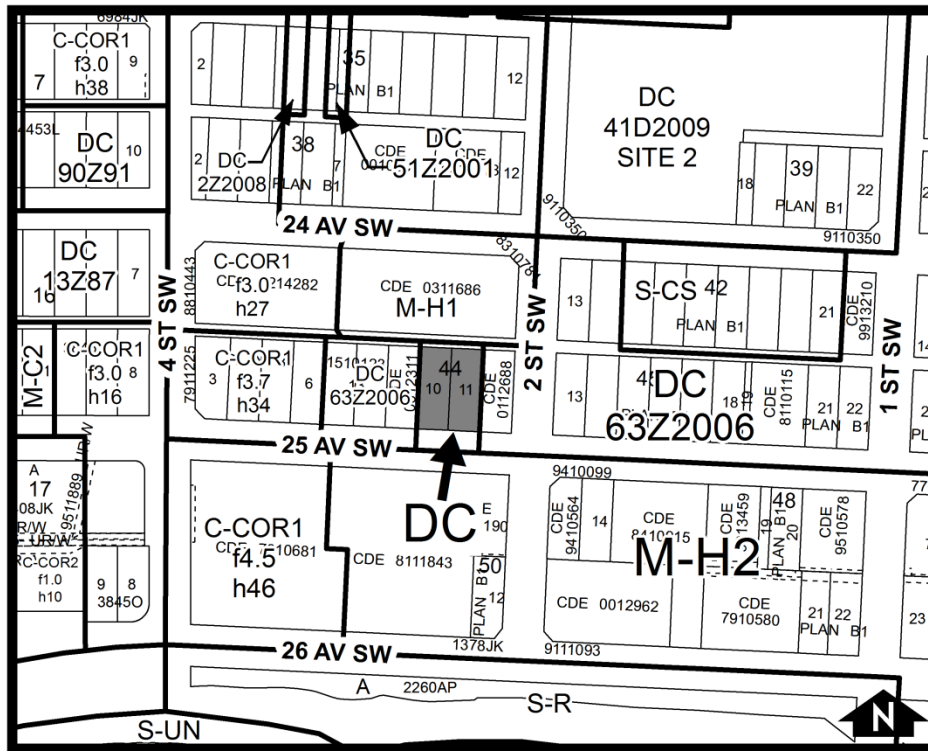


Schedule B



DC Guidelines

Purpose

- 1 This Direct Control District is intended to:
 - (a) increase the height and floor area ratio on the site; and
 - (b) provide a bonus incentive to off-set the increase in floor area ratio.

Compliance with Bylaw 1P2007

- 2 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3 and 4 of Bylaw 1P2007 apply to this Direct Control District.

Reference to Bylaw 1P2007

- 3 Within this Direct Control District, a reference to a section of Bylaw 1P2007 is deemed to be a reference to the section as amended from time to time.

Permitted Uses

- 4 The **permitted uses** of the Multi-Residential – High Density Medium Rise District (M-H2) of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 5 The **discretionary uses** of the Multi-Residential – High Density Medium Rise District (M-H2) of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

Schedule B

Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Multi-Residential – High Density Medium Rise District (M-H2) of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

- 7 In this Direct Control District:

- (1) The maximum **floor area ratio** is 3.5.
- (2) The maximum **floor area ratio** referenced in subsection (1) may be increased up to 4.5 where a financial contribution is paid to The City under the following formula:

$$\text{Incentive gross floor area (square metres)} = \text{contribution amount(\$)} / \$455.00.$$
- (3) The City may use the financial contribution referenced in subsection (2) solely for the development, enhancement or upgrading of the public realm within the Mission community.

Building Height

- 8 In this Direct Control District:

- (1) The maximum **building height** is 24.0 metres.
- (2) Where a **parcel** shares a **property line** with a **lane**, the maximum **building height** referenced in subsection (1) is reduced to 10.0 metres measured from **grade** within 6.0 metres of that shared **property line**.
- (3) Where a **parcel** shares a **property line** with a **street** or a **parcel** designated as a M-C2, M-2, M-H1, M-H2, M-H3, or M-X2 District, the maximum **building height** referenced in subsection (1) is reduced to 10.0 metres measured from **grade** within 4.0 metres of that shared **property line**.
- (4) Where a **parcel** shares a **property line** with a **parcel** designated as a **ccommercial, industrial or special purpose district**, the maximum **building height** referenced in subsection (1) is reduced to 10.0 metres measured from **grade** within 1.2 metres of that shared **property line**.