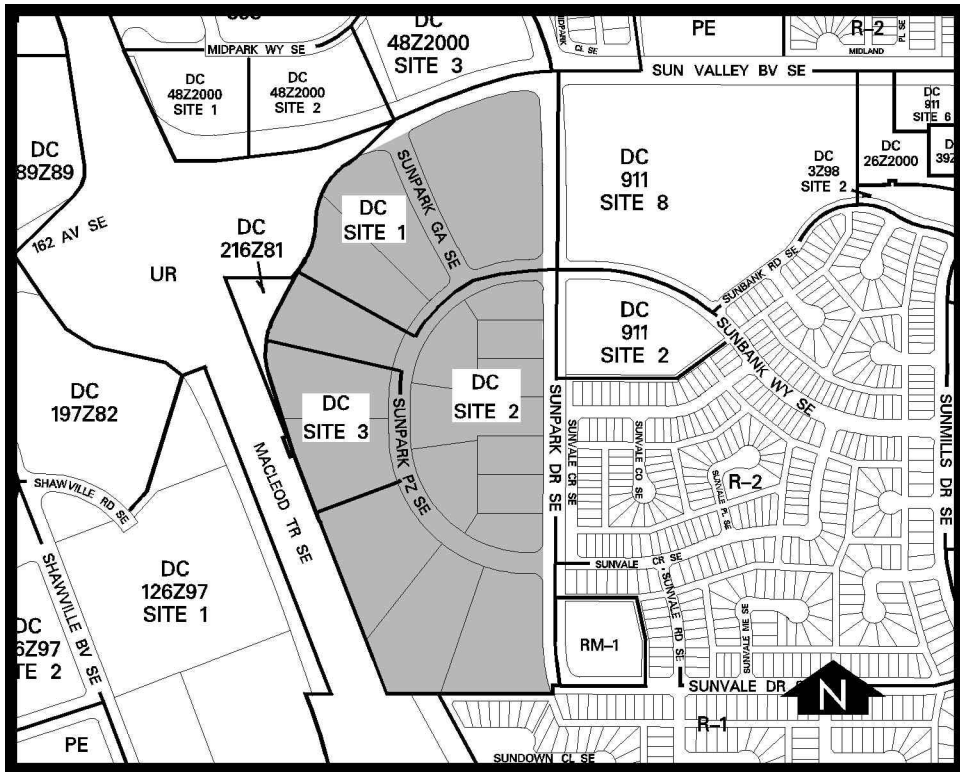


**Amendment # 2001/001**  
**Bylaw # 28Z2001**  
**Council Approval: 2001 April 09**

**SCHEDULE B**



**DC DIRECT CONTROL DISTRICT**

**Site 1 – 2.81 ha**

**1. PERMITTED USES**

The Permitted Uses shall be:

- Essential public services
- Parks and playgrounds
- Utilities

The following uses shall be permitted in existing buildings except where the site abuts a residential district or a PE Public Park, School and Recreation District:

Cleaning, servicing, testing or repairing

Laboratories (C.U.)

Manufacturing, fabricating, processing, assembly, disassembly, production or packaging of materials, goods or products

Mechanical Reproduction & Printing Establishments (C.U.)

Motion picture production facilities (C.U.)

Offices (C.U.)

Radio and television studios

## **2. PERMITTED USE RULES**

The General Rules for Industrial Districts contained in Section 43 of Bylaw 2P80 and the Permitted Use Rules of the I-2 General Light Industrial District shall apply unless otherwise noted below:

### **(a) Essential Public Services**

For purposes of calculating the ratio of Employment Use to Support Commercial Use in Section 4 (c) of this Bylaw under the heading "Site 1", Essential Public Services shall be considered "Employment Uses".

### **(b) Floor Area Ratio**

A maximum gross floor area of 3.0 times the site area.

### **(c) Side Yard**

A minimum width of 1.2 metres, except a minimum width of 6 metres where a side yard is used to provide vehicular access to the rear of a property.

### **(d) Rear Yard**

A minimum depth of 1.2 metres, except a minimum depth of 6 metres, or a depth equal to half the height of the principal building, whichever is greater, where a rear yard abuts a residential district.

### **(e) Minimum Lot Size**

A minimum lot size of 0.4 hectares.

### **(f) Parking**

In addition to the requirements of Section 18 of Bylaw 2P80, all parking or vehicular movement areas shall be a minimum of 1.5 metres from side yard property lines and paved and drained to the satisfaction of the Approving Authority.

### **(g) Loading**

In addition to the requirements of Section 18 of Bylaw 2P80, any loading area visible from a public thoroughfare shall be screened to the satisfaction of the Approving Authority.

**(h) Equipment Screening**

All roof top mechanical equipment shall be screened from public view or enclosed to the satisfaction of the Approving Authority.

**3. DISCRETIONARY USES**

- (a) The Permitted Uses contained in Section 1 of this Bylaw under the heading “Site 1”, except for Essential public services, Parks and Playgrounds and Utilities, shall be Discretionary Uses:
  - (i) in new buildings; and
  - (ii) in existing buildings on sites that abut a residential district or a PE Public Park, School and Recreation District.
  
- (b) In addition to the above, the following shall be Discretionary Uses. For purposes of this Bylaw, “Employment Uses” shall include those uses identified as Permitted Uses in Section 1 of this Bylaw under the heading “Site 1”, (whether or not such uses are in existing or new buildings and whether or not the site abuts a residential district or PE Public Park, School and Recreation District), except for Parks and Playgrounds and Utilities, and those identified below as Employment Uses, and “Support Commercial Uses” shall include those uses identified below as Support Commercial Uses:

<b>LAND USES</b>	<b>EMPLOYMENT USE</b>	<b>SUPPORT COMMERCIAL USE</b>
Accessory Food Services		✓
Ancillary Commercial Uses	✓	
Athletic and Recreational Facilities		✓
Automotive Services		✓
Child Care Facilities		✓
Commercial Schools	✓	
Custodial Quarters	✓	
Financial Institutions		✓
Grocery Stores		✓
Liquor Stores		✓
Medical Clinics	✓	
Outdoor Café		✓
Personal Service Business		✓
Private Clubs and Organizations		✓
Public and Quasi-Public Building	✓	
Restaurant/Drinking Establishments		✓
Restaurant-Food Service Only		✓
Retail Stores		✓
Signs – Class 1		

LAND USES	EMPLOYMENT USE	SUPPORT COMMERCIAL USE
Signs – Class 2 (Freestanding ID Only)		
Take-Out Food Services		✓
Universities, Colleges and Provincial Training Centres	✓	
Veterinary Clinics	✓	

#### 4. DISCRETIONARY USE RULES

The General Rules for Industrial Districts contained in Section 43 of Bylaw 2P80 and the Permitted Use Rules contained in Section 2 of this Bylaw for Site 1 shall apply unless otherwise noted below:

##### (a) Principal Use

The principal use(s) on each site shall be an Employment Use(s).

##### (b) Support Commercial Uses

- (i) The maximum gross floor area of any single Support Commercial Use shall be 465 square metres with the exception of child care facilities, athletic and recreational facilities, restaurant/drinking establishments, restaurants – food service only, and financial institutions which may occupy a maximum gross floor area of 929 square metres.
- (ii) With the exception of the uses referred to in (b)(iv), (b)(v) and (b)(vi) below, all other Support Commercial Uses shall be located at grade and within a mixed use multi-storey building.
- (iii) The total gross floor area of all Support Commercial Uses shall not exceed 6503 square metres.
- (iv) A maximum of three (3) stand-alone restaurant/drinking establishments and/or restaurants – food service only may be allowed.
- (v) A maximum of one (1) comprehensively designed automotive service development may be allowed.
- (vi) A maximum of one (1) free-standing financial institution may be allowed.

##### (c) Ratio of Employment Use to Support Commercial Use

Within each mixed-use multi-storey building, the gross floor area of Employment Uses shall be a minimum of 2.0 times the gross floor area of Support Commercial Uses.

**Site 2 – 10.80 ha**

**1. PERMITTED USES**

Essential public services  
Parks and playgrounds  
Utilities

The following uses shall be permitted in existing buildings except where the site abuts a residential district or a PE Public Park, School and Recreation District:

Cleaning, servicing, testing or repairing  
Laboratories (C.U.)  
Manufacturing, fabricating, processing, assembly, disassembly, production or packaging of materials, goods or products  
Mechanical Reproduction & Printing Establishments  
Motion picture production facilities (C.U.)  
Offices (C.U.)  
Radio and television studios

**2. PERMITTED USE RULES**

The General Rules for Industrial Districts contained in Section 43 of Bylaw 2P80 and the Permitted Use Rules of the I-2 General Light Industrial District shall apply unless otherwise noted below:

**(a) Essential Public Services**

For purposes of calculating the ratio of Employment Use to Support Commercial Use in Section 4 (c) of this Bylaw under the heading “Site 2”, Essential Public Services shall be considered “Employment Uses”.

**(b) Floor Area Ratio**

- (i) On Lots 1 to 3, Block 1, Plan 9912291, the maximum floor area ratio shall be 3.0 times the site area.
- (ii) On the balance of Site 2, the maximum floor area ratio shall be 1.0 times the site area.

**(c) Side Yard**

A minimum width of 1.2 metres, except a minimum width of 6 metres where a side yard is used to provide vehicular access to the rear of a property.

**(d) Rear Yard**

A minimum depth of 1.2 metres, except a minimum depth of 6 metres, or a depth equal to half the height of the principal building, whichever is greater, where a rear yard abuts a residential district.

**(e) Minimum Lot Size**

A minimum of 0.4 hectares.

**(f) Parking**

In addition to the requirements of Section 18 of Bylaw 2P80, all parking or vehicular movement areas shall be a minimum of 1.5 metres from sideyard property lines and paved and drained to the satisfaction of the Approving Authority.

**(g) Loading**

In addition to the requirements of Section 18 of Bylaw 2P80, any loading area visible from a public thoroughfare shall be screened, to the satisfaction of the Approving Authority.

**(h) Equipment Screening**

All roof top mechanical equipment shall be screened from public view or enclosed to the satisfaction of the Approving Authority.

**3. DISCRETIONARY USES**

**(a)** The Permitted Uses contained in Section 1 of this Bylaw under the heading “Site 2”, except for Essential public services, Parks and Playgrounds, and Utilities, shall be Discretionary Uses:

- (i) in new buildings; and
- (ii) in existing buildings on sites that abut a residential district or a PE Public Park, School and Recreation District.

**(b)** In addition to the above, the following shall be Discretionary Uses. For purposes of this Bylaw, “Employment Uses” shall include those uses identified as Permitted Uses in Section 1 of this Bylaw under the heading “Site 2”, (whether or not such uses are in existing or new buildings and whether or not the site abuts a residential district or PE Public Park, School and Recreation District), except for Parks and Playgrounds and Utilities, and those identified below as Employment Uses, and “Support Commercial Uses” shall include those uses identified below as Support Commercial Uses:

<b>LAND USES</b>	<b>EMPLOYMENT USE</b>	<b>SUPPORT COMMERCIAL USE</b>
<b>Accessory Food Services</b>		✓
<b>Ancillary Commercial Uses</b>	✓	
<b>Athletic and Recreational Facilities</b>		✓
<b>Child Care Facilities</b>		✓
<b>Commercial Schools</b>	✓	
<b>Custodial Quarters</b>	✓	
<b>Financial Institutions</b>		✓
<b>Grocery Stores</b>		✓
<b>Medical Clinics</b>	✓	
<b>Outdoor Café</b>		✓

LAND USES	EMPLOYMENT USE	SUPPORT COMMERCIAL USE
Personal Service Business		✓
Private Clubs and Organizations		✓
Public and Quasi-Public Buildings	✓	
Restaurant/Drinking Establishments		✓
Restaurant-Food Service Only		✓
Retail Stores		✓
Signs – Class 1		
Signs - Class 2 (Freestanding ID Only)		
Take-Out Food Services		✓
Universities, Colleges and Provincial Training Centres	✓	
Veterinary Clinics	✓	

#### 4. DISCRETIONARY USE RULES

The General Rules for Industrial Districts contained in Section 43 of Bylaw 2P80 and the Permitted Use Rules contained in Section 2 of this Bylaw under the heading “Site 2” shall apply unless otherwise noted below:

**(a) Principal Use**

The principal use(s) on each site shall be an Employment Use(s).

**(b) Support Commercial Uses**

- (i) Support Commercial Uses may occupy up to 10 percent of the gross floor area of the Employment Use or 929 square metres, whichever is greater.
- (ii) The maximum size of any single Support Commercial Use shall be 465 square metres with the exception of child care facilities, athletic and recreational facilities, restaurant/drinking establishments, restaurant-food service only, and financial institutions which may occupy a maximum gross floor area of 929 square metres.
- (iii) All Support Commercial Uses shall be within a mixed use multi-storey building.

**(c) Ratio of Employment Use to Support Commercial Use**

The total gross floor area of Employment Uses within Site 2 shall be at a minimum ratio of 9:1 to the total gross floor area of Support Commercial Uses.

**(d) Parking – Support Commercial Use**

Parking for Support Commercial Uses shall be at the same rate as the principal use. If the site abuts, or is separated by an intervening street from, a residential district, a freeway, an expressway or a major street, then the parking rate as set out in Section 18 of Bylaw 2P80 shall apply.

**Site 3 – 2.42 ha**

**1. PERMITTED USES**

Essential public services  
Parks and playgrounds  
Utilities

The following Employment Uses shall be permitted in existing buildings except where the site abuts a residential district or a PE Public Park, School and Recreation District:

Cleaning, servicing, testing or repairing (C.U.)  
Laboratories (C.U.)  
Manufacturing, fabricating, processing, assembly, disassembly, production or packaging of materials, goods or products (C.U.)  
Mechanical Reproduction & Printing Establishments (C.U.)  
Motion picture production facilities (C.U.)  
Offices (C.U.)  
Radio and television studios

**2. PERMITTED USE RULES**

The General Rules for Industrial Districts contained in Section 43 of Bylaw 2P80 and the Permitted Use Rules of the I-2 General Light Industrial District shall apply unless otherwise noted below:

**(a) Essential Public Services**

For purposes of calculating the ratio of Employment Use to Support Commercial Use in Section 4 (c) of this Bylaw under the heading “Site 3”, Essential public services shall be considered “Employment Uses”.

**(b) Floor Area Ratio**

The maximum floor area ratio shall be 1.0 times the site area.

**(c) Side Yard**

A minimum width of 1.2 metres, except a minimum of 6 metres where a side yard is used to provide vehicular access to the rear of a property.

**(d) Rear Yard**

A minimum depth of 1.2 metres, except a minimum depth of 6 metres, or a depth equal to half the height of the principal building, whichever is greater, where a rear yard abuts a residential district.



**(e) Minimum Lot Size**

A minimum of 0.4 hectares.

**(f) Parking**

In addition to the requirements of Section 18 of Bylaw 2P80, all parking or vehicular movement areas shall be a minimum of 1.5 metres from sideyard property lines and paved and drained to the satisfaction of the Approving Authority.

**(g) Loading**

In addition to the requirements of Section 18 of Bylaw 2P80, any loading area visible from a public thoroughfare shall be screened to the satisfaction of the Approving Authority.

**(h) Equipment Screening**

All roof top mechanical equipment shall be screened from public view or enclosed to the satisfaction of the Approving Authority.

**3. DISCRETIONARY USES**

**(a)** The Permitted Uses contained in Section 1 of this Bylaw under the heading "Site 3", except for Essential public services, Parks and Playgrounds, and Utilities, shall be Discretionary Uses:

- (i) in new buildings; and
- (ii) in existing buildings on sites that abut a residential district or a PE Public Park, School and Recreation District.

**(b)** In addition to the above, the following shall be Discretionary Uses. For purposes of this Bylaw, "Employment Uses" shall include those uses identified as Permitted Uses in Section 1 of this Bylaw under the heading "Site 3" (whether or not such uses are in existing or new buildings and whether or not the site abuts a residential district or PE Public Park, School and Recreation District), and those identified below as Employment Uses, and "Support Commercial Uses" shall include those uses identified below as Support Commercial Uses:

LAND USES	EMPLOYMENT USE	SUPPORT COMMERCIAL USE
Accessory Food Services		✓
Ancillary Commercial Uses	✓	
Athletic and Recreational Facilities		✓
Child Care Facilities		✓
Commercial Schools	✓	
Custodial Quarters	✓	
Financial Institutions		✓
Grocery Stores		✓
Hotel		
Medical Clinics	✓	
Outdoor Café		✓
Personal Service Business		✓
Private Clubs and Organizations		✓
Public and Quasi-Public Buildings	✓	
Restaurant/Drinking Establishments		✓
Restaurant-Food Service Only		✓
Retail Stores		✓
Signs – Class 1		
Signs - Class 2 (Freestanding ID Only)		
Take-Out Food Services		✓
Universities, Colleges and Provincial Training Centres	✓	
Veterinary Clinics	✓	

#### 4. DISCRETIONARY USE RULES

The General Rules for Industrial Districts contained in Section 43 of Bylaw 2P80 and the Permitted Use Rules contained in Section 2 of this Bylaw under the heading “Site 3” shall apply unless otherwise noted below:

##### (a) Building Height

A maximum of 12 metres, except a maximum of 30 metres for a hotel.

**(b) Principal Use**

The principal use(s) on each site shall be an Employment Use(s), except for a maximum of one (1) hotel.

**(c) Support Commercial Uses**

- (i) Support Commercial Uses may occupy up to 10 percent of the gross floor area of the Employment Use or 929 square metres, whichever is greater.
- (ii) The maximum size of any single Support Commercial Use shall be 465 square metres with the exception of child care facilities, athletic and recreational facilities, restaurant/drinking establishments, restaurant –food service only, and financial institutions which may occupy a maximum gross floor area of 929 square metres.
- (iii) All Support Commercial Uses shall be within a mixed use multi-storey building.

**(d) Ratio of Employment Use to Support Commercial Use**

Except for a hotel, the total gross floor area of Employment Uses within Site 3 shall be at a minimum ratio of 9:1 to the total gross floor area of Support Commercial Uses.

**(e) Parking – Support Commercial Uses**

Parking for Support Commercial Uses shall be at the same rate as the principal use. If the site abuts, or is separated by an intervening street from, a residential district, a freeway, an expressway or a major street, then the parking rates set out in Section 18 of Bylaw 2P80 shall apply.