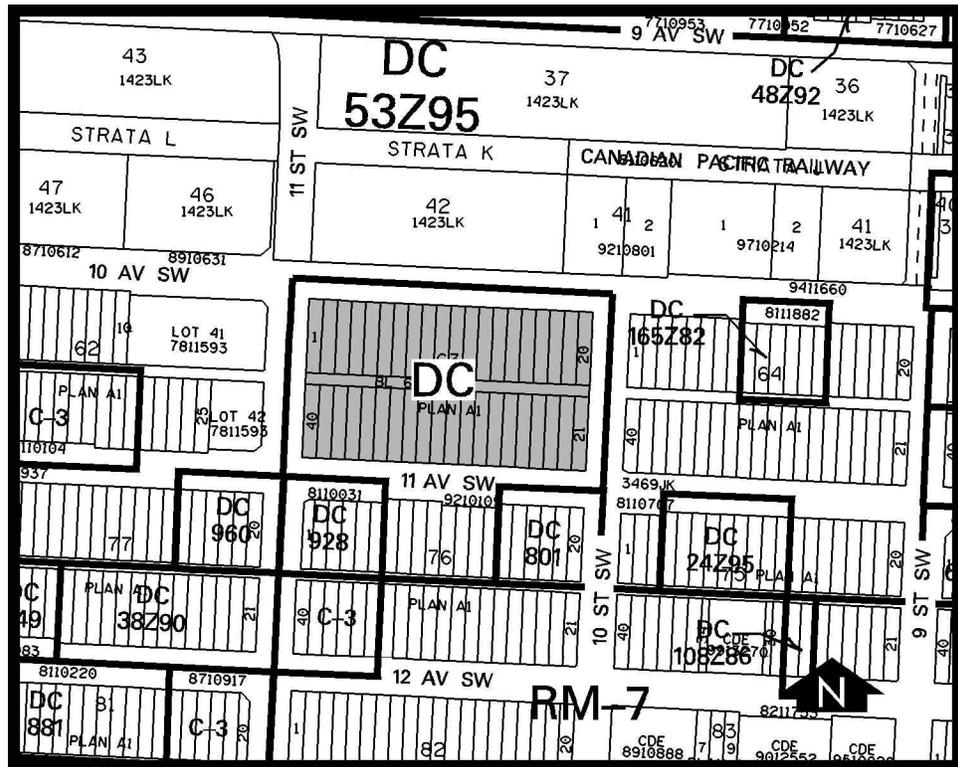


**Amendment # 2000/087**  
**Bylaw # 14Z2001**  
**Council Approval: 2001 February 28**

**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  
Amusement arcades  
Apartment buildings (C.U.)  
Athletic and recreational facilities  
Billiard parlours  
Childcare facilities  
Cleaning, servicing, testing or repairing  
Commercial schools  
Community association buildings  
Dwelling units  
Entertainment establishments  
Financial institutions  
Grocery stores  
Home occupations - Class 2 (N.P.)  
Hostels  
Hotels  
Laboratories  
Liquor stores  
Manufacturing, fabricating, processing, assembly, disassembly, production or packaging of materials, goods or products  
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 and separate schools  
Public or quasi-public buildings  
Radio or television studios  
Retail food stores  
Retail stores  
Restaurant - food service only  
Restaurant/drinking establishments  
Signs  
University, colleges and provincial training centers  
Veterinary clinics  
Veterinary hospitals

2. Development Guidelines

The General Rules for Downtown Districts contained in Section 42.1 of Bylaw 2P80 shall apply unless otherwise noted below:

(a) Performance Standards

No use or operation shall cause or create any conditions which may be objectionable or dangerous beyond the building which contains it, such as the following:

(i) noise,

- (ii) odour,
  - (iii) earthborne vibrations,
  - (iv) heat, or
  - (v) high brightness light sources.
- (b) Gross Floor Area
- A maximum of 8.0 F.A.R.
- (c) +15
- At the discretion of the Development Authority, development must make provision for connection to and maintaining the continuity of the +15 system.
- (d) Existing Uses
- Notwithstanding any other requirement of this Bylaw, any use existing as of the date of passage of this Bylaw, shall be deemed to be a Discretionary Use but if that use is discontinued for a period of six consecutive months or more, any future use of the land shall conform with the uses specified in this Bylaw.
- (e) Building Height
- A maximum of 22 storeys.
- (f) Yards
- (i) None required for commercial, retail and office development.
  - (ii) A minimum of 3 metres for at-grade residential development.
- (g) 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 or adjoining site.
  - (iii) 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.
  - (iv) Where 50 percent or more of the gross floor area of a building is comprised of dwelling units, common amenity space shall be provided for all residents through a combination of indoor and outdoor spaces which may include landscaped areas at or above grade, meeting rooms, recreations rooms or facilities. Such common amenity space shall be of a size, location and

standard to the satisfaction of the approving authority having regard to standards normally associated with the form of development proposed.

- (v) Dwelling units shall have an entrance separate from the entrance to any commercial component of the building.

(h) Landscaped Area

The following areas, except for accessways from public thoroughfares, shall be landscaped:

- (i) all yards where they are not used for vehicle circulation;
- (ii) all on-site horizontal surfaces greater than 5.6 metres in size that are overlooked by residential units and not required for parking or access;
- (iii) all adjoining City boulevards.

(i) Outside Storage

No outside storage, including the storage of trucks and trailers, shall be allowed to the front, side or rear of buildings or in any required yard, unless screened to the satisfaction of the Development Authority.

(j) Right of Way Setbacks

See Section 17 of Bylaw 2P80.

(k) Parking and Loading Regulations

See Section 18 of Bylaw 2P80.

(l) Floodway Floodplain Special Regulations

See Section 19.1 of Bylaw 2P80.

(m) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans shall be submitted to the Development Authority as part of a development permit application.