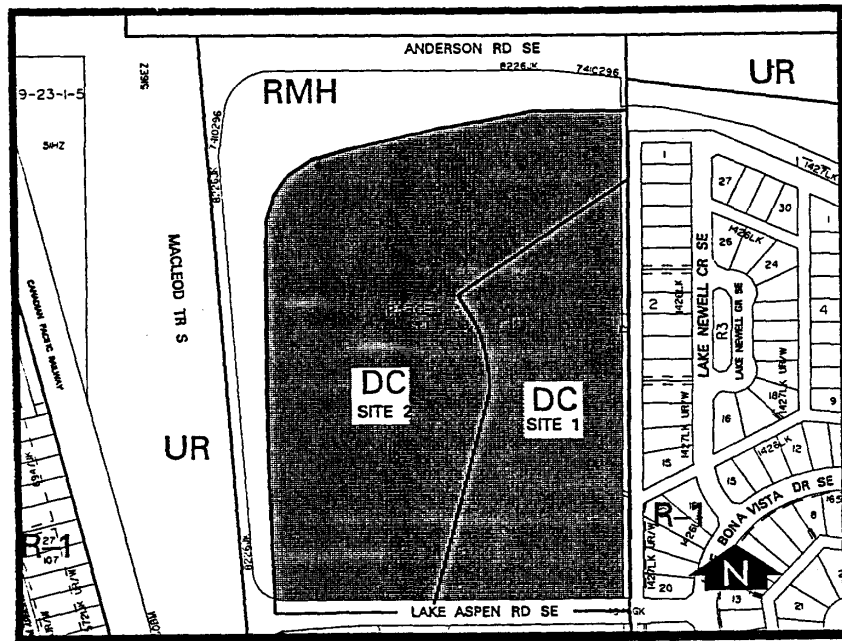


Amendment No. 97/035
Bylaw No. 86Z98
Council Approval: 21 July 1998

SCHEDULE B



DC DIRECT CONTROL DISTRICT

Site 1 - 3.3 ha+/-

1. Land Use

The Permitted and Discretionary Uses of the RM-4 Residential Medium Density Multi-Dwelling District shall be the Permitted and Discretionary Uses respectively.

2. Development Guidelines

The General Rules for Residential Districts contained in Section 29 of Bylaw 2P80 and the Permitted and Discretionary Use Rules of the RM-4 Residential Medium Density District shall apply unless otherwise noted below:

a) Density

A maximum of 200 residential units.

- b) Building Height
 - i) a maximum of 2 storeys not exceeding 10 metres for any structure adjacent to an R-1 district;
 - ii) a maximum of 4 storeys not exceeding 12 metres at any eaveline for all other structures.
- c) Access
 - i) No direct access from Lake Fraser Drive to the Lake Bonavista Community shall be permitted. Site layout and design shall prevent the short-cutting of traffic from Lake Fraser Drive into the Lake Bonavista community. Notwithstanding, access for emergency vehicles only, satisfactory to the Development Authority shall be maintained.
 - ii) Access to the south of the site shall be maintained in perpetuity through the registration of a public road or alternatively the registration of a public access easement on a private road.
- d) Fencing

Decorative fencing, satisfactory to the Development Authority shall be provided along the east and south boundaries of the site.
- e) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans shall be submitted to the Development Authority as part of a development permit application.
- f) Landscaping

In addition to the provisions of Bylaw 2P80, existing tree growth along the east boundary of the site shall be protected. Any trees which die or are removed shall be replaced with suitably mature trees satisfactory to the Development Authority.
- g) Lake Aspen Road

Closure of Lake Aspen Road to the satisfaction of the Development Authority shall be undertaken prior to or in conjunction with the initial development permit application for the site.

Site 2 - 6.2 ha+/-

1. Land Use

The Permitted and Discretionary Uses of the C-5 Shopping Centre Commercial District shall be the Permitted and Discretionary Uses respectively with the additional discretionary use of automotive sales and rentals (CU). Hotels and motels are also attached (CU) status.

2. Development Guidelines

The General Rules for Commercial Districts contained in section 39 of Bylaw 2P80 and the Permitted and Discretionary Use Rules of the C-5 Shopping Centre Commercial District shall apply unless otherwise noted below:

a) Building Height

A maximum of 15 metres.

b) Gross Floor Area

i) A maximum of 14864 sq m gross area.

ii) Notwithstanding the foregoing, every 10 hotel rooms shall be equivalent to 93 sq m of retail space.

iii) Section 39. (5)(c)(ii) of Bylaw 2P80 does not apply to this site.

c) Initial Development Permit

A comprehensive site plan, landscaping plan and design guideline shall be submitted in conjunction with the first application for development permit on the site. Subsequent development permits shall conform with the approved comprehensive plans.

d) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans shall be submitted to the Development Authority as part of a development permit application.

e) Lake Aspen Road

Closure of Lake Aspen Road to the satisfaction of the Development Authority shall be undertaken prior to or in conjunction with initial development permit application for the site.