

- (iv) Pedestrian orientation; and
- (v) Well-designed *amenity areas*.

(7) **FLOOR AREA**

- (a) The maximum *gross floor area* for any *building* is 3.21 times the *site area*. In determining this calculation, the *Development Authority* may consider the total *site area* for multiple *sites* that comprise an integrated, mixed-use *development* inclusive of *public roadways* conveyed to the *City*.

- (i) Notwithstanding section (a), the maximum *gross floor area* for any *building* is 1.90 times the *site area* for the following properties:

- (A) Lot 9, Block 1, Plan 232 0303 (230 Bellerose Drive)

- Including any future revisions to this legal description based on a subdivision or condominium plan.

- (b) A minimum of 25% of the total *gross floor area* shall be used for commercial (non-residential) purposes. In determining this calculation, the *Development Authority* may consider the total commercial *gross floor area* for all *buildings* on multiple *sites* that comprise an integrated, mixed-use *development*.

- (i) Notwithstanding section (b), a minimum of 11.60% of the total *gross floor area* shall be used for commercial (non-residential) purposes for the following properties:

- (A) Units 1-321, Plan 162 4279 (5 St. Louis Street);

- (B) Units 1-172, Plan 162 4296 (1 Goodman Drive); and

- (C) Lot 69, Block 1, Plan 152 4029 (22 Sir Winston Churchill Avenue);

- Including any future revisions to these legal descriptions based on a subdivision or condominium plan.

- (ii) Notwithstanding sections (b) and (i), a minimum of 5% of the total *gross floor area* shall be used for commercial (non-residential) purposes for the following properties:

- (A) Lot 9, Block 1, Plan 232 0303 (230 Bellerose Drive)

- Including any future revisions to this legal description based on a subdivision or condominium plan.

- (iii) Notwithstanding sections (b), (i), and (ii), a minimum of 10% of the total *gross floor area* shall be used for commercial (non-residential) purposes for the following properties:

- (A) Lot C, Plan 942 3702 (825 St. Albert Trail); and

(B) Lot 1, Block 2, Plan 242 0625 (835 St. Albert Trail);

Including any future revisions to this legal description based on a subdivision or condominium plan.

(8) **BUILDING HEIGHT**

(a) The maximum building height is 25.00 m.

(i) Notwithstanding section (a), the maximum building height shown on Figure 11-1 applies to the following properties:

(A) Units 1-321, Plan 162 4279 (5 St. Louis Street);

(B) Units 1-172, Plan 162 4296 (1 Goodman Drive); and

(C) Lot 69, Block 1, Plan 152 4029 (22 Sir Winston Churchill Avenue);

Including any future revisions to these legal descriptions based on a subdivision or condominium plan.

(ii) Notwithstanding sections (a) and (i), the maximum building height shown on Figure 11-2 applies to the following properties:

(A) Lot 9, Block 1, Plan 232 0303 (230 Bellerose Drive);

Including any future revisions to these legal descriptions based on a subdivision or condominium plan.

(9) **BUILDING SETBACK**

(a) The minimum building *setbacks* shall be provided as follows:

(i) The front and rear yard building *setback* shall be determined by the *Development Authority* with regard to adjacent uses, urban design considerations, *on-site* constraints, or comparable Districts;

(ii) The minimum side yard building *setback* is 5.00 m, unless otherwise determined by the *Development Authority*, taking into account adjacent uses, urban design considerations, *on-site* constraints, or comparable Districts; and

(iii) The minimum *setback* for an *accessory building* is 3.00 m.

(10) **DESIGN, CHARACTER, AND APPEARANCE OF BUILDINGS**

(a) In addition to the requirements in sections 3.12 'Design, Character, And Appearance Of A Building,' 3.52 'Design, Character, And Appearance Of Residential Buildings,' and 3.80 'Design, Character, And Appearance Of Non-Residential Buildings,' all buildings in this District must be finished as follows to the satisfaction of the *Development Authority*: