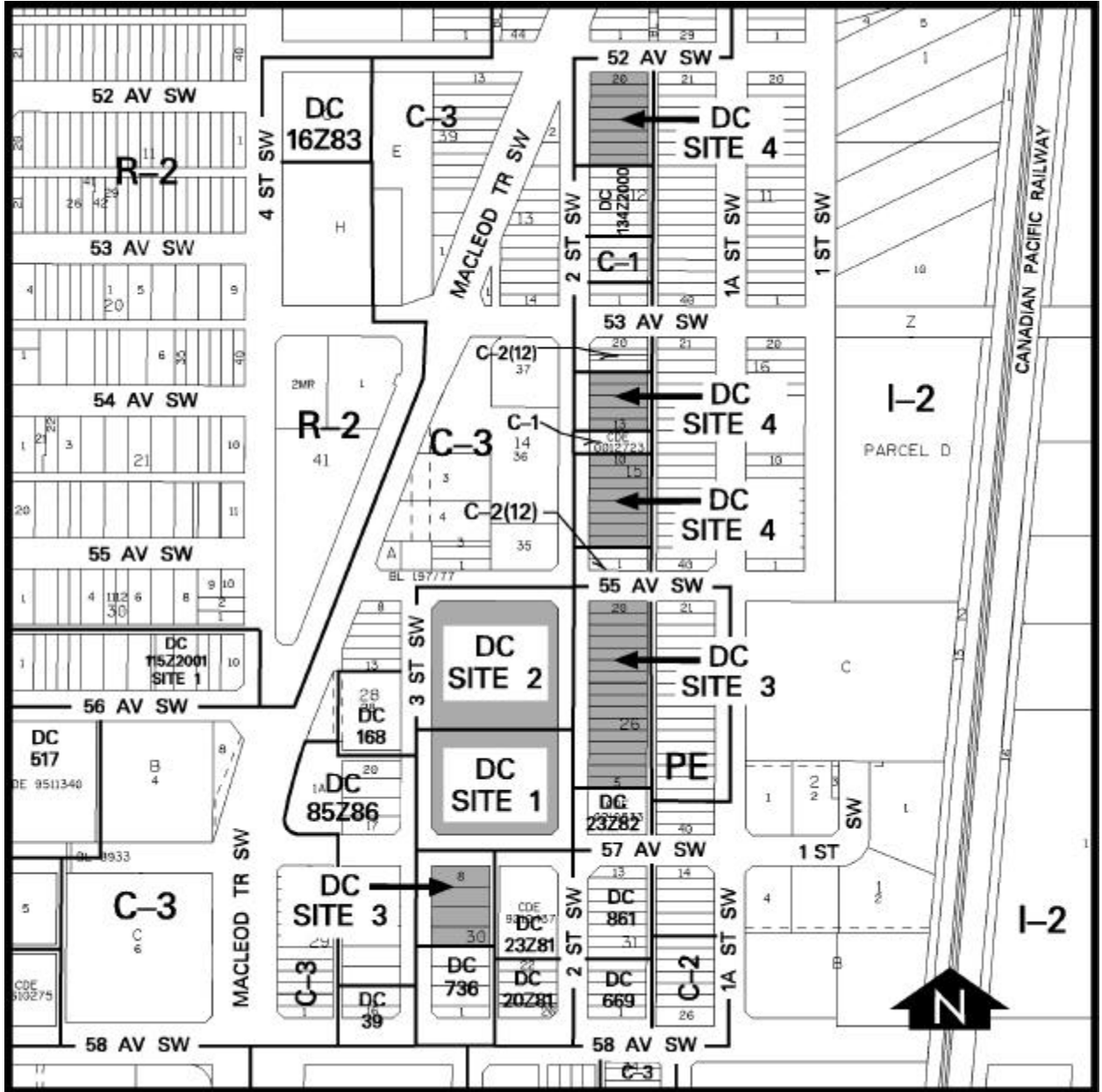


Amendment # LOC2002-0101
Bylaw # 28Z2003
Council Approval: March 19 2003

SCHEDULE B



DC DIRECT CONTROL DISTRICT

Site 1 0.56 hectare ± (1.4 acres ±)

1. Land Use

Permitted Uses:

Home occupations – Class 1

Discretionary Uses:

Accessory buildings
Apartment buildings
Apartment-hotels
Home occupations – Class 2
Parks and playgrounds
Stacked townhouses
Townhouses

In addition, the following uses shall be Discretionary within buildings primarily intended for residential use:

Grocery stores
Offices
Outdoor cafes
Personal service businesses
Restaurants – food service only
Restaurants/drinking establishments
Retail stores

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-7 Residential High Density Multi-Dwelling District shall apply unless otherwise noted below:

(a) Residential Uses

(i) Front Yard

A minimum depth of 3.0 metres.

(ii) Side Yard

(A) A minimum width of 3.0 metres; and

(B) No side yard is required for a parking structure which does not require external maintenance and which is located to the side or rear of the building.

- (iii) Landscaping and Amenity Space
 - (A) Each dwelling unit shall be provided with a private outdoor amenity space in accordance with Section 20(17) of Bylaw 2P80;
 - (B) Sideyards shall be designed to function as private outdoor amenity space;
 - (C) A minimum of 35 percent of the site area plus all adjoining City boulevards shall be landscaped; and
 - (D) All landscaped areas may be at grade or within 3 metres of grade, provided the average elevation of any raised area does not exceed 2 metres.

For the purposes of this Bylaw, “private outdoor amenity space” means an area comprised of on-site common or private outdoor space, designed for passive recreational use.

- (iv) Density
 - (A) For sites up to and including 4,000 square metres in area, there shall be a minimum of 148 units per hectare (60 units per acre) and a maximum of 321 units per hectare (130 units per acre); and
 - (B) For sites in excess of 4,000 square metres in area, there shall be a minimum of 321 units per hectare (130 units per acre) and a maximum of 395 units per hectare (160 units per acre).

- (v) Unit Size

A maximum of 50 percent of the dwelling units on a site may be 37.16 square metres (400 square feet) in area or less.

- (vi) Parking

- (A) One parking stall per residential unit; and
- (B) Notwithstanding (A) parking stalls are not required for dwelling units that are 37.16 square metres (400 square feet) or less in area.

- (b) Commercial Uses

- (i) The parking requirements for commercial uses, contained in Section 18 of Bylaw 2P80, may be reduced by 50 percent;
- (ii) Commercial uses shall be limited to the first storey of a building and each commercial use shall have its own separate entry from that of the residential component of the building;
- (iii) Dwelling units shall not be located below any storey used for commercial use;

- (iv) The requirements of Section 32 (5) (d) of Bylaw 2P80 shall not apply;
- (v) Each of the following uses shall have a maximum individual gross floor area of 75 square metres: grocery store, office, outdoor cafe, personal service business, restaurant – food service only, restaurant/drinking establishment and retail store; and
- (vi) Commercial uses shall front on a local street.

Site 2 0.69 hectare ± (1.7 acres ±)

1. Land Use

Permitted Uses:

Home occupations – Class 1

Discretionary Uses:

Accessory buildings
Apartment buildings
Home occupations – Class 2
Parks and playgrounds
Stacked townhouses
Townhouses

In addition, the following uses shall be Discretionary within buildings primarily intended for residential use:

Grocery stores
Offices
Outdoor cafes
Personal service businesses
Restaurants – food service only
Restaurants/drinking establishments
Retail stores

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-7 Residential High Density Multi-Dwelling District shall apply unless otherwise noted below:

(a) Residential Uses

(i) Front Yard

A minimum depth of 3.0 metres.

- (ii) Side Yard
 - (A) A minimum width of 3.0 metres; and
 - (B) No side yard is required for a parking structure which does not require external maintenance and which is located to the side or rear of the building.
- (iii) Landscaping and Amenity Space
 - (A) Each dwelling unit shall be provided with a private outdoor amenity space in accordance with Section 20(17) of Bylaw 2P80;
 - (B) Sideyards shall be designed to function as private outdoor amenity space;
 - (C) A minimum of 35 percent of the site area plus all adjoining City boulevards shall be landscaped; and
 - (D) All landscaped areas may be at grade or within 3 metres of grade, provided the average elevation of any raised area does not exceed 2 metres.

For the purposes of this Bylaw, “private outdoor amenity space” means an area comprised of on-site common or private outdoor space, designed for passive recreational use.

- (iv) Density
 - (A) For sites up to and including 4,000 square metres in area, there shall be a minimum of 148 units per hectare (60 units per acre) and a maximum of 321 units per hectare (130 units per acre); and
 - (B) For sites in excess of 4,000 square metres in area, there shall be a minimum of 321 units per hectare (130 units per acre) and a maximum of 395 units per hectare (160 units per acre).

(v) Unit Size

A maximum of 25 percent of the dwelling units on a site may be 37.16 square metres (400 square feet) in area or less.

(vi) Parking

- (A) One parking stall per residential unit; and
- (B) Notwithstanding (A) parking stalls are not required for dwelling units that are 37.16 square metres (400 square feet) or less in area.

(b) Commercial Uses

- (i) The parking requirements for commercial uses, contained in Section 18 of Bylaw 2P80, may be reduced by 50 percent;

- (ii) Commercial uses shall be limited to the first storey of a building and each commercial use shall have its own separate entry from that of the residential component of the building;
- (iii) Dwelling units shall not be located below any storey used for commercial use;
- (iv) The requirements of Section 32 (5) (d) of Bylaw 2P80 shall not apply;
- (v) Each of the following uses shall have a maximum individual gross floor area of 75 square metres: grocery store, office, outdoor cafe, personal service business, restaurant – food service only, restaurant/drinking establishment and retail store; and
- (vi) Commercial uses shall front on a local street.

Site 3 0.64 hectare ± (1.6 acres ±)

1. Land Use

Permitted Uses:

Home occupations – Class 1

Discretionary Uses:

Accessory buildings

Apartment buildings

Home occupations – Class 2

Stacked townhouses

Townhouses

Uses existing on-site as of the date of passage of this Bylaw

In addition, the following uses shall be Discretionary within buildings primarily intended for residential use:

Grocery stores

Offices

Outdoor cafes

Personal service businesses

Restaurants – food service only

Restaurants/drinking establishments

Retail stores

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-7 Residential High Density Multi-Dwelling District shall apply unless otherwise noted below:

(a) Residential Uses

(i) Front Yard

A minimum depth of 3.0 metres.

(ii) Side Yard

(A) A minimum width of 3.0 metres; and

(B) No side yard is required for a parking structure which does not require external maintenance and which is located to the side or rear of the building.

(iii) Landscaping and Amenity Space

(A) Each dwelling unit shall be provided with a private outdoor amenity space in accordance with Section 20(17) of Bylaw 2P80;

(B) Sideyards shall be designed to function as private outdoor amenity space;

(C) A minimum of 35 percent of the site area plus all adjoining City boulevards shall be landscaped; and

(D) All landscaped areas may be at grade or within 3 metres of grade, provided the average elevation of any raised area does not exceed 2 metres.

For the purposes of this Bylaw, "private outdoor amenity space" means an area comprised of on-site common or private outdoor space, designed for passive recreational use.

(iv) Density

(A) For sites up to and including 4,000 square metres in area, there shall be a minimum of 148 units per hectare (60 units per acre) and a maximum of 321 units per hectare (130 units per acre).

(B) For sites in excess of 4000 square metres in area, there shall be a minimum of 321 units per hectare (130 units per acre) and a maximum of 395 units per hectare (160 units per acre).

(v) Unit Size

A maximum of 25 percent of the dwelling units on a site may be 37.16 square metres (400 square feet) in area or less.

(vi) Parking

(A) One parking stall per residential unit; and

(B) Notwithstanding (A) parking stalls are not required for dwelling units that are 37.16 square metres (400 square feet) or less in area.

(b) Commercial Uses

- (i) The parking requirements for commercial uses, contained in Section 18 of Bylaw 2P80, may be reduced by 50 percent;
- (ii) Parking for commercial uses within a residential building shall have access only from the lane;
- (iii) Commercial uses shall be limited to the first storey of a building and each commercial use shall have its own separate entry from that of the residential component of the building;
- (iv) Dwelling units shall not be located below any storey used for a commercial use;
- (v) The requirements of Section 32 (5) (d) of Bylaw 2P80 shall not apply;
- (vi) Each of the following uses shall have a maximum individual gross floor area of 75 square metres: grocery store, office, outdoor cafe, personal service business, restaurant – food service only, restaurant/drinking establishment and retail store; and
- (vii) Commercial uses shall front on a local street.

Site 4 0.77 hectare ± (1.9 acres ±)

1. Land Use

Permitted Uses:

Home occupations – Class 1

Discretionary Uses:

Accessory buildings

Grocery stores

Home occupations – Class 2

Live-work units

Offices

Outdoor cafes

Personal service businesses

Restaurants – food service only

Restaurants/drinking establishments

Retail stores

Uses existing on-site as of the date of passage of this Bylaw

For the purpose of this Bylaw, “live-work units” means the use of a dwelling unit by the resident for work purposes which may include, but is not limited to, offices, personal service businesses, retailing of goods produced on-site, craft production, or other similar small scale production activities, excluding any automotive related uses.

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-1A Local Commercial District shall apply unless otherwise noted below:

(a) Floor Area

Each of the following uses shall have a maximum individual gross floor area of 75 square metres: grocery store, outdoor cafe, personal service business, restaurant – food service only, restaurant/drinking establishment and retail store.

(b) Parking

The parking requirements for commercial uses contained in Section 18 of Bylaw 2P80 may be reduced by 50 percent.

(c) Live-Work Units

- (i) Dwelling units shall have a common entrance with any work component of the unit;
- (ii) The work component shall only be located on the first storey and shall not exceed 50 percent of the total floor area;
- (iii) The resident shall be the operator of the live-work unit;
- (iv) A minimum of two on-site parking stalls shall be provided for each live-work unit;
- (v) Signage shall be non-illuminated and should be limited in size, design and location and is to be compatible with the residential neighbourhood;
- (vi) Accessory buildings may be allowed but only to serve the residential uses on the site;
- (vii) There shall be no outside storage of materials, goods or equipment on, or immediately adjacent to, the site;
- (viii) One non-resident employee or business partner may work on-site; and
- (ix) No use shall create a nuisance by way of electronic interference, dust, noise, odour, smoke, bright light or anything of an offensive or objectionable nature that is detectable to normal sensory perception outside the building containing the live-work unit.