

**Amendment No. 97/115**  
**Bylaw No. 21Z98**  
**Council Approval: 16 March 1998**

**SCHEDULE B**



1. Land Use

The Permitted and Discretionary Uses of the C-2 General Commercial District use shall be the Permitted and Discretionary Uses respectively.

2. Development Guidelines

The General Rules for Commercial Districts contained in Section 33 of Bylaw 2P80 and the Permitted and Discretionary Use Rules of the C-2 General Commercial District shall apply, unless otherwise noted below.

a. Density

A maximum of 161 dwelling units per hectare.

2. Gross Floor Area

- A maximum of 2.8 times the site area.
3. Building Height
    1. The eaveline shall be a maximum height of 15.24 m (50 feet).
    - ii. Notwithstanding c.(i.), in the case of a residential building or a mixed use building with a residential component, the height may be increased above the eaveline to a maximum of 19.8 m provided that all window areas above the 15.24 metre height are located in dormers or bays projecting from the roof slope or in balcony areas cut into the roof, and the roof slope is a minimum of 8:12 to a maximum of 15:12.
  4. Outside Storage

Outside storage is prohibited.
  5. Commercial Component

No minimum requirement.
  6. Front Yard

No minimum requirement.
  7. Side Yard

A minimum of 5.0 metres where the side of the site abuts a residential district.
  8. Rear Yard

A minimum of 5.0 metres where the rear of the site abuts a residential district.
  9. Landscaped Area.

A minimum of 5% of the site area at grade, and all adjoining City boulevards, to the satisfaction of the Approving Authority.
  10. 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.