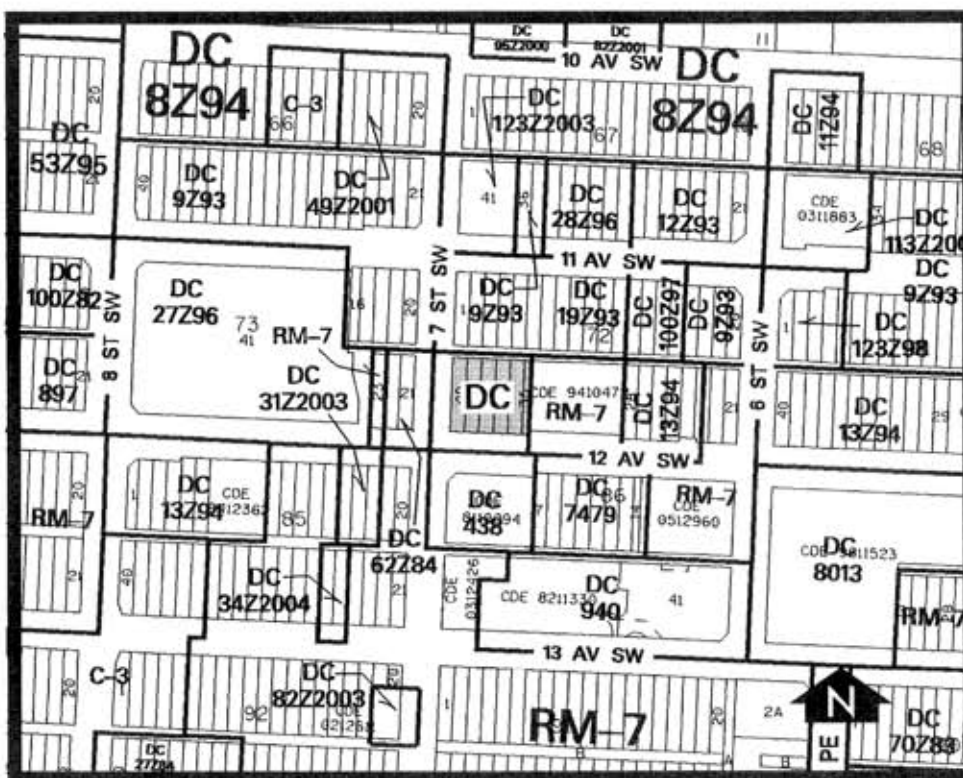


Amendment LOC2005-0101 Bylaw 6Z2006

Council Approval: 2006 February 7

SCHEDULE B



DC DIRECT CONTROL DISTRICT

1. Land Use

The Permitted and Discretionary Uses of the RM-7 Residential High Density Multi-Dwelling District shall be the Permitted and Discretionary Uses respectively with the additional Discretionary Use of live-work unit.

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For the purpose of this bylaw, “live-work unit” means a type of dwelling unit used by the resident for working and living purposes that may include, but is not limited to, offices, personal service businesses and the selling of goods produced on site.

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 the 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) Yards

- (i) A minimum of 1.0 metre along all street frontages;
- (ii) No side or rear yards required; and
- (iii) A minimum of 6.0 metres from the east property line shall be required for all development above the fifth storey of the building.

(b) Building Design

- (i) The project shall be comprised of one tower of residential development on a podium of residential development;
- (ii) the podium shall be designed to be street orientated;
- (iii) all dwelling units on the podium that front onto either 12 Avenue SW or 7 Street SW shall have individual access to the street;
- (iv) there shall be a minimum of three dwelling units fronting the street on each of 12 Avenue SW and 7 Street SW;

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- (v) there shall be no direct vehicular access to 12 Avenue SW or 7 Street SW;
and
 - (vi) Interface with the residential development located to the east of the site shall be of a high quality to the satisfaction of the Approving Authority.
- (c) Landscaping
- (i) A minimum of 30 percent of the site area plus all public boulevards shall be landscaped;
 - (ii) Landscaped areas contained either at grade or at the top of the podium shall be counted towards the 30 percent landscaping requirement;
 - (iii) All areas at grade that are not covered by building shall be landscaped; and
 - (iv) All areas at the top of the podium not required for access shall be landscaped.
- (d) Height
- (i) A maximum podium height of 16 metres; and
 - (ii) No maximum height is required for the tower, subject to the satisfaction of the Approving Authority.
- (e) Density
- The maximum gross floor area shall be:
- (i) A base of 5 F.A.R; or
 - (ii) Up to 9.1 F.A.R. where the following features are provided to the satisfaction of the approving authority:

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- (A) Enhanced public realm upgrades including but not limited to hard landscaped paving of the public boulevards including sidewalks along 12 Avenue SW and 7 Street SW, and a minimum of 8 street trees;
 - (B) Artwork that is visible to the public placed at the corner of 12 Avenue SW and 7 Street SW;
 - (C) A street corner pedestrian space directly accessible by public sidewalk. This shall be a triangular area formed by the two R.O.W. setback lines and a straight line which intersects them 7.5 metres from the corner where they meet; and
 - (D) Elements of LEED (Leadership in Energy and Environmental Design) construction that, in combination with site location and approved city policies, will allow the building to achieve the equivalent of a LEED Silver rating.
- (f) Live-Work Units
- (i) Live-work units shall be limited to those uses that do not create a nuisance by the way of electronic interference; dust; noise; odour; smoke; bright light or anything of an offensive or objectionable nature which is detectable to normal sensory perception outside of the live-work unit;
 - (ii) The working area shall not exceed 50 percent of the total floor area;
 - (iii) A maximum of two non-resident employees or business partners may work on site;
 - (iv) Signage is limited to the interior of the building;
 - (v) No aspect of the operation shall be visible from outside the building;
 - (vi) There shall be no outside storage of material, goods or equipment on, or immediately adjacent to the site;

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- (vii) A sign shall be erected and maintained within the building, sufficiently visible to the satisfaction of the Development Authority, indicating that live-work units are allowable within the development;
 - (viii) No live-work unit shall be located on the same storey as a purely residential use; and
 - (ix) No live-work unit shall be located on a storey above a purely residential use.
- (g) Garbage Storage
- (i) Garbage and waste material shall be stored inside the building in a completely enclosed, lockable space; and
 - (ii) The space for storage and collection of garbage shall be readily accessible for pick-up.
- (h) Recycling Facilities
- Comprehensive recycling facilities shall be provided to the satisfaction of the Approving Authority at the development permit stage.