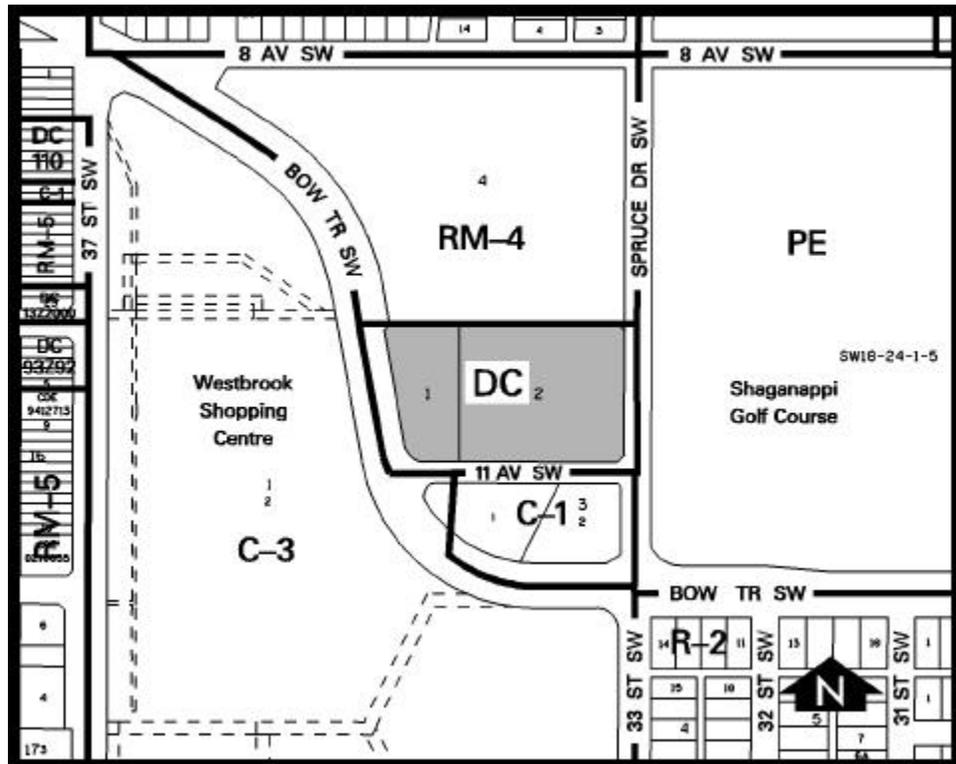


Amendment # LOC2003-0079
Bylaw # 106Z2003
Council Approval: 2004 February 02

SCHEDULE B



DC DIRECT CONTROL DISTRICT

1. Land Use
The Permitted and Discretionary Uses of the RM-7 Residential High 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-7 Residential High Density Multi-Dwelling District shall apply unless as otherwise noted below:

(a) Density

A maximum of 590 dwelling units.

(b) Building Height

(i) Townhouse and stacked townhouse development shall be a maximum of 4 storeys;

(ii) A minimum of two and a maximum of three apartment towers, one of which shall not exceed 20 storeys, one of which shall not exceed 25 storeys and one of which shall not exceed 30 storeys.

(c) Private Amenity Space

A private amenity space, having a minimum area of 5.6 square metres, shall be provided for each dwelling unit either in the form of an open balcony or an enclosed sunroom with a glazed opening to the outside amounting to no less than 75 percent of the exterior wall and having a minimum dimension of 1.8 metres.

(d) Design, Character and Appearance

(i) In consideration of the site's highly visible location adjacent to the main entry into the downtown core, site development shall be of high quality and design, satisfactory to the Approving Authority;

(ii) The development form shall incorporate grade level townhouse, stacked townhouse or common amenity buildings in a podium format from which apartment towers rise above;

(iii) To minimize the visual affects of mass, each apartment building shall be in the form of a point tower, each having a maximum floor plate of 900 square metres; and

(iv) All tower structures shall have finishes which normally will not require reapplication during the life of the building and are an integral part of the cladding of the development.

(e) Pedestrian Corridors

Perimeter and internal walkways shall be provided connecting the development to existing public pedestrian systems including the pedestrian overpass across Bow Trail.

(f) Parking

Parking for both resident and visitor purposes shall be provided at the minimum combined rate of 1.5 stalls / dwelling unit.