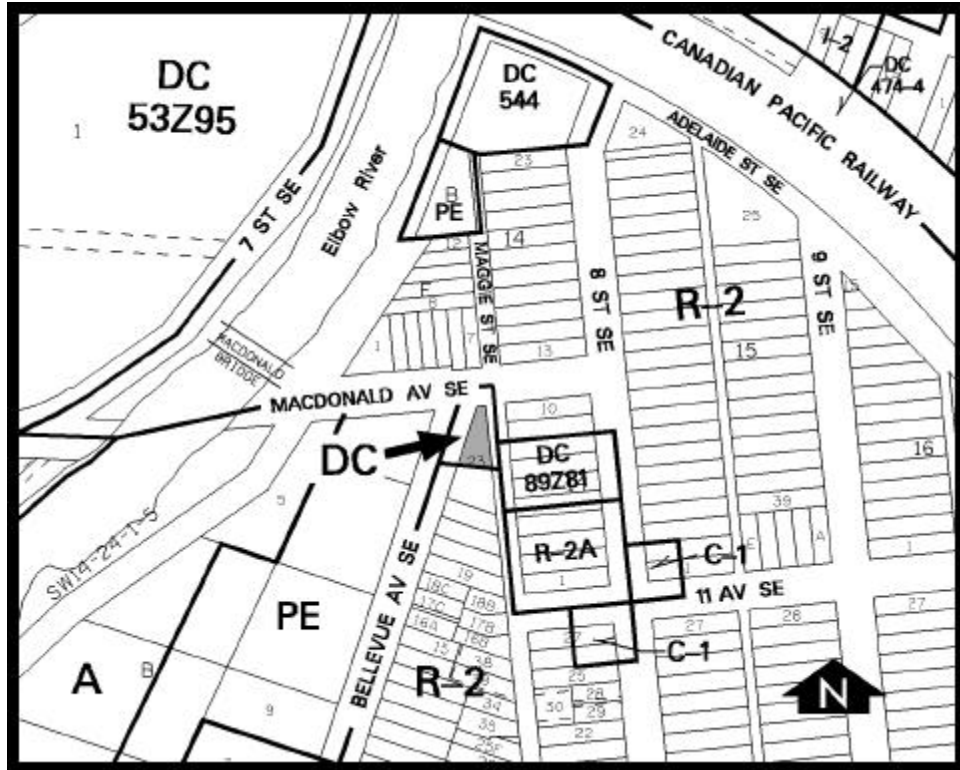


Amendment # LOC2004-0023
Bylaw # 57Z2004
Council Approval: 2004 July 19

SCHEDULE B



DC DIRECT CONTROL DISTRICT

1. Land Use

The Permitted and Discretionary Uses of the R-2 Residential Low Density District of Bylaw 2P80 shall be the Permitted and Discretionary Uses, respectively, with the additional Discretionary Use of a comprehensively designed mixed-use development containing a dwelling unit.

2. Development Guidelines

The General Rules for Residential Districts contained in Section 20 of Bylaw 2P80 shall apply to all uses and the Permitted Use Rules of the R-2 Residential Low Density District shall apply to Permitted Uses and the Discretionary Use Rules of the R-2 Residential Low Density District shall apply to Discretionary Uses, unless otherwise noted below.

(a) Commercial Component

A low density mixed use building shall include one dwelling unit with a minimum area of 109 square metres ± gross floor area, and may contain a combined maximum of 217 square metres ± gross floor area of office and restaurant – food service only space.

(b) Parking

Parking stalls shall be designed and located to the satisfaction of the Development Authority.

(c) 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. In considering such an application, the Development Authority shall ensure any development incorporating office and restaurant-food service only uses conforms substantially to the plans and renderings submitted to City Council during its consideration of this Bylaw.