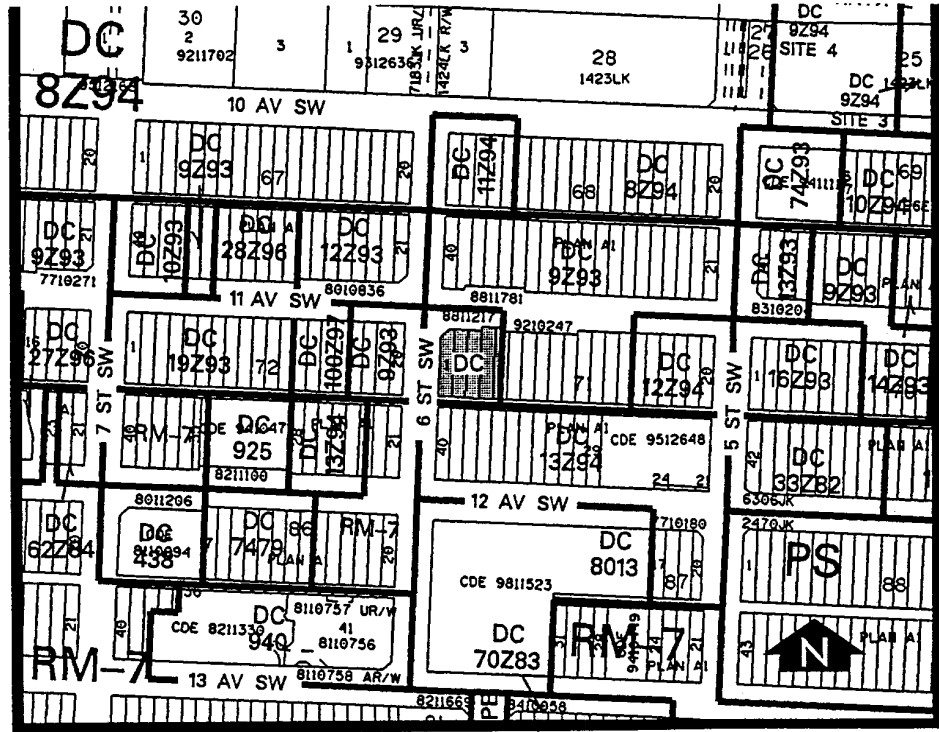


**Amendment No. 98/097
Bylaw No. 123Z98
Council Approval: 07 December 1998**

SCHEDULE B



DC DIRECT CONTROL DISTRICT

1. Land Use

Permitted Uses

none

Discretionary Uses

- Accessory food services
- Amusement arcades
- Apartment buildings (C.U.)
- Apartment hotels
- Athletic and recreational facilities
- Billiard parlours
- Child care facilities

Commercial schools (C.U.)
Community association buildings
Dwelling units
Essential public services (C.U.)
Excavation, stripping and grading
Financial institutions (C.U.)
Grocery stores (C.U.)
Home occupations - Class 1
Hostels
Hotels
Laboratories
Liquor stores
Lodging houses
Mechanical reproduction and printing establishments
Medical clinics (C.U.)
Offices (C.U.)
Outdoor cafes (N.P.)
Parking areas (temporary)
Parking structures
Parks and playgrounds
Personal service businesses (C.U.)
Private clubs and organizations
Private schools (C.U.)
Public and quasi-public buildings (C.U.)
Public and separate schools (C.U.)
Public transportation facilities
Radio and television studios
Restaurant/drinking establishments
Restaurant-food service only (C.U.)
Retail food stores (C.U.)
Retail stores (C.U.)
Signs
Special care facilities
Stacked townhouses
Take-out food services
Townhouses
Universities, colleges, and provincial training centres (C.U.)
Utilities

2. **Development Guidelines**

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

- a. Gross Floor Area
 - i) A maximum of 8.0 F.A.R. for all uses.
 - ii) Restaurant/drinking establishments shall have a maximum GFA of 120 m².
- b. Height

A maximum of 10 storeys not exceeding 44 m (144 ft) at any eave line.
- c. Dwelling Units

- i) No dwelling unit in a mixed use building shall be located below the third floor level except for a superintendent's or caretaker's apartment.
- ii) No residential unit, other than a superintendent's or caretaker's suite, shall be located below a commercial use.
- iii) No window of a living room or bedroom shall be located closer than a horizontal distance of 15 metres from the facing windows of any other building on the same or adjacent site.
- iv) For each dwelling unit, a private amenity space having a minimum area of 5.6 square metres shall be provided either in the form of an open or enclosed balcony or sunroom with a glazed opening to the outside amounting to no less than 75 percent of the exterior wall and a minimum dimension of 1.8 metres.
- v) All on-site horizontal surfaces overviewed by dwelling units and not required for parking or access shall be landscaped to the satisfaction of the Development Authority.
- vi) 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 shall be provided as common amenity space for all residents through a combination of indoor and outdoor spaces, which may include space provided under subsections (iv) and (v) above.

d. Right-of-way Setbacks

No building or structure shall be permitted within a bylawed setback as described in Section 17 of Bylaw 2P80.

e. Parking and Loading

See Section 18 of Bylaw 2P80

f. Signs

See Sign Appendix of Bylaw 2P80.

g. Outside Storage

No outside storage shall be allowed.

h. Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans, including site layout, landscaping and signage shall subsequently be submitted to the Development Authority as part of a development permit application.

i. Sound Attenuation

The design of the building shall incorporate sound attenuation materials and designs to the satisfaction of the development authority.