

LOC # 2001/022
Bylaw # 4Z2002
Council Approval: 2002 January 21

SCHEDULE B



DC DIRECT CONTROL DISTRICT

1. Land Use
 - (a) Permitted Uses
 - Ancillary commercial uses
 - Essential public services
 - Home occupations – Class 1
 - Parks and playgrounds
 - Utilities

(b) Discretionary Uses

Accessory buildings
Amusement arcades
Apartment buildings (C.U.)
Athletic and recreational facilities
Auction halls
Billiard parlours
Child care facilities
Commercial schools
Community association buildings
Dwelling units
Entertainment establishments
Financial institutions
Grocery stores
Home occupations – Class 2 (N.P.)
Hostels
Hotels
Laboratories
Liquor stores
Mechanical reproduction or printing establishments
Medical clinics
Office (C.U.)
Outdoor cafes (N.P.)
Parking areas and structures
Personal service businesses
Private clubs and organizations
Private schools
Public and separate schools
Public or quasi-public buildings
Radio or television studios
Retail food stores
Retail stores
Restaurant – food service only
Restaurant/drinking establishments
Signs
University, colleges and provincial training centres
Veterinary clinics
Veterinary hospitals

2. Development Guidelines

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

(a) Gross Floor Area

A maximum of 9.5 F.A.R. comprised of;

- (i) a base of 5 F.A.R.;
- (ii) an additional maximum of 2.25 F.A.R. where street oriented retail space, enhanced pedestrian areas, provision of community facilities, enhanced open space and/or residential development is provided; and
- (iii) an additional 2.25 F.A.R. for non-commercial development.

(b) Third Party Advertising Signs

There shall be no third party advertising signs on the site at any time.

(c) Building Height

A maximum of 29 storeys.

(d) Yards

None required for commercial, retail and office development, but a minimum of 3 metres for at-grade residential development.

(e) Dwelling Units

- (i) No dwelling unit, other than a superintendent's or caretaker's apartment shall be located below a commercial use;
- (ii) Dwelling units shall have an entrance separate from the entrance to any commercial component of the building;
- (iii) 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 site;
- (iv) Each dwelling unit shall be provided with private amenity space having a minimum area of 5.6 metres in the form of an open or enclosed balcony/sunroom with glazing amounting to no less than 75 percent of the area of the exterior walls of the amenity space; and
- (v) 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 of that building shall be provided as common amenity space for all residents through a combination of indoor and outdoor spaces which may include all landscaped areas at or above grade, meeting rooms, recreation rooms or facilities.

(f) Landscaped Area

The following areas shall be landscaped to the satisfaction of the Approving Authority:

- (i) all yards where they are not used for vehicle circulation or parking;
- (ii) all on-site horizontal surfaces greater than 5.6 metres in size that are overviewed by residential units and not required for parking or access; and
- (iii) all adjoining City boulevards.

(g) Mixed Use

New development on the site shall incorporate a mix of residential/commercial to a minimum ratio of 25:75, or for commercial/residential at a minimum ratio of 25:75.

(h) Outside Storage

No outside storage shall be allowed.

(i) Right -of-Way Setbacks

See Section 17 of Bylaw 2P80.

(j) Parking and Loading Regulations

See Section 18 of Bylaw 2P80.

(k) Floodway Floodplain Special Regulations

See Section 19.1 of Bylaw 2P80.