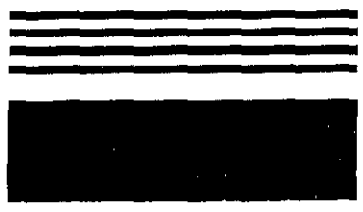
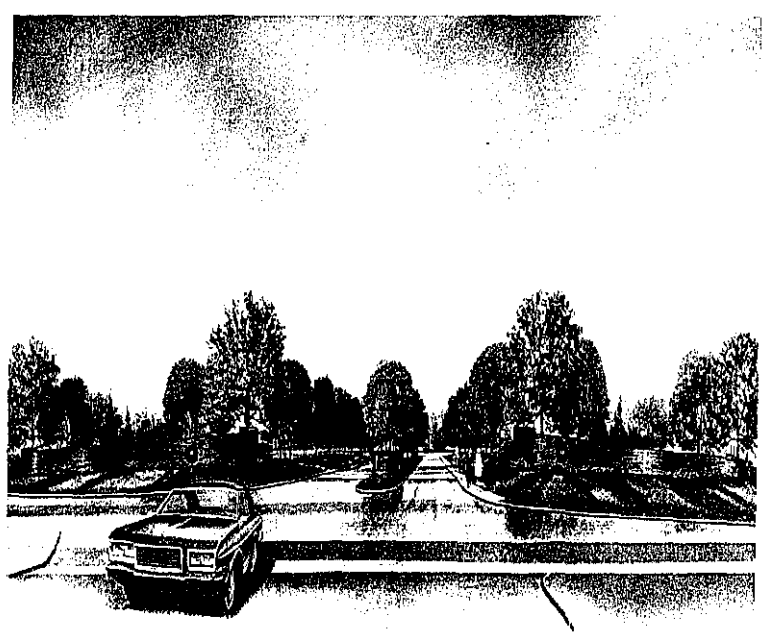




Edmonton  
Research & Development Park

# DEVELOPMENT STANDARDS AND DESIGN GUIDELINES



**EDMONTON RESEARCH AND DEVELOPMENT PARK  
DEVELOPMENT STANDARDS AND DESIGN GUIDELINES**

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**EDMONTON RESEARCH AND DEVELOPMENT PARK**  
**DEVELOPMENT STANDARDS AND DESIGN GUIDELINES**

**1.0 INTRODUCTION TO THE EDMONTON RESEARCH AND DEVELOPMENT PARK**

**1.1 General Objectives**

The Edmonton Research and Development Park Authority was created to develop, market and manage research parks in Edmonton, and to engage in activities intended to promote research and advanced technology enterprise in the City. In order to create and maintain an outstanding environment for performing research-based activity, the Park Authority has prepared these Development Standards and Design Guidelines to control the planning, construction and maintenance of land and building projects within the Park.

**1.2 Governing Planning Criteria**

The planning criteria which govern the development of the Park, and which are reflected in detail in the Development Standards and Design Guidelines, include the following:

- 1.2.1 Creation of an attractive environment characterized by quality in architectural design, site planning and landscaping.
- 1.2.2 Creation of an environment in which both public and private facilities are continuously well maintained and operated.
- 1.2.3 Development of a centrally located core facility that will adequately provide common services and facilities required by all Park occupants.
- 1.2.4 Provision of an open-space network incorporating areas for passive and active pursuits and providing a variety of recreational opportunities to meet the needs of the Park occupants.
- 1.2.5 Development of a system of transportation facilities within the Park to meet the requirements of all Park tenants.
- 1.2.6 Provision of safe, adequate, economic and reliable utility systems to serve the needs of the projected industrial population within the Park.

**1.3 Mandate of the Development Standards and Design Guidelines**

The Edmonton Research and Development Park Development Standards and Design Guidelines have been accepted by the Research Park Authority as the regulations governing Park development. The Authority will administer these regulations as a condition of sale or lease of municipally-owned land to Park occupants.



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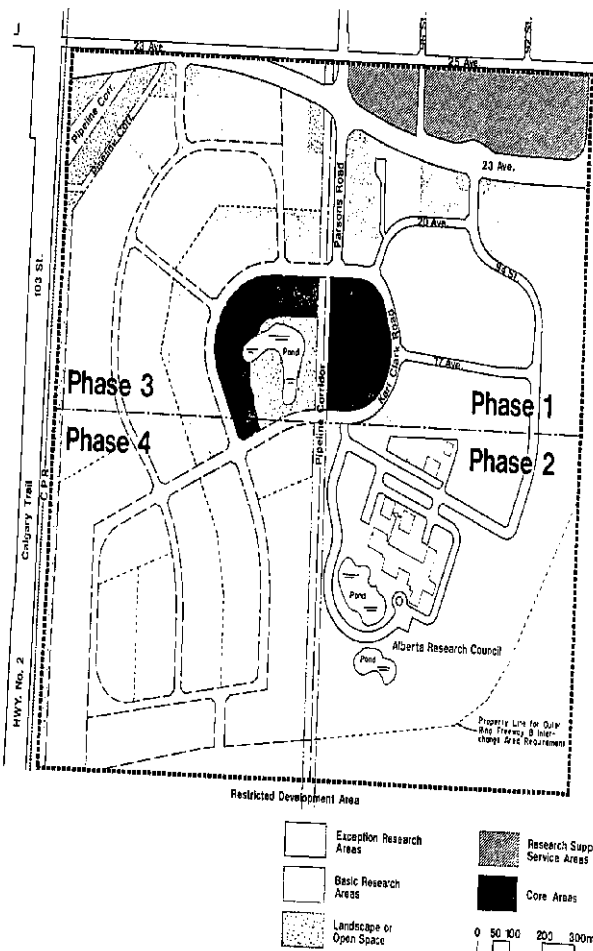


Fig. 1: Development Categories and Phases

The Development Standards and Design Guidelines are organized to be easily coordinated with the Edmonton Land Use Bylaw. They are equal to or more demanding than the IB district provisions of the Edmonton Land Use Bylaw, which shall be consulted and considered to have precedence in situations where definitions, procedures, rules and regulations are not addressed by the Park Development Standards and Design Guidelines.

#### 1.4 Development Concept

The objectives outlined above describe a framework within which it is proposed to guide the ultimate development of the Edmonton Research and Development Park. The development concept adopted for the Park consists of a phased development, as shown on the page opposite (Figure 1).

#### 1.5 Categories of Development

The lands of the Edmonton Research and Development Park are divided into three primary categories and two sub-categories, according to permitted use. Each category has specific development standards. These categories are illustrated in Figure 1, and include the following:

- (a) Research Requirement Areas
  - i) Basic Research Areas
  - ii) Exception Research Areas
- (b) Research Complementary Areas
- (c) Core Areas

Specific development regulations and permitted uses for each category are outlined in Section 2.0. General development regulations governing development on all lands are outlined in Section 3.0.

## 2.0 SPECIFIC DEVELOPMENT REGULATIONS AND PERMITTED USES

### 2.1 Research Requirement Areas

#### 2.1.1 General

Development within this portion of the Park is restricted to research-intensive and advanced technology industry, including light manufacturing related primarily to prototypical fabrication, such that no nuisance factor is created or apparent outside a closed building.

Development in Research Requirement Areas must exceed a minimum amount (15%) of research and development on the premises in relation to total activity on the premises, measured by floor area, expenditures, personnel, or some combination thereof.

Research Requirement Areas are divided into two sub-categories, depending on location, as illustrated in Figure 1. These two categories are:

- (a) Basic Research Areas
- (b) Exception Research Areas

#### 2.1.2 Permitted Uses

Offices, laboratories and manufacturing plants of organizations engaged in research and development activities on the premises. Research and development activities shall be for the following purposes:

- (a) Improving and developing by scientific study, experiments and investigations, industrial, commercial, medical and agricultural techniques, methods, materials and products, including research into the marketing of products and the development and utilization of natural resources.
- (b) Conducting of technical sales, which is defined as that part of sales concerned with providing scientific or technical data, information and knowledge to customers or potential customers.
- (c) Manufacturing of prototypes and the sale thereof for the purpose of testing the same in the market.
- (d) Uses, incidental to such research and development, for the supervision of the general sales of the products and the services of the owner of any land parcels.

2.1.3 Discretionary Uses

Accessory and incidental uses are limited to those which are accessory to the principal use allowed on the site, and shall not be allowed as principal uses of the site.

Other uses oriented to research and development as deemed by the Park Authority to be in compliance with the general intent, purpose and uses of the Park, may be permitted.

2.1.4 Specific Development Regulations in Basic Research Areas

In conjunction with the General Development Regulations (Section 3.0), the following specific regulations shall apply to Permitted and Discretionary Uses in Basic Research Areas:

2.1.4.1 Site Requirements

- (a) Minimum lot size shall be 0.42 ha.
- (b) The maximum floor area ratio shall be 1.2:1.
- (c) The maximum building coverage, measured from the exterior surfaces of enclosing walls, shall not exceed 40% of the area of the lot.
- (d) Minimum lot frontage shall be 45m.

2.1.4.2 Setbacks

- (a) Setbacks for required yards abutting public roadways shall be as shown on the page opposite (Figure 2).
- (b) Setbacks for required rear yards shall be 7.6m, unless shown otherwise on Figure 2.
- (c) Setbacks for required side yards shall be 4.6m, unless shown otherwise on Figure 2.

2.1.5 Specific Development Regulations in Exception Research Areas.

In conjunction with the General Development Regulations (Section 3.0), the following specific regulations shall apply to Permitted and Discretionary Uses in Exception Research Areas:

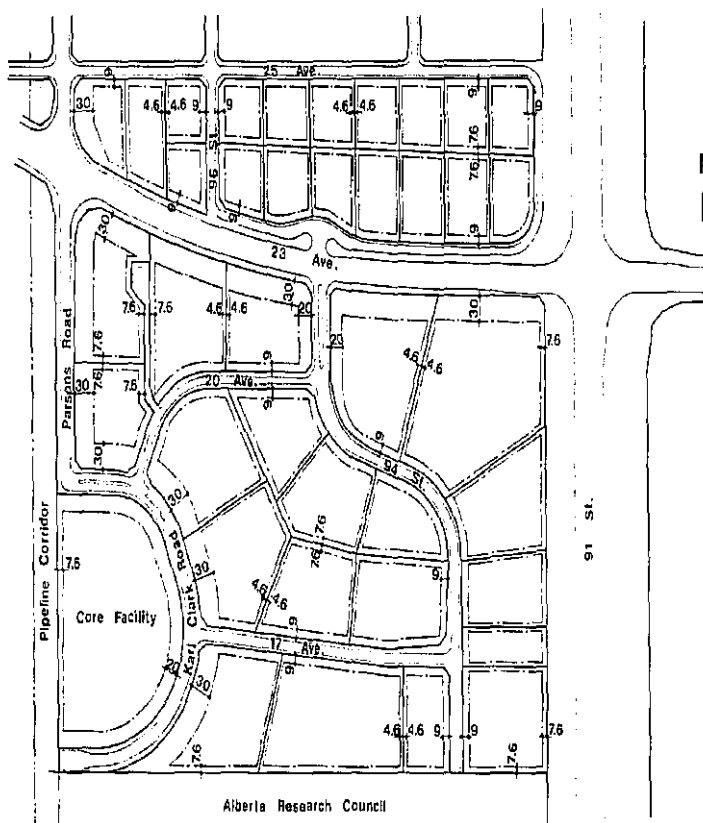
2.1.5.1 Site Requirements

- (a) Minimum lot size shall be 1.2 ha.
- (b) Maximum floor area ratio shall be 1.2:1.





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NOTES:  
All Setbacks are in Metres  
Side Setbacks = 4.6m, R/R  
Setbacks = 7.6m, Unless  
Noted Otherwise

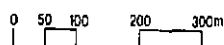


Fig. 2: Required Setback

- (c) Maximum building coverage, measured from the exterior surfaces of the enclosing walls, shall not exceed 30% of the area of the lot.
- (d) Minimum lot frontage shall be 75m.

#### 2.1.5.2 Setbacks

- (a) Setbacks for required yards abutting public roadways shall be as shown on Figure 2.
- (b) Setbacks for required rear yards shall be 7.6m, unless shown otherwise in Figure 2.
- (c) Setbacks for required side yards shall be 4.6m, unless shown otherwise in Figure 2.

#### 2.1.5.3 Parking Requirements

No parking areas shall be located between a frontage street and the building.

Notwithstanding the above, visitor parking for a maximum of 10 cars may be provided in a screened, landscaped facility along the front of a building.

#### 2.1.5.4 Building Size

Buildings shall have a minimum gross ground floor area of 3,050m<sup>2</sup> measured from the exterior surfaces of enclosing walls.

### 2.2 Research Complementary Areas

#### 2.2.1 General

Development within the Research Complementary Areas of the Park is restricted to light industrial and industrial business uses which are complementary to or supportive of development within the Research Requirement Areas of the Park. There is no minimum research standard to be met by organizations in Research Complementary Areas. As with Research Requirement Areas, no nuisance factor must be created or apparent outside of a closed building.

#### 2.2.2 Specific Development Regulations in Research Complementary Areas.

In conjunction with the General Development Regulations (Section 3.0), the following specific regulations shall apply in Research Complementary Areas:

2.2.2.1 Site Requirements

- (a) Minimum lot size shall be 0.28ha.
- (b) Maximum floor area ratio shall be 1.2:1.
- (c) Maximum building coverage, measured from the exterior surfaces of the enclosing walls, shall not exceed 50% of the area of the lot.
- (d) Minimum lot frontage shall be 30m.

2.2.2.2 Setbacks

- (a) Setbacks for required yards abutting public roadways shall be as shown on Figure 2.
- (b) Setbacks for required rear yards shall be 7.6m unless shown otherwise on Figure 2.
- (c) Setbacks for required side yards shall be 4.6m unless shown otherwise on Figure 2.

2.3 Core Areas

2.3.1 General

Development within this area of the Park is restricted to uses which will establish common services and facilities for all Park occupants and which will be the focal point of the Research Park. These facilities shall operate such that no nuisance factors are created or apparent outside an enclosed building, and such that the district is compatible with and complementary to the balance of the Research Park.

2.3.2 Permitted Uses

- (a) Conference Facilities.
- (b) Library and Exhibit Facilities.
- (c) Educational Facilities.
- (d) Indoor and Outdoor Participant Recreational Services.
- (e) Administrative Offices.
- (f) Professional Services.
- (g) Banking or Trust Company Services.
- (h) Non drive-in eating and drinking establishments when integrated with another permitted or discretionary use element.

- (i) Day Care Facilities.
- (j) Hotel Facilities.
- (k) Commercial and Retail Facilities.
- (l) Leasable Laboratory Facilities.

2.3.3 Discretionary Uses

Principal uses and accessory uses as deemed by the Park Authority to be in compliance with the general intent, purpose and uses of the Park may be permitted.

2.3.4 Specific Development Regulations in Core Areas

In conjunction with the General Development Regulations (Section 3.0) the following regulations shall apply to Permitted and Discretionary Uses in Core Areas:

2.3.4.1 Site Requirements

- (a) Minimum lot size shall be 0.42 ha.
- (b) The maximum floor area ratio shall be 1.2:1.
- (c) Maximum building coverage, measured from the exterior surfaces of the enclosing walls, shall not exceed 40% of the area of the lot.
- (d) No building construction is permitted on existing right-of-ways.

2.3.4.2 Setbacks

- (a) Setbacks for required yards abutting public roadways shall be as shown on Figure 2.
- (b) Setbacks for required rear yards shall be 7.6m unless shown otherwise on Figure 2.
- (c) Setbacks for required side yards shall be 4.6m unless shown otherwise on Figure 2.

2.3.4.3 Parking Requirements

- (a) Parking located between a public roadway and a building shall be screened from view using berms and landscaping.

### 3.0 GENERAL DEVELOPMENT REGULATIONS

#### 3.1 General

- 3.1.1 Buildings shall be designed functionally and aesthetically to produce a quality neighbourhood character with a cohesive image.
- 3.1.2 External building design shall be in harmony with neighbouring buildings with design emphasis on building elevations visible to the public or from adjacent properties. Colour schemes shall be unobtrusive and all sides of the building should have a colour and textural unity. Care shall be taken to ensure that the building mass is in scale with its immediate surroundings.
- 3.1.3 Landscaping shall be an integral part of overall site planning and shall define circulation, provide human scale to activity areas, buffer adjacent uses and unsightly views and serve as an element of transition between different types of use.
- 3.1.4 A pedestrian circulation system shall be developed to integrate the public and private areas of the site. It shall include:
  - (a) Sidewalks adjacent to streets and public transportation.
  - (b) Connecting walkways through landscaped areas.
  - (c) Walkway access to and from the Core Area.
- 3.1.5 The General Development Regulations apply to any development on any site in the Edmonton Research and Development Park.

#### 3.2 General Regulations for Yards, Amenity Areas and Setbacks

##### 3.2.1 Yards

- (a) No portion of any required yard, amenity area, private outdoor amenity area, or setback shall be provided by an adjacent site.
- (b) A yard or setback shall not be required below grade, except that the Park Authority may require that a Yard or any portion of it be unobstructed and undisturbed below grade in order to preserve existing vegetation, or to provide an adequate growing environment for any proposed or required landscaping.
- (c) Yard requirements apply to accessory buildings or structures.
- (d) Front yards shall be considered to border on the interior road system of the Edmonton Research Park, (Parsons Road, Karl Clark Road, 17th Avenue, 20th Avenue, and 94th Street).
- (e) Sideyards shall be considered as being adjacent to a property line that intersects with a property line abutting a front yard.

- (f) Rear yards shall be areas adjacent to all other property lines.
- (g) All front, side and rear yards shall be landscaped.
- (h) All rear yards abutting 23rd Avenue and 91st Street shall be designed to act as a visual screen to the interior of the site when storage yards, delivery areas, exterior assembly areas and parking areas are part of the use of the property.
- (i) No parking, storage area, loading area or roadway, other than site access roads which cross a required yard, shall be located within a required yard.
- (j) All required yards shall be landscaped.

#### 3.2.2 Projection into Yards

- (a) Only the following features may project into a required yard:  
Porches, eaves, shade projections, unenclosed steps, chimney breasts or parts of a chimney, belt courses, sills, together with any other architectural features which, in the opinion of the Park Authority, are of a similar character, provided such projections do not exceed 0.60m.

#### 3.2.3 Amenity Areas

- (a) Amenity areas are encouraged in the landscaped area of sites in the Edmonton Research and Development Park.
- (b) Amenity areas should be located and designed to serve as space for the active or passive recreation and enjoyment of building occupants.
- (c) Exterior amenity areas may be located within required yards.
- (c) Exterior amenity areas may include patios, participant athletic areas, gardens and walking/jogging surfaces.
- (e) Interior amenity areas may include courtyards, interior landscaped open spaces and atriums.

### 3.3 Fencing

#### 3.3.1 General

- (a) Fencing within the park is to be generally discouraged. However, it may be employed for security purposes, particularly with respect to outside storage yards. As well it may be utilized for screening and protecting mechanical equipment, loading and unloading areas, parking lots and storage yards located outside the building. In those cases where fencing is to be permitted, the following standards shall apply.

3.3.2 Location

- (a) No fences shall be erected facing a public street, nor shall they extend past the face of a building or the building line of an adjacent building, without the express permission of the Park Authority.
- (b) No fences shall be erected in a required yard.

3.3.3 Height

- (a) No fence or wall shall exceed 2.45m in height, except where necessitated for reasons of security, in which case, a 3.7m fence may be permitted subject to the approval of the Park Authority.

3.3.4 Materials

- (a) All fencing shall be of a permanent material approved by the Park Authority, and shall be architecturally consistent with the building.
- (b) Walls or fences of sheet or corrugated iron, aluminum, asbestos or security chain link fence, shall not be used.
- (c) Vinyl-coated chain link fencing is permitted when heavily screened or used in combination with battens and landscaping. The design, colour and material shall be approved by the Park Authority.

3.4 Accessory Buildings

- 3.4.1 Accessory uses and buildings are permitted when accessory to a principal use.
- 3.4.2 Where any building or structure on a site is attached to a principal building on the site by a roof, an open or enclosed structure above grade, or any structure below grade allowing access between the buildings such as a parking garage or a corridor or passageway connecting the buildings, it is a part of the principal building and is not an accessory building.
- 3.4.3 Accessory buildings are subject to the same front, side and rear yard requirements as the principal building on a site.
- 3.4.4 Exterior materials of an accessory building shall be similar to the principal building or buildings on a site.

### 3.5 Building Height

- 3.5.1 Building Height shall conform to the requirements of the Edmonton Land Use Bylaw. The maximum height shall not exceed 12.0m nor 3 storeys, except that the Development Officer shall permit a greater height for a building housing a General Industrial Use up to a maximum of 14m where this is required to facilitate the industrial development of the use involved.
- 3.5.2 The following features shall not be considered for the purpose of height determination: chimney stacks, elevator housings, roof stairway entrances, water or other tanks, ventilating equipment, skylights, fire walls, parapet walls, receiving or transmitting structures, masts, flag poles, clearance markers or other erections which are considered similar by the Park Authority.

### 3.6 Building Exteriors

#### 3.6.1 General

- (a) All exterior wall elevations of buildings, including screen walls, shall have architectural treatment.
- (b) Colours, materials and finishes of all exterior building elevations shall be coordinated to achieve continuity of design on individual lots.
- (c) Buildings shall be designed by an architect licensed to practice in the Province of Alberta.

#### 3.6.2 Materials

- (a) Materials shall be approved by the Park Authority and shall be restricted to the following:
  - Bricks shall be hard burnt clay, colour and texture to be approved.
  - Stone shall be weathered, polished, fluted or broken faced. No quarry face stone shall be used except in retaining walls.
  - Concrete masonry units shall be those generally described by the National Concrete Association as "customized architectural concrete masonry units" or shall be broken faced brick type units. Plain concrete block and grey cement colour masonry units shall not be used on the exterior of any building unless coated. Coatings shall be an approved cementitious or epoxy type with a minimum life expectancy of ten years.
  - Concrete may be poured-in-place, tilt-up or precast. Poured-in-place and tilt-up walls shall have a finish of stone, a texture or a coating approved by the Park Authority.



- Metal siding shall be used only in combination with one of the above materials and where special approval is given by the Park Authority. This will be judged on the appropriateness of material when considered in context of the total building design. Only siding of the self weathering type or with long life (10 years minimum) finishes will be considered.
- Other materials as approved by the Park Authority.

### 3.6.3 Mechanical Equipment, Ductwork, Roof Mounted Equipment

- (a) Roof mounted mechanical equipment and/or ductwork shall be located in areas of the building which are not visually prominent and/or are screened to minimize visibility from the street or surrounding buildings. Such equipment shall be painted or prefinished consistent with the colour scheme of the building.
- (b) Cyclone blowers shall be screened by a wall, fence or landscape materials and be located below the fascia and/or roof line of the building. They shall not be located on a side of a building facing a public street and shall be painted to match the surface to which they are attached.
- (c) Incinerator vents shall not be located on a side of a building facing a public street.
- (d) Roof mounted ventilators shall be a maximum of 0.46m above a roof at the point to which they are attached, and are to be painted or pre-finished, consistent with the colour scheme of the building.
- (e) Gutters and downspouts shall be painted to match the surface to which they are attached, unless used as a design element, in which case, the colour is to be consistent with the colour scheme of the building.
- (f) Vents, louvres, exposed flashing, tanks, stacks, overhead doors, rolling and service doors are to be painted consistent with the colour scheme of the building.
- (g) Transformers, storage tanks and other outdoor mechanical systems and/or equipment, and other appurtenant items of poor visual quality are to be screened by the use of concrete or masonry walls, dense mature landscape materials or approved fencing materials.

### 3.7 Access to Sites

- 3.7.1 All access locations and curb crossings shall conform to the City of Edmonton Land Use Bylaw.
- 3.7.2 All access locations and curb crossings require the approval of the City Engineer.

3.7.3 Developments must incorporate a turning space on the site connected to the access driveway, so that every motor vehicle entering the site will face the site and every motor vehicle leaving the site by the driveway will face the public roadway which the driveway enters. This requirement shall be waived for developments in the Research Complementary Area.

3.7.4 There shall be no access to lots from the following roads:

- (a) 23rd Avenue
- (b) 91st Street
- (c) Ring Freeway
- (d) Highway No.2
- (e) Parsons Road

3.8 Off-Street Vehicular Loading and Unloading Facilities

3.8.1 Off-street vehicular loading and unloading spaces shall be provided in accordance with the following schedule:

SCHEDULE OF REQUIRED LOADING AND UNLOADING SPACES

USE OF BUILDING OR SITE	TOTAL GROSS FLOOR AREA OF BUILDING	MINIMUM SPACES REQUIRED
Any development within the Commercial or Industrial Use Classes, excluding Professional, Financial and Office Support Services	- less than 465m <sup>2</sup> - 465m <sup>2</sup> to 2300m <sup>2</sup> - Each additional 2300m <sup>2</sup> or fraction thereof	1 2 1 additional
Any development within the Basic Service or Community, Educational, Recreational and Cultural Service Use Classes and Professional, Financial and Support Services.	- up to 2800m <sup>2</sup> Each additional 2800m <sup>2</sup> up to a maximum of 5 additional	1 1 additional

3.8.2 Location of Loading and Unloading Space

- (a) Loading and receiving facilities shall be located away from the street side of a building.

- (b) Such areas shall be screened with landscaping or shall be fully enclosed in a manner which is compatible with the overall character of the development and shall not be visible from access streets or adjacent properties.
- (c) All loading and unloading spaces shall be located on the site so that all loaded and unloaded materials and commodities can be easily collected or distributed within the site. Turning movements of vehicles going to or from the site shall not cause interference with traffic on the adjoining or abutting public roadways, lanes, sidewalks, or boulevards.

### 3.8.3 Size of Loading and Unloading Space

- (a) Loading and unloading spaces shall be of adequate size and with adequate access, both to the satisfaction of the Park Authority and to accommodate the types of vehicles which will be loading and unloading, without those vehicles projecting into a public roadway. In no case shall the space be less than 28m<sup>2</sup>, or less than 2.6m wide, or have less than 3.7m overhead clearance.

## 3.9 Required Off-Street Vehicular Parking

### 3.9.1 General

- (a) No parking shall be permitted on roads or driveways.
- (b) Adequate parking for employees and visitors shall be provided in off-street facilities, landscaped and screened so as not to present an objectionable appearance.

### 3.9.2 Number of Spaces

- (a) The number of off-street parking spaces required for any development shall be in accordance with the Parking Schedule, Article 3.9.3.
- (b) The Parking Schedule shall be used to calculate the number of off-street parking spaces required for all uses. Where a proposed use is not listed in the Schedule, the off-street parking provided shall be approved by the Park Authority.
- (c) Where the total number of parking spaces is determined by reference to a unit such as the number of seats or floor area, the next higher number shall be required where the calculation results in a fractional number of parking spaces.
- (d) In the case of the multiple use of a site, a calculation shall be made of the parking required for each individual use and the total shall be deemed to be the required parking for the site, unless the applicant can demonstrate to the satisfaction of the Park Authority that there is a complementary use of the parking facilities which would warrant a reduction in the parking requirements.

3.9.3 Parking Schedule

Assembly

- |  |  |
|--|--|
| .1 Exhibition and Convention Facilities, Indoor Participant Recreation Services, Natural Science Exhibits, Outdoor Participant Recreation Services, Private Clubs, Public Libraries and Cultural Exhibits. | 1 per 3.5 seating spaces, or 3.1 per 10m <sup>2</sup> of gross floor area used by the patrons, whichever is greater. |
| .2 Professional and financial and Office Support Services.   | 3.4 per 100m <sup>2</sup> of gross floor area in the building.   |
| .3 Any development within a Commercial Use Class not listed separately in this Schedule, with a gross floor area of:   |  |
| a) less than 2000m <sup>2</sup>  | 2.2 per 100m <sup>2</sup> of gross floor area in the building.   |
| b) 2000m <sup>2</sup> to 20,000m <sup>2</sup>  | 3.2 per 100m <sup>2</sup> of gross floor area in the building.   |
| c) greater than 20,000m <sup>2</sup>   | 4.3 per 100m <sup>2</sup> of gross floor area in the building.   |
| .4 Eating and Drinking Establishments  | 1 per 4 seats  |
| .5 Apartment Hotels, Hotels and Motels.  | 1 per guest room or sleeping unit.   |
| .6 Any development within the Industrial Use Classes.  | 1 per 100m <sup>2</sup> of gross floor area provided this is not less than 3 per tenant or establishment.            |
| .7 Colleges, Universities, Business or Commercial or Technical Schools.  | 1 per 10 seats, plus auditorium requirements where applicable.   |
| .8 Extended Medical Treatment Services   | 1.1 per 100m <sup>2</sup> of gross floor area.   |

#### 3.9.4 Size of Spaces and Aisles

- (a) Except as provided in Clause (b) below, each required off-street parking space shall be a minimum of 2.6m in width, and a minimum of 5.5m in length, exclusive of access drives or aisles, ramps, columns, or office work areas. Such spaces shall have a vertical clearance of at least 2m. For parallel parking, the length of the parking spaces shall be increased to 7m except that an end space with an open end shall be a minimum of 5.5m.
- (b) For parking spaces other than parallel parking spaces, up to 15% of the required parking spaces may be of a length shorter than that required under Clause (a) above, to a minimum of 4.6m.
- (c) Aisles shall be a minimum of 7m wide for 90 degree parking, 5.5m wide for 60 degree parking, and 3.6m wide for 45 degree and parallel parking.
- (d) Where the use of a parking space is limited on both sides by a wall or a column, the unobstructed width from face to face of the obstructions shall be 3m and if in this case a building door opens into the parking space on its long side, the unobstructed width shall be 3.3m.
- (f) Where the use of a parking space is limited on one side by a wall or a column, the unobstructed width of the parking space shall be 2.7m and if in this case a building door opens into the parking space on its long side, the unobstructed width shall be 3m.

#### 3.9.5 Access to Spaces

- (a) Adequate access to and exit from individual parking spaces shall be provided by means of unobstructed manoeuvring aisles.

#### 3.9.6 Location of Parking Facilities

- (a) Required parking spaces shall be wholly provided on the same site as the building. Parking on public roadways is prohibited.
- (b) Except as otherwise provided for in these regulations, no parking spaces shall be located within a required front, side or rear yard.

### 3.10 Hardsurfacing and Curbing of Parking, Loading, and Unloading Spaces

#### 3.10.1 General Requirements

- (a) Every off-street roadway, turning space, storage area, parking, loading, and unloading space provided or required shall be hardsurfaced.
- (b) Hardsurfacing shall consist of a durable, dust-free, hard surface, constructed of concrete, asphalt or similar pavement, and shall be drained with a sufficient number of catch basins, all developed and maintained to the satisfaction of the Park Authority.
- (c) In parking areas and similarly congested locations, curbs and other protective measures shall be used to protect adjacent fences, walls, boulevards, landscaped areas or buildings on the site or an adjacent site.
- (d) Poured-in-place concrete curbs shall border every off-street roadway, turning space, storage area, parking, loading, and unloading space. This requirement shall be waived in the case of Research Complementary Areas.

#### 3.11 Lighting of Sites

- 3.11.1 Outdoor lighting for any development shall be located and arranged so that no direct rays of light are focused at any adjoining properties.
- 3.11.2 Parking lot lighting fixtures shall have an overall maximum height of 4.9m.
- 3.11.3 Walkway lighting fixtures shall have an overall maximum height of 2.4m.
- 3.11.4 Security lighting fixtures shall not project above the fascia or roof line of the building and are to be shielded. The shields shall be architecturally finished. Security lighting fixtures are not to be substituted for parking lot or walkway lighting fixtures and are restricted to lighting only loading and storage locations, or other similar service areas.

#### 3.12 Utility Connections

##### 3.12.1 General

- (a) No lines, wires or other devices for the communication or transmission of electrical current or power shall be constructed, placed or maintained either in or upon the property unless the same shall be maintained underground or concealed in, under or on buildings.

3.13 Repair and Maintenance of Buildings

- 3.13.1 No building, building site, or other improvement shall be permitted to fall into disrepair, and each improvement shall at all times be kept in good condition and repair, and adequately finished in accordance with the specifications established by the Park Authority.

3.14 Landscaping

3.14.1 General Requirements

- (a) All building sites shall be landscaped in accordance with the regulations contained herein.
- (b) Wherever any development is approved, existing landscaping shall be preserved and protected, and incorporated into the site landscaping.
- (c) Individual property owners not conforming to this provision must show just cause and shall obtain prior approval from the Park Authority.

3.14.2 General Site Landscaping

- (a) Landscaping design shall be undertaken by a landscape architect registered in the Province of Alberta.
- (b) Landscaping, as approved, shall be installed during the first planting season following occupancy.
- (c) Landscaping will consist of an effective combination of trees, ground cover consisting of mowed turf grass and approved dry landscape materials and shrubbery provided with suitable irrigation.
- (d) Landscaping shall be provided in conjunction with, and shall be part of, any development proposed in any application for approval by the Park Authority.
- (e) In the event that planting material required in an approved development is inappropriate or fails to survive, the Park Authority may allow or require alternative materials to be substituted.
- (f) Adequate on-site pedestrian circulation shall be provided by means of hardsurfaced sidewalks and walkways connecting with the sidewalks and walkways provided on the public roadways or rights-of-way abutting the site.
- (g) With the exception of parking spaces and areas for on-site circulation, outdoor storage, display and service, all required yards and all open spaces shall be landscaped with trees, shrubs and sod or suitable hard landscaping. Only unoccupied site areas may be seeded.

- (h) The minimum number of trees provided in accordance with Section 3.14 shall be one tree for each 45m<sup>2</sup> of landscaped area.

3.14.3 Landscaping for Parking and Storage Areas

- (a) Where off street parking for 30 or more vehicles is required, and is being provided at grade, there shall be landscaped open space within the interior of the parking area. This landscaped open space is in addition to the screening requirements and the General Site Landscaping requirements with respect to yards and setbacks. Landscaped open space in the parking areas shall be provided in the minimum amount of 1.7m<sup>2</sup> for each parking space. The open space shall be placed within the parking area so as to provide visual relief and break-up large areas of parking into smaller cells.
- (b) A parking area which is visible from an adjoining site or from a public roadway shall have a screen planting. The location, length, thickness, and height of such screen planting shall, in conjunction with a change in grade, or other natural or man-made features, be sufficient to screen the view from the adjoining site, or from the public roadway.
- (c) A minimum of one, 8cm. caliper tree per 2.5 parking stalls will be required in the parking area.
- (d) A trash collection area, an open storage area, or an outdoor service area, including any loading, unloading, and vehicular service area, which is visible from an adjoining site or from a public roadway, shall have a screen planting. The location, length, thickness, and height of such screen planting shall, in conjunction with a change in grade or other natural or man-made features, be provided and maintained to block the view from the adjoining site or from the public roadway. Such screen planting shall be maintained to provide effective screening from the ground to a height of 1.85m.
- (e) In the case of outdoor storage areas where, because of height of materials stored, a screen planting would not be sufficient, a fence, earth berm or combination thereof, with sufficient height to block the view, shall be used in conjunction with landscaping.
- (f) Screen planting shall consist of evergreen trees and shrubs and flowering trees and shrubs, provided according to the specifications contained in Section 3.14. All screen plantings shall be maintained to provide an effective screening from the ground to a height of 1.85m.



3.14.4 Park Boundary Landscaping and Street Landscaping on City Property

- (a) City-owned property between street curb lines and the developer's property line on the south side of 23rd Avenue (including the Park entrance signs) will be planted, sodded and maintained by the Research and Development Park Authority. City-owned property between street curb lines and the developer's property line on the east and west sides of Parsons Road, from 23rd Avenue to Karl Clark Road, and on the east and west sides of 94th Street, from 23rd Avenue to 20th Avenue, will be planted and sodded by the Research and Development Park Authority. Once properties fronting on the latter referenced land have been occupied, maintenance of the plantings and grass will be the responsibility of the property occupant.
- (b) With the exception of those areas referred to in 3.14.4 (a), the developer shall provide and maintain sodding and plantings on all City-owned property between his property line and the curb line. This requirement shall include all property retained for future development.
- (c) Those City-owned property areas to be planted by the developer shall conform to the requirements as described in the Appendix, Section 5.

3.14.5 Undeveloped Areas

- (a) Landscaping plans will be required for undeveloped areas and will incorporate provisions for erosion control on all graded sites which will remain vacant for 6 months or more.
- (b) Undeveloped areas shall be maintained in a weed-free condition and levelled, graded and grassed.

3.14.6 Planting on Pipeline Right-of-Way

- (a) Planting on Pipeline Right-of-Way requires the written consent of those holding the caveats.

3.14.7 Specifications for Plant Materials

- (a) All planting material required by this Section shall be hardy to the Edmonton region, and to the location on the site where they are planted. The Alberta Horticultural Guide shall be used as a reference in selecting plants.
- (b) Trees required by this Section shall be at least 5 cm in caliper for deciduous trees, and at least 2m in height for evergreen trees.

- (c) Evergreen shrubs shall be at least 40 cm in height when planted and deciduous shrubs shall be at least 60 cm in height when planted.
- (d) Where new tree planting is required, existing trees having a height of 1.85m or more may be used, if the earth under the normal spread of branches for the species (measured as an equilateral triangle from the top of the trees) remains undisturbed during construction.

#### 3.14.8 Landscaping Maintenance

- (a) The owner of the property, or his successors or assignees, shall be responsible for proper maintenance of the landscaping.
- (b) Lawn and ground covers are to be kept trimmed and/or mowed regularly. All planting areas are to be kept free of weeds and debris.
- (c) All plantings are to be kept in a healthy and growing condition. Watering, fertilization, cultivation and tree pruning shall be part of regular maintenance.
- (d) There shall be provided, at a location convenient to such landscaped areas, adequate water points or lawn sprinkler systems for the maintenance of landscaped areas.

#### 3.14.9 Performance Bond

- (a) The Park Authority will require, as a condition of approval, that the applicant provide an irrevocable letter of credit or a performance bond, in the amount of 100% of the estimated landscaping cost. The condition of the security being that, if the landscaping is not completed in accordance with these Development Standards and the approved landscaping plan within one growing season after completion of the development, then the amount fixed shall be paid to the Edmonton Research and Development Park Authority for its use absolutely.

### 3.15 Business Identification Signs

#### 3.15.1 General

- (a) One ground sign per street frontage plus one fascia sign per street frontage shall be permitted. In addition, one ground and/or fascia sign shall be permitted on a flanking street.

- (b) For multiple tenancy buildings, one ground sign shall be permitted at the principal entrance to collectively identify the project. Each individual tenant may have a wall sign over the entrance. Said sign will give only the name of the company and shall be limited to 15 cm high titles. Said signs shall be oriented toward the parking or pedestrian area for the building and shall not exceed a maximum area of .9 m<sup>2</sup>. Individual fascia signs shall have a standardized graphic format, including uniform material, lettering styles and colours, approved by the Park Authority.
- (c) Tenants with buildings adjacent to the roadways on the perimeter of the Park may, at the discretion of the Park Authority, be allowed a fascia identification sign facing these roadways.
- (d) Ground signs may be single or double faced. Ground signs shall not exceed 1.2m above grade in height nor more than 4.5m<sup>2</sup> in area. Ground signs shall be placed so as not to obstruct any other identification, information or vehicular control signs.
- (e) An identification sign placed on a wall shall not comprise more than 10 percent of the area of the elevation upon which the sign is located.
- (f) Signs shall be constructed of durable materials architecturally consistent with the building to which they are attached or associated.
- (g) Signs will be restricted to advertising only the person, firm, company or corporation operating the use conducted on the site or the trademark of the products sold therein.
- (h) A wall sign with the individual letters applied directly will be measured by a rectangle around the outside of the lettering and/or the pictorial symbol and calculating the area enclosed by such a line.
- (i) All signs attached to the building shall be surface mounted and shall not protrude above the roof level of the building to which they are attached.
- (j) Signs visible from the exterior of any building may be illuminated, but shall not include flashing, running or scintillating lights. Rotating signs, animated signs, and signs displaying manual or electronically controlled changeable copy features shall not be permitted.

### 3.15.2 Temporary Signage

- (a) Sale or lease signs: a sign advertising the sale, lease or hire of the site will be allowed, provided it does not exceed 3m<sup>2</sup> in area and has a maximum height of 1.2m.

(b) Construction sign: a sign denoting the architects, engineers, contractor and other related subjects will be allowed at the commencement of construction. The sign shall not exceed  $3m^2$  in area and a maximum height of 1.2m. It shall be removed at the time the building is fit for occupancy.

(c) Future tenant sign: a sign listing only the name of the future tenant shall be allowed until occupancy of the building by said tenant. The sign shall not exceed  $3m^2$  in area and shall have a maximum height of 1.2m.

(d) One temporary sign per street frontage shall be permitted.

3.15.3 Information Signage

(a) All park information signage including directional maps and signs, sub-sector identification signage and public identification signage shall be ground-based and conform to a standardized structure, module size and graphic character.

(b) Signage size shall be relative to function and shall not exceed 1.2m above grade in height or  $3m^2$  in area.

3.15.4 Business Information

(a) Information and directional signage on individual lots shall be single or double faced ground-based signs and conform to a standardized structure, module size and graphic character.

(b) Signage size shall be relative to function and shall not exceed 1.2m above grade in height or  $1.5m^2$  in area.

(c) Generally, said signage shall be placed perpendicular to approaching traffic and shall not encroach within 1.8m of the curb line of the road.

3.16 Performance Standards For Developments

3.16.1 General Requirements

(a) Any development or site used for any Permitted or Discretionary Use shall comply with the performance standards of this section. Where, in the opinion of the Park Authority, a use may not comply with the performance standards of this section, the Park Authority may require that the applicant submit an approved permit from the Standards and Approval Division of Alberta Environment or require a statement from a qualified, registered Professional Engineer certifying that the proposed use can meet the performance standards of the appropriate district, or both.

- (b) No principal or accessory use shall be established or carried on which is or is likely to become a nuisance by reason of the emission of odor, dust, smoke, particulate matter or radiation, the glare of lights, electrical interference, gas fumes, refuse material, waste or water carried waste; or by reason of vibration noise, or is likely to create a hazard to persons or property.
- (c) For the purpose of this section a nuisance shall be considered established if it is capable of being discerned at the property line of the lot in which the use is located.
- (d) No operation shall be carried out which is objectionable for the aforementioned reasons other than an occasional or sporadic operation occurring during the course of an experiment.
- (e) Any operation which endangers the public health shall be prohibited.

3.16.2 Performance Standards

(a) Vibration

Maximum permitted vibration from any cause shall not exceed the following when measured at the lot line:

Frequency (cycles per second)	Displacement ( mm )
10 and below	0.0200
10 - 20	0.0130
20 - 30	0.0080
30 - 40	0.0050
40 - and over	0.0025

Vibration at any property line shall not be discernible to the human sense of feeling for 3 minutes or more duration in any 1 hour period. Vibration shall not produce at any time, on any structure, an acceleration of more than 0.1 gravities or shall result in any combination of amplitudes and frequencies beyond the "safe" range of Table 7, "Seismic Effects of Quarry Blasting", U.S. Bureau of Mines Bulletin No. 442. The methods and equations of Bulletin No. 442 shall be used to compute all values for the enforcement of this provision.

Buildings and other structures shall be constructed and machinery and equipment installed and insulated such that the ground vibration inherently and recurrently generated is not perceptible (without instruments) at any point along any of the exterior lot lines.

(b) Glare or Heat

Any operation producing intense glare or heat shall be performed only within an enclosed or screened area and then only in such a manner that the glare or heat emitted will not be discernible from any exterior lot line.

(c) Radioactive Materials

The handling of radioactive materials, the discharge of such materials into air or water, and the disposal of radioactive wastes, shall be in conformance with the regulations of the Atomic Energy Commission as set forth in Title 10, Chapter One, Part 20 "Standards for Protection Against Radiation", as amended.

(d) Electrical Radiation

Any electrical radiation shall not adversely affect any operations or any equipment other than those of the creator of the radiation. Avoidance of adverse effects from electrical radiation by appropriate single or mutual scheduling of operations is permitted.

(e) Emission of Air and Water Contaminants

No operation or activity shall emit air and water contaminants in excess of the standards prescribed by the Province of Alberta pursuant to the Clean Air Act and the Clean Water Act and the regulations pertaining thereto.

(f) Noise

No activity or operation shall cause, or permit to be caused, a noise level which exceeds the regulations of Noise Abatement Bylaw No. 7634, City of Edmonton.

(g) Fire and Explosion Hazards

Activities or operations involving the storage, utilization or manufacture of materials which decompose by detonation, shall be located, conducted and housed in accordance with the Alberta Fire Prevention Act, the City of Edmonton Fire Prevention Bylaw and the Alberta Uniform Building Standards Act.

#### 4.0 GENERAL ADMINISTRATION

##### 4.1 General

The Edmonton Research and Development Park Development Standards and Design Guidelines collectively represent a comprehensive set of environmental design criteria, embracing all areas of design relevant to the achievement of the desired objectives for the Park. The Park Authority has the responsibility of administering the standards, evaluating proposed developments and monitoring their implementation in accordance with the Development Standards and Design Guidelines.

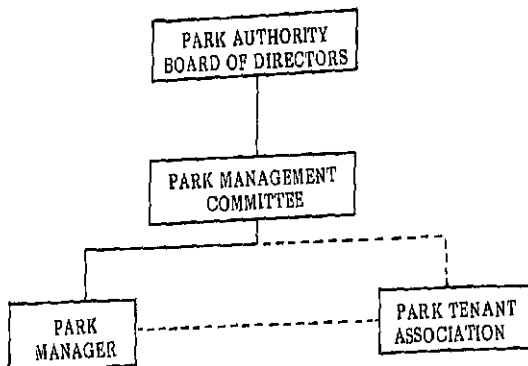
The structure of the Park Authority and the required procedures for the proposal and implementation of a development in the Park are outlined in this section.

##### 4.2 Management Organization

###### 4.2.1 General

The management structure of the Park Authority is illustrated in Figure 3. This structure is comprised of several elements whose role, function and responsibilities are briefly outlined below:

**FIGURE 3**  
**MANAGEMENT STRUCTURE**



#### 4.2.2 Park Board of Directors

The Park Authority Board of Directors is responsible for the orderly planning and development of the Edmonton Research and Development Park. It is empowered, within broad limits, to set policy and to execute contracts, land sales and leases in the Park. The Board is composed of twelve representatives from the constituencies of municipal government, provincial government, university, and private business and industry.

#### 4.2.3 Park Management Committee

The Park Management Committee is a committee of the Park Authority Board of Directors whose primary function is to regulate development in the Park. In addition, it will periodically review and amend existing policies and establish new policies relative to physical planning and design within the Park.

#### 4.2.4 Park Tenant Association

The Park Tenant Association is comprised of representatives from organizations owning property and/or buildings within the Park. An elected executive from these representatives may sit on the Park Management Committee, in order to represent the views of resident industry in evaluating and approving new developments, setting policy related to Park operation and generally representing the interests of all Park tenants. Policy objectives of the Association will require ratification by the Park Management Committee.

#### 4.2.5 Park Manager

Decisions of the Board of Directors and the Park Management Committee are executed through a Park Manager who is responsible for the development and management of the Park.

### 4.3 Development Approval Process

#### 4.3.1 General

In view of the highly specialized nature of the Edmonton Research and Development Park and the number of unique aspects relative to its planning and design, the Park Management Committee has been assigned responsibility for regulating development activities within the Park. This committee must approve all development applications. It may be assisted in the technical aspects of its review by municipal staff or a consulting architect or engineer.

Final development approval will be issued by the City of Edmonton Planning Department, taking into consideration the application's conformity with the requirements of the Edmonton Land Use Bylaw and the recommendation of the Park Management Committee.



The stages required for development approval are identified below. The Park Manager will be available for consultation with the Developer during all approval stages.

4.3.2 STAGE I - Preparation

- (a) A prospective Developer meets with Park Authority management to become familiar with the Research Park, to obtain lot information and to obtain a copy of the Development Standards and Design Guidelines.
- (b) The Developer engages a registered architect to prepare a preliminary design proposal in accordance with the Development Standards and Design Guidelines.

4.3.3 STAGE II - Preliminary Design Proposal

- (c) The Developer submits a preliminary design proposal to the Park Management Committee for review. The submission should include site drawings and building sketches. The Park Manager should be consulted periodically during the preliminary design.
- (d) The Park Management Committee will review the proposal and designate it approved, approved subject to conditions, or not approved.
- (e) Once the Developer and Park Management Committee have agreed on a preliminary design proposal, the Developer is advised to make a submission for a Development Permit at the municipal level. Any required changes must be brought to the attention of the Park Management Committee.

4.3.4 STAGE III - Land Purchase or Lease

- (f) The Park Authority prepares a sale or lease agreement for Research Park land once the preliminary design proposal has been approved by the Park Management Committee and municipal authorities.
- (g) An agreement incorporating the preliminary design proposal is executed by the Park Authority and Developer for the sale or lease of Park lands.

4.3.5 STAGE IV - Detailed Design

- (h) The Developer submits detailed design drawings and specifications to the Park Management Committee.
- (i) The Park Management Committee will review the detailed design and designate it approved, approved subject to conditions, or not approved.

- (j) Once the Developer and the Park Management Committee have agreed on the detailed design, one set of the approved detailed design shall be provided to the Park Authority.

4.3.6 STAGE V - Project Construction

- (k) The Developer obtains a Building Permit at the municipal level and constructs the project.
- (l) On behalf of the Park Management Committee, the park Manager will undertake a minimum of two site visits to ensure compliance with the approved plans.

4.4 Information Requirements

4.4.1 General

Specific documentation required for submission to the Park Management Committee for Stage II approval includes:

- (a) Site plan at a suggested scale of 1:200 identifying all adjacent properties, topographic features, trees, access, etc. The following information is required:
- .1 Applicant's name, address and telephone number.
  - .2 Legal description and municipal address of the proposed development.
  - .3 Statistical information:
    - site area
    - building coverage, allowed and actual
    - gross floor area of building, allowed and actual
    - landscaped area
    - parking area and number of parking spaces required and supplied
    - loading area and number of loading spaces required and supplied
    - structure heights
  - .4 A key plan with north arrow indicating the exact location of the site.
  - .5 All bearings and dimensions of the site.
  - .6 Location, setbacks and dimensions of all buildings and structures.
  - .7 Locations and dimensions of all off-street parking and loading facilities, including driveways, entrances, exits, paved areas, curbs and circulation pattern.

- .8 Location and design of all garbage disposal facilities.
  - .9 Zoning of property under Edmonton Land Use By-Law.
  - .10 Preliminary finished floor elevation of the first floor and entrances of all buildings.
  - .11 Notation of the types of surface materials to be used.
  - .12 Location of all existing and proposed walls, fencing and their height and construction materials.
  - .13 Location of existing and proposed walkways.
  - .14 Location and type of curbing.
  - .15 Location of existing and proposed easements, rights-of-way, utilities.
  - .16 Location of fire access route if required.
  - .17 Location of all on-site hydrants.
  - .18 Location of existing on-street hydrants.
  - .19 Intended location of services to and on the site.
  - .20 Location of proposed signs.
- (b) Landscaping drawings clearly indicating how the proponent proposes to develop the site related to adjacent properties, roadways, pedestrian and open space systems. Drawings shall be accurate and plans, elevations and sections should clearly show the character and type of vegetation, and the size and shape at the time of planting and at maturity.
- .1 Identify existing natural features and vegetation to be preserved.
  - .2 Show existing and proposed contours properly labelled.
  - .3 Show all building entrances, walkways, parking areas, fencing, screens, easements, curbs, amenity areas.
  - .4 Locate and label plant material.
- (c) Building drawings to scale shall fully describe the project and shall include:
- .1 Floor plan completely labelled, with all interior spaces identified.

.2 Building sections.

.3 Building elevations identifying all exterior materials, and all features which may have visual impact, including penthouses, mechanical equipment, stacks, vents, signage, etc.

.4 Submit samples of major exterior materials in colour and finish proposed.

(d) Environmental reports by qualified engineers if requested.

(e) Other information deemed necessary and requested by the Park Management Committee or Park Manager.

#### 4.5 Development Regulations Checklist

##### 4.5.1 General

The Development Regulations Checklist as shown on the page opposite (Figure 4) will be used by the Park Management Committee to evaluate a development proposal and assess its conformance with the specified standards.



Edmonton  
Research & Development Park

## DEVELOPMENT STANDARDS AND DESIGN GUIDELINES

COMPONENT	PROJECT PERFORMANCE			
	CONFORMING	MINOR VARIANCE	NON- CONFORMING	COMMENTS
Specific Development Regulations 2.0 and Permitted Uses				
Yards, Amenity Areas, Setbacks 3.2				
Fencing 3.3				
Accessory Buildings 3.4				
Building Heights 3.5				
Building Exteriors 3.6				
Access to Site 3.7				
Loading and Unloading Facilities 3.8				
Vehicular Parking 3.9				
Hardsurfacing and Curbing 3.10				
Lighting of Sites 3.11				
Utility Connections 3.12				
Repair and Maintenance of Buildings 3.13				
Landscaping 3.14				
Business Identification Signs 3.15				
Performance Standards 3.16				

Fig. 4: Development Regulations Checklist

## 5.0 APPENDIX

### 5.1 Landscaping of City-Owned Property

#### 5.1.1 General

The developer of a site within the Edmonton Research and Development Park will be responsible, as noted herein, for landscaping City-owned property adjoining his site.

Where the City-owned property constitutes a road allowance between the curb line of a street and the property line of an adjoining lot, plant materials shall be located to permit the Authority to install a 1.5 metre sidewalk adjacent to the curb.

#### 5.1.2 Internal Ring Road Corridor Adjoining Core Area

The public road allowance of 4.25 metres between the property line of lots in the Core Area and the curb line of Karl Clark Road, shall be supplemented by an adjacent private area requirement of 5 metres inside the required yard. The 9.25 metre strip of land so formed shall be retained for boulevard planting which shall consist of double rows of boulevard trees.

Plant Material:	Littleleaf Linden Green Ash Manchurian Ash
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Planting Distances:	6-7 metres O.C. maximum in each row.
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#### 5.1.3 Internal Ring Road Corridor Adjoining Exception Research Areas

The public road allowance of 4.25 metres between the property line of lots in the Exception Research Areas and the curb line of Karl Clark Road, shall be supplemented by an adjacent private area requirement of 5 metres inside the required yard. The 9.25 metre strip of land so formed shall be used for boulevard planting of an informal nature consisting of groupings of mixed evergreen and deciduous material spaced in accordance with good design principles.

Deciduous Plant Materials:	American Elm Green Ash Weeping Birch Amur Cherry May Day Tree Flowering Crabapple Mountain Ash
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Evergreen Plant Materials:	Colorado Spruce Norway Spruce Lodgepole Pine
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5.1.4 Local Streets: Exception Research Areas

The 5.5 metre road allowance between the curb line of local streets and the property line of adjoining lots shall be retained for a single row of boulevard trees.

Plant Materials: Littleleaf Linden  
Green Ash  
Manchurian Ash

Planting Distances: 6-7 metres O.C.  
maximum

5.1.5 Local Streets: Research Complementary Areas

The 5.5 metre road allowance between the curb line of local streets and the property line of adjoining lots shall be retained for informal groupings of mixed evergreen and deciduous plant materials spaced in accordance with good design principles.