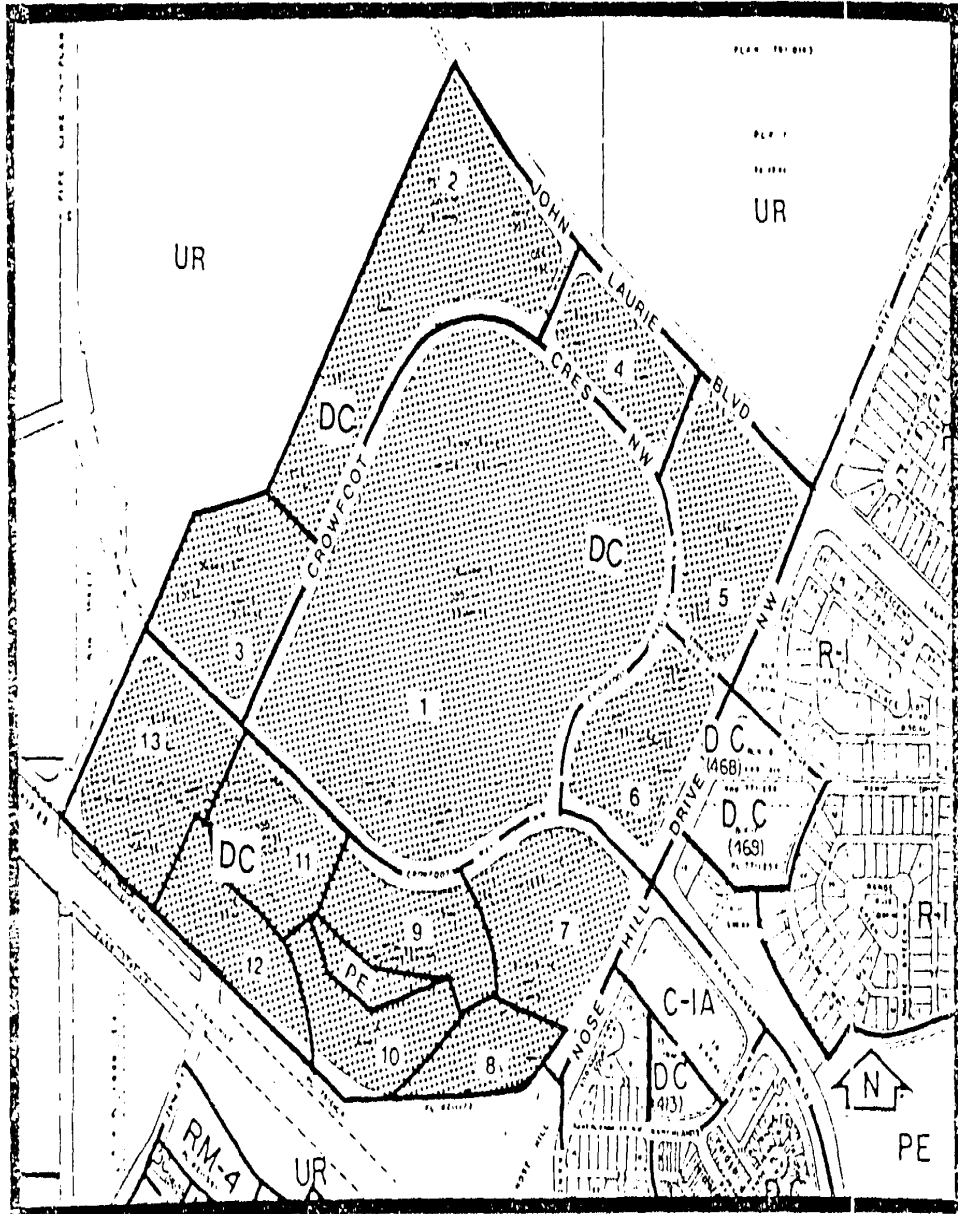


Amendment No. 83/045
Bylaw No. 105Z83
Council Approval: 06 September 1983

SCHEDULE B



General Guidelines:

Residential Land Use

A maximum of 500 dwelling units may be allowed on sites 3, 9, and 10 combined at the discretion of the Approving Authority which shall have regard to the quality of life that may be expected as a result of the location of such units.

Additional dwelling units on sites 3, 9, or 10 may be allowed with a corresponding reduction in office G.F.A. at a ratio of 3:1, i.e., 3 m² residential to 1 m² office.

Density Transfer

A one time only transfer of up to 20 percent of the gross floor area from any site to any other site may be allowed provided:

- a) sites 2, 3, 4, 8, 9, 10, and 11 only qualify for such transfers;
- b) the 20 percent maximum applies to the G.F.A. of the receiving site;
- c) no more than two sites may be involved in any particular transfer; and
- d) the details of such transactions shall be recorded in a legal agreement between the owner and the City which shall be registered on title of each site.

SITE 1 (49.4 acres±)

1. Land Use

The land use shall be for a comprehensively designed regional shopping centre.

2. Development Guidelines

The General Rules for Commercial Districts contained in Section 33 of By-law 2P80 and the Permitted and Discretionary Use Rules of the C-5/1.0 (Shopping Centre Commercial District) shall apply unless otherwise noted below.

a) Density

The maximum gross floor area shall not exceed 69,675 m² (750,000 sq. ft.) until such time as Council has approved the extension of the L.R.T. system into this area.

b) Height

Maximum building height shall be 6 storeys not exceeding 18.3 metres (60 ft.) at any eaveline (not including mechanical penthouse).

c) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans, including building design, site layout, exterior finishes and colour, landscaping, parking and accesses shall subsequently be submitted to the Approving Authorities as part of a development permit application.

SITE 2 (14.6 acres±)

1. Land Use

The land use shall be for comprehensively designed office commercial development with ancillary retail and service commercial uses only.

2. Development Guidelines

The General Rules for Commercial Districts contained in Section 33 of By-law 2P80 and the Permitted and Discretionary Use Rules of the C-2 (General Commercial District) shall apply unless otherwise noted below.

a) Density

Maximum density for office commercial shall be 29,740 m²± (320,000 sq. ft.±) G.F.A. For each square foot of non-office commercial floor space included on-site, the maximum office G.F.A. shall be reduced at the rate of 1 square foot of office space for every 0.65 square feet of non-office commercial floor space.

b) Height

Maximum building height shall be 10 storeys not exceeding 36 metres (120 feet.) at any eaveline (not including mechanical penthouse).

c) Landscaping

Landscaping shall cover a minimum of 10% of the net site area plus any adjoining boulevards. A detailed landscaping plan, including existing vegetation, shall be submitted to the Approving Authority for approval as part of a development permit application.

d) Yards

Minimum yard dimensions shall be 6 metres (20 feet).

e) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans, including building design, site layout, exterior finishes and colour, landscaping, parking and accesses shall subsequently be submitted to the Approving Authorities as part of a development permit application.

SITE 3 (7.0 acres±)

1. Land Use

The land use shall be for office, retail or service commercial purposes and/or residential dwelling units.

2. Development Guidelines

The General Rules for Commercial Districts contained in Section 33 of By-Law 2P80 and the Permitted and Discretionary Use Rules of the C-2 (General Commercial District) shall apply unless otherwise noted below.

a) Density

Maximum density for office commercial shall be 41,820 m²± (450,000 sq. ft.±) G.F.A. For each square foot of non-office commercial floor space included on-site, the maximum office G.F.A. shall be reduced at the rate of 1 square foot of office space for every 0.65 square feet of non-office commercial floor space.

b) Height

Maximum building height shall be 12 storeys not exceeding 46 metres (150 feet) at any eaveline (not including mechanical penthouse).

c) Landscaping

Landscaping shall cover a minimum of 10% of the net site area plus any adjoining boulevards. A detailed landscaping plan, including existing vegetation, shall be submitted to the Approving Authority for approval as part of a development permit application.

d) Yards

Minimum yard dimensions shall be 6 metres (20 feet).

e) Dwelling Units

Notwithstanding Subsection (a), and in keeping with the maximum number of residential dwelling units to be permitted on sites 3, 9 and 10 as set out in the General Guidelines above, a freestanding residential building shall meet the permitted and discretionary use rules as set out in Section 32 of By-law 2P80.

f) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans, including building design, site layout, exterior finishes and colour, landscaping, parking and accesses shall subsequently be submitted to the Approving Authorities as part of a development permit application.

SITE 4 (3.8 acres±)

1. Land Use

The land use shall be for comprehensively designed office commercial development with ancillary retail and service commercial uses only.

2. Development Guidelines

The General Rules for Commercial Districts contained in Section 33 of By-Law 2P80 and the Permitted and Discretionary Use Rules of the C-2 (20) (General Commercial District) shall apply unless otherwise noted below.

a) Density

Maximum density for office commercial shall be $7,435 \text{ m}^2 \pm$ (80,000 sq. ft.±) G.F.A. For each square foot of retail commercial floor space included on-site, the maximum office G.F.A. shall be reduced at the rate of 1 square foot of office for every 0.65 square feet of retail floor area.

b) Yards

Minimum yard dimensions shall be 6 metres (20 feet).

c) Landscaping

Landscaping shall cover a minimum of 10% of the net site area plus any adjoining boulevards. A detailed landscaping plan, including existing vegetation, shall be submitted to the Approving Authority for approval as part of a development permit application.

d) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans, including building design, site layout, exterior finishes and colour, landscaping, parking and accesses shall subsequently be submitted to the Approving Authorities as part of a development permit application.

SITE 5 (7.5 acres±)

1. Land Use

The land use shall be the permitted and discretionary uses for the C-1A (Local Commercial District) as set out in Section 35 of By-law 2P80.

2. Development Guidelines

The General Rules for Commercial Districts contained in Section 33 of By-law 2P80 and the Permitted and Discretionary Use Rules of the C-1A (Local Commercial District) shall apply unless otherwise noted below.

a) Yards

Minimum yard dimensions shall be 6 metres (20 feet).

b) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans, including building design, site layout, exterior finishes and colour, landscaping, parking and accesses shall subsequently be submitted to the Approving Authorities as part of a development permit application.

SITE 6 (6.2 acres±)

1. Land Use

The land use shall be the permitted and discretionary uses for the C-1A (Local Commercial District) with the addition of drinking establishments.

2. Development Guidelines

The General Rules for Commercial Districts contained in Section 33 of By-law 2P80 and the Permitted and Discretionary Use Rules of the C-1 (Local Commercial District) shall apply unless otherwise noted below.

a) Yards

Minimum yard dimensions shall be 6 metres (20 feet).

b) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans, including building design, site layout, exterior finishes and colour, landscaping, parking and accesses shall subsequently be submitted to the Approving Authorities as part of a development permit application.

SITE 7 (9.01 acres±)

1. Land Use

The land use shall be for a sector shopping centre only.

2. Development Guidelines

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

(a) Yards

Minimum yard dimensions shall be 6 metres (20 feet).

(b) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans, including building design, site layout, exterior finishes and colour, landscaping, parking and accesses shall subsequently be submitted to the Approving Authorities as part of a development permit application.

SITE 8 (4.97 acres±)

1. Land Use

The land use shall be for a hotel or for office and ancillary retail commercial uses only.

2. Development Guidelines

The General Rules for Commercial Districts contained in Section 33 of By-law 2P80 and the Permitted and Discretionary Use Rules of the C-2 (General Commercial District) shall apply unless otherwise noted below.

a) Density

- i) Maximum density for office commercial shall be 11,148 m²± (120,000 sq. ft.±) G.F.A. For each square foot of non-office commercial floor space included on-site, the maximum G.F.A. shall be reduced at the rate of 1 square foot of office space for every 0.65 square feet of non-office commercial floor space.
- ii) Maximum density for a hotel shall be 350 rooms to an overall maximum of 23,225 m² ± (250,000 sq. ft.±) G.F.A.

b) Height

- i) Office commercial - maximum building height shall be 10 storeys not exceeding 36 metres (120 feet) at any eaveline (not including mechanical penthouse).
- ii) Hotel - maximum building height shall be 17 storeys not exceeding 46 metres (150 feet) at any eaveline (not including mechanical penthouse).

c) Landscaping

Landscaping shall cover a minimum of 10% of the net site area plus any adjoining boulevards. A detailed landscaping plan, including existing vegetation, shall be submitted to the Approving Authority for approval as part of a development permit application.

d) Yards

Minimum yard dimensions shall be 6 metres (20 feet).

e) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans, including building design, site layout, exterior finishes and

colour, landscaping, parking and accesses shall subsequently be submitted to the Approving Authorities as part of a development permit application.

SITE 9 (3.5 acres±)

1. Land Use

The land use shall be office, retail or service commercial purposes and/or residential dwelling units.

2. Development Guidelines

The General Rules for Commercial Districts contained in Section 33 of By-law 2P80 and the Permitted and Discretionary Use Rules of the C-2 (General Commercial District) shall apply unless otherwise noted below.

a) Density

Maximum density for office commercial shall be 23,225 m²± (250,000 sq. ft.±) G.F.A. For each square foot of non-office commercial floor space included on-site, the maximum office G.F.A. shall be reduced at the rate of 1 square foot office space for every 0.65 square feet of non-office commercial floor space.

b) Height

Maximum building height shall be 10 storeys not exceeding 36 metres (120 feet) at any eaveline (not including mechanical penthouse).

c) Landscaping

Landscaping shall cover a minimum of 10% of the net site area plus any adjoining boulevards. A detailed landscaping plan, including existing vegetation, shall be submitted to the Approving Authority for approval as part of a development permit application.

d) Yards

Minimum yard dimensions shall be 6 metres (20 feet).

e) Dwelling Units

Notwithstanding Subsection (a), and in keeping with the maximum number of residential dwelling units to be permitted on sites 3, 9 and 10 as set out in the General Guidelines above, a freestanding residential building shall meet the permitted and discretionary use rules as set out in Section 32 of By-law 2P80.

f) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans, including building design, site layout, exterior finishes and colour, landscaping, parking and accesses shall subsequently be submitted to the Approving Authorities as part of a development permit application.

SITE 10 (4.5 acres±)

1. Land Use

The land use shall be for office, retail or service commercial purposes and/or residential dwelling units.

2. Development Guidelines

The General Rules for Commercial Districts contained in Section 33 of By-law 2P80 and the Permitted and Discretionary Use Rules of the C-3 (General Commercial District) shall apply unless otherwise noted below.

a) Density

Maximum density for the office commercial shall be 46,450 m²± (500,000 sq. ft.±) G.F.A. For each square foot of non-office commercial floor space included on-site, the maximum office G.F.A. shall be reduced at the rate of 1 square foot office space for every 0.65 square feet of non-office commercial floor space.

b) Landscaping

Landscaping shall cover a minimum of 10% of the net site area plus any adjoining boulevards. A detailed landscaping plan, including existing vegetation, shall be submitted to the Approving Authority for approval as part of a development permit application.

Such plan should maximize building setbacks adjacent to the pedestrian access easement to the PE site and provide for a continuity of landscaping form, materials and species with those of the PE site.

c) Yards

Minimum yard dimensions shall be 6 metres (20 feet).

d) Dwelling Units

Notwithstanding Subsection (a), and in keeping with the maximum number of residential dwelling units to be permitted on sites 3, 9 and 10 as set out in the General Guidelines above, a freestanding residential building shall meet the permitted and discretionary use rules as set out in Section 32 of By-law 2P80.

e) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans, including building design, site layout, exterior finishes and colour, landscaping, parking and accesses shall subsequently be submitted to the Approving Authorities as part of a development permit application.

SITE 11 (4.0 acres±)

1. Land Use

The land use shall be for essential public services, public and quasi-public buildings, office, retail or service commercial purposes.

2. Development Guidelines

The General Rules for Commercial Districts contained in Section 33 of By-law 2P80 and the Permitted and Discretionary Use Rules of the C-2 (20) (General Commercial District) shall apply unless otherwise noted below.

a) Density

Maximum density for office commercial shall be 9,295 m²± (100,000 sq. ft.±) G.F.A. For each square foot of non commercial floor space included on-site, the maximum office G.F.A. shall be reduced at the rate of 1 square foot office space for every 0.65 square feet of non-office commercial floor space.

b) Landscaping

Landscaping shall cover a minimum of 10% of the net site area plus any adjoining boulevards. A detailed landscaping plan, including existing vegetation, shall be submitted to the Approving Authority for approval as part of a development permit application. Such plan should maximize building setbacks adjacent to the pedestrian access easement to the PE site and provide for a continuity of landscaping form, materials and species with those of the PE site.

c) Yards

Maximum yard dimensions shall be 6 metres (20 feet).

d) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans, including building design, site layout, exterior finishes and colour, landscaping, parking and accesses shall subsequently be submitted to the Approving Authorities as part of a development permit application.

SITE 12 (3.88 acres±)

1. Land Use

The land use shall be for parking areas and structures only.

2. Development Guidelines

The General Rules for Commercial Districts contained in Section 33 of By-law 2P80 and the Permitted and Discretionary Use Rules of the C-2(16) (General Commercial District) shall apply unless otherwise noted below.

a) Landscaping

Landscaping shall cover a minimum of 20% of the net site area plus any adjoining boulevards. A detailed landscaping plan, including existing vegetation, shall be submitted to the Approving Authority for approval as part of a development permit application.

b) Yards

Minimum yard dimensions shall be 6 metres (20 feet).

c) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans, including building design, site layout, exterior finishes and colour, landscaping, parking and accesses shall subsequently be submitted to the Approving Authorities as part of a development permit application.

SITE 13 (8.18 acres±)

1. Land Use

The land use shall be for automotive sales and rentals, and automotive services only.

2. Development Guidelines

The General Rules for Commercial Districts contained in Section 33 of By-law 2P80 and the Permitted and Discretionary Use Rules of the C-2(12) (General Commercial District) shall apply unless otherwise noted below.

a) Landscaping

Landscaping shall cover a minimum of 10% of the net site area plus any adjoining boulevards. A detailed landscaping plan, including existing vegetation, shall be submitted to the Approving Authority for approval as part of a development permit.

b) Yards

Minimum yard dimensions shall be 6 metres (20 feet).

c) Parking

Employee and patron parking shall be clearly distinguishable from vehicular display and storage areas.

d) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans, including building design, site layout, exterior finishes and colour, landscaping, parking and accesses shall subsequently be submitted to the Approving Authorities as part of a development permit application.