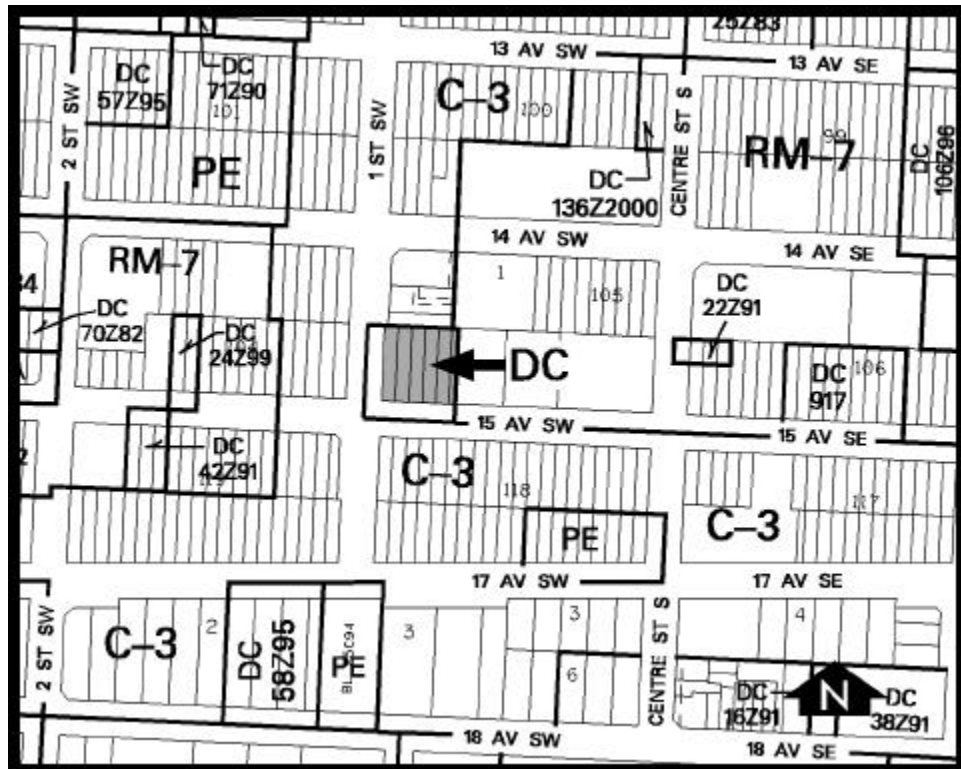


**Amendment # LOC2003-0082
Bylaw # 112Z2003**

Council Approval: 2004 April 19

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
Accessory food services
Apartment buildings (C.U.)
Athletic and recreational facilities
Billiard parlours
Childcare facilities
Commercial schools
Dwelling units
Financial institutions
Grocery stores
Home occupations – Class 2 (N.P.)
Hotels
Liquor stores
Mechanical reproduction or printing establishments
Medical clinics
Motion picture production facilities
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
Retail stores
Restaurant – food service only
Restaurant
Signs

For the purpose of this Bylaw, “Restaurant” means an establishment where food is prepared and served on the premises for sale to the public and may include the serving of liquor or the provision of entertainment which is ancillary to the preparation and service of food.

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 180 dwelling units; and
- (ii) When commercial uses are included within the building, the maximum number of dwelling units allowed shall not be reduced by any commercial gross floor area provided.

(b) Front Yards

None required

- (c) Rear Yard
 - (i) None required for commercial development; and
 - (ii) A minimum of 6 metres for all residential development.
- (d) Side Yard
 - (i) None required for commercial development; and
 - (ii) An average of 6 metres for residential development.
- (e) Building Height

A maximum of 59 metres to the eaveline.
- (f) Dwelling Units
 - (i) No dwelling unit, other than a superintendent's or caretaker's apartment shall be located below a commercial use;
 - (ii) Where a dwelling unit is provided with private amenity space, the space shall be of a size satisfactory to the Approving Authority 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 storey 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 700 square metres.
- (h) Landscaped Area
 - (i) All yards shall be landscaped where they are not used for vehicle circulation or parking;
 - (ii) All on-site horizontal surfaces greater than 5.6 square metres in area that are overviewed by residential units and not required for parking or access shall be landscaped; and
 - (iii) All adjoining City boulevards shall be landscaped.
- (i) Outside Storage

No outside storage shall be allowed.
- (j) Right of Way Setbacks

See Section 17 of Bylaw 2P80.

(k) Parking and Loading

A minimum of 0.9 parking stalls per dwelling unit shall be provided on site including visitor parking stalls.

(l) Floodway Floodplain Special Regulations

See Section 19.1 of Bylaw 2P80.