

Bylaw 21406

A Bylaw to amend Charter Bylaw 20001, as amended,
The Edmonton Zoning Bylaw
Amendment No.366

WHEREAS Edmonton City Council at its meeting of October 23, 2023, gave third reading to Charter Bylaw 20001 (the “Edmonton Zoning Bylaw”); and

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

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

1. Charter Bylaw 20001, The Edmonton Zoning Bylaw, is hereby amended as follows:
 - a. adding Section 3.190 - Century Park Special Area, Section 3.191 - Century Park Mixed Use Zone and Section 3.192 - Century Park Transition Zone, attached hereto as Schedules “A”, “B” and “C” and forming part of this bylaw.

READ a first time this	day of	, A. D. 2026;
READ a second time this	day of	, A. D. 2026;
READ a third time this	day of	, A. D. 2026;
SIGNED and PASSED this	day of	, A. D. 2026.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

SCHEDULE “A”**3.190 CENTURY PARK SPECIAL AREA****1. General Purpose**

- 1.1. To designate portions of the Century Park Transit Oriented Development, as shown in Appendix I, as a Special Area to allow for a unique transit-oriented mixed use development that accommodates a mix of uses in a walkable, human-scaled built environment.

2. Application

- 2.1. The boundaries of the Century Park Special Area are shown in Appendix I.

3. Zones Created by Special Area Provisions

- 3.1. Zones contained in Section 3.190 have been created in conformance with Section 7.70.

(CPMU) Century Park Mixed Use Zone

(CPT) Century Park Transition Zone

4. Definitions

- 4.1. Despite Section 8.20 of the Zoning Bylaw, the following definitions apply to the Century Park Special Area:

- 4.1.1. “Street(s)” means public and publicly-accessible private roads other than an Alley and includes boulevards, sidewalks, shared use paths, and street furniture.

- 4.1.2. “Block” means the area of land that is formed by surrounding Streets or previously subdivided Lots.

5. Century Park Wide Regulations

- 5.1. Access, including, emergency access must be provided to all Blocks.

- 5.1.1. As a condition of each development permit for new building construction, the owner(s) must register a Public Access Easement and Emergency Access Easement aligned with all the Streets and Alleys adjacent to all Blocks that are part of the development permit application. Easements must make the private property owner(s) responsible for maintenance and liability. The areas having Public Access Easements must be accessible to the public at all times.

- 5.2. As a condition of each subdivision application or prior to the issuance of a Development Permit for new building construction, whichever occurs first, the owner must enter into an Agreement with the City of Edmonton to construct the Street and Alley network adjacent to all Blocks within the subdivision application or development permit Site. The following regulations apply:
- 5.2.1. The private Street network must be provided in accordance with Appendices II, III and IV.
 - 5.2.2. The private Street network must logically connect to public Streets adjacent to Century Park.
 - 5.2.3. A pedestrian sidewalk or shared use path must be provided on each side of Streets except the Enhanced Street as shown in Appendices III and IV.
 - 5.2.4. Pedestrian crossings must be at a safe location for pedestrians to cross the Streets and must include pavement markings and crossing signs. Additional safe crossing elements, such as raised crosswalks or curb extensions, may be required.
 - 5.2.5. Alleys must have a maximum 6.0 metre total travel lane width.
 - 5.2.6. Sidewalks must be a minimum of 1.8 m wide, except sidewalks on Centre Street must be a minimum of 3.0 m wide.
 - 5.2.7. Shared use paths must be a minimum of 3.0 m wide.
 - 5.2.8. Boulevards must be a minimum 1.7 m wide.
 - 5.2.9. Parking may be provided on both, one, or neither side of the street.
 - 5.2.10. Pedestrian crossings on Centre Street must:
 - 5.2.10.1. reduce the crossing distance to a maximum 7.0 m through the use of curb extensions; and,
 - 5.2.10.2. be provided a maximum of 80.0 m apart.
- 5.3. Each subdivision application must include an infrastructure phasing plan, which identifies the roads and general location of infrastructure required to service the new sites.
- 5.4. As a condition of a subdivision application or prior to the issuance of a Development Permit for new building construction, whichever occurs first, adjacent to the Transit Centre (Blocks D or H), the owner must enter into an Agreement with the City of Edmonton for construction of:

- 5.4.1. A 3.0 m wide shared use path provided adjacent to the west property line abutting the Transit Centre as shown on Appendix III;
- 5.4.2. A transition through decorative features, separation or landscaping between the shared use path and the Transit Centre; and
- 5.4.3. The shared use path must logically connect with the pedestrian crosswalks in the Transit Centre, and with sidewalks at its north and south ends.

6. Appendices

Appendix I: Century Park Special Area Boundary

Appendix II: Century Park Special Area Blocks and Street Types

Appendix III: Century Park Special Area Active Modes Network

Appendix IV: Century Park Special Area Streets

SADDLEBACK ROAD NW

111 STREET NW

MASKEPETOON PARK

109 STREET NW

29 AVENUE NW

ERMINESKIN PARK

109 STREET NW

25 AVENUE NW

111 STREET NW

23 AVENUE NW

23 AVENUE NW



Century Park Special Area Parcel Park

Appendix I: Century Park Special Area Boundary

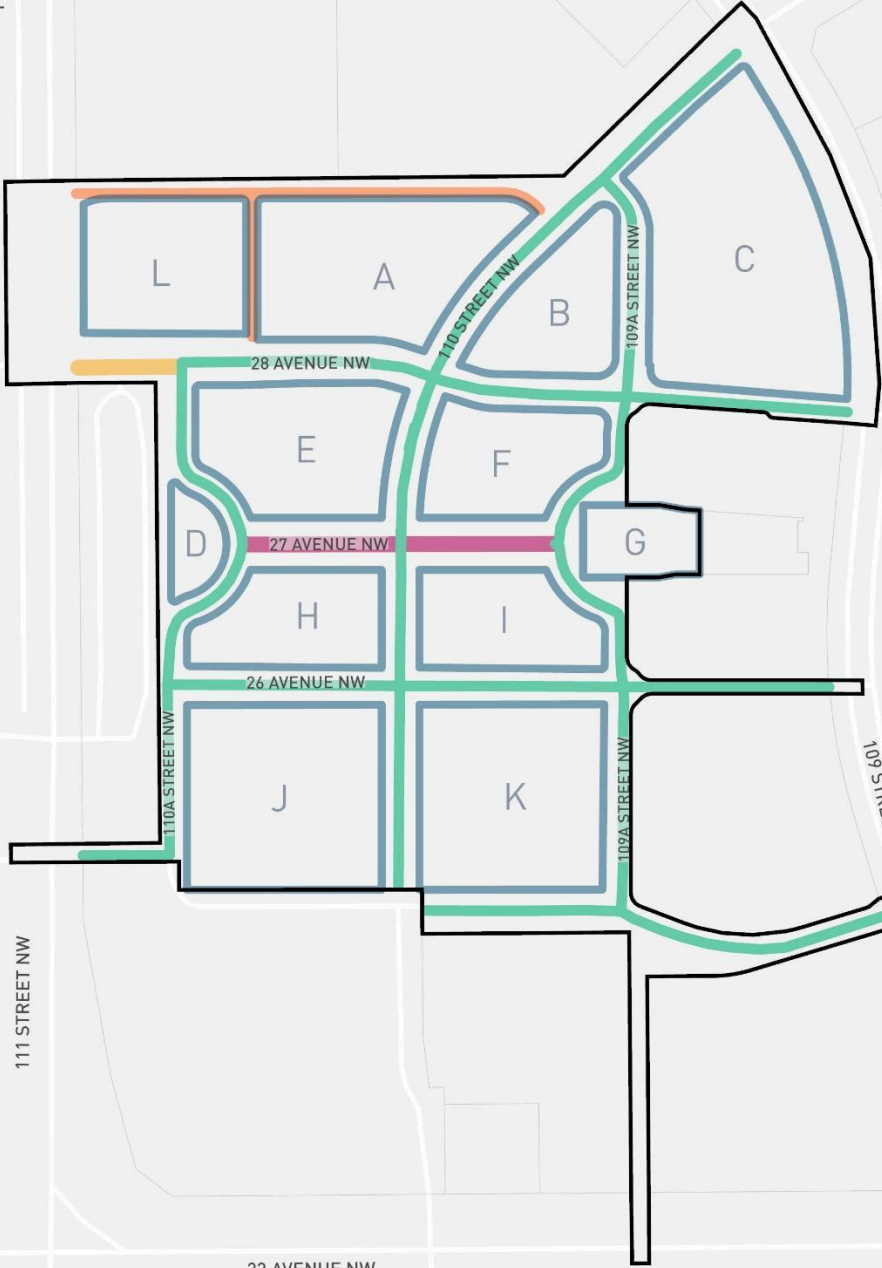
SADDLEBACK ROAD NW

111 STREET NW

MASKEPETOON PARK

109 STREET NW

29 AVENUE NW



ERMINESKIN PARK

27 AVENUE NW

26 AVENUE NW

111 STREET NW

23 AVENUE NW

109A STREET NW

109 STREET NW

25 AVENUE NW

23 AVENUE NW



	STANDARD STREET
	CENTRE STREET
	ENHANCED CAPACITY STREET
	ALLEY

Century Park Special Area Master Plan Blocks

Appendix II: Century Park Blocks and Street Types

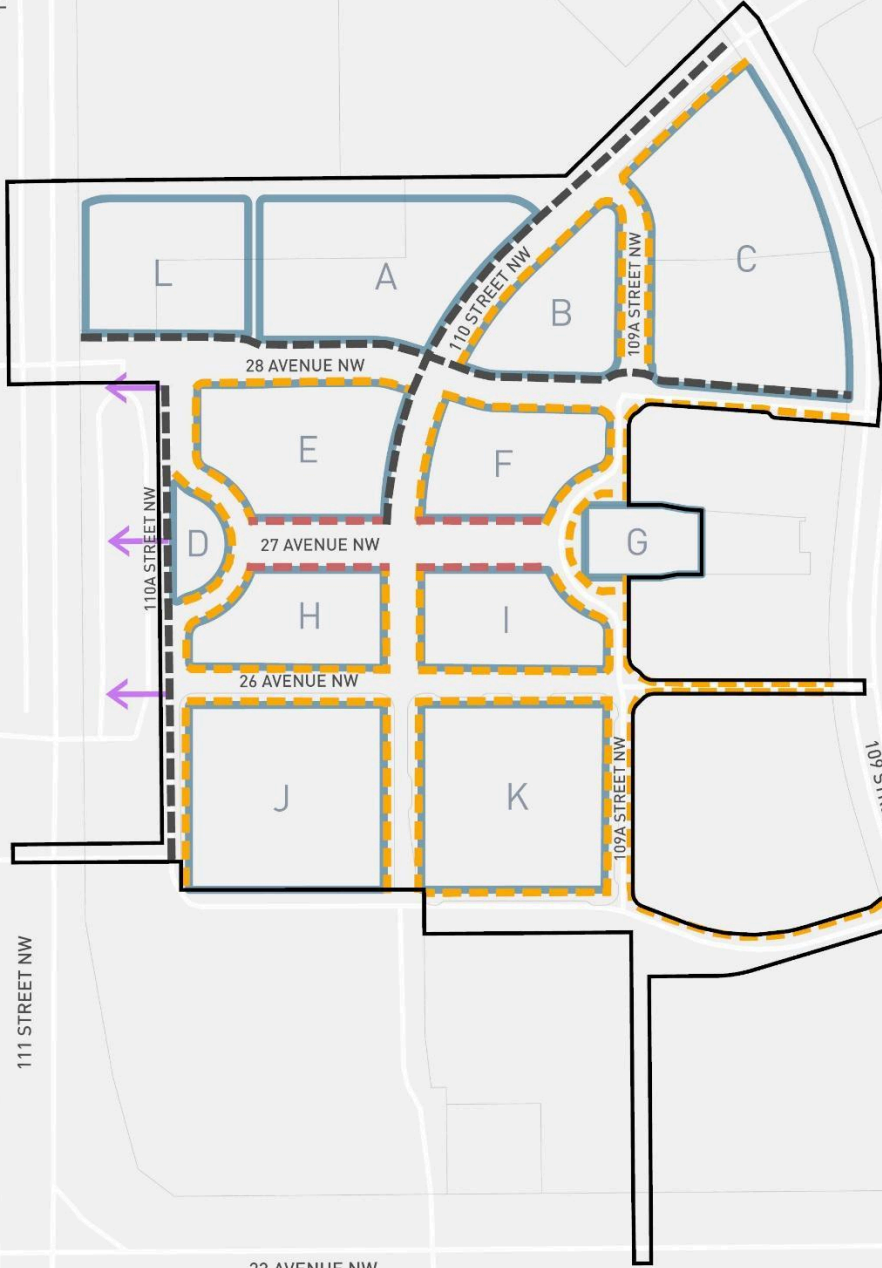
SADDLEBACK ROAD NW

111 STREET NW

MASKEPETOON PARK

109 STREET NW

29 AVENUE NW



ERMINESKIN PARK





109 STREET NW


25 AVENUE NW


111 STREET NW

23 AVENUE NW

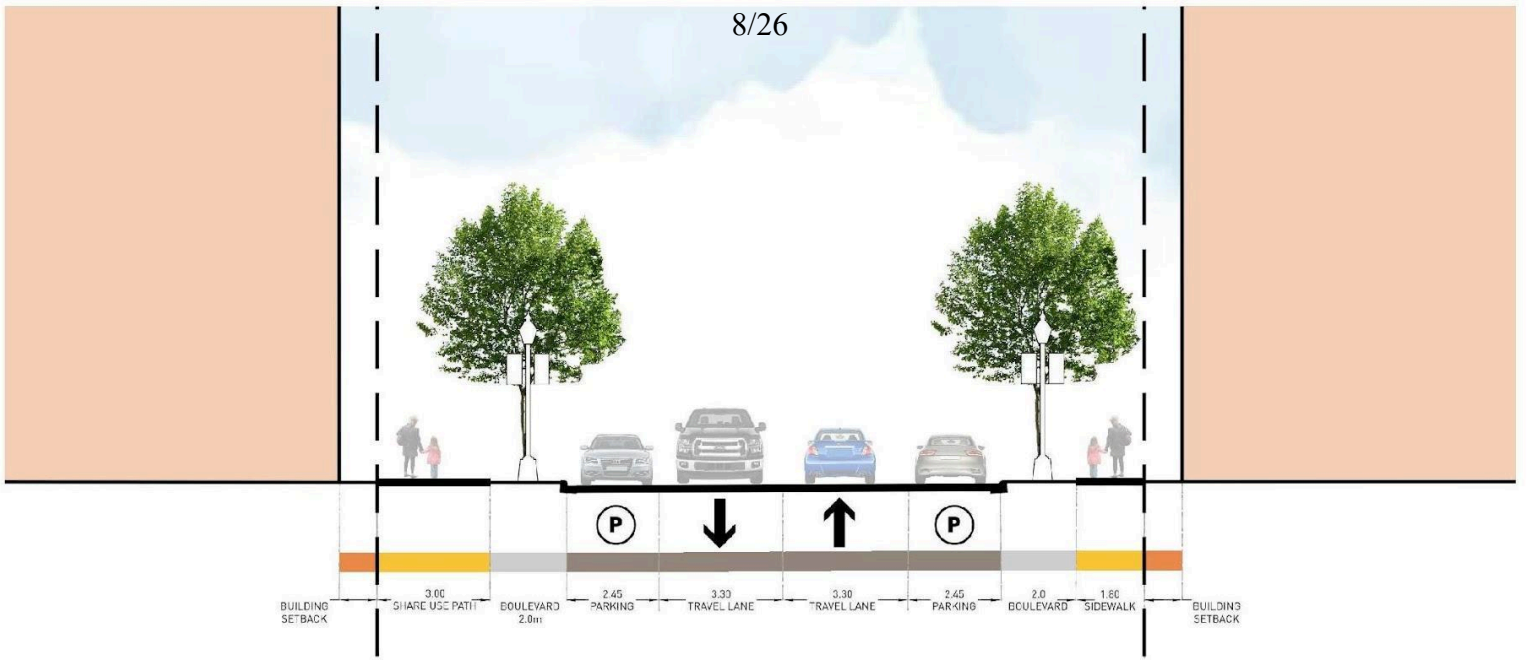
23 AVENUE NW

-  1.8m SIDEWALK
-  3.0m SIDEWALK
-  SHARED USE PATH
-  POTENTIAL CONNECTION TO TRANSIT CENTRE

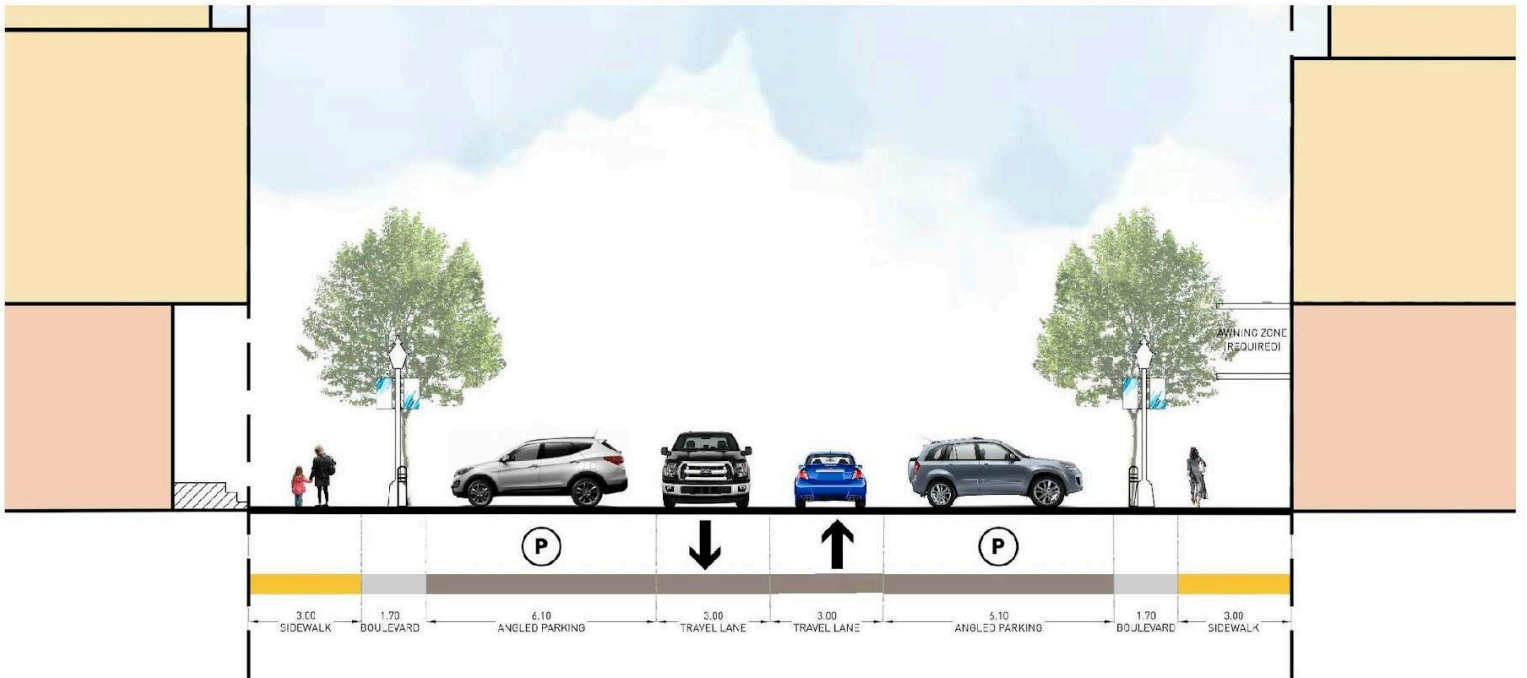
 Century Park Special Area

 Master Plan Blocks

Appendix III: Century Park Active Modes Network

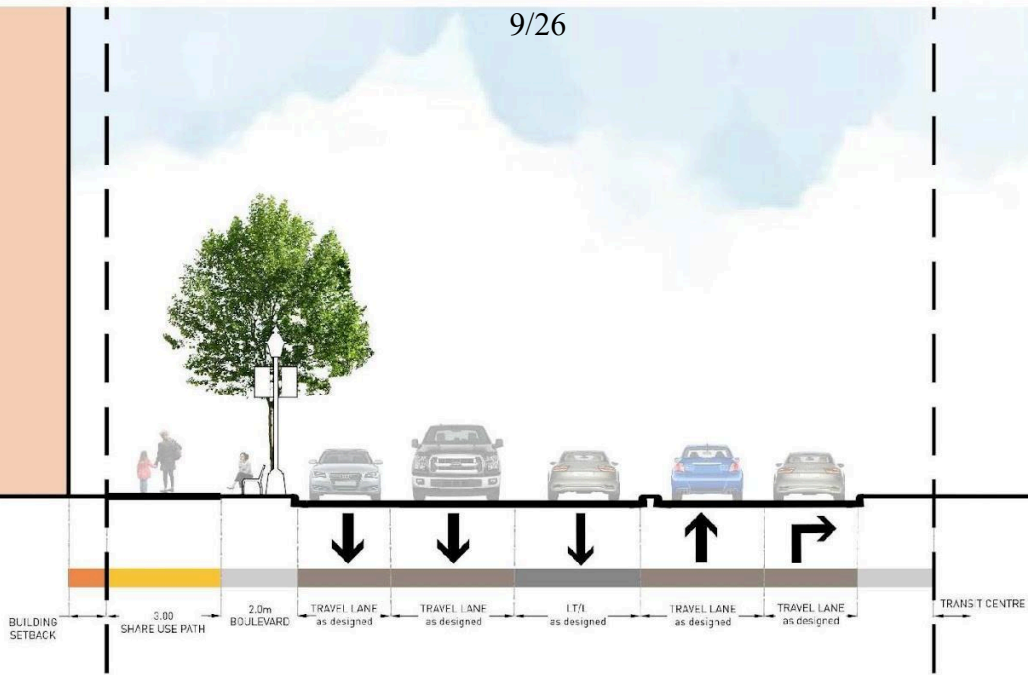


Standard Street

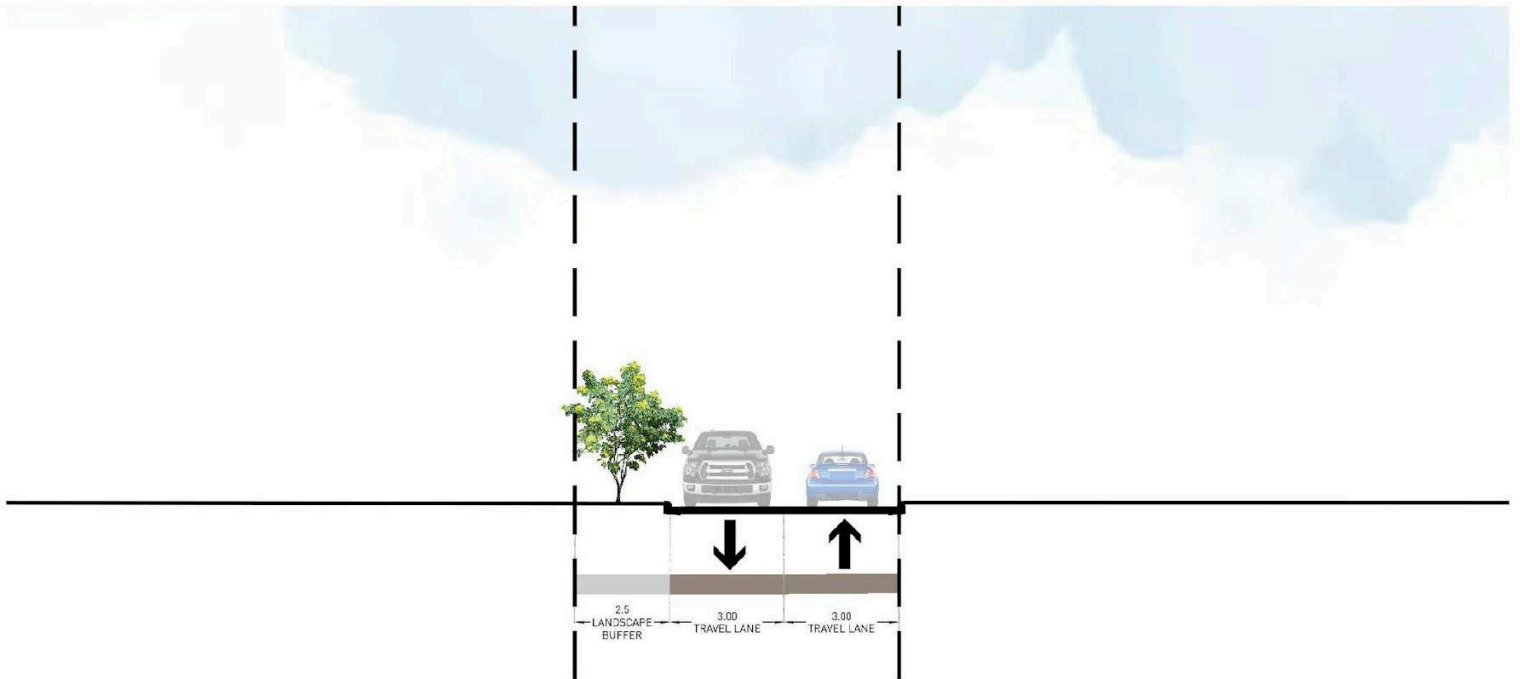


Centre Street

*Cross-sections are provided for illustrative purposes and should not restrict logical and reasonable design



Enhanced Capacity Street



Alley

*Cross-sections are provided for illustrative purposes and should not restrict logical and reasonable design

SCHEDULE “B”**3.191 CENTURY PARK MIXED USE ZONE (CPMU)****1. Purpose**

- 1.1. To allow for varying scales of mixed use development within the District Node adjacent to Century Park LRT Station. This Zone allows for transit-oriented development in mid to high-rise built forms, integrated with ground floor commercial, office and community service Uses in appropriate areas to create a walkable, human-scaled development.

2. Permitted Uses**Residential Uses**

- 2.1. Home Based Business
- 2.2. Residential, limited to:
 - 2.2.1. Lodging House
 - 2.2.2. Multi-unit Housing
 - 2.2.3. Supportive Housing

Commercial Uses

- 2.3. Bar
- 2.4. Cannabis Retail Store
- 2.5. Custom Manufacturing
- 2.6. Food and Drink Service
- 2.7. Health Service
- 2.8. Hotel
- 2.9. Indoor Sales and Service
- 2.10. Liquor Store
- 2.11. Major Indoor Entertainment
- 2.12. Minor Indoor Entertainment
- 2.13. Office

2.14. Residential Sales Centre

Industrial Uses

2.15. Indoor Self Storage

Community Uses

2.16. Child Care Service

2.17. Community Service

2.18. Library

2.19. Park

2.20. School

2.21. Special Event

Basic Service Uses

2.22. Emergency Service

2.23. Health Care Facility

2.24. Transit Facility

Agricultural Uses

2.25. Urban Agriculture

Sign Uses

2.26. Fascia Sign

2.27. Freestanding Sign

2.28. Major Digital Sign

2.29. Minor Digital Sign

2.30. Portable Sign

2.31. Projecting Sign

3. Additional Regulations for Specific Uses

Non-Residential Uses

- 3.1. All Ground Floor building Frontages adjacent to Centre Street must consist of non-Residential Uses oriented towards Centre Street, except as identified in Section 3.4 of this Zone.
- 3.2. Ground Floor building Frontages in Block D adjacent to the Transit Centre must consist of non-Residential Uses oriented toward the Transit Centre, except as identified in Section 3.4 of this Zone.

Residential Uses

- 3.3. Home Based Businesses must comply with Section 6.60 of the Zoning Bylaw.
- 3.4. Residential Uses are not permitted on the Ground Floor adjacent to Centre Street or the Transit Centre, with the exception of entrances and lobbies.

Commercial Uses

- 3.5. Cannabis Retail Stores must comply with Section 6.30 of the Zoning Bylaw.
- 3.6. Custom Manufacturing
 - 3.6.1. The maximum Floor Area is 600 m² per individual establishment.
 - 3.6.2. Manufacturing activities and storage must be located within an enclosed building.
- 3.7. Hotels
 - 3.7.1. Ground Floor guest rooms must not be located abutting a Street.
- 3.8. Liquor Stores must comply with Section 6.70 of the Zoning Bylaw.
- 3.9. Major Indoor Entertainment
 - 3.9.1. The maximum Floor Area is 500 m² per individual establishment.
- 3.10. Residential Sales Centres may be approved for a maximum of 5 years. Subsequent Development Permits for Residential Sales Centres on the same Site may only be issued as a Discretionary Development.
- 3.11. Uses with Drive-through Services are not permitted.

Industrial Uses

- 3.12. Indoor Self Storage
 - 3.12.1. Must not be developed as a standalone building.
 - 3.12.2. Must incorporate windows at regular intervals on all Storeys on Facades facing Abutting Streets. Windows must be clear, transparent and non-reflective.
 - 3.12.3. May not be developed adjacent to Centre Street or in Block D.
 - 3.12.4. The maximum Ground Floor building Frontage for Indoor Self Storage is 11.0 m. The remaining Ground floor building Frontage must be used for Community Uses or Commercial Uses.

Community Uses

- 3.13. Child Care Services must comply with Section 6.40 of the Zoning Bylaw.
- 3.14. Special Events must comply with Section 6.100 of the Zoning Bylaw.

Basic Service Uses

- 3.15. Basic Service Uses must be on a Site with at least 1 additional Use other than a Sign Use.
- 3.16. Health Care Facilities
 - 3.16.1. The maximum Floor Area is 1,000 m² per individual establishment.
- 3.17. Transit Facilities
 - 3.17.1. Despite the Setbacks specified in Sections 4.7 and 4.9 of this Zone, Transit Facilities may project into a Setback Abutting a Street to integrate with transit infrastructure.

Agricultural Uses

- 3.18. Urban Agriculture
 - 3.18.1. The maximum Floor Area is 600 m² per individual establishment
 - 3.18.2. With the exception of outdoor display areas of products for sale, Urban Agriculture Uses must be located within or on a building.

- 3.18.3. The Development Planner may consider a variance to Section 3.18.2 of this Zone based on the recommendations provided in an environmental assessment in compliance with Section 7.140 of the Zoning Bylaw.

Sign Uses

- 3.19. Signs must comply with Section 6.90 of the Zoning Bylaw, including Subsection 5 of Section 6.90.

Uses with Total Area and Floor Area Exceptions

- 3.20. The Development Planner may consider a variance to the maximum total area Floor Area of a non-Residential Use if adequate mitigation measures are used to reduce negative impacts to Abutting Uses or Sites, including:
- 3.20.1. measures specified in Subsection 2 of Section 5.120 of the Zoning Bylaw;
 - 3.20.2. modification of Site plans to locate Uses or activities in a location to minimize visual, noise, lighting, odour or other similar Nuisances; or
 - 3.20.3. other similar measures.

4. Site and Building Regulations

- 4.1. The maximum number of Dwellings within all land subject to this Special Area Zone is 3000.
- 4.2. The maximum Height is 75.0 m.
- 4.3. The minimum Ground Floor Height for non-Residential Uses is 4.0 m.
- 4.4. The maximum Floor Area Ratio is 8.0 per Block.
- 4.5. Despite the definition of Floor Area Ratio, Floor Area associated with Residential Uses is excluded from the calculation of the maximum Floor Area Ratio where a minimum of 10% of all Dwellings:
 - 4.5.1. comply with the inclusive design requirements of Section 5.50 of the Zoning Bylaw;
 - 4.5.2. have a Floor Area greater than 100 m², a minimum of 3 bedrooms, are located below the 10th Storey of the building, and have:

- 4.5.2.1. access to an outdoor Common Amenity Area designed for children of at least 50.0 m²; and
 - 4.5.2.2. dedicated and enhanced bulk storage within the Dwelling or within the building; or
- 4.6. The maximum Floor Area Ratio is increased by 1.0 where a minimum of 30% of all Supportive Housing Sleeping Units comply with the inclusive design requirements of Section 5.50 of the Zoning Bylaw.
- 4.7. The minimum Setback abutting a Street is 1.0 m, unless 1 or more of the following applies:
 - 4.7.1. The minimum Setback for Ground Floor non-Residential Uses where Abutting a Street with a sidewalk width 4.7 m or greater, measured from the Lot line to the curb is 0.0 m.
 - 4.7.2. The minimum Setback for portions of development with Residential Uses on the Ground Floor Abutting a Street, where a Treed Boulevard is present is 3.0 m.
 - 4.7.3. The minimum Setback for portions of development greater than 16.0 m in Height is 4.5 m.
 - 4.7.4. Despite Section 4.7.3 of this Zone, up to 1/3 of a Tower Facade facing an Abutting Street may extend to ground level.
- 4.8. Despite Sections 4.7 and 4.9 of this Zone, outdoor display areas and Public Space may be located in a Setback Abutting a Street.
- 4.9. The maximum Setback for Ground Floor non-Residential Uses abutting a Street is 3.0 m, unless 1 or more of the following applies:
 - 4.9.1. there is no maximum Setback for portions of development above the Ground Floor.
 - 4.9.2. there is no maximum Setback to accommodate open spaces, parks, plazas, locations of art, seating areas, and other amenities at ground level that are complementary to the adjacent streetscape.
- 4.10. The minimum Setback abutting an Alley is 0.0 m, except the minimum Setback for portions of development greater than 16.0 m in Height is 3.0 m.
- 4.11. The maximum Tower Floor Plate for portions of Towers greater than 23.0 m in Height is 850 m².

- 4.12. Despite Section 4.11 of this Zone, the maximum Tower Floor Plate for portions of the Tower greater than 23.0 m in Height is increased to 1,100 m² where:
- 4.12.1. located in Block A;
 - 4.12.2. the maximum Height is 60.0 m; and
 - 4.12.3. where the maximum Façade length for portions of the building above 23.0 m in Height and adjacent to 28 Avenue NW is 30.0 m.
- 4.13. The minimum separation between Towers, for portions of Towers greater than 23.0 m in Height is 25.0 m.
- 4.14. A Public or Common Amenity Area must be provided between a Tower and a Street where a Podium is not provided.
- 4.15. Towers must mitigate microclimatic impacts based on a Wind Impact Assessment and Sun Shadow Impact Study, where applicable, in compliance with Section 7.140 of the Zoning Bylaw.
- 4.16. The Development Planner may consider a variance to Sections 4.7.4, 4.11, 4.12, 4.13, and 4.14 of this Zone taking into consideration factors such as:
- 4.16.1. the orientation and placement of the Tower and associated visual, sun, shadow, and microclimatic impacts on Amenity Areas, Pathways, and Abutting residential or mixed use developments;
 - 4.16.2. the context of the Site in relation to the location and Height of buildings on Abutting Sites; and
 - 4.16.3. recommendations and mitigation measures specified in any required technical studies or applicable urban design guidelines.

5. Design Regulations

Building Design Regulations

- 5.1. Where a building wall:
- 5.1.1. faces a Street or Park;
 - 5.1.2. has a main entrance facing a Public Amenity Area or Parking Area interior to the Site; or
 - 5.1.3. has a total length greater than 20.0 m facing a Site in a residential or mixed use Zone,

the Facade must be articulated using 2 or more design techniques or features to minimize the perception of massing, eliminate large blank walls, provide visual interest, and enhance the appearance of buildings during winter months. Design techniques or features may include: variations in rooflines; vertical or horizontal building wall projections or recessions; visual breaks of building Facades into smaller sections; use of a combination of finishing materials; or other similar techniques or features.

- 5.2. Section 5.1 of this Zone does not apply to:
 - 5.2.1. building walls facing and built to a shared Lot line to establish a continuous Street Wall with the Abutting Site; or
 - 5.2.2. Facades of a Tower above a Podium or the Street Wall.
- 5.3. Ground Floor non-Residential Facades facing Streets, and any Facade with a main entrance that faces a Park, must be designed to break up the appearance into sections of 11.0 m or less by incorporating 2 or more design features as described in Section 5.1 of this Zone.
- 5.4. Each Storey must have windows on all building Facades facing a Street.
- 5.5. To promote pedestrian interaction and safety, Ground Floor non Residential Facades must comply with the following:
 - 5.5.1. Where a Facade faces a Street, a minimum of 65% of the Facade area between 1.0 m and 2.0 m above ground level must be windows.
 - 5.5.2. Despite Subsection 5.5.1 of this Zone, for exterior alterations to existing storefronts that involve adding or removing windows, a minimum of 50% of the Facade area between 1.0 m and 2.0 m above ground level facing a Street must be windows.
 - 5.5.3. A maximum of 10% of all Ground Floor windows facing a Street, a Park, or along Facades with a main entrance facing a Public Amenity Area or Parking Area interior to the Site may be covered by non-transparent material. The remainder must be clear, non-reflective and free from obstruction
- 5.6. The Facade design and materials must wrap around the side of the building to provide a:
 - 5.6.1. consistent profile facing both Streets for Corner Sites; and

- 5.6.2. consistent profile for building corners facing Streets and Alleys for Interior Sites, except that Facades facing an Alley do not require windows.

Entrance Design Regulations

- 5.7. Ground Floor non-Residential Uses adjacent to a Street must have separate individual entrances, but may share a common vestibule.
- 5.8. Where a Use is located on the Ground Floor adjacent to a Street, the main entrance for non-Residential Uses, and the main shared entrance for Multi-unit Housing or Supportive Housing must:
 - 5.8.1. be directed towards the Street; and
 - 5.8.2. be level with, or have sloped doorway thresholds to, Abutting Pathways and public sidewalks
- 5.9. Where the Setback from the Street with an existing or approved sidewalk is 4.5 m or less, each Ground Floor Dwelling along that Facade must have an individual entrance with direct ground level access to a Street.
 - 5.9.1. Section 5.9 of this Zone does not apply to Supportive Housing Sleeping Units located on the Ground Floor.
 - 5.9.2. Sliding patio doors must not serve as the individual entrance required under Section 5.9 of this Zone.
- 5.10. 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. General Regulations

Parking, Loading, Storage and Access

- 6.1. Vehicle access is not permitted from Centre Street.
- 6.2. The maximum number of vehicular accesses from Streets per Block face is 2, and vehicle access must be designed to minimize disruption to vehicle and pedestrian circulation.
- 6.3. Surface Parking Lots, loading, storage, and waste collection areas must be reasonably screened from view from Abutting Streets using methods such as Landscaping, Fencing, or other similar measures.

- 6.4. Above ground Parkade Facades facing a Street or a Park must be wrapped with Commercial or Community Uses, with a minimum depth of 8.0 m, on the Ground Floor.
- 6.5. Above ground Parkades that are part of the building Podium must be screened in a way that does not disrupt the continuity of the Street Wall. Screens may include but are not limited to, public art, and Street fronting Residential or non-Residential Uses.
- 6.6. Above ground Parkades must be designed to be adaptable for future non-parking Uses by having:
 - 6.6.1. a minimum floor to ceiling clearance of 4.0 m at ground level, and 3.1 m above the Ground Floor;
 - 6.6.2. floors that can readily become level; and
 - 6.6.3. drive ramps located and designed to allow for future removal without interfering with developable space.

SCHEDULE “C”**3.192 CENTURY PARK TRANSITION ZONE (CPT)****1. Purpose**

- 1.1. To accommodate the development of a mix of uses with opportunities for ground floor commercial and mid-rise residential in proximity to the Century Park LRT Station.

2. Permitted Uses**Residential Uses**

- 2.1. Home Based Business
- 2.2. Residential

Commercial Uses

- 2.3. Bar
- 2.4. Custom Manufacturing
- 2.5. Food and Drink Service
- 2.6. Health Service
- 2.7. Hotel
- 2.8. Indoor Sales and Service
- 2.9. Liquor Store
- 2.10. Major Indoor Entertainment
- 2.11. Minor Indoor Entertainment
- 2.12. Office
- 2.13. Parking Facility
- 2.14. Residential Sales Centre

Industrial Uses

- 2.15. Minor Industrial

Community Uses

- 2.16. Child Care Service
- 2.17. Community Service
- 2.18. Library
- 2.19. Park
- 2.20. Special Event

Basic Service Uses

- 2.21. Health Care Facility
- 2.22. Minor Utility

Agricultural Uses

- 2.23. Urban Agriculture

Sign Uses

- 2.24. Fascia Sign
- 2.25. Freestanding Sign
- 2.26. Minor Digital Sign
- 2.27. Portable Sign
- 2.28. Projecting Sign

3. Additional Regulations for Specific Uses

Residential Uses

- 3.1. Residential Uses in the form of Row Housing are only permitted within Block K, as shown on Appendix II to Section 3.190.

Non-Residential Uses

- 3.2. Minor Indoor Entertainment Uses are only permitted as an Accessory Use to a Restaurant.
- 3.3. Indoor Sales and Service Uses in the form of animal clinics must include noise attenuation measures to limit Nuisance impacts to adjacent residences.

Sign Uses

- 3.4. Signs must comply with Section 6.90 of the Zoning Bylaw, including Subsection 5 of Section 6.90.
- 3.5. Fascia Signs must face a Street.
- 3.6. Two Freestanding Signs are permitted with a maximum Sign Area of 90 m² and maximum Height of 10 m.
- 3.7. Minor Digital Signs must only be affixed to a building façade.
- 3.8. Portable Signs are limited to marketing and sales signs for the development.
- 3.9. A Comprehensive Sign Design Plan in accordance with Section 6.90 of the Zoning Bylaw is required.

4. Site and Building Regulations

- 4.1. The maximum number of Dwellings within all land subject to this Special Area Zone is 2000.
- 4.2. The maximum Height is 75.0 m.
- 4.3. The maximum Floor Area Ratio is 8.0 per Block.
- 4.4. The maximum Tower Floor Plate for any portion of a building greater than 25.0 m in Height is 800.0 m².
- 4.5. The minimum Setback from Streets is 2.0 m.
- 4.6. The minimum Setback from other Lot lines is 1.0 m per 4.0 m increment of building Height to a maximum of 4.0 m.
- 4.7. The maximum Setback from the Lot lines of Block K is 15.0 m.
- 4.8. The minimum Height of a Podium is 6.0 m and the maximum Height is 25.0 m.
- 4.9. Towers must Stepback from the podium Façade a minimum of 2.5 m on all sides facing a Street or an outdoor communal Amenity Area.
- 4.10. Despite Section 4.9 of this Zone, a reduction in the minimum Stepback may be permitted to allow for architectural expression for an entrance or lobby.
- 4.11. The minimum space between Towers must be 25.0 m. The Development Planner may vary Tower spacing in consideration of the following:

- 4.11.1. The visual, sun/shadowing, and other microclimatic impacts on adjacent residential development; and
 - 4.11.2. The recommendations and mitigation measures specified in any required technical studies.
- 4.12. Buildings 25.0 m in Height or less are not required to provide Stepbacks.

5. Design Regulations

- 5.1. Stepbacks, Tower spacing, and sculpting must be used for Towers to reduce building mass and augment views, light, and privacy.
- 5.2. The Tower must be differentiated from the podium, but must include some of the design details, materials, and architectural expression from the podium.
- 5.3. The top storeys of Towers must contribute to the 'signature' of the building and the City's skyline through sculpting of the upper floors and roofs.
- 5.4. All mechanical equipment on a roof of any building must be concealed by screening in a manner compatible with the architectural character of the building, or concealed by incorporating it within the building.
- 5.5. For buildings located at the intersection of Streets the corner Facade treatment must wrap around the side of the building to provide a consistent profile facing both Streets.
- 5.6. Building Facades facing a Street must be articulated at a maximum of 10.0 m intervals to create attractive streetscapes and interfaces. Building Facades must be articulated by a combination of recesses, entrances, windows, projections, changes in building materials, colours, or physical breaks in building mass.
- 5.7. All exposed building Facades must have consistent and harmonious exterior finishing materials such as stone, masonry, metal, wood panels, cement panels, or glass.
- 5.8. Exterior finishing materials must be durable, high quality and consistent with the overall design of the development within the context of the block face.
- 5.9. All Ground Floor Commercial and Residential Uses must have active frontages.
- 5.10. Weather protection in the form of a canopy or other architectural element must be provided above ground floor entrances of non-Residential Uses.

- 5.11. Residential Use entrances at-Grade must be clearly differentiated from non-Residential Use entrances through distinct architectural treatment and address the Street in a prominent manner.
- 5.12. Parking Structure entrances must maintain the architectural harmony with the building Facade.
- 5.13. Where non-Residential Uses face a Street or Amenity Area , they must be designed to create a pedestrian-friendly environment, which may include such things as entrances, outdoor seating areas, canopies, landscaping, transparent windows and other features that lend visual interest and a human scale to development.
- 5.14. Each Ground Floor Residential Dwelling must provide individual entrances and other features such as a porch, stoop, landscaped terrace, pedestrian lighting, or patio that are clearly visible from the adjacent sidewalk.
- 5.15. For Commercial Uses, the geodetic elevation of the top of the floor on the Storey that is directly above Grade must not exceed the geodetic elevation of the Abutting public sidewalk by more than 0.3 m.
- 5.16. For Residential Uses, the geodetic elevation of the top of the floor on the level that is directly above Grade must be greater than the geodetic elevation of the Abutting sidewalk by at least 0.6 m.

6. Parking, Loading, Storage, and Access Regulations

- 6.1. Vehicular parking must be provided in Parkades or Street parking.
- 6.2. Despite 6.1, Surface Parking Lots may be provided where located to the interior of a Block and screened from Streets.
- 6.3. Parkades that are part of the building podium must be screened in a way that does not disrupt the continuity of the Street Wall. Screens may include but are not limited to, public art, and Street fronting Residential or Non-residential Uses.
- 6.4. No portion of an Above Ground Parkade may be allowed for a minimum depth of 8.0 m from any Street.
- 6.5. The maximum number of vehicular accesses per Block face must be two and vehicular accesses must not interfere with pedestrian movement through the Site,
- 6.6. Despite Subsection 8.5 of Section 5.80 of the Zoning Bylaw:
 - 6.6.1. The minimum number of bicycle parking spaces provided for Residential Uses is 50% of the number of Dwellings or Sleeping Units proposed by a

Development Permit application, and must be provided within the building.

- 6.7. No parking, loading, storage, or trash collection area must be permitted within Setbacks. Loading, storage, and trash collection areas must be located to the rear or sides of the principal building, with the exception that loading areas may be shared with on-street parking.
- 6.8. Any trash collection area or storage area must be screened and located within the principal building such that it is not visible from a public roadway.

7. Landscaping, Lighting, and Amenity Regulations

- 7.1. Decorative and security lighting must:
 - 7.1.1. be designed and finished in a manner consistent with the architectural theme of the development and to accentuate architectural elements; and
 - 7.1.2. be provided to ensure a well-lit environment for pedestrians to assist with security in publicly accessible areas.
- 7.2. Of the total required Amenity Area, a minimum of 2.0 m² per Dwelling must be provided as an at-Grade outdoor Amenity Area.
- 7.3. Despite the definition of Amenity Area, outdoor Amenity Areas must be provided as squares, plazas, courtyards, forecourts, linear parks, pocket parks, community gardens, or seating areas, and be aggregated into areas that are a minimum 300 m² and a maximum of 1,000 m².
- 7.4. Outdoor Amenity Area requirements of up to two adjacent Blocks may be combined to create a larger outdoor Amenity Area within a single Block designed to serve both Blocks, regardless of whether both Blocks are developed at the same time or phased.
- 7.5. With each Development Permit for construction of a new building, a plan must be submitted detailing how outdoor Amenity Area requirements will be satisfied (size and location).

8. Other Regulations

- 8.1. Prior to the issuance of a Development Permit for any buildings greater than 25.0 in Height, a qualitative wind impact study (computational fluid dynamics study) must be submitted for review. The development must incorporate design features to minimize adverse microclimatic effects such as wind tunneling, snow drifting, rain sheeting both on and off Site, consistent with the recommendations of the study.

- 8.2. A Sun Shadow Study must be submitted with the Development Permit application for any new development with a proposed Height over 25.0 m in accordance with Section 7.140 of the Zoning Bylaw. The study must be reviewed by the Development Planner and the Development Planer may place conditions on the development permit based on the required mitigation measures outlined in the study to minimize the shadow impacts on open spaces and adjacent residential uses.
- 8.3. Site and building layouts must include design elements that take the principles of Crime Prevention Through Environmental Design (CPTED) into consideration. The Development Planner may, at their discretion, require a CPTED assessment prepared in accordance with Section 5.110 of the Zoning Bylaw. The Development Planner must apply any conditions deemed necessary to the approval of the Development Permit based on the recommendations of the CPTED assessment to promote a safe physical environment.
- 8.4. As part of the submission for a Development Permit, the owner must submit a report on how the applicable development aligns with the following winter design principles:
 - 8.4.1. incorporate design strategies to block wind;
 - 8.4.2. maximize exposure to sunshine through orientation and design;
 - 8.4.3. use colour to enliven the cityscape;
 - 8.4.4. create visual interest with strategic use of creative lighting; and
 - 8.4.5. provide infrastructure that supports the desired winter life.