

(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION

1. General Purpose

To establish a Site Development Control Provision to accommodate a mixed-use development with two towers above a podium, located within 400 metres from the existing Corona, Bay/Enterprise LRT Stations of the Capital Line and the future 105/106 Street Stop of the Valley Line, that is sensitive to the future downtown park and supports pedestrian friendly streetscape along 106 Street and 102 Avenue.

2. Area of Application

This provision shall apply to the lands legally described as Plan B2 Block 5 Lots 138, 140, 141, and 142, located at the southeast corner of 106 Street and 102 Avenue in Downtown Edmonton as shown in Schedule A of this Bylaw adopting this Provision.

3. Uses

- a. Apartment Hotels
- b. Apartment Housing
- c. Bars and Neighbourhood Pubs
- d. Business Support Services
- e. Breweries, Wineries and Distilleries
- f. Child Care Services
- g. Convenience Retail Stores
- h. Creation and Production Establishments
- i. General Retail Stores
- j. Government Services
- k. Live Work Units
- l. Minor Home Based Business
- m. Media Studios
- n. Non-accessory Parking
- o. Professional, Financial and Office Support Services
- p. Private Education Services
- q. Public Libraries and Cultural Exhibits
- r. Residential Sales Centre
- s. Restaurants
- t. Specialty Food Services
- u. Urban Gardens
- v. Fascia On-premises Signs

- w. Freestanding On-premises Signs
- x. Projecting On-premises Signs
- y. Temporary On-premises Signs
- z. Minor Digital On-premises Signs
- aa. Minor Digital Off-premises Signs
- bb. Minor Digital On-premises Off-premises Signs

4. General Development Regulations

- a. The development shall be in general conformance with the attached Appendices.
- b. Floor Area Ratio and Density:
 - i. The maximum Floor Area Ratio (FAR) shall be 18.
 - ii. The maximum number of Dwellings shall be 700.
 - A. A minimum of 7 Dwellings shall be provided on the ground storey fronting onto 106 Street NW.
 - iii. The third and four storeys of the above grade parkade located within the Podium shall be allowed to be redeveloped to Residential Uses. The adaptive reuse of the above grade parkade to Residential Uses shall conform with the following:
 - A. The additional number of Dwellings shall not exceed the maximum provided in Section 4.b.ii of this Provision.
 - iv. The maximum floor area for retail uses shall be 695 square meters.
- c. Building Height:
 - i. The maximum Height for each Tower, excluding the mechanical penthouse, shall be:
 - A. 120.0 m for the north Tower, and
 - B. 110.0 m for the south Tower.
- d. Setbacks and Stepbacks:
 - i. There shall be no required minimum Setbacks for the development. For any Setback greater than 0.0 m from 102 Avenue NW, it must be designed to accommodate street related activities, such as sidewalk cafes, architectural features and Landscaping that contributes to a pedestrian oriented public realm.
 - ii. The minimum Tower Stepbacks for the typical residential storey, excluding the amenity storey, shall be:
 - A. 10.0 m from the south Lot Line;
 - B. 2.5 m from the west Lot Line;
 - C. 1.5 m from the north Lot Line; and
 - D. 4.0 m from the east Lot Line.
 - iii. Notwithstanding Section 4.d.iii of this Provision:
 - A. Balconies shall be allowed to project a maximum of 1.85 m into the Tower Stepbacks.

- B. The amenity residential storey of the Towers shall be allowed to project 2.8 m into the Tower Stepbacks.

5. Amenity Areas

- a. A minimum average Amenity Area of 6.55 m² per Dwelling shall be provided through the following:
 - i. Communal indoor Amenity space that may include, but are not limited to, change room facilities, fitness rooms, meeting rooms, and fitness facilities;
 - ii. Outdoor Amenity Area within the building for use by residents. Outdoor Amenity Area shall include, but is not be limited to, change room facilities, fitness rooms, residential meeting rooms, or outdoor patio area on the roof of the Podium; and
 - iii. Balconies with a minimum depth of 1.5 m may be used to satisfy required Amenity Area.

6. Vehicular Access and Parking

- a. Vehicular access shall be provided off of the rear Lane in general conformance with *Appendix 1: Site Plan*.
- b. Vehicular parking shall be provided in a combination of underground and above grade parkade structure which shall be part of the Podium.
- c. 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.
- d. Any underground parking access card devices must be located on Site, a minimum of 3.0 m inside the property line.
- e. Notwithstanding Section 54, Schedule 1(C) of the Zoning Bylaw, the development shall provide a minimum of 230 and a maximum of 650 onsite vehicular parking spaces, including Visitor Parking Spaces.
- f. A maximum of 220 Parking Spaces in the above grade parkade structure.
- g. Notwithstanding Section 54.4.1 of the Zoning Bylaw, for Non-residential and Non-Residential-Related Uses, no vehicular parking spaces shall be required.
- h. The driveway ramps must not exceed a slope of 6% for a minimum distance of 4.5 m inside the property line and the ramp must be at Grade at the property line.

7. Loading and Storage

- a. Loading and storage areas shall be located in the Podium to the rear of the development and shall be screened from view from any adjacent Sites or public roadways.
- b. Notwithstanding Section 54.4.1 of the Zoning Bylaw, two (2) off-street Vehicular Loading Spaces at a minimum of 3.0 m in width and by 6.0 m in length shall be provided and accessed from the rear Lane abutting the site in accordance with *Appendix 1: Site Plan*. The Development Officer may vary the dimensions of the loading space in consultation with Transportation Services.

8. Bicycle Parking

- a. Notwithstanding Section 54.3, Schedule 2, a minimum of 130 Bicycle Parking Spaces shall be provided.
- b. Bicycle Parking for Residential Uses shall be provided within secure enclosed areas that are easily accessible to cyclists via access ramps, or routes through the buildings which facilitate easy and efficient transportation of bicycles.

9. Waste Collection

- a. Waste collection and storage shall be located shall be located within parking structures or buildings and if at grade shall be located and screened from view of the adjacent Lane and shall be designed to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination and City Operations.
- b. Waste enclosures must be located entirely within private property and required gates and/or doors of the waste enclosure must not open or encroach into road right-of-way.

10. Landscaping

- a. A detailed Landscape Plan for the Site, including all existing and proposed utilities within the road right-of-way shall be submitted as part of a Development Permit application for review and approval by the Development Officer. The following shall also apply and be shown on the required Landscape Plan:
 - i. present a plant material palette that provides a variety of colors and textures to create seasonal interest particularly during the winter months;
 - ii. include pavement materials, exterior lighting, street furniture elements, pedestrian seating area, sizes and species of new and existing tree plantings, and other landscaping elements as applicable.
 - iii. Within the Setback in front of Active Residential Uses fronting onto 106 Street NW provide an enhanced pedestrian experience and a public realm that seamlessly transition from public to private property by continuing the public sidewalk paving materials, finish, and pattern to compliment the adjacent streetscape.

11. Signage

- a. Signs shall comply with the General Provisions of Section 59 and the regulations found in Schedule 59F of the Zoning Bylaw.
- b. A Comprehensive Sign Design Plan in accordance with the Provisions of Section 59.3 of the Zoning Bylaw shall be submitted to the satisfaction of the Development Officer.
- c. The Development Officer shall have regard for visual harmony and the compatibility of the proposed sign with the architectural character and finish of the development and with the design, location and appearance of other signs on the development.
- d. Temporary On-premises Signs shall not include trailer mounted signs and/or signs with changeable copy.

12. Development Regulations for Non-residential Uses

- a. General Retail, Professional and Financial and Office Support Services shall be limited to a maximum ground floor area of 360 m².
- b. Live Work Units shall be limited to the at grade street oriented units facing 106 Street NW.
- c. Restaurants shall be limited to 360 m² of ground floor Public Space.
- d. Specialty Food Services shall be limited to 360 m² of ground floor Public Space.

13. Sustainable Practices and Targets

- a. The design and implementation of the development shall apply techniques as described in *Appendix 3: Sustainability Targets and Practices* to reduce the consumption of water, energy, and materials, consistent with best practices in sustainable design. Except for excavation and signage permits, upon submission of a Development Permit application, the owner shall submit a detailed report, endorsed by a registered professional engineer or architect, indicating how the Sustainable Practices and Targets will be achieved upon construction completion. Should a particular target become unfeasible to achieve, the report shall provide alternative targets to the satisfaction of the Development Officer.

14. Urban Design

- a. General
 - i. To maximize integration with the surrounding neighbourhood, the development shall be sympathetic to fundamental design elements and proportions found within the Warehouse District.
 - ii. Blank walls or nontransparent surfaces (excluding glazing) on the north and west Façade shall not exceed 50% of the linear building frontage at Grade.
 - iii. Landscaping adjacent to exterior walls shall be used to minimize the perceived mass of the building and to create visual interest.
 - iv. The development shall be designed to be universally accessible to persons in wheelchairs and strollers.
 - v. 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 the Sun Shadow Impact Study and Wind Impact Study.
 - vi. With the exception of excavation, signage or change of Use permits, a Crime Prevention through Environmental Design Assessment or alternative safety audit shall be provided to the satisfaction of the Development Officer.
- b. Podium:
 - i. The Podium shall be developed to give pedestrians a perception of a human-scaled building edge through variation in setbacks, building articulation, or through the architectural treatment of the facades.

- ii. Entrances for Non-Residential Uses shall be clearly differentiated from entrances to Residential and Residential-Related Uses on 106 Street NW and 102 Avenue NW through distinct architectural treatment to the satisfaction of the Development Officer.
- iii. The Height of the Street Wall along 106 Street NW and 102 Avenue NW shall not be less than 6.0 m or more than 14.0 m.
- iv. Art installation shall be allowed on the third and four storeys of the Podium that wraps the northwest corner of the development (106 Street NW and 102 Avenue NW) and shall be visible from the public realm.
- v. Active Residential Frontage
 - A. Ground-oriented Dwellings shall have individual direct entrances and windows fronting onto 106 Street NW and include such features as staircases, stoops, semi-private outdoor areas, or landscaped yards.
 - B. Front Setbacks of Ground-oriented Dwellings shall provide a transition area from 106 Street NW which may include design features such as a maximum change from Grade of 0.5 m to the entrance, landscaping such as shrub or tree beds, different paving materials, and/or planters.
- vi. Active Non-Residential
 - A. Non-Residential Uses fronting onto 106 Street NW and 102 Avenue NW shall provide a minimum of 70% of the building facade as transparent, nonreflective, untinted, and unobscured glazing that allows viewing in and out of the Use to the satisfaction of the Development Officer. The glazing portion of the Façade shall extend vertically from a maximum of 0.5 m above grade to a minimum of 2.5 m above grade. Linear frontage shall be measured as the horizontal plane at 1.5m above Grade.
 - B. Non-Residential Uses fronting onto 106 Street NW and 102 Avenue NW shall provide weather protection in the form of a canopy or other architectural element above entrances to create a comfortable environment for pedestrians.
- vii. Parkade
 - A. The first two storeys above grade parkade structure shall be wrapped with active uses at ground and second storeys where abutting 106 Street NW and 102 Avenue NW.
 - B. The portion of the parkade structure not wrapped with active Commercial Uses or Residential Uses shall be screened from external view. Screening shall incorporate visually interesting architectural elements such as texture, material variety, screens, artistic or stylized glass and/or other materials, artistic lighting, and/or other methods which disguise the parkade structure to create a visually pleasing façade.
 - C. The adaptive reuse of the second and third storeys of the above grade parkade to residential shall conform with the following:
 - a. The Façade fronting onto 106 Street NW shall be designed as an active residential Façade overlooking the future Park across 106 Street NW.
 - b. The Façade fronting onto the Lane shall reinforce some of the design details, colours, materials, and architectural expression of the overall development.
- c. Tower
 - i. The maximum Floor Plate for the Tower portion of the development shall be 790 m².

- ii. The length of any Tower face shall be a maximum of 39.0 m.
 - iii. The Towers shall be differentiated from the Podium, but should reinforce the design details, and/or materials, and/or architectural expression from the Podium.
 - iv. The Towers shall be designed and oriented in a way that allows sunlight to reach street level and preserves views to the open spaces.
 - v. Notwithstanding Section 48 of the Zoning Bylaw, the minimum distance between the Towers shall be 20.0 m when windows of habitable rooms are facing to each other with a direct sight line.
 - vi. The Tower shall incorporate design features to minimize adverse microclimatic effects such as wind tunneling and rain sheeting.
- d. Tower Top
- i. The top of the Towers shall be of high aesthetic quality and consistent in concept, detail, and material with the Towers and Podium, but appear as a distinct design element that creates visual interest and a clear conclusion to the design of the Tower.

15. Architectural Treatment

- a. All building Facades shall have consistent and harmonious exterior finishing including materials such as, but not limited to, stone, masonry, metal, wood panels, cement panels, acrylic stucco, and/or glass.
- b. The development shall incorporate design elements to reduce the perceived mass and add architectural interest, including:
 - i. articulation of the Façades, using a defined pattern of projections and/or recessions; and a variety of exterior building cladding materials and colours; and
 - ii. prominent front entrances at 106 Street NW and 102 Avenue NW.
- c. All mechanical equipment, including roof mechanical units, surface level venting systems, and transformers shall be concealed by screening in a manner compatible with the architectural character of the building, or concealed by incorporating it within the building.
- d. Decorative and security lighting shall be designed and finished in a manner consistent with the architectural theme of the development and shall be provided to ensure a well-lit and safe environment for pedestrians, and to accentuate architectural elements, roof tops and public art. Exterior lighting associated with the development shall be designed such that it has no negative impact on an adjacent property in accordance with Section 51 of the Zoning Bylaw. An exterior lighting plan shall be provided to the satisfaction of the Development Officer.
- e. Night-time light pollution shall be reduced by avoiding over-illumination of the development and by using exterior lighting fixtures that are full cut-off in design which direct light downward, to ensure illumination does not extend beyond the boundaries of the development Site in accordance with Section 51 of the Zoning Bylaw.

16. Off-Site Improvements to Serve the Development

- a. As a condition 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 shall include an

engineering drawing review and approval process that will address the extent of off-site improvements including access, servicing and related street improvements required as a result of the development. Improvements to address in the Agreement include but are not limited to the repair of any damage to the abutting roadways, sidewalks and/or boulevard resulting from construction of the development, to the satisfaction of Transportation Services. The site must be inspected by Transportation Services prior to the start of the construction and once again when construction is complete.

Appendix 1: Site Plan

Appendix 2: Elevations

Appendix 3: Sustainability Targets and Practices

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