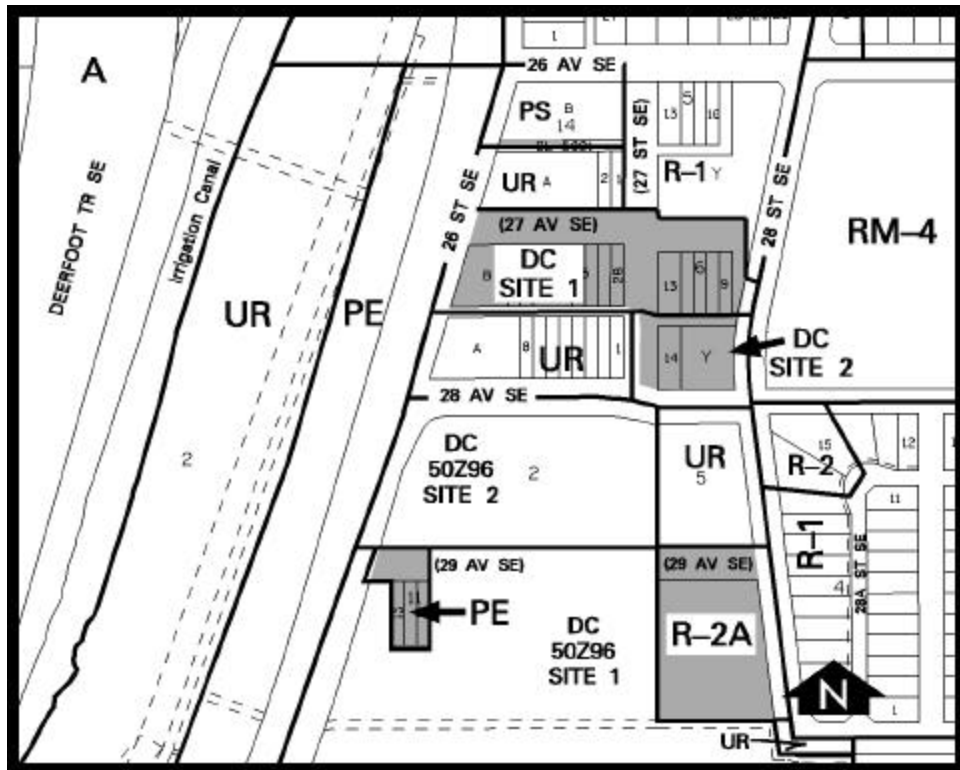


Amendment # LOC2002-0074 Bylaw # 38Z2003

Council Approval: 2003 May 12

SCHEDULE B



DC DIRECT CONTROL DISTRICT

Site 1

1. Land Use

The Permitted and Discretionary Uses of the RM-1 Residential Low 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 and the Permitted and Discretionary Use Rules of the RM-1 Residential Low Density Multi-Dwelling District shall apply unless otherwise noted below:

CONTINUED

(a) Density

A maximum of 46 dwelling units.

(b) Building Height

(i) A maximum of 10 metres;

(ii) Roof pitches shall be a minimum 4/12; and

(iii) Rooflines shall be varied with the use of hipped or gable roofs or through the use of dormers.

(c) Parking

In addition to the requirements of Section 26(3)(g):

(i) no parking shall be allowed within a required minimum yard;

(ii) each dwelling unit shall be provided with an attached at-grade single garage; and

(iii) surface parking must be hard surfaced with asphalt, concrete or similar material.

(d) Design Standards

(i) A minimum of two significantly different but compatible finishing materials shall be applied to the front facade of each residential building. Façade material should be durable and provide a permanent high quality appearance;

(ii) Exterior elevations must be articulated to reduce or break the mass of the building;

(iii) The colour and design of the garage door shall be identical among all dwelling units and compatible with the design and exterior finishing schedule of the building;

(iv) Rear balconies shall be designed to minimize overlooking of adjacent dwelling units and properties;

(v) Chimneys, accessory buildings and any other exterior elements/features shall be finished with material consistent with the exterior elevations and detailed to match the character of the development;

(vi) Exterior colours, materials and finishes shall be coordinated to achieve continuity and comprehensiveness of design; and

(vii) Detailing of exterior design features, including doors, windows, building corners and roof elements, shall be provided in a manner that contributes to the visual interest and quality of the development.

CONTINUED

(e) Access

- (i) No direct vehicular access or egress shall be permitted to or from 26 Street SE; and
- (ii) Following consolidation of all lands within Site 1, vehicular access to the lane is prohibited except where required for emergency purposes.

Site 2

1. Land Use

The Permitted and Discretionary Uses of the RM-1 Residential Low 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 and the Permitted and Discretionary Use Rules of the RM-1 Residential Low Density Multi-Dwelling District shall apply unless otherwise noted below:

(a) Building Height

A maximum of 10 metres.