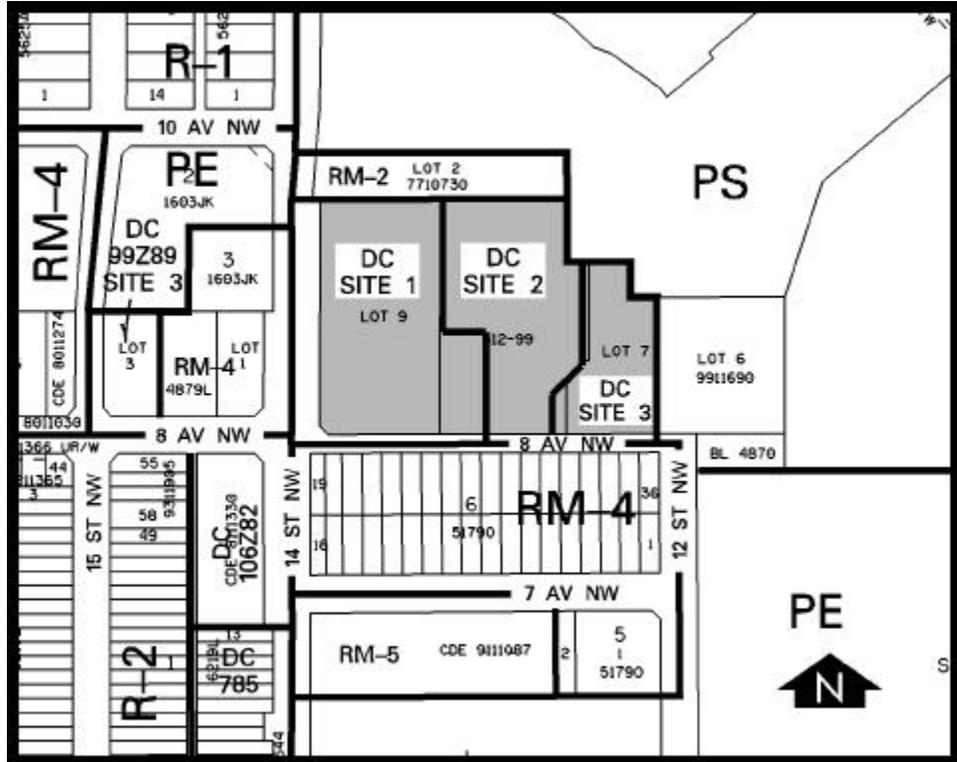


**Amendment # 2000/128**  
**Bylaw # 94Z2001**  
Council Approval: 2001 September 10

**SCHEDULE B**



**DC DIRECT CONTROL DISTRICT**

**Sites 1, 2 and 3**

**1. LAND USE**

The Permitted and Discretionary Uses of the PS Public Service District shall be the Permitted and Discretionary Uses respectively, excluding airports, amusements arcades, jails, detention homes and centres, military establishments including residential quarters, motion picture production facilities, and municipally owned or operated public parking areas, but including the additional Discretionary Uses of:

- Accessory uses
- Accessory food service
- Ancillary commercial use (Site 2 only)
- Apartment buildings (Site 1 and 3 only)
- Athletic and recreational facilities
- Dwelling units (Site 1 and 3 only)
- Health administrative offices (Site 2 and 3 only)

Medical clinics (Site 2 and 3 only)  
Medical laboratories (Site 2 only)  
Personal service businesses  
Stacked townhouses (Site 1 and 3 only)  
Townhouses (Site 1 and 3 only)

For the purposes of this Bylaw:

Health administrative offices means the use of a building or portion thereof where business management functions are provided exclusively for or in combination with other activities related to the provision of human health services.

“Medical laboratories” means facilities to provide analyses associated exclusively with the provision of human health services ancillary to the principal health care uses on the site.

## **2. DEVELOPMENT GUIDELINES**

The General Rules for Special Districts contained in Section 48 of Bylaw 2P80 and the Permitted and Discretionary Use Rules of the PS Public Service District shall apply unless otherwise noted below:

(a) Yards

All yards shall have a minimum depth of 3 metres except a minimum depth of 6 metres where the yard abuts 8 Avenue NW and 14 Street NW.

(b) Landscaped Area

(i) A minimum of 35 percent of the site area.

(ii) All minimum required yards and City boulevards adjacent to the site shall be landscaped.

(iii) Existing trees which are removed shall be replaced at a ratio of 2 to 1 in addition to the requirements of Land Use Bylaw 2P80.

(c) Parking Regulations

(i) Parking shall be provided in accordance with Section 18 of Bylaw 2P80 or as determined by a Traffic and Parking Study to the satisfaction of the Approving Authority.

(ii) Where required, mutual access and parking agreements shall be registered on title, to the satisfaction of the Approving Authority.

(d) Building Height

(i) A maximum of 5 storeys not exceeding 12 metres at any eaveline.

(ii) Any fifth storey shall be incorporated within the roof.

(e) Access

Direct access to 14 Street NW shall be prohibited.

- (f) Medical Clinics, Personal Service Business, Health Administrative Offices, and Ancillary Commercial Use

The combined maximum gross floor area shall be 3250 square metres.

- (g) Medical Clinics

The maximum gross floor area shall be 2415 square metres.

- (h) Ancillary Commercial Use and Personal Service Business

- (i) The combined maximum net floor area shall be 500 square metres.

- (ii) Ancillary commercial use and personal service business shall be limited to a maximum net floor area of 300 square metres per commercial occupancy and shall be incorporated within a principal use building.

- (iii) Signage shall not be visible from outside any building.

- (i) For apartment buildings, dwelling units, townhouses and stacked townhouses, the General Rules for Residential Districts contained in Section 20 of Bylaw 2P80 and the Permitted and Discretionary Use Rules of the RM-5 Residential Medium Density Multi-Dwelling District shall apply unless otherwise noted below:

- (i) Building Height

- (A) A maximum of 5 storeys not exceeding 12 metres at any eaveline.

- (B) Any fifth storey shall be incorporated within the roof.

- (ii) Density

Site 1 and 3

A combined maximum of 205 dwelling units with a maximum of 165 dwelling units on Site 1 and a maximum of 81 dwelling units on Site 3.

- (iii) Yards

All yards shall have a minimum depth of 3 metres except a minimum depth of 6 metres where the yard abuts 8 Avenue NW and 14 Street NW.

- (iv) Landscaped Area

- (A) A minimum of 35 percent of the site area.

- (B) All minimum required yards and City boulevards adjacent to the site shall be landscaped.

- (C) Existing trees which are removed shall be replaced at a ratio of 2 to 1 in addition to the requirements of Land Use Bylaw 2P80.