

Intent of Existing DC Bylaw 111Z2003

Subject	Summary	Intent	Solution
Yards	-Min width of 3m for residential buildings <5 storeys -Min width of 6m for residential buildings >6 storeys	Require setbacks and setbacks for taller buildings.	1P2007 Bylaw setback requirements and discretionary review
Building Height	-Maximum 80 metres where diagonal of the floor plate of a building doesn't exceed 41.5 metres. Otherwise 50 metres.	Max overall building height of 80 metres with setbacks from Macleod Trail and Horton Road	Maximum height of 80 metres as per Bylaw with discretionary review
Landscaped Area	-All yards to be landscaped -minimum 2m depth across all parking areas at front -landscaping can be on rooftops/common deck areas -detailed landscaping plan to be submitted with any DP	Good landscaping with flexible options	1P2007 Bylaw landscaping requirements and discretionary review
Amenity Space	-where <50% GFA of building is residential, 40% of site area must be common amenity space through indoor/outdoor spaces -private amenity space = 5.6sqm as open or enclosed balcony with glazed opening to outside no less than 75% of the exterior wall with min dimension of 1.8 metres	Ensuring adequate common amenity space	No bylaw requirements, however discretionary review will determine common amenity space requirement
Gross Floor Area	-4.0 -density is transferrable if land is subdivided	Max GFA of 4.0	Max GFA of 4.0 as per Bylaw

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Pedestrian Connections	-requirement for public pedestrian connection from and through the development connecting to the Heritage LRT Station (both vertical and horizontal, and can include raised pedestrian crossing of public roadway with financial contribution by developer)	Create access from Heritage LRT to the commercial/res site	Discretionary review at DP Stage
Access and Transportation	-right turns only for Macleod Trail -Access and egress to Hull Avenue may be restricted subject to DP review -Comprehensive traffic study required where DA deems necessary -DA can require development	Access/traffic to be reviewed at DP	Discretionary review at DP stage
Parking	-where multi-res is condominiumized, 50% of condos must have 1 parking stall for each unit.	Maintain parking requirement	Discretionary review at DP stage to determine requirements