MERIDIAN II SITE SPECIFIC DEVELOPMENT CONTROL PROVISION

Draft – July 19, 2017

1.0 General Purpose

To accommodate as the second phase of the Meridian Plaza development, a mixed use development with high density residential located above commercial uses which provide for an active and inviting pedestrian oriented streetscape fronting onto 111 Street NW.

2.0 Area of Application

This provision shall apply to a 0.56 hectare site, Lot, Block 4, Plan 1022852, shown in Schedule "A" of this Bylaw adopting this DC2 Provision.

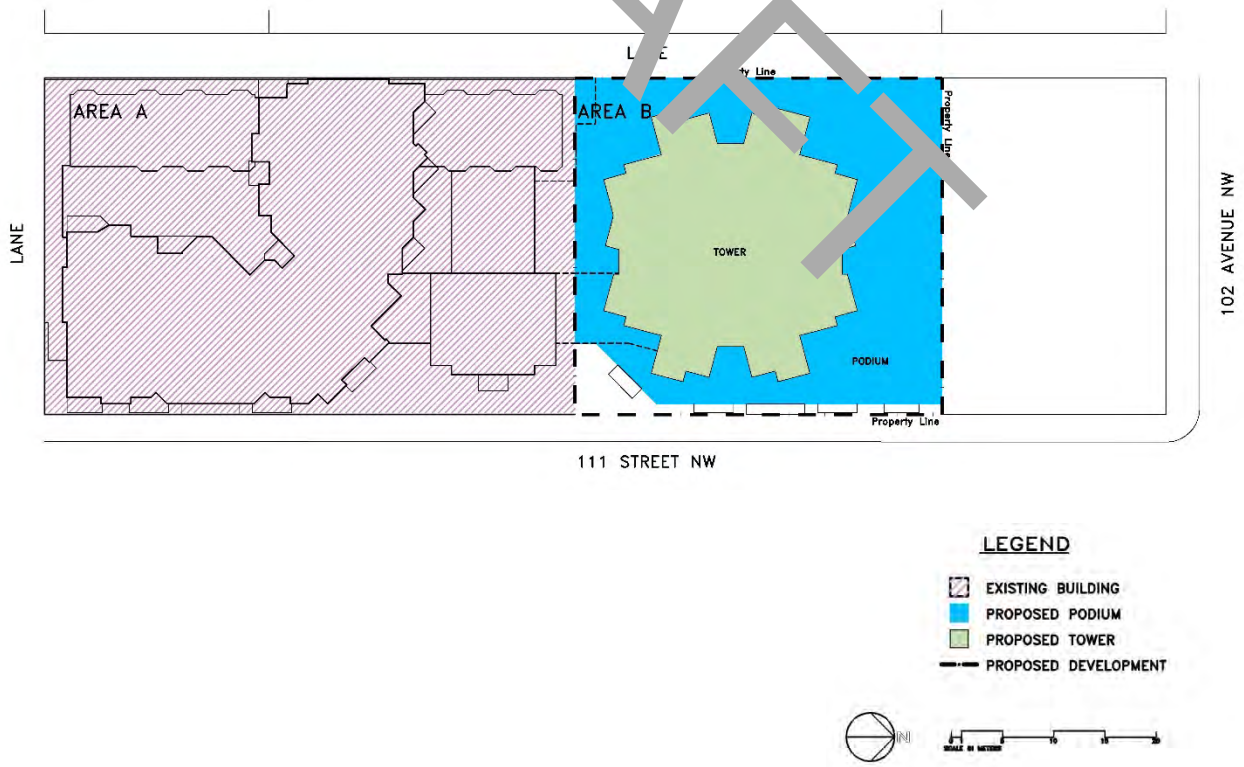
3.0 Uses

This Provision establishes two sub areas identified in Figure 1 and are as follows:

Area A – the existing Meridian Plaza - Phase I, which is a mixed use residential and commercial development including high rise apartment housing.

Area B – residential and commercial mixed use development including high rise apartment housing.

Figure 1 – Sub-Areas



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Uses Within Area A

Uses within Area A shall comply with the Uses identified in the Commercial Office Zone (CO) of the Zoning Bylaw.

Uses Within Area B

a. Apartment Housing

b. Business Support Services

c. Convenience Retail Stores

d. General Retail Stores

e. Government Services

f. Health Services

g. Minor Home Based Business

h. Personal Service Shops, excluding Body Rub Centres

i. Professional, Financial and Office Support Services

j. Residential Sales Centre

k. Specialty Food Services

l. Fascia On-premises Signs

m. Freestanding On-premises Signs

n. Projecting On-premises Signs

4.0 Development Regulations Area A

a. Development within Area A shall be in accordance with the provisions of the Commercial Office Zone (CO) of the Zoning Bylaw.

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5.0 Development Regulations Area B

5.1 GENERAL

a. The development shall be in general accordance with Appendices I - V to the satisfaction of the Development Officer.

b. Each Specialty Food Services Use shall not exceed 100 occupants and 120 m^2 of Public Space.

c. The maximum Floor Area Ratio (FAR) shall be 11.

d. The maximum number of Dwellings shall be 163.

e. The maximum Height shall not exceed 81 m.

f. Notwithstanding Section 46 of the Zoning Bylaw, a minimum Amenity Area of 8.5 m^2 per Dwelling shall be provided and can be private and/or communal. This may be achieved through the use of balconies, terraces/patios on the top of the Podium base, rooftop terraces/patios, and indoor communal amenity spaces such as lounges and fitness areas. Communal Amenity Area located on top of the Podium may include a running track, seating areas, children's play area, and/or softscaping.

g. All mechanical equipment, including roof mechanical units, shall be concealed by screening in a manner compatible with the architectural character of the buildings, or concealed by incorporating it with the building framework.

5.2 PARKING, LOADING AND STORAGE

a. The minimum number of off-street vehicular parking spaces shall be in accordance with the TOD requirements with Section 54.2, Schedule 1 of the Zoning Bylaw.

b. Notwithstanding Section 54.2, Schedule 1 of the Zoning Bylaw, there shall be no maximum number of parking spaces required for the site.

c. Notwithstanding Section 54.2, Schedule 1 of the Zoning Bylaw, visitor parking shall be provided within a combined underground and above Grade Parking Garage which is part of the Podium.

d. The Development Officer may consider a variance to Section 54 of the Zoning bylaw, if a Parking Demand Study is submitted in conjunction with an application for Development Permit to rationalize any variance in parking requirements such as but not limited to: a reduction in the proposed FAR, number of Dwellings, Building Height and/or any new City of Edmonton Bylaws or policies which reduce applicable parking requirements beyond current City of Edmonton requirements.

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e. Vehicular parking shall be provided in a combined underground and above Grade Parking Garage which is part of the Podium. The portion of the Parking Garage located within the Podium above Grade shall be enclosed and screened from view in general accordance with Appendices II, III, IV and V.

f. The portions of the Parking Garage below Grade shall have a minimum Setback of 0.0 m from all Lot lines.

g. Vehicular access and egress shall be provided off the alleys abutting the Site in general accordance with Appendix I.

h. Notwithstanding Section 54.3, Schedule 2 of the Zoning Bylaw, a minimum of 26 bicycle parking spaces shall be provided on Site. Bicycle parking for Commercial Uses shall be located in the Parking Garage. In addition, bicycle parking spaces for residential units shall be provided in secure parking facilities located in the Parking Garage.

i. Any driveway ramp to the below Grade Parking Garage shall be at Grade at the Lot line and must not exceed a slope of 6% for a distance of 6.5 m inside the Lot line to the satisfaction of the Development Officer, in consultation with Urban Transportation.

j. Loading, storage, and garbage collection areas shall be concealed from view from adjacent sites and public roadways. The garbage and recycling collection area shall be located within the building. Gates and/or doors of the garbage enclosure must not open or encroach into the road right-of-way. The garbage and recycling collection area shall be designed to the satisfaction of the Development Officer in consultation with Waste Management and Transportation services.

k. Notwithstanding Section 54.4 Schedule 3 of the Zoning Bylaw, no loadings space(s) shall be provided.

5.3 LANDSCAPING

a. Notwithstanding Section 55 of the Zoning Bylaw, a detailed Landscape Plan for the Site, including all existing and proposed utilities within the road right-of-way must be prepared by a registered AALA Landscape Architect and submitted for review and approval by the Development Officer, in consultation with Urban Transportation, prior to the issuance of any Development Permit.

b. The Landscape Plan shall include on-site and/or road right-of-way hardsurfacing landscaping, exterior lighting, details of any proposed rooftop landscaping and outdoor amenity areas and other landscaping elements as applicable.

c. Notwithstanding Section 55.4 of the Zoning Bylaw soft landscaping such as trees, shrubs, flower beds, grass, and/or ground cover shall not be required at grade.

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5.4 SIGNAGE

a. Signs permitted by this Provision shall comply with regulations found in Schedule 59F and in accordance with the General Provisions of Section 59 of the Zoning Bylaw.

5.5 OTHER REGULATIONS

a. A Wind Impact Study shall be prepared by a qualified, registered Professional Engineer and shall be based on a computer model simulation analysis, prepared to professional standards. The Wind Impact Study shall be submitted with the Development Permit application to the satisfaction of the Development Officer.

b. Any required Environmental Site Assessment studies and environmental remediation work shall be undertaken and verified to the satisfaction of the Development Officer in consultation with the Environment and Energy Coordination Unit prior to the release of drawings for Building Permit review, other than excavation or Sign permits. If required, the Development Officer shall impose any conditions necessary to insure the area that is subject to the Development Permit application is suitable for the full range of Uses contemplated in the Development Permit application.

c. Notwithstanding the other Development Regulations, the Appendices of this 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 the principle building under a valid Development Permit within 10 years of the passage of the Bylaw adopting this Provision, development of the site shall be in accordance with the regulations of the Commercial Office Zone (CO).

d. Prior to the issuance of any Development Permit, except for the purpose of excavation only, 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).

6.0 Urban Design Regulations Area B

6.1 DEVELOPMENT REGULATIONS FOR COMMERCIAL USES

a. The maximum Floor Area for Commercial Uses shall not exceed 850 m^2.

b. Commercial Uses shall not be developed above the Podium and shall front onto 111 Street.

c. Residential Uses with Commercial Uses on the ground floor shall have access at Grade that is separate from the commercial premises.

d. Ground level Commercial Uses shall have separate and direct access to the street.

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6.2 BUILDING FORM

a. The building shall be comprised of three distinct vertical sections: the Podium, the Mid-Tower, and the Tower Top, in general conformance with Appendices II, III, IV, V. The distinct nature of the three vertical sections shall be integrated through Stepbacks in the building mass, and/or through the architectural treatment of the façades.

b. The Tower shall contribute to the 'signature' nature of the building and the City's skyline through treatment of the upper floors and roofs, The Tower shall provide articulation and visual interest by combination of sculpting of the building, variation of material, colour or other means and shall be to the satisfaction of the Development Officer.

c. The Mid-Tower Zone shall be differentiated from the Podium, but shall reinforce the design details, material, and architectural expression of the podium architecture.

d. The Podium shall be a minimum of 5.0 m in Height and shall not exceed 11.0 m in Height.

e. The minimum Podium Setbacks from the Lot lines shall be 0.0 m on the north, south and west sides and 1.4 m on the east side, in general accordance with Appendix I.

f. Notwithstanding Section 6.2.e of this Provision, decorative architectural features such as pillars, arches, and canopies shall be permitted to project a maximum of 1.4 m into the east and southeast Podium Setbacks, in general accordance with Appendices I, II, IV, and V.

g. Minimum Mid-Tower Stepbacks from the property line shall be provided, in general accordance with Appendix I. The Stepbacks shall be measured from the property line and shall be as follows:

    i. Minimum of 4.4 m on the east;

    ii. Minimum of 4.o m on the west;

    iii. Minimum of 3.5 m on the south; and

    iv. Minimum of 8.0 m on the north.

h. The maximum Floor Plate areas above the Podium shall be as follows:

    i. Maximum of 950 m^2 for storeys 3 through 14;

    ii. Maximum of 940 m^2 for storeys 15 through 18;

    iii. Maximum of 807 m^2 for storey 19;

    iv. Maximum of 833 m^2 for storey 20; and

    v. Maximum of 510 m^2 for storey 21.

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i. Notwithstanding Section 44 of the Zoning Bylaw balconies shall be permitted to project a maximum of 2.5 m into the Mid-Tower Stepback areas. Projections shall not encroach upon City owned lands.

j. Notwithstanding Section 44 of the Zoning Bylaw, Tower Top and roof projections shall be permitted to project into the Mid-Tower Stepback as follows:

   i. Maximum of 4.4 m on the east;

   ii. Maximum of 3.15 m on the west;

   iii. Maximum of 0.0 m on the south; and

   iv. Maximum of [illegible] m on the north.

k. The minimum separation distance between the Mid-Tower located in Area B and the existing Tower located in Area A shall be 24[illegible] in general accordance with Appendix I. The minimum separation distance shall be measured from the outer restricted envelope of the Mid Tower zone and balconies shall be permitted to project into the minimum separation distance.

6.3 ARCHITECTURAL TREATMENT

a. The Podium shall emphasize the use of materials such as masonry, stone, metal, acrylic stucco, and clear glass in, general accordance with Appendices II, III, IV and V.

b. The Mid-Tower and Tower Top zones shall reflect some of the materials used in the Podium and provide architectural interest through a combination of changes in materials, colours and/or physical breaks in the building mass, in general accordance with Appendices II, III, IV, and V.

c. The use of vinyl and masonry stucco as a finishing material shall not be permitted.

6.4 BUILDING RELATIONSHIP TO THE STREET

a. The development shall create a pedestrian-friendly environment on 111 Street which will include such things as entrance features, landscaping, and other features that lend visual interest and human scale to the development along the street.

b. The residential entrance that currently exists in Area A, in general accordance with Appendix I, will be the principle residential entrance for both phases of development, Area A and Area B. This entrance is designed and oriented to face and front 111 Street and clearly differentiates the residential entrance through distinct architectural treatment and addresses the street in a prominent manner.

c. The building façade adjacent to 111 Street shall be designed with detail and articulation at a maximum of 12 m intervals to create an attractive streetscape. The building shall be articulated by

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a combination of recesses, projections, changes in building materials, colours and/or a physical break in building massing.

d. On the ground floor of the building, weather protection in the form of a canopy or other architectural element shall be provided above entrances to create a comfortable environment for pedestrians during all seasons.

e. A minimum of 55% of the linear frontage of the commercial ground floor Façade fronting onto 111 Street shall consist of clear glazing. This clear glazing allows for visual penetration into the building and provides illumination of the pedestrian realm in the evening and during the winter months. Linear frontage shall be measured as the horizontal plan at 1.0 m above Grade.

6.5 LIGHTING

a. Decorative and security lighting shall be designed and finished in a manner consistent with the design and finishing of the development and shall be provided to ensure a well-lit environment for pedestrians, to accentuate artwork and Tower elements, and to highlight the development at night time and winter months, to the satisfaction of the Development Officer.

b. Night-time light pollution shall be reduced by avoiding over-illumination of the development and using low cut-off exterior light fixtures which direct light downwards, not upward and outward.

6.6 GREEN SUSTAINABLE PRACTICES AND TARGETS

a. The building shall be designed to meet the requirements of the Green Building Rating System LEEDTM, Canada NC 1.0, 2009 to achieve a minimum LEED Silver standard, although the developer is not required to seek LEED certification. Upon submission of a Development Permit application, the applicant must submit a detailed report, endorsed by a registered professional engineer or architect, indicating how the LEED Silver points will be achieved upon construction completion. This report must be approved by the Development Officer prior to the issuance of the Development Permit. Upon completion of the building, the Owner shall provide a report by a professional Architect or Engineer that demonstrates, to the satisfaction of the Development Officer, that the design and construction of the building meets the target LEED Silver points described in the report submitted at the time of Development Permit application.

7.0 Improvements and Amenity Contributions Area B

a. As a condition of any Development Permit, the Owner shall enter into an Agreement with the City of Edmonton for off-Site improvements necessary to serve the development, such improvements to be constructed at the owner's cost. The Agreement shall include an engineering drawing review and approval process. Improvements to be addressed in the Agreement include, but are not limited to, the following:

   i. Repair of any damage to the abutting, roadways, and/or sidewalks resulting from construction of the development, to the satisfaction of Urban Transportation. The site

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shall be inspected by Urban Transportation prior to the start of construction and once again when construction is complete;

b. Prior to the issuance of a Development Permit, the owner shall enter into an agreement with the City of Edmonton whereby the owner shall provide a contribution of $6.95/m2 of Floor Area for the proposed development (excluding Parking Garage) up to a maximum total of $111,000.00 toward the acquisition of public art. Such agreement shall require that:

   i. Prior to the issuance of a Development Permit a public art plan shall be prepared and submitted to the City of Edmonton for review and approval by the Development Officer. The art will be acquired through an art procurement process administered by the owner/operator.

   ii. The art may be located on-Site or off-Site within the public realm adjacent to the site on 111 Street NW. Should the public art be located on-site, it must be visible from the public realm. If located within the Public Realm, the exact location must be to the satisfaction of the Development Officer in consultation with Urban Transportation.

   iii. Upon completion of the building, the Owner shall demonstrate, to the satisfaction of the Development Officer, that the public art described in the public art plan submitted at the time of Development Permit application is located as specified.

   iv. If a development application has not been made within five (5) years of the date of passage of this Bylaw, the Public Art contribution shall be increased from that point forward according to the annual rate of national inflation as determined by Statistics Canada.

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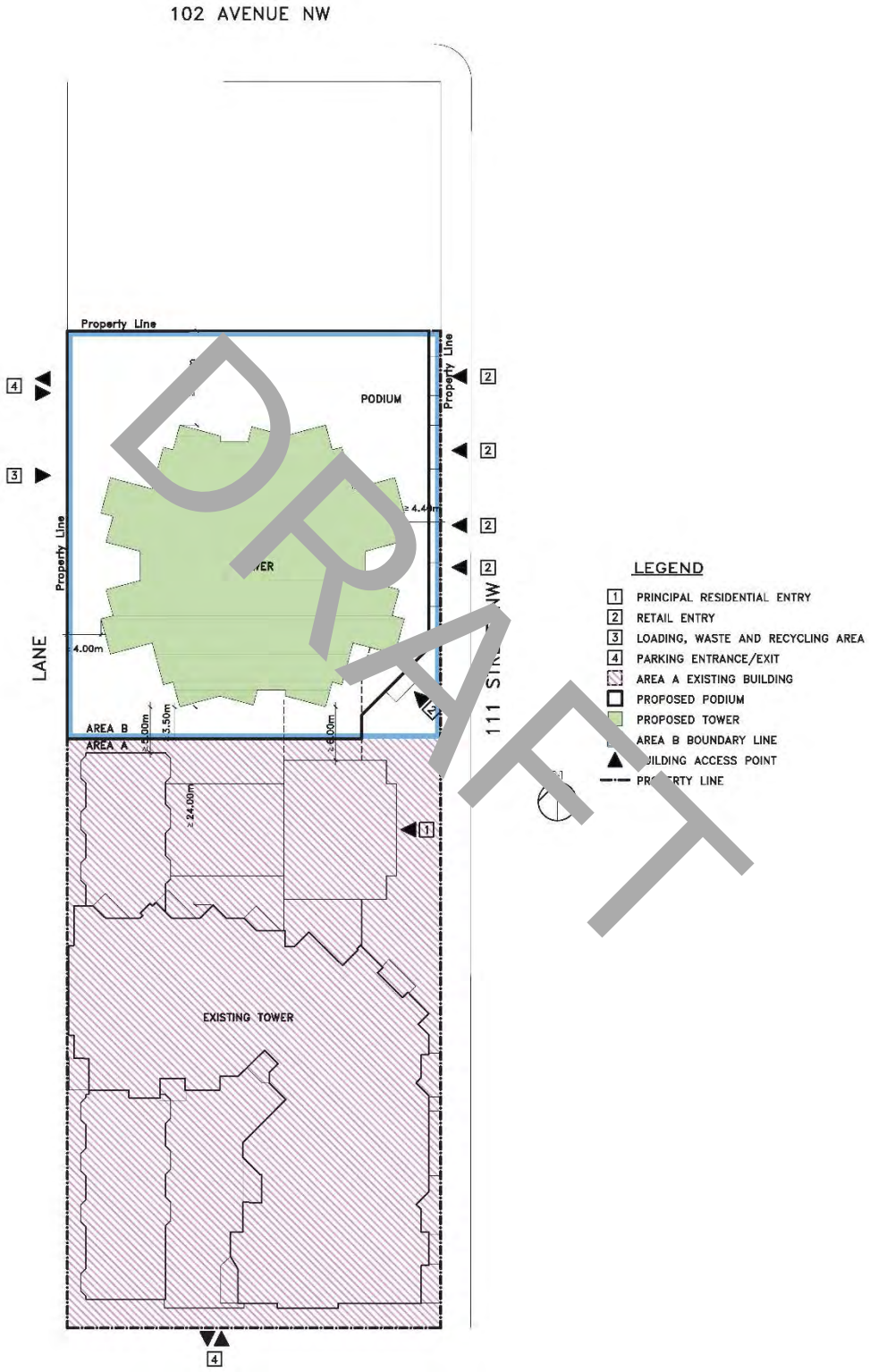
APPENDIX I: ILLUSTRATIVE SITE PLAN



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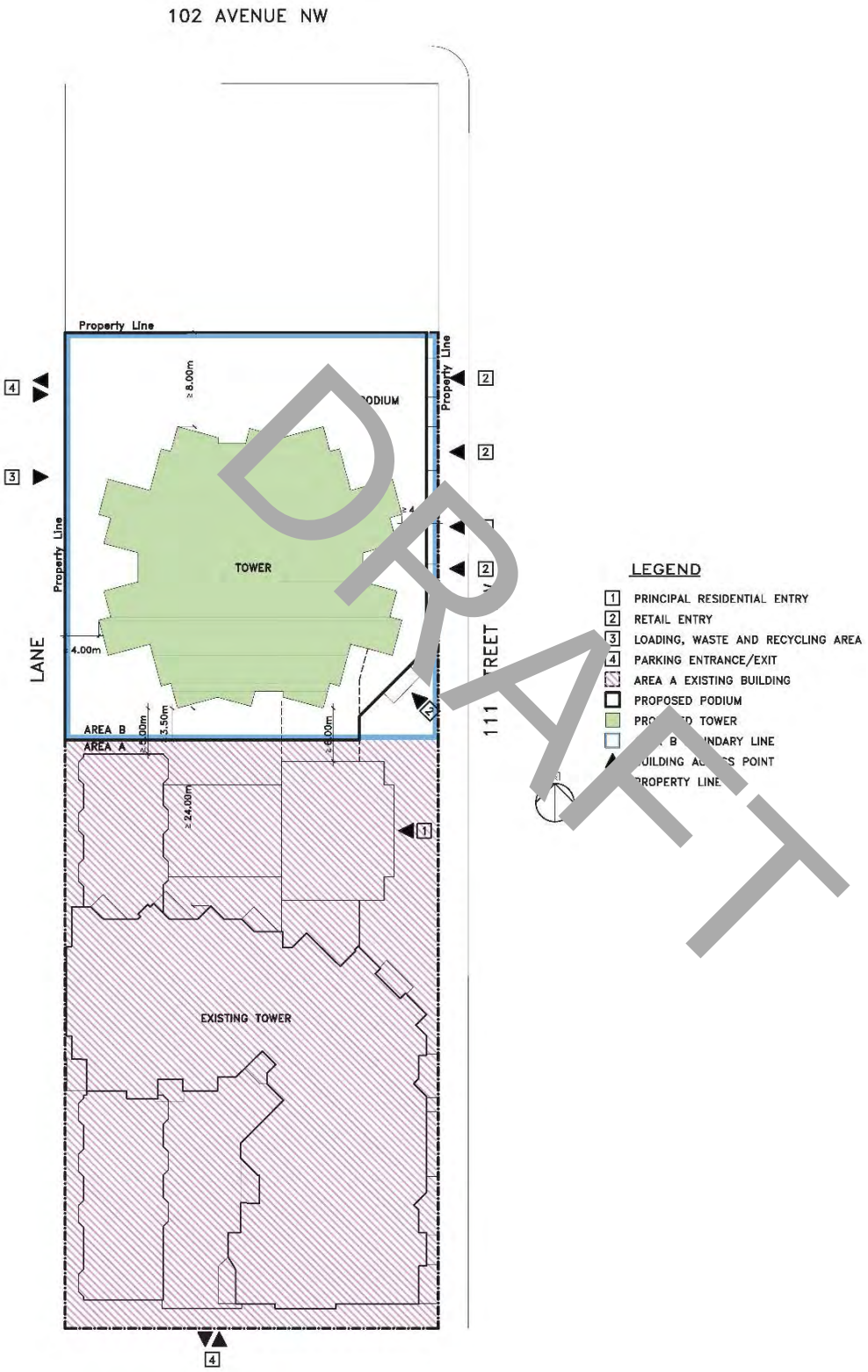

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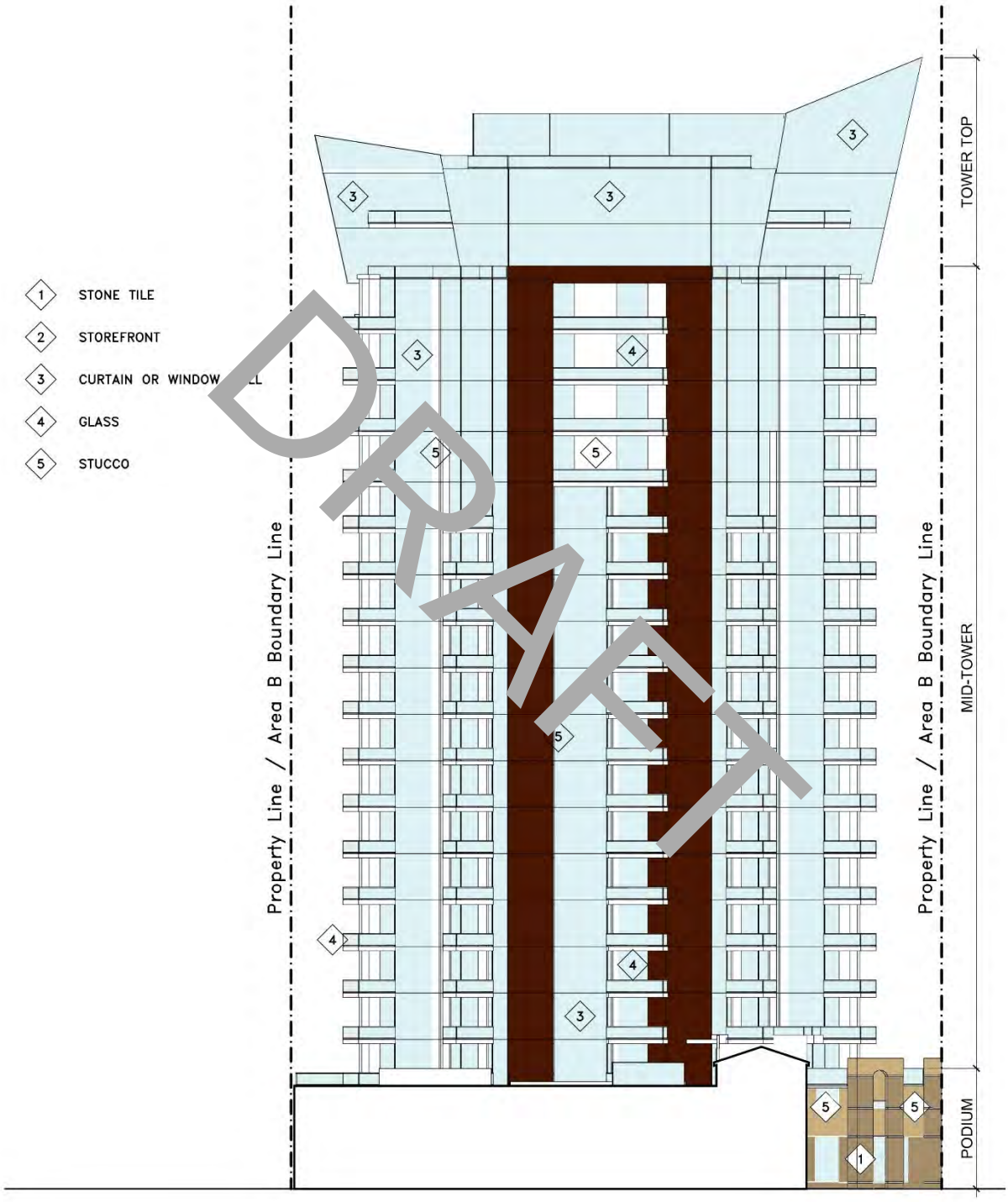
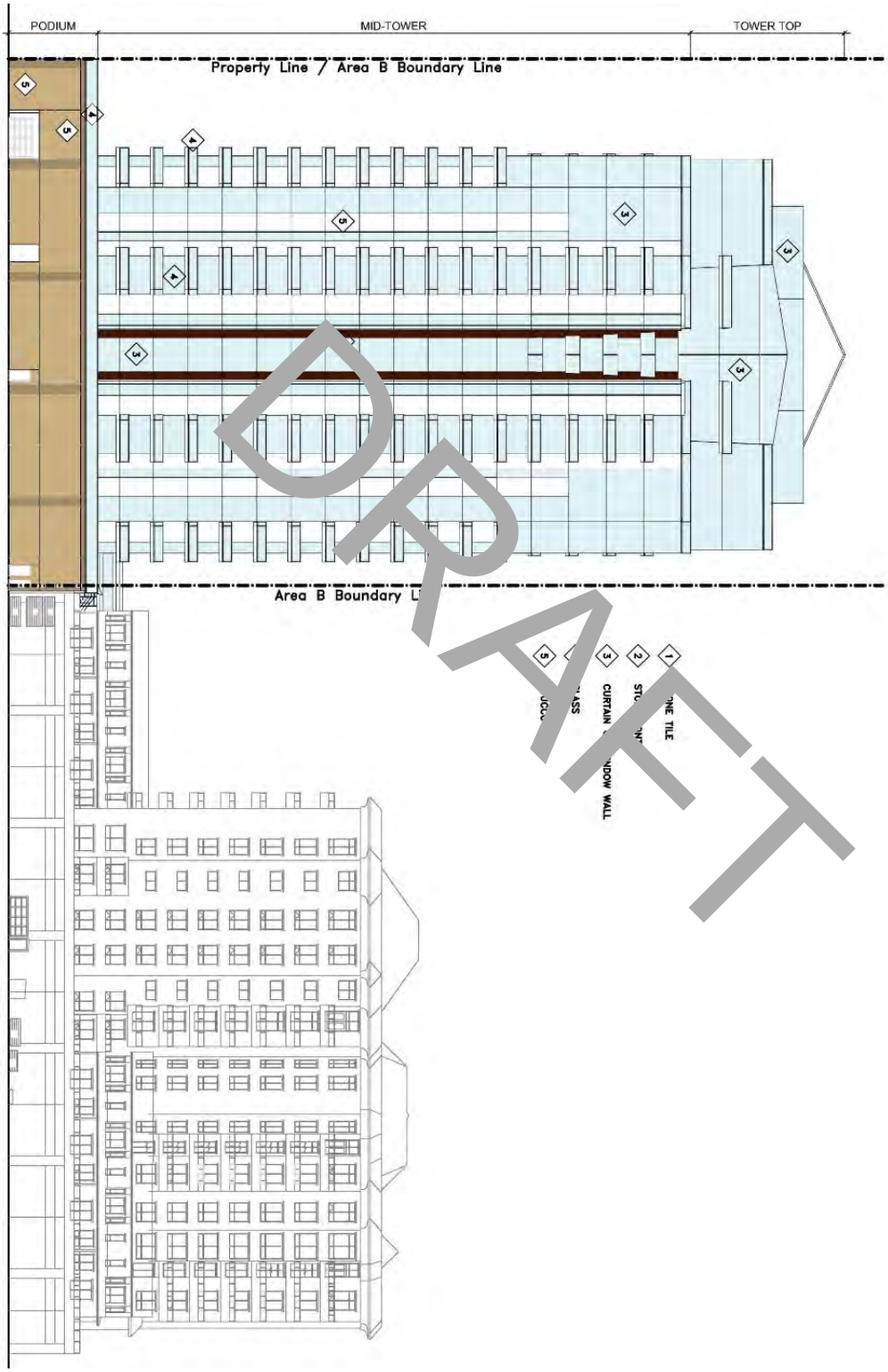
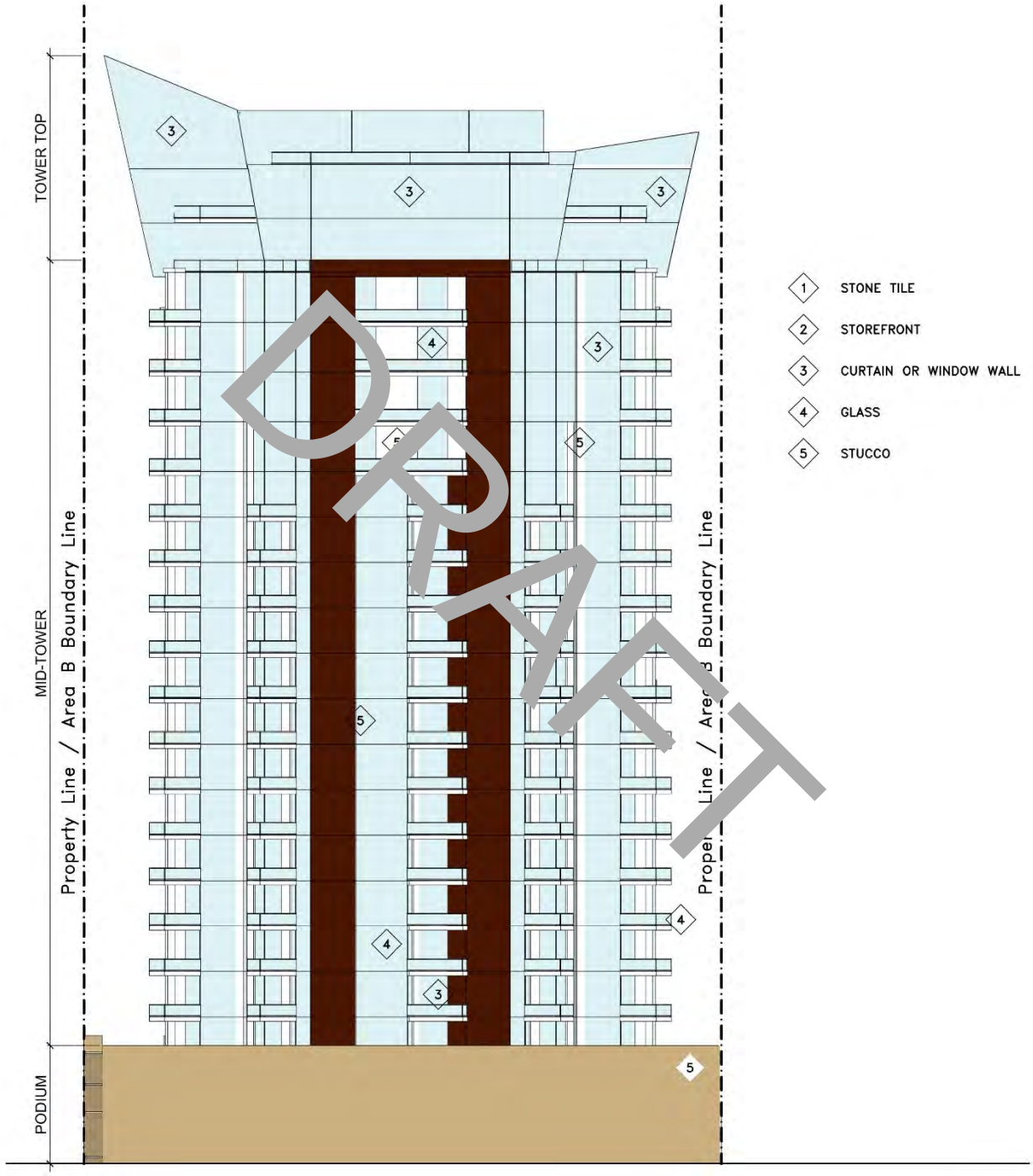
APPENDIX II: PROJECT SOUTH ELEVATION



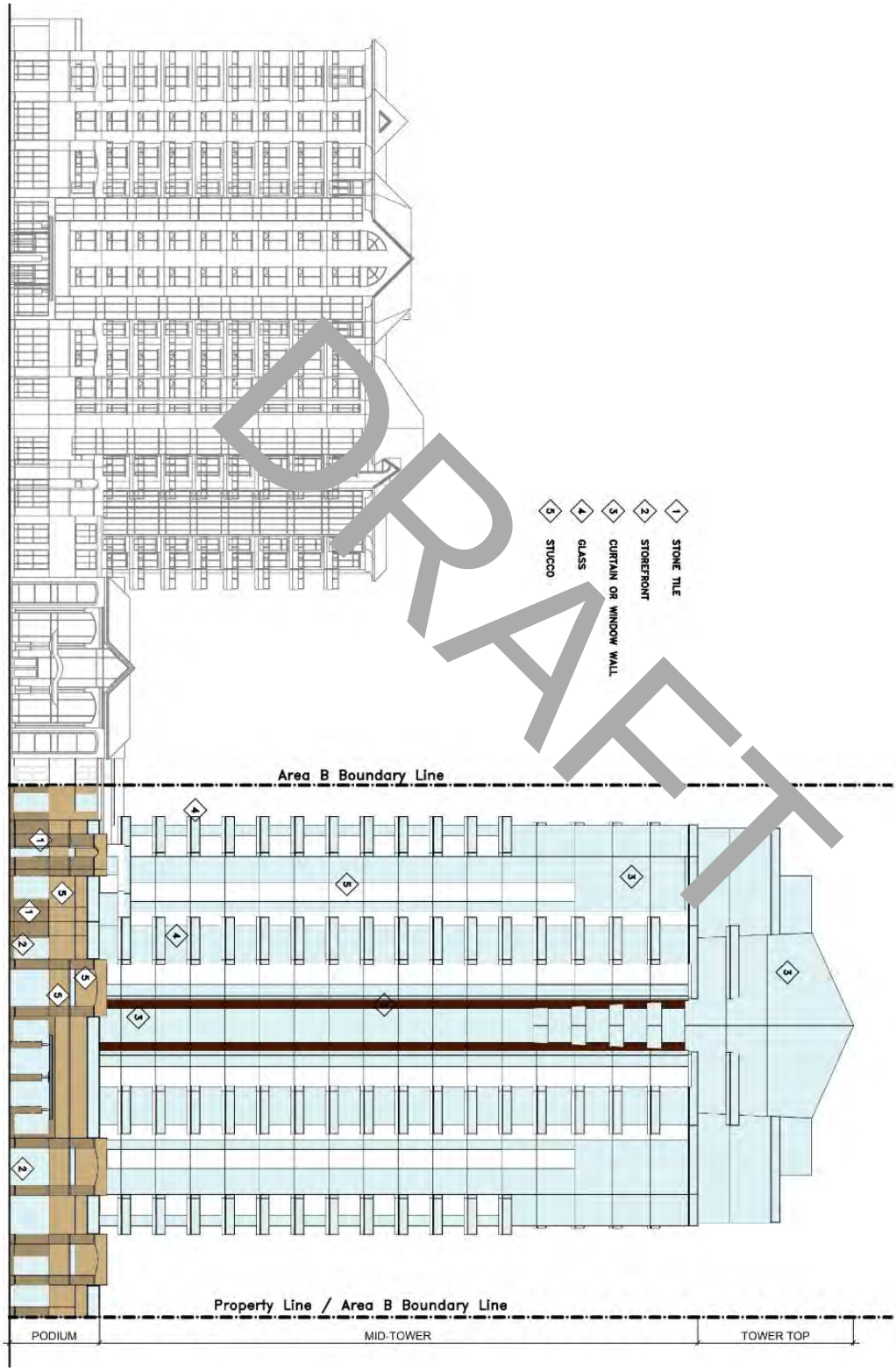
APPENDIX III: PROJECT WEST ELEVATION



APPENDIX IV: PROJECT NORTH ELEVATION



APPENDIX V: PROJECT EAST ELEVATION



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