

DC DIRECT CONTROL DISTRICT

Site 1 8.55 hectares ± (21.12 acres ±)

1. Land Use

The Permitted and Discretionary Uses of the C-2 General Commercial District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively, with the following uses deleted:

Auto body and paint shops
Automotive sales and rentals
Dwelling units
Funeral homes
Home occupations
Radio and television studios
Special care facilities

and the following industrial uses added as Discretionary Uses:

Manufacturing, fabricating, processing, assembly, disassembly, production or packaging of materials, goods or products ("Industrial Uses")

2. Development Guidelines

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

(a) Comprehensive Development

Comprehensive plans, including building design, site layout, interface between retail and industrial uses, exterior finishes and colour, landscaping, parking and accesses for the entirety of the site shall be submitted to the Approving Authority prior to approval of the first development permit application.

(b) Density

- (i) The floor area for all uses for Site 1 shall not exceed 17,651 square metres (190,000 square feet). Concurrent with any development permit or subdivision application, the applicant shall provide a concept plan for the site and other such details as required by the Approving Authority. No subdivision shall be approved unless allocation of the floor area has been addressed to the satisfaction of the Approving Authority, which may include a land use redesignation prior to subdivision.
- (ii) Notwithstanding subsection (i) above, uses such as offices, which are found by the Approving Authority to be high employment generating uses, may be allowed, even where the 17,651 square metres (190,000 square feet) is exceeded, if such uses increase utilization of the Light Rail Transit facility and do not produce significant negative effects to the road network at the discretion of the Manager of

Transportation Planning.

(c) Yards

All yards directly abutting Castleridge Boulevard NE and 64 Avenue NE, a minimum depth of 7.5 metres or a depth equal to half the height of the principal building, whichever is greater.

(d) Landscaping, Pedestrian Movement and Interface Treatments

- (i) Concurrent of the initial development permit for the site the landscaping plan should include details of the pedestrian connections to ensure direct access to transit routes and adjacent commercial and industrial uses;
- (ii) The design shall create a high degree of on-site pedestrian amenities to facilitate movement on and through the lands that are subject of this bylaw including but not limited to level crossings, sidewalks, and street furniture;
- (iii) For industrial uses only, the interface between internal pedestrian routes and parking lots should be addressed through interface treatments such as landscaping, building orientation and articulation or other means to the satisfaction of the Approving Authority; and
- (iv) For industrial uses only, all yards that abut Castleridge Boulevard NE or Westwinds Drive NE between the industrial use and the sidewalks should be addressed through interface treatments such as landscaping, building orientation and articulation, screening fences or other means, to the satisfaction of the Approving Authority.

(e) Design Guidelines

In reviewing the development permits, the Approving Authority shall ensure a high quality of architectural design, consider exterior finishes, building massing and articulation, façade, roof lines and roof top mechanical, landscaping, pedestrian environments and parking, recognizing the context of the surrounding design quality.

(f) Compatibility of uses

Industrial uses shall not adversely affect surrounding non-industrial land uses.

Site 2 15.21 hectares ± (37.58 acres ±)

1. Land Use

The Permitted and Discretionary Uses of the I-2 General Light Industrial District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively with the following uses deleted:

Auto body and paint shops
Automotive sales and rentals
Automotive services

Automotive specialties
Recreational and commercial vehicle repair, services, sales and rentals

And the following use added:

Where the offices are a discretionary use, they shall have certainty of use.

2. Development Guidelines

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

(a) Density

- (i) Prior to completion of the interchange at 36 Street NE/64 Avenue NE, occupancy of all uses for Site 2 shall not exceed 31,037 square metres (329,000 square feet). Concurrent with any development permit or subdivision application, the applicant shall provide a concept plan for the site and other such details as required by the Approving Authority. No subdivision shall be approved unless allocation of the floor area has been addressed to the satisfaction of the Approving Authority, which may include a land use redesignation prior to subdivision.
- (ii) Notwithstanding subsection (i) above, uses such as offices, which are found by the Approving Authority to be high employment generating uses, may be allowed, even where the 31,037 square metres (329,000 square feet) is exceeded, if such uses increase utilization of the Light Rail Transit facility and do not produce significant negative effects to the road network at the discretion of the Manager of Transportation Planning.

Site 3 6.08 hectares ± (15.02 acres ±)

1. Land Use

The land use shall be for the Permitted and Discretionary Uses listed below:

Permitted Uses

Essential public services
Parks and playgrounds
Utilities

Where a site within Site 3 does not abut Prairie Winds Park, or a freeway or an expressway, the following uses shall be permitted:

Accessory uses
Ancillary commercial uses
Auction halls
Athletic and recreational facilities
Auto body and paint shops

Automotive sales and rentals
Automotive services
Automotive specialties
Cleaning, servicing, testing or repairing
Crematoriums and columbariums
Freestanding identification signs
Grocery stores
Laboratories
Manufacturing, fabricating, processing, assembly, disassembly, production or packaging of materials, goods or products
Mechanical reproduction and printing establishments
Movement or storage of materials, goods or products
Offices
Parking areas and structures
Radio and television studios
Recreational and commercial vehicle repair, service, sales, and rental
Signs (freestanding identification)
Veterinary clinics
Veterinary hospitals

Discretionary Uses

Where a proposed building abuts Prairie Winds Park, a freeway or an expressway, the Permitted Uses listed above shall be Discretionary Uses in addition to the following:

Amusement arcades
Billiard parlours
Bottle return depots
Childcare facilities
Churches
Commercial schools
Custodial quarters
Drinking establishments
Entertainment establishments
Farmer's markets and flea markets
Financial institutions
Hotels and motels
Intensive agricultural uses
Kennels
Liquor stores
Private clubs and organizations
Private schools
Public and quasi-public buildings
Restaurants
Signs (except for freestanding identification)
Warehouse stores

2. Development Guidelines

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

(a) Ancillary Commercial Uses

Ancillary commercial uses may occupy up to 38 square metres (409 square feet) or 10 percent of the net floor area of the primary use, whichever is greater, to a maximum of 280 square metres (3,013 square feet).

(b) Parking - Ancillary Commercial

Parking for ancillary commercial uses shall be at the same rate as the principal use.

(c) Yards

For yards directly abutting Prairie Winds Park a minimum depth of 7.5 metres or a depth equal to half the height of the principal building, whichever is greater.

(d) Architectural Controls

Prior to approval of the first tentative plan, the developer shall submit a development permit application for the architectural guidelines covering such matters as comprehensive design, exterior finishes, façade, roof lines and roof top mechanical, landscaping, and parking.