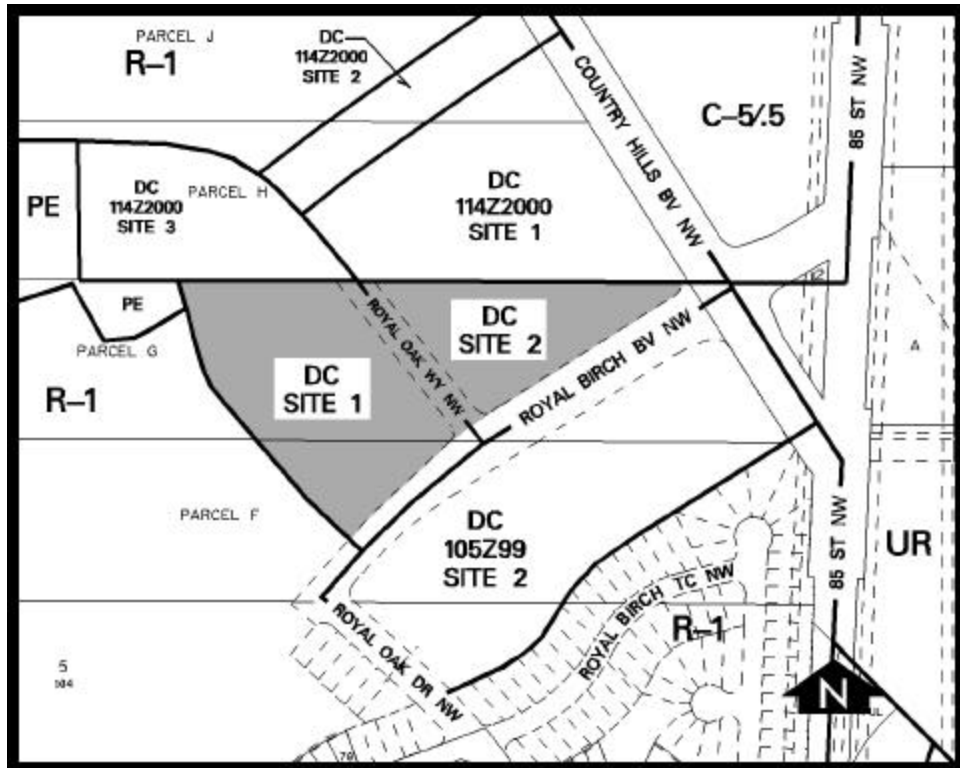


**Amendment # LOC2003-0025**  
**Bylaw # 63Z2003**  
Council Approval: 2003 August 11

**SCHEDULE B**



**DC DIRECT CONTROL DISTRICT**

**Site 1            2.05 ha ± (5.07 ac ±)**

**1.      Land Use**

The Permitted and Discretionary Uses of the RM-4 Residential Medium 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-4 Residential Medium Density Multi-Dwelling District shall apply unless otherwise noted below.

**(a)      Density**

The maximum density shall be 42 units per hectare.

(b) Building Height

A maximum of three storeys not exceeding 9.0 metres at any eaveline

(c) Design Guidelines

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 development plans include the following features:

- (i) earth tone colour palette;
- (ii) significant use of stone on building elevations;
- (iii) the roof shall be articulated with gable features;
- (iv) side and rear elevations facing a public street shall have appearances consistent with the quality of the front elevations;
- (v) fencing that incorporates stone pillars; and
- (vi) a significant landscaped entrance feature with integrated building identification signage.

**Site 2            1.10 ha ± (2.72 ac ±)**

1. Land Use

The Permitted and Discretionary Uses of the RM-5 Residential Medium 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-5 Residential Medium Density Multi-Dwelling District shall apply unless otherwise noted below.

(a) Density

The maximum density shall be 120 units per hectare.

(b) Building Height

A maximum of four storeys, not exceeding 12.0 metres at the principle eaveline and 14.5 metres a the eaveline of the decorative architectural element located at the southwest corner of the building. In no case shall there be habitable floor area above the fourth floor.

(c) Landscaped Area

- (i) a minimum of 45 percent of the site area plus all adjoining City boulevards.
- (ii) The public and private spaces along the street frontages shall be well defined and articulated. This will be achieved through the use of landscaping, hedging, fencing or a combination thereof, to the satisfaction of the Development Authority. The landscaping on the private lands shall be complementary to the landscaping on the City boulevards.

(d) 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 the building design and site layout generally conform with the concept plans and renderings available to City Council during its consideration of this Bylaw.