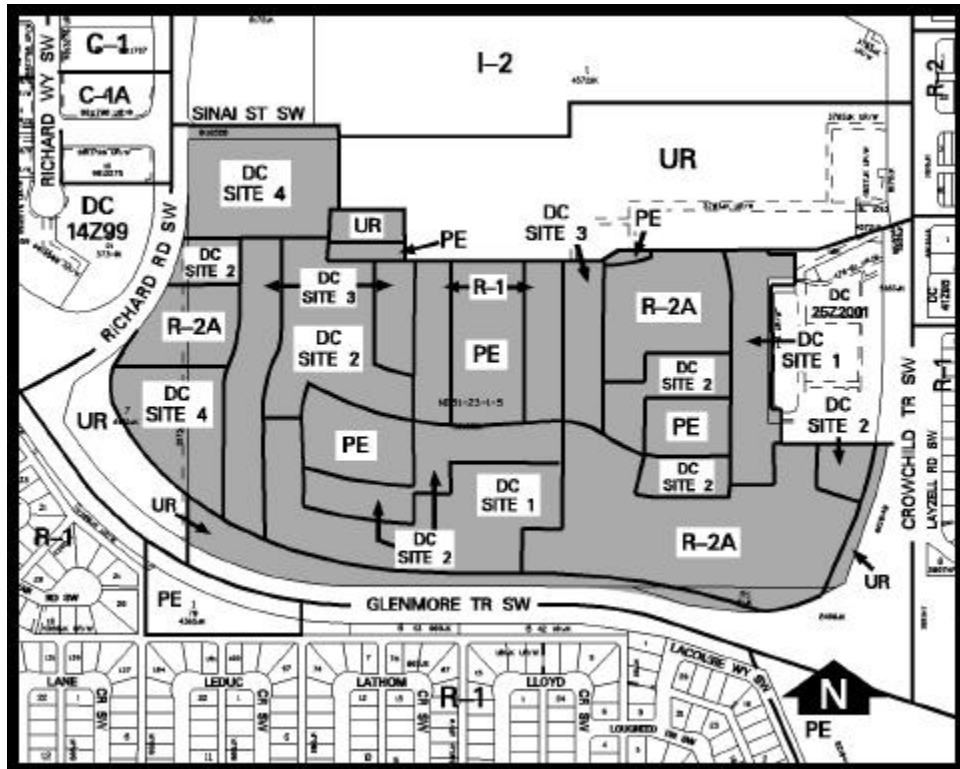


Amendment # LOC2001-0009
Bylaw # 48Z2002
Council Approval: July 15 2002

SCHEDULE B



DC DIRECT CONTROL DISTRICT

Site 1 - 4.03ha ± (9.96 ac ±)

1. Land Use

(a) Permitted Uses:

(i) The Permitted and Discretionary Uses of the R-2A Residential Low Density District of Bylaw 2P80 shall be Permitted Uses.

- (ii) In addition, the following uses shall be Permitted Uses where approved as part of a residential redevelopment area:

- Duplex dwelling
- Semi-detached dwellings
- Single-detached dwellings

- (b) Discretionary Uses:

In addition to the Discretionary Uses of the R-2A Residential Low Density District, the following uses shall be Discretionary Uses:

Residential redevelopment areas

For the purpose of this Bylaw, “residential redevelopment area” means a comprehensive plan for an area comprised of an entire block face or larger and which is subject to a set of approved development design guidelines that comply with the requirements of this Bylaw

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 R-2A Residential Low Density District shall apply unless otherwise noted below:

- (a) Rules for residential redevelopment areas:

- (i) A development permit is required for all residential redevelopment areas;
- (ii) In addition to the requirements of Section 10 of Bylaw 2P80, a development permit application for a residential redevelopment area shall include the following to the satisfaction of the Approving Authority:
 - (A) A site plan for the entire residential redevelopment area showing proposed property lines, building locations, parking, landscaping, accessory buildings, site coverage, sidewalks, any townhouse site and any other matters considered necessary by the Approving Authority; and

(B) Development design guidelines to be applied within the residential redevelopment area which regulate the provision, coordination and integration of the following:

- streetscape and architecture (treatment);
- impact on adjacent sites;
- landscaping;
- outdoor amenity space; and
- any other matters considered necessary by the Approving Authority;

(iii) The maximum density shall be 40 units per hectare;

(iv) Development completion permits are not required for residential redevelopment areas; and

(v) Development permits shall not be required for individual single-detached, semi-detached or duplex dwellings, which comply with the rules of this Bylaw and are contained within an approved residential redevelopment area.

(b) Parking and Vehicular Access

(i) Where a site abuts a lane, all vehicular access shall be from the lane only;

(ii) Notwithstanding Section 2(b)(i) above, vehicular access may occur from the street if existing trees to be retained in the rear yard restrict the ability to provide vehicular access from the lane; and

(iii) Where no lane exists, a private garage shall not extend more than 2 metres beyond the front facade of the residential building.

(c) Landscaping

(i) A landscaping plan shall provide an inventory of existing trees on the site, and show the trees to be retained, removed or relocated, and the new trees to be planted all to the satisfaction of the Approving Authority; and

(ii) Landscaping shall be provided to visually screen parking areas from public streets, public parks and public access easements.

- (d) Townhouses
 - (i) Townhouses are only allowed on sites approved as part of a residential redevelopment area;
 - (ii) Townhouse development shall require a development permit;
 - (iii) Any townhouse building shall contain a maximum of 8 dwelling units;
 - (iv) The total number of townhouse units shall not exceed 20 percent of all dwelling units within a residential redevelopment area and shall be distributed in a manner where each streetscape has a variety of housing types; and
 - (v) Front Yards
 - (A) The front yard depth shall be a minimum of 1 metre and a maximum of 3 metres;
 - (B) Steps providing entry to the first floor of a principal building may project over or onto the front yard; and
 - (C) Notwithstanding Section 2(d)(v)(A) above, the setback of the front façade of the proposed building shall vary by no more than 3 metres from the setback of the front façade of any adjacent building.
 - (vi) Building Height

A maximum of 3 storeys not exceeding 10 metres at any eaveline.
 - (vii) Front Drive Garages

Where a rear garage is not possible due to the location of existing trees, a front drive garage is permissible.

Site 2 - 6.31 ha± (15.6 ac±)

1. Land Use

The Permitted and Discretionary Uses of the R-2A Residential Low Density District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively with the additional Discretionary Use of stacked townhouses.

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 R-2A Residential Low Density District shall apply unless otherwise noted below:

(a) Front Yard

- (i) The front yard depth shall be a minimum of 1 metre and a maximum of 3 metres; and
- (ii) Steps providing entry to the first floor of a principal building may project over or onto the front yard.

(b) Landscaping

A landscaping plan shall contain an inventory of existing trees on the site, trees to be retained, removed or relocated, and any new trees to be planted shall be submitted as part of the development permit application.

(c) Building Height

For townhouses and stacked townhouses, a maximum of 3 storeys not exceeding 10 metres at any eaveline.

(d) Density

The maximum density shall be 44 units per hectare.

(e) Front Drive Garages

Where a rear garage is not possible due to the location of existing trees, a front drive garage is permissible.

Site 3 - 2.90 ha± (7.16 ac±)

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 Permitted Use of studio suites.

For the purpose of this Bylaw, "studio suite" means a secondary dwelling unit with a separate direct access at grade, situated entirely above the first storey of a private garage.

For the purpose of this Bylaw, “secondary dwelling unit” means an additional dwelling unit on a lot designated for a single-detached dwelling and a studio suite.

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 R-2 Residential Low Density District shall apply unless otherwise noted below:

(a) Lot Mix

For the purposes of determining lot mix in accordance with Section 23(3)(d.1)(i) of Bylaw 2P80, lots capable of accommodating a studio suite shall not be identified as single-detached lots on the tentative plan.

(b) Studio Suites

(i) Location

Notwithstanding Section 20(5)(g)(i) of Bylaw 2P80, a studio suite above a private garage may be allowed but no part of the garage may be used as part of a studio suite.

(ii) Building Height

A building capable of accommodating a studio suite and private garage shall be a maximum of 10 metres.

(iii) Lot Dimensions

A studio suite shall only be located on a lot containing a single-detached dwelling and having the following dimensions:

- Lot Area: a minimum of 363 square metres.
- Lot Width: a minimum of 11 metres.
- Lot Depth: a minimum of 33 metres.

(iv) Separation from Side Property Line

A building capable of accommodating a studio suite and private garage shall have a minimum side separation of 1.2 metres.

(v) Separation from Rear Property Line

A building capable of accommodating a studio suite and private garage shall have a minimum rear separation of 1.5 metres.

(vi) Floor Area

The gross floor area of a studio suite shall not exceed 70 square metres plus a loft.

(vii) Separation from Principal Building

A building capable of accommodating a studio suite and private garage shall be located a minimum of 5 metres from the principal building.

(viii) Outdoor Amenity Space

Outdoor amenity space for a studio suite shall be a minimum area of 25 square metres and shall be provided between the rear of the principal building and the garage.

(ix) Front Drive Garages

Where a rear garage is not possible due to the location of existing trees, a front drive garage is permissible.

Site 4 2.53 ha± (6.25 ac±)

1. Land Use

The Permitted and Discretionary Uses of the RM-5 Residential Medium Density Multi-Dwelling District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively with the additional Discretionary Use of assisted living accommodation.

For the purpose of this Bylaw “assisted living accommodation” means a building which provides for the care of one or more individuals and provides dwelling units that are modified in terms of kitchen and living space as a result of the provision of such facilities and services 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-5 Residential Medium Density Multi-Dwelling District shall apply unless otherwise noted below:

(a) Front Yards

Any yard adjacent to a public street (except for Richard Road SW and Glenmore Trail SW) shall be considered a front yard.

(b) Assisted Living Accommodation

(i) Communal Facilities

All communal facilities for dining, recreation, personal and medical service, shall be contained within the building.

(ii) Parking

A minimum of 0.5 parking stalls per unit shall be provided for the building residents and their visitors.

(iii) Landscaping

A detailed landscaping plan shall be submitted as part of a development permit application. The landscaping plan shall incorporate pathways, seating and other recreation and landscape features to meet the needs of the elderly and mobility impaired persons. The landscaping plan shall provide details of site grading, berms, retaining walls and fences, including details of required attenuation fences, surface treatments, curbs, site signage, landscape features and details of plant material including species description, numbers and sizes.

(c) Townhouses and Stacked Townhouses

Front Yard

(i) The front yard depth shall be a minimum of 1 metre and maximum of 3 metres. However, where shallow utilities are proposed, a greater setback may be required.

(ii) Steps providing entry to the first floor of a principal building may project over or onto the front yard.