendix 1.

- b. At grade Parking Areas shall be integrated with the internal circulation network.
- c. At grade parking areas shall be adequately screened with Landscaping or other design elements to the satisfaction of the Development Officer.
- d. The number of Off-street Vehicular Accessory Parking spaces shall be provided as follows:

Parking Area	Number of Parking Spaces
Parking Area A	44 spaces
Parking Area B	21 spaces
Parking Area C	70 spaces
Parking Area D	50 spaces
Parking Garage	750 spaces

- e. The Development Officer may consider variances to the number of Off-street Vehicular Accessory Parking spaces if the applicant can demonstrate through a parking impact assessment, that fewer parking spaces are needed based on measures including, but not limited to, the implementation of programs which reduce parking demand such as car share programs, carpooling, or universal transit passes.
- f. The parking impact assessment shall be completed by a Professional Engineer registered in Alberta, to the satisfaction of the Development Officer in consultation with Transportation.
- g. A minimum of 30 Bicycle Parking spaces shall be provided.
- h. The underground driveway ramp to the Loading area shall not exceed a slope of 10% for a minimum distance of 4.5 m inside the Lot line and the ramp must be at Grade at the Lot line, or to the satisfaction of the Development Officer in consultation with Transportation.
- i. Retaining walls bordering the below Grade Parking Garage ramp, shall comply with the following:
 - o Retaining walls shall not exceed a Height of 0.3 m at the Lot line;
 - o Retaining walls shall not exceed a Height of 1.0 m within 1.0 m of the Lot line;
 - o No portion of the retaining walls shall encroach onto road right-of-way; and
 - o The Development Officer may increase the Height of retaining walls if adequate sight line data is provided to ensure vehicles can exit safely to the satisfaction of

the Development Officer, in consultation with Transportation, Subdivision and Development Coordination.

- j. Loading, storage and waste collection areas shall be concealed from view from adjacent sites and public roadways with the waste collection areas located within the buildings or adequately screened. The waste collection area, and access to it, shall be designed to the satisfaction of the Development Officer in consultation with Waste Management Services and Transportation.
- k. A minimum of 5 Off-street Loading space shall be provided for the Site below grade.

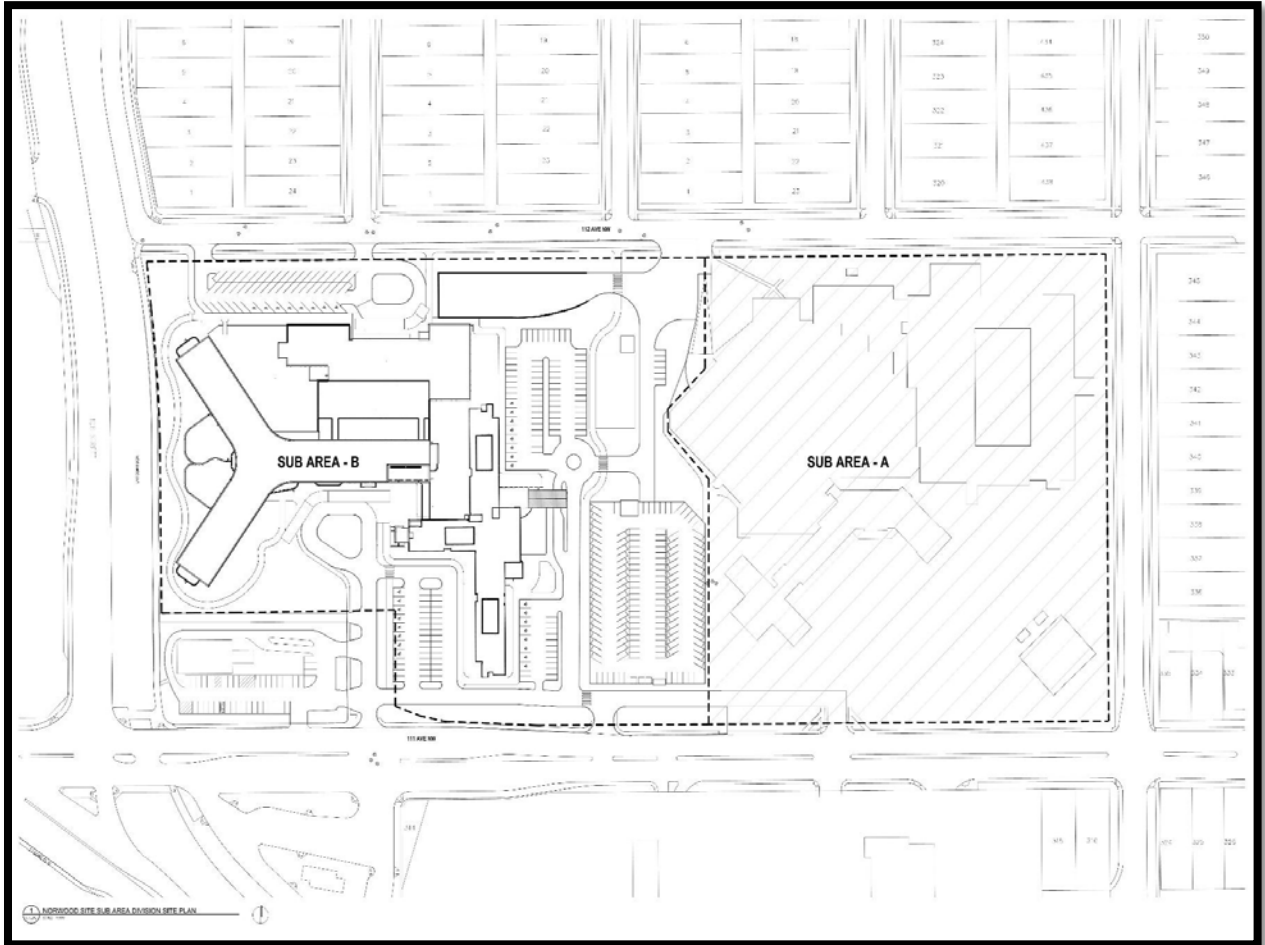
4.4 Built Form + Urban Design Regulations

- a. Exterior building materials must be sustainable, durable, high quality, and appropriate for the development. The use of vinyl or stucco as finishing materials shall not be permitted.
- b. The Parking Garage shall be screened from view with architectural elements or screens, artistic or stylized glass and/or other materials, artistic lighting, living walls, and/or other methods which disguise the Parking Garage, to the satisfaction of the Development Officer.
- c. Crime Prevention Through Environmental Design (CPTED) principles shall be used to design public and private spaces and facilities, focusing on natural surveillance and access control.
- d. All mechanical equipment, including roof mechanical units, shall be concealed by screening in a manner compatible with or complement to the architectural character and materials of the building, or concealed by incorporating it within the building framework.

5.0 Other Regulations

- a. As a condition of Development Permit, a publically accessible north-south pedestrian connection shall be provided in the general location depicted on Appendix 1, to the satisfaction of the Development Officer.
- b. Sun Shadow and Wind Impact Studies shall be prepared and submitted with a Development Permit application for any building or portion of a building with a height greater than 15.0 m. 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 the Sun Shadow Impact Study and Wind Impact Study, to the satisfaction of the Development Officer.
- c. A Phase 1 Environmental Site Assessment for Subarea A, as depicted in Appendix 1, shall be completed and approved by the Development Officer in consultation with City of Edmonton Planning Department, prior to the issuance of a Development Permit for development of any major land use change on Subarea A.

APPENDIX 1
Sub-area Map



APPENDIX 2
Site Plan

