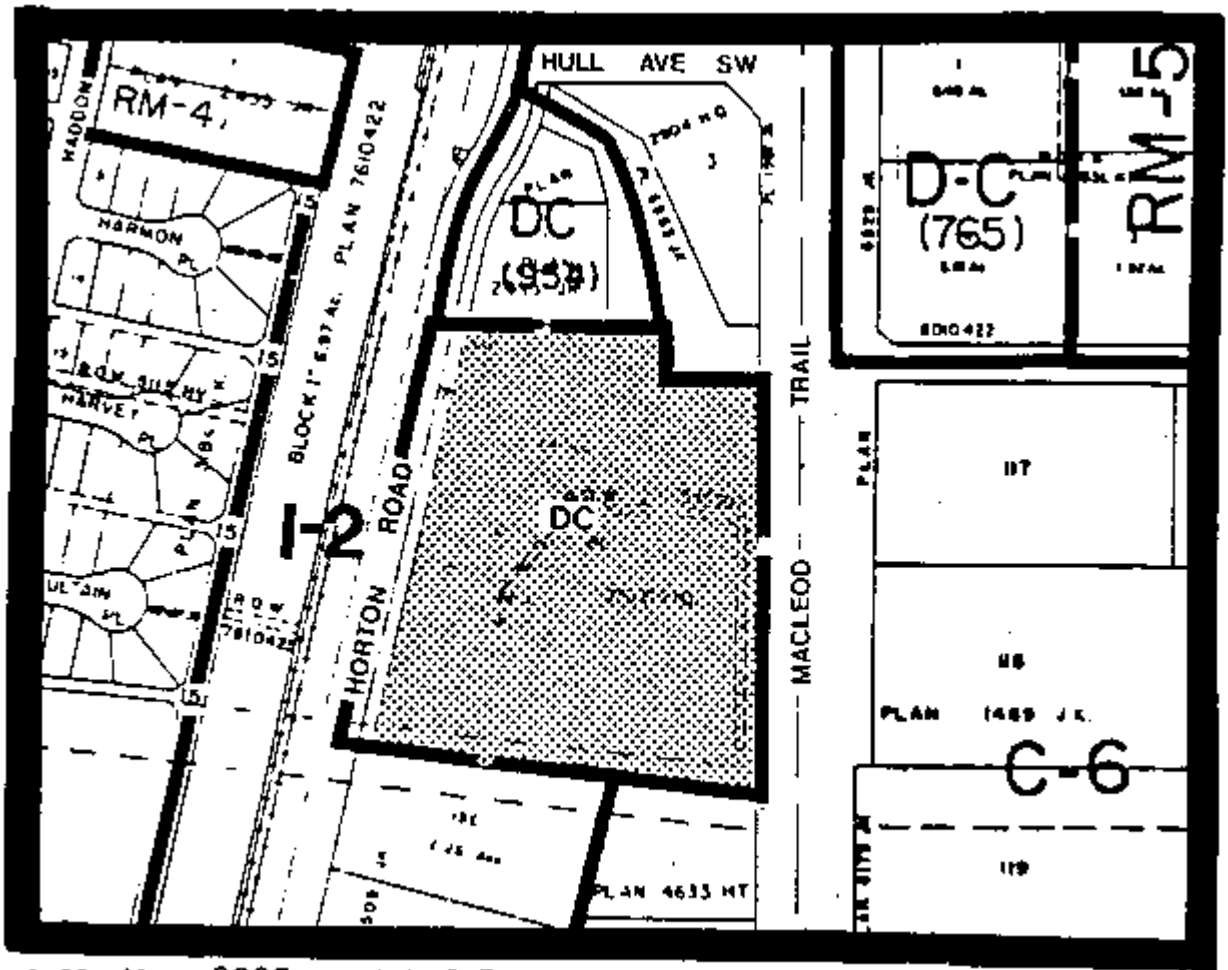


**Amendment No. 3395**

**Bylaw No. 100Z80**

**Council Approval: 09 September 1980**

**SCHEDULE B**



**A.M. No. - 3395 . L.U.C.G. or BY-LAW No. 100Z80**

Land Use

The land use shall be for a comprehensive development and integrated mixed use project consisting of hotel, offices, apartments, terraced apartments and ancillary commercial forms only.

## Development Guidelines

### Yards

1. The yard requirements will be determined at the Development Permit stage to the satisfaction of the Development Officer.

### Height

2. Maximum building height shall be in the order of:

Hotel -	46 m (150 feet)
Office -	35 m (115 feet)
Terraced Apartments -	30 m (100 feet)
Apartment Tower -	46 m (150 feet)

### F.A.R.

3. Maximum floor area shall be 2.93 times the area of the entire site  
Any floor area totally or partially above grade level shall be included in the F.A.R. calculations.

### Density

4. The maximum number of residential units shall be in the order of 500 units.

### Landscaped Area

5.
  - i) For any building in which the gross floor area of the residential component exceeds 50% of the total gross floor area, 40% of the site area shall be landscaped.
  - ii) A landscaped area may be credited toward the required landscaped area only if it is situated at or below the level of the lowest dwelling unit in the building.
  - iii) Where a site contains more than one building, the area of the site of any predominantly residential building shall be determined by the Approving Authority and shall be the basis for determining the required landscape area.
  - iv) A detailed landscaping plan, indicating existing vegetation shall be submitted to and approved by the Development Officer prior to the approval of a Development Permit.

### Amenity Space

6. Each dwelling unit shall be provided with private outdoor amenity space in conformity with Section 20 (17) of the Land Use By-Law P280.

### Pedestrian Circulation

7. The applicant shall submit plans showing the pedestrian system above and at grade and how it might be co-ordinated with future redevelopment to the north and south.

Considerable design emphasis, to the satisfaction of the Development Officer shall be placed on all the pedestrian systems.

At the Development stage the applicant shall indicate to the satisfaction of the Development Officer, how the development shall enhance the at grade pedestrian environment and encourage pedestrian circulation along Horton Road and Hull Avenue S.W.

Prior to the release of any development permit on the site the developer shall enter into a legal agreement to contribute to the construction of pedestrian overpass over Hull Avenue and Horton Road to the Heritage LRT station.

#### Parking

8. Parking for the hotel and ancillary uses to the hotel shall be provided in accordance with the standards approved in the Land Use By-law, By-law 2P80.

Parking for the office and residential use shall be calculated using the appropriate standard in the Land Use By-law, By-law 2P80 and may be relaxed to a maximum of 10% to the satisfaction of the Director of Transportation and the Development Officer. One hundred percent of the parking requirement for the office and residential uses shall be enclosed.

#### Setback

9. No building or structure shall be permitted with the 14 foot setback on Horton Road or Macleod Trail. At the time of development permit application the owner will be requested to dedicate this setback. Prior to the release of the Occupancy Permits for the hotel, construction will have to be substantially completed on an additional lane on Macleod Trail adjacent to the site; Occupancy Permits for office and residential construction will have to be substantially completed on the widening to Horton Road.

#### Access

10. Access/egress to the hotel shall be restricted to right turns only from Macleod Trail. No direct vehicular access shall be permitted through the site. Office and residential access/egress shall be to Horton Road only. No vehicular access shall be permitted from Hull Avenue.

#### Development Plans

11. Approval of this application in no way approves the plans as submitted. Comprehensive plans including building design, site layout, exterior finishes and colour, landscaping, parking and accesses shall subsequently be submitted and approved prior to the release of a development permit.