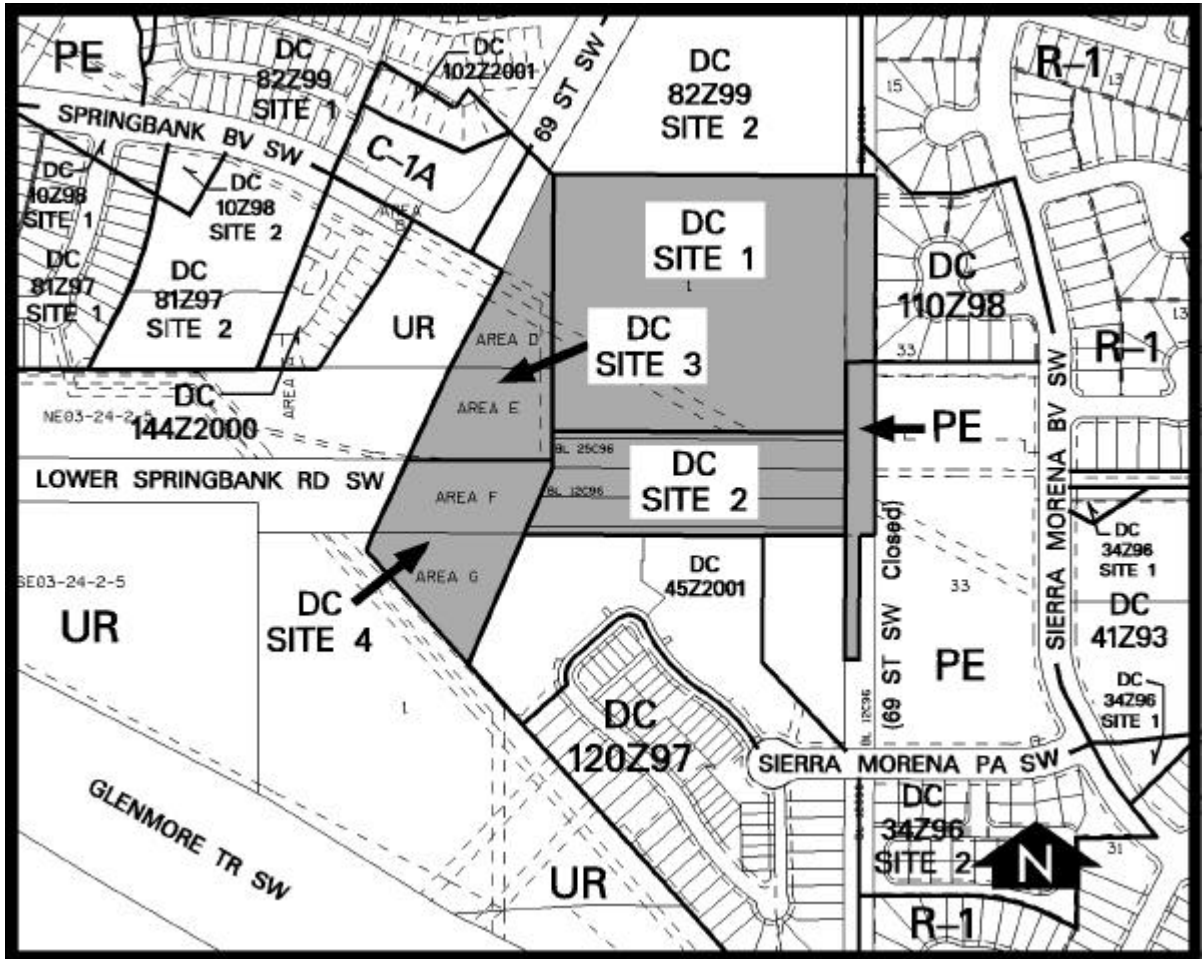


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Bylaw # 9Z2004
Council Approval: 2004 March15

SCHEDULE B



DC DIRECT CONTROL DISTRICT

Site 1 - 3.78 hectares ± (9.34 acres ±)

1. Land Use

The Permitted and Discretionary Uses of the PS Public Service District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively with the deletion of power generation facility - small-scale as a Permitted Use; airports; amusement arcades; jails; detention homes and centres; military establishments including

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residential quarters; power generation facility, mid-scale; and special care facilities and with the addition of churches (C.U.) childcare facilities (C.U.), and power generation facility, small-scale as Discretionary Uses.

2. Development Guidelines

The General Rules for Special Districts contained in Section 48 of Bylaw 2P80 and the Permitted and Discretionary Use Rules of the PS Public Service District shall apply unless otherwise noted below:

(a) Floor Area

- (i) The maximum gross floor area of all combined uses in Site 1 shall not exceed 8,250 square metres regardless of future subdivision; and
- (ii) The maximum capacity of the church sanctuary shall not exceed 1975 seats.

(b) Yards

All yards shall have a minimum depth of 6 metres or depth equal to the height of the principal building, whichever is greater except along the east property line of Site 1 where the yards shall have a minimum depth of 42 metres and an average depth of 48 metres.

(c) Building Height

A maximum of 12 metres measured to the top of the parapet except for steeples or other identifying church elements.

(d) Landscaped areas

All yards shall be landscaped except for the areas used for parking and sidewalks.

(e) Development Requirements

Approval of this bylaw does not constitute approval of a development permit. Detailed comprehensive plans shall be submitted to the Approving Authority as part of a development permit application. In considering such an application, the Approving Authority shall ensure the comprehensive plans generally conform with the plans and renderings available to City Council during its consideration of this Bylaw. All development permit applications shall include the following among other matters:

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- (i) an architectural theme for the entirety of Site 1 including details for exterior finishing materials, colours, pedestrian pathway, parking lot, and street lighting, street furniture and roof screening and shall be consistent with and complementary to the architectural themes for Sites 2, 3 and 4 as determined by the Approving Authority;
 - (ii) site lighting shall be designed to prevent excessive spillage of light onto adjacent residential properties;
 - (iii) a comprehensive signage package including proposed architectural details for free-standing, direction, and fascia signage; and
 - (iv) a landscape plan for the entirety of Site 1 including details and standards for species type, size, number and location of vegetation. The landscape plan shall also include proposed standards and treatment of all required yards, boulevards, on-site pedestrian circulation routes and shall use landscaping to break up large surface parking areas. The landscape plan shall also show interior on-site boulevards, road edge conditions, pedestrian crosswalks, curbs, lighting, and fencing.
- (f) Outside Storage and Loading Areas
- (i) Loading areas, ancillary storage, utility metres, garbage collection or compaction areas or other such services shall be integrated with the overall design of the building and landscaping such that the visual impacts are appropriately screened from view of adjacent residential and linear park areas. An attractive visual interface with the pedestrian walkways, sidewalks, streets and parking areas is to be provided. This is all to the satisfaction of the Approving Authority; and
 - (ii) Outside storage ancillary to the primary use of the site may be allowed subject to screening walls being provided that are faced with materials of a similar quality as the building which it serves, all to the satisfaction of the Approving Authority.
- (g) Building Design

All buildings shall incorporate a high degree of visual interest through articulation and other design methods. Buildings shall use architectural

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treatment to de-emphasize building massing, provide articulation and address blank walls to the satisfaction of the Approving Authority.

(h) Site Access and Parking

Concurrent with any development permit application the owner shall provide an executed Joint Access and Parking Agreement, to the satisfaction of the Approving Authority, with adjoining owners regarding shared site access and parking stalls.

Site 2 1.50 hectares ± (3.71 acres ±)

1. Land Use

The Permitted and Discretionary Uses of the RM-4/125 Residential Medium Density Multi-Dwelling District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively with the deletion of hostels, power generation facility - mid size; and public and quasi-public buildings.

2. Development Guidelines

The General Rules for Residential Districts contained in Section 20 of Bylaw 2P80 and the Permitted and Discretionary Use Rules of the RM-4/125 Residential Medium Density Multi-Dwelling District shall apply unless otherwise noted below:

(a) Maximum Number of Units

Notwithstanding Section 29(5)(c) of Bylaw 2P80, the maximum number of units shall be 120.

(b) Development Requirements

Approval of this bylaw does not constitute approval of a development permit. Detailed comprehensive plans shall be submitted to the Approving Authority as part of a development permit application. In considering such an application, the Approving Authority shall ensure the comprehensive plans generally conform with the plans and renderings available to City Council during its consideration of this Bylaw. All development permit applications shall include the following among other matters:

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- (i) an architectural theme for the entirety of Site 2 including details for exterior finishing materials, colours, pedestrian pathway, parking lot, and street lighting, street furniture and roof screening and shall be consistent with and complementary to the architectural themes of Sites 1, 3 and 4 as determined by the Approving Authority;
 - (ii) site lighting shall be designed to prevent excessive spillage of light onto adjacent residential properties;
 - (iii) a comprehensive signage package including proposed architectural details for free-standing, direction, and fascia signage; and
 - (iv) a landscape plan for the entirety of Site 2 including details and standards for species type, size, number and location of vegetation. The landscape plan shall also include proposed standards and treatment of all required yards, boulevards, on-site pedestrian circulation routes and shall use landscaping to break up large surface parking areas. The landscape plan shall also show interior on-site boulevards, road edge conditions, pedestrian crosswalks, curbs, lighting, and fencing where applicable.
- (c) Outside Storage and Loading Areas
- (i) Loading areas, ancillary storage, utility metres, garbage collection or compaction areas or other such services shall be integrated with the overall design of the building and landscaping such that the visual impacts are appropriately screened from view of adjacent residential and linear park areas. An attractive visual interface with the pedestrian walkways, sidewalks, streets and parking areas is to be provided. This is all to the satisfaction of the Approving Authority; and
 - (ii) Outside storage ancillary to the primary use of the site may be allowed subject to screening walls being provided that are faced with materials of a similar quality as the building which it serves, all to the satisfaction of the Approving Authority.

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(d) Building Design

All buildings adjacent to a street shall incorporate a high degree of visual interest through the provision of such design features as, but not limited to: building or unit entries, porches, balconies, bay windows, roof dormers and pitched roofs. Buildings adjacent to parks and open space shall also orient toward the street and/or park, and open space system as applicable. Landscaping, architecture, and site design shall ensure a positive visual interface with the regional pathway system, and all streets.

(e) Site Access and Parking

Concurrent with any development permit application the owner shall provide an executed Joint Access and Parking Agreement to the satisfaction of the Approving Authority with adjoining owners regarding shared site access and parking stalls.

Site 3 1.0 hectares ± (2.47 acres ±)

1. Land Use

The Permitted and Discretionary Uses of the C-2(12) General Commercial District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively with the deletion of amusement arcades; auto body and paint shops; automotive sales and rentals; automotive services; automotive specialities; billiard parlours; entertainment establishments; funeral homes; hotels and motels; liquor stores; motion picture production facilities; and radio and television studios and with the addition of live-work units.

For the purpose of this Bylaw, "live-work units" means the use of a dwelling unit by the resident for work purposes which may include but is not limited to offices, personal service businesses, retailing of goods produced on site, craft production or other similar small scale production activities, excluding any automotive related uses.

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-2(12) General Commercial District shall apply unless otherwise noted below:

(a) Floor Area

The maximum gross floor area of all combined uses in Site 3 shall not exceed 4,850 square metres regardless of future subdivision.

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(b) Development Requirements

Approval of this bylaw does not constitute approval of a development permit. Detailed comprehensive plans shall be submitted to the Approving Authority as part of a development permit application. In considering such an application, the Approving Authority shall ensure the comprehensive plans generally conform with the plans and renderings available to City Council during its consideration of this Bylaw. All development permit applications shall include the following among other matters:

- (i) an architectural theme for the entirety of Site 3 including details for exterior finishing materials, colours, pedestrian pathway, parking lot, and street lighting, street furniture and roof screening and shall be consistent with and complementary to the architectural themes of Sites 1, 2 and 4 as determined by the Approving Authority;
- (ii) site lighting shall be designed to prevent excessive spillage of light onto adjacent residential properties;
- (iii) a comprehensive signage package including proposed architectural details for free-standing, direction, and fascia signage; and
- (iv) a landscape plan for the entirety of Site 3 including details and standards for species type, size, number and location of vegetation. The landscape plan shall also include proposed standards and treatment of all required yards, boulevards, on-site pedestrian circulation routes and shall use landscaping to break up large surface parking areas. The landscape plan shall also show interior on-site boulevards, road edge conditions, pedestrian crosswalks, curbs, lighting, and fencing.

(c) Outside Storage and Loading Areas

- (i) Loading areas, ancillary storage, utility metres, garbage collection or compaction areas or other such services shall be integrated with the overall design of the building and landscaping such that the visual impacts are appropriately screened from view of adjacent residential areas. An attractive visual interface with the pedestrian walkways, sidewalks, streets and parking areas is to be provided. This is all to be to the satisfaction of the Approving Authority; and

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(ii) Outside storage ancillary to the primary use of the site may be allowed subject to screening walls being provided that are faced with materials of a similar quality as the building which it serves, all to the satisfaction of the Approving Authority.

(d) Building Design

All buildings shall incorporate a high degree of visual interest through articulation and other design methods. Buildings shall use architectural treatment to de-emphasize building massing, provide articulation and address blank walls to the satisfaction of the Approving Authority.

(e) Site Access and Parking

Concurrent with any development permit application the owner shall provide an executed Joint Access and Parking Agreement to the satisfaction of the Approving Authority with adjoining owners regarding shared site access and parking stalls.

Site 4 1.04 hectares ± (2.57 acres ±)

1. Land Use

The Permitted and Discretionary Uses of the RM-4/100 Residential Medium Density Multi-Dwelling District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively with the deletion of hostels; power generation facility, mid size; and public and quasi-public buildings.

2. Development Guidelines

The General Rules for Residential Districts contained in Section 20 of Bylaw 2P80 and the Permitted and Discretionary Use Rules of the RM-4/100 Residential Medium Density Multi-Dwelling District shall apply unless otherwise noted below:

(a) Maximum Number of Units

Notwithstanding Section 29(5)(c) of Bylaw 2P80 the maximum number of units shall be 90.

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(b) Consolidation

Prior to the first development permit being issued, Areas F and G of Plan 0011491 shall be consolidated into one parcel.

(c) Development Requirements

Approval of this bylaw does not constitute approval of a development permit. Detailed comprehensive plans shall be submitted to the Approving Authority as part of a development permit application. In considering such an application, the Approving Authority shall ensure the comprehensive plans generally conform with the plans and renderings available to City Council during its consideration of this Bylaw. All development permit applications shall include the following among other matters:

- (i) an architectural theme for the entirety of Site 4 including details for exterior finishing materials, colours, pedestrian pathway, parking lot, and street lighting, street furniture and roof screening and shall be consistent with and complementary to the architectural themes of Sites 1, 2 and 3 as determined by the Approving Authority;
- (ii) site lighting shall be designed to prevent excessive spillage of light onto adjacent residential properties;
- (iii) a comprehensive signage package including proposed architectural details for free-standing, direction, and fascia signage; and
- (iv) a landscape plan for the entirety of Site 4 including details and standards for species type, size, number and location of vegetation. The landscape plan shall also include proposed standards and treatment of all required yards, boulevards, on-site pedestrian circulation routes and shall use landscaping to break up large surface parking areas. The landscape plan shall also show interior on-site boulevards, road edge conditions, pedestrian crosswalks, curbs, lighting, and fencing.

(d) Outside Storage and Loading Areas

Loading areas, ancillary storage, utility metres, garbage collection or compaction areas or other such services shall be integrated with the overall design of the building and landscaping such that the visual impacts are appropriately screened from view of adjacent residential and linear park areas. An attractive visual interface with the pedestrian walkways, sidewalks, streets and parking areas is to be provided. This is all to be to the

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satisfaction of the Approving Authority.

(e) Building Design

All buildings adjacent to a street shall incorporate a high degree of visual interest through the provision of such design features as, but not limited to: building or unit entries, porches, balconies, bay windows, roof dormers and pitched roofs. Buildings adjacent to parks and open space shall also orient toward the street and/or park, and open space system as applicable. Landscaping, architecture, and site design shall ensure a positive visual interface with the regional pathway system, and all streets.

(f) Site Access and Parking

Concurrent with any development permit application the owner shall provide an executed Joint Access and Parking Agreement to the satisfaction of the Approving Authority with adjoining owners regarding shared site access and parking stalls.