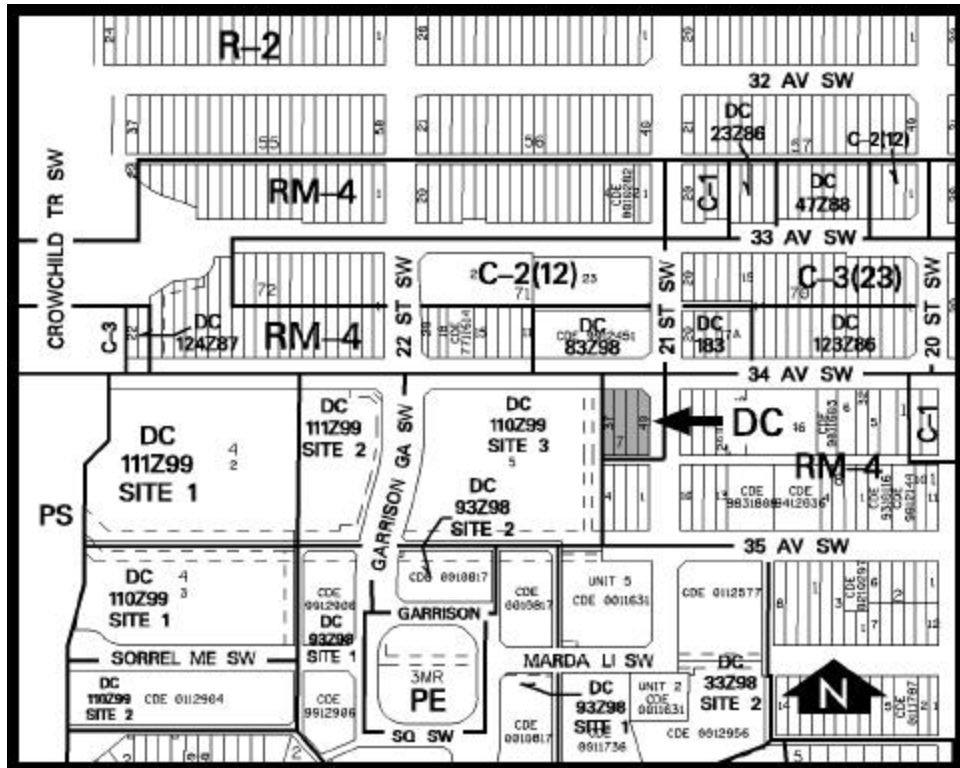


Amendment # LOC2002-0112
Bylaw # 60Z2003
Council Approval: 2003 August 12

SCHEDULE B



DC DIRECT CONTROL DISTRICT

1. Land Use

The Permitted and Discretionary Uses of the RM-4 Residential Medium Density Multi-Dwelling District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively with the addition of the Permitted and Discretionary Uses of the C-1 Local Commercial District of Bylaw 2P80 as Discretionary Uses.

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-4 Residential Medium Density Multi-Dwelling District shall apply unless otherwise noted below:

(a) Building Orientation and Design

- (i) All yards adjacent to a public thoroughfare shall be considered a front yard; and
- (ii) All at-grade development shall be oriented to the front yard through the use of design features such as direct building or unit entries, porches, bay windows and a mix of materials or colour.

(b) Parking and Access

In addition to the requirements of Section 18 of Bylaw 2P80, no parking shall be allowed in a front yard or within 3.0 metres of a public street.

(c) Landscaped Area

In addition to the requirements of Section 29 (3) (f) of Bylaw 2P80:

- (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, satisfactory to the Development Authority; and
- (ii) Landscaping shall be provided to visually screen parking areas from the public street.

(d) Commercial Development

- (i) Commercial uses shall only be allowed on the first floor;
- (ii) The total gross floor area of all commercial uses shall not exceed 372 square metres (4000 square feet);
- (iii) Commercial uses shall have a separate entry from the residential component of the building;
- (iv) When commercial uses are included within the building, the maximum number of dwelling units allowed shall be reduced by one unit for every 100 square metres or fraction thereof of commercial gross floor area provided; and
- (v) Commercial signage shall be of a size, height, design and appearance that is compatible with the residential character of the area.

3. Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans shall be submitted to the Approving Authority as part of a development permit application. In considering such an application, the Approving Authority shall ensure the building design and site layout substantially conform with the plans and renderings available to City Council during its consideration of this Bylaw.