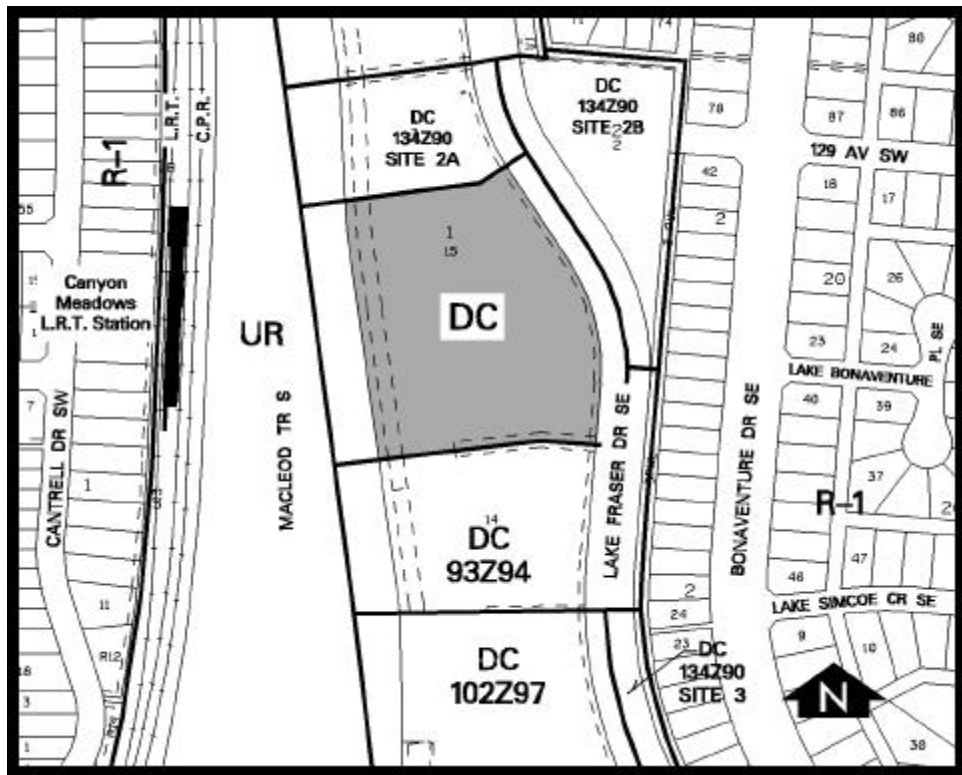


Amendment # LOC2004-0025
Council Approval: 2004 July 28

Bylaw # 52Z2004

SCHEDULE B



DC DIRECT CONTROL DISTRICT

1. Land Use

The Permitted and Discretionary Uses of the C-2 (16) General Commercial District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively, with the exception of amusement arcades, billiard parlours, bottle return depots, and funeral homes; and with the additional Discretionary Use of dwelling units (CU).

2. Development Guidelines

The General Rules for Commercial Districts contained in Section 33 of Bylaw 2P80 shall apply to all uses and the Permitted Use Rules of the C-2 (16) General Commercial District

shall apply to Permitted Uses and the Discretionary Use Rules of the C-2 (16) General Commercial District shall apply to Discretionary Uses, unless otherwise noted below:

(a) Density

- (i) The net floor area for the site which is subject to this Bylaw, Site 1 of Bylaw 134Z90, Bylaw 93Z94, and Bylaw 102Z97 shall not exceed a combined total of 32,515 square metres. For any development proposed after the date of approval of this Bylaw, calculations showing the net floor area approved to date and the floor area still available for development shall form part of the development permit application;
- (ii) Notwithstanding 2(a)(i) above, a detailed Traffic Impact Assessment shall not be required for any one of the following uses with densities at or below the corresponding maximum floor area ratio (FAR) or maximum residential units per hectare (uph):
 - (A) Automotive sales and rentals — maximum 0.26 FAR;
 - (B) Office — maximum 0.35 FAR; and
 - (C) Dwelling units — maximum 74 uph (30 units per acre);
- (iii) Additional densities in excess of those indicated in 2(a)(ii) above may only be considered for offices, dwelling units, personal service businesses, and ancillary commercial uses, provided a detailed Traffic Impact Assessment (TIA) identifies opportunities to minimise traffic impacts;
- (iv) In addition, a detailed Traffic Demand Management (TDM) program will be required prior to approval of any Development Permit providing for increased densities; and
- (v) TDM techniques such as promoting alternative travel choices and implementing parking management programs will be considered in conjunction with the TIA. The General Manager of Transportation shall have sole discretion and authority to approve any required TIA or TDM reports.

(b) Access

No direct vehicle access shall be permitted to or from Macleod Trail.

(c) Building Orientation and Design

- (i) Buildings and their principal entrances shall be oriented to Lake Fraser Drive SE; and
- (ii) Buildings should be designed to provide visual surveillance onto Lake Fraser Drive SE, the LRT access walkway, and any transit stops in front of the site.

(d) Concept Plan

Any subdivision application will be required to include a concept plan demonstrating how the proposed subdivision and development could accommodate logical intensification for transit-supportive uses over time, including future lots, accesses, pedestrian connections, utility servicing, and proposed allocation of density.

(e) Automotive Sales and Rentals

- (i) Automotive services, auto body and paint shops, and automotive specialities shall only be allowed in conjunction with the development of automotive sales and rentals as the principal use on the site;
- (ii) Buildings shall be designed to ensure all loading and servicing activities including service bay access and service parking do not directly face onto Lake Fraser Drive SE nor impact adjacent residential sites;
- (iii) Buildings located adjacent to the LRT access walkway should provide glazing and visual surveillance onto the walkway and Lake Fraser Drive SE;
- (iv) Pylon signs may only be approved along Macleod Trail and shall not be permitted along Lake Fraser Drive SE. Monument and fascia signs may be allowed adjacent to Lake Fraser Drive SE;
- (v) Pennants, flags, banners or other similar elements, whether for signage or other purposes, are prohibited;
- (vi) Outdoor speakers and public-address paging systems are prohibited; and
- (vii) Lighting for parking, outdoor vehicle display areas and signage shall be located, shielded, or directed in such a manner that it will not create adverse off-site impacts.