

Charter Bylaw 19857

A Bylaw to amend Bylaw 12800, as amended,  
The Edmonton Zoning Bylaw  
Amendment No. 3324

WHEREAS Lots 2-8, Block B, Plan 2955EO, Lot 14, Block 39, Plan 577MC; located at 10123, 10127, 10131, 10135, 10137, 10143 & 10145 - Clifton Place NW, Westmount, Edmonton, Alberta, are specified on the Zoning Map as (DC2) Site Specific Development Control Provision; and

WHEREAS an application was made to rezone the above described properties to (DC2) Site Specific Development Control Provision;

NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

1. The Zoning Map, being Part III to Bylaw 12800 The Edmonton Zoning Bylaw is hereby amended by rezoning the lands legally described as Lots 2-8, Block B, Plan 2955EO, Lot 14, Block 39, Plan 577MC; located at 10123, 10127, 10131, 10135, 10137, 10143 & 10145 - Clifton Place NW, Westmount, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule "A", from (DC2) Site Specific Development Control Provision to two (DC2) Site Specific Development Control Provisions.
2. The uses and regulations of the aforementioned DC2 Provisions are annexed hereto as Schedule "B" and Schedule "C".

3. The sketch plan annexed hereto as Schedule "A" and the uses and regulations of the DC2 Provisions shown on Schedule "B" and Schedule "C" annexed hereto are hereby incorporated into the Zoning Bylaw, being Part IV to Bylaw 12800, The Edmonton Zoning Bylaw.

READ a first time this	day of	, A. D. 2021;
READ a second time this	day of	, A. D. 2021;
READ a third time this	day of	, A. D. 2021;
SIGNED and PASSED this	day of	, A. D. 2021.

THE CITY OF EDMONTON

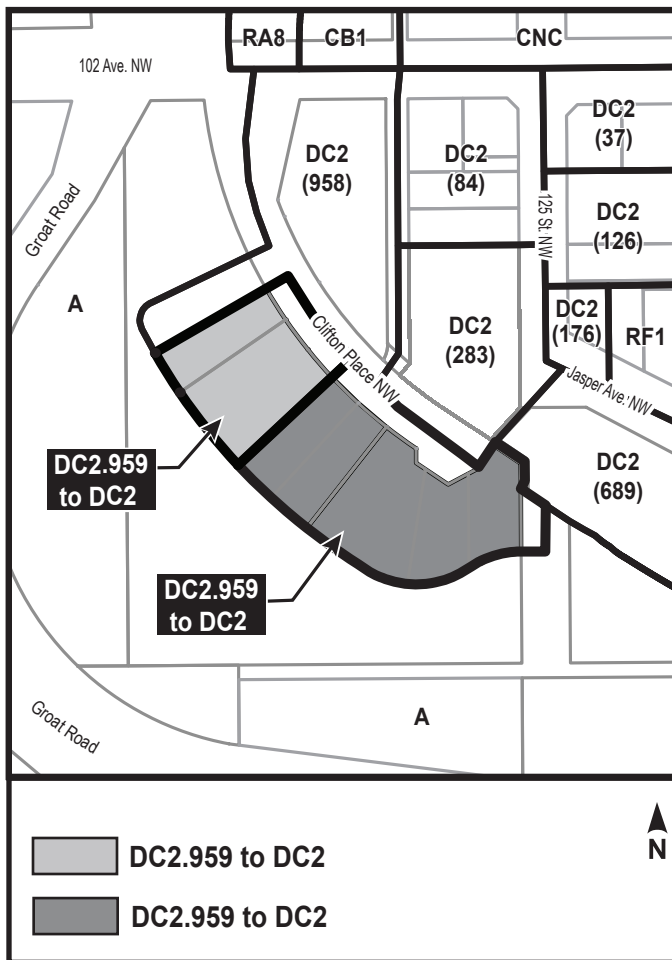
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MAYOR

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CITY CLERK

### CHARTER BYLAW 19857



**(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION****1. General Purpose**

To accommodate a high rise residential building that is architecturally unique with high quality design and that provides a pedestrian friendly streetscape.

**2. Area of Application**

This Provision shall apply to Lots 2-4, Block B, Plan 2955EO, located south of 102 Avenue NW and west of Clifton Place NW, as shown on Schedule "A" of the Charter Bylaw, adopting this Provision, Westmount.

**3. Uses**

1. Live Work Unit
2. Lodging Houses
3. Minor Home Based Business
4. Multi-Unit Housing
5. Residential Sales Centre
6. Supportive Housing
7. Fascia On-premises Signs
8. Freestanding On-premises Signs
9. Projecting On-premises Signs

**4. Development Regulations for Uses**

1. Signs shall comply with the General Provisions of Section 59 of the Zoning Bylaw and the regulations found in Schedule 59B of the Zoning Bylaw.
2. Residential Sales Centres shall be limited to the sale or leasing of on-Site condominium or rental Dwellings.

**5. Development Regulations for Site Layout and Built Form**

1. The development shall be in general conformance with the attached appendices.
2. Grade shall be taken from the north east corner of the property for the purposes of determining the Height of any structures, except for the Underground Parkade.
3. Grade shall be taken from the southwest corner of the property for the purposes of determining the Height of the Underground Parkade.
4. Any portion of an Underground Parkade that is exposed shall be designed and articulated to contribute to the overall urban design aesthetic of Clifton Place.
5. The maximum Height shall be 55 m.
6. The maximum pedestal Height shall be 6.0 m.

7. The maximum Underground Parkade Height shall be 3.0 m.
8. The maximum Floor Area Ratio shall be 3.0.
9. The Underground Parkade shall not be included in the calculation of Floor Area Ratio.
10. The maximum Tower Floor Plate shall be 650 m<sup>2</sup>.
11. The maximum number of Dwellings shall be 55.
12. The minimum building Setbacks shall be:
  - a. 17.0 m from the east Lot line;
  - b. 1.5 m from the north Lot line;
  - c. 16.5 m from the west Lot line; and
  - d. 7.0 m from the south Lot line.
13. The minimum Tower Setbacks shall be:
  - a. 18.0 m from the east Lot line;
  - b. 3.0 m from the north Lot line;
  - c. 16.0 m from the west Lot line; and
  - d. 6.0 m from the south Lot line.
14. Architectural features and structures on the pedestal, such as decorative walls or weather protection features including awnings and canopies may project a maximum of 9.5 m into the east and west Setbacks.
15. The Underground Parkade shall be permitted to extend to the Lot Lines.

## **6. Development Regulations for Building Design and Features**

1. All mechanical equipment, including roof mechanical units and surface level venting systems and transformers, shall be screened in a manner compatible with the architectural character of the building or be concealed by incorporating it within the building. Ground level vents shall be oriented away from adjacent Sites or on-Site amenity or pedestrian circulation areas.
2. The Underground Parkade ramp retaining walls that are visible from the street shall be architecturally treated and articulated.
3. The building Façades shall incorporate design elements to reduce the perceived mass and add architectural interest, including an articulated tower with two offset vertical volumes. The building shall be finished with high quality materials on all elevations that may include, but are not limited to, stone, brick, wood, concrete, exterior insulation and finishing system panels, and/or glass. The use of vinyl or masonry stucco as a finishing material shall not be permitted.

## **7. Development Regulations for Parking, Loading, Storage and Access**

1. Details regarding the location of on-street parallel parking, on-street commercial loading and passenger drop-off zones shall be to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination (Transportation).

2. The waste and recycling storage area shall be located within the building. The outdoor collection area shall be located beside the property line abutting Clifton Place and designed to the satisfaction of the Development Officer in consultation with Waste Management Services and Subdivision and Development Coordination (Transportation).

## **8. Development Regulations for Landscaping, Lighting and Amenity Area**

1. The required Landscape Plan submitted with a Development Permit application for new building construction shall be prepared by a Landscape Architect registered with the Alberta Association of Landscape Architects (AALA).
2. In addition to meeting the requirements of the Zoning Bylaw, the Landscape Plan shall:
  - a. Include details of pavement materials, exterior lighting location, and other landscape elements as applicable, taking into consideration the maximization of views and functionality of the site, and the safety of pathways and easements;
  - b. Use plant materials that provide colour throughout the year to enhance the appearance of the development during the cold weather months; and
  - c. Ensure that fences or walls used for landscaping purposes or to demarcate boundaries, if visible from a street, public path, or easement, are architecturally treated and articulated.
4. 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, to accentuate building elements, and highlight the development in winter months. Exterior lighting associated with the development shall be designed to minimize impact on an adjacent property. Exterior lighting above the third storey of the building shall be directed downwards. A detailed exterior lighting plan shall be provided to the satisfaction of the Development Officer.
5. Streetscaping shall be enhanced from the typical landscaping to include concrete sidewalks, shrubs, perennial, trees, benches, and lighting incorporated in clusters that are integrated with the overall site planning and building architecture, to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination (Transportation).

## **9. Other Regulations**

1. Site and building layouts shall include design elements that take the principles of Crime Prevention Through Environmental Design (CPTED) into consideration. These elements may include, but are not limited to, elements that allow for natural surveillance, increased sightlines and use; and high quality interior and exterior lighting. The physical layout and landscaping shall reduce the vulnerability of pedestrians by avoiding areas of concealment or entrapment such as: long public corridor spaces, stairwells, or other movement predictors; avoiding landscaping hazards such as: unpruned trees, rocks that can be thrown, or blind corners; and by locating parking areas close to building access

points and using wayfinding mechanisms. The Development Officer may require a Crime Prevention Through Environmental Design assessment prepared by a qualified security consultant, and may apply conditions to the approval of the Development Permit based on the recommendations of the CPTED assessment to promote a safe physical environment.

2. Where appropriate, pedestrian wayfinding signage shall be provided to the satisfaction of the Development Officer and Transportation Services.
3. Prior to the issuance of a Development Permit, a Wind Impact Study shall be submitted for review. The development shall incorporate design features to minimize adverse microclimatic effects such as wind tunneling, snow drifting, rain sheeting both on and off Site, consistent with the recommendations of the Wind Impact Study.

## **10. Public Improvements and Contributions**

1. As a condition of the Development Permit for the new building the owner shall provide a total contribution of \$216,000 towards the following:
  - a. The owners shall enter into an agreement(s) with the City of Edmonton for the detailed development and construction of the following, which shall not be required to exceed \$170,000, but may do so at the owner's discretion:
    - i. resurface the existing path on the public utility lot connecting Clifton Place to 125 Street and Jasper Avenue; and
    - ii. construct a publicly accessible viewpoint and trail to extend from the Publicly Accessible Private Park abutting the site to a viewpoint on the top of bank, in general accordance with Appendix III. The agreement process includes detailed design review and approval process which shall be in accordance with applicable City Standards and to the satisfaction of the Development Officer in consultation with Open Space Strategy. Details to be addressed in the agreement and provided within the detailed design include, but are not limited to, the surfacing and width of pathways, size and surfacing of the viewing platform, lighting, additional plantings and benches and/or other seating.
  - b. The owner shall enter into an agreement with the City of Edmonton for the remainder of the contribution amount toward the acquisition and placement of public art. Such agreement shall require that:
    - i. Prior to the issuance of the Development Permit, a public art plan showing the general location(s) of art shall be prepared and submitted to the City of Edmonton for review and approval by the Development Officer. The art will be acquired through an art procurement process administered by the owner(s) and all costs related to the procurement of the artworks, operation and future maintenance shall be the responsibility of the owner;
    - ii. Artworks shall be created by a professional artist;

- iii. Artworks may be located on or within the public or private property and shall be in locations that are publicly viewable to the satisfaction of the Development Officer; and
    - iv. If located on public property or roadway right of way, the location shall be to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination (Transportation) , City Operations and Integrated Infrastructure Services.
  - c. The contribution amount shall be increased every 5 years from the date of passage of the Bylaw adopting this Provision according to the annual rate of national inflation as determined by Statistics Canada.
2. The owner shall register a 3.0 m wide public access easement along the south Lot line to provide space for a trail connection to Clifton Place, in general accordance with Appendix III. The owner shall not be responsible for developing the trail connection.
3. The owner(s) shall enter into a Sidewalk Utility Right-Of-Way Agreement for those portions of Clifton Place sidewalk that are located within private property abutting the Site.
4. The owner(s) must 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. Improvements to be addressed in the Agreement include, but are not limited to the following:
  - a. Relocation/alteration of existing utilities and installation of new utilities;
  - b. Required upgrading of existing sanitary and storm sewer systems, to the satisfaction of Drainage Services; and.
  - c. The storm and sanitary drainage systems required to service the development, including on-site stormwater management, shall be in general conformance with the Drainage Servicing Report or alternatives to the satisfaction of the Development Officer in consultation with City Planning (Drainage).

Appendix I - Site Plan

Appendix II - Elevations

Appendix III - Trail Amenity Contribution Concept



EXISTING SIDEWALK

CLIFTON PLACE NW

CURB CUT

ROLL OUT AREA FOR W&R COLLECTION

PARKADE RAMP

4.7

7.5 m

CANOPY SETBACK

18.0 m

EAST TOWER SETBACK

17.0 m

EAST PEDESTAL SETBACK

LANDSCAPE TO BE DESIGNED WITH LANDSCAPE CONSULTANT

1.8

MAIN ENTRY

HATCH INDICATES PROPOSED HARDSCAPE LANDSCAPING - DECORATIVE STONE PAVING

DARK GREY HATCH INDICATES PROPOSED LANDSCAPE WALLS - NATURAL STONE TO BE CONFIRMED WITH LANDSCAPE CONSULTANT (TYP.)

STONE PAVING PER CITY OF EDMONTON STANDARDS (ALT: TYP ASPHALT)

1.5 m

NORTH PEDESTAL SETBACK

3.0 m

NORTH TOWER SETBACK

OVERHEAD DOOR FOR WASTE AND RECYCLING ROOM AT LEVEL 1

BIKE ROOM ACCESS AT LEVEL 1

14.4

PARKADE RAMP CANOPY ROOF

6.0 m

SOUTH TOWER SETBACK

7.0 m

SOUTH PEDESTAL SETBACK

PROPERTY LINE

LEVEL 15 PENTHOUSE PATIO

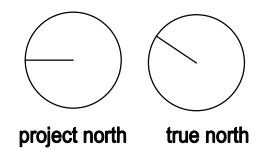
ROOF OF TOWER

LOWER ROOF FOR MECHANICAL EQUIPMENT

2.7 m

LANDSCAPE DESIGN (PLANTERS, PERGOLAS ETC.) TO BE DESIGNED WITH LANDSCAPE CONSULTANT

HATCH INDICATES PROPOSED HARDSCAPE LANDSCAPING - DECORATIVE STONE PAVING



DASHED LINE INDICATES PEDESTAL BELOW

16.0 m

WEST TOWER SETBACK

16.5 m

WEST PEDESTAL SETBACK

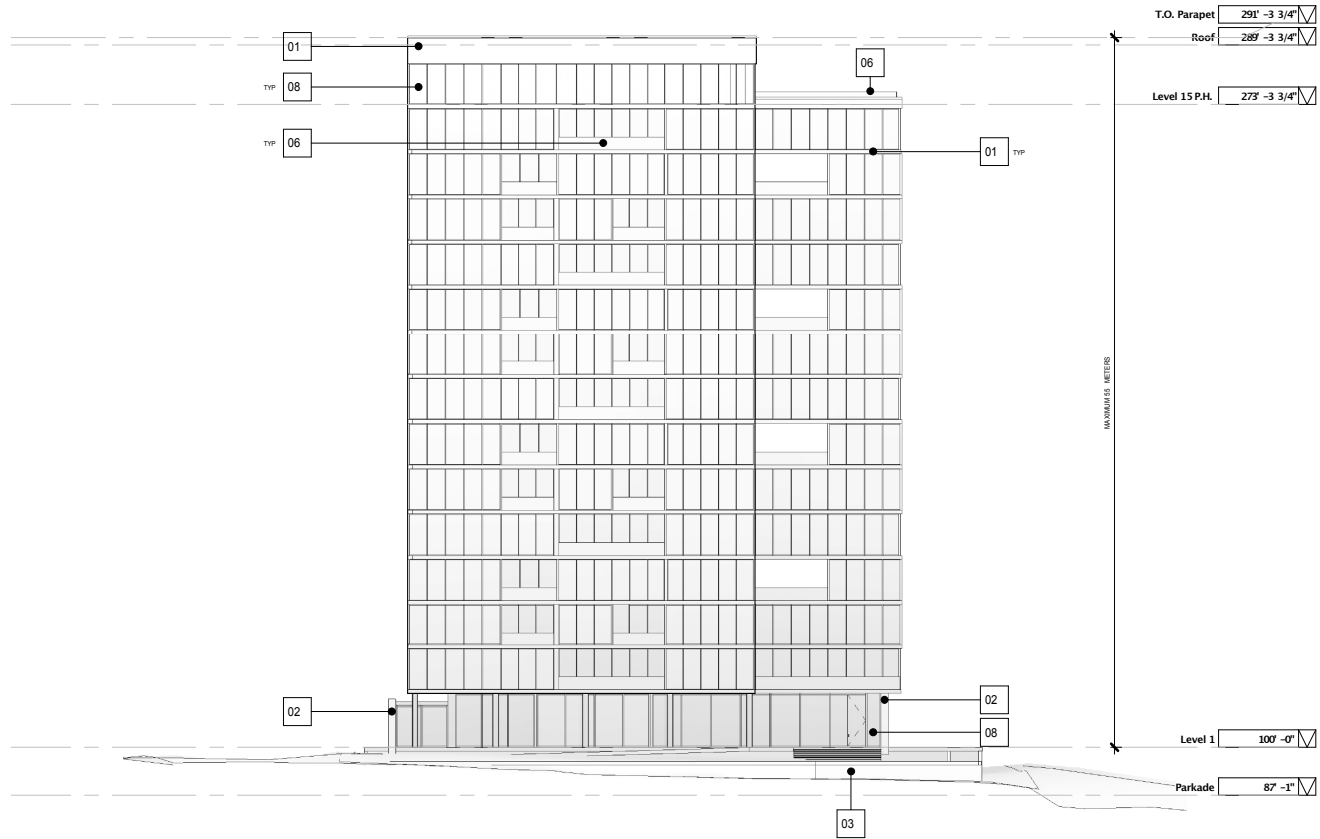
PROPERTY LINE

# APPENDIX II

## ELEVATIONS - WEST

### EXTERIOR ELEVATION - KEY NOTES

- |           |   |           |                            |           |                                  |
|-----------|---|-----------|----------------------------|-----------|----------------------------------|
| <b>01</b> | STONE MASONRY : GREY-WHITE              | <b>04</b> | METAL CLADDING : BRONZE    | <b>07</b> | DOUBLE GLAZED UNIT: PUNCH WINDOW |
| <b>02</b> | STONE CLAD LANDSCAPE WALLS : GREY-WHITE | <b>05</b> | STONE CLAD LANDSCAPE WALLS | <b>08</b> | DOUBLE GLAZED CURTAIN WALL       |
| <b>03</b> | CONCRETE : GREY                         | <b>06</b> | GUARD RAIL - GLASS         | <b>09</b> | RESERVED                         |

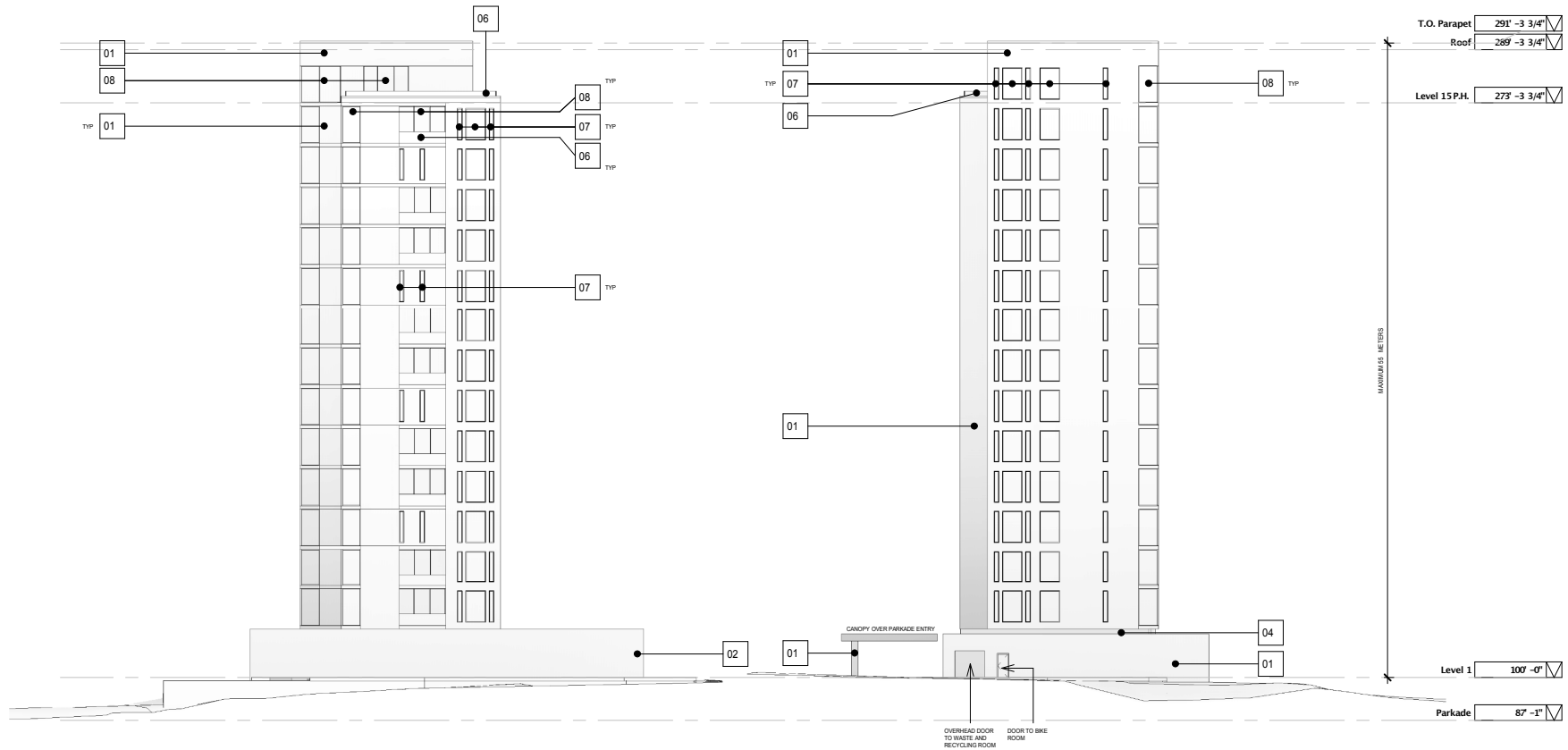


# APPENDIX II

## ELEVATIONS - SOUTH AND NORTH

### EXTERIOR ELEVATION - KEY NOTES

- |    |   |    |                            |    |                                  |
|----|---|----|----------------------------|----|----------------------------------|
| 01 | STONE MASONRY : GREY-WHITE              | 04 | METAL CLADDING : BRONZE    | 07 | DOUBLE GLAZED UNIT: PUNCH WINDOW |
| 02 | STONE CLAD LANDSCAPE WALLS : GREY-WHITE | 05 | STONE CLAD LANDSCAPE WALLS | 08 | DOUBLE GLAZED CURTAIN WALL       |
| 03 | CONCRETE : GREY                         | 06 | GUARD RAIL - GLASS         | 09 | RESERVED                         |

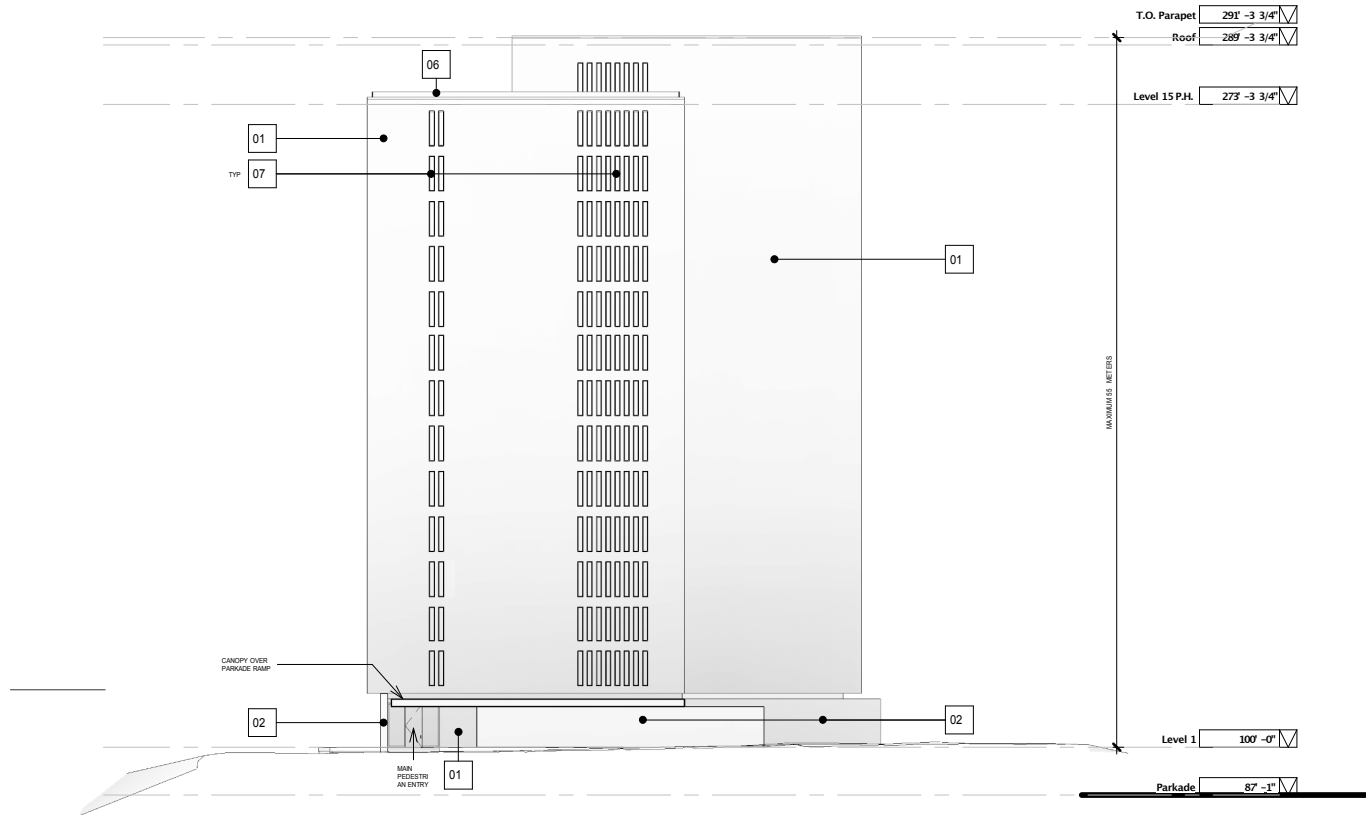


# APPENDIX II

## ELEVATIONS - EAST

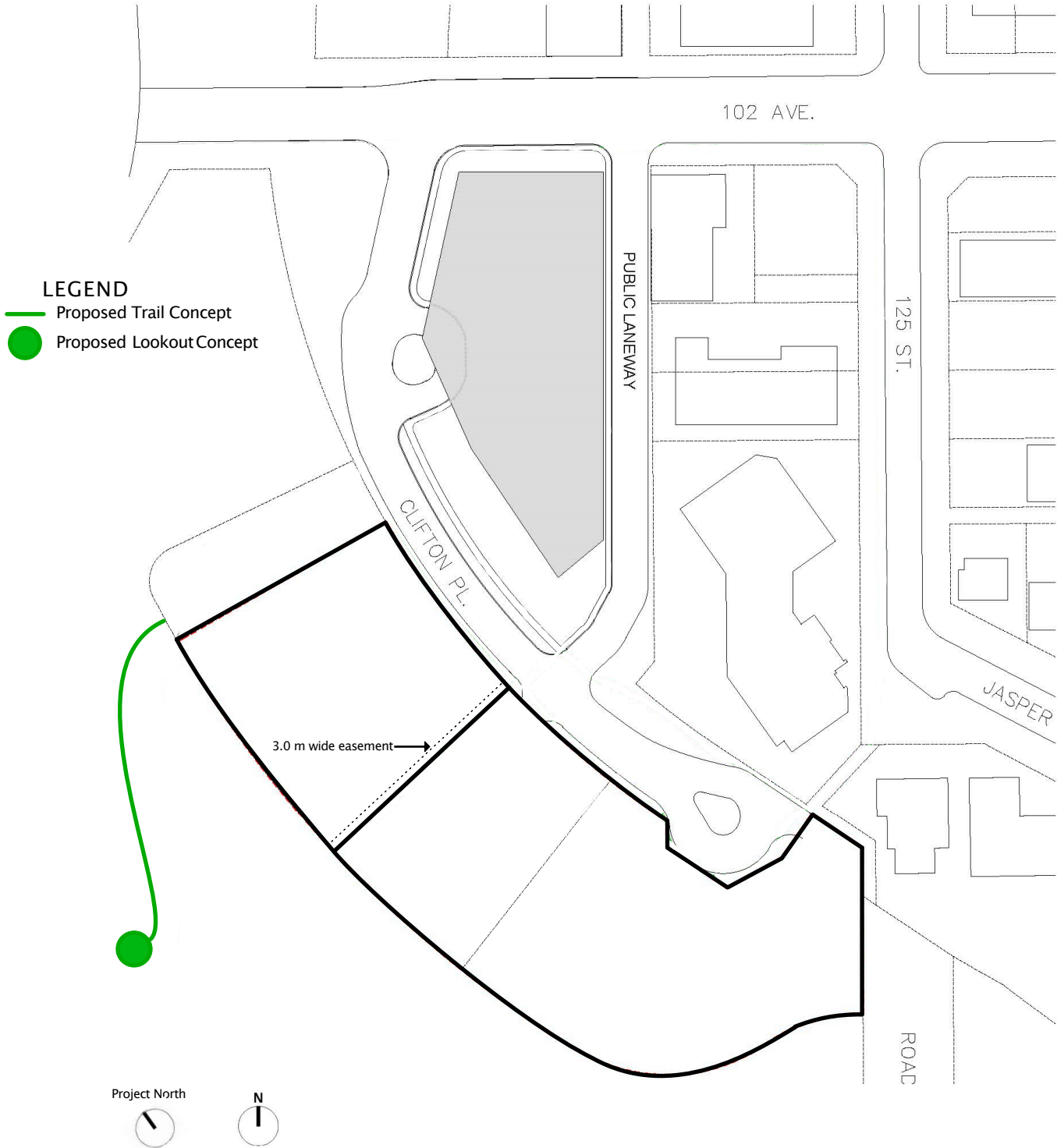
### EXTERIOR ELEVATION - KEY NOTES

- |   |                                      |  |
|---|--------------------------------------|--|
| <b>01</b> STONE MASONRY : GREY-WHITE              | <b>04</b> METAL CLADDING : BRONZE    | <b>07</b> DOUBLE GLAZED UNIT: PUNCH WINDOW |
| <b>02</b> STONE CLAD LANDSCAPE WALLS : GREY-WHITE | <b>05</b> STONE CLAD LANDSCAPE WALLS | <b>08</b> DOUBLE GLAZED CURTAIN WALL       |
| <b>03</b> CONCRETE : GREY                         | <b>06</b> GUARD RAIL - GLASS         | <b>09</b> RESERVED                         |



# APPENDIX III

## TRAIL AMENITY CONTRIBUTION CONCEPT



**SCHEDULE “C”****(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION****1. General Purpose**

To accommodate a comprehensive redevelopment of Clifton Place into a mixed use site, primarily residential, with row housing and high rise apartment housing. The built form will achieve a high standard of appearance and urban design through the use of a slim high-rise tower setback on a low rise podium, pedestrian connectivity, and ground oriented residential frontages.

**2. Area of Application**

This Provision shall apply to Lots 5-8, Block B, Plan 2955EO and Lot 14, Block 39, Plan 577MC, located south of 102 Avenue NW on Clifton Place NW, as shown on Schedule “A” of the Charter Bylaw, adopting this Provision, Westmount.

**3. Uses**

This Provision establishes two sub areas identified as Area A and Area B in Appendix I.

## 1. Area A

- a. Live Work Unit
- b. Lodging Houses
- c. Minor Home Based Business
- d. Multi-Unit Housing
- e. Residential Sales Centre
- f. Supportive Housing
- g. Freestanding On-premises Signs
- h. Temporary On-premises Signs

## 2. Area B

- a. Live Work Unit
- b. Lodging Houses
- c. Minor Home Based Business
- d. Multi-Unit Housing
- e. Residential Sales Centre
- f. Supportive Housing
- g. Fascia On-premises Signs
- h. Freestanding On-premises Signs
- i. Projecting On-premises Signs
- j. Temporary On-premises Signs

**4. Development Regulations for Uses**

1. Signs shall comply with the General Provisions of Section 59 of the Zoning Bylaw and the regulations found in Schedule 59B of the Zoning Bylaw.
2. Freestanding On-premises Signs shall be limited to permanent project identification, or building construction identification and real estate advertising signs of a limited duration.
3. Temporary On-premises Signs shall be limited to project advertising and residential sale or leasing purposes only, and shall not include trailer mounted signs and/or signs with changeable copy.
4. Residential Sales Centres shall be limited to the sale or leasing of on-Site condominium or rental Dwellings.
5. Live Work Units shall have individual external access at ground level.

## **5. Development Regulations for Site Layout and Built Form**

1. The development shall be in general conformance with the attached appendices.
2. Grade shall be taken from the north east corner of each Site for the purposes of determining Height.
3. The minimum separation distance between towers on this site and adjacent sites shall be 35 m.
4. Any portion of an Underground Parkade that is exposed shall be designed and articulated to contribute to the overall urban design aesthetic of Clifton Place.
5. Area A
  - a. Multi-unit Housing shall be in the form of row housing.
  - b. The maximum Height shall not exceed 13 m.
  - c. The maximum Floor Area Ratio shall be 0.5.
  - d. The maximum number of Dwellings shall be 6.
  - e. The minimum building Setbacks shall be:
    - i. 3.0 m from the project north Lot line;
    - ii. 7.5 m from the project west Lot line;
    - iii. 6.0 m from the project east Lot line; and
    - iv. 1.2 m from the project south Lot line.
6. Area B
  - a. The maximum Height shall not exceed 78 m.
  - b. The maximum Floor Area Ratio shall be 3.6.
  - c. The maximum number of Dwellings shall be 88.
  - d. The minimum podium Setbacks shall be
    - i. 3.0 m from the project north Lot line;
    - ii. 7.5 m from the project west Lot line;
    - iii. 6.0 m from the project east Lot line; and
    - iv. 1.2 m from the project south Lot line.

- e. The minimum Tower Stepbacks from the podium as measured from the outer restricted envelope of the Tower mid-level to the edge of the podium shall be:
  - i. 2.5 m from the north, west and south; and
  - ii. 2.0 m from the east.
- f. Underground Parkades may be built to the north, east and south Lot lines, and must be Setback a minimum of 3.0 m to the west Lot line provided this is supported by the geotechnical report.
- g. The maximum Floor Plate for the Tower at the mid point of the building shall be 680 m<sup>2</sup>.
- h. The residential Tower shall be comprised of three distinct vertical sections: the podium, mid-level, and tower top. The distinct nature of the three vertical sections shall be integrated both through Stepbacks in the building mass, and/or through the architectural treatment of the Façades, as follows:

- i. Tower Podium

The tower podium shall be comprised of ground oriented housing and shall be a minimum of 2 storeys and 8.0 m in Height, allowing for some exceptions for building articulation and projections such as bay windows, balconies, and projected living spaces. The maximum Height of the tower podium shall be 3 storeys and 11.0 m in Height.

- ii. Tower Mid-level

The tower mid-level shall be differentiated from the tower podium, but shall reinforce the design details, materials, and architectural expression of the podium architecture. While there should be similarity in materials to create a cohesive built form, variation in architectural forms is acceptable to encourage a richer architectural expression throughout the built form on the site.

- iii. Tower Top

The typical tower floor plate of the top 4 storeys shall be reduced by a minimum of 10% from the typical floor plate of the Tower mid-level through Stepbacks to create articulation, visual interest and reduced massing effect.

## 6. Development Regulations for Building Design and Features

1. 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 framework.
2. Parkade ramp retaining walls that are visible from the street shall be architecturally treated and articulated, to the satisfaction of the Development Officer.



3. Active residential frontages that include such features as porches, staircases, stoops, semi-private outdoor areas or landscaped yards shall be provided.
4. Ground level units with individual external accesses facing Clifton Place shall have well-defined entrances fronting onto the street.
5. The first floor shall have a maximum grade separation of 1.0 m from any adjacent public sidewalk. 25% of residential frontages may have a grade separation greater than 1.0 m up to a maximum 2.0 m where sloping conditions apply.
6. Weather protection in the form of a canopy or any other architectural element shall be provided above the main residential building entrance of the towers to create a comfortable environment for pedestrians.
7. All building Façades shall use compatible and quality exterior finishing materials such as stone, masonry, fiber cement siding, acrylic stucco, wood panel, metal and glass on the lower floors, and predominantly metal and glass for the upper floors. On the podium of the Tower, acrylic stucco shall be limited to a maximum of 20% of the Façade. On the tower mid-level and Tower top, acrylic stucco shall be limited to a maximum of 30% of the Façade.
8. The use of vinyl and masonry stucco as a finishing material shall not be permitted.
9. Row housing shall be designed to have flat roofs.
10. Row housing roof tops shall be allowed to be developed as additional private amenity space but shall not be considered to be an additional storey. Said private amenity area shall be uncovered except for the roof stairway, entrances providing access to the roof, parapet walls, open trellises and other similar erections.
11. Building Façades shall be designed with detail and articulation at a maximum of 12 m intervals to create an attractive streetscape. The building shall be articulated by a combination of recesses, projections, change in building materials, colors, and/or a physical break in building mass.
12. Blank walls longer than 12 m shall not be permitted and minimized by extensive use of active frontages, which allow for interaction between people in the building and people on the street to maintain an attractive streetscape.
13. Buildings shall address adjacent public roadways with individual entrances on the ground floor that are clearly visible to lend a sense of occupancy to the street.

## **7. Development Regulations for Parking, Loading, Storage and Access**

1. The design of the drop-off/lay-by shall be to the satisfaction of the Development Officer and Subdivision and Development Coordination (Transportation).
2. Waste collection areas shall be located within a building with the option to use temporary at-grade storage areas on garbage pick-up days. Waste collection arrangements shall be to the satisfaction of the Development Officer in consultation with Waste Management and Subdivision and Development Coordination (Transportation), prior to the issuance of a Development Permit.

## 8. Development Regulations for Landscaping, Lighting and Amenity Area

1. The required Landscape Plan submitted with a Development Permit application for new building construction shall be prepared by a Landscape Architect registered with the Alberta Association of Landscape Architects (AALA).
2. In addition to meeting the requirements of the Zoning Bylaw, the Landscape Plan shall:
  - a. include details of pavement materials, exterior lighting location, and other landscape elements as applicable, taking into consideration the maximization of views and functionality of the site;
  - b. preserve and protect existing trees as specified in Appendix V. An inventory, evaluation and valuation of the existing trees located within a proposed area of development shall be undertaken by a certified arborist at the time of the development permit application submission as part of the Landscape Plan;
  - c. use plant materials that provide colour throughout the year to enhance the appearance of the development during the cold weather months;
  - d. have regard for Section 58 of the Zoning Bylaw when determining the placement of coniferous planting; and
  - e. grant a layout of plant material which generally presents blocks of similar species laid out in bold patterns. The intent is to provide a natural palette, installed in a strong urban design environment.
4. The landscape area as determined in the Zoning Bylaw shall include the entire site less the main floor footprint, mechanical structures, parkade ramps, and associated building elements that would restrict hard or soft landscaping. In addition to the requirements of the Zoning Bylaw, all parkade roofs shall be landscaped.
5. Notwithstanding the Zoning Bylaw the number of trees and shrubs provided shall be determined on the basis of the following:
  - a. one tree for each 50 square metres and one shrub for each 5 square metres of Setback areas on parkade roofs.
  - b. one tree for every 30 square metres and one shrub for every 20 square metres of landscape areas other than Setback areas on parkade roofs.
  - c. the Development Officer may allow trees be substituted with shrubs at a rate of 20 shrubs for each tree up to a maximum of 50% of the trees and shrubs be substituted with perennials at a rate of one shrub for one square metre of perennials with no minimum or maximum limitations where the registered Landscape Architect can explain and justify the alternative standard in a separate report submitted with the Landscape Plan to the satisfaction of the Development Officer
6. The proportion of deciduous to coniferous trees and shrubs shall be approximately 60:40.

7. A minimum of 60% of the landscape area of the entire site shall be soft landscaping including turf grass, ground cover, perennials, shrubs, and trees installed in the appropriate soil depth to support growth. The balance of the site (maximum of 40% of the landscape area of the entire site) shall be hard surface amenity space comprised of concrete or paving stone surface having a high level of architectural finish or pattern. Granular or organic mulch is not acceptable unless it can be demonstrated that it is appropriate for a specific application or area to the satisfaction of the Development Officer.
8. Roof areas above the main floor shall be enhanced if they have public or resident access. Enhanced roof treatment can be hard surfaced but additional architectural elements such as screening, overhead structures, furniture, planters, and landscaping shall be incorporated to some form in the design. If landscaping is not provided, a high level of surface design and the inclusion of free-standing planters shall be included. If a Green Roof is to be used, a minimum of 50% of the roof area shall be Green Roof using a recognized Green Roof system and engineered soil system. Hard surface areas within public or resident amenity spaces shall use concrete or paving stone with a high level of finish and patterning.
9. Soft landscaping elements shall be used in the Rear yards abutting the River Valley, to the satisfaction of the Development Officer.
10. Streetscaping along the road right-of-way adjacent to Clifton Place shall be in general accordance with Appendix V, Illustrative Landscaping Plan, to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination (Transportation).
11. Roadways (Clifton Place) and pedestrian paths shall be illuminated at night with pedestrian scale lighting through the use of full cut-off lighting fixtures to direct lighting where required.
12. A detailed exterior lighting plan shall be prepared for the portion of the Site being developed to create a safe lit environment. The exterior lighting plan shall be provided to the satisfaction of the Development Officer, prior to approval of any development permit. Exterior lighting for landscaped areas shall be consistent throughout all phases of the development.

## **9. Other Regulations**

1. Site and building layouts shall include design elements that take the principles of Crime Prevention Through Environmental Design (CPTED) into consideration. These elements may include, but are not limited to, elements that allow for natural surveillance, increased sightlines and use; and high quality interior and exterior lighting. The physical layout and landscaping shall reduce the vulnerability of pedestrians by avoiding areas of concealment or entrapment such as: long public corridor spaces, stairwells, or other movement predictors; avoiding landscaping

- hazards such as: unpruned trees, rocks that can be thrown, or blind corners; and by locating parking areas close to building access points and using wayfinding mechanisms. The Development Officer may require a Crime Prevention Through Environmental Design assessment prepared by a qualified security consultant, and may apply conditions to the approval of the Development Permit based on the recommendations of the CPTED assessment to promote a safe physical environment.
2. Where appropriate, pedestrian wayfinding signage shall be provided to the satisfaction of the Development Officer and Subdivision and Development Coordination (Transportation).
  3. Prior to the issuance of a Development Permit the following assessments shall be undertaken by a Qualified Professional Engineer and be approved to the satisfaction of the Development Officer, in consultation with the City's Geotechnical Engineer, Subdivision and Development Coordination (Transportation):
    - a. a site/slope investigation,
    - b. site-specific borehole information, and
    - c. quantitative engineering slope stability analyses.
  4. These assessments shall be required in geotechnical reports intended to support development permit applications to address the geotechnical characteristics associated with these lands, to establish appropriate development criteria, proposed Grades, and development setback distances, which must then be adhered to in all planning, design, construction and future land use.
  5. The Development Permit application shall include information regarding the existing and proposed Grades at 0.5 m contour intervals. Proposed Grades shall be supported by the recommendations of the assessments described in section 9.3 and shall be to the satisfaction of the Development Officer.
  6. Prior to the issuance of a Development Permit for any buildings greater than 20.0 m in Height, a Wind Impact Study shall be submitted for review. The development shall incorporate design features to minimize adverse microclimatic effects such as wind tunneling, snow drifting, rain sheeting both on and off Site, consistent with the recommendations of the Wind Impact Study.
  7. The design and implementation of the development shall apply techniques to reduce consumption of water, energy, and materials consistent with best practices in sustainable design. Green sustainable targets shall include the following:
    - a. Sustainable Site:
      - i. Stormwater Management - The development shall implement a stormwater management plan that results in a 25% decrease in the rate and quantity of stormwater runoff when compared to the existing site.
      - ii. Heat Island Effect - A minimum of 50% of the building roof area shall be covered with high emissivity roofing (emissivity of .9 or greater), vegetated roofing, or a combination thereof.

- iii. Light Pollution Reduction - The development shall avoid light trespass from the building and site onto neighbouring properties, with the exception of adjacent public areas requiring lighting for reasons of security and shall meet or exceed the requirements of the Illuminating Engineering Society of North America (IESNA RP-33-99).
- b. Water Efficiency:
  - i. Water Efficient Landscaping - The design shall apply high-efficiency irrigation technology, captured rain water, and/or drought tolerant landscaping to reduce potable water consumption for irrigation by 50% over conventional means, factored over the course of a typical year.
  - ii. Innovative Wastewater Technology - The design shall reduce the use of municipally provided potable water for building sewage conveyance by 20% as calculated per the Canadian Green Building Council LEED Reference Guide 2004 (not including irrigation).
  - iii. Water Use Reduction - The design shall employ strategies that in aggregate use 20% less potable water than water use baseline calculated for the building per the Canadian Green Building Council LEED Reference Guide 2004 (not including irrigation).
- c. Energy Efficiency:
  - i. Reduced Energy Consumption - The design shall reduce energy consumption by 24% over the comparable Canadian Model National Energy Code Building (1997).
  - ii. Lighting - Lighting in all residential common areas and commercial areas shall exceed the efficiency specified in the Model National Energy Code for Buildings by 10%. (1997).
- d. Materials and Resources:
  - i. Regional Materials - The design shall specify building materials such that 80% of all aggregates used in the development are extracted, processed and manufactured within 800 km of the development.
- e. Indoor Environmental Quality:
  - i. Low-Emitting Materials - The design shall specify paints with VOC emissions that do not exceed the VOC and chemical component limits of Green Seal's Standard SS-11 January 1997 requirements or acceptable alternate standard.
  - ii. Demonstration of compliance for each stage of the development shall be provided with declaration of performance letters pertaining to each sustainable target signed by a design professional to the satisfaction of the Development Officer. The declaration of performance letters may be signed by the appropriate team member working on a specific sustainable target or

by an independent design professional retained by the owner(s) to verify the design adherence to a particular sustainable target.

## 10. Public Improvements and Contributions

1. Streetscaping shall be enhanced from the typical landscaping to include concrete sidewalks, shrubs, perennials, trees, benches, and lighting incorporated in clusters that are integrated with the overall site planning and building architecture, to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination (Transportation).
2. The owner of Area A shall register a 3.0 m wide public access easement along the north Lot line, in general accordance with Appendix VI.
3. Prior to the issuance of a Development Permit for the associated development phase, the owners shall enter into an agreement(s) with the City of Edmonton for the detailed development and construction of publicly accessible pedestrian connections. The agreement process includes a detailed design review and approval process which shall be in accordance with applicable City Standards and to the satisfaction of the Development Officer in consultation with Open Space Strategy. Such agreement shall:
  - a. require the publicly accessible trail and pedestrian connections to:
    - i. extend west of the developments as depicted in Appendix VI and connect to the viewpoint trail constructed behind Lots 2-4, Block B, Plan 2955EO;
    - ii. extend within Area A along the north Lot Line to Clifton Place within the public access easement;
    - iii. extend across the public property along the west Lot Line of Area A, and, where Area A meets Area B on the west side of the site, continue along the south-west side of Area B to the public road right of way to the southeast of Area B, and then north along the east side of Area B to Clifton Place;
  - b. require that the portion of the trail and pedestrian connection along the north Lot Line of Area A shall be developed at the time that Area A is developed, and the remainder of the trail and pedestrian connection being developed at the time Area B is developed;
  - c. require the developer(s) to register a public access easement for any portion of the pedestrian connection that is located within private property; and
  - d. require that the detailed design include, but is not limited to, asphalt pathways, additional plantings and benches and /or other seating.

4. As a condition of the Development Permit the owner(s) of Area B shall enter into an agreement with the City of Edmonton for a minimum of \$72,000 toward the acquisition and placement of public art. Such agreement shall require that:
  - a. Prior to the issuance of the Development Permit, a public art plan showing the general location(s) of art shall be prepared and submitted to the City of Edmonton for review and approval by the Development Officer. The art will be acquired through an art procurement process administered by the owner(s) and all costs related to the procurement of the artworks, operation and future maintenance shall be the responsibility of the owner;
  - b. Artworks shall be created by a professional artist;
  - c. Artworks may be located on or within the public or private property and shall be in locations that are publicly viewable to the satisfaction of the Development Officer; and
  - d. If located on public property or roadway right of way, the location shall be to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination (Transportation) , City Operations and Integrated Infrastructure Services.
  - e. If a development application has not been made within five (5) years of the date of passage of this Bylaw, the Public Art contribution shall be increased from that point forward according to the annual rate of national inflation as determined by Statistics Canada.
5. The owner(s) shall enter into a Sidewalk Utility Right-Of-Way Agreement for those portions of Clifton Place sidewalk that are located within private property abutting each of Areas A and B.
6. For each stage of the development, the owner(s) must enter into an Agreement with the City of Edmonton for off-site improvements necessary to serve the land adjacent to their respective development. The Agreement process includes an engineering drawing review and approval process. Improvements to be addressed in the Agreement include, but are not limited to the following:
  - a. Upgrading of the remaining portion of the Clifton Place roadway, southeast of the Lane, to an urban local road and City of Edmonton Complete Streets standard (including a turnaround). This requirement includes, but is not limited to, resurfacing/reconstruction of the roadway to an 8.0 m width, curbs and gutters, sidewalk or multi-use trail on both sides of the roadway, curb ramps, street-lighting, pavement marking and curb extensions, to the satisfaction of the Subdivision and Development Coordination (Transportation);
  - b. Relocation/alteration of existing utilities and installation of new utilities;

- c. Required upgrading of existing sanitary and storm sewer systems, to the satisfaction of Drainage Services, to be completed with the first stage of development; and
- d. The storm and sanitary drainage systems required to service the development, including on-site stormwater management, shall be in general conformance with the Drainage Servicing Report or alternatives to the satisfaction of the Development Officer in consultation with City Planning (drainage).

Appendix I - Area A, B Site Plan

Appendix II - Area A, B Minimum Building Setbacks

Appendix III - Area A, B Tower/Podium Setbacks

Appendix IV - Area A, B Vehicular Access and Circulation

Appendix V - Area A, B Illustrative Landscaping Plan

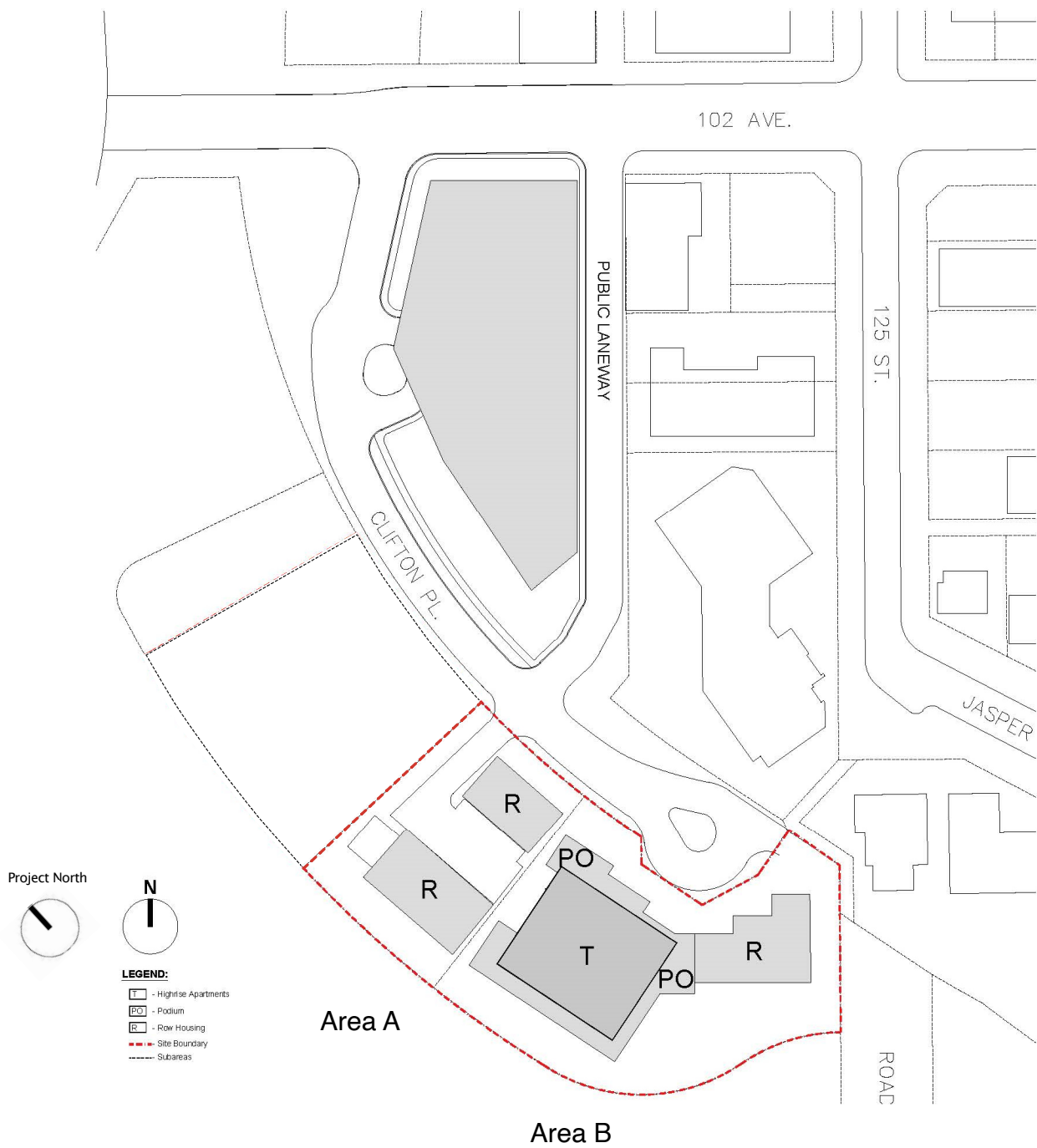
Appendix VI - Area A,B Trail Amenity Contribution Concept



# APPENDIX I

## AREA A, B

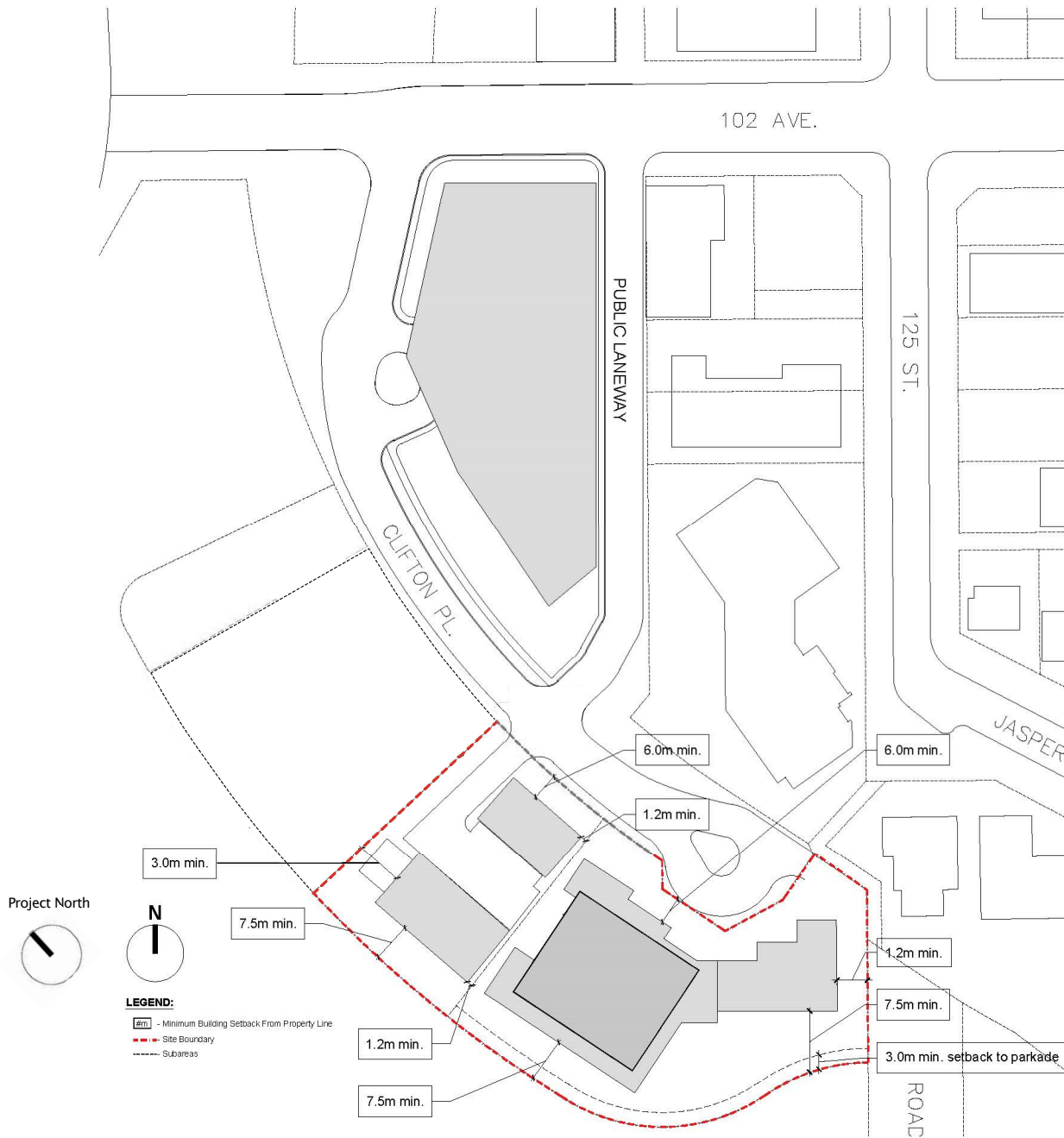
### SITE PLAN



# APPENDIX II

## AREA A, B

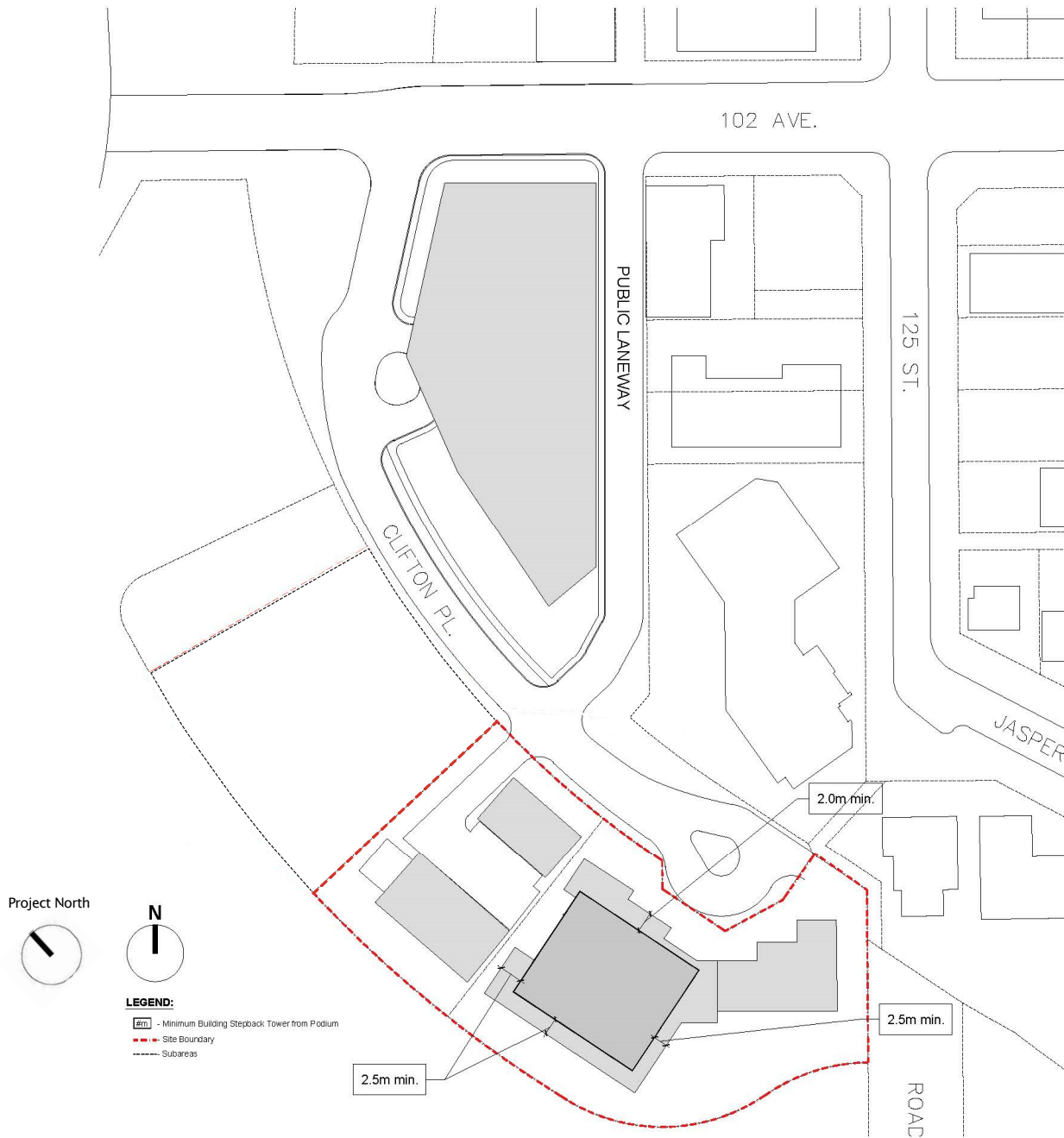
### MINIMUM BUILDING SETBACKS



# APPENDIX III

## AREA A, B

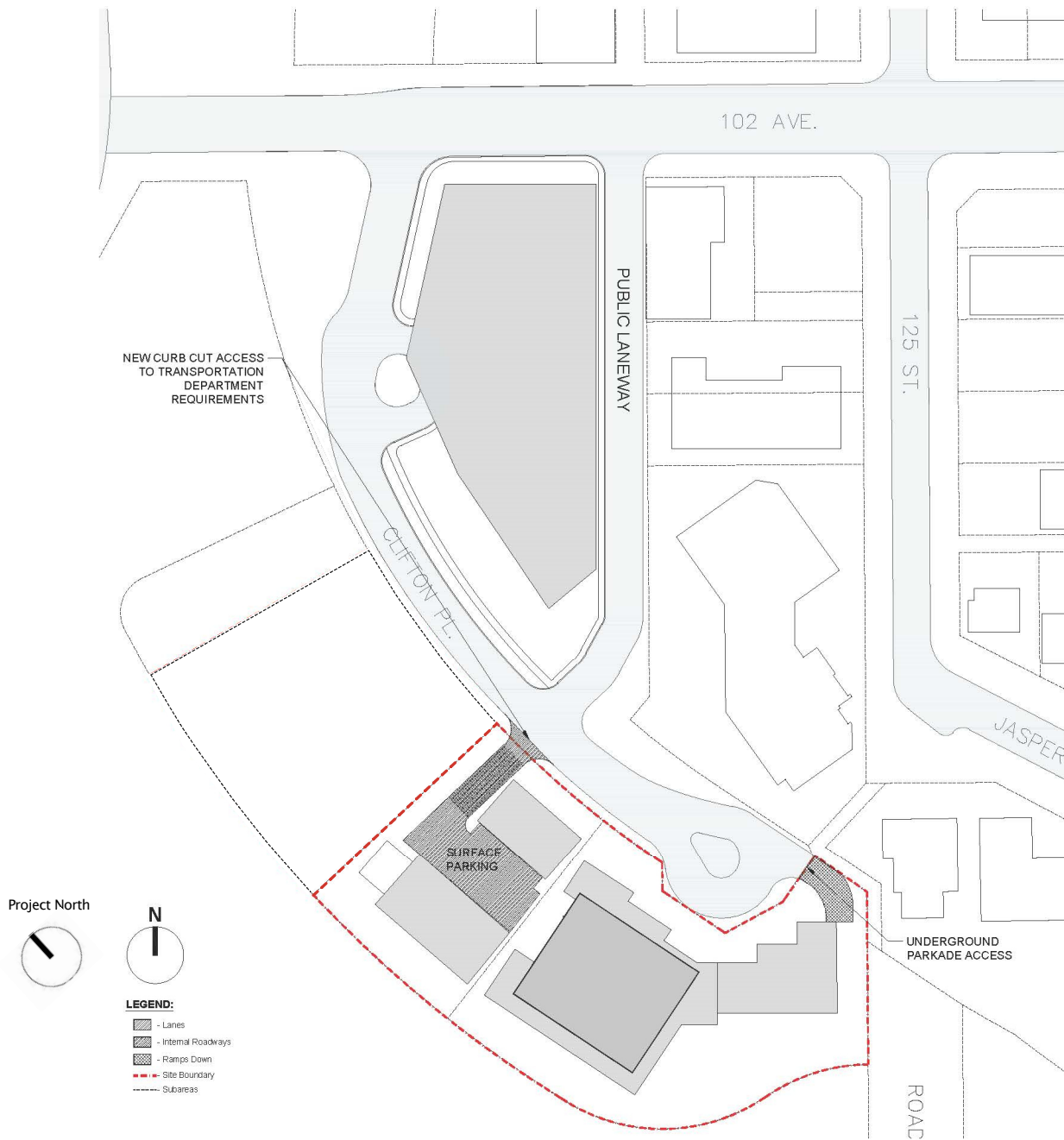
### TOWER/PODIUM SETBACKS



# APPENDIX IV

## AREA A, B

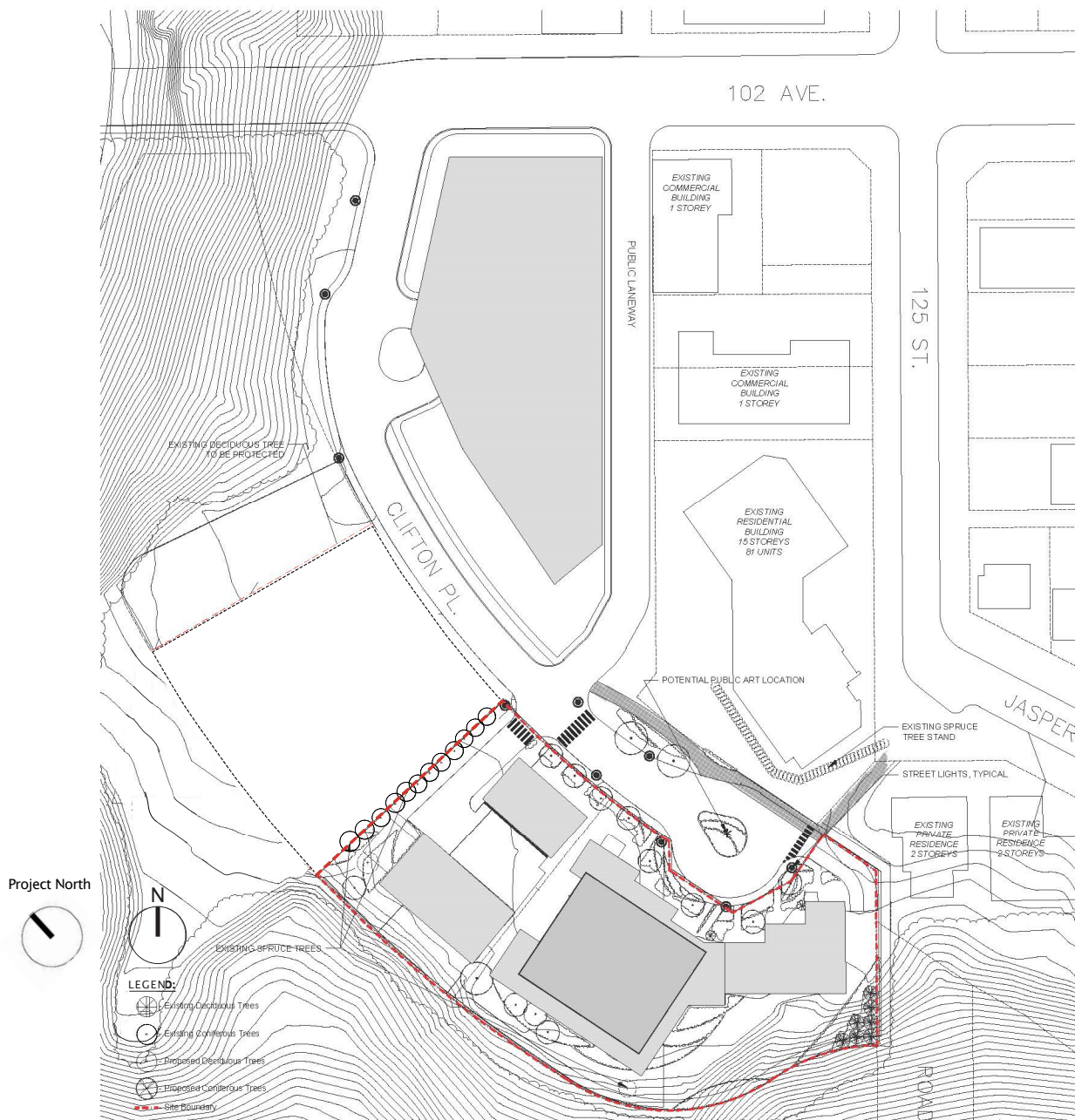
### VEHICULAR ACCESS & CIRCULATION



# APPENDIX V

## AREA A, B

### ILLUSTRATIVE LANDSCAPING PLAN



# APPENDIX VI

## AREA A,B

### TRAIL AMENITY CONTRIBUTION CONCEPT

