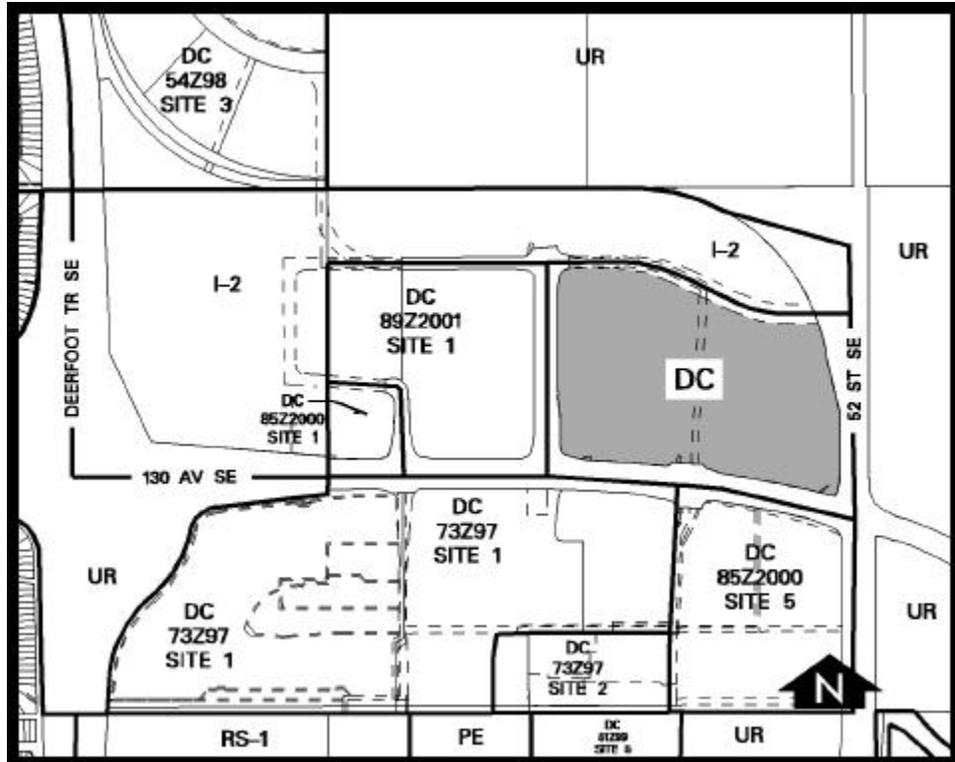


Amendment # LOC2003-0071
Bylaw # 83Z2003
Council Approval: 2003 October 14

SCHEDULE B



DC DIRECT CONTROL DISTRICT

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.

2. Development Guidelines

The General Rules for Commercial Districts contained in Section 33 of Bylaw 2P80 and the Permitted and Discretionary Uses Rules of the C-5 Shopping Centre Commercial District shall apply unless otherwise noted below.

(a) Gross Floor Area

Notwithstanding Section 39(5)(c) of Bylaw 2P80 and subject to the provision of adequate transportation network and capacity, the following maximum will apply to the satisfaction of the Approving Authority:

- (i) A maximum of 0.25 times the entire site area that is the subject of this Bylaw.

(b) Access

There shall be no access to or from 52 Street SE. Access to the site shall be designed and located to the satisfaction of the General Manager, Planning and Transportation Policy.

(c) Building Massing and Design

Blank walls should be avoided by the addition of a variety of detailing in wall faces and roofs. Window treatment, detailing materials and colour that is compatible with the surrounding uses is required.

(d) Concept Plan

A concept plan for the entire site, showing the proposed development, the interface with the LRT alignment, 52 Street SE, 130 Avenue SE and 126 Avenue SE, and landscaping and pedestrian circulation, shall be required prior to or concurrent with the submission of the first development permit.

(e) Location of Outside Storage

Outside storage shall be located to the satisfaction of the Approving Authority and visually screened from public thoroughfares.