

Charter Bylaw 19132

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 2954

WHEREAS Lots 29-31, Block 20, Plan 4423AJ; located at 12026 and 12032 – 102 Avenue NW and 10203 – 121 Street NW, Oliver, Edmonton, Alberta, are specified on the Zoning Map as (DC1) Direct Development Control Provision; and

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

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

1. The Zoning Map, being Part III to Bylaw 12800 The Edmonton Zoning Bylaw is hereby amended by rezoning the lands legally described as Lots 29-31, Block 20, Plan 4423AJ; located at 12026 and 12032 – 102 Avenue NW and 10203 – 121 Street NW, Oliver, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule "A", from (DC1) Direct Development Control Provision to. (DC2) Site Specific Development Control Provision;
2. The uses and regulations of the aforementioned DC2 Provision are annexed hereto as Schedule "B".

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

READ a first time this 4th day of February , A. D. 2020;

READ a second time this 4th day of February , A. D. 2020;

READ a third time this 4th day of February , A. D. 2020;

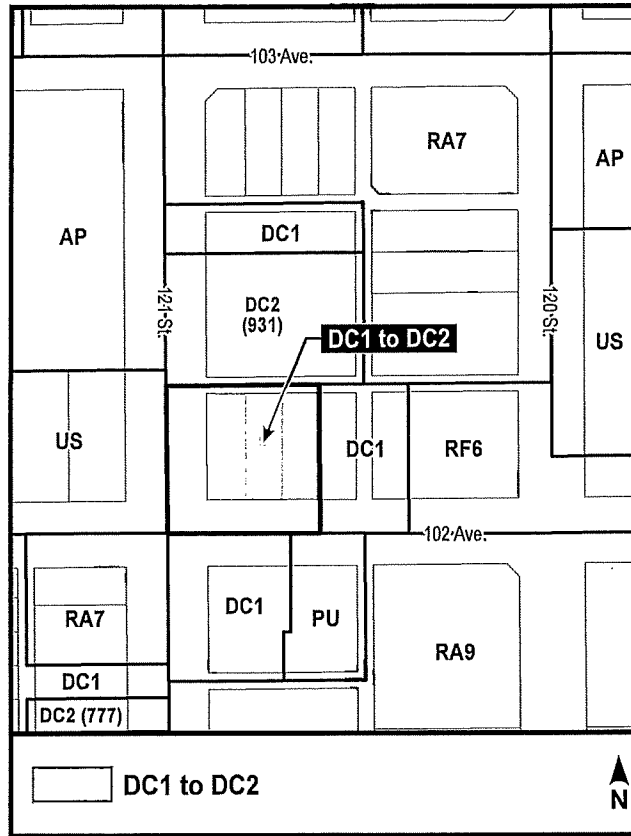
SIGNED and PASSED this 4th day of February , A. D. 2020.

THE CITY OF EDMONTON


MAYOR


A/CITY CLERK

CHARTER BYLAW 19132



SCHEDULE “B”

(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION

1. General Purpose

To accommodate a mixed use development which includes a high rise, ground-oriented Dwellings, and street related commercial Uses fronting onto 121 Street NW and 102 Avenue NW.

2. Area of Application

This Provision shall apply to Lots 29, 30 and 31, Block 20, Plan 4423AJ located on the northeast corner of 121 Street NW and 102 Avenue NW, as shown in Schedule “A” of the Charter Bylaw adopting this Provision, Oliver.

3. Uses

1. Apartment Hotels
2. Bars and Neighbourhood Pubs
3. Breweries, Wineries and Distilleries
4. Business Support Services
5. Convenience Retail Stores
6. Creation and Production Establishments
7. General Retail Stores
8. Group Home
9. Health Services
10. Indoor Participant Recreation Services
11. Live Work Unit
12. Major Home Based Business
13. Minor Home Based Business
14. Media Studios
15. Multi-unit Housing
16. Non-accessory Parking
17. Personal Service Shops
18. Private Education Services
19. Professional, Financial and Office Support Services
20. Residential Sales Centre
21. Restaurants

22. Specialty Food Services
23. Special Event
24. Urban Gardens
25. Fascia On-premises Signs
26. Projecting On-premises Signs
27. Temporary On-premises Signs

4. Development Regulations for Uses

1. The maximum gross Floor Area for each non-Residential and non-Residential-Related Use shall be 250 m².
2. Non-Residential and non-Residential-Related Uses shall be limited to the ground level Storey of the development.
3. Each Bar and Neighbourhood Pub and Restaurant Use shall be limited to 200 m² of Public Space excluding exterior patio/deck space.
4. Breweries, Wineries and Distilleries shall only be developed in conjunction with a Restaurant or Bar and Neighbourhood Pub Use.
5. Live Work Units shall be limited to the ground-oriented Dwellings.
6. Personal Services Shops shall not be developed as Body Rub Centres.
7. Residential Sales Centres shall be limited to the sale or leasing of on-Site condominium or rental Dwellings.
8. Signs:
 - a. Signs shall comply with Schedule 59E of the Zoning Bylaw.
 - b. Temporary On-premises Signs shall be limited to project advertising associated with a Residential Sales Centre and shall not include trailer mounted Signs or Signs with changeable Copy.
 - c. The Development Officer shall have regard for visual harmony and the compatibility of the proposed Sign with the architectural character and finish of the development and with the design, location and appearance of other Signs on the development.

5. Development Regulations For Site Layout and Built Form

1. The development shall be in general conformance with the attached Appendices to the satisfaction of the Development Officer.
2. The maximum Height shall be 54.0 m.
3. The Height of the podium shall be a minimum of 4.0 m and a maximum of 11.0 m.
4. The maximum Floor Area Ratio shall be 6.75.

5. The maximum number of Dwellings shall be 140.
6. The maximum Floor Plate for the Tower shall be 700.0 m².
7. The maximum length of any Tower Facade shall be 32.0 m.
8. The minimum Setbacks for the building at ground level shall be:
 - a. 2.7 m from the north Lot line;
 - b. 1.2 m from the south Lot line except the south setback shall be a minimum of 2.5 m for a minimum distance of 8.0 metres from the west Lot line;
 - c. 1.2 m from the west Lot line; and
 - d. 3.0 from the east Lot line except the east setback shall be a minimum of 1.2 m for a maximum distance of 9.0 m from the north Lot line.
9. The portions of the Parking Garage below ground level shall not be subject to required Setbacks and may extend to all Lot lines provided there is sufficient soil capacity to support any required Landscaping, to the satisfaction of the Development Officer. This may be achieved by, but is not limited to, the use of planters and other acceptable green roof technologies.
10. The podium shall have the following Stepbacks:
 - a. 3.0 m above the first Storey along the east Lot line for the portion of the building from a maximum distance of 7.0 m from the north and a maximum distance of 13.0 m from the south Lot Lines; and
 - b. 1.5 m above the third Storey from the Facade facing the east Lot line.
11. The minimum Tower Setbacks shall be:
 - a. 11.0 m from the north Lot line;
 - b. 6.0 m from the south Lot line;
 - c. 4.0 m from the west Lot line; and
 - d. 7.5 m from the east Lot line.

6. Development Regulations for Building Design and Features

1. General:
 - a. All building Facades shall have consistent and harmonious exterior finishing materials.
 - b. The development shall incorporate design elements to reduce the perceived mass and add architectural interest, including articulation of the Façades, using a defined pattern of projections and/or recessions and a variety of exterior building cladding materials and colours.

- c. The building shall be finished with high quality, durable materials. Vinyl siding and/or knockdown stucco are prohibited. The development shall maximize the use of exterior masonry cladding, glazing, and pre-finished metal cladding and screening. The contextual fit, design, proportion, quality, texture and application of various finishing materials shall be to the satisfaction of the Development Officer.
- d. Entrances for non-Residential Uses shall be clearly differentiated from entrances to Residential Uses through distinct architectural treatment to the satisfaction of the Development Officer.
- e. The development shall incorporate a prominent front entrance for Residential Uses facing 121 Street NW through distinct architectural treatment to the satisfaction of the Development Officer.
- f. A weather protection element in the form of a canopy or other architectural element above the main Residential entrance facing at 121 Street NW shall be allowed to project a maximum of 1.8 m over the west Lot line to create a comfortable environment for pedestrians.
- g. Platform Structures in the form of balconies shall be allowed to project a maximum of 1.8 m into the north, west, and south Tower Setbacks.
- h. Platform Structures in the form of balconies along the centre of the east Tower Façade shall be allowed to project a maximum of 1.5 m into the into the east Tower Setback.
- i. Ground level Non-Residential Uses shall provide a minimum of 60% of the building Façade as transparent, nonreflective, untinted, and unobscured glazing that allows viewing in and out of the Use to the satisfaction of the Development Officer. The bottom of the glazing shall not be higher than 0.5 m above Grade and the top of the glazing shall not be lower than 2.5 m above Grade. Linear Frontage shall be measured as the horizontal plane at 1.5 m above Grade.
- j. A maximum of 10% of the first Storey glazing may be covered by Signs. The remainder of the glazing shall remain free from obstruction.
- k. All mechanical equipment, including roof mechanical units, and surface level venting systems shall be concealed by screening in a manner compatible with the architectural character of the building, or concealed by incorporating it within the building. Ground level vents shall be oriented away from adjacent Sites, or on-Site amenities or pedestrian circulation areas.
- l. Waste collection, storage areas, and loading shall be located within the building, accessed from the rear, and screened from view from the abutting Lane and shall be designed to the satisfaction of the Development Officer in consultation with Waste Management Services, Subdivision and Development Coordination (Transportation) and City Operations.

2. Podium:

- a. The podium shall be developed so as to provide a human-scaled building edge through variation in Setbacks, building articulation, or through the architectural treatment of the Façades.

- b. The exterior of the podium Façade shall be finished with clear glazing and quality, durable materials that may include, but not be limited to, masonry, stone, brick and pre-finished metal.
 - c. The ground elevation shall not exceed the elevation of the a butting public sidewalk by more than 0.6 m.
 - d. A minimum of 7 Dwellings shall be developed as ground-oriented fronting onto 102 Avenue NW and the east-west Lane, in accordance with the following:
 - i. Dwellings shall take the appearance of row housing and shall be articulated as individual units with individual direct entrances and windows fronting onto adjacent roadways and include such features as staircases, stoops, semi-private outdoor areas, or landscaped yards. Sliding patio doors shall not serve as these entrances.
 - ii. There shall be a semi-private outdoor area that is provided in a manner that establishes a transition area between the Dwelling and publicly accessible land using landscape features such as decorative fencing, change in grade, shrub beds, planters, rock gardens and/or other built elements, to the satisfaction of the Development Officer.
 - e. The building Façades fronting 102 Avenue NW shall incorporate architectural design details or features that are complementary to the pedestrian-oriented residential character of 102 Avenue NW such as entry transitions, masonry cladding and clear glazing.
 - f. Above 4.0 m in Height on the southwest corner of the podium a weather protection element in the form of a canopy or other architectural element shall be allowed to project 1.0 m into the south and west Setbacks.
 - g. Masonry shall be used as the predominant exterior cladding material on the first and second Storeys of ground-oriented Dwellings fronting onto 102 Avenue NW.
 - h. The podium Façade fronting 102 Avenue NW shall be differentiated from the 121 Street NW Facade through distinct architecture features such as Façade articulation, variation of materials, lighting and Landscaping, and shall reflect the prominence of 102 Avenue NW as a neighbourhood street (Bicycle Lane).
 - i. A privacy screen feature shall be provided on the second level of the podium along the east 1.5 m Stepback to minimize overlook to the property to the east.
3. Tower:
- a. The Tower shall be differentiated from the podium but shall reinforce the design details, materials, and architectural expression.
 - b. The Tower shall provide articulation and visual interest through the variation of placement and physical breaks of Platform Structures to create vertical architectural features.

- c. The top of the Tower shall be consistent in concept, detail, and material with the Tower and shall contribute to the “signature” of the building and the City’s skyline through treatment of the Rooftop Amenity Area and the mechanical penthouse and shall provide articulation, visual interest and reduced massing effects by a combination of sculpting of the building, variation of material, colour or other design methods.

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

1. Vehicular access and egress shall be from the abutting east-west Lane.
2. All vehicular parking shall be provided in an underground Parking Garage.
3. Adequate sight lines shall be maintained for vehicles entering and exiting the Parking Garage, to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination (Transportation).
4. Entrances to Parking Garages shall minimize the physical and visual impact of the entrances and doors to the abutting Lane, or other adjacent publicly-accessible areas, to the satisfaction of the Development Officer.
5. Vehicular parking shall be provided as per the Zoning Bylaw, except that:
 - a. a maximum of 198 on-site vehicular parking spaces, including visitor parking spaces, shall be provided;
 - b. of the total number of vehicle parking spaces provided, spaces for Non-Residential Uses shall be provided at a rate of 1 parking space per 40 m² of Non-Residential Floor Area (not including Non-accessory Parking) with 5 spaces being the minimum number required;
 - c. visitor parking spaces for Residential Uses may be shared with spaces for Non-Residential Uses through an owner-operated parking management program; and
 - d. in addition to the minimum on-site vehicular parking spaces required, a maximum of 5 parking spaces may be provided for Non-accessory Parking.
6. Variances to the number of off-street vehicular accessory parking spaces may be considered by the Development Officer if the owner can demonstrate through a Parking Impact Assessment or Parking Justification that a different amount is appropriate, to the satisfaction of the Development Officer in consultation with Parking Management Services.
7. Bicycle Parking facilities shall be provided at a minimum rate of 0.50 spaces per Dwelling, in a safe and secure location in the underground Parking Garage or in another secure location within the building that is easily accessible to cyclists via access ramps, or a route through the building which facilitates easy and efficient transportation of bicycles.
 - a. Vertical or stacked racks may be used to satisfy bicycle parking requirements if it can be demonstrated that they can be safely and efficiently used. The minimum size of vertical bike parking stalls shall be a minimum of 0.60 m wide, 2.3 m high, and 1.1 m deep, with a minimum 1.5 m wide aisle.

8. A minimum of 10 Bicycle Parking spaces shall be provided outside at ground level adjacent to 121 Street NW and/or 102 Avenue NW.
9. A bicycle washing and/or repair facility shall be provided either at ground level on-Site, within the underground Parking Garage, or within secure bicycle storage rooms for use by the residents and/or tenants of the building.
10. One off-street vehicular loading space at a minimum of 4.0 m in width and 9.0 m in length shall be provided and accessed from the east-west Lane abutting the Site. The Development Officer may vary the dimensions of the loading space by a maximum of 20% in consultation with Subdivision and Development Coordination (Transportation).

8. Development Regulations for Landscaping, Lighting and Amenity Area

1. Landscaping:
 - a. Landscaping shall be in general conformance with the Appendices of this Provision.
 - b. A detailed Landscape Plan for the Site, prepared by a Landscape Architect registered with the Alberta Association of Landscape Architects (AALA), including all existing and proposed utilities and off-Site streetscape improvements within the road right-of-way shall be submitted as part of a Development Permit application for review and approval by the Development Officer.
 - c. The following shall apply and be shown on the required Landscape Plan:
 - i. Landscaping shall use plant materials that provide colour throughout the year to enhance appearance during winter months;
 - ii. Landscaping Plans shall incorporate native and/or drought tolerant species into the Landscaping design;
 - iii. Setbacks from the north and south shall provide entry transitions including features such as steps, gates, hedges, low walls, for Dwellings fronting 102 Avenue NW and the east-west Lane;
 - iv. Setbacks from the north shall provide a 1.5 m wide concrete walkway adjacent to Ground-oriented Dwellings fronting the Lane;
 - v. At ground level, the west Setback shall be Hardsurfaced and visually incorporated into the streetscape of 102 Avenue NW and 121 Street NW by providing paving materials, shrub beds, and planters to accommodate street related activities, architectural features and Landscaping that contributes to a high quality pedestrian oriented public realm;
 - vi. At ground level, where Setbacks are provided in front of active Commercial Uses fronting onto public roadways, there shall be an enhanced pedestrian experience and a public realm that seamlessly transitions from public to private property through the use of landscaping and paving materials with a finish and pattern that complement and provide a seamless transition with the adjacent streetscape;

- vii. Ground-oriented Dwellings fronting 102 Avenue NW shall have an outdoor landscaped area in front of each Dwelling's private Amenity Area that shall be provided in a manner that establishes a transition area between the Amenity Area and the adjacent public roadway (excluding the Lane) using landscape features such as decorative fencing, change in Grade, shrub beds or rock gardens;
- viii. enhanced tree and shrub planting within the east Setback shall be provided as privacy screening between the east Façade of the development and the abutting Site;
- ix. a 1.83 m decorative screen fence shall be provided along the entire length; of the east Lot line except within 1.5 m of 102 Avenue NW; and
- x. Notwithstanding Landscaping regulations of the Zoning Bylaw, the development shall have a minimum of 5 trees, 40 shrubs, 20 perennials in total as follows:
 - A. 25 shrubs on the west Setback; and
 - B. 5 trees, 15 shrubs, 20 perennials on the east Setback.

2. Lighting:

- a. Decorative and security lighting shall be designed and finished in a manner consistent with the architectural theme of the development and shall be provided to ensure a well-lit and safe environment for pedestrians, and to accentuate architectural elements, roof tops, and public art. Exterior lighting associated with the development shall be designed such that it has no negative impact on an adjacent property. An exterior lighting plan shall be provided to the satisfaction of the Development Officer.
- b. Night-time light pollution shall be reduced by avoiding over-illumination of the development and by using exterior lighting fixtures that are full cut-off in design which direct light downward, to ensure illumination does not extend beyond the boundaries of the development Site.

3. Amenity Areas:

- a. For Residential Uses, a minimum Amenity Area of 15 m² per Dwelling of gross Floor Area shall be provided through the following:
 - i. Communal space that may include, but is not limited to, change room facilities, shared work/study area, entertainment rooms, amenity lounge, communal kitchen, and fitness facilities;
 - ii. Outdoor Amenity Area for use by residents on the Rooftop Terraces of the podium and the Tower; and
 - iii. Platform Structures in the form of balconies with a minimum depth of 1.5 m.

- b. The north, south, and west side of the rooftop of the third Storey of the podium shall provide enhancements to improve rooftop aesthetics. These enhancements may include, but are not limited to, surface materials, landscape features, screening elements, improved rooftop materials, or Amenity Areas, and shall have regard to the recommendations of the Wind Impact Statement and Wind Impact Study to the satisfaction of the Development Officer.
- c. The rooftop of the Tower may be used to provide Common Amenity Areas.
- d. A minimum 50 m² of common Amenity Area specifically designed for children shall be provided in the podium or on the Rooftop Terrace of the Tower.

9. Other Regulations

1. A Wind Impact Study shall be prepared and submitted with a Development Permit application for any building or portion of a building with a minimum Height of 23.0 m. The development shall incorporate design features to minimize adverse microclimatic effects such as wind tunnelling, snow drifting, and rain sheeting, both on and off Site, consistent with the recommendations of the Wind Impact Study.
2. An arborist report and tree preservation plan, to the satisfaction of the Development Officer in consultation with Urban Forestry, shall be submitted with the Development Permit application to determine the impact of the proposed development, including excavation and construction, on the existing boulevard trees along 121 Street NW and 102 Avenue NW. If required by the Development Officer, an air spading tool shall be used to determine the amount and size of roots that may need to be cut for the parkade/foundation wall.
 - a. If the arborist report indicates that the development will unduly compromise the ongoing viability and health of a tree or trees, each tree shall be removed and replaced by a new tree within an enhanced growing medium at the cost of the owner, or
 - b. If the arborist report indicates that the development will not unduly compromise the ongoing viability and health of a tree or trees, each tree shall be retained and protected as per the City's Corporate Tree Management Policy C456A to the satisfaction of the Development Officer in consultation with Urban Forestry.
3. Prior to the issuance of a Development Permit for the principal building, a Crime Prevention Through Environmental Design (CPTED) Assessment shall be provided to the satisfaction of the Development Officer to ensure that the development provides a safe urban environment in accordance with the guidelines and principles established in the Design Guidelines for a Safer City (City of Edmonton 1995).
4. Prior to the issuance of a Development Permit for:
 - a. a building that contains 12 or more Dwelling units; or
 - b. a building that contains less than 12 Dwelling units, but is part of a Site with 12 or more Dwelling units in total;

the Development Officer shall ensure a signed agreement has been executed between the City and the owner, requiring the owner to provide the City, at the time of each Development Permit approval, the option to purchase up to 5% of the proposed number of Dwelling units (rounded to the nearest Dwelling unit) in each building with Dwelling units, at 85% of market value or the equivalent value as cash in lieu (at the discretion of the owner) to the City. The City may exercise its option to purchase only in respect of Dwelling units that are individually titled.

5. Notwithstanding the other Development Regulations of this Provision, the Appendices of the Provision, and Section 720.3(2) of the Zoning Bylaw, in the event that the owner/developer does not obtain a Building Permit and commence construction of a principal building under a valid Development Permit with 10 years of the passage of the Bylaw adopting this Provision, development of the Site shall be in accordance with this Provision, except that:
 - a. the maximum Height shall be 23.0 m; and
 - b. the maximum Floor Area Ratio shall be 3.0.

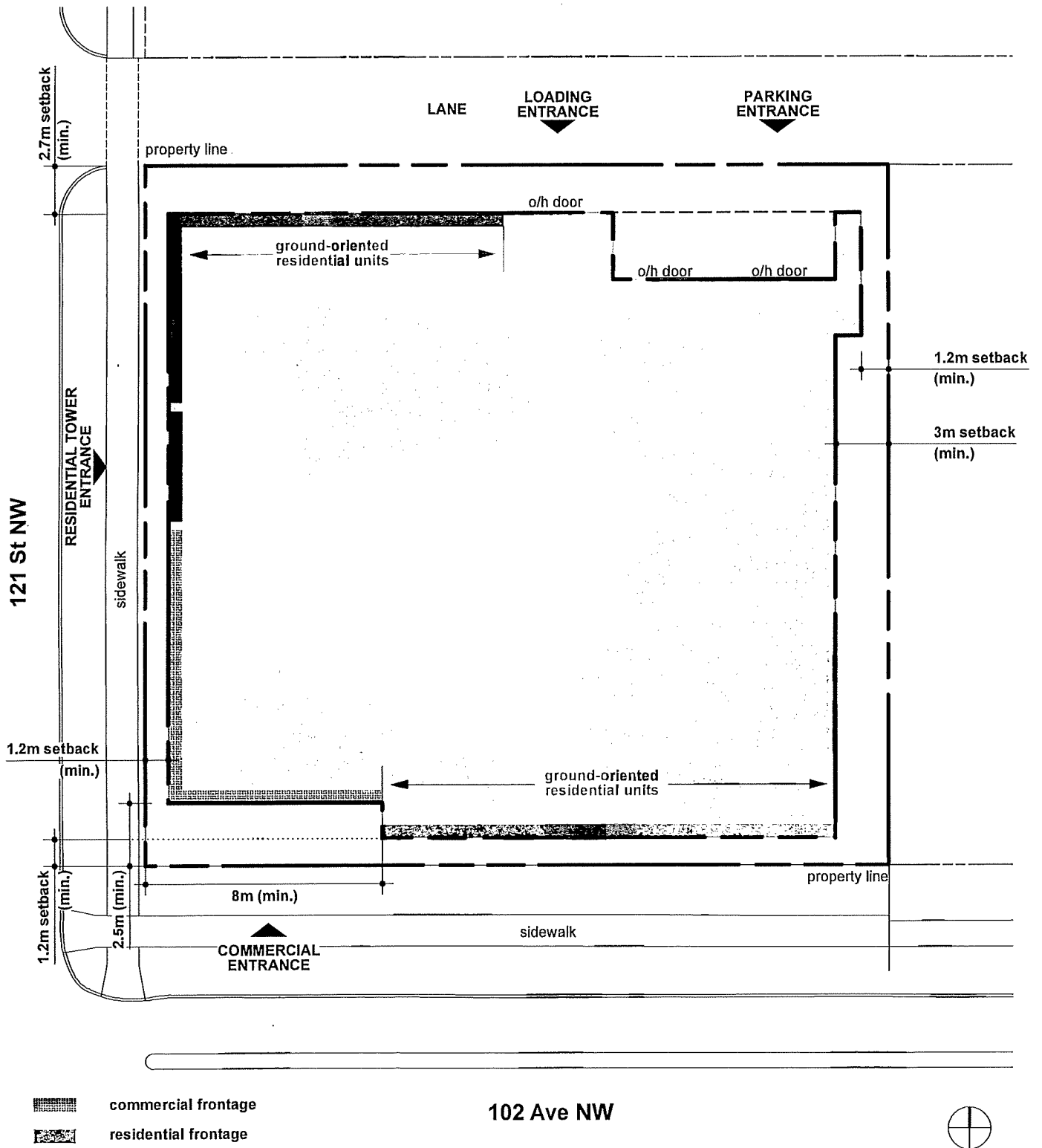
10. Public Improvements and Contributions

1. As a condition of the Development Permit for construction of the principal building, the owner shall enter into an Agreement with the City of Edmonton for off-Site improvements necessary to serve the development. The Agreement shall include an engineering drawing review and approval process. Improvements shall be constructed at the owner's cost and shall be designed to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination (Transportation), City Operations, Integrated Infrastructure Services, EPCOR Water Inc., Drainage, and others as required. Improvements to address in the Agreement shall include, but are not limited to:
 - a. replacement of any street furniture including lamps, benches, bollards or planters, that are removed/damaged due to construction of the development;
 - b. Upgrading lanes as follows and generally shown on Appendix VII to a commercial standard within the available right-of-way:
 - i. the east-west Lane abutting the Site in its entirety from 121 Street NW to 120 street NW; and
 - ii. a portion of the north-south Lane between 121 Street NW and 120 Street NW, between 102 Avenue NW and the upgraded east-west Lane on the north of the Site.
 - c. construction of infrastructure improvements on the east-west Lane Abutting the Site and provision of a fire hydrant along 121 Street NW to the satisfaction of the Development Officer in consultation with EPCOR Water Services Inc;
 - d. The sanitary drainage systems required to service the development, including any on-site wastewater management, shall be in general conformance with the Drainage Servicing Report to the satisfaction of the Development Officer in consultation with Development Services (Drainage);

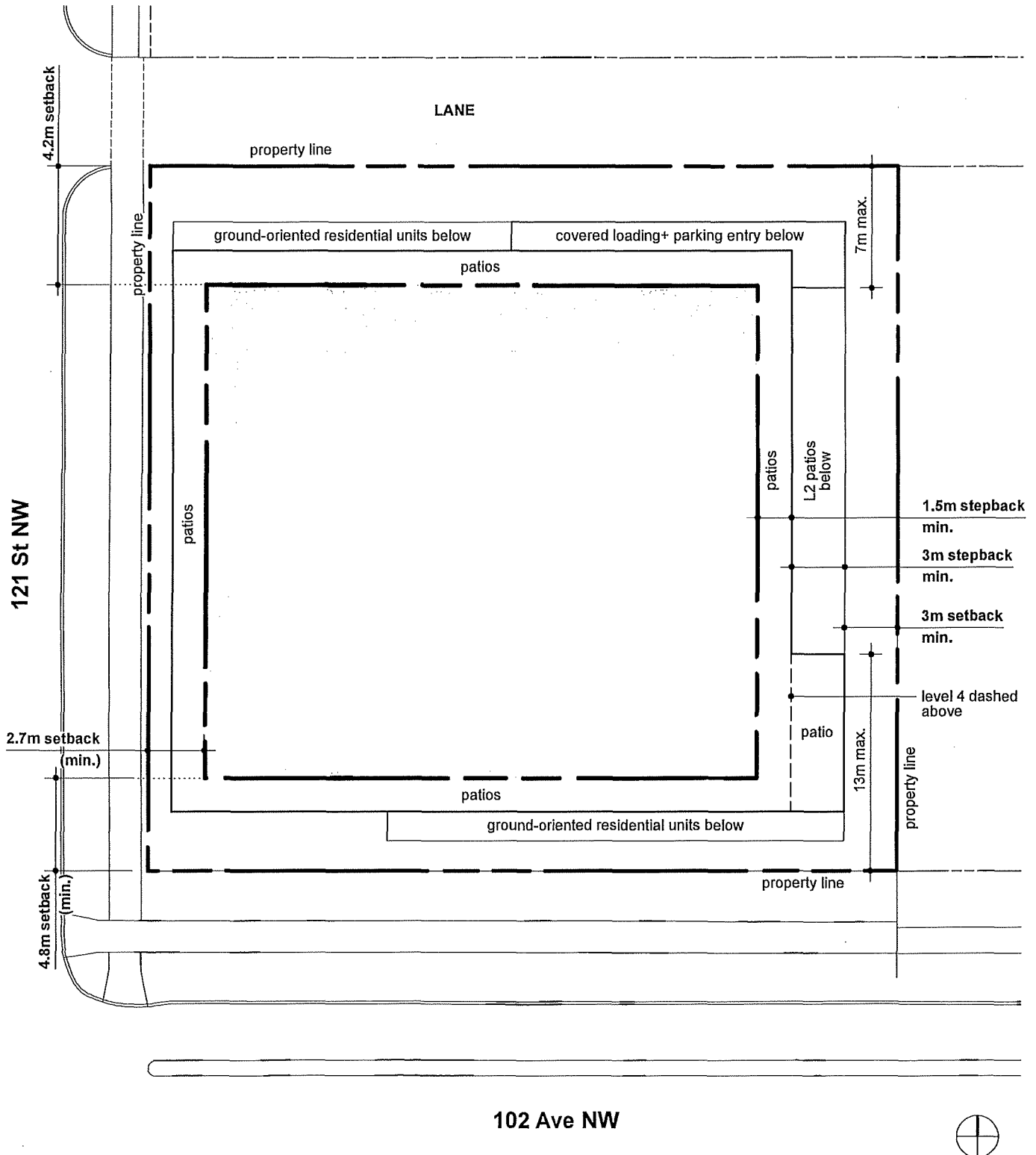
- e. the repair of any damage to the abutting roadways, sidewalks and/or boulevard resulting from construction of the development, to the satisfaction of Subdivision and Development Coordination (Transportation). The Site must be inspected by Subdivision and Development Coordination (Transportation) prior to the start of the construction and once again when construction is complete; and
 - f. Landscaping that extends over City-owned lands shall be developed in accordance with Traffic bylaw 5590 and the City Design and Construction Standards.
- 2. A minimum of 7 Dwellings shall be designed with the following characteristics:
 - a. the Dwelling shall have a minimum of three bedrooms;
 - b. the Dwelling shall be located within the podium;
 - c. the dwelling shall have dedicated and enhanced bulk storage located within the Dwelling or on the same Storey as the Dwelling, and have access to a dedicated and secured family bicycle parking room or cage which shall have racks or railings for a minimum of 2 bicycle parking spaces; and
 - d. have access to a common Amenity Area specifically designed for children of at least 50.0 m², or have access to a private Amenity Area of at least 12.0 m².
- 3. Public Art
 - a. Prior to the issuance of the Development Permit for construction of the principal building, the owner shall enter into an agreement with the City of Edmonton whereby the owner shall provide a minimum contribution of \$60,000 toward the acquisition of public art. The Public Art shall be
 - i. Owned and maintained by the land owner or Condominium Association;
 - ii. artwork shall be located on or within private property and shall be in locations that are publicly visible from a public roadway, to the satisfaction of the Development Officer;
 - iii. artworks shall be commissioned or purchased by the owner and all costs and proceeds related to the procurement of the artworks, operation and future maintenance shall be the responsibility of the owner;
 - iv. upon completion of the development, the owner shall demonstrate, to the satisfaction of the Development Officer, that the art has been installed or is placed in accordance with the approved public art plan; and
 - v. If a Development Permit application has not been made within five years of the date of this Bylaw approval, this contribution shall be increased from that point forward according to the annual rate of national inflation as determined by Statistics Canada.

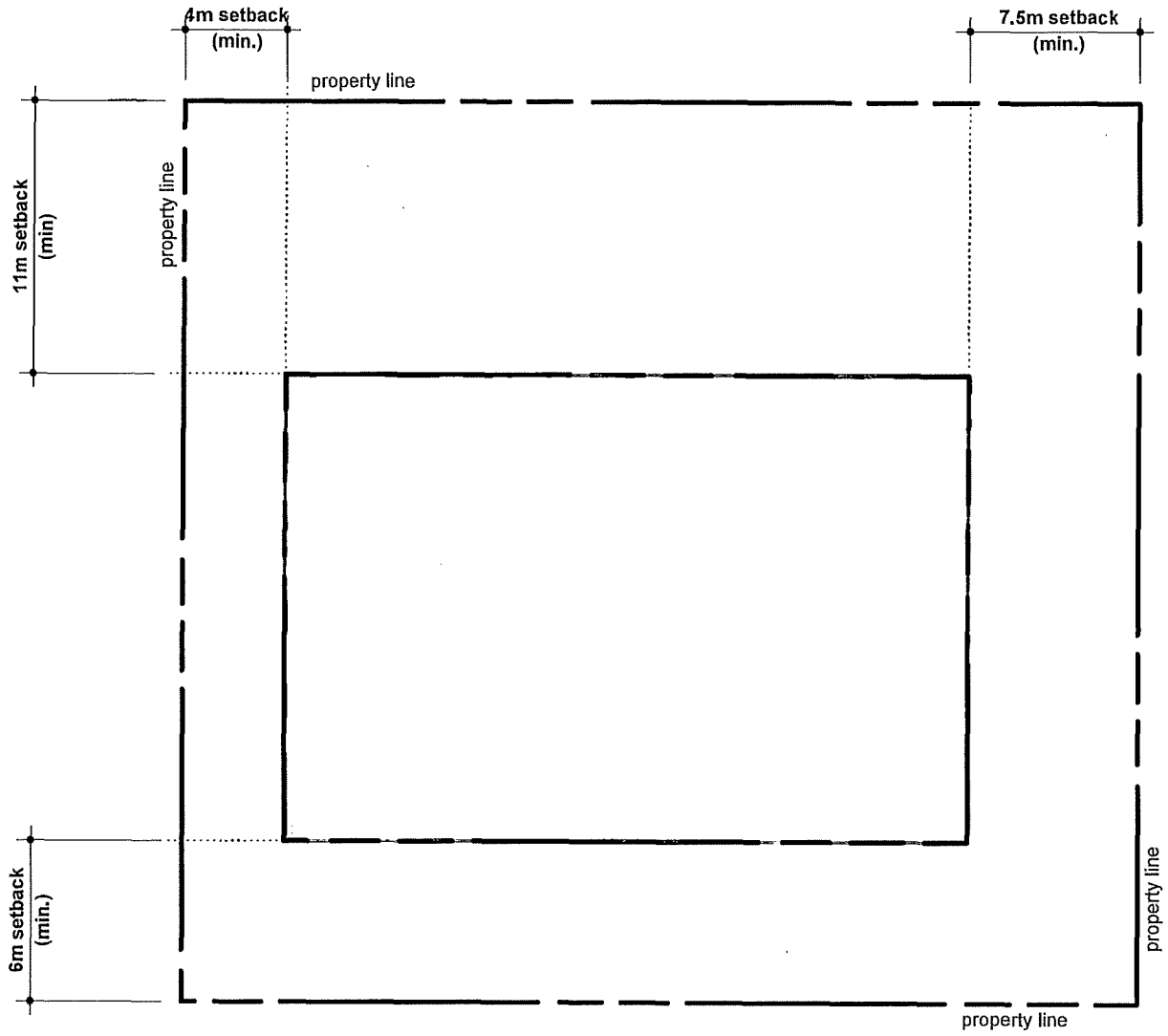
4. Bicycle Facilities

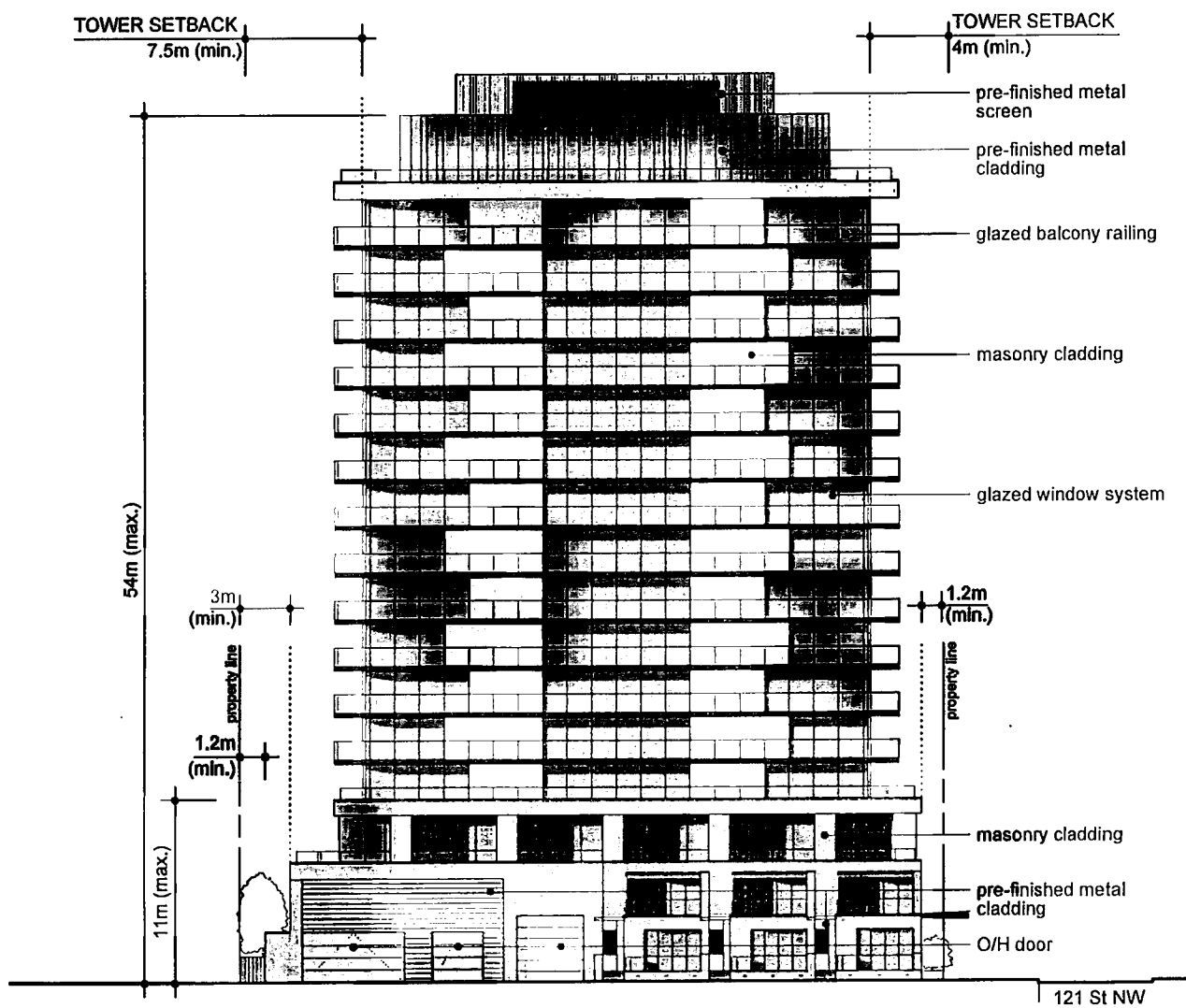
- a. A bicycle repair facility shall be located at ground level on-Site outside the building or off-Site on the adjacent public boulevard for public use, to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination (Transportation), Right-of-Way and Parkland Management, Infrastructure Maintenance, and Infrastructure Operations. A Licence of Occupation and/or a Maintenance Agreement shall be required for any infrastructure installed on public Right-of-Way. A Public Access Easement may be required for infrastructure installed on-site.



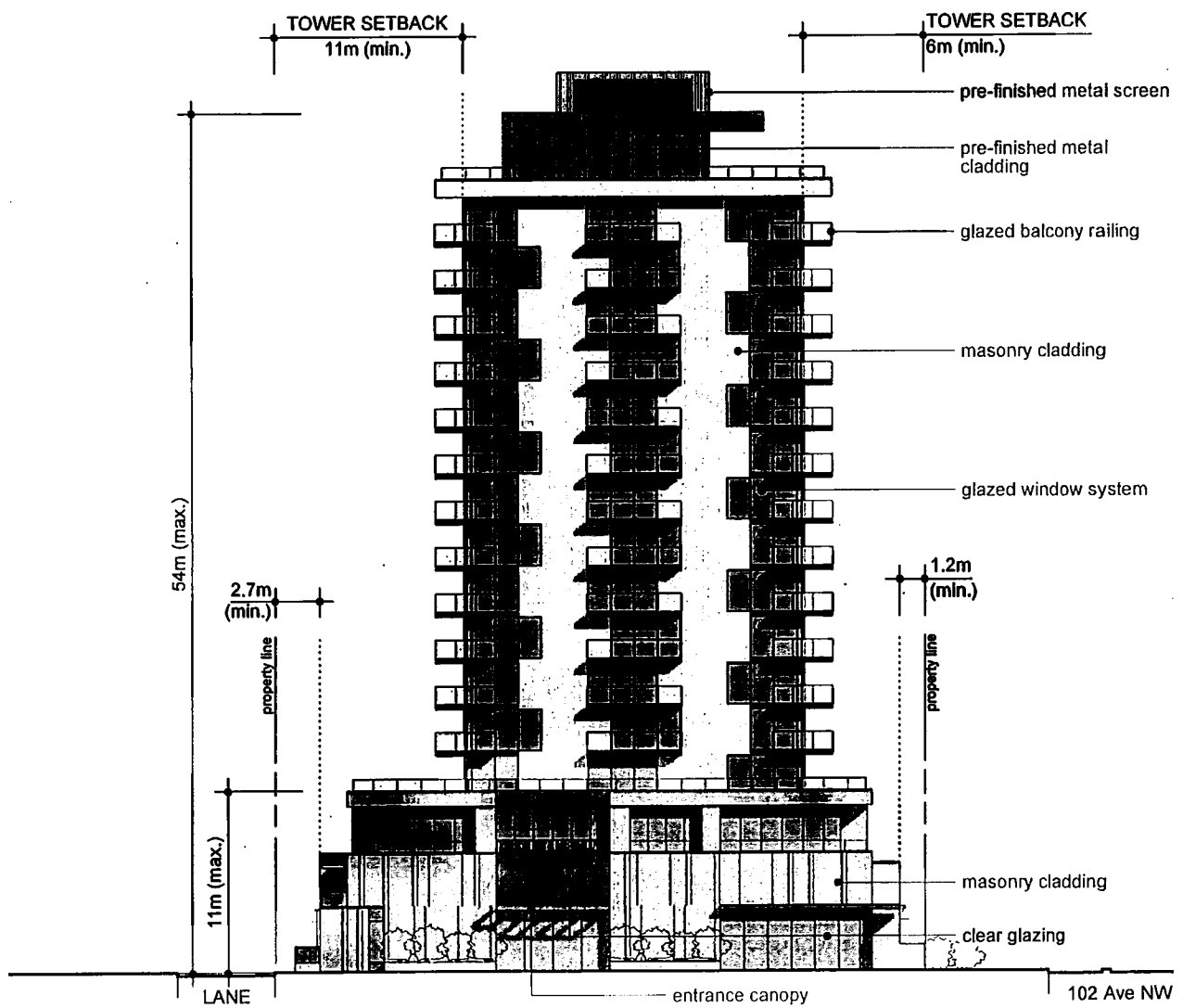
Appendix I - Site Plan (Podium Level 1)



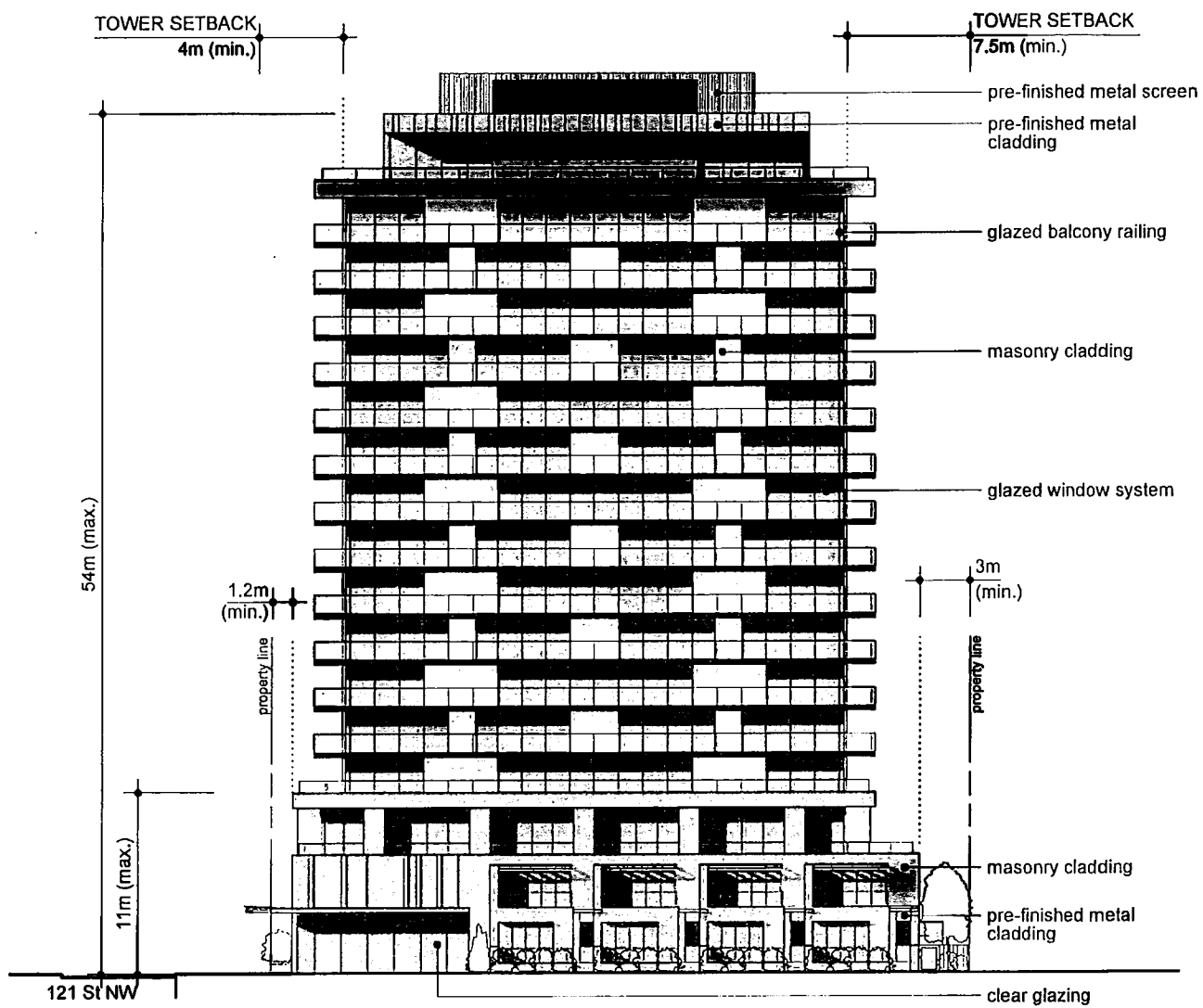




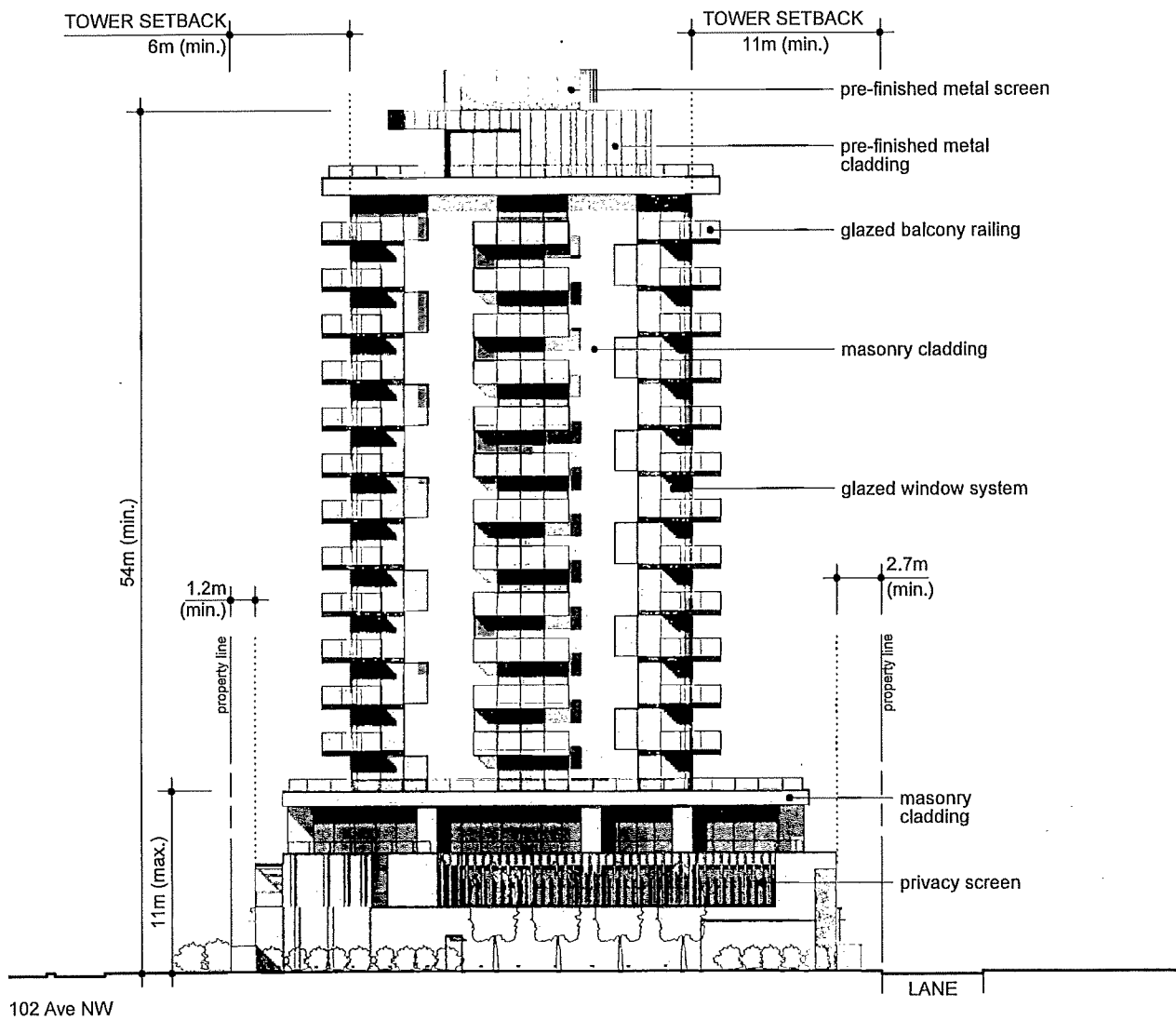
Appendix IV - Elevations (north along lane)



Appendix IV - Elevations (west along 121 St NW)

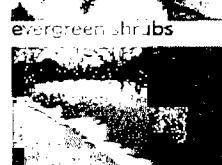
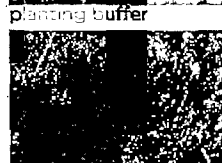
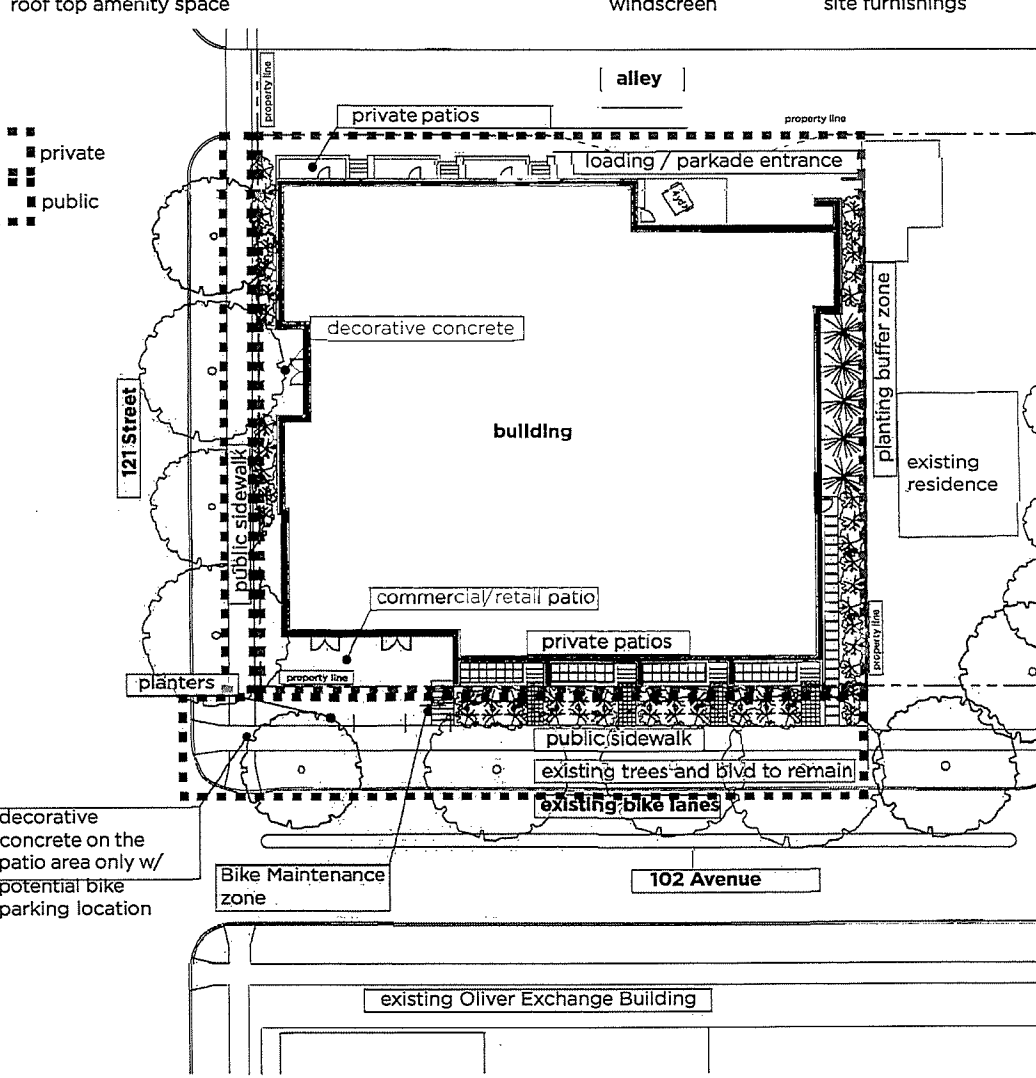
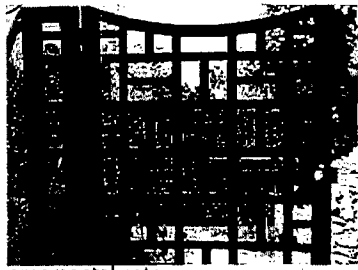
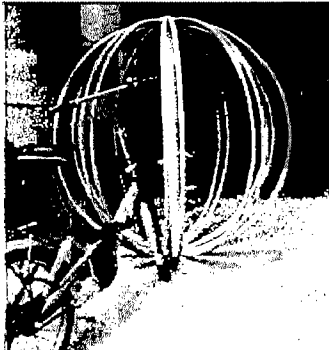
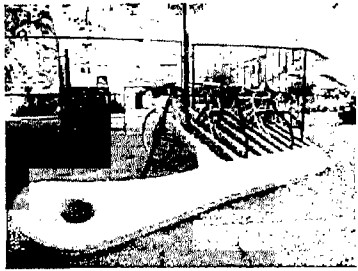


Appendix IV - Elevations (south along 102 Ave NW)

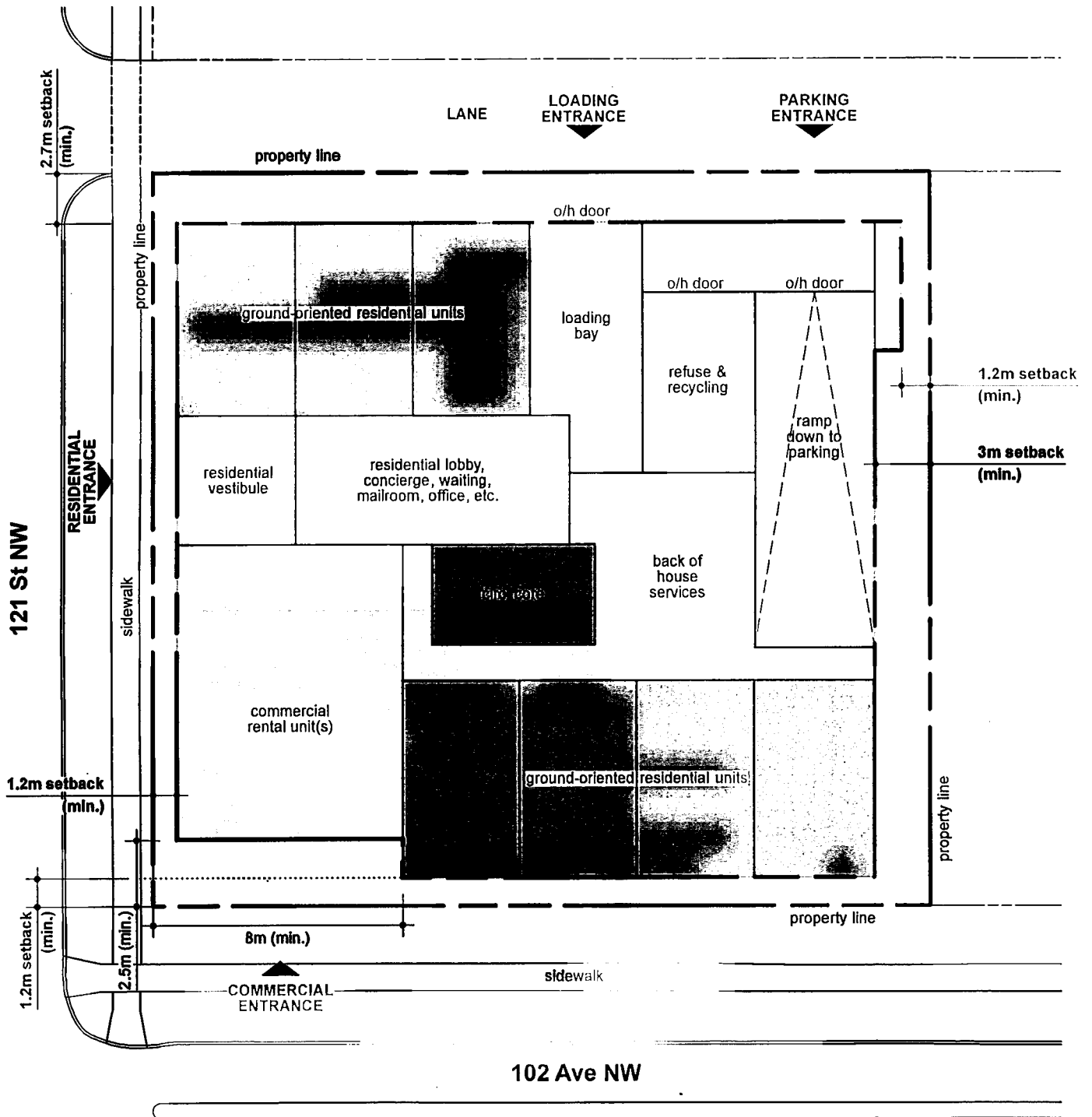


102 Ave NW

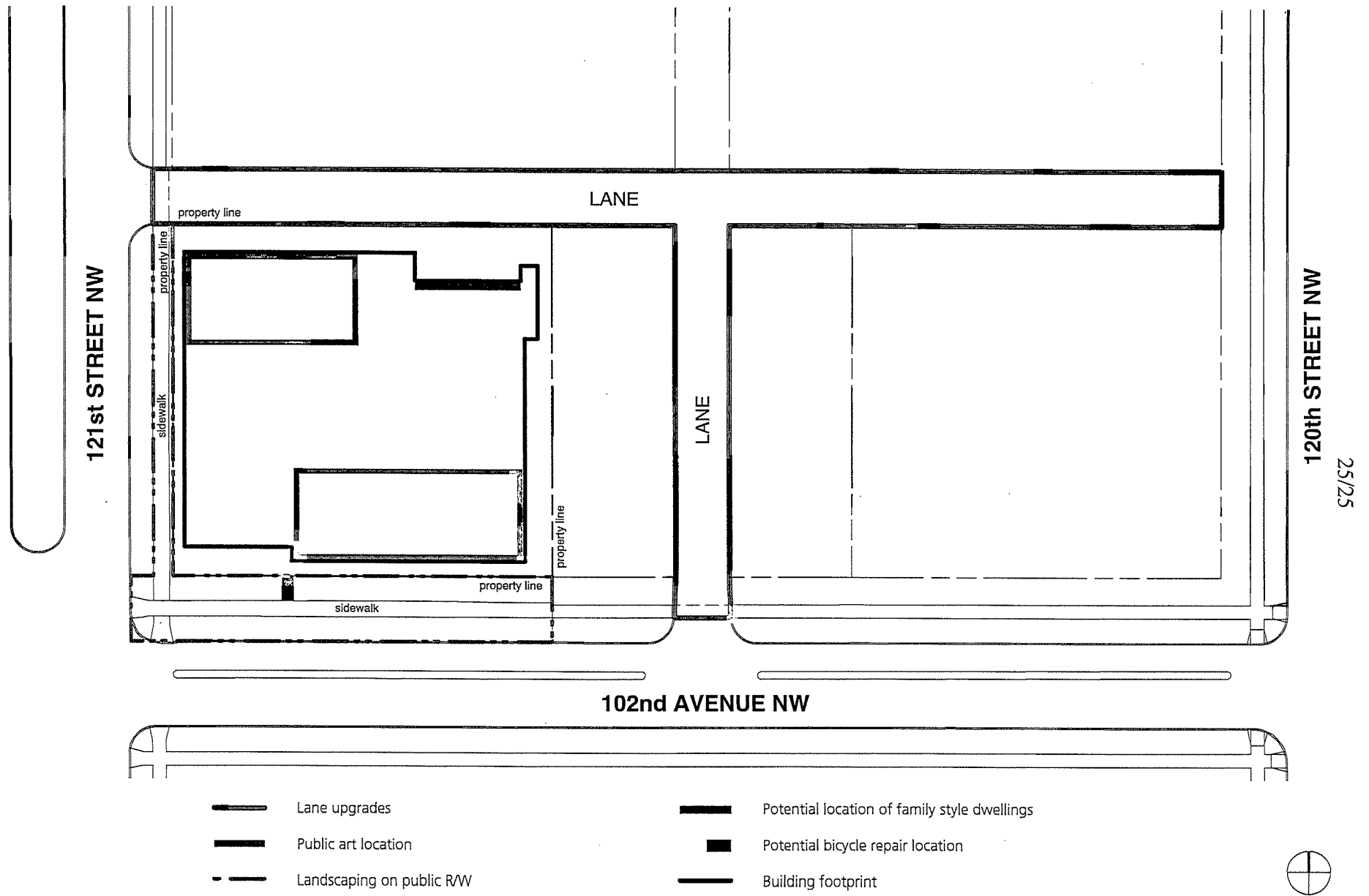
Appendix IV - Elevation (east)



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Appendix VI - Conceptual Ground Level Floor Plan (Podium Level 1)



Appendix VII - Conceptual Public Amenity Contribution Plan