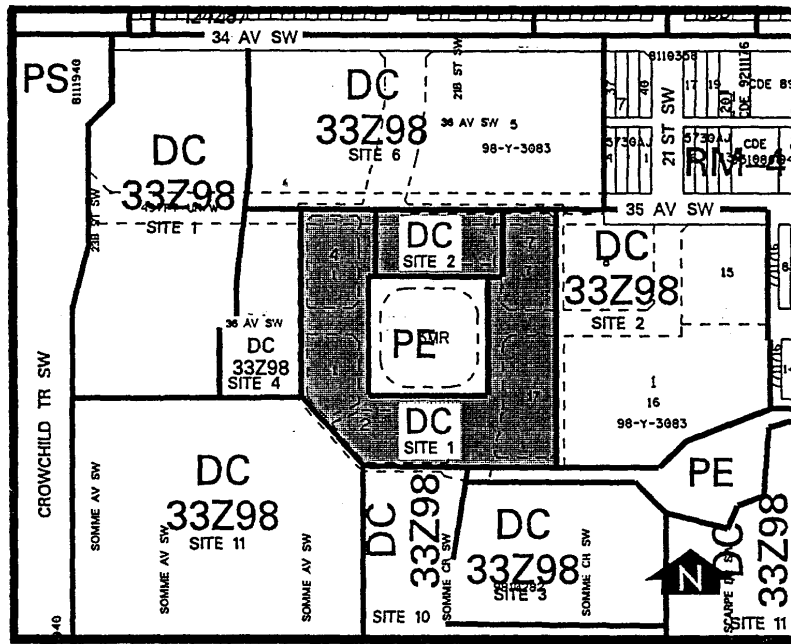


Amendment No. 98/077
Bylaw No. 93Z98
Council Approval: 14 September 1998

SCHEDULE B



DC DIRECT CONTROL DISTRICT

SITE 1 1.09 ha± (2.69 ac±)

1. Land Use

The Permitted and Discretionary uses of the RM-1 Residential Low Density Multi-Dwelling District shall be permitted and discretionary uses respectively with the additional discretionary use of stacked townhouses.

2. The General Rules for Residential Districts contained in Section 20 of Bylaw 2P80 and the Permitted and Discretionary Use Rules of the RM-1 Residential Low Density Multi-Dwelling District shall apply unless otherwise noted below:

a) Density

The maximum residential density shall be 44 units per hectare.

b) Front Yard

- i. The front yard depth shall be a minimum of 1.0 metre and a maximum of 3.0 metres.
 - ii. Any yard adjacent to a public street, a public park, or a public access easement shall be considered a front yard.
- c) Building Orientation and Design
 - i. The primary entry of all units shall face toward a front yard.
 - ii. All buildings adjacent to a front yard shall incorporate a high degree of visual interest through the provision of such design features as building or unit entries, porches, balconies, bay windows, roof dormers, and pitched roofs.
- d) Parking and Vehicular Access
 - i. Where a site abuts a lane, all vehicular access shall be from the lane only.
 - ii. No parking shall be allowed in a front yard.
- e) Landscaping
 - i. A landscaping plan shall provide an inventory of existing trees on the site, and show the trees to be retained, removed or relocated, and the new trees to be planted, all to the satisfaction of the Approving Authority.
 - ii. Landscaping shall be provided to visually screen parking areas from public streets, public parks and public access easements.
- f) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans shall subsequently be submitted as part of a development permit application.

SITE 2 0.20 ha± (0.50 ac±)

1. Land Use

The Permitted and Discretionary uses contained in the RM-1 Residential Low Density Multi-Dwelling District shall be the permitted and discretionary use respectively with the additional discretionary uses of stacked townhouses, offices, personal service business and retail stores as accessory uses within a residential building.

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-1 Residential Low Density Multi-Dwelling District shall apply unless otherwise noted below:

a) Density

The maximum residential density shall be 44 units per hectare.

b) Front Yard

- i. The front yard depth shall be a minimum of 1.0 metre and a maximum of 3.0 metres.
- ii. Any yard adjacent to a public street, a public park, or a public access easement shall be considered a front yard.

c) Building Orientation and Design

- i. The primary entry of all units shall face toward a front yard.
- ii. All buildings adjacent to a front yard shall incorporate a high degree of visual interest through the provision of such design features as building or unit entries, porches, balconies, bay windows, roof dormers, and pitched roofs.

d) Parking and Vehicular Access

- i. Where a site abuts a lane, all vehicular access shall be from the lane only.
- ii. No parking shall be allowed in a front yard.

e) Landscaping

- i. A landscaping plan shall provide an inventory of existing trees on the site, and show the trees to be retained, removed or relocated, and the new trees to be planted, all to the satisfaction of the Approving Authority.
- ii. Landscaping shall be provided to visually screen parking areas from public streets, public parks and public access easements.

f) Accessory Commercial Development

- i. Accessory commercial uses shall only be allowed within buildings containing residential units and where the commercial use is located on the first storey of a building.
- ii. Commercial signage shall be of a size, height, design and appearance that is compatible with the residential character of the area.

g) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans shall subsequently be submitted as part of a development permit application.