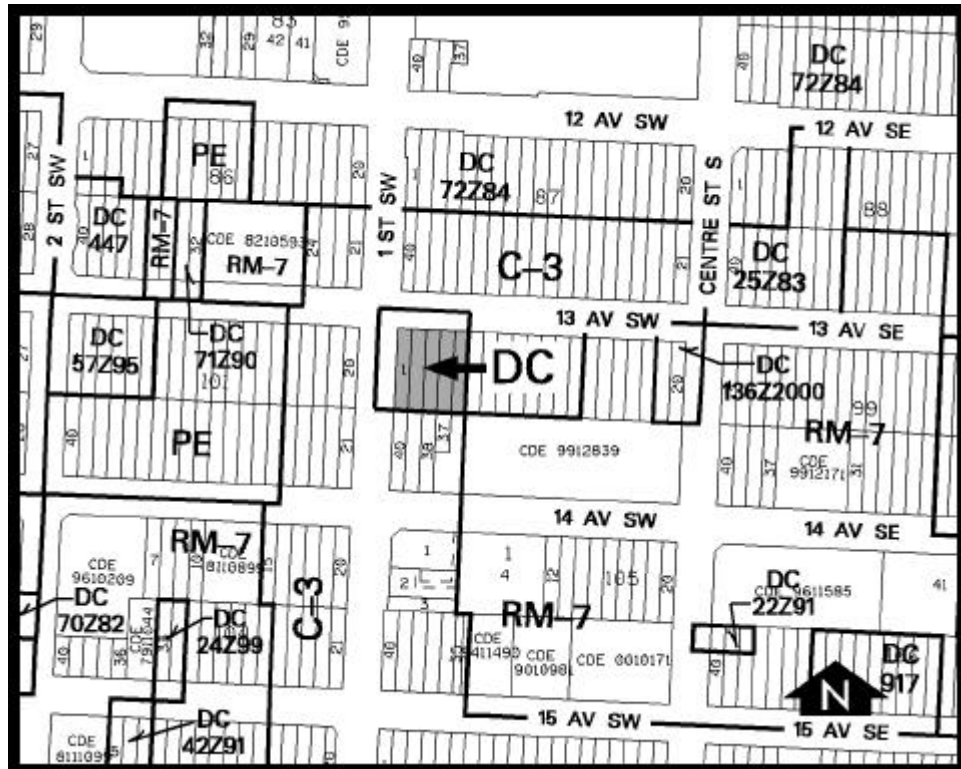


**Amendment # LOC2003-0139**  
**Bylaw # 69Z2004**  
Council Approval: 2004 September 13

**SCHEDULE B**



**DC DIRECT CONTROL DISTRICT**

Land Use

(a) Permitted Uses

- Ancillary commercial uses
- Essential public services
- Home occupations – Class

Parks and playgrounds  
Utilities

(b) Discretionary Uses

Accessory buildings  
Accessory food services  
Apartment buildings (C.U.)  
Athletic and recreational facilities  
Billiard parlours  
Childcare facilities  
Commercial schools  
Dwelling units  
Financial institutions  
Grocery stores  
Home occupations – Class 2 (N.P.)  
Hotels  
Liquor stores  
Mechanical reproduction or printing establishments  
Medical clinics  
Motion picture production facilities  
Office (C.U.)  
Outdoor cafes (N.P.)  
Parking areas and structures  
Personal service businesses  
Private clubs and organizations  
Private schools  
Public or quasi-public buildings  
Retail stores  
Restaurant – food service only  
Restaurant - licensed  
Signs  
Townhouses and Stacked Townhouses

2. Development Guidelines

The General Rules for Commercial Districts contained in Section 33 of Bylaw 2P80 shall apply as well as those noted below:

(a) Density

- (i) A maximum of 210 dwelling units;
- (ii) When commercial uses are included within the building, the maximum number of dwelling units allowed shall not be reduced by any commercial gross floor area provided; and
- (iii) A maximum of 20 hotel rooms in addition to the maximum dwelling units may be allowed. For each hotel room in excess of 20, the maximum number of dwelling units allowed shall be reduced by one.

(b) Front Yards

None required.

- (c) Rear Yard
  - (i) None required for commercial development; and
  - (ii) A minimum of 6 metres for all residential development.
- (d) Side Yard
  - (i) None required for commercial development; and
  - (ii) A minimum of 6 metres for residential development.
- (e) Building Height
  - (i) A maximum of 90 metres to the parapet; and
  - (ii) A maximum of 30 storeys.
- (f) Dwelling Units
  - (i) No dwelling unit, other than a superintendent's or caretaker's apartment shall be located below a commercial use;
  - (ii) Where a dwelling unit is provided with private amenity space the space shall be 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; and
  - (iii) Dwelling units shall have an entrance separate from the entrance to any commercial component of the building.
- (g) Commercial
  - (i) Commercial uses shall be limited to the first storey and shall have separate entry from that of the residential component of the building except for hotel development; and
  - (ii) The gross floor area for the commercial component shall not exceed a maximum of 700 square metres excluding hotel use.
- (h) Landscaped Area

The following are to be landscaped:

  - (i) All yards where they are not used for vehicle circulation or parking;
  - (ii) All on-site horizontal surfaces greater than 5.6 square metres in size that are overviewed by residential units and not required for parking or access; and
  - (iii) All adjoining City boulevards
- (i) Outside Storage

Outside storage is prohibited.

- (j) Right of Way Setbacks  
See Section 17 of Bylaw 2P80.
- (k) Parking and Loading  
Notwithstanding the requirements of Section 18 of Bylaw 2P80 a minimum of 0.75 parking stalls per dwelling unit shall be provided on site.
- (l) Floodway Floodplain Special Regulations  
See Section 19.1 of Bylaw 2P80.
- (m) That a comprehensive plan for recycling facilities be prepared and approved, to the satisfaction of the Approving Authority at the development permit stage.
- (n) Design, Character and Appearance
  - (i) In consideration of the site's highly visible location, site development shall be of high quality and design, satisfactory to the Approving Authority; and
  - (ii) All structures shall have finishes which normally will not require reapplication during the life of the building and are an integral part of the cladding of the development.
- (o) If the development form is comprised of solely residential development, it shall incorporate grade level townhouses and/or stacked townhouses.