SCHEDULE "E"

DIRECT CONTROL ZONE (DC)

(AREA 1 - PRECINCT C)

1. Purpose

1.1. To accommodate a transit-oriented development/high density residential mixed use node that creates a liveable "urban village" environment and generates an improved sense of place adjacent to Downtown and mass transit.

2. Area of Application

2.1. This Zone applies to some land located generally between 105 Avenue NW and 106 Avenue NW, and between 101 Street NW and 106 Street NW, as shown in Schedule "A" of the Charter Bylaw adopting this Zone, Central McDougall.

3. Uses

Residential Uses

3.1. Home Based Business

3.2. Residential, limited to:

3.2.1. Lodging Houses

3.2.2. Multi-unit Housing

3.2.3. Supportive Housing

Commercial Uses

3.3. Centre City Temporary Parking

3.4. Food and Drink Service

3.5. Health Service

3.6. Indoor Sales and Service

3.7. Office

3.8. Parking Facility

3.9. Residential Sales Centre

Community Uses

3.10. Child Care Service

3.11. Community Service

Sign Uses

3.12. Fascia Sign

3.13. Freestanding Sign

3.14. Projecting Sign

4. Additional Regulations for Specific Uses

4.1. Commercial and Community Uses are only permitted when designed as an integral and secondary component of a Residential development, and must not be developed above the Ground Floor of a building.

4.1.1. Despite the above, non-Residential Uses are permitted in buildings that existed prior to August 31, 2021.

4.2. A Community Service Use in the form of Religious Assemblies are only allowed where lawfully existing at the time of the passage of the Charter Bylaw adopting this Zone.

4.3. Each Food and Drink Service Use is limited to 120 m^2 of Public Space.

4.4. Centre City Temporary Parking must comply with Section 6.120 of the Zoning Bylaw.

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

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

4.7. Lodging Houses and Supportive Housing must comply with Section 6.80 of the Zoning Bylaw.

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

5. Site and Building Regulations

5.1. The maximum Height is 45.0 m.

5.2. The maximum Floor Area Ratio is 5.0, except that the Development Planner may use variance power to increase this maximum to 6.0 for developments with larger individual unit Floor Plates, and which comply with the Density regulations of this Zone.

5.3. The maximum Density is 500 Dwellings/ha.

5.4. No Setbacks are required from Streets or Abutting Sites.

5.4.1. Where the Ground Floor of any development is designed for Commercial Uses, the Development Planner may allow a building Setback from the Street of up to 2.5 m, only to accommodate street related activities such as sidewalk cafés, colonnades, arcades, or plazas. The 2.5 m building Setback must not be used exclusively for Landscaping.

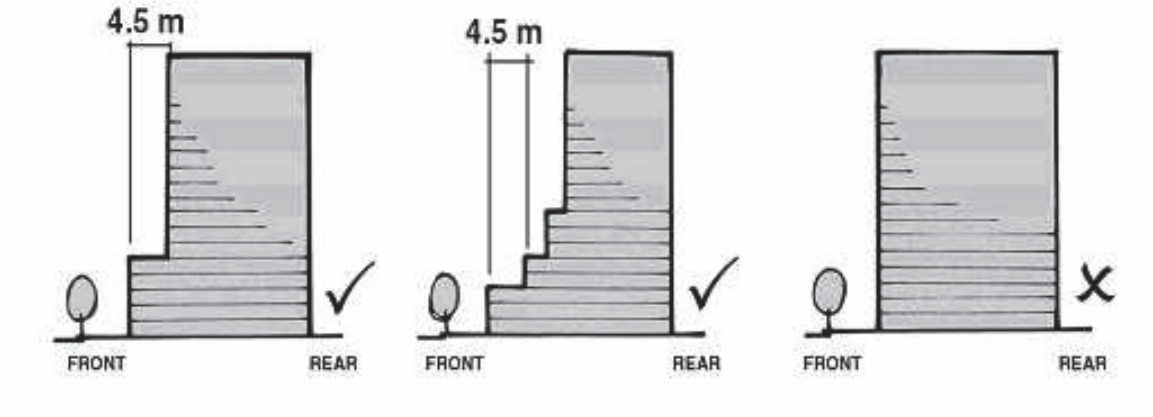
5.4.2. Where the Ground Floor of any development is designed for Residential Uses, the Development Planner may allow a building Setback from the Street of up to 4.5 m, only to provide physical separation from the Abutting Street for the Dwellings provided this Setback accommodates patios, courtyards, terraces, or other private amenity space directly associated with the abutting Dwelling. The 4.5 m building Setback for Residential Uses must not be used exclusively for Landscaping.

5.5. A 2.0 m Setback is required from an Alley and must contain Landscaping to provide an improved appearance of the Alley.

5.6. There must be a minimum of 3 and a maximum of 5 Storeys of a building meeting the Setback requirements in Section 5.4 of this Zone, which will comprise the Podium. Any portion of a building exceeding a Height of 5 Storeys or 17.5 m must have a minimum 4.5 m Stepback from the Podium adjacent to the Street.

Explanatory Note

A 4.5 m Stepback between the front of the building and upper building storeys is intended to reduce the perceived mass of a building and promote the pedestrian scale of the street. The following graphic representation provides a possible conceptual application of this regulation for interpretive purposes.



5.7. All developments must provide a minimum 7.5 m building Setback from the Alley above the Podium level of the building.

5.8. All developments must provide a minimum 2.0 m building Setback from Abutting Sites above the Podium level of the building.

6. Design Regulations

6.1. Residential buildings with Commercial Uses on the ground floor must have access at ground level that is separate from the commercial premises.

6.2. All mechanical equipment, including roof mechanical units, must be concealed by screening in a manner compatible with the architectural character of the building or concealed by incorporating it within the building.

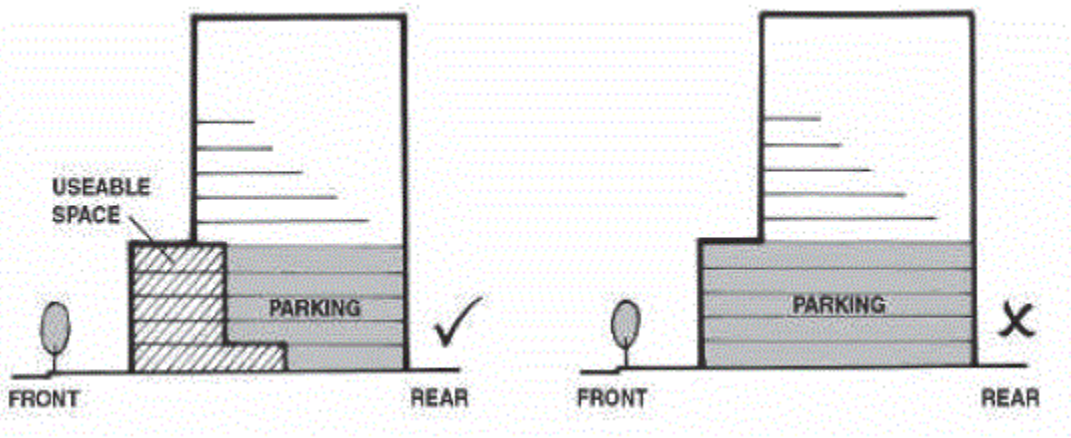
6.3. No portion of an above ground Parkade on the Ground Floor is allowed for a minimum depth of 10.0 m from any building Facade facing a Street.

6.4. No portion of an above ground Parkade above the Ground Floor of the Podium portion of a building is allowed for a minimum depth of 6.0 m from any building Facade facing a Street.

Explanatory Note

Community identity, stability of ownership, and residential character all require that a relationship be developed between residents, businesses, and the neighbourhood. Minimum setbacks for useable space, separating above ground parking from the front of a building, provides an opportunity for a range of building uses that bind people more fully to the community and thereby contribute to the character and identity of an area.

The following graphic representation provides a possible conceptual application of these regulations 6.3 and 6.4 for interpretive purposes.



6.5. Buildings must address all adjacent Streets, with individual entrances that are clearly visible to lend a sense of occupancy to the Street. Buildings on Corner Sites must address both Streets and must distinguish the Street intersection to give it prominence.

6.6. Where a Dwelling is provided at ground level Abutting a Street, the principal entrance to the Dwelling must have direct external access to the adjacent public sidewalk.

6.7. Where a Commercial Use is provided at ground level Abutting a Street, the principal entrance to the Use must have direct external access to the adjacent public sidewalk. A minimum of 50% of the Ground Floor portion of the Façade abutting a Street, must be comprised of clear, non-reflective glazing to promote pedestrian interaction and safety.

6.8. At least 80% of the floor elevation of the Ground Floor must be no higher than 1.0 m above the mean Grade of the adjacent public sidewalk, at the property line.

6.9. Any building with a single wall length greater than 15.0 m Abutting or visible from a Street must include design elements, materials, and articulation that reduce the perceived mass of the building Facade and add architectural interest.

6.10. Blank walls (with or without windows) of an above ground Parkade must not be developed adjacent to, or visible from, any Street.

6.11. The finishing of the Podium portion of any development must consist of materials such as glass and glazed window wall systems, brick, stone, architectural concrete, and/or precast coloured concrete.

6.12. The use of stucco as a finishing material is not permitted on the Podium portion of any development. The use of stucco on the Tower portion of any development is limited to a maximum of 15% of the exterior surface area of the Tower.

6.13. Where Commercial Uses are developed on the Ground Floor of a building, weather protection in the form of a canopy at least 2.0 m wide or any other method suitable to the architectural style of the building or street theme, must be provided one Storey above sidewalk level to provide a comfortable environment for pedestrians.

6.14. The Development Officer, in consultation with the Heritage Planner, must ensure that development within the Podium portion of any development immediately adjacent to the A. MacDonald Building complements the colour and materials of the historic buildings, which is a designated Municipal Historic Resources.

6.15. Main building entrances for any Use must be designed for universal accessibility. Level changes from the sidewalk to entrances of buildings must be minimized. Sidewalk furniture and other elements must be located out of the travel path to ensure they are not obstacles to building access.

6.16. The upper two to four Storeys of high rise buildings must step back from the lower levels of the Tower portion of the building and provide distinctive shaping or sculpting of the roof line to contribute to a unique and interesting skyline.

6.17. Where feasible, developments should provide gardens or patios on the top of the podium level and building rooftops to improve rooftop aesthetics and provide additional amenity space.

7. Parking, Loading, Storage and Access Regulations

7.1. Access to Parking Areas or Parkades must be from an Abutting Alley. If no Abutting Alley is present, access may be taken from an Abutting Street, to the satisfaction of the Development Planner in consultation with the City department responsible for transportation services. However, in no instance can access be taken from 105 Avenue NW or 105 Street NW.

7.2. No Surface Parking Lots are permitted Abutting any Street.

7.3. Bike Parking must be provided at a minimum rate of one bike parking space per Dwelling.

7.4. Passenger Drop-off:

7.4.1. Passenger pick-up and drop-off spaces located on-Site must be located so as to provide for safe and efficient movement of vehicles onto and from the Site and within the Site.

7.4.2. Passenger pick-up and drop-off spaces must be a minimum of 7.0 m in length and a minimum of 2.6 m in width when oriented parallel to the flow of traffic and must be a minimum of 5.5 m deep and a minimum of 2.6 m in width when oriented perpendicular to the flow of traffic. Where the flow of traffic is perpendicular to the flow of traffic, circulation drive aisles must be a minimum of 7.0 m wide.

7.4.3. At the time of Development Permit application, provision must be made, to the satisfaction of the Development Planner in consultation with the City department responsible for transportation services, for pedestrians that are being dropped off or picked up to safely enter and exit the Site.

8. Landscaping, Lighting and Amenity Area Regulations

8.1. No Amenity Area is required.

8.2. Development on a Site must incorporate functional and decorative lighting to enhance the appearance of the building during the winter months, and, if applicable, to provide additional lighting for the 105 Avenue NW corridor.

9. Other Regulations

9.1. Prior to the issuance of a Development Permit, except for Development Permits for demolition or Sings, additional Environmental Site Assessment work, an Environmental Risk Management Plan and Remedial Action Plan, as required by the Development Planner, must be submitted and reviewed to the satisfaction of the Development Planner in consultation with the City department responsible for environmental planning. The Development Planner must impose any Development Permit conditions necessary, prior to the release of the drawings for Building Permit review, to ensure that the Site is suitable for the full range of Uses contemplated in the Development Permit application.

9.2. 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 to confirm this has been done to their satisfaction.

9.3. Buildings must be designed through their massing and location, to avoid adverse microclimatic effects such as wind tunnelling, snow drifting, rain sheeting, shadowing, and loss of sunlight, both on and off-Site. The Development Planner may require the submission of a Wind Impact Assessment, and/or a Sun Shadow Impact Study to determine that proposed development achieves these objectives.

10. Public Improvements and Contributions

10.1. If requested by the Development Officer as a means of implementing direction of a Redevelopment Levy for Parkland Acquisition from the North Edge Area Redevelopment Plan, the owner must submit a market value appraisal for the subject Site at the time of the submission of a Development Permit application for the purposes of determining the amount of the redevelopment levy that applies to the Site. The appraisal will estimate the market value of the subject Site, based on the highest and best use of the land, as if vacant, and with the effective date of valuation being within 30 days of Development Permit application. The appraisal report must be reviewed and accepted by the Development Planner in consultation with the City department responsible for land sales and appraisals. The redevelopment levy must be an amount representing 8% of the estimated market value of the Site, as if vacant, and must be paid to the City of Edmonton as a condition of the approval of a Development Permit. All redevelopment levies collected will be used to fund the acquisition of public parks space as identified in the North Edge Area Redevelopment Plan.

10.2. The owner is responsible for the costs of the required streetscape improvements to the portion(s) of road right(s)-of-way Abutting a Site (from private property line to the new curb) that are identified by the 105 Avenue Corridor Study, and/or identified by the City. These costs must be paid to the City of Edmonton as a condition of the approval of a Development Permit. These streetscaping improvements may include, but are not limited to, new sidewalks, streetlights, boulevard landscaping, boulevard trees, street furniture, and/or the relocation of utilities underground.

10.3. Where applicable, the Site plan submitted with a Development Permit application must indicate the coordination between development on the subject Site and the adjacent 105 Avenue NW corridor, in accordance with the 105 Avenue Corridor Study.

10.4. The owner, when deemed necessary, is responsible for analyzing a portion of the sewer system affected by the development Site to determine sewer servicing and upgrading requirements to the satisfaction of the Development Planner in consultation with the City department responsible for drainage services. In addition, costs for relocating/abandoning sewer lines as a result of Street/Alley closures will be the responsibility of the owner.