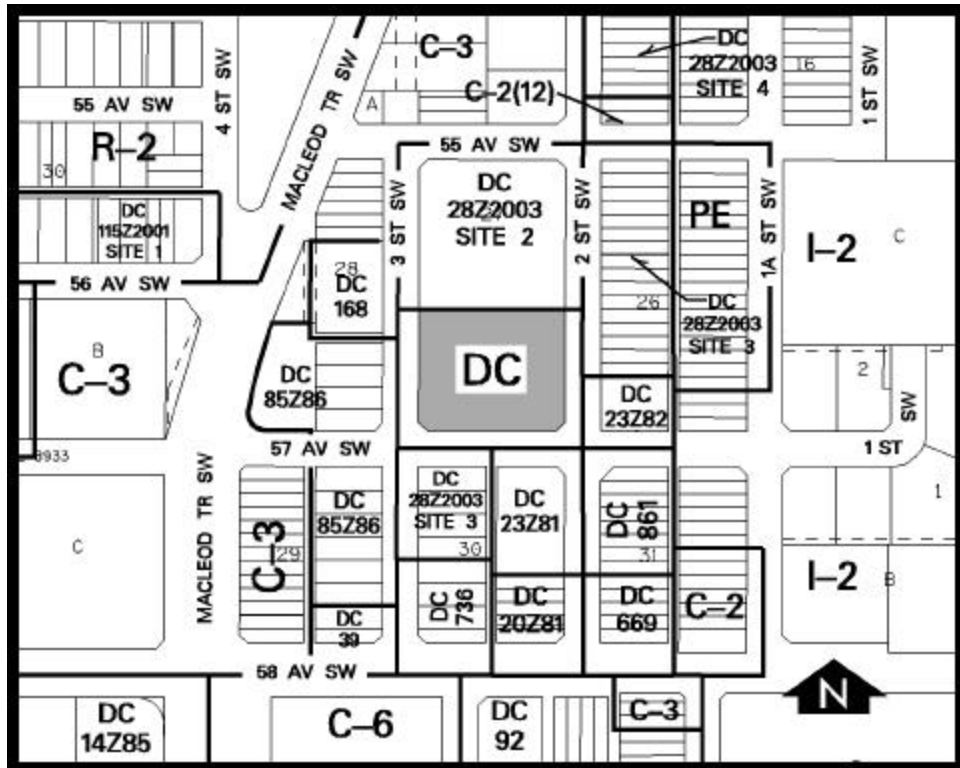


Amendment # LOC2003-0069
Bylaw # 71Z2003
Council Approval: 2003 July 21

SCHEDULE B



DC DIRECT CONTROL DISTRICT

1. Land Use
 - (a) Permitted Uses
 - Home occupations – Class 1
 - (b) Discretionary Uses
 - Accessory buildings
 - Apartment buildings
 - Apartment hotels
 - Assisted living accommodation
 - Home occupations – Class 2
 - Parks and playgrounds
 - Special care facilities
 - Stacked townhouses
 - Townhouses

In addition, the following uses shall be discretionary within buildings primarily intended for residential use:

- Grocery stores
- Offices
- Outdoor cafes
- Personal service businesses
- Restaurants – food service only
- Restaurant/drinking establishments
- Retail stores

For the purpose of this bylaw, assisted living accommodation means dwelling units modified in terms of kitchens and living space as a result of the provision of such facilities as communal dining, social/recreational activities and housekeeping within the complex.

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-7 Residential High Density Multi-Dwelling District shall apply unless otherwise noted below:

(a) Residential Uses

(i) Front Yard

A minimum depth of 3.0 metres.

(ii) Side Yard

(A) A minimum width of 3.0 metres; and

(B) No side yard is required for a parking structure which does not require external maintenance and which is located to the side or rear of the building.

(iii) Landscaping and Amenity Space

(A) Each dwelling unit shall be provided with a private outdoor amenity space in accordance with Section 20(17) of Bylaw 2P80;

(B) Sideyards shall be designed to function as private outdoor amenity space;

(C) A minimum of 35 percent of the site area plus all adjoining City boulevards shall be landscaped; and

(D) All landscaped areas may be at grade or within 3 metres of grade, provided the average elevation of any raised area does not exceed 2 metres.

For the purpose of this Bylaw, "private outdoor amenity space" is defined as an area comprised of on-site common or private outdoor space, designed for passive recreational use.

(iv) Density

- (A) For sites up to and including 4,000 square metres in area, there shall be a minimum of 148 units per hectare (60 units per acre) and a maximum of 321 units per hectare (130 units per acre); and
- (B) For sites in excess of 4,000 square metres in area, there shall be a minimum of 321 units per hectare (130 units per acre) and a maximum of 395 units per hectare (160 units per acre).

(v) Unit Size

A maximum of 50 percent of the dwelling units on a site may be 37.16 square metres (400 square feet) in area or less.

(vi) Parking

- (A) One parking stall per residential unit; and
- (B) Notwithstanding subparagraph (A), parking stalls are not required for dwelling units that are 37.16 square metres (400 square feet) or less in area.

(b) Commercial Uses

- (i) The parking requirements for commercial uses, contained in Section 18 of Bylaw 2P80, may be reduced by 50 percent;
- (ii) Commercial uses shall be limited to the first storey of a building and each commercial use shall have its own separate entry from that of the residential component of the building;
- (iii) Dwelling units shall not be located below any storey used for commercial use;
- (iv) The requirements of Section 32 (5) (d) of Bylaw 2P80 shall not apply;
- (v) Each of the following uses shall have a maximum individual gross floor area of 75 square metres: grocery store, office, outdoor cafe, personal service business, restaurant – food service only, restaurant/drinking establishment and retail store; and
- (vi) Commercial uses shall front on a local street.