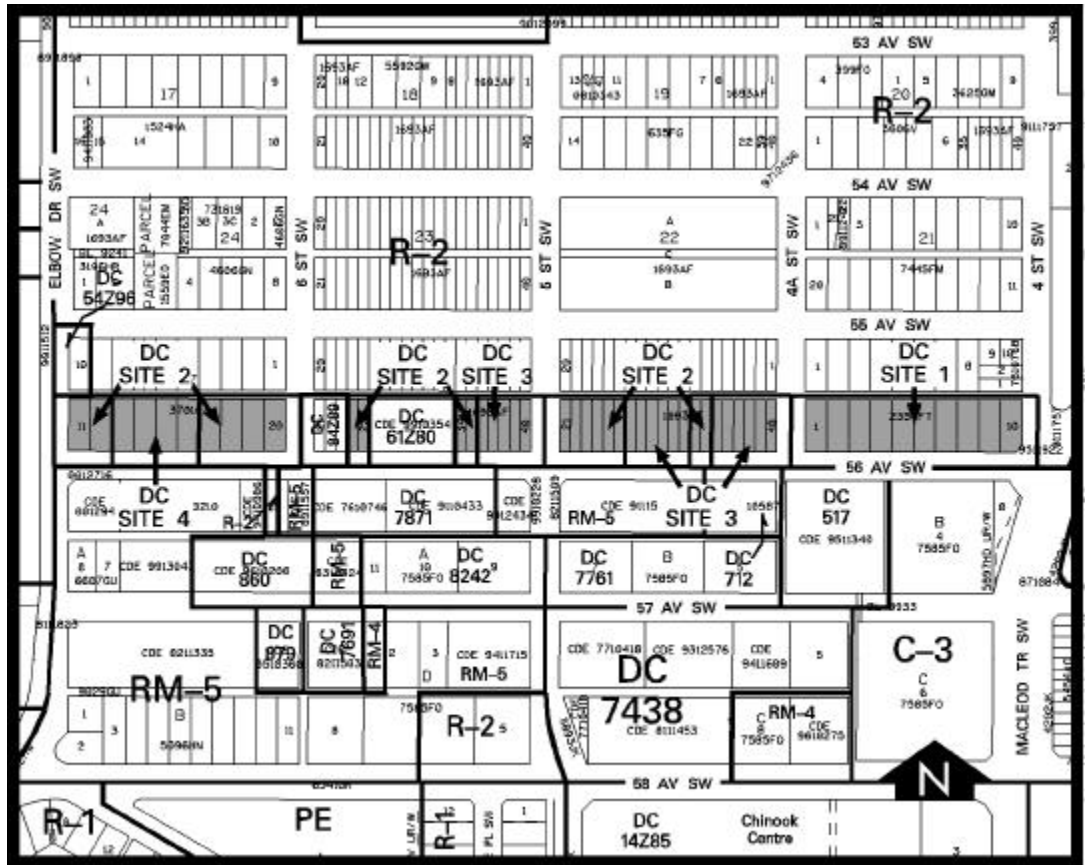


Amendment # 2001/010
Bylaw # 115Z2001
Council Approval: 2001 December 20

SCHEDULE B



DC DIRECT CONTROL DISTRICT

Site 1

1. Purpose

This district will form a transition area between development south of 56 Avenue SW and the Windsor Park low density detached and semi-detached residential area north of the lane between 55 and 56 Avenues SW.

2. Land Use

The Permitted and Discretionary Uses of the RM-2 Residential Low Density Multi-Dwelling District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively, excluding apartment buildings.

3. 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-2 Residential Low Density Multi-Dwelling District shall apply unless otherwise noted below:

(a) Lot Width

A maximum of 15 metres except for 418 - 56 Avenue SW which shall have a maximum of 19 metres.

(b) Density

A maximum of 1.03:1 floor area ratio (FAR) with a maximum of four units on a site 15 metres wide.

(c) Building Design

(i) The site plan and building design shall minimize opportunities for overlooking adjacent properties, particularly rear yards;

(ii) The building shall not create shadows that fall beyond the north edge of the lane between 10:00 a.m. and 4:00 p.m. on March 21; and

(iii) Development Permit applications shall include scaled streetscape plans with geodetic elevations of the main floor, the first floor eaves and roof peaks of adjacent buildings.

(d) Townhouse Developments

Section 27(5)(i) of Bylaw 2P80 shall not apply.

4. General Note

For the purposes of this Bylaw references to lot or site widths are approximate.

Site 2

1. Purpose

This district will form a transition area between development south of 56 Avenue SW and the Windsor Park low density detached and semi-detached residential area north of the lane between 55 and 56 Avenues SW.

2. Land Use

The Permitted and Discretionary Uses of the RM-2 Residential Low Density Multi-Dwelling District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively.

3. 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-2 Residential Low Density Multi-Dwelling District shall apply except for apartment buildings where the General Rules for Residential Districts contained in Section 20 of Bylaw 2P80 and the Permitted and Discretionary Use Rules of the RM-4 Residential Medium Density Multi-Dwelling District shall apply unless otherwise noted below:

(a) Site Width

- (i) A maximum of 31 metres for apartment buildings; and
- (ii) A maximum of 46 metres for other uses.

(b) Density

- (i) A maximum of 1.03:1 floor area ratio (FAR) to a maximum density of 108 units per hectare (44 units per acre); and
- (ii) A maximum of four units on a site that is 15 metres wide.

(c) Building Design

- (i) The site plan and building design shall minimize opportunities for overshadowing on adjacent properties, particularly on rear yards;
- (ii) Rear balconies shall be designed to minimize overlooking of adjacent properties, particularly those to the north that front on 55 Avenue SW;
- (iii) Roof pitches shall be no less than 3:12 and no more than 4:12;
- (iv) Exterior elevations shall be articulated to reduce or break the perceived mass of the building;
- (v) Balconies shall not extend into the minimum rear yard by more than 900 millimetres;
- (vi) Front elevations require a doorway approximately every 12 metres;
- (vii) The building shall not create shadows that fall beyond the north edge of the lane between 10:00 a.m. and 4:00 p.m. on March 21; and
- (viii) Development Permit applications shall include scaled streetscape plans with geodetic elevations of the main floor, the first floor eaves and roof peaks of adjacent buildings.

(d) Parking

For Apartment Buildings

- (i) 1.25 stalls per unit;
- (ii) Access to parking will be from 56 Avenue SW and 5 and 6 Streets SW; and
- (iii) All parking shall be below the first storey.

For Other Uses

- (i) 1.25 stalls per unit;
- (ii) Access from the lane is allowed for a maximum of five at-grade stalls for developments on lot widths of 15.24 (50 feet) or less;
- (iii) At-grade parking in the front yard is not allowed; and
- (iv) Surface parking shall be hard surfaced with asphalt, concrete or a similar material.

(e) Yards

(i) Front Yards

A minimum depth of 4.5 metres.

(ii) Side Yards

(A) A minimum width of 1.2 metres for developments on sites up to 15 metres wide.

(B) A minimum width of 1.8 metres for developments on sites wider than 15 metres.

(iii) Rear Yards

A minimum depth of 10 metres.

(f) Building Length

A maximum of 20.42 metres measured perpendicular to 56 Avenue SW.

(g) Exterior Finishing Materials

Chimneys, accessory buildings and any other exterior elements or features shall match the character and finishing materials of the main building.

(h) Townhouse Developments

Sections 27(5)(i) and 29(5)(b.01) of Bylaw 2P80 shall not apply.

4. General Note

For the purposes of this Bylaw references to lot or site widths are approximate.

Site 3

1. Purpose

This district will form a transition area between development south of 56 Avenue SW and the Windsor Park low density detached and semi-detached residential area north of the lane between 55 and 56 Avenues SW.

2. Land Use

The Permitted and Discretionary Uses of the RM-2 Residential Low Density Multi-Dwelling District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively.

3. 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-2 Residential Low Density Multi-Dwelling District shall apply except for apartment buildings where the General Rules for Residential Districts contained in Section 20 of Bylaw 2P80 and the Permitted and Discretionary Use Rules of the RM-4 Residential Medium Density Multi-Dwelling District shall apply unless otherwise noted below:

(a) Site Width

A maximum of 46 metres.

(b) Density

(i) A maximum of 1.03:1 floor area ratio (FAR) with a maximum density of 108 units per hectare (44 units per acre); and

(ii) A maximum of four units on a site that is 15 metres wide.

(c) Building Design

(i) The site plan and building design shall minimize opportunities for overshadowing on adjacent properties, particularly on rear yards;

(ii) Rear balconies shall be designed to minimize overlooking of adjacent properties, particularly those to the north that front on 55 Avenue SW;

- (iii) Roof pitches shall be no less than 3:12 and no more than 4:12;
- (iv) Exterior elevations must be articulated to reduce or break the perceived mass of the building;
- (v) Balconies shall not extend into the minimum rear yard by more than 900 millimetres;
- (vi) Front elevations require a doorway approximately every 12 metres;
- (vii) Apartments on sites greater than 30.5 metres in width must have vertical articulation to suggest two separate buildings in order to break the length and perceived mass of the building. A single underground parking facility and a single elevator serving both parts of the building will be allowed;
- (viii) The building shall not create shadows that fall beyond the north edge of the lane between 10:00 a.m. and 4:00 p.m. on March 21; and
- (ix) Development Permit applications shall include scaled streetscape plans with geodetic elevations of the main floor, the first floor eaves and roof peaks of adjacent buildings.

(d) Parking

For Apartment Buildings

- (i) 1.25 stalls per unit;
- (ii) Access to parking shall be from 56 Avenue SW and 4A and 5 Streets SW; and
- (iii) All parking shall be below the first storey.

For Other Uses

- (i) 1.25 stalls per unit;
- (ii) Access from the lane is allowed for a maximum of five at-grade stalls for developments on lot widths of 15.24 metres (50 feet) or less;
- (iii) At-grade parking in the front yard is not allowed; and
- (iv) Surface parking shall be hard surfaced with asphalt, concrete or a similar material.

(e) Yards

- (i) Front Yards

A minimum depth of 4.5 metres.

(ii) Side Yards

- (A) A minimum width of 1.2 metres for developments on sites 15 metres wide; and
- (B) A minimum width of 1.8 metres for developments on sites 30.5 metres wide.

(iii) Rear Yards

A minimum depth of 10 metres.

(f) Building Length

A maximum of 20.42 metres measured perpendicular to 56 Avenue SW.

(g) Exterior Finishing Materials

Chimneys, accessory buildings and any other exterior elements or features shall match the character and finishing materials of the main building.

(h) Townhouse Developments

Sections 27(5)(i) and 29(5)(b.01) of Bylaw 2P80 shall not apply.

4. General Note

For the purposes of this Bylaw references to lot or site widths are approximate.

Site 4

1. Purpose

This district will form a transition area between development south of 56 Avenue SW and the Windsor Park low density detached and semi-detached residential area north of the lane between 55 and 56 Avenues SW.

2. Land Use

The Permitted and Discretionary Uses of the RM-2 Residential Low Density Multi-Dwelling District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively.

3. 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-2 Residential Low Density Multi-Dwelling District shall apply except for apartment buildings where the General Rules for Residential Districts contained in Section 20 of Bylaw 2P80 and the Permitted and Discretionary Use Rules of the RM-4 Residential Medium Density Multi-Dwelling District shall apply unless otherwise noted below:

(a) Site Width

- (i) A maximum of 46 metres for apartment buildings; and
- (ii) A maximum of 61 metres for other uses.

(b) Density

- (i) A maximum of 1.03:1 floor area ratio (FAR) with a maximum density of 108 units per hectare (44 units per acre);
- (ii) A maximum of four units on a site that is 15 metres wide except:
 - (A) a maximum of five units are allowed on 718 56 Avenue SW if 722, 726 and 732 have been developed with a single apartment building; or
 - (B) a maximum of five units are allowed on 732 56 Avenue SW if 718, 722 and 726 have been developed with a single apartment building.

(c) Building Design

- (i) The site plan and building design shall minimize opportunities for overshadowing on adjacent properties, particularly on rear yards;
- (ii) Rear balconies shall be designed to minimize overlooking of adjacent properties, particularly those to the north that front on 55 Avenue SW;
- (iii) Roof pitches shall be no less than 3:12 and no more than 4:12;
- (iv) Exterior elevations shall be articulated to reduce or break the perceived mass of the building;
- (v) Balconies shall not extend into the minimum rear yard by more than 900 millimetres;
- (vi) Front elevations require a doorway approximately every 12 metres;
- (vii) Apartments on sites greater than 30.5 metres in width must have vertical articulation to suggest two separate buildings in order to break the length and perceived mass of the building. A single underground parking facility and a single elevator serving both parts of the building will be allowed;

- (viii) The building shall not create shadows that fall beyond the north edge of the lane between 10:00 a.m. and 4:00 p.m. on March 21; and
- (ix) Development Permit applications shall include scaled streetscape plans with geodetic elevations of the main floor, the first floor eaves and roof peaks of adjacent buildings.

(d) Parking

For Apartment Buildings

- (i) 1.25 stalls per unit;
- (ii) Access to parking shall be from 56 Avenue SW; and
- (iii) All parking shall be below the first storey.

For Other Uses

- (i) 1.25 stalls per unit;
- (ii) Access from the lane is allowed for a maximum of five at-grade stalls for developments on lot widths of 15.24 metres (50 feet) or less;
- (iii) At-grade parking in the front yard is not allowed; and
- (iv) Surface parking shall be hard surfaced with asphalt, concrete or a similar material.

(e) Yards

(i) Front Yards

A minimum depth of 4.5 metres.

(ii) Side Yards

(A) A minimum width of 1.2 metres for developments on lots 15 metres wide; and

(B) A minimum width of 1.8 metres for developments on lots of 30.5 metres wide.

(iii) Rear Yards

A minimum depth of 10 metres.

(f) Building Length

A maximum of 20.42 metres measured perpendicular to 56 Avenue SW.

(g) Exterior Finishing Materials

Chimneys, accessory buildings and any other exterior elements or features shall match the character and finishing materials of the main building.

(h) Townhouse Developments

Sections 27(5)(i) and 29(5)(b.01) of Bylaw 2P80 shall not apply.

4. General Note

For the purposes of this Bylaw references to lot or site widths are approximate.