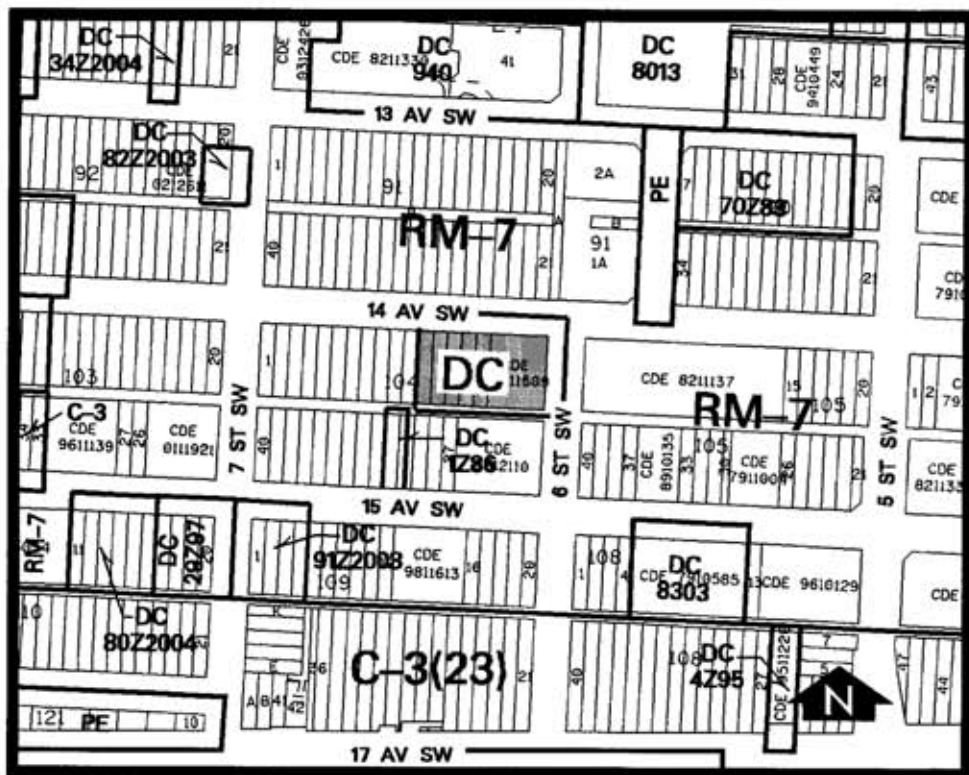


# Amendment LOC2005-0030 Bylaw 10Z2006

Council Approved: 2006 February 7

## SCHEDULE B



DC DIRECT CONTROL DISTRICT

1. Land Use

The land use is for a comprehensively designed residential development with the Permitted and Discretionary Uses of the RM-7 residential multi-dwelling district as the Permitted and Discretionary Uses respectively including the additional Discretionary Use of Live-work Unit.

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For the purpose of this bylaw, "live-work unit" means a type of dwelling unit used by the resident for working and living purposes that may include, but is not limited to offices, personal service businesses and the selling of goods produced on site.

#### 2. Development Guidelines

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

##### (a) Yards

Notwithstanding Section 32(3) of Bylaw 2P80:

- (i) No yards required from the east and west property lines for all development up to and including the second storey of the building;
- (ii) A minimum of 3 metres from the west property line for all development above the second and up to and including the fourth storey of the building;
- (iii) A minimum of 3 metres from the north and south property lines for all development up to and including the fourth storey of the building; and
- (iv) A minimum of 5 metres for all development above the fourth storey of the building.

##### (b) Parking

In addition to the requirements of Section 32(3)(i):

- (i) a maximum of 1 stall for each residential and live-work unit; and
- (ii) a minimum of 0.15 stalls per residential unit for visitor parking.

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(c) Building Design

- (i) The development form shall incorporate apartments, townhouses, stacked townhouses or common amenity buildings in a podium development of a minimum of 2 storeys and a maximum of 4 storeys;
- (ii) Development above the podium shall be in the form of one point tower with a maximum floor plate of 635 square metres of gross floor area;
- (iii) Buildings shall be designed to be street oriented and shall include primary entrances to residential units directly fronting the public street at grade; and
- (iv) All structures shall have finishes which normally will not require reapplication during the life of the building and are an integral part of the cladding of the development.

(d) Landscaped Area

- (i) A minimum of 40 percent of the site area plus all adjoining public boulevards shall be landscaped;
- (ii) Landscaped areas contained either at grade or at the top of the podium shall be counted towards the 40 percent landscaping requirement;
- (iii) All areas at grade that are not covered by buildings or required for parking or access shall be landscaped; and
- (iv) All areas at the top of the podium not required for access shall be landscaped.

(e) Building Height

- (i) A maximum podium height of 4 storeys not exceeding 14 metres; and (ii) A maximum height of 31 storeys not exceeding 99 metres.

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(f) Density

A maximum of 250 dwelling units up to a maximum of 9.25 F.A.R., comprised of:

- (i) a base of 5 F.A.R.; and
- (ii) up to an additional 4.25 F.A.R. where the following features are provided, to the satisfaction of the Approving Authority.
  - (A) A minimum of 12 residential units with direct and primary at-grade access;
  - (B) A combination of hard and soft landscaping on top of the podium;
  - (C) Enhanced public realm upgrades including but not limited to hard landscaped paving of the rear lane adjacent to the site, hard landscaped paving of the public boulevards including sidewalks along 14 Avenue SW and 6 Street SW, and a minimum of 16 street trees; and
  - (D) Elements of LEED™ (Leadership in Energy and Environmental Design) construction that will allow the building to achieve the equivalent of a LEED™ Silver rating.

(g) Live-Work Units

- (i) Live-work units shall be limited to those uses that do not create a nuisance by the way of electronic interference; dust; noise; odour; smoke; bright light or anything of an offensive or objectionable nature which is detectable to normal sensory perception outside of the live-work unit;
- (ii) The working area shall not exceed 50 percent of the total floor area;
- (iii) A maximum of two non-resident employees or business partners may work on site;
- (iv) Signage is limited to the interior of the building;

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- (v) No aspect of the operation shall be visible from outside the building;
  - (vi) There shall be no outside storage of material, goods or equipment on or immediately adjacent to the site;
  - (vii) A sign shall be erected and maintained within the building, sufficiently visible to the satisfaction of the Development Authority, indicating that live-work units are allowable within the development; and
  - (viii) No live-work unit shall be located on a storey above a purely residential use.
- (h) **Garbage Storage**
- (i) Garbage and waste material shall be stored inside the building in a completely enclosed, lockable space; and
  - (ii) The space for storage and collection of garbage shall be readily accessible for pick-up.

(i) **Recycling Facilities**

Comprehensive recycling facilities shall be provided to the satisfaction of the Approving Authority at the development permit stage.

(j) **Development Plans**

Approval of this application does not constitute approval of a development permit. Comprehensive plans shall be submitted to the Development Authority as part of a development permit application. In considering such an application, the Development Authority shall ensure that building massing, site layout and principles of building design generally conform to the plans and renderings available to City Council during its consideration of this Bylaw.