

Amendment # LOC2004-0052
Bylaw # 70Z2004
Council Approval: 2004 September 13

SCHEDULE B



DC DIRECT CONTROL DISTRICT

1. Land Use

The Permitted and Discretionary Uses of the RM-7 Residential High Density Multi-Dwelling District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively.

2. Development Guidelines

The General Rules for Residential Districts contained in Section 20 of Bylaw 2P80 shall apply to all uses and the Permitted Use Rules of the RM-7 Residential High Density Multi-Dwelling District shall apply to Permitted Uses and the Discretionary Use Rules of the RM-7 Residential High Density Multi-Dwelling District shall apply to Discretionary Uses, unless otherwise noted below:

(a) Front Yard

- (i) For the purpose of this Bylaw all street frontages shall be considered front yards;
- (ii) No requirement for commercial development; and
- (iii) A minimum of 3 metres for all other development.

A minimum of 3 metres except the front yard may be reduced to zero metres for commercial components of a building.

(b) Landscaped Area

- (i) 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 through a combination of indoor facilities or outdoor landscaped space; and
- (ii) All on-site horizontal surfaces not required for parking, vehicle or pedestrian movements shall be landscaped to the satisfaction of the Approving Authority.

(c) Private Amenity Space

Private amenity spaces provided for a dwelling unit shall have a minimum area of 5.6 square metres and shall be provided in the form of an open or enclosed balcony 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.

(d) Commercial

- (i) Commercial uses shall have a maximum gross floor area of 2 FAR;
- (ii) Commercial uses may be developed as stand-alone structures;
- (iii) A stand-alone commercial structure may only be located within the easterly 30 metres of the site;
- (iv) A stand-alone commercial structure shall have a maximum height of 7 storeys; and
- (v) Where commercial uses are located within a mixed use building, commercial uses shall be limited to the first and second storeys and have separate entry from that of the residential component of the building.

(e) Parking

Surface parking areas shall be screened, to the satisfaction of the Development Authority, from adjacent residential developments.

(f) Outside Storage

Outside storage is prohibited.

(g) Residential

On that portion of the site that is west of the easterly 30 metres, the following shall apply:

- (i) Site development shall be of high quality and design, satisfactory to the Approving Authority;
- (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;
- (iii) Where townhouse or stacked townhouse development is incorporated at grade level, front yard requirements may be reduced to a minimum of 3.0 metres; and
- (iv) Comprehensive recycling facilities shall be provided to the satisfaction of the Approving Authority at the Development Permit Stage.