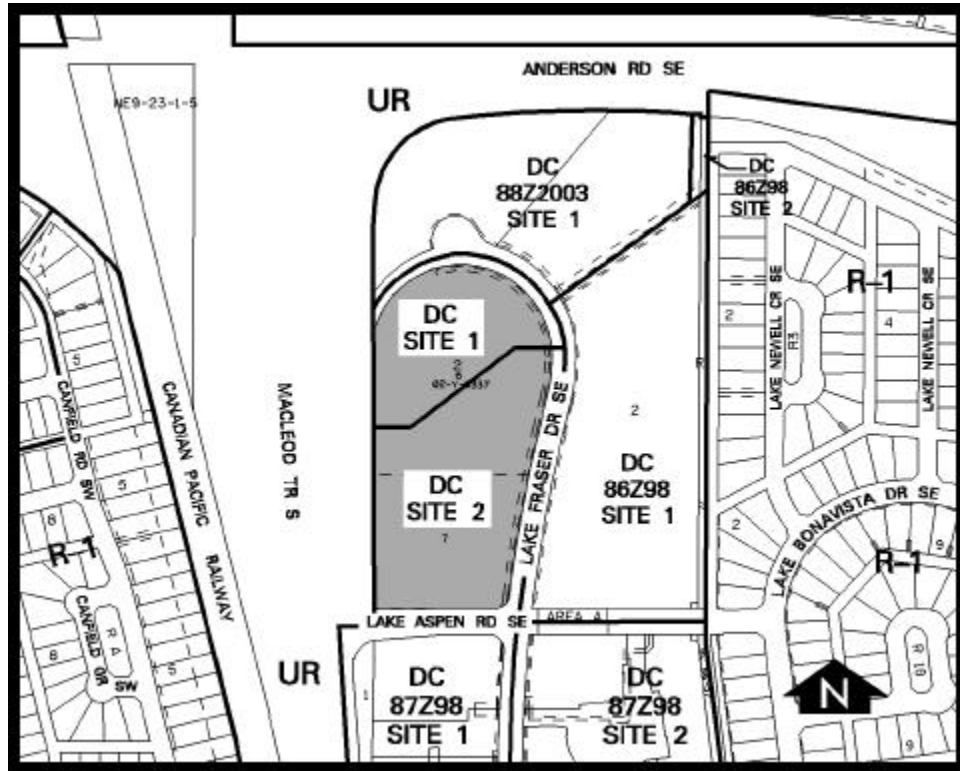


Amendment # LOC2003-0016
Bylaw # 121Z2003
Council Approved: December 08, 2003

SCHEDULE B



DC DIRECT CONTROL DISTRICT

Site 1 (1.17 hectares ±)

1. Land Use

The Permitted and Discretionary Uses of the C-5 Shopping Centre Commercial District of Bylaw 2P80 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 33 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 0.3176 times the site area;

(ii) In applying the foregoing, every 10 hotel rooms shall be deemed to be equivalent to 93 square metres of gross floor area; and

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

Site 2 (2.03 hectares ±)

1. Land Use

The Permitted and Discretionary Uses of the RM-6 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-6 Residential High Density Multi-Dwelling District shall apply unless otherwise noted below:

(a) Building Height

(i) A maximum of 6 storeys not exceeding 19 metres at any eaveline. Adjacent to Lake Fraser Dr SE, a maximum of 4 stories not exceeding 12 metres at any eaveline.

(ii) For the purpose of this district, height shall be measured from grade at all points adjacent to a building and from an approved landscaped deck where such a deck is adjacent to the rear wall of a building.

(b) Density

A maximum of 246 upha (500 units).

(c) Yards

All yards shall be a minimum depth of 5 metres, except that yard abutting Lake Fraser Drive SE shall have a minimum average depth of 6 metres across the frontage but not less than 3 metres in depth at any point along the frontage.

(d) Private Amenity Space

Private amenity spaces shall have a minimum area to the satisfaction of the Approving Authority and shall be provided either in the form of an open or enclosed balcony. Enclosed balconies shall provide a glazed opening to the outside amounting to no less than 75 percent of the exterior wall of the enclosed balcony.