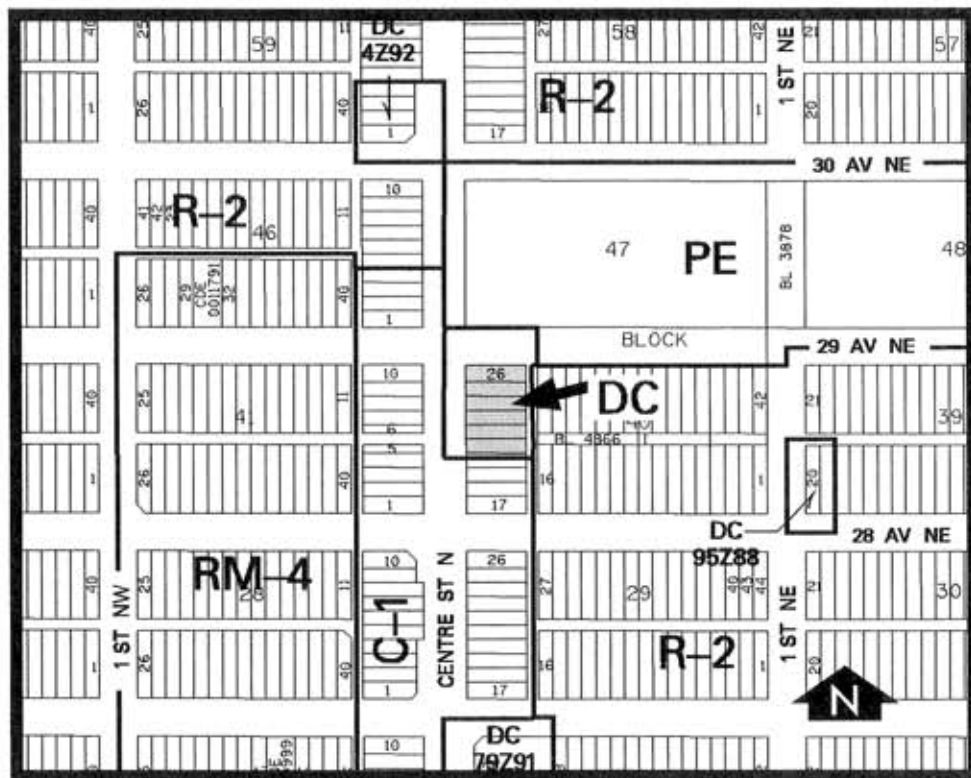


Amendment # LOC2005-0090 Bylaw # 2Z2006

Council Approved: 2006 February 7

SCHEDULE B



DC DIRECT CONTROL DISTRICT

1. Land Use

The Permitted and Discretionary Uses of the RM-5 Residential Medium Density Multi-Dwelling District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively with the additional Permitted Uses:

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SCHEDULE B

CONTINUED

Financial institutions
Offices
Personal service businesses
Restaurant-food service only
Retail stores

And the additional Discretionary Uses:

Commercial schools
Outdoor cafes (N.P.)
Medical Clinic
Restaurant – licensed
Take-out food services

2. Development Guidelines

The General Rules for Residential Districts contained in Section 20 of Bylaw 2P80, shall apply to all uses and the Permitted Use Rules of the RM-5 Residential Medium Density Multi-Dwelling District shall apply to Permitted Uses and the Discretionary Use Rules of the RM-5 Residential Medium Density Multi-Dwelling District shall apply to the Discretionary Uses unless otherwise noted below:

(a) Development

(i) Access and Egress

Vehicular access to or from Centre Street N is prohibited.

(ii) Parking Areas

The design, location and treatment of parking areas shall be such that surrounding residential uses are not adversely affected, to the satisfaction of the Approving Authority.

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SCHEDULE B

CONTINUED

(iii) Recycling Facilities

Comprehensive recycling facilities shall be provided to the satisfaction of the Approving Authority at the development permit stage.

(b) Guidelines for Commercial Uses

(i) Commercial uses are allowable only on the first storey of a four storey building, where the remaining three storeys are residential. Entry to commercial uses shall be separate from that of the residential component of the building.

(ii) Floor Area

(A) For restaurant-food service only and restaurant-licensed, a maximum net floor area of 75 square metres, excluding kitchen area;

(B) For outdoor café, a maximum gross floor area of 25 square metres; and

(C) For take-out food service, a maximum net floor area of 15 square metres excluding kitchen area.

(iii) Restaurant-licensed

Where the façade of a restaurant-licensed faces an abutting residential district or abuts a lane separating the site from a residential district, no openings except emergency exits, loading-bay doors, or non-opening windows shall be allowed.

(iv) Outdoor Café Location

Section 33(7)(c)(iv) and (v) of Bylaw 2P80 shall apply.

(v) The scale and character of at grade commercial uses shall be towards several individual store fronts and will not allow a single uniform commercial frontage.