

Charter Bylaw 20837

A Charter Bylaw to amend Charter Bylaw 20001, as amended,  
The Edmonton Zoning Bylaw  
Amendment No. 72

WHEREAS the lands shown on Schedule “A” and Schedule “B”, and legally described as portions of Lots 9 & 10, Plan RN74 and on Schedule “C”, located at 9321 - 101A Avenue NW, and the land generally bounded by 102A Avenue NW, 94 Street NW, Rowland Road NW, 101 Avenue NW and the lane east of 96 Street NW; as well as land generally bounded by 103A Avenue NW, 92 Street NW, Alex Taylor Road NW and the lane west of 93 Street NW, Boyle Street, Edmonton, Alberta, are specified on the Zoning Map as Direct Control Zone (DC1.19550); and

WHEREAS an application was made to rezone the above described properties to two Direct Control Zones (DC);

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

1. The Zoning Map, being Part 1.20 to Charter Bylaw 20001 The Edmonton Zoning Bylaw is hereby amended by rezoning the lands legally described as portions of Lots 9 & 10, Plan RN74, located at 9321 - 101A Avenue NW, Boyle Street, Edmonton, Alberta, which lands are shown on the sketch plan attached as Schedule “A”, from Direct Control Zone (DC1.19550) to Direct Control Zone (DC).
2. The Zoning Map, being Part 1.20 to Charter Bylaw 20001 The Edmonton Zoning Bylaw is hereby amended by rezoning the lands legally described on Schedule “C”, generally bounded by 102A Avenue NW, 94 Street NW, Rowland Road NW, 101 Avenue NW and the lane east of 96 Street NW; as well as land generally bounded by 103A Avenue NW, 92 Street NW, Alex Taylor Road NW and the lane west of 93 Street NW, Boyle Street, Edmonton, Alberta, which lands are shown on the sketch plan attached as Schedule “B”, from Direct Control Zone (DC1.19550) to Direct Control Zone (DC).
3. The uses and regulations of the aforementioned DC Zone referenced in section 1 of this Charter Bylaw are annexed hereto as Schedules "D".

4. The uses and regulations of the aforementioned DC Zone referenced in section 2 of this Charter Bylaw are annexed hereto as Schedule "E".
  
5. The sketch plans annexed hereto as Schedule "A" and Schedule "B" and the uses and regulations of the DC Zones shown on Schedules "D" and "E" annexed hereto are hereby incorporated into the Zoning Bylaw, being Part 4 to Charter Bylaw 20001, The Edmonton Zoning Bylaw.
  
6. Despite Subsection 3 of Section 7.80 of Charter Bylaw 20001, The Edmonton Zoning Bylaw, Pre-Application Notification Requirements do not apply in respect of the rezoning outlined in this Charter Bylaw for the lands legally described on Schedule "C", generally bounded by 102A Avenue NW, 94 Street NW, Rowland Road NW, 101 Avenue NW and the lane east of 96 Street NW; as well as land generally bounded by 103A Avenue NW, 92 Street NW, Alex Taylor Road NW and the lane west of 93 Street NW, Boyle Street, Edmonton, Alberta, which lands are shown on the sketch plan attached as Schedule "B".

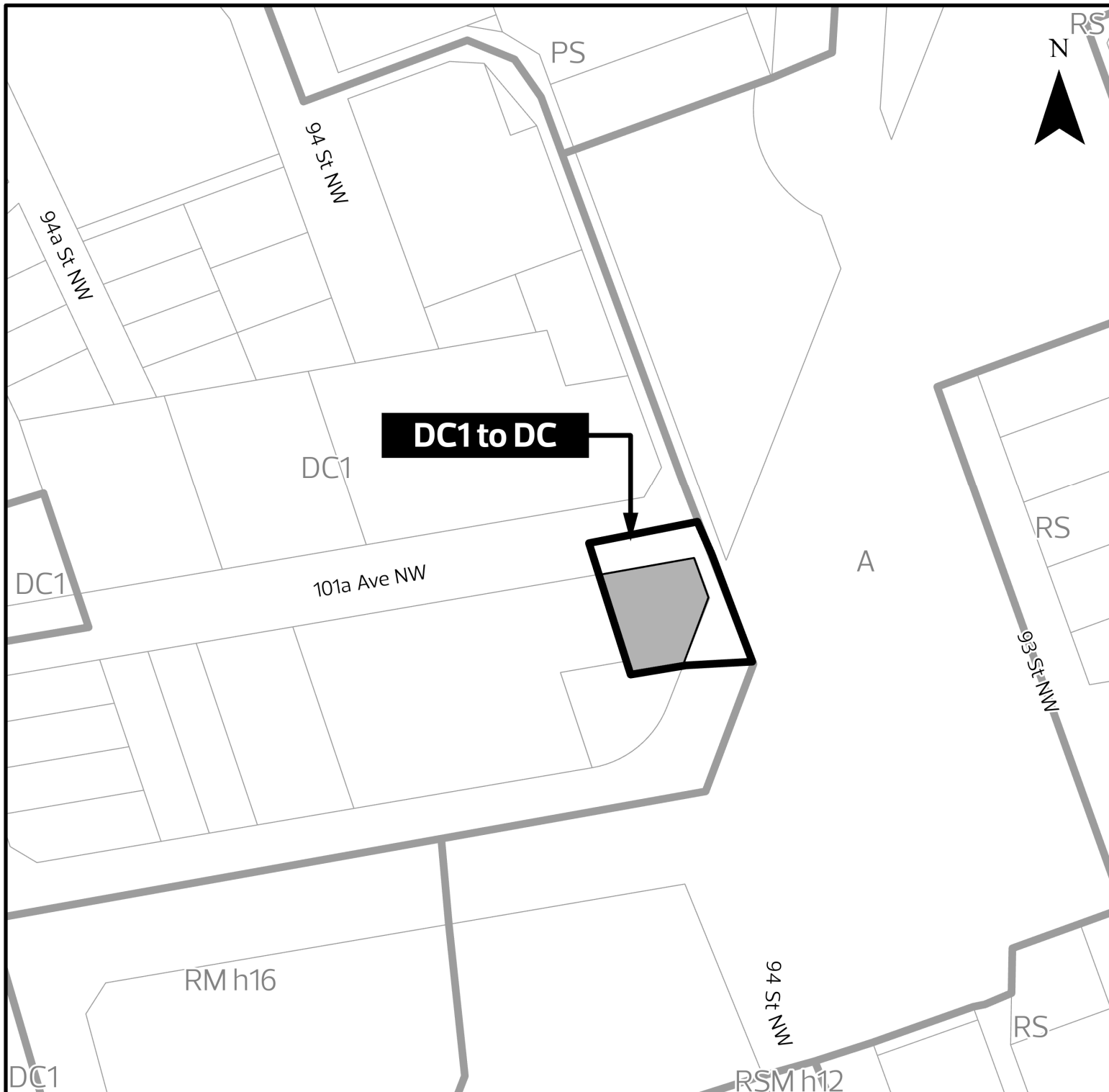
READ a first time this	day of	, A. D. 2024;
READ a second time this	day of	, A. D. 2024;
READ a third time this	day of	, A. D. 2024;
SIGNED and PASSED this	day of	, A. D. 2024.

THE CITY OF EDMONTON

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

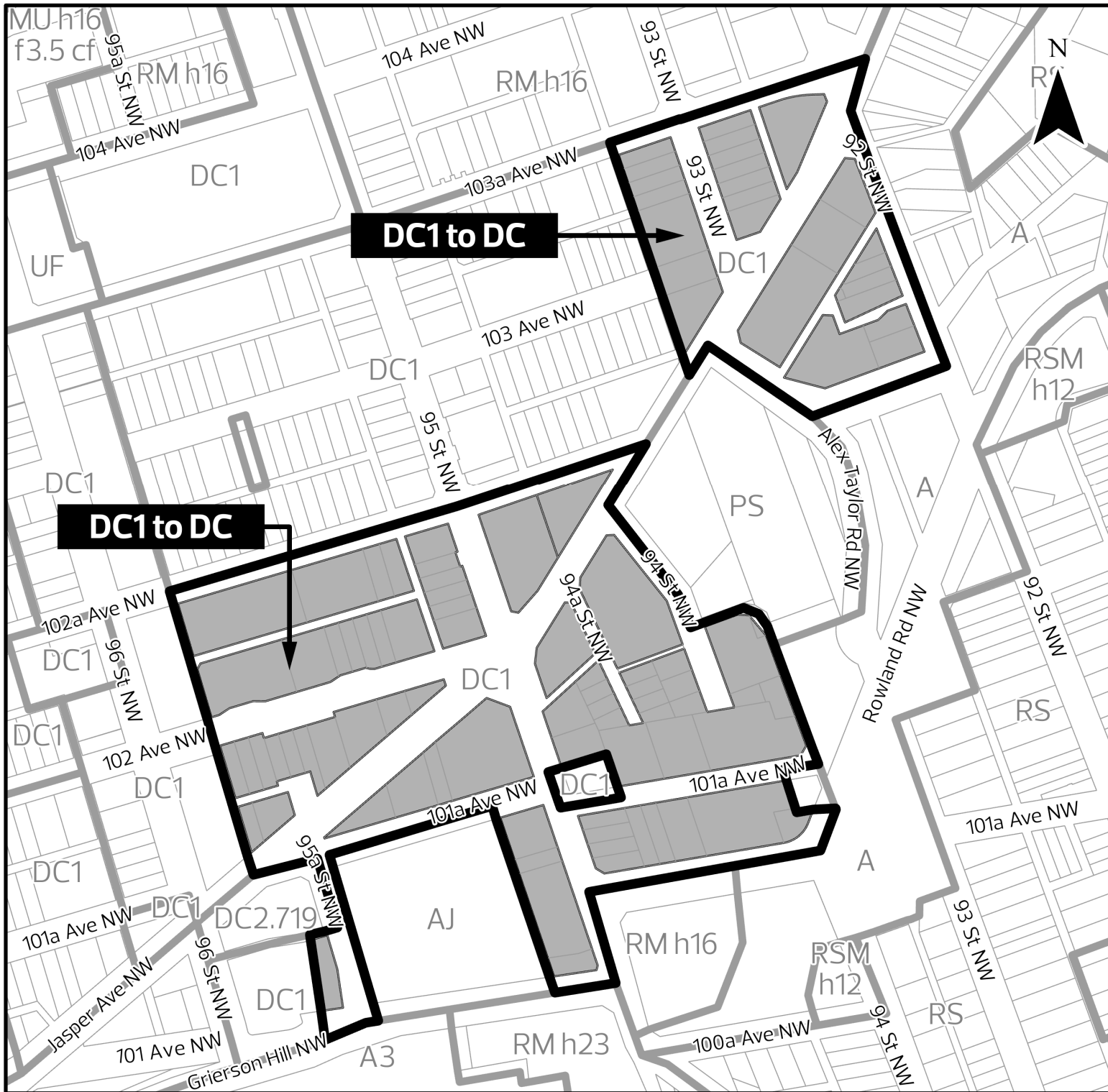
# CHARTER BYLAW 20837




DC1.19550 to DC



# CHARTER BYLAW 20837



 DC1.1955 to DC



## SCHEDULE "C"

<b>Address</b>	<b>Legal Description</b>	<b>From</b>	<b>To</b>
101 to 408, 10118 - 95 STREET NW	Units 1 to 79, Condominium Plan 0421589	DC1	DC
10123 - 95 STREET NW	Lot 1, Plan RN49	DC1	DC
10127 - 95 STREET NW	Lot 2, Plan RN49	DC1	DC
10128 - 95 STREET NW	Lot 8, Block 1, Plan ND	DC1	DC
10129 - 95 STREET NW	Lot 3, Plan RN49	DC1	DC
10131 - 95 STREET NW	Lot 4, Plan RN49	DC1	DC
10136 - 95 STREET NW	Lots 9-11, Block 1, Plan ND	DC1	DC
10141 - 95 STREET NW	A portion of Block 10, Plan 0225190	DC1	DC
10148 - 95 STREET NW	Lot 49, Block 4, Plan 8923158	DC1	DC
10153 - 94A STREET NW	Lot 8, Block 1, Plan RN82	DC1	DC
10155 - 94 STREET NW	Lot 5, Block 2, Plan RN82	DC1	DC
10155 - 95 STREET NW	Lot 9, Plan RN35	DC1	DC
10156 - 94A STREET NW	Lot D, Plan 6109ET	DC1	DC
10157 - 94 STREET NW	Lot 6A, Block 2, Plan 9221542	DC1	DC
10157 - 94A STREET NW	Lot 7, Block 1, Plan RN82	DC1	DC
10158 - 94 STREET NW	Lot 8, Block 1, Plan RN82	DC1	DC
10159 - 94 STREET NW	Lot 6, Block 2, Plan 7922137	DC1	DC
10159 - 94A STREET NW	Lots 6-7, Block 1, Plan RN82	DC1	DC
10160 - 94 STREET NW	Lot 7, Block 1, Plan RN82	DC1	DC
10160 - 94A STREET NW	Lot C, Plan 6109ET	DC1	DC
10163 - 94A STREET NW	Lot 6, Block 1, Plan RN82	DC1	DC
10164 - 94A STREET NW	Lot B, Plan 6109ET	DC1	DC
10166 - 94 STREET NW	Lot 6, Block 1, Plan RN82	DC1	DC
10166 - 94A STREET NW	Lot A, Plan 6109ET	DC1	DC
10170 - 94 STREET NW	Lot 5PUL, Block 1, Plan 8520193	DC1	DC
10175U - 94 STREET NW	Lot OT, Block 2, Plan 5281X	DC1	DC
10215 - 95 STREET NW	Lot 2, Block 1, Plan 1221938	DC1	DC
10216 - 95 STREET NW	Lot 4, Block 5, Plan ND	DC1	DC
10230 - 95 STREET NW	Lot 5, Block 5, Plan ND	DC1	DC
10230 - 95 STREET NW	Lot 6, Block 5, Plan ND	DC1	DC
10230 - 95 STREET NW	Lots 7-8, Block 5, Plan ND	DC1	DC
10245 - ALEX TAYLOR ROAD NW	Lot 14, Block 1, Plan 829118	DC1	DC
10250 - 92 STREET NW	Lot J1, Block 1, Plan 9221325	DC1	DC
10252 - 92 STREET NW	Lots E, F & G, Plan 5128S	DC1	DC
10256 - 92 STREET NW	Lot 13, Plan 3337AM	DC1	DC
10258 - 92 STREET NW	Lot B, Block 1, Plan 2312Q	DC1	DC

10264 - 92 STREET NW	Lot C, Block 1, Plan 2312Q	DC1	DC
10264A - 92 STREET NW	Lot A, Block 1, Plan 2312Q	DC1	DC
10266 - 92 STREET NW	Lot D, Block 1, Plan 2312Q	DC1	DC
10310 - 93 STREET NW	Block OT, Plan RN23	DC1	DC
10310 - 93 STREET NW	Lot 1, Block 2, Plan RN23	DC1	DC
10310 - 93 STREET NW	Lot 5, Block 3, Plan RN23	DC1	DC
10310 - 93 STREET NW	Lot 6, Block 3, Plan RN23	DC1	DC
10310 - 93 STREET NW	Lot 7, Block 3, Plan RN23	DC1	DC
10310 - 93 STREET NW	Lot 8, Block 3, Plan RN23	DC1	DC
10310 - 93 STREET NW	Lots 1-4, Block 3, Plan RN23	DC1	DC
10311 - 93 STREET NW	Lot 10, Block 4, Plan RN23	DC1	DC
10315 - 93 STREET NW	Lot 9, Block 4, Plan RN23	DC1	DC
10319 - 93 STREET NW	Lot 8, Block 4, Plan RN23	DC1	DC
10323 - 93 STREET NW	Lot 7, Block 4, Plan RN23	DC1	DC
10327 - 93 STREET NW	Lot 6, Block 4, Plan RN23	DC1	DC
10331 - 93 STREET NW	Lot 5, Block 4, Plan RN23	DC1	DC
9203 - JASPER AVENUE NW	Lot 11A, Block 1, Plan 2228RS	DC1	DC
9208 - JASPER AVENUE NW	Lots 1-4, Block 4, Plan RN23	DC1	DC
9209 - JASPER AVENUE NW	Lots 7-8, Block 1, Plan 5557KS	DC1	DC
9244 - JASPER AVENUE NW	Lot 11, Block 4, Plan RN23	DC1	DC
9245 - JASPER AVENUE NW	Lot 1, Block 1, Plan 2830MC	DC1	DC
9323 - 101A AVENUE NW	Lots 13-14, Plan RN49	DC1	DC
9323 - 101A AVENUE NW	Lots 3-8 & 10-16, Plan RN74	DC1	DC
9342 - 101A AVENUE NW	Lot 1A, Plan 9925360	DC1	DC
9356 - 101A AVENUE NW	Lots 9-11, Plan RN49	DC1	DC
9402 - ROWLAND ROAD NW	Lot A, Plan 2356EO	DC1	DC
9411 - JASPER AVENUE NW	Lot 4A, Block 1, Plan 8520193	DC1	DC
9420 - JASPER AVENUE NW	Lot 1, Block 1, Plan RN23	DC1	DC
9431 - 101A AVENUE NW	Lot 15, Plan RN49	DC1	DC
9435 - 101A AVENUE NW	Lot 16, Plan RN49	DC1	DC
9441 - JASPER AVENUE NW	Lot 10, Plan 8520193	DC1	DC
9502 - 102 AVENUE NW	Lot 3, Block 5, Plan ND	DC1	DC
9502 - 102 AVENUE NW	Lots 1-2, Block 5, Plan ND	DC1	DC
9510 - 101 AVENUE NW	Lot 1, Block 1, Plan ND	DC1	DC
9513 - 102A AVENUE NW	Lot 9, Block 5, Plan ND	DC1	DC
9516 - 102 AVENUE NW	Lots 45-47, Block 5, Plan ND	DC1	DC
9516 - JASPER AVENUE NW	Lots 9A, 10A & 11A, Block 4, Plan 226CL	DC1	DC
9517 - 102A AVENUE NW	Lots 9-10, Block 5, Plan ND	DC1	DC
9523 - JASPER AVENUE NW	Lot 46A, Block 4, Plan 226CL	DC1	DC

9524 - 102 AVENUE NW	Lot 44, Block 5, Plan ND	DC1	DC
9524 - JASPER AVENUE NW	Lots 12A & 13A, Block 4, Plan 226CL	DC1	DC
9525 - 102A AVENUE NW	Lot 11A, Block 5, Plan 9623683	DC1	DC
9530 - 102 AVENUE NW	Lot 41, Block 5, Plan ND	DC1	DC
9530 - 102 AVENUE NW	Lot 42, Block 5, Plan ND	DC1	DC
9530 - 102 AVENUE NW	Lot 43, Block 5, Plan ND	DC1	DC
9530 - JASPER AVENUE NW	Lots 14A & 16A, Block 4, Plan 226CL	DC1	DC
9531 - JASPER AVENUE NW	Lots 43A, 44A & 45A, Block 4, Plan 226CL	DC1	DC
9539 - 102A AVENUE NW	Lot 16A, Block 5, Plan 227867	DC1	DC
9539 - JASPER AVENUE NW	Lots 38A, 39A, 40A, 41A & 42A, Block 4, Plan 226CL	DC1	DC
9540 - 102 AVENUE NW	Lots 38-40, Block 5, Plan ND	DC1	DC
9542 - JASPER AVENUE NW	Lots 17A & 18A, Block 4, Plan 226CL	DC1	DC
9545 - 102 AVENUE NW	Lot 21, Block 4, Plan ND	DC1	DC
9549 - 102 AVENUE NW	Lot 22, Block 4, Plan ND	DC1	DC
9550 - 102 AVENUE NW	Lots 32-37, Block 5, Plan ND	DC1	DC
9556 - JASPER AVENUE NW	Lot 19A, Block 4, Plan 226CL	DC1	DC
9557 - 102 AVENUE NW	Lot 23, Block 4, Plan ND	DC1	DC
9557 - 102 AVENUE NW	Lot 24, Block 4, Plan ND	DC1	DC
9560 - JASPER AVENUE NW	Lot 20A, Block 4, Plan 226CL	DC1	DC
9562 - 101 AVENUE NW	Lots 37-38, Block 1, Plan ND	DC1	DC
9566 - JASPER AVENUE NW	Lots 34A, 35A & 36A, Block 4, Plan 226CL	DC1	DC
9568 - JASPER AVENUE NW	Lot 33A, Block 4, Plan 226CL	DC1	DC

**SCHEDULE “D”****(DC) DIRECT CONTROL ZONE****1. Purpose**

- 1.1. To accommodate a mid-rise building on a uniquely shaped and sloped site.

**2. Area of Application**

- 2.1. This Zone applies to portions of Lots 9 and 10, Plan RN74, located on the south side of 101A Avenue NW, east of 95 Street NW, as shown in Schedule “A” of the Charter Bylaw adopting this Zone, Boyle Street.

**3. Uses****Residential Uses**

- 3.1. Home Based Business
- 3.2. Residential

**Commercial Uses**

- 3.3. Food and Drink Service
- 3.4. Health Service
- 3.5. Indoor Sales and Service
- 3.6. Minor Indoor Entertainment
- 3.7. Office
- 3.8. Residential Sales Centre

**Community Uses**

- 3.9. Child Care Service
- 3.10. Community Service
- 3.11. Library
- 3.12. Park
- 3.13. Special Event

**Agricultural Uses**



3.14. Urban Agriculture

**Sign Uses**

3.15. Fascia Sign

3.16. Freestanding Sign

3.17. Portable Sign

3.18. Projecting Sign

**4. Additional Regulations for Specific Uses**

4.1. Food and Drink Services, Health Services, Indoor Sales and Services, Minor Indoor Entertainment and Offices must only be located on the Ground Floor of residential buildings.

4.2. Residential Sales Centres may be approved for a maximum of 5 years.

4.3. Signs must comply with Section 6.90 of the Zoning Bylaw, including Subsection 4 of Section 6.90, except:

4.3.1. Signs are limited to On-premises Advertising.

4.3.2. Portable Signs are only allowed as part of a Residential Sales Centre.

4.3.3. Freestanding Signs are limited to neighbourhood identification signage.

4.4. Urban Agriculture must not be the only Use in a principal building.

4.5. Home Based Businesses must comply with Section 6.60 of the Zoning Bylaw.

4.6. Child Care Services must comply with Section 6.40 of the Zoning Bylaw.

4.7. Special Events must comply with Section 6.100 of the Zoning Bylaw.

**5. Site and Building Regulations**

5.1. The development must be in general conformance with the attached appendices.

5.2. The maximum Height is 23.0 m.

5.3. The maximum Floor Area Ratio is 4.6.

5.4. The minimum Setbacks are:

5.4.1. 1.5 m from the north Lot Line;

- 5.4.2. 0.9 m from the south Lot Line;
- 5.4.3. 0.9 m from the east Lot Line; and
- 5.4.4. 1.2 m from the west Lot Line.

## **6. Design Regulations**

- 6.1. All Facades must be articulated using 2 or more design techniques or features to minimize the perception of massing, eliminate large blank walls, and provide visual interest. Design techniques or features may include: variations in rooflines; vertical or horizontal building wall projection or recessions; visual breaks of building Facades into smaller sections; features such as windows, balconies, or porches; use of a combination of finishing materials; or other similar techniques or features.
- 6.2. To promote pedestrian interaction and safety, Ground Floor non-Residential Facades facing 101A Avenue NW must comply with the following:
  - 6.2.1. A minimum of 50% of the Facade area between 1.0 m and 2.0 m above ground level must be windows.
  - 6.2.2. A maximum of 10% of the Facade area windows can be covered by non-transparent material. The remainder must be clear, non-reflective and free from obstruction.
- 6.3. The principal building must have an entrance facing 101A Avenue NW.
- 6.4. Main entrances must incorporate weather protection features in the form of canopies, awnings, overhangs, vestibules, recessed entrances or other architectural elements to provide all-season weather protection to pedestrians and to enhance the visibility of entrances.
- 6.5. Any portions of retaining walls or the building foundation visible from Rowland Road NW must be covered by timber or another form of high quality, durable siding to improve the appearance of the development towards the river valley and avoid any exposed, blank concrete walls.
- 6.6. The building must contain bird collision deterrent measures such as window treatments or other features, to the satisfaction of the Development Planner in consultation with the City department responsible for ecological planning.

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

- 7.1. The design of the main building entrance must address universal accessibility and universal design as follows:
  - 7.1.1. Main entrance doors should meet universal design standards;
  - 7.1.2. Level changes from the sidewalk to the main entrance of buildings should be minimized; and
  - 7.1.3. Landscaping elements should be located out of the travel path to ensure they are not obstacles to building access.

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

- 8.1. The required Landscape Plan submitted with a Development Permit application for new building construction must be prepared by a Landscape Architect registered with the Alberta Association of Landscape Architects.
- 8.2. Landscaping must include drought resistant or native indigenous planting species, to the satisfaction of the Development Officer in consultation with the City department responsible for Ecology Planning.
- 8.3. A detailed exterior lighting plan must be provided as part of the Development Permit application.
- 8.4. Light pollution must be reduced by minimizing light trespass from the building site and using targeted lighting to improve visibility of the night sky and to reduce the negative impact on wildlife, to the satisfaction of the Development Planner in consultation with the City department responsible for ecological planning

## **9. Other Regulations**

- 9.1. A detailed geotechnical engineering study, prepared in accordance with Subsection 5 of Section 7.140 of the Zoning Bylaw, must be submitted as part of a Development Permit application for new building construction, to the satisfaction of the Development Planner, in consultation with the City department responsible for geotechnical engineering.

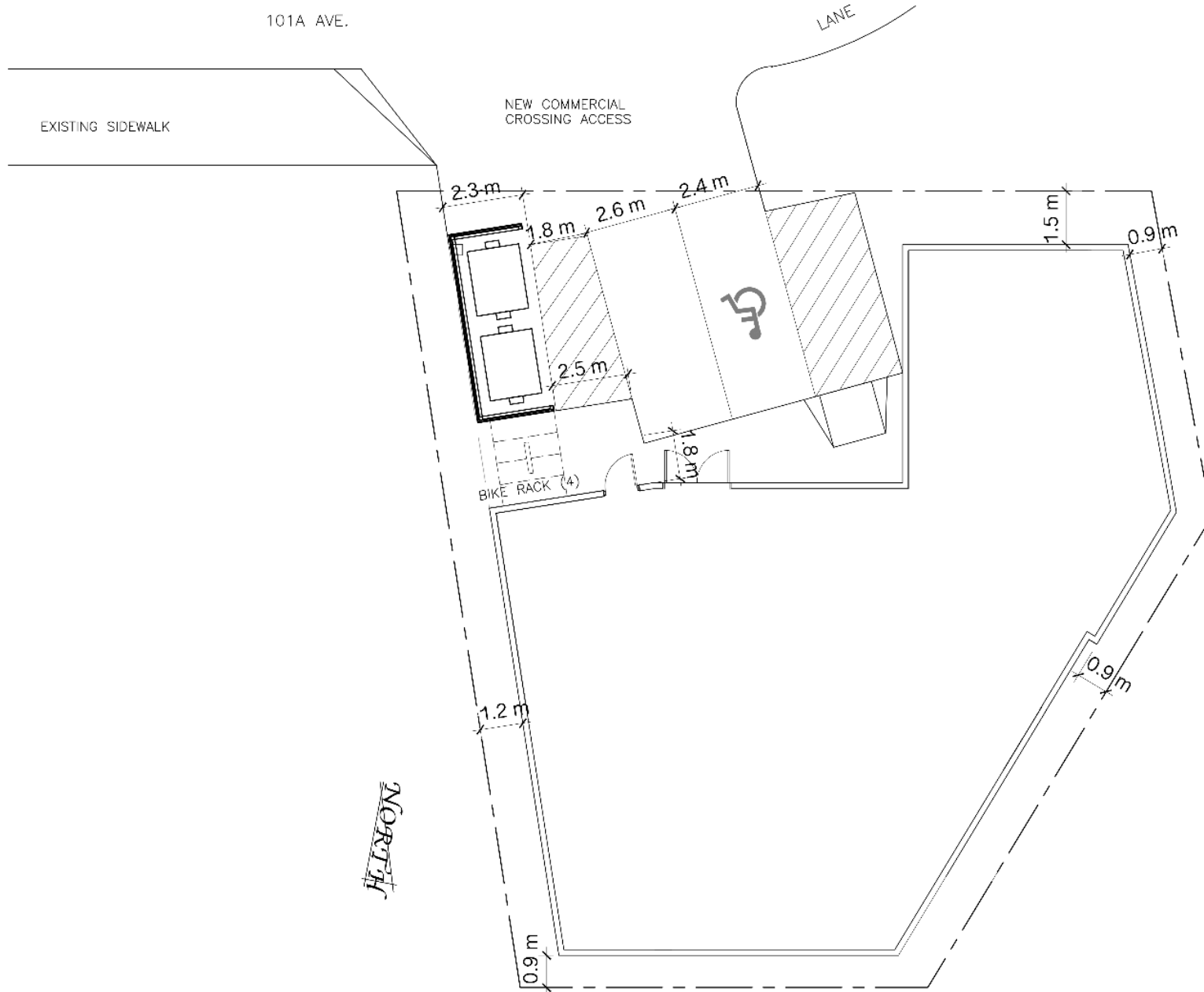
## **10. Public Improvements and Contributions**

- 10.1. As a condition of a Development Permit for construction of a principal building, the owner must enter into Agreement with the City of Edmonton for off-site improvements as deemed necessary to serve the development, to the satisfaction of the Development Planner in consultation with Subdivision and Development Coordination (Transportation). Such improvements must be constructed at the owner's cost. The Agreement process may include an engineering drawing review

and approval. Improvements to address in the Agreement(s) must include, but is not be limited to, the following:

- 10.1.1. Commercial access construction from 101A Avenue;
  - 10.1.2. Removal/relocation or modification of the existing utilities; and
  - 10.1.3. Repair of any damage to the abutting roadways, sidewalks, street furniture, street trees, or boulevards resulting directly from construction of the development.
- 10.2. A minimum of 1 Dwelling must be developed with the following characteristics:
- 10.2.1. the Dwelling must have a minimum of 3 bedrooms;
  - 10.2.2. the Dwellings must be located no higher than the 3rd Storey of the building;
  - 10.2.3. the Dwelling must have dedicated and enhanced bulk storage located within the Dwelling, or on the same Storey as the Dwelling; and
  - 10.2.4. the Dwelling must have access to an outdoor Common Amenity Area designed for children of at least 50.0 m<sup>2</sup>.

APPENDIX 1 - SITE PLAN



APPENDIX 2 - ELEVATIONS

Max. Height  
23.0 m

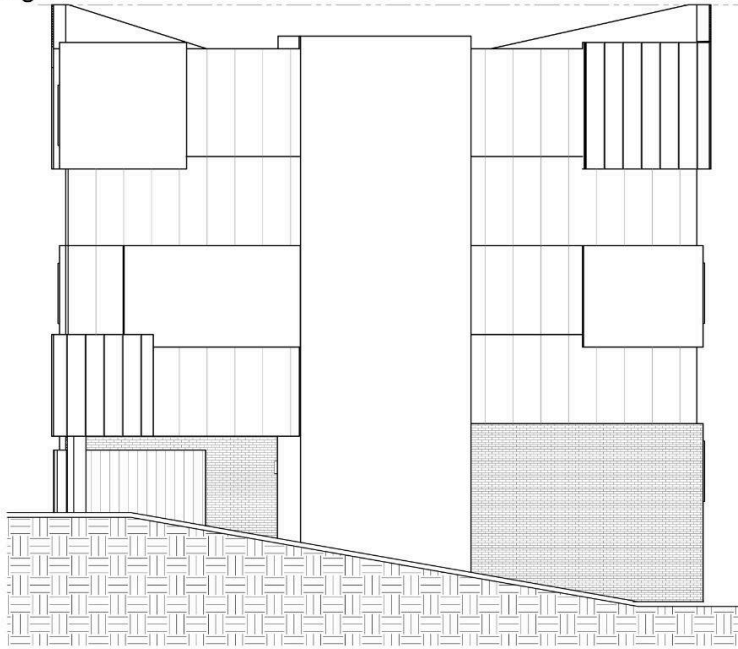


East Elevation

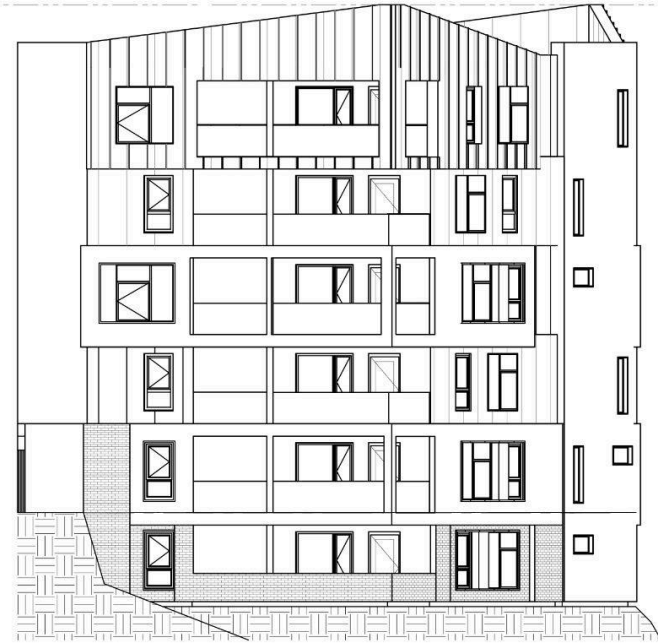


North Elevation

Max. Height  
23.0 m



West Elevation



South Elevation

**SCHEDULE “E”****(DC) DIRECT CONTROL ZONE****(FQ) FIVE CORNERS HIGH DENSITY QUARTER****1. Purpose**

- 1.1. To accommodate predominately high-rise, high density residential development with ground oriented commercial Uses. Development must be pedestrian friendly and compatible in scale, function, built form and urban design with surrounding developments.

**2. Area of Application**

- 2.1. This Zone applies to Area 1, Area 2, and Area 3 as shown on Appendix 1 of this Zone.

**3. Uses - Area 1****Residential Uses**

- 3.1. Home Based Business
- 3.2. Residential, limited to:
  - 3.2.1. Backyard Housing, where developed on a lot occupied by Single Detached Housing at the date of passage of the Charter Bylaw adopting this Zone.
  - 3.2.2. Lodging House.
  - 3.2.3. Multi-unit Housing.
  - 3.2.4. Secondary Suite, where developed on a lot occupied by Single Detached Housing at the date of passage of the Charter Bylaw adopting this Zone.
  - 3.2.5. Single Detached Housing, where existing at the date of passage of of the Charter Bylaw adopting this Zone.
  - 3.2.6. Supportive Housing.

**Commercial Uses**

- 3.3. Bar
- 3.4. Custom Manufacturing
- 3.5. Hotel



3.6. Indoor Sales and Service

3.7. Residential Sales Centre

**Community Uses**

3.8. Child Care Service

3.9. Community Service

3.10. School

3.11. Special Event

**Agricultural Uses**

3.12. Urban Agriculture

**Sign Uses**

3.13. Portable Sign

**4. Uses - Areas 2 and 3**

4.1. All Uses listed in for Area 1.

**Commercial Uses**

4.2. Cannabis Retail Store

4.3. Food and Drink Service

4.4. Health Service

4.5. Minor Indoor Entertainment

4.6. Liquor Store

4.7. Major Indoor Entertainment

4.8. Outdoor Entertainment

4.9. Office

**Community Uses**

4.10. Library

4.11. Outdoor Recreation Service

**Basic Service Uses**

- 4.12. Emergency Service
- 4.13. Health Care Facility
- 4.14. Outdoor Recreation Service

**Sign Uses**

- 4.15. Fascia Sign
- 4.16. Freestanding Sign
- 4.17. Projecting Sign

**5. Additional Regulations for Specific Uses**

- 5.1. The second and third Storeys of developments identified as active commercial Frontage in Appendix 2 may be used exclusively for either Residential Uses or Commercial Uses.
- 5.2. Residential Uses must occupy at least 33.3% of the Floor Area in new buildings.
- 5.3. Signs must comply with Section 6.90 of the Zoning Bylaw, including Subsection 5 of Section 6.90, except:
  - 5.3.1. Portable Signs are only to be allowed as part of a Residential Sales Centre.
  - 5.3.2. Freestanding Signs are limited to neighbourhood identification signage.

**6. Site and Building Regulations**

- 6.1. Site planning must be in general conformance with The Quarters Downtown Urban Design Plan.
- 6.2. The minimum Site area is 600 m<sup>2</sup>; except that the minimum Site area for a Tower is 860 m<sup>2</sup>.
- 6.3. Except as specified for a specific Area within this Zone, where the ground floor of any development is designed for Commercial Uses, buildings must be built to the Front and Side Lot Lines. The Development Planner may allow a front Setback to accommodate street related activities such as sidewalk cafes, architectural features and Landscaping.

- 6.4. In addition to any Stepbacks required for a specific Area within this Zone, at the discretion of the Development Planner, Stepbacks may be required adjacent to Streets, and Lot lines internal to a block having regard to the character of the surrounding built form, the objectives of The Quarters Downtown Urban Design Plan, and Crime Prevention Through Environmental Design principles.
- 6.5. The average Floor Plate for Towers above the podium must not exceed 750 m<sup>2</sup>.
- 6.6. The minimum Separation Space between any two Towers is 15.0 m.
- 6.7. The maximum Facade length for a Tower above the podium is 35.0 m.
- 6.8. Area 1:
  - 6.8.1. The minimum building Height is 11.0 m.
  - 6.8.2. The maximum building Height is 85.0 m, subject to Appendix 3 of this Zone.
  - 6.8.3. The minimum Floor Area Ratio is 3.0, subject to Appendix 3 of this Zone.
  - 6.8.4. The maximum Floor Area Ratio is 8.0, subject to Appendix 3 of this Zone.
  - 6.8.5. A minimum 4.5 m Setback is required from any Lot line abutting an Alley, except for entrances to underground parkades.
  - 6.8.6. A minimum 1.0 m Setback is required from Lot lines internal to a block for every Storey of buildings up to 6 Storeys in Height. A minimum 7.5 m Setback is required from Lot lines internal to a block for buildings greater than 6 Storeys in Height.
  - 6.8.7. Additional building Setbacks can be mandated at the discretion of the Development Planner to ensure new development has Setbacks in a manner consistent with existing heritage buildings.
- 6.9. Area 2:
  - 6.9.1. The minimum building Height is 11.0 m.
  - 6.9.2. The maximum building Height is 85.0 m, subject to Appendix 3 of this Zone.
  - 6.9.3. The minimum Floor Area Ratio is 3.0, subject to Appendix 3 of this Zone.
  - 6.9.4. The maximum Floor Area Ratio is 8.0, subject to Appendix 3 of this Zone.

- 6.9.5. A minimum 1.5 m Setback is required from any Lot line abutting an Alley, except for entrances to underground parkades.
- 6.9.6. Buildings at the intersection of Jasper Avenue NW, 95 Street NW and 102 Avenue NW must have Setbacks to the satisfaction of the Development Planner as follows:
  - 6.9.6.1. The first 8.0 m of every building at the intersection of Jasper Avenue NW and 95 Street NW must have a minimum Setback of 35.0 m from where the centrelines of Jasper Avenue NW and 95 Street NW intersect; and
  - 6.9.6.2. Additional building Setbacks must be provided to address sight lines at roadway intersections to the satisfaction of the Development Planner in consultation with the City department responsible for transportation services.
- 6.9.7. Additional building Setbacks can be mandated at the discretion of the Development Planner to ensure new development has Setbacks in a manner consistent with existing heritage buildings.
- 6.9.8. No Stepbacks are required adjacent to Streets.
- 6.9.9. A minimum 3.0 m Stepback is required for Towers adjacent to Alleys at approximately 11.0 m of building Height.
- 6.9.10. A minimum 7.5 m Stepback is required for Towers adjacent to internal Lot lines at approximately 11.0 m of building Height.
- 6.10. Area 3:
  - 6.10.1. The minimum building Height is 11.0 m.
  - 6.10.2. The maximum building Height is 150.0 m, subject to Appendix 3 of this Zone.
  - 6.10.3. The minimum Floor Area Ratio is 3.0, subject to Appendix 3 of this Zone.
  - 6.10.4. The maximum Floor Area Ratio is 13.5, subject to Appendix 3 of this Zone.
  - 6.10.5. A minimum 1.5 m Setback is required from any Lot line abutting an Alley, except for entrances to underground parkades.

- 6.10.6. Buildings at the intersection of Jasper Avenue NW, 95 Street NW and 102 Avenue NW must have Setbacks to the satisfaction of the Development Planner as follows:
- 6.10.6.1. The first 8.0 m of every building at the intersection of Jasper Avenue NW and 95 Street NW must have a minimum Setback of 35.0 m from where the centrelines of Jasper Avenue NW and 95 Street NW intersect; and
  - 6.10.6.2. Additional building Setbacks must be provided to address sight lines at roadway intersections to the satisfaction of the Development Planner in consultation with the City department responsible for transportation services.
- 6.10.7. No Stepbacks are required adjacent to Streets.
- 6.10.8. A minimum 3.0 m Stepback is required for Towers adjacent to Alleys at approximately 11.0 m of building Height.
- 6.10.9. A minimum 7.5 m Stepback is required for Towers adjacent to internal Lot lines at approximately 11.0 m of building Height.

## **7. Design Regulations**

- 7.1. Blank walls (with or without windows) of an above ground Parkade must not be developed adjacent to, or be visible from, any Street or public Alley.
- 7.2. Where a Dwelling is developed at ground level Abutting a Street, the principal entrance to the Dwelling must have direct external access to the Abutting public sidewalk and feature doorways, terraces and / or patios and windows at ground level.
- 7.3. Residential Uses developed above ground level Commercial Uses must have separate access at ground level.
- 7.4. Where a Commercial Use is developed at ground level Abutting a Street, the principal entrance to the unit must have direct external access to the Abutting public sidewalk.
- 7.5. Main building entrances for Residential and Commercial Uses must be designed for universal accessibility, including:
  - 7.5.1. level changes from the sidewalk to entrances of buildings must be minimized; and

- 7.5.2. sidewalk furniture and other streetscape elements must be located such that they do not obstruct a travel path and building entrances.
- 7.6. Entrances for all ground level Uses must be placed not more than 15.0 m apart.
- 7.7. Weather protection in the form of a canopy, colonnade, galleria or any other method suitable to the architectural style of the sub-area, building or street theme must be provided to support year-round use.
- 7.8. All exposed building Façades must be architecturally treated to create a unified building exterior.
- 7.9. Architectural diversity and visual interest must be created through:
  - 7.9.1. the use of distinctive treatments at the main entrance of the development; and
  - 7.9.2. the articulation and incorporation of other design elements in the Façades and rooflines.
- 7.10. A minimum of 70% of the ground floor level portion of the commercial Façade Abutting a Street, must be comprised of clear, non-reflective glazing to promote pedestrian interaction and safety.
- 7.11. All mechanical equipment, including roof mechanical units, must be integrated into the total building design.
- 7.12. Perceived massing must be minimized through design elements such as building Setback variations, building orientation, window placement, awnings, articulation around entrance ways, roof treatment, and the choice of exterior materials and colours.
- 7.13. All mid and high rise buildings must display a distinct base, middle and top.
- 7.14. The upper floors of high rise buildings must provide distinctive shaping or sculpting of the roof line to contribute to a unique and interesting skyline.
- 7.15. Dwellings and other elements of the development should be sited and oriented to minimize their impact on other Dwellings, considering such things as daylight, sunlight, ventilation, quiet, visual privacy, shadowing and views.
- 7.16. Overhangs will be permitted within the space of the Setback and within public road right-of-ways at the discretion of the Development Planner in accordance with the guidelines provided in The Quarters Downtown Urban Design Plan.

- 7.17. Towers must form one comprehensive architectural whole, both in form, building mass, and articulation. Podiums for Towers must include design elements that create a pedestrian oriented/scale built form adjacent to circulation routes on public or private property. This can be created in various ways through Setbacks and Stepbacks in the building mass, building articulation, and through the architectural treatment of the Facades.
- 7.18. The Tower Podium must integrate Residential and Commercial Uses to provide a pedestrian-scaled building edge and complement adjacent buildings or open space. The base building should define street and open space edges.
- 7.19. The Tower must be designed and oriented to the site in a way that complements the base building, minimizes shadows and maximizes views for existing development.
- 7.20. Development on the site must provide gardens or patios on the top of the base building to improve rooftop aesthetics and provide additional Amenity Area, where physically and economically feasible.
- 7.21. Where property configuration permits, the longest axis of a Tower must be in the north/south direction in order to preserve view corridors and allow sunlight to reach street level.

## **8. Parking, Loading, Storage and Access Regulations**

- 8.1. For Areas 2 and 3, all on-Site resident and tenant parking must be provided within a structure. Visitor and customer parking may be provided at ground level to a maximum of 2 spaces per 10.0 m of Site Frontage.
- 8.2. Surface parking, loading, and storage areas must be located to the rear of any building and be screened from Streets through the orientation of on-site built form and/or enhanced Landscaping measures.
- 8.3. The location and provision of waste storage, compaction, recycling and collection facilities must be to the satisfaction of the Development Planner having regard for minimizing the nuisance impacts of these facilities
- 8.4. Parking, loading and passenger drop-off areas must be designed to minimize pedestrian-vehicle conflicts.
- 8.5. Visitor parking for Residential Uses must not be provided as tandem parking.
- 8.6. No portion of an above ground Parkade on the first floor is allowed for a minimum depth of 10.0 m from any building Façade facing a Street.

- 8.7. No portion of an above ground Parkade on the first floor up to 5 Storeys is allowed for a minimum depth of 6.0 m from any building Façade facing a Street
- 8.8. No portion of an above ground Parkade will be located on or above the top floor of any building or, in the case of a Tower, podium structure.

## **9. Landscaping, Lighting and Amenity Area Regulations**

- 9.1. In addition to the requirements specified in Section 5.60 of the Zoning Bylaw, Landscaping must be provided in consideration of The Quarters Downtown Urban Design Plan.
- 9.2. Landscaping along public roadways, including Alleys, must be coordinated by the City department responsible for transportation services and must be provided in consideration of The Quarters Downtown Urban Design Plan.

## **10. Other Regulations**

- 10.1. Technical studies not required to accompany Development Permit applications for base level and Incentive Levels 1 or 2, as per Appendix 3, include the following:
  - 10.1.1. Sun Shadow Impact Study;
  - 10.1.2. Traffic Impact Assessment;
  - 10.1.3. Park Impact Assessment;
  - 10.1.4. Parking Impact Assessment;
  - 10.1.5. Conceptual Site Servicing Report.
  - 10.1.6. Loading / Unloading and Waste Management
- 10.2. The Development Planner may vary requirements such as building Setbacks and building Stepbacks, Tower separation, built form and podium design, vehicle parking, glazing, and application of The Quarters Downtown Sustainable Development Standard Checklist as contained in Appendix 4 of this Zone provided consideration is given to the character of the built form, and its visual, shadow and other microclimatic impacts on adjacent development, and to the objectives of The Quarters Downtown Urban Design Plan and principles of Crime Prevention Through Environmental Design (CPTED).
- 10.3. The Development Planner may vary the minimum distance between individual high-rise developments in consideration of the following:



- 10.3.1. The visual, sun/shadowing, and other microclimatic impacts on adjacent residential development; and
- 10.3.2. The recommendations and mitigative measures specified in any required technical studies.
- 10.4. The Development Planner may approve a Residential Use or any non-Commercial Use for a maximum period of five years for any active commercial Frontage as specified in Appendix 2.
- 10.5. The Development Planner, in consultation with the City department responsible for transportation services, may relax parking and loading requirements in the case of restoration or rehabilitation of existing buildings on the Register of Historic Buildings In Edmonton;
- 10.6. Despite the definition for Tower in the Zoning Bylaw, a Tower within this DC Zone is considered a building greater than 23.0 m in Height, with special design constraints applying to life/safety measures, structural support, wind, sunlight, and skyline impacts.
- 10.7. The Development Planner must not vary maximum Floor Area Ratios, nor maximum building Heights.
- 10.8. In accordance with Subsection 4 of Section 7.100 of the Zoning Bylaw, the Development Planner may consider reducing the minimum Floor Area Ratios or minimum building Heights provided consideration is given to the character of the surrounding built form and the objectives of The Quarters Downtown Urban Design Plan.
- 10.9. Floor Area for Bike Parking Spaces is exempted from Floor Area calculations.
- 10.10. The number of Storeys noted in association with minimum and maximum building Heights in this Zone are provided for descriptive purposes only.

## **11. Public Improvements and Contributions**

- 11.1. Public Art must be incorporated into publicly accessible open spaces and provide a signature feature to the development. Public art may also be incorporated in the architecture, architectural Façades and the Façades of a building and landscaped areas.



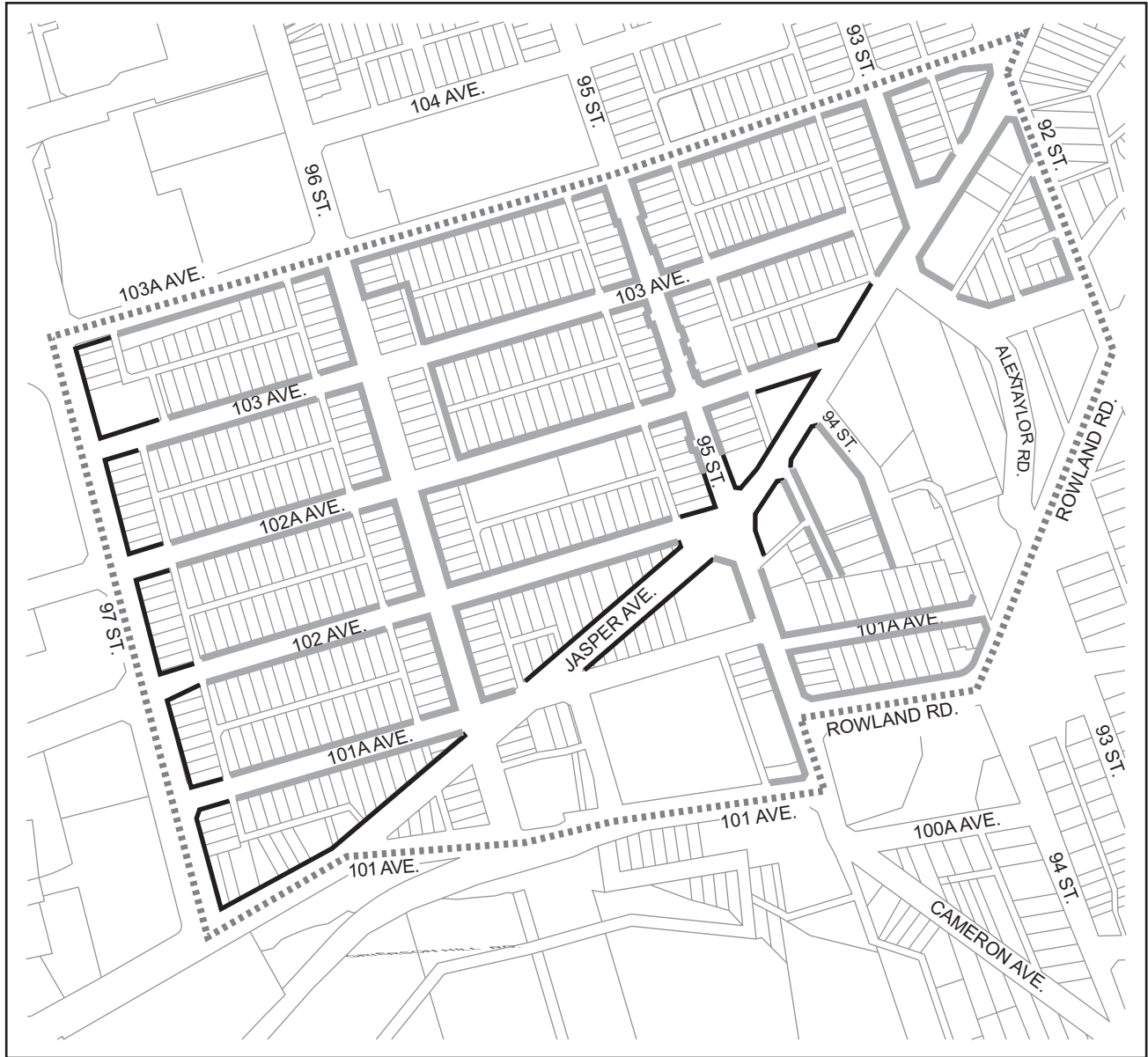
*Five Corners High Density Quarter*






- Five Corners High Density Quarter Sub-Areas
- The Quarters Downtown ARP Boundary



*Active Residential and Commercial Frontages*



**Legend**

-  Active Commercial Frontages
-  Active Residential / Commercial Frontages
-  The Quarters ARP Boundary

### Appendix 3 - Floor Area Ratio (FAR) and Height Incentives

1. The FAR and Height Incentives are calculated as additional FAR and Height, up to the maximum achievable FAR and Height as provided in Table 1 below, based on points earned according to the sustainable development initiatives added to the development as per Appendix 4 of this Zone.
2. The maximum achievable FAR and Height as per the incentives for each Area shown in Appendix 1 is stated in Table 1. Incentive Level 1 can be achieved by accumulating 15 points, Incentive Level 2 can be achieved by accumulating 30 points and Incentive Level 3 can be achieved by accumulating 50 points as per Appendix 4 of this Zone. Some points must be accumulated in each of the 8 categories in Appendix 4 of this Zone.
  - 2.1. If the development achieves less than 15 points, no additional FAR or additional Height can be granted.
  - 2.2. If the development achieves 15 or more points, but less than 30 points, and should the applicant choose to proceed, the development must be granted additional FAR and additional Height according to FAR and Height Incentive Level 1 in Table 1.
3. Development sites may be developed up to the base allowable FAR and Height in each Area shown in Appendix 1 without providing any sustainable development incentives listed in Appendix 4 of this Zone. All development must still conform to all other regulations of the Zone.
4. In order to develop above the base FAR and Height, developments must pursue the FAR Incentive Level 1 or the FAR Incentive Level 2.
5. Table 1: FAR and Height Incentives by Area

Area	Base Level FAR	Base Level Height	Incentive Level 1 FAR	Incentive Level 1 Height	Incentive Level 2 FAR	Incentive Level 2 Height	Incentive Level 3 FAR	Incentive Level 3 Height
Five Corners Areas 1 & 2	3.0	11.0 m	7.5	50.0 m	8.0	85.0 m	-	-
Five Corners Area 3	3.0	11.0 m	7.5	50.0 m	8.0	85.0 m	13.5	150.0 m

6. The points assigned to each of the sustainable development initiatives are summarized in Appendix 4.

7. The applicant must provide evidence to the Development Planner, as requested in Appendix 4, as to how the sustainable development initiatives will be implemented.
8. All developments pursuing FAR and Height Incentives consistent with Table 1 must submit supporting documentation describing the commitment and compliance path.
9. Documentation must include signature(s) of the responsible parties and must provide a detailed description of the design strategy and/or plan of action as it relates to the chosen sustainable building feature.
10. Applications to secure FAR and Height Incentives must be submitted along with the Development Permit application.
11. To secure the FAR and Height Incentives, a document must be submitted along with the Development Permit application with the information required as per Appendices 3 and 4 of this Zone.
12. FAR and Height Incentives Submission Requirements are found in Appendix 4 and must be to the satisfaction of the Development Planner, for each of the FAR and Height Incentives. The scope of these submittal requirements listed in Appendix 4 are as follows:
  - 12.1. Site Plan - Provide a site plan and narrative detailing the following:
    - 12.1.1. Building footprint
    - 12.1.2. Solar orientation and description of how the building responds to this for passive heating and cooling
    - 12.1.3. Surface parking area as a percentage of total site area
    - 12.1.4. Location of bicycle storage and/or end-of-trip facilities
    - 12.1.5. Context plan
    - 12.1.6. 3-D view of building
    - 12.1.7. How universal accessibility requirements have been met
    - 12.1.8. Landscaping areas
    - 12.1.9. Exterior lighting locations
    - 12.1.10. Green roof area as a percentage of total roof area
    - 12.1.11. Recycling / waste storage and treatment areas
  - 12.2. Floor Plan - Provide floor plans detailing the following:
    - 12.2.1. Natural ventilation, daylight penetration and other passive design systems

- 12.2.2. Universal accessibility requirements
- 12.2.3. Wheelchair radius requirements in accessible dwelling
- 12.2.4. Recycling / waste storage and treatment areas
- 12.3. Elevation Drawings - Provide elevation drawings detailing the following as necessary:
  - 12.3.1. Natural ventilation, daylight penetration and other passive design systems
  - 12.3.2. Universal accessibility requirements
- 12.4. Lighting Plan - Detail the lighting strategy for the site and demonstrate compliance with the requirements of the Illuminating Engineering Society of North America (IESNA RP-33- 99).
- 12.5. Parking Plan - Provide a parking plan detailing the following as necessary:
  - 12.5.1. Universal accessibility requirements
  - 12.5.2. Recycling / waste storage and treatment areas
  - 12.5.3. Location of bicycle storage and/or end-of-trip facilities
  - 12.5.4. Location and number of car-share vehicles relative to the total number of stalls
- 12.6. Simpson's Diversity Index - Use the following equation to calculate your score:
  - 12.6.1.  $\text{Score} = 1 - \sum (n/N)^2$ , where n = the total number of dwellings in a single category, and N = the total number of dwellings in all categories
  - 12.6.2. Housing categories in The Quarters Downtown are defined as:
    - 12.6.2.1. Studio large - greater than 46 m<sup>2</sup>
    - 12.6.2.2. Studio small - less than 46 m<sup>2</sup>
    - 12.6.2.3. One-bedroom large - greater than 65 m<sup>2</sup>
    - 12.6.2.4. One-bedroom small - less than 65 m<sup>2</sup>
    - 12.6.2.5. Two-bedroom large - greater than 84 m<sup>2</sup>
    - 12.6.2.6. Two-bedroom small - less than 84 m<sup>2</sup>
    - 12.6.2.7. Three or more bedroom

- 12.7. Energy Management Plan - Describe the energy management strategy and active and passive systems being employed to meet the targeted reduction in energy use. Describe the results of energy modelling and the percentage performance improvement over the Model National Energy Code for buildings. The assessment is to be prepared by a professional engineer or architect.
- 12.8. Energy modelling screening tool - Present the results of the energy modelling screening tool from CBIP or other modelling software. The assessment is to be prepared by a professional engineer.
- 12.9. Letter of commitment from professional engineer or architect - Provide a letter of commitment from the developer and/or owner and/or professional architect and/or engineer declaring that the requirements will be met.
- 12.10. Water Management Plan - Provide a water management plan (to be prepared by a professional engineer) describing the overall water management strategy and how potable water use will be reduced and water will be reused. Detail the following as necessary:
  - 12.10.1. A system to collect, store and treat (if necessary) rainwater
  - 12.10.2. How collected rainwater will be utilized
  - 12.10.3. Flow rates on water efficient fixtures to be used
  - 12.10.4. Mechanisms to be employed in order to reduce potable water for sewage conveyance by 50% when compared to a typical baseline building.
  - 12.10.5. A system to collect and treat grey water for reuse on site
- 12.11. Landscape Plan - Provide a detailed landscape plan (to be prepared by a professional landscape architect) including the overall landscaping strategy and a list of plant materials to be used.
- 12.12. Construction Waste Management Plan - Provide a construction waste management plan describing the overall waste management strategy and how waste will be diverted from landfill toward recycling and/or salvage reuse. Provide a list of the materials to be collected for recycling and salvage. The plan is to be prepared by a professional engineer or architect.
- 12.13. Air and Dust Emissions Control Plan - Provide an air and dust emissions control plan describing how air quality will be maintained and dust controlled during construction and demolition. Replace all filtration media immediately prior to occupancy, with a Minimum Efficiency Reporting Value of 13. Meet or exceed the recommended Design Approaches of the Sheet Metal and Air Conditioning Contractor's National Association IAQ

Guideline for Occupied buildings Under Construction, 1995, Chapter3.  
Protect all absorptive material from moisture damage. Use filtration media with a Minimum Efficiency Reporting Value of 8 at each return air grill if air handlers must be used during construction. The plan is to be prepared by a professional engineer or architect.

- 12.14. Car-share Plan or contract with car cooperative - Describe the terms of use of the project's car-share program. Detail the number of cars to be provided, membership criteria, booking mechanisms, and management plan. A minimum of 1 car for every 50 Dwellings must be provided. If a contract is signed with an existing car cooperative to supply a car on the property provide a copy of the contract.



#### Appendix 4 - The Quarters Downtown Sustainable Development Standard Checklist

<b>Design Category</b>	<b>Points</b>	<b>Submission Requirements</b>
Building orientation and design that responds to solar patterns in order to create opportunities for passive solar heating and shading for cooling.	1	<ul style="list-style-type: none"> <li>● Floor Plan</li> <li>● Elevation drawings</li> </ul>
Passive design principles have been applied that improve efficiency of mechanical systems by maximizing natural ventilation and daylighting and enhancing envelope efficiency.	1	<ul style="list-style-type: none"> <li>● Floor Plans</li> <li>● Elevation Drawings</li> </ul>
The design provides for reduced light pollution by minimizing light trespass from the building site and using targeted lighting to improve visibility of the night sky. This can be achieved if the design meets or exceeds the requirements of the Illuminating Engineering Society of North America (IESNA RP-33-99).	1	<ul style="list-style-type: none"> <li>● Site Plan</li> <li>● Lighting Plan</li> </ul>
<p>The design of the main building entrance and the first level parkade lobby entrance to the building addresses universal accessibility and universal design as follows:</p> <ul style="list-style-type: none"> <li>● Main entrance doors should meet universal design standards;</li> <li>● Level changes from the sidewalk to the main entrance of apartment buildings should be minimized; and Landscaping elements should be located out of the travel path to ensure they are not obstacles to apartment building access.</li> </ul>	1	<ul style="list-style-type: none"> <li>● Site Plan</li> <li>● Floor Plans</li> <li>● Underground Parking Plan</li> <li>● Elevation Drawings</li> <li>● Landscaping Plan</li> </ul>
A minimum of 3% of residential suites to be fully wheelchair accessible.	3	<ul style="list-style-type: none"> <li>● Floor plans</li> </ul>
<p>Ensure that the design of the building provides a diversity of dwelling types as follows:</p> <ul style="list-style-type: none"> <li>● Studio</li> <li>● One-bedroom</li> <li>● Two-bedroom</li> <li>● Three or more bedroom</li> </ul>	3	<ul style="list-style-type: none"> <li>● Floor Plans</li> <li>● Simpson's Diversity Index calculations. Must have a score of at least .75.</li> </ul>
<b>Energy Category</b>	<b>Points</b>	<b>Submission Requirements</b>
The building design achieves a 29%	Required	<ul style="list-style-type: none"> <li>● Energy Management Plan</li> </ul>

efficiency improvement over the Model National Energy Code (MNECB) and 10% improvement for retrofit.	for buildings over three Storeys	<ul style="list-style-type: none"> <li>Energy modelling screening tool (CBIP or other)</li> </ul>
Specify Heating, Ventilating and Air-Conditioning (HVAC) and refrigeration equipment that do not contain Hydro chlorofluorocarbons (HCFCs).	Required	<ul style="list-style-type: none"> <li>Letter of commitment from professional engineer or architect</li> </ul>
Meet the American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE) 90.1 2001 standards for lighting, including metering, smart controls and occupancy sensors in public spaces.	Required	<ul style="list-style-type: none"> <li>Letter of commitment from professional engineer/ developer/owner</li> </ul>
Develop co-managed energy/utility servicing for more than one project.	5	<ul style="list-style-type: none"> <li>Letter of commitment from professional engineer/ developer/owner</li> </ul>
Ensure that 70% of fixtures and appliances supplied are Energy Star compliant.	1	<ul style="list-style-type: none"> <li>Letter of commitment from developer/owner</li> </ul>
The design of the building provides for the necessary infrastructure to allow in-suite metering of electricity, hot water use and cost.	1	<ul style="list-style-type: none"> <li>Design plans and letter of commitment from professional engineer</li> </ul>
Design the building to achieve a 33% efficiency improvement over the Model National Energy Code (MNECB) and 15% improvement for retrofit.	3	<ul style="list-style-type: none"> <li>Energy Management Plan</li> <li>Energy modelling screening tool (CBIP or other)</li> </ul>
Purchase 50% of energy needs through grid-source renewable energy.	3	<ul style="list-style-type: none"> <li>Contract or written agreement with green energy supplier</li> </ul>
Provide on-site renewable energy to self-supply 5% of the project's need.	4	<ul style="list-style-type: none"> <li>Letter of commitment from professional engineer and developer</li> </ul>
Provide for green roofs for at least 50% of roof surfaces. Where feasible, developments should provide gardens or patios on the top of podium level and building rooftops to improve rooftop aesthetics and provide additional amenity space.	4	<ul style="list-style-type: none"> <li>Roof plan</li> <li>Landscape plan</li> </ul>
<b>Water Category</b>	<b>Points</b>	<b>Submission Requirements</b>
Design an on lot stormwater control system having a controlled discharge rate of 20- 35Litre/second/ha for 1:100 storm events.	Required	<ul style="list-style-type: none"> <li>Letter of commitment from professional engineer</li> <li>Water Management Plan</li> </ul>
Specify water efficient fixtures such as low- flow toilets, urinals and faucets to ensure reduction of potable water consumption by 30%. The City of	Required	<ul style="list-style-type: none"> <li>Water Management Plan</li> </ul>

Edmonton Bylaw 14571 Water Efficient Fixtures specifies low-flow toilets and urinals.		
Design a system to collect, store, treat (if necessary), and use rainwater for use on-site (toilet flushing; irrigation).	2	<ul style="list-style-type: none"> <li>• Letter of commitment from professional engineer</li> <li>• Water Management Plan</li> </ul>
Specify drought resistant and/or native indigenous planting species.	1	<ul style="list-style-type: none"> <li>• Landscape Plan</li> </ul>
Design a system to reduce the use of municipal potable water for building sewage by 50%.	2	<ul style="list-style-type: none"> <li>• Water Management Plan</li> </ul>
Design an integrated system for collecting and treating laundry and bathing grey water for use in flushing, irrigation and cooling.	2	<ul style="list-style-type: none"> <li>• Water Management Plan</li> </ul>
<b>Matter Category</b>	<b>Points</b>	<b>Submission Requirements</b>
Provide a construction waste management plan to recycle and/or salvage a minimum 50% of non-hazardous construction and demolition debris.	Required for buildings over three Storeys	<ul style="list-style-type: none"> <li>• Construction Waste Management Plan</li> </ul>
The design of the building provides for user friendly and accessible handling and storage facilities for recyclable materials.	Required	<ul style="list-style-type: none"> <li>• Site Plan</li> <li>• Floor Plans or Underground Parking Plan</li> </ul>
At least 7.5% of the specified project's materials, based on value, are comprised of recycled content as defined by CAN/CSA-ISO 14021-00 Environmental Labelling and Advertising Guidelines.	1	<ul style="list-style-type: none"> <li>• Letter of commitment from professional architect</li> </ul>
At least 15% of the specified project's materials, based on value, are comprised of recycled content as defined by CAN/CSA-ISO 14021-00 Environmental Labelling and Advertising Guidelines.	1 additional	<ul style="list-style-type: none"> <li>• Letter of commitment from professional architect</li> </ul>
At least 10% of the project's specified materials, based on value, are comprised of regionally extracted and manufactured materials. Regionally extracted refers to at least 80% of their mass extracted, processed and manufactured within 800 KM by truck and/or 2,400 KM by rail or water.	1	<ul style="list-style-type: none"> <li>• Letter of commitment from professional architect</li> </ul>
At least 20% of the project's specified materials, based on value, are comprised of regionally extracted and manufactured materials. Definition for 'regionally extracted' remains the same. See above	1 additional	<ul style="list-style-type: none"> <li>• Letter of commitment from professional architect</li> </ul>
<b>Air Quality Category</b>	<b>Points</b>	<b>Submission Requirements</b>

The design of the building complies with the American Society of Heating, Refrigerating and Air- Conditioning Engineers (ASHRAE) 62-2004 ventilation standards, for buildings over three Storeys.	Required	<ul style="list-style-type: none"> <li>Letter of commitment from professional engineer</li> </ul>
For construction and demolition, provide for minimizing air and dust emissions.	1	<ul style="list-style-type: none"> <li>Air and Dust Emissions Control Plan</li> </ul>
A minimum of 50% of the project's specified materials are low-emitting, including adhesives and sealants, paints and coatings, carpet systems, composite wood and agrifiber products. Paints and coatings must not exceed the VOC (Volatile organic compound) limits set by the Green Seal Standards GS-11 and GS-03. Carpet systems must meet or exceed the requirements of the Carpet and Rug Institute's Green Label Indoor Air Quality Test Program.	2	<ul style="list-style-type: none"> <li>Letter of commitment from professional architect</li> </ul>
<b>Movement Category</b>	<b>Points</b>	<b>Submission Requirements</b>
The design of the project does not exceed 20% of the site area for surface parking.	Required	<ul style="list-style-type: none"> <li>Site Plan</li> <li>Parking Plan</li> </ul>
Provide architecturally designed transit shelter(s) which are integrated with new building design	1	<ul style="list-style-type: none"> <li>Site Plan</li> <li>Letter of commitment from professional architect</li> </ul>
For commercial projects, ensure that end of trip facilities are provided e.g. for bicycle commuters, such as change rooms, lockers and secure storage.	1	<ul style="list-style-type: none"> <li>Site Plan</li> <li>Parking Plan</li> <li>Floor Plan</li> </ul>
Design the underground parking to provide for "unbundled" parking spaces from residential dwellings.	2	<ul style="list-style-type: none"> <li>Parking Plan</li> </ul>
Provide a car-share vehicle with a designated stall for every 50 dwelling, or provide a stall and have a car-share cooperative supply the vehicles.	2	<ul style="list-style-type: none"> <li>Parking Plan</li> <li>Car-share Plan or contract with car cooperative</li> </ul>
<b>Community Category</b>	<b>Points</b>	<b>Submission Requirements</b>
Provide a contribution to affordable housing in accordance with Council approved policy which may be amended from time to time.	Required	<ul style="list-style-type: none"> <li>Execute an Agreement with the City prior to Development Permit issuance.</li> </ul>
Provide a contribution for public art to be located on either private or public lands. The public art plan must be prepared in consultation with the Edmonton Arts Council to the satisfaction of the Development Planner	Required	<ul style="list-style-type: none"> <li>Site Plan</li> <li>Letter of Commitment from developer</li> </ul>
Ensure that the design of the project	2	<ul style="list-style-type: none"> <li>Clearly marked on Development</li> </ul>

provides at least 150 m2 of indoor community amenity space such as recreation facilities, daycares, or cultural facilities.		Permit Plans
Provide publicly accessible open space to increase site permeability and to provide a minimum of 225 m2 for enhanced options for the pedestrian in the form of mews or plaza development.	3	<ul style="list-style-type: none"> <li>● Site Plan</li> <li>● Letter of Commitment from developer</li> </ul>
<b>New Innovation Category</b>	<b>Points</b>	<b>Submission Requirements</b>
Provide new exemplary and innovative technology which falls within one of the above categories.	2	<ul style="list-style-type: none"> <li>● Provide detailed information outlining/rationalizing the innovation to the satisfaction of the Development Planner.</li> </ul>
	<b>TOTAL: 58 points</b>	