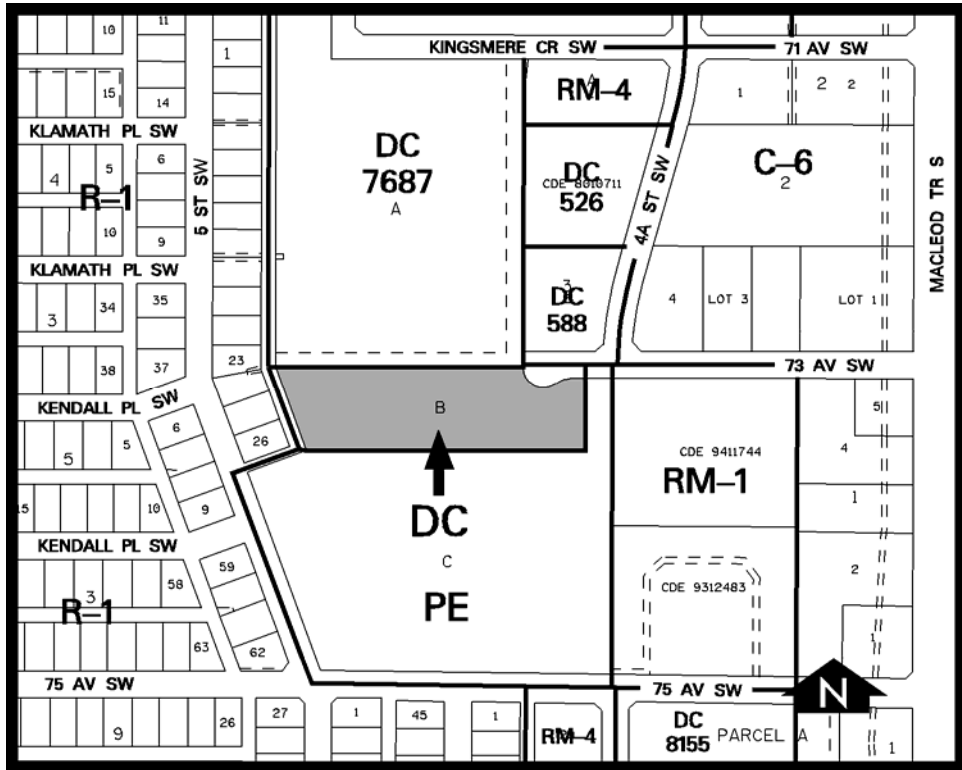


Amendment # LOC2004-0027
Bylaw # 77Z2004
Council Approval: February 15, 2005

SCHEDULE B



DC DIRECT CONTROL DISTRICT

1. Land Use
The land use shall be a comprehensively designed apartment development only.
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-4 Residential Medium

Amendment # LOC2004-0027

Bylaw # 77Z2004

SCHEDULE B

CONTINUED

Density Multi-Dwelling District shall apply to Permitted Uses and the Discretionary Use Rules of the RM-4 Residential Medium Density Multi-Dwelling District shall apply to Discretionary Uses, unless otherwise noted below:

(a) Density

Maximum of 141 units.

(b) Parking

A minimum of 1.65 stalls per unit (includes visitor stalls) shall be provided on site, of which at least 1 stall per unit shall be underground or cover.

(c) Landscaping

In addition to the requirements for landscaping listed in Section 20 of Bylaw 2P80, landscape screening shall be concentrated at the east and west sides of the property to the satisfaction of the Approving Authority.

(d) Site Access

Access to the site shall be from 73 Avenue S.W. only.

(e) That comprehensive recycling facilities be provided to the satisfaction of the Approving Authority at the development stage.

(f) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans, including building design, site layout, exterior finishes, landscaping, parking, and accesses shall be submitted to the Development Authority as part of a development permit application. In considering such an application, the Development Authority shall ensure the building design, site layout and landscaping generally conforms to the plans and renderings available to City Council during their consideration of this bylaw.