

2. Development Guidelines

The General Rules for Residential Districts contained in Section 20 of Bylaw 2P80 and the Permitted and Discretionary Use Rules of the RM-7 Residential High Density Multi-Dwelling District shall apply unless otherwise noted below:

(a) Density

A maximum of 11 F.A.R. up to a maximum of 400 dwelling units.

(b) Design, Character and Appearance

(i) Buildings shall provide a podium development with a minimum of 2 storeys and a maximum of 3 storeys, which includes townhouses or stacked townhouses fronting 12 Avenue SW, to the satisfaction of the Approving Authority.

(ii) Buildings above the third storey shall be in the form of point towers, each having a maximum floorplate of 700 square metres gross floor area.

(c) Building Setbacks

All setback requirements shall be measured from the future property line, i.e. R.O.W. setback line:

(i) 12 Avenue SW

A minimum depth of 2.5 metres for development up to and including the third floor and a minimum depth of 4.0 metres for development above the third floor.

(ii) 11 Street SW

A minimum depth of 1.2 metres for development up to and including the third floor and a minimum depth of 6.0 metres for development above the third floor.

(iii) Lane

A minimum depth of zero for development up to and including the third floor and a minimum depth of 4.0 metres for development above the third floor.

(iv) Side Yard (to adjacent property to the east)

A minimum depth of zero for development up to and including the third floor that does not require external maintenance and a minimum depth of 6.0 metres for development above the third floor.

(d) Building Height

A maximum of 30 storeys.

(e) Dwelling Units

- (i) No dwelling unit, other than a superintendent's or caretaker's apartment shall be located below a commercial use;
- (ii) Each dwelling unit shall be provided with private amenity space to the satisfaction of the Approving Authority.

(f) Commercial

- (i) Commercial uses shall be limited to the first two storeys and shall have separate entry from that of the residential component of the building.
- (ii) The gross floor area for the commercial component shall not exceed a maximum of 10 percent of the gross floor area of the building.

(g) Landscaped Area

- (i) All yards not used for vehicle circulation or parking;
- (ii) All on-site horizontal surfaces greater than 5.6 square metres in area that are overviewed by residential units and not required for parking or access;
- (iii) All adjoining City boulevards.

(h) Parking and Loading Regulations

Section 18 of Bylaw 2P80 shall apply except that a minimum of 0.75 parking stalls per dwelling unit shall be provided on site.

(i) Sidewalk Reconstruction

Sidewalks within the public right-of-way and setback areas adjacent to the site shall be reconstructed conforming with Council's policy for public improvements in the Downtown.

(j) Garbage Storage

Garbage and waste material shall be stored inside the building in a completely enclosed, lockable space. Neither garbage, nor any installations for its collection, storage, compaction or disposal, shall be visible from outside the building. The space for storage and collection of garbage shall be readily accessible for pick-up.