

Bylaw 18199

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 2473

WHEREAS City Council at its meeting of February 22, 2001, gave third reading to Bylaw 12800, as amended; and

WHEREAS Council considers it desirable to amend the text of the Edmonton Zoning Bylaw;

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. Bylaw 12800, as amended, The Edmonton Zoning Bylaw is hereby further amended by :
 - a) Inserting Section 999 “Special Area Marquis Town Centre” with the following:

“Section 999.1 General Purpose

The purpose of this zone is to designate a portion of the Marquis neighbourhood, as shown on Appendix I of this Section, as a Special Area, and to adopt appropriate land use regulations to achieve the objectives of the Marquis Neighbourhood Structure Plan.”
 - b) Inserting “Section 999.2 Application
 - c) Inserting “Section 999.3 Zones Created by Special Area Provisions
 - d) “Section 999.4 – (MRC) Marquis Retail Centre Zone” attached hereto as Schedule “A” and forming part of this Bylaw.
 - e) Inserting the following Section 999.5 “(MMUT) – Marquis Mixed Use Transition Zone” attached hereto as Schedule “B” and forming part of this Bylaw.

- f) Inserting the following Section 999.6 “(MMS) – Marquis Main Street Zone” attached hereto as Schedule “C” and forming part of this Bylaw.
- g) Inserting the following Section 999.7 “(MED) – Marquis Entertainment District” attached hereto as Schedule “D” and forming part of this Bylaw.
- h) Adding the Appendix entitled “Appendix I: Marquis Special Area Zones, Marquis Town Centre General Concept” attached hereto as Schedule “E” and forming part of this Bylaw;
- i) Adding the Appendix entitled “Appendix II: Marquis Special Area Zones, Marquis Town Conceptual Pedestrian Connections” attached hereto as Schedule “F” and forming part of this Bylaw.
- j) Adding the Appendix entitled “Appendix III: Marquis Special Area Zones, Marquis Town Centre Building Setbacks for Sensitive Uses” attached hereto as Schedule “G” and forming part of this Bylaw.

READ a first time this	day of	, A. D. 2017;
READ a second time this	day of	, A. D. 2017;
READ a third time this	day of	, A. D. 2017;
SIGNED and PASSED this	day of	, A. D. 2017.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

(MRC) Marquis Retail Centre Zone

(MRC) Marquis Retail Centre Zone**1. General Purpose**

The purpose of this Zone is to provide for a mix of multi-tenant and stand alone commercial Uses. Large format stand-alone retail should be located towards the outside edges of the Town Centre, and transition to smaller format commercial, service and mixed uses towards the transit station.

2. Permitted Uses

1. Animal Hospitals and Shelters
2. Apartment Hotels
3. Bars and Neighbourhood Pubs
4. Business Support Services
5. Child Care Services
6. Commercial Schools
7. Convenience Retail Stores
8. Drive-in Food Services
9. Flea Market
10. Gas Bars
11. General Retail Stores
12. Government Services
13. Greenhouses, Plant Nurseries and Market Gardens
14. Health Services
15. Hotels
16. Indoor Participant Recreation Services
17. Major Alcohol Sales
18. Major Amusement Establishments
19. Minor Alcohol Sales
20. Minor Amusement Establishments
21. Minor Service Stations
22. Nightclubs
23. Outdoor Participant Recreation Services
24. Personal Service Shops
25. Private Clubs
26. Professional, Financial and Office Support Services
27. Private Education Services
28. Public Education Services
29. Public Libraries and Cultural Exhibits
30. Publicly Accessible Private Park
31. Rapid Drive-through Vehicle Services
32. Restaurants
33. Specialty Food Services
34. Spectator Entertainment Establishments
35. Urban Indoor Farms

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- 36. Urban Gardens
- 37. Urban Outdoor Farms
- 38. Veterinary Services
- 39. Warehouse Sales
- 40. Fascia On-premises Signs
- 41. Freestanding On-premises Signs
- 42. Temporary On-premises Signs

3. Discretionary Uses

- 1. Automotive and Equipment Repair Shops
- 2. Carnivals
- 3. Community Recreation Services
- 4. Creation and Production Establishments
- 5. Equipment Rentals
- 6. Media Studios
- 7. Mobile Catering Food Services
- 8. Protective and Emergency Services
- 9. Recycled Materials Drop-off Centres
- 10. Recycling Depots
- 11. Religious Assembly
- 12. Secondhand Stores
- 13. Fascia Off-premises Signs
- 14. Freestanding Off-premises Signs
- 15. Major Digital Signs
- 16. Minor Digital Off-premises Signs
- 17. Minor Digital On-premises Off-premises Signs
- 18. Minor Digital On-premises Signs
- 19. Projecting On-premises Signs
- 20. Roof On-premises Signs
- 21. Temporary Off-premises Signs

4. Development Regulations for Permitted and Discretionary Uses

- 1. The maximum Floor Area Ratio for the Site shall be 0.25.
- 2. The maximum building Height shall be 26.0 m.
- 3. A minimum Setback of:
 - a. 4.5 m shall be required where a Site abuts a public roadway, other than a Lane, or
 - b. 3.0 m shall be required where the property line is adjacent to a Site that lists Apartment Housing as a Permitted Use.
- 4. A minimum Building Setback of 6.0 m shall be required from the property line that is adjacent to Manning Drive, as it is a designated dangerous goods route. This Setback shall be increased as required by the approved risk assessment, as illustrated in Appendix III of this Zone. Where a

conflict arises, the risk assessment (Advisian, April 3, 2017) regulations shall prevail, for the following Uses:

- a. Apartment Hotels
 - b. Child Care Services
 - c. Health Services
 - d. Hotels, Private Clubs
 - e. Private Education Services
 - f. Public Education Services
 - g. Spectator Entertainment Establishments
 - h. Community Recreation Services
 - i. Protective and Emergency Services
 - j. Religious Assembly
5. All mechanical equipment shall be concealed from street level view by screening in a manner compatible with the architectural character of the building or by incorporating it within the building.
 6. Equipment Rentals Uses shall be permitted only where all equipment and goods for rent are contained within an enclosed building
 7. Signs shall comply with the regulations found in Section 59 and Schedule 59F.
 8. Signs shall be designed and located to complement the architectural theme and context of the Marquis Town Centre.
 9. A Comprehensive Sign Design Plan and Schedule, consistent with the overall intent of subsection 59.3 of the Zoning Bylaw, shall be prepared for the development and submitted, with the Development Application, to be approved by the Development Officer.
 10. Notwithstanding Schedule 59F, the following regulations shall apply:
 - a. the maximum permitted Height for Freestanding Signs shall be 10 m, except where located adjacent to Manning Drive, the maximum Height shall be 12 m;
 - b. There shall be a maximum of 10 Free Standing On-premises and Freestanding Off-premises signs adjacent to Manning Drive, as shown in Appendix I. However, all Freestanding On-premises Signs, Freestanding Off-premises Signs, Major Digital signs, Minor Digital Off-premises Signs, Minor Digital On-premises Off-premises Signs, and Minor Digital On-premises Signs shall adhere to separation space requirements as per Schedule 59F of the Zoning Bylaw
 - c. Freestanding On-premise Signs less than 2.0 m in Height and with a Copy Area of 10 m² or less do not require separation distance, when located at access points to the Town Centre, as generally shown on Appendix I
 - d. Temporary Freestanding On-premises Signs shall not exceed a maximum Copy Area of 1.45 m².
 - e. Digital Signs and Digital Sign panels that are part of the same Freestanding Sign structure adjacent to Manning Drive shall have a maximum Height of 12.0 m;
 - f. the maximum Copy Area for Minor Digital Signs shall be 20 m²;
 - g. the maximum Copy Area for Major Digital Signs shall be 20 m²;
 - h. All Major Digital Signs shall be oriented inwardly on the site, facing areas such as public open space. Major Digital Signs shall not be oriented towards a public roadway.

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- i. Consultation with and approval by Alberta Transportation is required for all sign permit applications for Minor Digital On-premises Signs, Minor Digital Off-premises Signs, and Minor Digital On-premises Off-premises Signs adjacent to Manning Drive.
- j. illuminated Signs and Digital Signs shall be designed, located or screened so as to reduce visual and light impacts on any surrounding residential premises.
- k. Roof On-Premises signs shall not exceed a maximum Height of 16.0 m from grade.

5. Design Regulations**1. Site Planning and Design**

- a. Large format buildings with Commercial Uses, with Floor Area of 5000 m² or greater, shall be generally located within Area A as shown in Appendix I.
- b. Commercial Uses, with Floor Area of less than 5000 m² shall be generally located within Area B as shown in Appendix I.
- c. Surface Parking Areas shall be screened, with methods such as, but not limited to, Commercial Uses, landscaping, or berming from public roadways other than a Lane.

2. Building Design and Architectural Standards

- a. Exterior finishing materials shall include a mix of complimentary, high quality materials such as a combination of brick, stone, concrete and stucco, or a combination of concrete fibre board, wood, and complimentary window and trim treatment.
- b. Building facades facing public roadways shall be articulated with architectural elements such as columns, ribs, pilasters or piers, changes in plane (e.g. recesses and projections), changes in building finishes, materials and textures, or features so that no one portion of the façade is longer than 15.0 m.
- c. Buildings shall have consistent or complimentary materials, colours, and architectural design elements to establish an architectural theme.
- d. Main building entry points shall be clearly identifiable through the use of recesses, outdoor patios, display windows, planters, walls, or other similar design elements.
- e. Buildings shall incorporate exterior and decorative lighting to enhance building architecture and landscaping elements.
- f. The roof line of buildings shall consist of: sloped roofs of varying pitches which may be finished in any combination of materials such as but not limited to metal, wood shakes, asphalt shingles, clay tiles, or roof materials having a similar texture and appearance; or flat roofs where they are concealed by parapet walls that include articulation and use of design elements that are in harmony with the principal architectural theme that reduce any perceived mass and linearity of large buildings and add architectural interest.

3. Pedestrian Environment

- a. Direct pedestrian connections and linkages shall be provided to sidewalks, in general accordance with Appendix II.
- b. Direct linkages shall be provided within the Town Centre for pedestrians utilizing clearly demarcated walkways, lighting and signage systems.

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- c. Buildings shall incorporate features to improve pedestrian comfort, with techniques such as, but not limited to, linear transparency at ground level, wall niches, seating areas, overhead weather protection, and distinct entrance features.
 - d. Pedestrian connections to building entrances, amenities and transit shall be convenient, safe, and well lit, with distinct paving, or Landscaping to define the connections where practical.
 - e. Site amenities such as public art, seating areas, street furniture, small parks, squares, or plazas shall be provided in general conformance with Appendix I.
 - f. Sidewalks in front of main entrances of large format buildings shall be developed to a minimum width of 3.65 m to reduce pedestrian conflict.
4. Landscaping
- a. Landscaping shall be provided in accordance with Section 55 of the Zoning Bylaw.
 - b. A registered Landscape Architect shall prepare the landscape plan, to ensure Landscaping is coordinated to provide a cohesive appearance.
 - c. A landscaped buffer shall be provided along Manning Drive and the northeast edge of the Town Centre.
 - d. Lighting shall be provided in accordance with Section 51 of the Zoning Bylaw.

6. Access, Circulation, and Parking

- 1. Loading, storage and trash collection areas shall be screened and located to the rear or sides of the principal building.
- 2. Any surface parking area having 40 or more parking spaces shall provide a minimum 10 m² landscaped island every 40 stalls, to provide interruption of the view of the parking lot.
- 3. Off-street parking shall be in accordance with Section 54 of the Zoning Bylaw.
- 4. Notwithstanding 6.3 above, supplied parking may be shared between uses if a Shared Use Parking Impact Assessment is submitted that demonstrates, to the satisfaction of the Development Officer, by virtue of the use, character, or location of the proposed development and its relationship to public transit facilities and any other available parking facilities, the parking required for the proposed development may be less than any minimum set out in Section 54.2 Schedule 1.
- 5. Parking Garages shall be screened from view where visible from a public roadway, other than a lane, through methods such as public art, architectural screening, Landscaping, Residential Related Uses or Commercial Uses and Community, Educational, Recreational and Cultural Service Uses.
- 6. Bicycle parking shall be provided in accordance with Section 54.3 of the Zoning Bylaw.
- 7. A staged Access Management Plan shall be provided at each development permit stage to the satisfaction of the Development Officer, identifying the proposed access locations to the site. Through each development permit submission, the Access Management Plan shall be updated resulting in an overall access plan at the final development permit stage.

(MMUT) Marquis Mixed Use Transition Zone

(MMUT) Marquis Mixed Use Transition Zone**1. General Purpose**

The purpose of this Zone is to establish a mixed-Use Zone that provides a transition from commercial areas to the residential areas. Buildings may be developed with a mix of Residential and Commercial Uses with particular attention to design, orientation and pedestrian connectivity where adjacent to the LRT station or transit centre.

2. Permitted Uses

1. Apartment Hotels
2. Apartment Housing
3. Bars and Neighbourhood Pubs
4. Child Care Services
5. Commercial Schools
6. Convenience Retail Stores
7. Creation and Production Establishments
8. General Retail Stores
9. Group Homes
10. Health Services
11. Limited Group Homes
12. Live Work Units
13. Lodging Houses
14. Minor Alcohol Sales
15. Minor Home Based Business
16. Personal Service Shops
17. Publicly Accessible Private Park
18. Private Clubs
19. Private Education
20. Professional, Financial and Office Support Services
21. Residential Sales Centre
22. Restaurants
23. Row Housing
24. Specialty Food Services
25. Stacked Row Housing
26. Urban Gardens
27. Fascia On-premises Signs
28. Freestanding On-premises Signs
29. Projecting On-premises Signs
30. Temporary On-premises Signs

3. Discretionary Uses

1. Business Support Services

(MMUT) Marquis Mixed Use Transition Zone

2. Community Recreation Services
3. Indoor Participant Recreation Services
4. Major Home Based Business
5. Non-accessory Parking
6. Public Education Services
7. Secondhand Stores
8. Religious Assembly
9. Urban Outdoor Farms
10. Freestanding Off-premises Signs
- 11.

4. Development Regulations for Permitted and Discretionary Uses

1. The maximum Density shall be:
 - a. 125 Dwellings/ha for any Site less than 885 m²; and
 - b. 225 Dwellings/ha for any Site greater than 885 m².
2. The maximum Floor Area Ratio for non-Residential Uses shall be 0.25, and the maximum Floor Area Ratio for any building with Residential and Residential-Related Uses shall be 5.0.
3. The maximum building Height shall be 26.0 m.
4. The minimum Front Setback shall be 0.0 m.
5. The minimum Rear Setback shall be 4.0 m.
6. The minimum Side Setback shall be 1.0 m for each Storey or partial Storey, up to a maximum of 4.0 m, except that a total of at least 2.0 m shall be provided in all cases.
7. A minimum private Amenity Area of 7.5 m² per Dwelling shall be provided for all residential Uses.
 - a. Notwithstanding the above, the private Amenity Area may be replaced with indoor or outdoor communal Amenity Area(s) on the Site. Where a communal Amenity Area is provided, it must be a minimum of 2.5 m² per Dwelling unit and the aggregated area shall not be less than 50 m².
8. Restaurants shall not exceed a capacity of 200 Occupants or 240 m² of Public Space.
9. Bars and Neighbourhood Pubs shall not exceed a capacity of 200 occupants and 240 m² of Public Space.
10. Commercial Schools, Creation and Production Establishments, General Retail Stores, and Private Education shall not exceed a Floor Area of 2000 m². The Development Officer must consider, among other factors, building massing and scale as well as the pedestrian-oriented nature of an area when considering any request to vary the maximum Floor Area.
11. A Comprehensive Sign Design Plan and Schedule, consistent with the overall intent of subsection 59.3 of the Zoning Bylaw, shall be prepared for the development and submitted, with the Development Application, to be approved by the Development Officer.
12. Signs shall comply with the regulations found in Section 59 and Schedule 59F.
13. Notwithstanding Schedule 59F, signs shall be designed and located to compliment the architectural theme and context of the Marquis Town Centre.

14. Notwithstanding Schedule 59F, Temporary On-premises Signs shall be limited to a maximum Sign Area of 2 m².
15. Illuminated Signs and Digital Signs shall be designed, located or screened so as to reduce visual and light impacts on Residential Uses.
16. All mechanical equipment on a roof of any building shall be concealed by screening in a manner compatible with the architectural character of the building, or concealed by incorporating it within the building.
17. Vehicular access to Parking provided at ground level shall be from an Abutting Lane or a private on-Site road.
18. Non-accessory Parking shall be permitted:
 - a. in a Parking Garage located above or below Grade.
 - b. at ground level as parallel or angle parking along a private roadway.

5. Design Regulations

1. Site Planning and Design
 - a. Any stand-alone Commercial Uses shall be generally located within Area C as shown in Appendix I. Other Uses such as stand-alone Residential or mixed Use shall be generally located within Area D as shown in Appendix I.
 - b. Surface Parking Areas shall be screened with methods such as but not limited to Commercial or Residential Uses, landscaping, or berming from public roadways other than a lane.
2. Building Design and Architectural Standards:
 - a. Buildings shall have consistent materials, colours, and architectural design elements to establish an architectural theme.
 - b. Exterior finishing materials shall include high quality materials such as, but not limited to, brick, stone, or other masonry materials, concrete or concrete fibre board, stucco, glazing, wood, aluminum, or metal trim.
 - c. Development shall articulate the building façades with architectural elements such as columns, ribs, pilasters or piers, changes in plane (e.g., recesses and projections), changes in building finishes, materials and textures, or features so that no one portion of the facade is longer than 15.0 m.
 - d. Emphasis shall be placed on design elements and Façade enhancements on the first and second Storeys of buildings to create a pedestrian friendly environment. Design elements may include features such as placement of windows to allow for viewing into the building by pedestrians; entrance features; street furniture; and canopies.
 - e. A minimum of 70% of the ground floor Commercial Use Façades where the main entrance is fronting onto a public roadway other than a Lane shall have clear glazing on the exterior. A maximum of 10% of the first Storey glazing may be covered by signs. The remainder of the glazing shall remain free from obstructions.
 - f. Residential and Residential-related Uses shall have a separate entrance at Ground level. Entrances shall be differentiated through distinct architectural treatment.

(MMUT) Marquis Mixed Use Transition Zone

- g. Main building entry points shall be clearly identifiable through the use of recesses, outdoor patios, display windows, planters, walls, or other similar design elements.
 - h. Buildings shall incorporate exterior and decorative lighting to enhance building architecture and landscaping elements.
 - i. All buildings greater than 16.0 m in Height shall include a podium base. The podium of the building shall be a minimum Height of 6 m up to a maximum of 16.0 m. The portion of the building located above the podium shall Stepback a minimum of 2.5 m on all sides abutting a public road, other than a Lane. Where feasible, developments should provide gardens or patios on the top of the podium level and building rooftops to improve rooftop aesthetics and provide additional amenity space.
3. Pedestrian Environment
- a. Direct pedestrian connections and linkages shall be provided to sidewalks, in general accordance with Appendix II.
 - b. Pedestrian linkages connecting to adjacent Sites within the Marquis Town Centre shall be provided by using clearly demarcated walkways, lighting and signage systems.
 - c. Pedestrian connections to building entrances, amenities and transit shall be convenient, safe, and well lit, with distinct paving, or Landscaping to define the connections where practical
 - d. Site amenities such as public art, seating areas, street furniture, small parks, squares, or plazas shall be provided in general conformance with Appendix I.
6. **Access, Circulation and Parking**
- 1. Loading, storage and trash collection areas shall be screened and located to the rear or sides of the principal building. Off-street parking shall be in accordance with Section 54 of the Zoning Bylaw.
 - 2. Any surface parking area having 40 or more parking spaces shall provide a minimum 10 m² landscaped island every 40 stalls, to provide interruption of the view of the parking lot.
 - 3. Notwithstanding 6.2 above, supplied parking may be shared between uses if a Shared Use Parking Impact Assessment is submitted that demonstrates, to the satisfaction of the Development Officer, by virtue of the use, character, or location of the proposed development and its relationship to public transit facilities and any other available parking facilities, the parking required for the proposed development may be less than any minimum set out in Section 54.2 Schedule 1.
 - 4. Surface Parking Areas shall incorporate design elements such as, but not limited to, Landscaped open space, Landscaped Parking Area islands, Public Amenity Space, private roads or pedestrian walkways within the Parking Area.
 - 5. Parking Garages shall be screened from view where visible from a public roadway, other than a lane, through methods such as public art, architectural screening, Landscaping, Residential Uses or Residential Related Uses or Commercial Uses and Community, Educational, Recreational and Cultural Service Uses.
 - 6. A staged Access Management Plan shall be provided at each development permit stage to the satisfaction of the Development Officer, identifying the proposed access locations to the

(MMUT) Marquis Mixed Use Transition Zone

site. Through each development permit submission, the Access Management Plan shall be updated resulting in an overall access plan at the final development permit stage.

(MMS) Marquis Main Street Zone**(MMS) Marquis Main Street Zone****1. General Purpose**

The purpose of this Zone is to establish a pedestrian oriented main street with ground floor retail and opportunities for office and Residential Uses above. This Zone is designed to promote buildings with smaller scale retail frontages at Grade. The main street will serve as a community gathering place and local shopping focal point for the Marquis Town Centre.

2. Permitted Uses

1. Apartment Hotels
2. Apartment Housing
3. Bars and Neighbourhood Pubs
4. Business Support Services
5. Child Care Services
6. Convenience Retail Stores
7. Commercial Schools
8. Flea Market
9. General Retail Stores
10. Government Services
11. Health Services
12. Hotels
13. Indoor Participant Recreation Services
14. Limited Group Homes
15. Major Alcohol Sales
16. Major Amusement Establishments
17. Major Home Based Business
18. Minor Alcohol Sales
19. Minor Amusement Establishments
20. Minor Home Based Business
21. Non-Accessory Parking
22. Personal Service Shops
23. Private Education Services
24. Professional, Financial and Office Support Services
25. Public Education Services
26. Public Libraries and Cultural Exhibits
27. Publicly Accessible Private Parks
28. Residential Sales Centres
29. Restaurants
30. Stacked Row Housing
31. Specialty Food Services
32. Spectator Entertainment Establishments
33. Urban Garden

- 34. Veterinary Services
- 35. Fascia On-premises Signs
- 36. Freestanding On-premises Signs
- 37. Projecting On-premises Signs
- 38. Temporary On-premises Signs

3. Discretionary Uses

- 1. Animal Hospitals and Shelters
- 2. Community Recreation Services
- 3. Drive-in Food Services
- 4. Nightclubs
- 5. Urban Outdoor Farm

4. Development Regulations for Permitted and Discretionary Uses

- 1. The maximum Floor Area Ratio for non-Residential Uses for the Site shall be 0.25.
- 2. The maximum Floor Area Ratio for Stacked Row Housing shall be 1.5.
- 3. The maximum Floor Area Ratio for Apartments shall be 3.0.
- 4. The maximum density shall be 125 Dwellings/ha.
- 5. The maximum building Height shall be 24.0 m.
- 6. A Front Setback of 0 m shall be required. The Development Officer may increase the Setback to accommodate a particular architectural style or to provide opportunities for features such as sidewalks cafes, patios or a gathering space.
- 7. A Side Setback of 0 m shall be required.
- 8. A Rear Setback of 0 m shall be required. The Development Officer may increase the Setback to accommodate vehicle parking or waste storage.
- 9. Flea Market Use shall be limited to farmer's markets involving the sale of items such as produce, handicrafts and artifacts.
- 10. Residential Uses shall provide a minimum Amenity Area of 7.5 m² per Dwelling.
- 11. No single Commercial Use or Community, Educational, Recreational and Cultural Service Use shall exceed 3,000 m² of floor area.
- 12. Notwithstanding 4.11 above, the following regulations shall apply:
 - a. Restaurants shall not exceed a capacity of 200 Occupants or 240 m² of Public Space.
 - b. Bars and Neighbourhood Pubs shall not exceed a capacity of 200 occupants and 240 m² of Public Space.
 - c. Nightclubs shall not exceed a capacity of 200 occupants and 240 m² of Public Space.
- 13. For larger developments over 1,860 m², building frontages abutting the main street shall not exceed 20 m in width at street level.
- 14. All mechanical equipment on a roof of any building shall be concealed by screening in a manner compatible with the architectural character of the building, or concealed by incorporating it within the building.
- 15. Drive-in Food Services shall have access from the street with lower traffic volumes, or the lane, to the satisfaction of the Development Officer.

16. Directional Signs shall provide information relating to the LRT Station and transit centre, tenants, parking, loading zones and pick up areas, entrances, exits and Public Amenity Space.
17. A Comprehensive Sign Design Plan and Schedule, consistent with the overall intent of subsection 59.3 of the Zoning Bylaw, shall be prepared for the development and submitted, with the Development Application, to be approved by the Development Officer.
18. Signs shall comply with the regulations found in Section 59 and Schedule 59E, with the intent to compliment the pedestrian-oriented commercial environment, except that:
 - a. the maximum Height of a Freestanding Sign shall be 6.0 m;
 - b. a Projecting Sign may be used to identify businesses that are located entirely at or above the second Storey level; and
 - c. the top of a Projecting Sign on a building two Storeys or higher shall not extend more than 75 cm above the floor of the second or third Storey, nor higher than the bottom windowsill level of the second or third Storey.
19. Signs shall be designed and located to complement the architectural theme and context of the Marquis Town Centre.
20. Notwithstanding Schedule 59E, Temporary On-premises signs shall be limited to a maximum Copy Area of 2 m².

5. Design Regulations

1. Building Design and Architectural Standards
 - a. The principal entrance to Ground level Uses shall be oriented towards the street and provide direct sidewalk entries.
 - b. Residential and Residential-related Uses shall not be permitted at street level, with the exception of entrances and building lobbies. Entrances shall be separate from Commercial Uses.
 - c. Buildings shall have consistent materials, colours, and architectural design elements to establish an architectural theme.
 - d. Exterior finishing materials shall include a mix of complimentary, high quality materials such as a combination of brick, stone, concrete and stucco, or a combination of concrete fibre board, wood, and complimentary window and trim treatment.
 - e. Building facades facing roadways shall be articulated with architectural elements such as columns, ribs, pilasters or piers, changes in plane (e.g. recesses and projections), changes in building finishes, materials and textures, or features so that no one portion of the façade is longer than 15.0 m.
 - f. A minimum of 70% of the ground floor commercial facades fronting onto the main street shall have clear non-reflective glazing on the exterior to promote pedestrian interaction and safety. A maximum of 10% of the first Storey glazing may be covered by Signs. The remainder of the glazing shall remain free from obstructions.
 - g. Main building entry points shall be clearly identifiable through the use of recesses, outdoor patios, display windows, planters, walls, or other similar design elements.
 - h. Buildings shall incorporate exterior and decorative lighting to enhance building architecture and landscaping elements.

- i. All buildings greater than 16.0 m in Height shall include a podium base. The podium of the building shall be a minimum Height of 6 m up to a maximum of 16.0 m. The portion of the building located above the podium shall Stepback a minimum of 2.5 m on all sides abutting a public road, other than a lane.
 - j. Where feasible, developments should provide gardens or patios on the top of the podium level and building rooftops to improve rooftop aesthetics and provide additional amenity space.
2. Pedestrian Environment
- a. Direct pedestrian connections and linkages shall be provided to sidewalks, in general accordance with Appendix II.
 - b. Pedestrian pathways to building entrances, amenities and transit shall be convenient, safe and well lit, with distinct paving or landscaping to define the connections where practical.
 - c. Pedestrian linkages connecting to adjacent Sites within the Marquis Town Centre shall be provided by using clearly demarcated walkways, lighting and signage systems, in general accordance with Appendix II
 - d. Site amenities such as public art, seating areas, street furniture, small parks, squares, or plazas shall be provided in general conformance with Appendix I.
 - e. Publicly Accessible Private Parks shall be designed to accommodate public gatherings, pedestrian movement and other social and recreational functions.

6. Access, Circulation and Parking

- 1. Loading, storage and trash collection areas shall be screened and located to the rear of the principal building.
- 2. Parking for Residential Uses shall be provided underground or in an above ground Parking Garage and in accordance with Section 54 of the Zoning Bylaw.
- 3. Notwithstanding 6.2 above, supplied parking may be shared between uses if a Shared Use Parking Impact Assessment is submitted-that demonstrates, to the satisfaction of the Development Officer, by virtue of the use, character, or location of the proposed development and its relationship to public transit facilities and any other available parking facilities, the parking required for the proposed development may be less than any minimum set out in Section 54.2 Schedule 1.
- 4. Notwithstanding Section 54.2 Schedule 1, Parking shall not be required on-site for any non-residential use, but may be provided as on-street parking or within adjacent parcels as non-accessory parking. A parking study shall be submitted at the Development Permit stage to confirm the availability of parking for proposed uses, to the satisfaction of the Development Officer.
- 5. Non-accessory Parking shall only be permitted in a below Grade parking garage or in an above Grade Parking Garage.
- 6. Parking Garages shall be screened from view where visible from a public roadway, other than a lane, through methods such as public art, architectural screening, or landscaping.

(MMS) Marquis Main Street Zone

7. Where a main street is developed as a private roadway, a minimum 2.5 m sidewalk shall be provided on both sides.
8. Bicycle parking shall be provided in accordance with Section 54.3 of the Zoning Bylaw.

(MED) Marquis Entertainment District

(MED) Marquis Entertainment District

1. General Purpose

To establish an entertainment district intended for indoor and outdoor activity, with a supporting mix of uses.

2. Permitted Uses

1. Apartment Hotels
2. Bars and Neighbourhood Pubs
3. Carnivals
4. Child Care Services
5. Convenience Retail Stores
6. Flea Market
7. General Retail Stores
8. Hotels
9. Indoor Participant Recreation Services
10. Major Alcohol Sales
11. Major Amusement Establishments
12. Minor Alcohol Sales
13. Minor Amusement Establishments
14. Media Services
15. Nightclubs
16. Non-accessory Parking
17. Outdoor Participant Recreation Services
18. Personal Service Shops
19. Private Clubs
20. Publicly Accessible Private Park
21. Restaurants
22. Specialty Food Services
23. Spectator Entertainment Establishment
24. Urban Outdoor Farms
25. Fascia On-premises Signs
26. Freestanding On-premises Signs
27. Projecting On-premises Signs

3. Discretionary Uses

1. Commercial Schools
2. Community Recreation Services
3. Government Services
4. Greenhouses, Plant Nurseries and Market Gardens
5. Health Services
6. Professional, Financial and Office Support Services

(MED) Marquis Entertainment District

7. Religious Assembly
8. Fascia Off-premises Signs
9. Freestanding Off-premises Signs
10. Major Digital Signs
11. Minor Digital Off-premises Signs
12. Minor Digital On-premises Off-premises Signs
13. Minor Digital Off-premises Signs
14. Projecting Off-premises Signs
15. Roof On-premises Signs
16. Temporary Off-premises Signs
17. Temporary On-premises Signs

4. Development Regulations for Permitted and Discretionary Uses

1. The maximum Floor Area Ratio (FAR) shall be 0.25.
2. The maximum building Height shall be 26.0 m.
3. Building Setbacks shall be as follows:
 - a. A minimum Setback of 4.0 m shall be required where a Site Abuts an arterial roadway.
 - b. A minimum Setback of 3.0 m shall be required where a Site Abuts a collector roadway.
 - c. A minimum Setback of 2.0 m shall be required where a Site Abuts any other private or public roadway, other than a Lane.
4. All mechanical equipment on a roof of any building shall be concealed by screening in a manner compatible with the architectural character of the building, or concealed by incorporating it within the building.
5. A Comprehensive Sign Design Plan and Schedule, consistent with the overall intent of subsection 59.3 of the Zoning Bylaw, shall be prepared for the development and submitted, with the Development Application, to be approved by the Development Officer.
6. Signs shall comply with the regulations found in Section 59 and Schedule 59F.
7. Signs shall be designed and located to complement the architectural theme and context of the Marquis Town Centre.
8. Notwithstanding Schedule 59F, the following regulations shall apply:
 - a. Directional signs shall be provided at critical locations to provide information relating to the LRT location, tenants, parking, loading zones and pick up areas, entrances, exits and Public Amenity Space.
 - b. Illuminated and Digital Signs shall be designed, located or screened so as to reduce visual and light impacts on any surrounding residential premises .
 - c. Freestanding On-premise Signs less than 2.0 m in Height and with a Copy Area of 10 m² or less do not require separation distance, when located at access points to the Town Centre, as generally shown on Appendix I.
 - d. the maximum Copy Area for Minor Digital Signs shall be 20 m²;
 - e. the maximum Copy Area for Major Digital Signs shall be 20 m². The maximum combined Area of Digital Sign Copy and any other type of Copy on the same Sign face shall not exceed 30m²;

- f. All Major Digital Signs shall be oriented inwardly on the site, facing areas such as public open space. Major Digital Signs shall not be oriented towards a public roadway.

5. Design Regulations

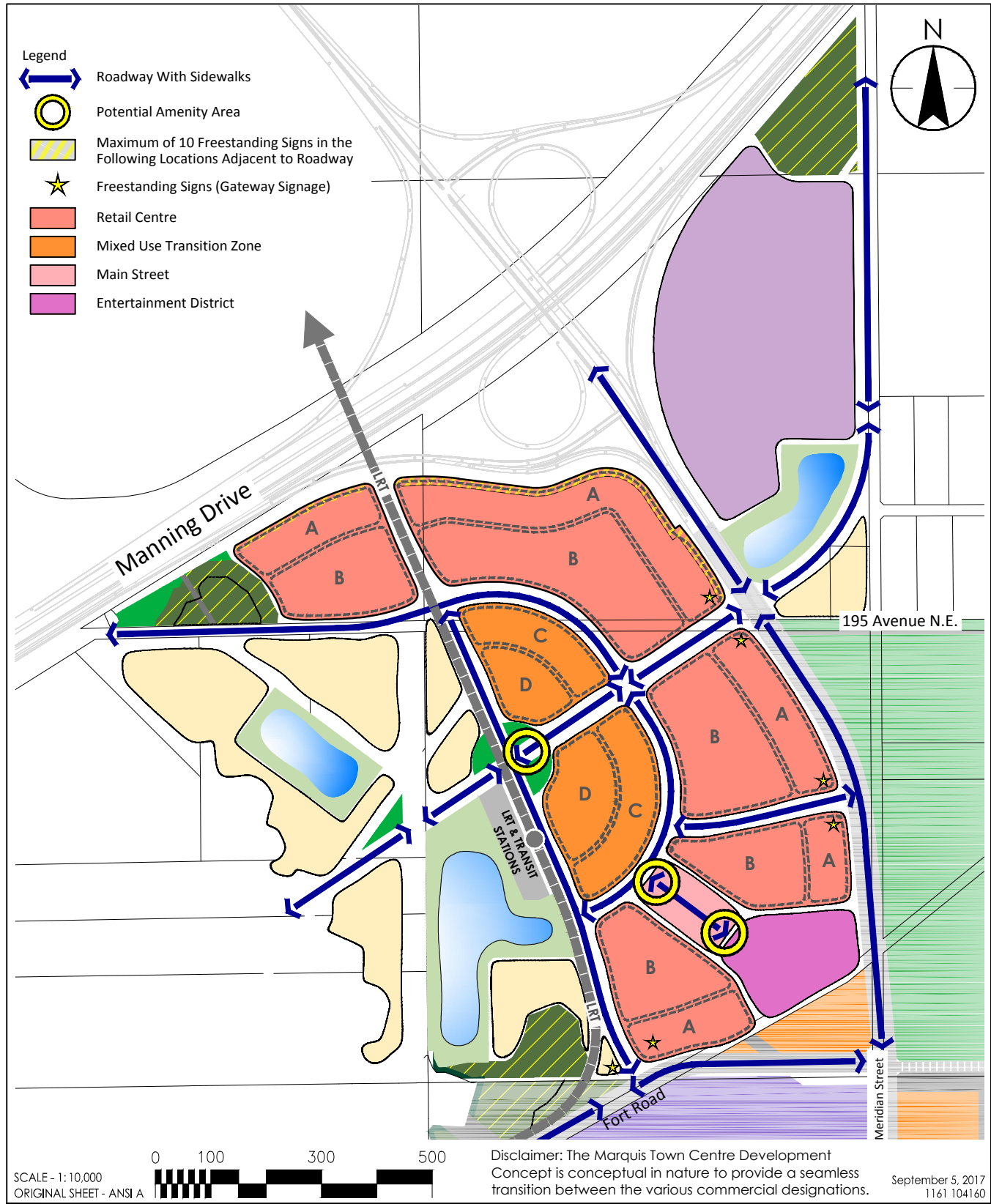
1. Site Planning and Design
 - a. Site amenities such as public art, seating areas, street furniture, small parks, squares, or plazas shall be provided in general conformance with Appendix I.
2. Building Design and Architectural Standards
 - a. Buildings shall have consistent materials, colours, and architectural design elements to establish an architectural theme.
 - b. Exterior finishing materials shall include high quality materials such as, but not limited to, brick, stone, or other masonry materials, concrete or concrete fibre board, stucco, glazing, wood, aluminum, or metal trim.
 - c. Building façades facing public roadways to be shall be articulated with architectural elements such as columns, ribs, pilasters or piers, changes in plane (e.g., recesses and projections), changes in building finishes, materials and textures, or features so that no one portion of the facade is longer than 15.0 m, to break up building massing.
 - d. Buildings shall incorporate features to improve pedestrian comfort such as, but not limited to, linear transparency at ground level, wall niches, seating areas, overhead weather protection, and entrance features.
 - e. Main building entry points shall be clearly identifiable through the use of recesses, outdoor patios, display windows, planters, walls, or other similar design elements.
 - f. Buildings shall incorporate exterior and decorative lighting to enhance building architecture and landscaping elements.
3. Pedestrian Environment
 - a. Direct pedestrian connections and linkages shall be provided to sidewalks, in general accordance with Appendix II.
 - b. Pedestrian connections to building entrances, amenities and transit shall be convenient, safe, and well lit, with distinct paving, or Landscaping to define the connections where practical.
4. Landscaping
 - a. Landscaping shall be provided in accordance with Section 55 of the Zoning Bylaw.
 - b. A registered Landscape Architect shall prepare the landscape plan, to ensure Landscaping is coordinated to provide a cohesive appearance.

6. Access, Circulation and Parking

1. Loading, storage and trash collection areas shall be screened and located to the rear or sides of the principal building.
2. Any surface parking area having 40 or more parking spaces shall provide a minimum 10 m² landscaped island every 40 stalls, to provide interruption of the view of the parking lot.
3. Off-street Parking shall be in accordance with Section 54 of the Zoning Bylaw.

4. Notwithstanding 6.3 above, supplied parking may be shared between uses if a Shared Use Parking Impact Assessment is submitted that demonstrates, to the satisfaction of the Development Officer, by virtue of the use, character, or location of the proposed development and its relationship to public transit facilities and any other available parking facilities, the parking required for the proposed development may be less than any minimum set out in Section 54.2 Schedule 1.
5. Surface Parking Areas shall incorporate design elements such as, but not limited to, landscaped Parking Area islands, Public Amenity Space, private roads or pedestrian walkways within the Parking Area.
6. Parking Garages shall be screened from view where visible from a public roadway, other than a lane, through methods such as public art, architectural screening, Landscaping, or Commercial Uses and Community, Educational, Recreational and Cultural Service Uses.
7. Bicycle parking shall be provided in accordance with Section 54.3 of the Zoning Bylaw.
8. A staged Access Management Plan shall be provided, to the satisfaction of the Development Officer at each development permit stage, identifying the proposed access locations to the site. Through each development permit submission, the Access Management Plan shall be updated resulting in an overall access plan at the final development permit stage.

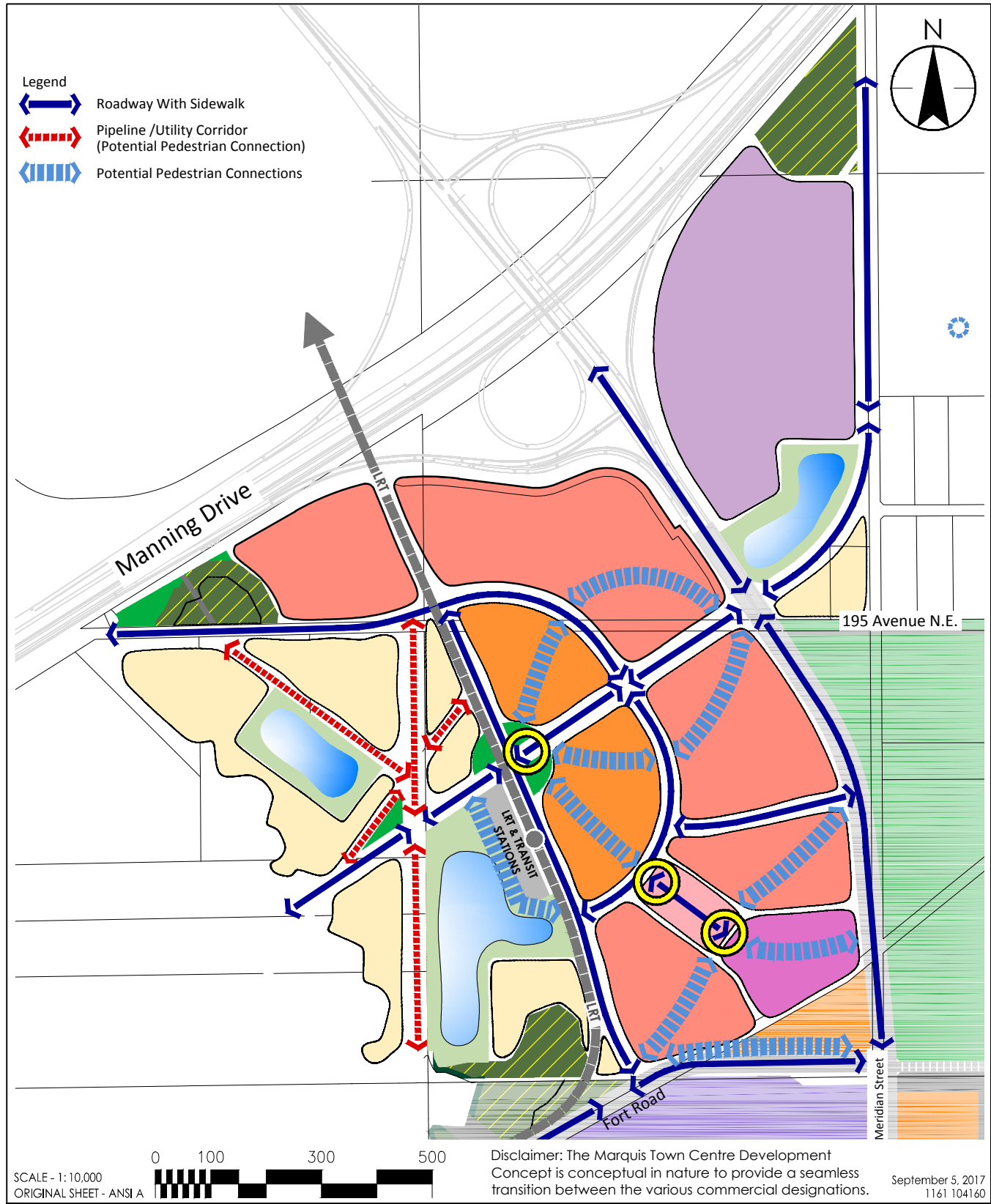
MARQUIS SPECIAL AREA ZONES APPENDIX I - MARQUIS TOWN CENTRE GENERAL CONCEPT



10160-112 Street
Edmonton, AB T5K 2L6
www.stantec.com

NOTE: AMENITY AREAS ARE CONCEPTUAL AND
WILL BE FINALIZED THROUGH DETAILED SITE DESIGN.

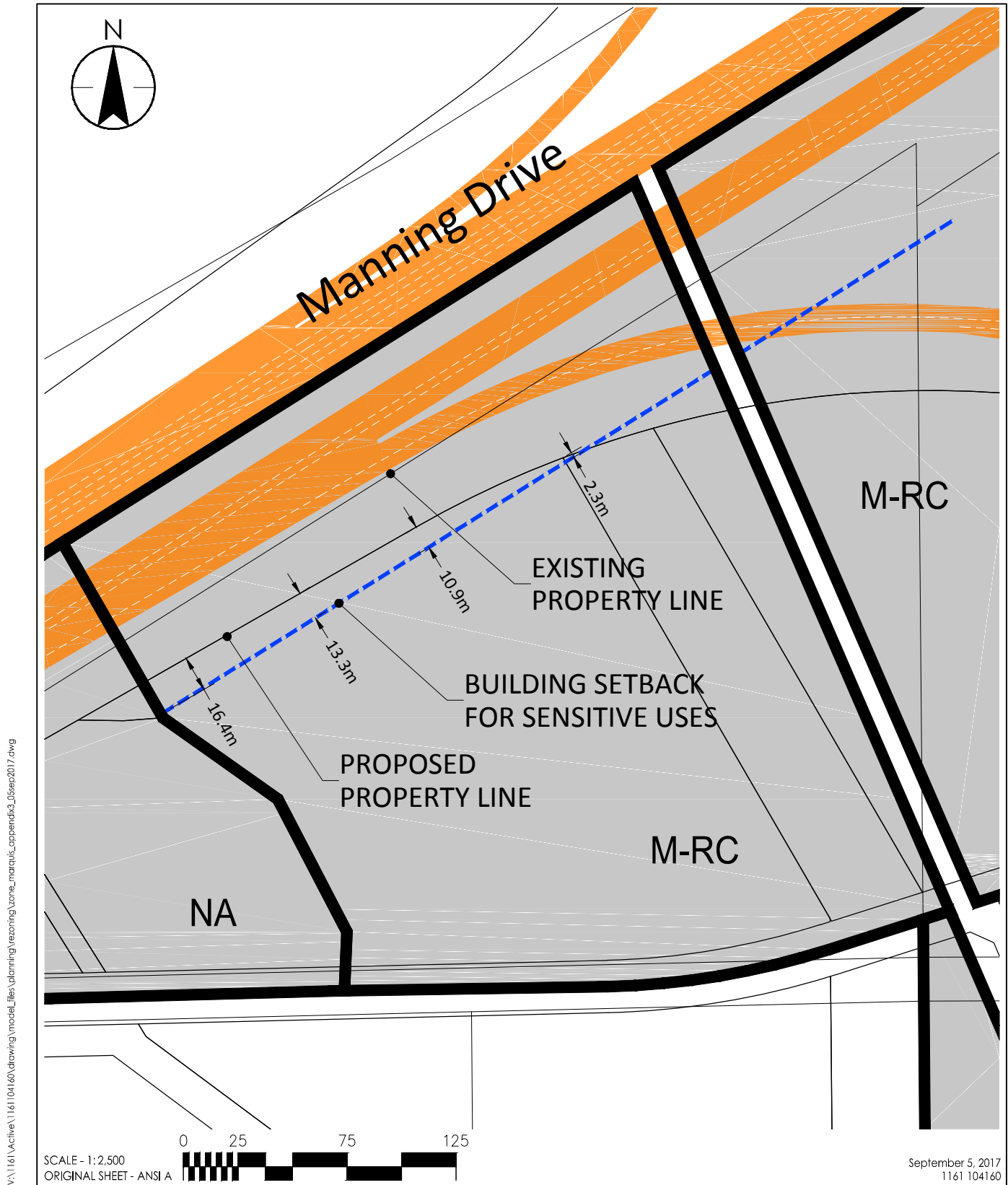
MARQUIS SPECIAL AREA ZONES
APPENDIX II - MARQUIS TOWN CENTRE
CONCEPTUAL PEDESTRIAN CONNECTIONS



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NOTE: PEDESTRIAN CONNECTION LOCATIONS ARE CONCEPTUAL AND WILL BE FINALIZED THROUGH DETAILED SITE DESIGN.

MARQUIS SPECIAL AREA ZONES
APPENDIX III - MARQUIS TOWN CENTRE
BUILDING SETBACK FOR SENSITIVE USES



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NOTE: ALL DISTANCES ARE EXPRESSED IN METRES
AND DECIMALS THEREOF.