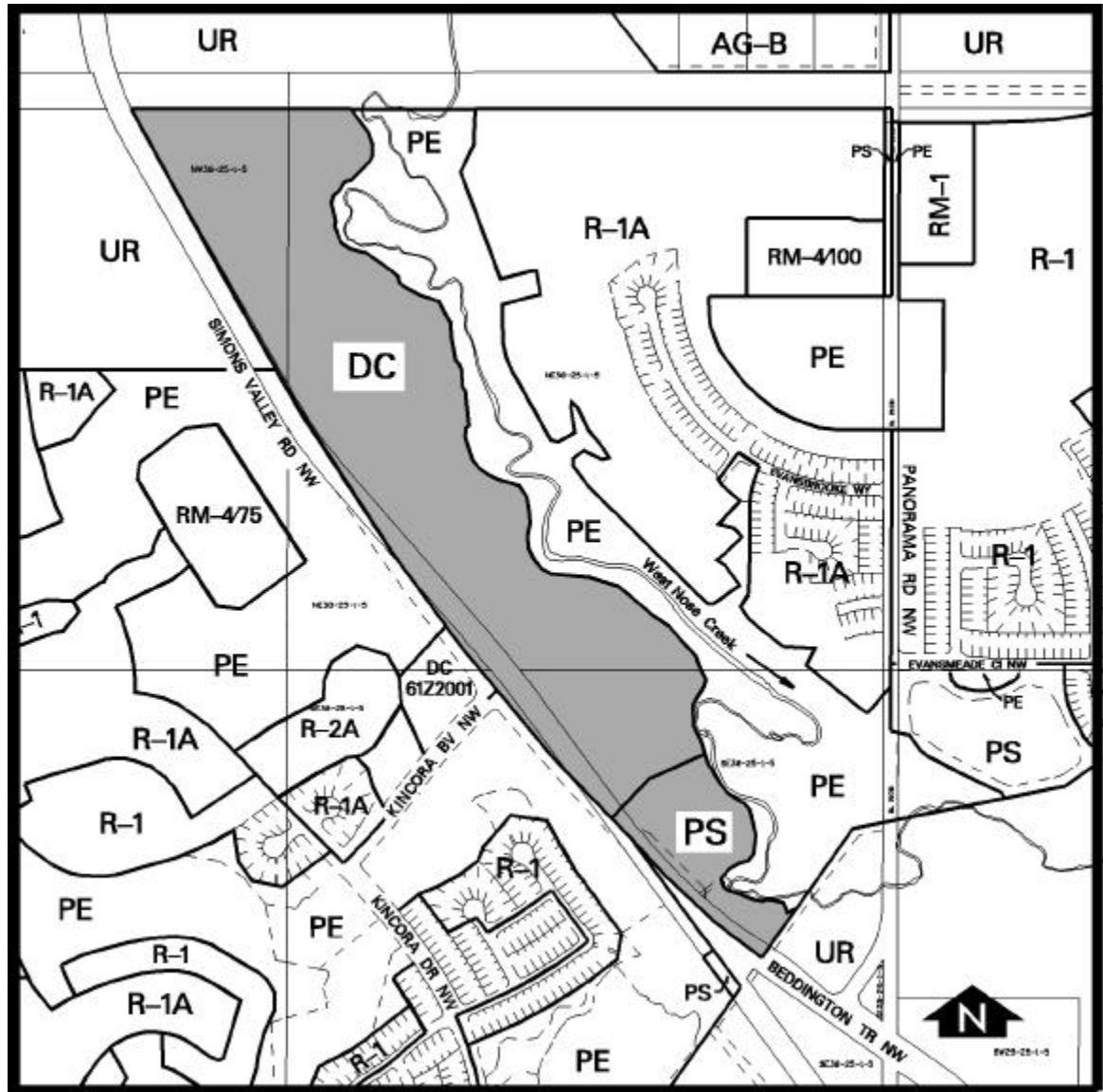


Amendment # AM2001-0091

Bylaw # 115Z2002

Council Approval: 2003 July 28

SCHEDULE B



DC DIRECT CONTROL DISTRICT

1. LAND USE

The Permitted and Discretionary Uses of the C-5 Shopping Centre Commercial District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively.

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-5 Shopping Centre Commercial District shall apply unless otherwise noted below:

(a) Gross Floor Area

- (i) A maximum gross floor area of 40,000 square metres.
- (ii) The total gross floor area of hotel, office, residential or other non-retail portion of any parcel on the lands that are the subject of this Bylaw shall not exceed 20,000 square metres of gross floor area.

(b) Concept Plan

- (i) In conjunction with every Tentative Plan and Development Permit application for a shopping centre on the gross site area of this Bylaw, a concept plan shall be submitted for the entire site to demonstrate a comprehensive approach to future potential development showing the proposed:

- (A) building footprints;
- (B) major uses;
- (C) parking areas;
- (D) internal roads;
- (E) servicing between parcels;
- (F) access/egress points;
- (G) regional pathway system;
- (H) essential public services;
- (I) natural open space and landscaping; and
- (J) such other information determined necessary by the Approving Authority.

- (ii) The concept plan shall be revised and resubmitted, as required by the Approving Authority, with each subsequent development permit application for a shopping centre.

(c) Essential Public Services Site

The initial development permit application on the site for a shopping centre shall include an essential public service site of a minimum 0.4 hectares in size unless otherwise approved by the Approving Authority.

(d) Regional Pathway Connections

- (i) A minimum of two regional pathway connections shall be aligned through the gross site area of this Bylaw from Symons Valley Road NW to the regional pathway system along West Nose Creek.

- (ii) The regional pathway connections shall provide for a minimum number of internal driveway crossings and designed to the satisfaction of the Approving Authority. When evaluating the design of the regional pathway connections the Approving Authority shall take the following factors into account:
 - (A) sight lines;
 - (B) the physical environment of the connections;
 - (C) efficiency of movement through the lands that are subject of this Bylaw; and
 - (D) other such design elements as determined important to the operation of the connections by the Approving Authority.
- (iii) Access easements shall be registered against the title of the parcels within the site to accommodate public access to the regional pathway.
- (iv) The regional pathway connections along the east boundary of the lands that are the subject of this Bylaw, shall be designed to present a park like setting through the incorporation of landscaping and serve to provide an improved interface with the West Nose Creek to the satisfaction of the Approving Authority.

(e) Building Height

In addition to Section 39(5)(b) of Bylaw 2P80, no more than 50 per cent of any portion of a building façade situated within 20 metres of the reserve lands adjacent to West Nose Creek, shall exceed 12 metres when measured from the floor slab to the eaveline of the building.

(f) Exterior Facades

- (i) Ground floor facades that are visible from any public parking area located on the site shall:
 - (A) incorporate a high degree of visual interest through articulation to the satisfaction of the Approving Authority, including but not limited to such design features as enhanced building or unit entries, arcades, display windows, porches, projected windows, colonnades and canopies or other such features along no less than 40 percent of their horizontal length; and
 - (B) the requirement for 40 percent articulation as identified in (A) above, shall be distributed across the façade with a maximum interval of 35 metres between each articulation, all to the satisfaction of the Approving Authority.
- (ii) Ground floor facades that face public streets shall incorporate visual interest through articulation to the satisfaction of the Approving Authority;
- (iii) For those commercial units with less than 500 square metres of gross floor area with separate exterior customer entrances, the portion of the front façade located between 0.9 metres and 2.4 metres above grade level shall be transparent along no less than 60 percent of the horizontal length of the commercial unit along the building façade;

- (iv) Elevations facing West Nose Creek shall reduce the visual impact of the building through the use of berming, trees, and other such screening devices to screen a minimum of 50 percent of the façade to the satisfaction of the Approving Authority; and
- (v) Side and rear elevations shall include architectural features, material and treatments that compliment the existing development.

(g) Storage and Loading Areas

- (i) Areas for garbage collection or compaction, loading, or other such uses shall not be located within 6 metres of any public right of way;
- (ii) Loading areas, utility metres, garbage collection or compaction or other such services shall be incorporated into the overall design of the building and landscaping so that the visual and acoustic impacts are screened from view of adjacent properties and public areas, and that no attention is drawn to such facilities by the use of architectural features and materials that do not complement those of the principal building;
- (iii) Non-enclosed outside storage ancillary to the primary use of the site may be permitted subject to screening walls being provided that are faced with materials of similar quality and level of finish as the building which it serves, all to the satisfaction of the Approving Authority;
- (iv) Outside Storage ancillary to the primary use of the site shall not be allowed at the front of any commercial building or within 6 metres of any public right of way; and
- (v) Seasonal merchandising, sales, or displays may be allowed on the site where:
 - (A) it can be demonstrated that the activities will not have an adverse impact on pedestrian movements along the pedestrian space providing access to the entrances to the building; and
 - (B) the location, design and storage of seasonal merchandising sales and display is to the satisfaction of the Approving Authority.

(h) Parking and Landscaping

In addition to the requirements of Section 18 of Bylaw 2P80;

- (i) additional landscaping at a ratio of 1.85 square metres per parking stall shall be provided with a minimum of one tree for each 15 parking stalls;
- (ii) no parking stall shall be located more than 50 metres from a landscaped area;
- (iii) the design shall create a high degree of on-site pedestrian amenities to facilitate movement on and through the lands that are the subject of this Bylaw including but not limited to level crossings (i.e. no curbs), sidewalks, and street furniture;

- (iv) internal pedestrian walkways, a minimum of 1.8 metres in width, shall be provided from the regional pathway or sidewalks on the external boundary of the lands that are subject of this Bylaw to the principal customer entrance of all principal buildings on the site;
- (v) sidewalks with a minimum of 1.8 metres in width shall be provided along the full length of any building facades featuring a customer entrance; and
- (vi) pedestrian connections that provide direct access to transit routes and adjacent commercial and residential uses shall be incorporated into the site design.

(i) Building Size

- (i) The maximum gross floor area for any single commercial unit within one building on the lands that are the subject of this Bylaw shall be a maximum of 7,000 square metres, except a single commercial unit may exceed the 7,000 square metres maximum to a maximum of 9,300 square metres of gross floor area.
- (ii) The single commercial unit that exceeds 7,000 square metres, may exceed 9,300 square metres of gross floor area, subject to the following additional requirements to the satisfaction of the Approving Authority:
 - (A) Ground floor facades that are visible from any public parking area located on the site and are available for public use shall:
 - (i) incorporate a high degree of visual interest through articulation to the satisfaction of the Approving Authority, including but not limited to such design features as enhanced building or unit entries, arcades, display windows, porches, projected windows, colonnades and canopies or other such features along no less than 50 percent of their horizontal length; and
 - (ii) the requirement for 50 percent articulation as identified in (A) above, shall be distributed across the façade with a maximum interval of 35 metres between each articulation, and shall be to the satisfaction of the Approving Authority.
 - (B) In addition to the enhanced architectural materials and standards required, elevations facing West Nose Creek shall reduce the visual impact of the building through the use of berming, trees, and other such screening devices to screen a minimum of 60 percent of the façade to the satisfaction of the Approving Authority; and
 - (C) Additional screening features to reduce the visual impact of the scale, height and massing of the building.

(j) Building Orientation and Design

- (i) The lands subject of this Bylaw shall present a unifying architectural theme through features including but not limited to, exterior finishing material, colours, pedestrian and vehicle lighting, street furniture and roof screening;

- (ii) Above the second story, all building facades that front onto a public thoroughfare shall be stepped back a minimum of 1.5 metres; and
- (iii) The Approving Authority shall ensure that, in the staging of development permits, development proceeds in a manner that allows for the building form and site layout to appear complete.