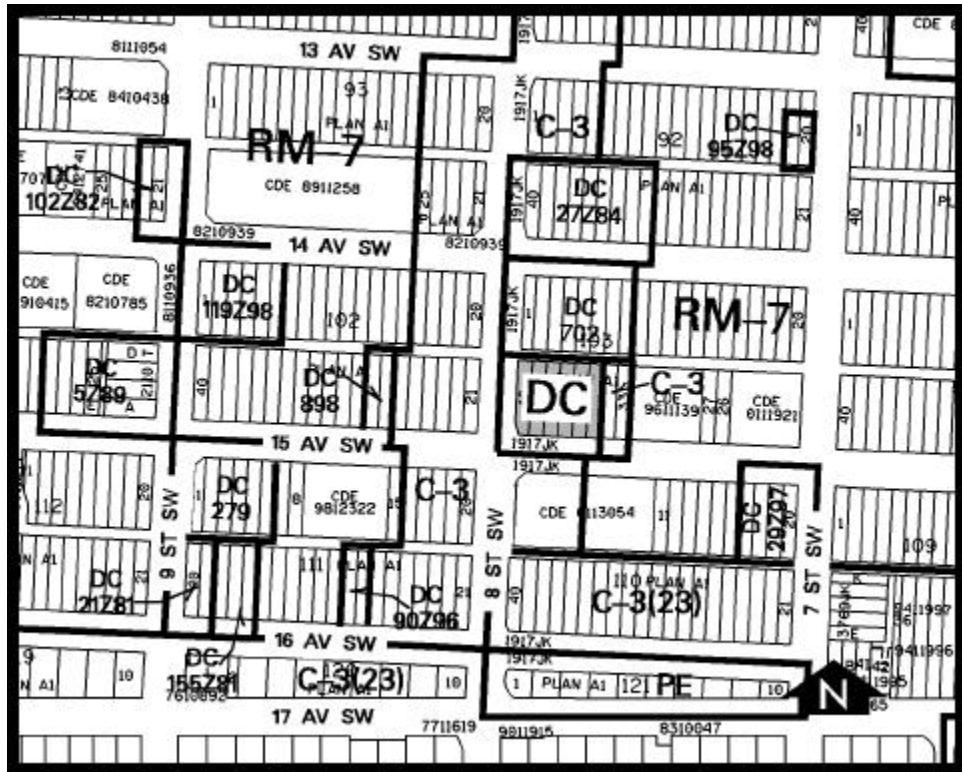


**Amendment # LOC2002-0027**  
**Bylaw # 57Z2002**  
Council Approval: June 17 2002

**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  
Apartment buildings (C.U.)  
Athletic and recreational facilities  
Childcare facilities  
Commercial schools  
Dwelling units  
Financial institutions  
Grocery stores  
Home occupations – Class 2 (N.P.)  
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  
Public or quasi-public buildings  
Retail stores  
Restaurant – food service only  
Restaurant/drinking establishments  
Signs

2. Development Guidelines

The General Rules for Commercial Districts contained in Section 33 of Bylaw 2P80 shall apply in addition to those noted below:

(a) Density

- (i) A maximum of 178 dwelling units; and
- (ii) When commercial uses are included within the building, the maximum number of dwelling units allowed shall be reduced by one unit for every 100 square metres or fraction thereof of commercial gross floor area provided.

(b) Front Yard

- (i) None required for storeys containing commercial development;
- (ii) A minimum of 3 metres for any residential development at the first storey; and
- (iii) A minimum of 6 metres for any development above the third storey.

(c) Rear Yard

- (i) None required for storeys containing commercial development;
- (ii) A minimum of 7.5 metres for all residential development; and

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

(d) Side Yard

- (i) None required for storeys containing commercial development; and
- (ii) A minimum of 6 metres above the third storey.

(e) Building Height

A maximum of 23 storeys.

(f) 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 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; and
- (iii) Dwelling units shall have an entrance separate from the entrance to any commercial component of the building.

(g) 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; and
- (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.

(h) Landscaped Area

The following areas shall be landscaped:

- (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.

(i) Outside Storage

No outside storage shall be allowed.

(j) Right-of-Way Setbacks

See Section 17 of Bylaw 2P80.

(k) Parking and Loading Regulations

- (i) Residential parking shall be provided at a minimum of 0.75 stalls per dwelling unit; and
- (ii) All other parking requirements shall be provided in accordance with Section 18 of Bylaw 2P80.

(l) Floodway Floodplain Special Regulations

See Section 19.1 of Bylaw 2P80.