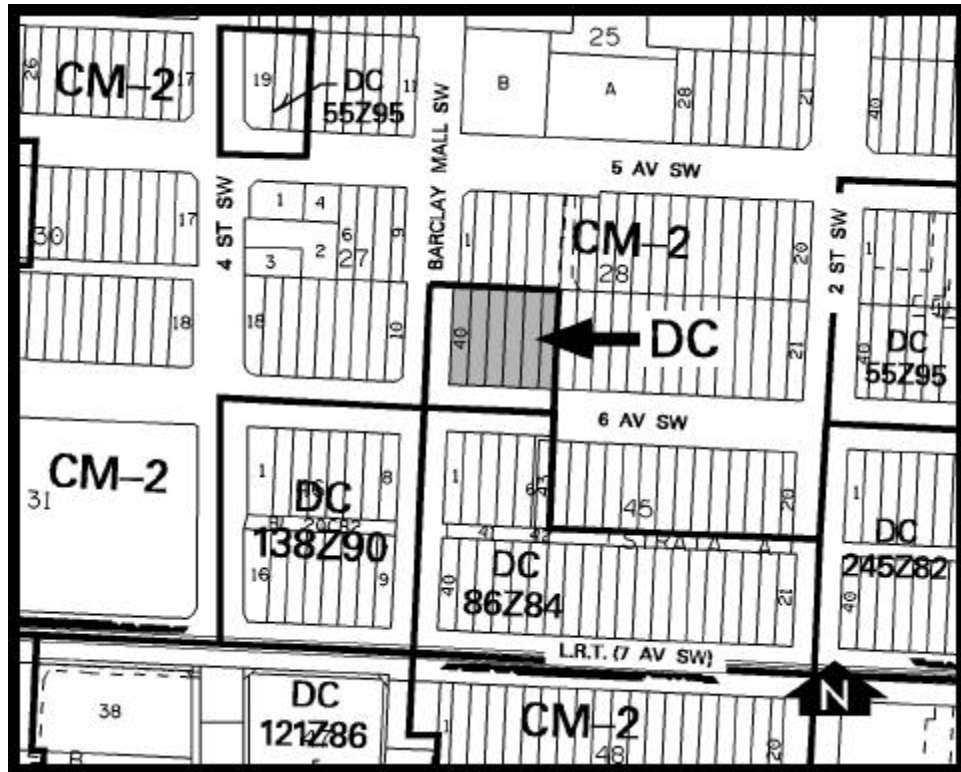


Amendment # LOC2003-0096
Bylaw # 7Z2004
Council Approval: 2004 January 19

SCHEDULE B



DC DIRECT CONTROL DISTRICT

1. Land Use

The Land Use shall be for a comprehensively designed development, including:

- (a) At the first and second storey only

The Permitted and Discretionary Uses of the CM-2 Downtown Business District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively.

- (b) At the third storey and above

- (i) Permitted Uses

Home occupations – Class 1

(ii) Discretionary Uses

Athletic and recreational facilities
Dwelling units (C.U.)
Home occupations – Class 2 (N.P.)

Notwithstanding any other requirement of this Bylaw, the structure existing on the site at approval of this Bylaw may continue to be used in accordance with the provisions in Sections 42.1 and 42.3 of Bylaw 2P80 until such redevelopment occurs.

2. Development Guidelines

The General Rules for Downtown Districts contained in Section 42.1 of Bylaw 2P80 and the Permitted and Discretionary Use Rules of the CM-2 Downtown Business District shall apply unless as otherwise noted below:

(a) Gross Floor Area

A maximum of 250 residential units up to a maximum of 18.6 F.A.R.

(b) Ground Floor Uses

Financial institutions and offices at grade are limited to:

- (i) no frontage onto Barclay Mall or within 7 metres from the corner of 6 Avenue SW and Barclay Mall, measured at the outside surface of exterior walls at grade; and
- (ii) a maximum total frontage for these uses of 7 metres or less.

(c) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans shall be submitted to the Development Authority as part of a development permit application. In considering such an application, the Development Authority shall ensure that the building design and site layout substantially conform with the plans and renderings available to City Council during its consideration of this Bylaw.