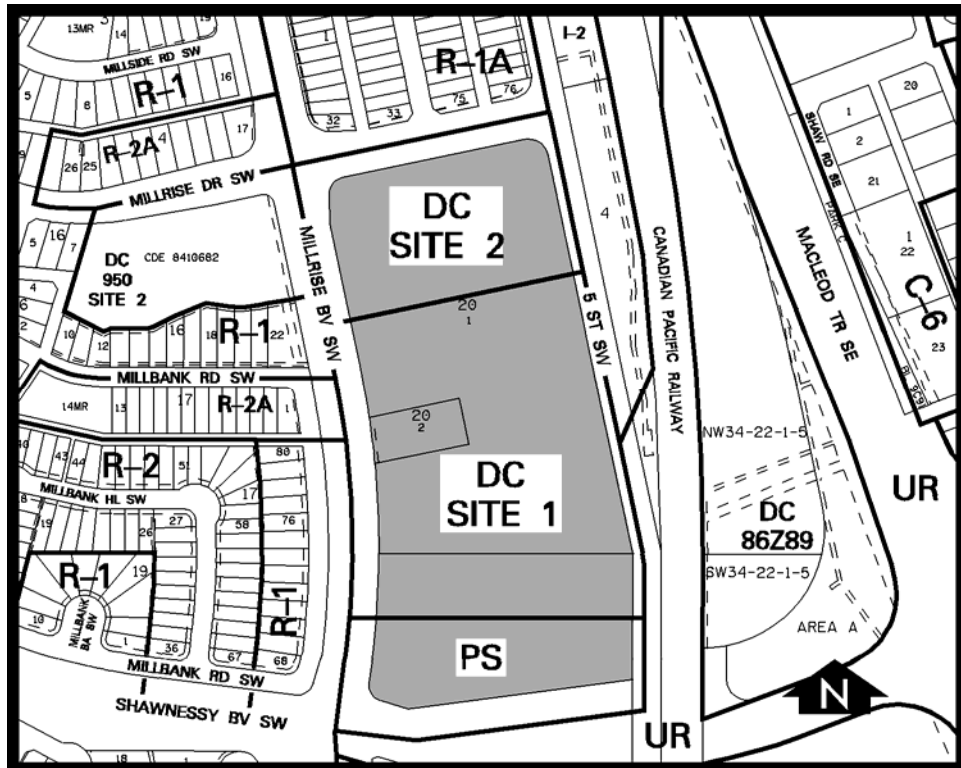




Amendment # LOC2001-0021
Bylaw # 86Z2004
Council Approval: December 13, 2004

SCHEDULE B



DC DIRECT CONTROL DISTRICT

Site 1 (3.96 hectares ±)

1. Land Use

The Permitted and Discretionary Uses of the C-5 Shopping Centre Commercial District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively.

2. Development Guidelines

The General Rules for Commercial Districts contained in Section 33 of Bylaw 2P80 shall apply to all uses and the Permitted Use Rules of the C-5 Shopping Centre Commercial District shall apply to Permitted Uses and the Discretionary Use Rules of the C-5 Shopping Centre Commercial District shall apply to Discretionary Uses except as otherwise noted below:

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SCHEDULE B

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(a) Parking and Loading

Section 18 of Bylaw 2P80 shall apply except that offices shall be parked at a minimum rate of 1 stall per 140 square metres of net floor area.

Site 2 (1.61 hectares ±)

1. Land Use

The Permitted and Discretionary Uses of the RM-6 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-6 Residential High Density Multi-Dwelling District shall apply to Permitted Uses and the Discretionary Use Rules of the RM-6 Residential High Density Multi-Dwelling District shall apply to Discretionary Uses, unless otherwise noted below.

(a) Front Yard

- (i) A minimum depth of 3.0 metres for buildings up to 3 storeys in height;
- (ii) A minimum depth of 6.0 metres for any portion of a building 4 storeys in height;
- (iii) A minimum depth of 12.0 metres for any portion of a building 5 storeys in height; and
- (iv) A minimum depth of 18 metres for any portion of a building 6 storeys in height.

For the purpose of this Bylaw, the front yard shall be any yard abutting Millrise Boulevard or Millrise Drive SW shall be a front yard.

(b) Side Yard

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SCHEDULE B

CONTINUED

- (i) A minimum depth of 3.0 metres for parking structures; and
 - (ii) A minimum depth of 6.0 metres for dwelling units.
 - (iii) For the purpose of this Bylaw, any yard abutting 5 Street S.W shall be a side yard.
- (c) Rear Yard
- A minimum depth of 6 metres. For the purpose of this Bylaw, the rear yard is measured from the south property line of Site 2.
- (d) Building Height
- (i) A maximum of 6 storeys containing dwelling units not exceeding 18 metres at any eaveline; and
 - (ii) For the purpose of this Bylaw, height shall be measured from grade at all points adjacent to a building or from an approved landscaped deck located not more than 2 levels above grade. Parking structures above grade shall not exceed 2 levels or 6 metres to the top of the landscaped deck.
- (e) Density
- A maximum of 350 dwelling units.
- (f) Existing Commercial Uses

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SCHEDULE B

CONTINUED

Notwithstanding any other requirement of this Bylaw, the retail store existing on the site as of the date of passage of this Bylaw, shall be deemed to be a Discretionary Use.