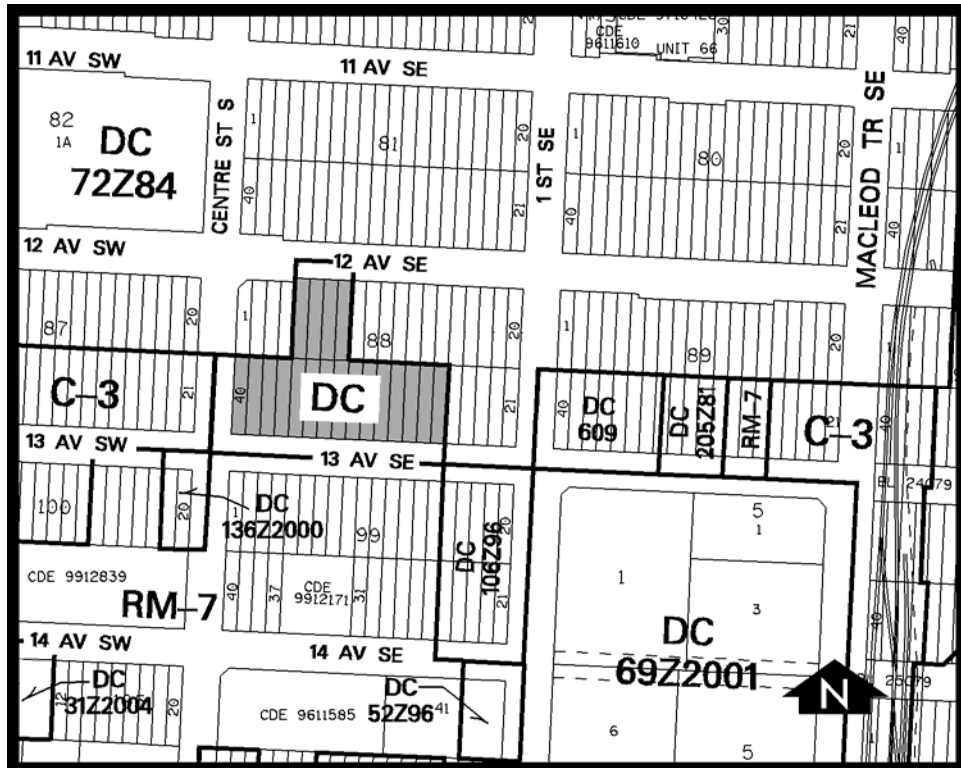




Amendment # LOC2004-0044
Bylaw # 79Z2004
Council Approval: June 06, 2005

SCHEDULE B



DC DIRECT CONTROL DISTRICT

1. Land Use

The Permitted and Discretionary Uses of the CM-2 Downtown Business District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively, with the exception of signs – Class 2 (third party advertising signs).

2. Development Guidelines

The General Rules for Downtown Districts contained in Section 42.1 of Bylaw 2P80 shall apply in addition to the following:

- (a) Gross Floor Area
A maximum of 8.0 FAR;
- (b) Building Height

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A maximum of 17 storeys and 46 metres (excluding mechanical penthouse)

(c) Yards

- (i) None required at grade up to a third storey;
- (ii) A minimum of 3 metres above the third storey; and
- (iii) Up to a maximum of 3 metres along the Avenue frontages for the provision of pedestrian oriented space or residential amenity space, satisfactory to the Approving Authority.

(d) 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 site;
- (iii) Where a dwelling unit is provided with private amenity space, it shall have a minimum area of 5.6 square 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, a minimum of 40 percent of the gross site area of that building shall be provided as common amenity space for all residents through a combination of indoor and outdoor spaces which may include all landscaped areas at or above grade, meeting rooms, recreation rooms or facilities; and
- (v) Dwelling units shall have an entrance separate from the entrance to any commercial component of the building.

(e) Parking Structures

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Except for approved temporary surface parking areas, no above grade parking structures shall be allowed unless the structures are wholly integrated into the design of any development located on the lands that are the subject of this Bylaw and provide an active use at grade level on any street frontage, satisfactory to the Approving Authority.

(f) Outside Storage

No outside storage shall be allowed.

(g) Parking and Loading Regulations

The provisions of Section 18 of Bylaw 2P80 shall apply except as follows:

- (i) commercial uses shall be parked at a minimum ratio of 1 stall per 92 square metres of net floor area;
- (ii) residential uses shall be parked at a minimum ratio of 1 stall per dwelling unit including stalls required for visitor parking;
- (iii) all at grade parking stalls shall be landscaped and screened to the satisfaction of the Development Authority; and
- (iv) subject to acceptance of a parking study satisfactory to the Approving Authority, a reduction in the required parking may be allowed in recognition of the proximity of the site to the downtown core and major transit facilities.

(h) In consideration of the site's highly visible location, site development shall be of high quality and design, satisfactory to the Approving Authority; and,

(i) That comprehensive recycling facilities be provided to the satisfaction of the Approving Authority at the development stage.