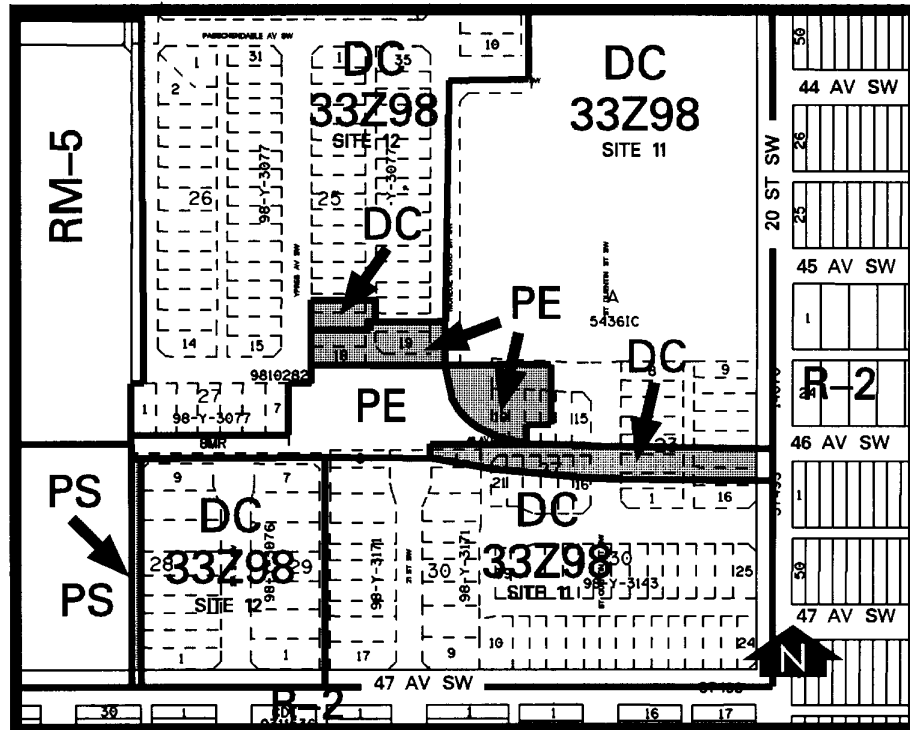


**Amendment No. 98/069**  
**Bylaw No. 92Z98**  
**Council Approval: 14 September 1998**

**SCHEDULE B**



**DC DIRECT CONTROL DISTRICT**

1. Land Use
  - a. Permitted Uses
    - i. The permitted uses of the R-2A Residential Low Density District shall be permitted uses.
    - ii. In addition, the following uses shall be permitted uses where approved as part of a Residential Redevelopment Area:
      - Duplex dwellings;
      - Semi-detached dwellings;
      - Single-detached dwellings.
  - b. Discretionary Uses

In addition to the Discretionary Uses of the R-2A Residential Low Density District, the following uses shall be Discretionary Uses:

- Residential Redevelopment Areas;
- Apartment buildings.

- c. For the purposes of this district, Residential Redevelopment Area is defined as a comprehensive plan for an area comprised of an entire block face or larger and which is subject to a set of approved development design guidelines that comply with the requirements of this district.

## 2. Development Guidelines

The General Rules for Residential Districts contained in Section 20 of Bylaw 2P80 and the Permitted and Discretionary Use Rules of the R-2A Residential Low Density District shall apply unless otherwise noted below:

### a. Rules for Residential Redevelopment Areas:

- i. A development permit is required for all Residential Redevelopment Areas.
- ii. In addition to the requirements of Section 10 of Bylaw 2P80, a development permit application for a Residential Redevelopment Area shall include the following to the satisfaction of the Approving Authority:
  - A. A site plan for the entire Residential Redevelopment Area showing proposed property lines, building locations, parking, landscaping, accessory buildings, site coverage, sidewalks, any apartment or townhouse site and any other matters considered necessary by the Approving Authority.
  - B. Development Design Guidelines to be applied within the residential redevelopment site which regulate the provision, coordination and integration of the following:
    - streetscape and architectural treatment;
    - impact on adjacent sites;
    - landscaping;
    - outdoor amenity space; and
    - any other matters considered necessary by the Approving Authority.
- iii. The maximum residential density shall be 32 units per hectare.
- iv. Development completion permits are not required for Residential Redevelopment Areas.
- v. Development permits shall not be required for individual single-detached, semi-detached, or duplex dwellings which comply with the rules of this district and are approved as part of a Residential Redevelopment Area.

- b. Parking and Vehicular Access
  - i. Where a site abuts a lane, all vehicular access shall be from the lane only.
  - ii. Where no lane exists, a private garage shall not extend more than 2.0 metres beyond the front face of a residential building.
- c. Landscaping
  - i. A landscaping plan shall provide an inventory of existing trees on the site, and show the trees to be retained, removed, or relocated, and the new trees to be planted, all to the satisfaction of the Approving Authority.
  - ii. Landscaping shall be provided to visually screen parking areas from public streets, public parks and public access easements.
- d. Apartment Buildings and Townhouses
  - i. Apartment buildings and townhouses are only allowed on sites approved as part of a Residential Redevelopment Area.
  - ii. Apartment buildings and townhouses require a separate discretionary development permit.
  - iii. Any apartment and/or townhouse building shall contain a maximum of 8 dwelling units and shall not exceed a maximum height of 3 storeys and 9 metres at any eaveline.
  - iv. The total number of apartment and townhouse units shall not exceed 15% of all dwelling units within a Residential Redevelopment Area.
  - v. Apartment buildings shall have a minimum site area of 139 square metres per unit.
- e. Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans shall subsequently be submitted as part of a development permit application.