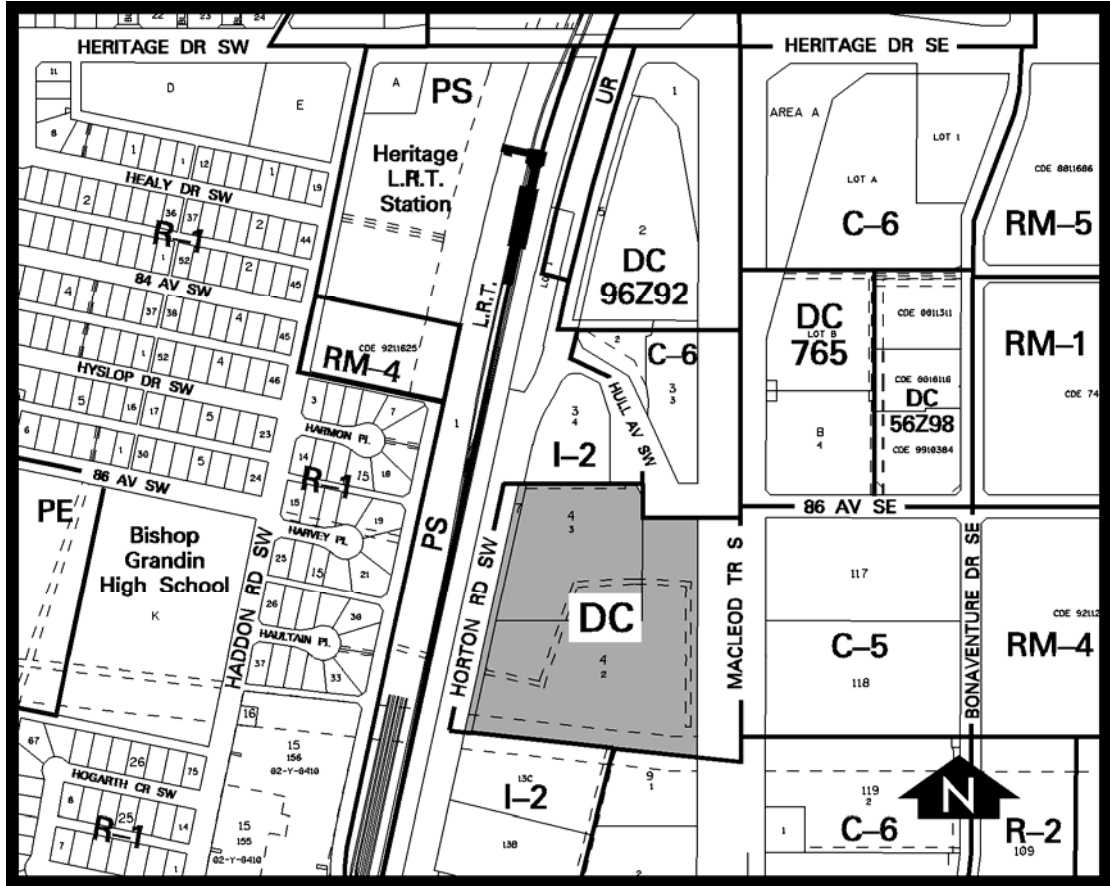


Amendment # LOC2002-0126
Bylaw # 111Z2003
Council Approval: 2004 December 16

SCHEDULE B



DC DIRECT CONTROL DISTRICT

1. Land Use

The Permitted and Discretionary Uses of the C-4 General Commercial District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively with the additional Discretionary Uses of apartment buildings, stacked townhouses and townhouses.

2. Development Guidelines

The General Rules for Commercial Districts contained in Section 33 of Bylaw 2P80 and the Permitted and Discretionary Use Rules of the C-4 General Commercial District shall apply unless otherwise noted below:

(a) Yards

- (i) No minimum requirement for at grade commercial development or for a parking structure which does not require external maintenance and is located to the side or rear of the building;
- (ii) A minimum width of 3.0 metres for residential buildings five storeys or lower in height; and
- (iii) A minimum width of 6.0 metres for that portion of residential building six storeys or above in height.

(b) Building Height

A maximum of 50 metres measured from the curb of either Macleod Trail SW or Horton Road SW (whichever is considered directly adjacent in the opinion of the Approving Authority) except that a maximum of 80 metres may be allowed where the maximum diagonal of the floor plate of the building does not exceed 41.5 metres.

(c) Landscaped Area

- (i) All yards shall be landscaped except for accessways from public thoroughfares and parking areas;
- (ii) Where a parking area is provided in the front yard, an area extending the full width of the yard to a minimum depth of 2 metres measured from the front property line shall be landscaped;

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- (iii) Landscaped area may include any horizontal surface greater than 5.6 square metres in area including roof top amenity space and common deck areas; and
 - (iv) A detailed landscaping plan shall be submitted and approved in conjunction with any development permit.
- (d) Amenity Space
- (i) Where 50 percent or more of the gross floor area of a building is comprised of dwelling units, a minimum of 40 percent of the gross site area shall be provided as common amenity space for all residents through a combination of indoor and outdoor spaces and may include landscaped areas provided in accordance with Section (c); and
 - (ii) 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 a minimum dimension of 1.8 metres.
- (e) Gross Floor Area
- (i) A maximum of 4 times the entire site area that is the subject of this Bylaw;
 - (ii) Where the site area that is the subject of this Bylaw is further divided by way of subdivision or condominium plan, density is fully transferable between individual development cells provided a minimum of 0.5 F.A.R. is retained for use by any undeveloped cell. A caveat shall be required to be registered on each title specifying the density received or remaining on each affected site;
 - (iii) Development cells which have been identified for common amenity space or for common parking areas as part of a comprehensive plan are not required to retain the minimum 0.5 F.A.R. density allotment specified in (ii); and

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- (iv) The area of an enclosed parking structure located below the grade of Macleod Trail SW and screened by buildings adjacent to Horton Road SW shall not be included in the calculation of F.A.R.
- (f) Pedestrian Connections
 - (i) All development shall make provision, satisfactory to the Approving Authority, for a public pedestrian connection from and through the development connecting to the Heritage LRT Station and/or adjacent site as a through connection to the Heritage LRT Station;
 - (ii) Pedestrian connections shall provide for both vertical and horizontal connections as may be determined at the time of a development permit; and
 - (iii) Where the Approving Authority determines a benefit can be attributed to a development within the site by connection to a raised pedestrian crossing of a public roadway, the developer shall contribute its share as determined by the Approving Authority to the cost of the construction of the bridge.
- (g) Access and Transportation
 - (i) Access and egress to Macleod Trail SW shall be limited to right turns only;
 - (ii) Access and egress to Hull Avenue SW may be restricted or prohibited subject to full development review;
 - (iii) A comprehensive traffic study shall be submitted and approved by the Approving Authority in conjunction with a development permit for the site or any portion thereof as determined necessary by the Approving Authority; and

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(iv) Prior to approval of any development permit for the site, or any portion thereof, the developer shall enter into a special development agreement for any offsite road, pedestrian, or intersection improvements necessitated by the development, as determined in the sole discretion of the Approving Authority, by the approval of the aforementioned traffic study, including, but not limited to, intersections of Horton Road SW and Macleod Trail SW with Heritage Drive SW, Southland Drive SW, and Hull Avenue SW.

(h) Parking

In the event that a condominium plan is registered in respect of a development containing dwelling units, 50% of the condominium units containing a dwelling unit shall include at least one parking stall for each dwelling unit contained within the condominium unit.