



# Amendment # 2001/036

## Bylaw #69Z2001

### SCHEDULE B

CONTINUED

2. Development Guidelines

The General Rules for Commercial Districts contained in Section 33 of Bylaw 2P80 and the following Discretionary Use Rules shall apply:

(a) Gross Floor Area

- (i) A maximum F.A.R. of 6:1.
- (ii) Above grade parking structures not exceeding an F.A.R. of 1:1 and mechanical penthouses are excluded from the maximum F.A.R..

(b) Retail Area

Retail stores and personal service businesses abutting a sidewalk shall have individual, direct, grade-level access to the sidewalk or any on-site pedestrian area.

(c) Yards

- (i) Commercial – none required.
- (ii) Residential – the residential development shall be set back a minimum of 6 metres from a property line or bylawed setback line.

(d) Height

A maximum of 36 storeys not exceeding 150 metres at any eaveline excluding mechanical penthouses.

(e) +15

The development shall incorporate, modify or replace existing +15 connections to the LRT platform at Stampede Station to the satisfaction of the Development Authority.

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(f) Phasing

Development of the site may occur in phases. Prior to approval of the first phase, a concept plan and traffic impact study for the entire site shall be submitted to the satisfaction of the Development Authority. The transportation impact study shall address the parking requirements for the development and Stampede Park, and access and transportation network improvements necessary to accommodate the development.

(g) Parking

(i) See Section 18(1) and 18(3) of Bylaw 2P80.

(ii) On-site parking shall be provided at the following ratios:

- Office – a maximum of 1 stall per 46 square metres;
- Retail – a maximum of 1 stall per 46 square metres;
- Hotel – a minimum of 1 stall per room; and
- Residential – a minimum of 1 stall per dwelling unit;

(iii) Parking structures may only be constructed in conjunction with the development of at least the first phase of a primary use of retail, office, hotel or residential development.

(h) Dwelling Units

Buildings containing dwelling units shall be subject to the following:

(i) No dwelling unit in a mixed-use building shall be located below the third storey unless, in the opinion of the Development Authority, the location of such units still permits an acceptable residential environment;

(ii) No dwelling unit, other than a superintendent's or caretaker's unit, shall be located below a commercial use;

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- (iii) No window of a living room or bedroom shall be located closer than a horizontal distance of 6 metres from a property line or 15 metres from the facing windows of any other building on the site; and
- (iv) For each dwelling unit, a private amenity space, having a minimum area of 5.6 square metres, shall be provided either in the form of an open or enclosed balcony with a glazed opening to the outside amounting to no less than 75 percent of the exterior wall and having a minimum dimension of 1.8 metres.

(i) Right-of-Way Setbacks

See Section 17 of Bylaw 2P80.

(j) Signs

See Sign Appendix of Bylaw 2P80.

(k) Outside Storage

No outside storage shall be allowed.

(l) Floodway/Floodplain Special Regulations

See Section 19.1 of Bylaw 2P80.

(m) Gaming Establishment - Casino

Development of a gaming establishment – casino shall only be allowed where it is integrated within a comprehensive commercial application and is also the transfer of an existing casino to this site.