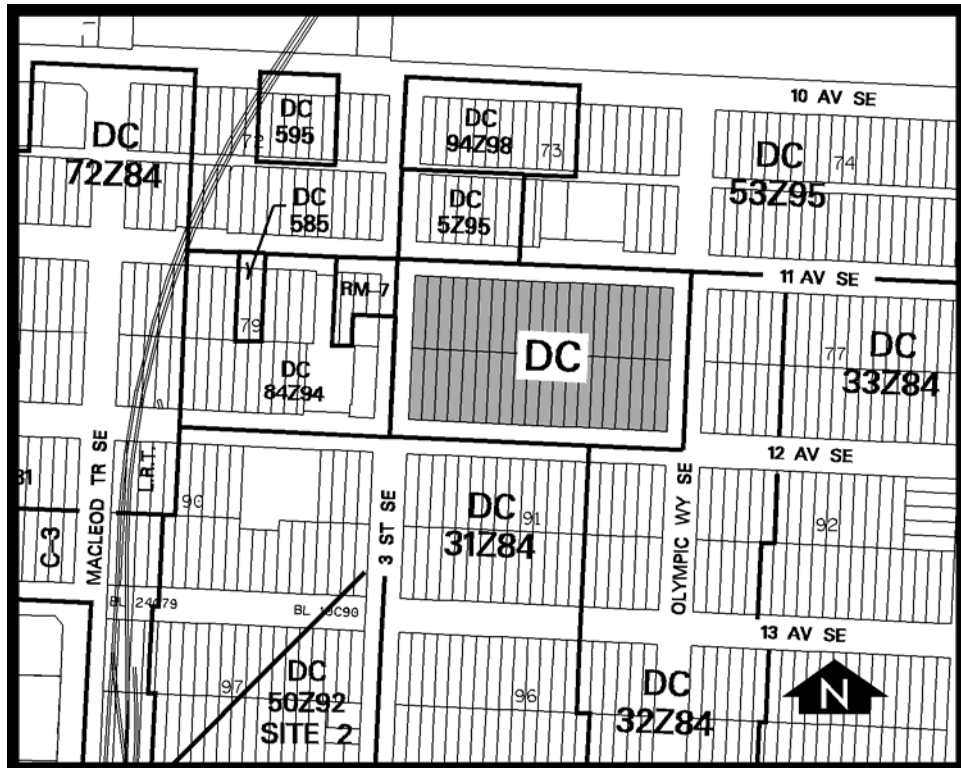




Amendment # LOC2003-0122
Bylaw # 62Z2004
Council Approved: 2004 September 13

SCHEDULE B



DC DIRECT CONTROL DISTRICT

1. Land Use

The Permitted and Discretionary Uses of the RM-7 Residential High Density Multi-Dwelling District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively, with the additional Discretionary Uses of:

- Athletic and recreational facilities
- Commercial Schools
- Community association buildings
- Drinking establishments
- Financial institutions
- Liquor stores
- Live-work units (N.P.)
- Medical clinics

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Outdoor cafes (N.P.)
Private clubs and organizations
Private schools
Public and separate schools
Restaurants-licensed
Restaurants-food service only
Retail food stores
Take-out food services.

For the purpose of this Bylaw, "Live-work units" means the use of a dwelling unit by the resident for work purposes which may include but is not limited to offices, personal service businesses, retailing of goods produced on site, craft production or other similar small scale production activities, excluding any automotive related uses.

NOTE: N.P. – Notice Posting is mandatory for these uses in accordance with Section 10(4) of Land Use Bylaw 2P80.

2. Development Guidelines

The General Rules for 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 Discretionary Uses, unless otherwise noted below:

(a) Density

A maximum of 850 dwelling units and 5000 square metres gross floor area of commercial space, up to a maximum of 9 F.A.R., comprised of:

- (i) a base of 5 F.A.R.;

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- (ii) an additional 3 F.A.R. where municipal heritage designation for the existing sandstone and cottage school buildings on site is provided, to the satisfaction of the Heritage Planner; and
 - (iii) an additional 1 F.A.R. where street oriented retail space, townhouses with direct access at-grade, enhanced pedestrian areas, and/or enhanced open space are provided, to the satisfaction of the Approving Authority.
- (b) Design, Character and Appearance
- (i) The development form shall incorporate grade level commercial, townhouse, stacked townhouse or common amenity space in a podium development of a minimum of 3 storeys and a maximum of 5 storeys;
 - (ii) To minimize the impacts of tall buildings, development above the podium shall be in the form of point towers with a maximum floor plate of 750 square metres gross floor area;
 - (iii) Site development at the podium level shall provide high quality of design and exterior materials which are compatible with the character of the "Warehouse District", to the satisfaction of the Approving Authority;
 - (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; and
 - (v) The building form and design should allow sunlight to fall on the east curb of Olympic Way SE between the hours of 10:00 a.m. and 2:00 p.m. (M.S.T.) from April 08 to September 07.
- (c) Building Setbacks
- (i) A minimum of 3 metres along Olympic Way SE;
 - (ii) None may be required at grade for commercial, retail and office development fronting 11 and 12 Avenue SE;

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- (iii) A maximum of 3 metres for residential development at grade facing a street or avenue; and
 - (iv) A minimum of 6 metres for development above the podium.
- (d) Building Height
 - A maximum of 42 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) No window of a living room or bedroom shall be located closer than a horizontal distance of 7.5 metres from a side or rear property line or 15 metres from the facing windows of any other building on the same or adjoining site;
 - (iii) Amenity space may be provided to the satisfaction of the Approving Authority; and
 - (iv) Dwelling units shall have an entrance separate from the entrance to any commercial component of the building.
- (f) Commercial
 - (i) Commercial uses may only be allowed fronting 11 Avenue SE, 12 Avenue SE or Olympic Way SE;
 - (ii) Commercial uses shall be limited to the podium development and the heritage buildings; and
 - (iii) Commercial uses shall have separate entry from that of the residential component of the building.
- (g) Landscaped Area

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The following areas, except for accessways from public thoroughfares, shall be landscaped:

- (i) all yards where they are not used for vehicle circulation;
- (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; and
- (iii) all adjoining City boulevards.

(h) 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.

(i) 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.

(j) Right of Way Setbacks

See Section 17 of Bylaw 2P80.

(k) Parking and Loading Regulations

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

(l) Floodway Floodplain Special Regulations

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See Section 19.1 of Bylaw 2P80.

(m) 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 the site layout and principles of building design generally conform with the concept site plan and renderings available to City Council during its consideration of this Bylaw.