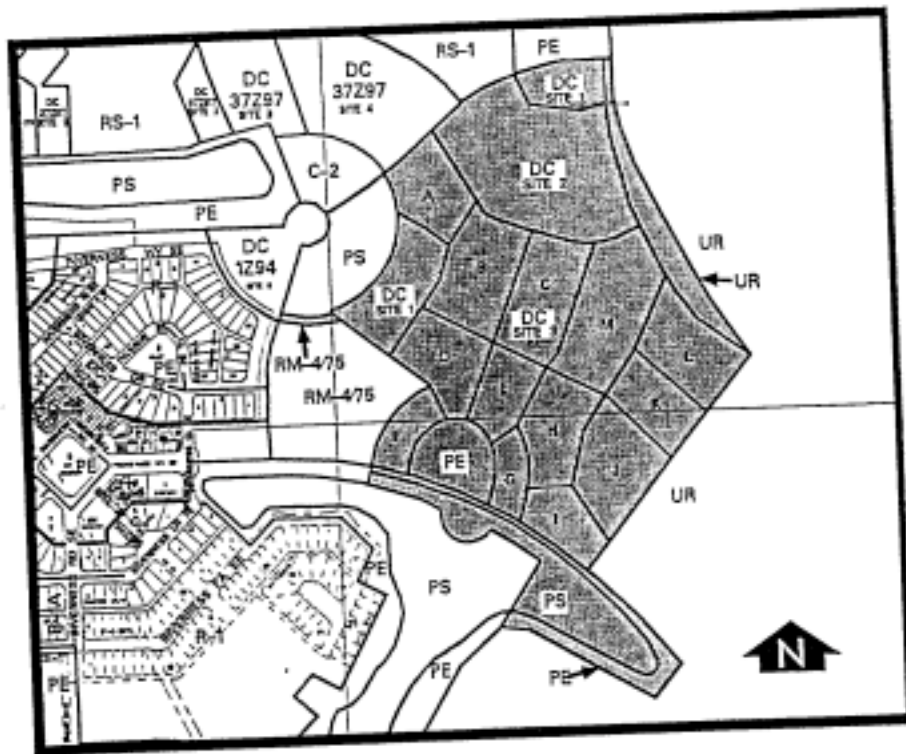


Amendment No. 97/044
Bylaw No. 110Z97
Council Approval: 16 October 1997

SCHEDULE B



Site 1 **1.53 ha± (3.78 ac±)**

1. Land Use

The Permitted and Discretionary Uses of the C-1A Local Commercial District shall be the permitted and discretionary uses respectively with the additional permitted uses of automotive services and drinking establishments.

2. Development Guidelines

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

- (a) Front Yard

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A minimum depth of 1 metre.

(b) Building Height

A maximum of 2 storeys not exceeding an overall height of 12 metres.

(c) Site Area

A minimum of 0.2 hectares and a maximum of 0.6 hectares.

(d) Landscaped Area

(i) Section 35(3)(f), Landscaped Area, of the C-1A Local Commercial District shall apply.

(ii) All minimum required front yards may be hard landscaped.

(e) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans shall subsequently be submitted to the satisfaction of the Development Authority as part of a development permit application.

Site 2 2.73 ha± (6.75 ac±)

1. Land Use

The Permitted and Discretionary Uses of the C-2/16 General Commercial District shall be the permitted and discretionary uses respectively.

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2. Development Guidelines

The General Rules for Commercial Districts of Section 33 of bylaw 2P80 and the Permitted and Discretionary Use Rules of the C-2/16 General Commercial District shall apply unless otherwise noted below:

1) Commercial Gross Floor Area

A maximum of 18,580 square metres.

2) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans shall subsequently be submitted to the satisfaction of the Development Authority as part of a development permit application.

Site 3 15.22 ha± (37.61 ac±)

(1) PURPOSE

The purpose of this district is to provide for a wide variety of commercial, institutional, public and quasi-public and residential uses in a comprehensively-designed setting.

(2) LAND USE

1) Permitted Uses

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Utilities
Essential public services
Parks and playgrounds
Signs

The following uses shall be permitted only in compliance with an approved site concept plan:

Apartment buildings
Athletic and recreational facilities
Automotive services
Child Care Facilities
Commercial schools
Drinking establishments
Dwelling units
Entertainment establishments
Financial institutions
Grocery stores
Hotels and motels
Laboratories
Liquor stores
Mechanical reproduction and printing establishments
Medical clinics
Offices
Outdoor cafes
Parking areas and structures
Personal service business

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Private clubs and organizations
Public and quasi-public buildings
Restaurants
Retail food stores
Retail stores
Stacked townhouses
Townhouses
Veterinary clinics

(b) Discretionary Uses

Site concept plan

The following uses may be allowed only in compliance with an approved site concept plan:

Accessory buildings
Amusement arcades (as an accessory use only to a principle use)
Billiard parlours
Funeral homes
Home occupations - Class 1
Home occupations - Class 2
Private schools
Radio and television studios
Special care facilities
Transit centres which may include a “kiss’n’ride facility, a parking area and structures, an LRT station and bus terminal.

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(3) DEVELOPMENT GUIDELINES

For apartment buildings, stacked townhouses and townhouses, the General Rules for Residential Districts of Section 20 of Bylaw 2P80 and the Permitted and Discretionary Use Rules of the RM-5 Residential Medium Density Multi-Dwelling District shall apply unless otherwise noted below.

For all other uses, the General Rules for Commercial Districts of Section 33 of Bylaw 2P80 and the Permitted and Discretionary Use Rules of the C-2 General Commercial District shall apply unless otherwise noted below.

(a) Site Concept Plan

- (i)** A development permit shall be submitted for each site concept plan to establish the site planning criteria for subsequent development permit applications, exclusive of architectural design, and in accordance with the rules of this district.
- (ii)** A site concept plan shall show, as appropriate, the proposed
 - (A)** residential and commercial sites;
 - (B)** building locations and types;
 - (C)** parking areas;
 - (D)** vehicular access and egress points;
 - (E)** internal circulation routes;
 - (F)** landscaping and at-grade amenity areas;

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- (G) pedestrian connections.
 - (iii) A site concept plan shall comprise one or more entire blocks of land (Blocks A to M) as shown on Schedule 'B'.
- (b) Commercial and Residential Sites
 - (i) An apartment, townhouse or stacked townhouse shall only be allowed within a residential site as identified on an approved site concept plan.
 - (ii) A commercial use shall only be allowed within a commercial site as identified on an approved site concept plan.
- (c) Commercial Gross Floor Area
 - (i) A maximum of 48,469 square metres.
 - (ii) With the submission of any site concept plan, a commercial gross floor area analysis shall be provided showing the existing and proposed distribution of commercial gross floor area on a block-by-block basis in compliance with (i) above.
- (d) Parking
 - Parking shall be provided as follows:
 - (i) offices

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one space per 46 square metres of net floor area;

- (ii) other commercial uses
one space per 25 square metres of gross floor area;
- (iii) apartments, townhouses, stacked townhouses and dwelling units
one space per dwelling unit;
- (iv) any other use
subject to Section 18(2), Parking and Loading Facilities, of Bylaw 2P80.

(e) **Street-Oriented Development**

Buildings located along High Street SE and Promenade Park SE shall front onto these streets

(f) **Commercial Component**

For uses developed under the C-2 General Commercial District containing dwelling units, a minimum of 25 percent of the gross floor area of the building shall be used for commercial purposes.

(g) **Dwelling Units**

Section 36 (5) (b), of the C-2 General Commercial District, shall apply.

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(h) Front Yard

No minimum requirement.

(i) Side Yard

(i) For a commercial building, a minimum width of five metres where the side of the site abuts a residential district or a residential site identified within an approved site concept plan.

(ii) For an apartment building, townhouse or stacked townhouse, in accordance with Section 30 (3) (b) of the RM-5 Residential Medium Density Multi-dwelling District.

(iii) Notwithstanding (i) and (ii), no side yard shall be required between a commercial building and a residential building fronting onto High Street SE or Promenade Park SE.

(j) Rear Yard

(i) For a commercial building, a minimum depth of five metres where the rear of the site abuts a residential district or a residential site identified within an approved site concept plan.

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- (ii) For an apartment building, townhouse or stacked townhouse, in accordance with Section 30 (3) (c) of the RM-5 Residential Medium Density Multi-dwelling District.
- (k) Building Height
 - (i) For apartment buildings, a maximum of four storeys not exceeding 13.5 metres at any eaveline.
 - (ii) For townhouses and stacked townhouses, a maximum of three storeys, not exceeding 10 metres at any eaveline.
 - (iii) For commercial buildings, a maximum of 16 metres at any eaveline.
 - (v) For the purpose of this district, height shall be measured from grade at all points adjacent to a building and from an approved landscaped deck where such a deck is adjacent to the rear wall of the building.
- (l) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans shall subsequently be submitted to the satisfaction of the Development Authority as part of a development permit application.

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SCHEDULE B

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