

Hotel and Motel Uses may be increased by 0.3 FAR.

- d. The maximum building Height shall not exceed 12 m.
- e. Notwithstanding subsection 4(d) of this provision, the maximum building Height for Hotels shall not exceed 33 m and the maximum building Height for Motels shall not exceed 16 m.
- f. A minimum 6.0 m Setback shall be provided adjacent to 91 Street.
- g. A minimum 3.0 m Setback shall be provided from all property lines abutting public roadways other than 91 Street.

~~h.~~

- ~~i.~~h. No parking, loading, storage, trash collection, outdoor service, or display area shall be permitted within a Setback. Loading, storage, and trash collection areas shall be located to the rear or sides of the principal building and shall be screened from view from any adjacent sites or public roadways in accordance with the Zoning Bylaw, to the satisfaction of the Development Officer.

- i. Signs shall comply with the regulations found in Schedule 59F.

- j. As a condition of Development Permit, the owner shall enter into an Agreement with the City of Edmonton for off-site improvements necessary to serve the development. The agreement process includes an engineering drawing review and approval process. The off-site improvements to be included in the Agreement shall include, but not be limited to the construction of:

- i. a 1.5 m sidewalk on the south side of 28 Avenue from the existing bus stop to 91 Street;
 - ii. a 1.5 m sidewalk on the west side 91 Street, from 28 Avenue to 27 Avenue; and
 - iii. a curb and gutter along the east side of 92 Street, south of 28 Avenue.

~~j.~~

Formatted: Indent: Left: 0.57", No bullets or numbering

Comment [CP1]: Transportation's requested clauses.

Formatted: Left, No bullets or numbering

5. Urban Design Regulations

- a. All exterior finishing materials must be of good quality, durable and attractive in appearance with consistent treatment on all faces of a building. No painted and/or scored concrete block construction will be permitted on any building facade which is visible from a public roadway.
- b. Any business premise or multiple occupancy building having a ground Floor Area greater than 2500 m² or with a single wall exceeding 30 m in length shall comply with the following design guidelines:
 - i. the roofline and building facade shall include design elements and variations that reduce the perceived mass of the building and add architectural interest;