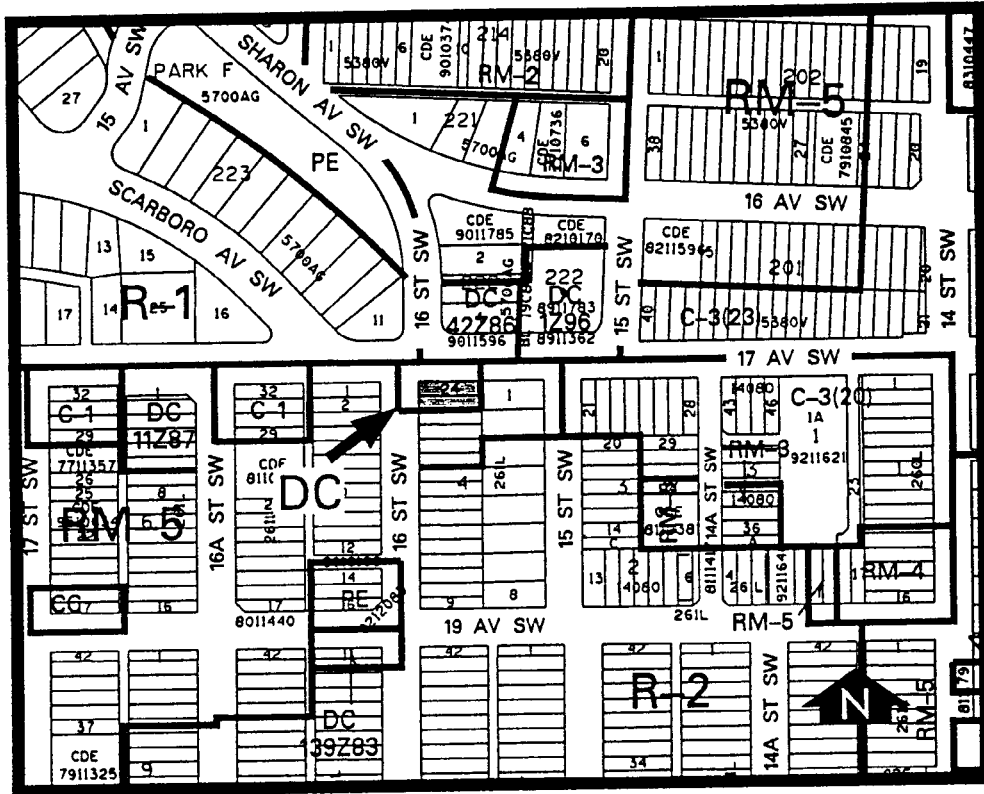


Amendment # 2000/119
Bylaw # 37Z2001
Council Approval: 2001 June 13

SCHEDULE B



DC DIRECT CONTROL DISTRICT

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 with the additional Discretionary Use of offices within the building existing on the site as of the date of passage of this Bylaw.

2. Development Guidelines

The General Rules for Residential Districts contained in Section 20 of Bylaw 2P80 and the Permitted and Discretionary Use Rules of RM-5 Residential Medium Density Multi-Dwelling District shall apply unless otherwise noted below:

(a) The Gross Floor Area of office uses shall not exceed a maximum of 108 square metres within the existing building footprint, on the date of passage of this bylaw.

(b) South Side Yard

(i) A minimum of 1.7 metres.

(ii) No mechanical equipment, venting, pedestrian access, entry/exit doors, parking or garbage storage shall be located in the south side yard.

(c) Screening

A fence shall be provided adjacent to the abutting residential sites to screen the parking area.

(d) Access

(i) Access to 17 Avenue SW shall be right in and right out only.

(ii) No vehicular access to the site shall be provided from 16A Street SW.

(e) Signage

Signage shall be limited in size, design and location and shall be compatible, in scale and appearance, with the residential character of the area, to the satisfaction of the Approving Authority.