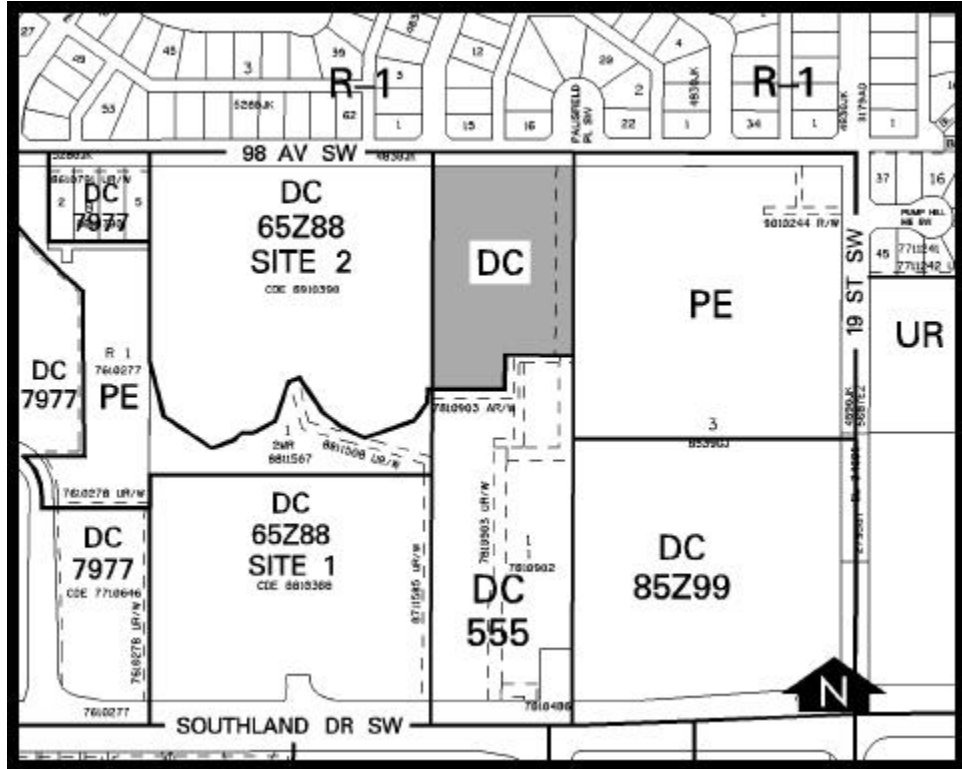


Amendment # LOC2001-0028
Bylaw # 46Z2002
Council Approval: May 13 2002

SCHEDULE B



DC DIRECT CONTROL DISTRICT

1. Land Use

The land use shall be for a comprehensively designed multi-residential 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 RM-4 Residential Medium Density Multi-Dwelling District shall apply unless otherwise noted below:

(a) Density

The maximum number of dwelling units shall be 82 of which 64 units shall be apartment units and 18 units shall be semi-detached.

(b) Landscaping

Landscaping shall cover a minimum of 38 percent of the net site area plus any adjoining boulevards.

(c) Building Heights

The maximum height shall be 3 storeys not exceeding 9 metres at any eaveline except for the east façade of the apartment buildings fronting the park which may be a maximum of 4 storeys with a maximum eaveline of 12 metres.

(d) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans, including building design, site layout, floor plans, exterior finish and colour, landscaping, parking and accesses shall subsequently be submitted to the Approving Authority as part of a development permit application. In considering such an application, the Approving Authority shall ensure that the building appearance, site layout and density conform substantially to the plans and renderings submitted to City Council during their consideration of this Bylaw.