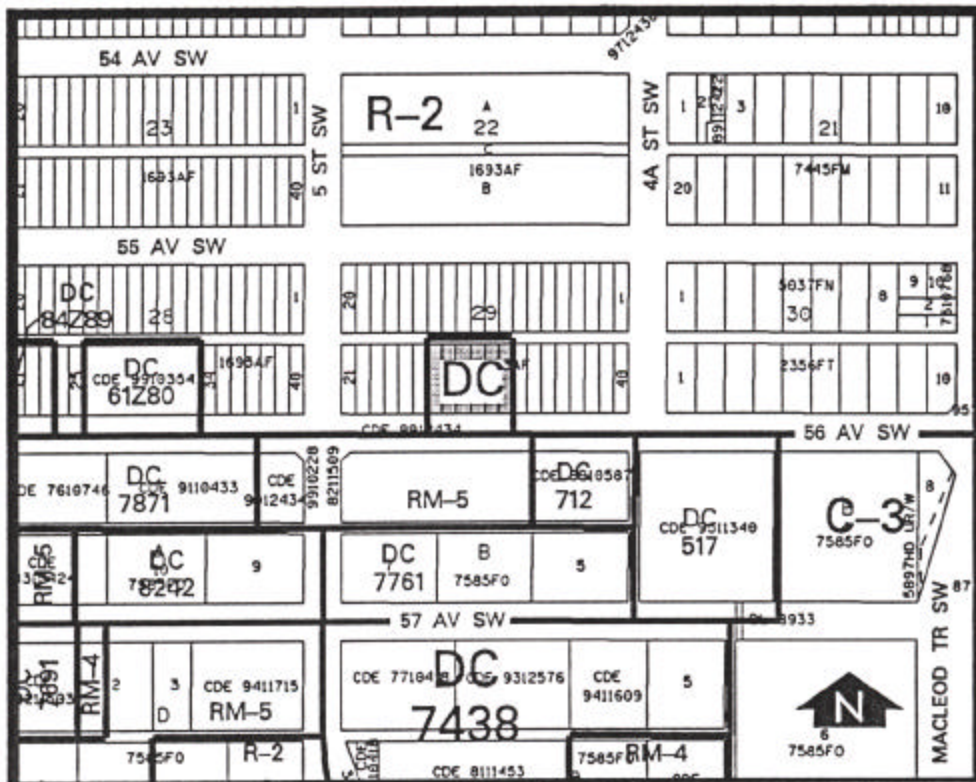


Amendment # 99/037

Bylaw # 96Z2000

Council Approval: 2001 May 25

SCHEDULE B



DC DIRECT CONTROL DISTRICT

1. Land Use

The Permitted Use shall be a comprehensively designed apartment 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 the RM-4 Residential Medium Density Multi-Dwelling District shall apply unless otherwise noted below:

(a) Front Yard

A minimum depth of 5.2 metres.

(b) Side Yard

A minimum depth of 1.8 metres.

(c) Rear Yard

A minimum depth of 10.0 metres.

(d) Building Height

A maximum of 10 metres.

(e) Site Area

A maximum site area of 0.1674 ha

(f) Density

A maximum of 18 dwelling units to a maximum of 1.03 Floor Area Ratio.

(g) Parking

(i) A minimum of 1.25 parking stalls per dwelling unit.

(ii) All parking shall be underground with access only from 56 Avenue SW.

(h) Design

(i) Building to be designed to appear as two separate buildings.

(ii) Front façade design requires a doorway every 11.5 metres on average.

(i) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans shall 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 design and site layout conform substantially with the plans and renderings reviewed by City Council during their consideration of this Bylaw.