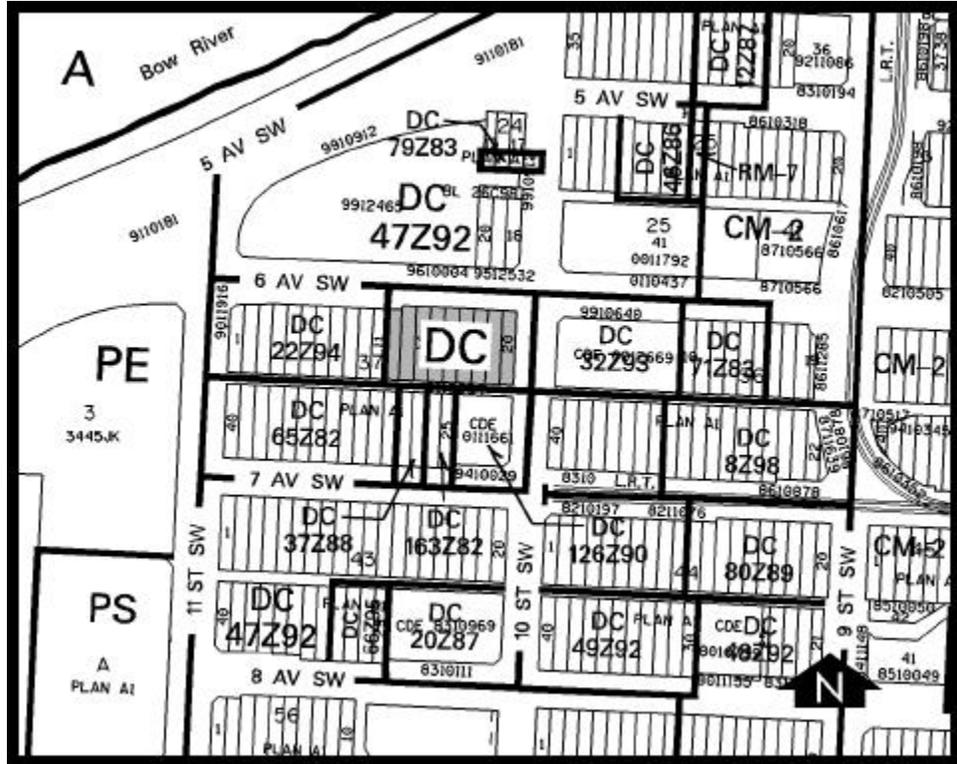


Amendment # LOC 2001-0025
Bylaw # 24Z2002
Council Approval: April 25 2002

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
Community association facilities
Dwelling units
Financial institutions
Grocery stores
Home occupations – Class 2 (N.P.)
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 or quasi-public buildings
Radio or television studios
Retail food stores
Retail stores
Restaurant – food service only
Restaurant/drinking establishments
Signs

2. Development Guidelines

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

(a) Gross Floor Area

A maximum of 8.55 FAR.

(b) Third Party Advertising Signs

Third party advertising signs are prohibited on the site.

(c) Building Height

A maximum of 24 storeys.

(d) Building Setback

(i) None required at grade;

- (ii) A minimum of 3 metres above the third storey; and
- (iii) Up to 3 metres along the 10 Street SW frontage to the satisfaction of the Approving Authority.

(e) Dwelling Units

- (i) No dwelling unit, other than a superintendent's or caretaker's apartment, shall be located below a commercial use;
- (ii) 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;
- (iii) Where a dwelling unit is provided with private amenity space, it shall have 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;
- (iv) 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 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; and
- (v) Dwelling units shall have an entrance separate from the entrance to any commercial component of the building.

(f) Parking Structures

Except for approved temporary surface parking areas, no above grade parking structures shall be allowed unless the structures are wholly integrated into the design of the development and are visually obscured when viewed from the street.

(g) Outside Storage

No outside storage shall be allowed.

(h) Right-of-Way Setbacks

See Section 17 of Bylaw 2P80.

(i) Parking and Loading Regulations

See Section 18 of Bylaw 2P80.

(j) Floodway, Floodplain and Overland Flow Area Special Regulations

See Section 19.1 of Bylaw 2P80.

