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2. Development Guidelines

The General Rules for Downtown Districts contained in Section 42.1 of Bylaw 2P80 shall apply in addition to the following:

(a) Gross Floor Area

A maximum of 8 F.A.R. comprised of:

- (i) a base of 4 F.A.R.;
- (ii) an additional 2 F.A.R. where the existing building (potential heritage site "Category A") is preserved and street oriented retail space, enhanced pedestrian areas, and/or enhanced open space are provided; and
- (iii) an additional 2 F.A.R. where residential development is provided.

(b) Existing Uses

Notwithstanding any other requirement of this Bylaw, any use approved by the Approving Authority, existing as of the date of passage of this Bylaw, shall be deemed to be a Discretionary Use but if that use is discontinued for a period of six consecutive months or more, any future use of the land shall conform with the uses specified in this Bylaw.

(c) Building Height

A maximum height of 46 metres.

(d) Building Setbacks

- (i) None required for commercial, retail and office development; and
- (ii) A minimum of 3 metres for residential development at grade facing a street or avenue.

(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) Each dwelling unit shall be provided with private amenity space having a minimum area of 5.6 square metres in the form of an open or enclosed balcony/sunroom with glazing amounting to no less than 75 percent of the exterior walls of the amenity space;
- (iv) Where 50 percent or more of the gross floor area of a building is comprised of dwelling units, common amenity space shall be provided for all residents through a combination of indoor and outdoor spaces which may include

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landscaped areas at or above grade, meeting rooms, recreation rooms or facilities. Such common amenity space shall be of a size, location and standard to the satisfaction of the approving authority having regard to standards normally associated with the form of development proposed; and

- (v) Dwelling units shall have an entrance separate from the entrance to any commercial component of the building.

- (f) Landscaped Area

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 overlooked by residential units and not required for parking or access; and
- (iii) all adjoining City boulevards.

- (g) Outside Storage

No outside storage shall be allowed to the front, side or rear of buildings or in any required yard, unless screened to the satisfaction of the Development Authority.

- (h) Right of Way Setbacks

See Section 17 of Bylaw 2P80.

- (i) Parking and Loading Regulations

See Section 18 of Bylaw 2P80.

- (j) Floodway Floodplain Special Regulations

See Section 19.1 of Bylaw 2P80.