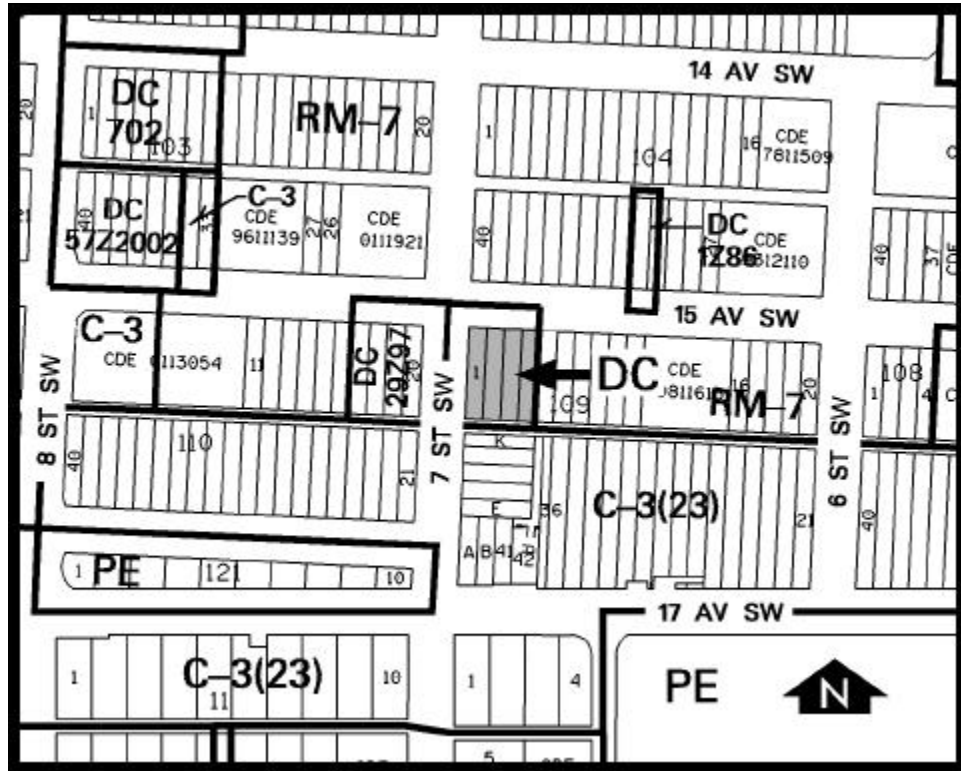


Amendment # LOC2003-0073
Bylaw # 91Z2003
Council Approval: September 15, 2003

SCHEDULE B



DC DIRECT CONTROL DISTRICT

1. Land Use

The Permitted and Discretionary Uses of the RM-7 Residential High Density Multi-Dwelling District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively.

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 RM-7 Residential High Density Multi-Dwelling District shall apply unless otherwise noted below:

(a) Density

A maximum of 98 dwelling units.

- (b) Front Yard (15 Avenue SW)
 - (i) A minimum of zero where an average depth of 3 metres is maintained; and
 - (ii) A minimum of 6 metres for any development above the third floor.
- (c) Rear Yard
 - (i) A minimum of 1.5 metres for commercial development; and
 - (ii) A minimum of 7.5 metres for all residential development excluding balcony/sunroom projections.

For the purpose of this Bylaw, the rear yard shall be considered the yard adjacent to the lane.

- (d) Side Yard (7 Street SW)
 - (i) A minimum of zero where an average depth of 1.5 metres is maintained; and
 - (ii) A minimum of 6 metres above the third floor excluding balcony/sunroom projections.
- (e) Side Yard (to adjacent property)
 - (i) A minimum width of 3 metres;
 - (ii) No yard is required for a parking structure which does not require external maintenance.
- (f) Building Height

A maximum of 17 storeys.
- (g) Dwelling Units
 - (i) No dwelling unit, other than a superintendent's or caretaker's apartment shall be located below a commercial use;
 - (ii) 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.
 - (iii) Dwelling units shall have an entrance separate from the entrance to any commercial component of the building.
- (h) Commercial
 - (i) Commercial uses shall be limited to the first three storeys and shall have separate entry from that of the residential component of the building.

- (ii) The gross floor area for the commercial component shall not exceed a maximum of 10 percent of the gross floor area of the building. The number of residential units shall not be reduced as a result of the provision of commercial space;
- (iii) Commercial access shall be oriented toward 7 Street or the lane only.
- (iv) Section 32(5)(d)(i) shall not apply where commercial uses form part of a comprehensively designed mixed-use building.

(i) Landscaped Area

- (i) All yards 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;
- (iii) All adjoining City boulevards;
- (iv) A minimum of 40 percent of the site area shall be made up of combined landscaped and common amenity areas; and
- (v) Creditable landscaped area shall be at grade or within 10 metres of grade provided they are located at or below the lowest residential level.

(j) Parking and Loading Regulations

- (i) Residential parking shall be provided at a minimum of 0.8 stalls per dwelling unit plus a minimum of 0.15 stalls per dwelling unit for visitor parking;
- (ii) A minimum of 1 stall per 140 square metre of commercial space; and
- (iii) All parking access shall be to and from the lane.