

**Amendment # LOC2003-0135**  
**Bylaw # 80Z2004**  
Council Approval: November 15, 2004

**SCHEDULE B**



**DC DIRECT CONTROL DISTRICT**

1. Land Use

The Permitted and Discretionary Uses of RM-7 Residential High Density Multi-Dwelling District of Bylaw 2P80 shall be the Permitted Uses and Discretionary Uses respectively, excluding grocery stores, personal service business and retail stores and with the additional Discretionary Use of offices within the "Bailey House", located at 815 - 15 Avenue SW, which is the building existing on the site as of the date of passage of this Bylaw.

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#### 2. Development Guidelines

The General Rules for Residential Districts contained in Section 20 of Bylaw 2P80 shall apply to all uses and the Permitted Use Rules of RM-7 Residential High Density Multi-Dwelling District shall apply to Permitted Uses and the Discretionary Use Rules of the RM- 7 Residential High Density Multi-Dwelling District shall apply to Discretionary Uses, unless otherwise noted below:

(a) Building Height

A maximum of 26 storeys.

(b) Landscaped Area

All horizontal surfaces in excess of 5.6 square metres not used for mechanical, building services, parking or circulation.

(c) Density

A maximum of 189 dwelling units.

(d) Commercial

(i) Offices shall be allowed to a total maximum gross floor area of 560 square metres and shall be limited to the 26 storey (penthouse level); and

(ii) Notwithstanding Section 2(d)(i), offices within the “Bailey House” may be located on any floor of the building.

(e) In consideration of the site’s highly visible location, site development shall be of high quality and design, satisfactory to the Approving Authority.

(f) The building 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 structure.

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(g) Comprehensive recycling facilities be provided to the satisfaction of the Approving Authority at the development stage.

(h) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans shall be submitted to the Approving Authority as part of a development permit application. In considering such an application, the Approving Authority shall ensure that the building design and site layout generally conforms with the plans and renderings, dated 2004 November 15, available to City Council during its consideration of this Bylaw.