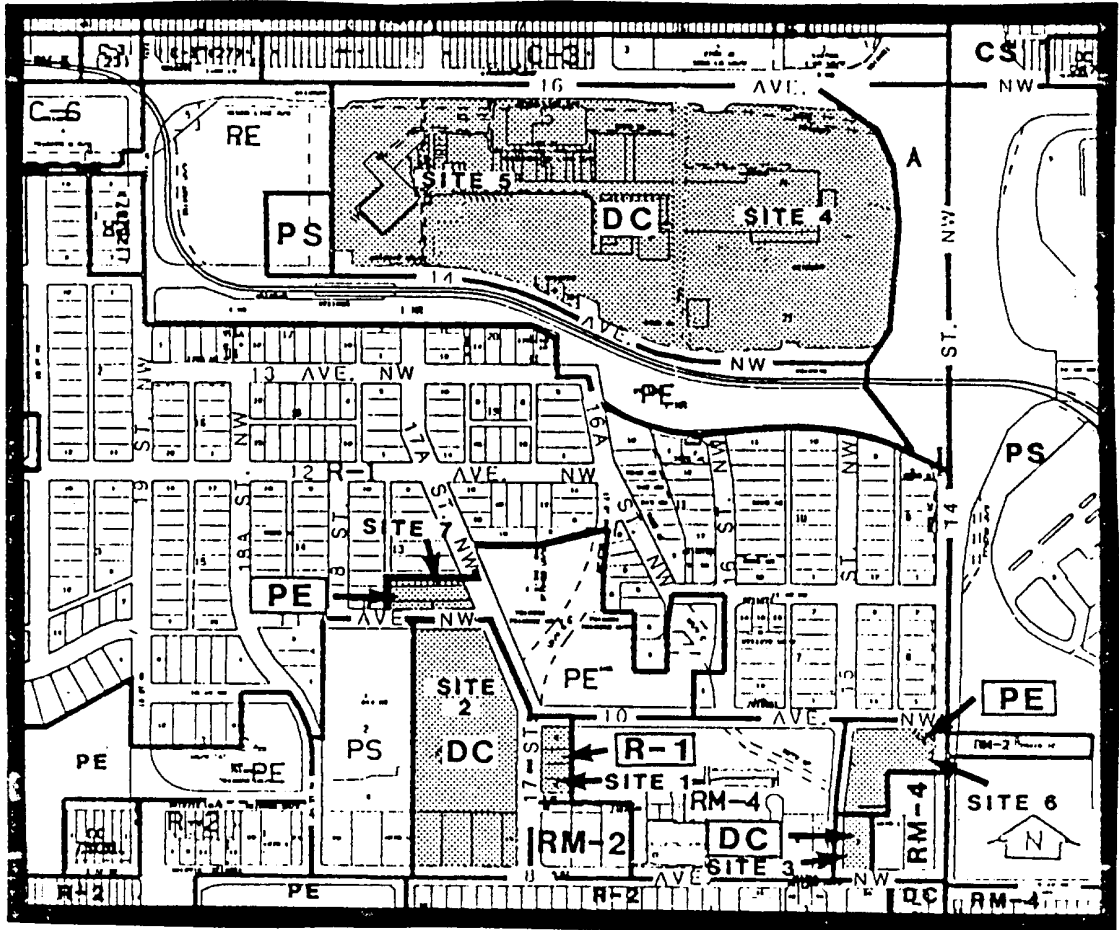


Amendment No. 89/074  
Bylaw No. 99Z89  
Council Approval: 11 September 1989

**SCHEDULE B**



DC Direct Control District Guidelines:

SITE 2

1. Land Use

The Permitted and Discretionary Uses of RM-2 Residential Low Density Multi-Dwelling District shall be the permitted and discretionary uses respectively with the additional discretionary uses of an auxiliary hospital, a private school and a child care facility.

2. Development Guidelines

The General Rules for Residential Districts contained in Section 20 of By-law 2P80 and the Permitted and Discretionary Use Rules of the RM-2 Residential Low Density Multi-Dwelling District shall apply unless otherwise noted below:

a) Building Height

A maximum height of 10 metres (33 feet).

b) Building Design

The design, character and appearance of a building shall be compatible with, and complementary to the adjacent residential uses.

c) Parking

Parking shall be provided on site to the satisfaction of the Approving Authority.

d) Development Plans

Approval of this land use amendment does not constitute approval of a development permit. Comprehensive plans, including building design, site layout, exterior finishes and colour, landscaping and accesses shall be submitted to the Approving Authority as part of a development permit application.

### SITE 3

1. Land Use

The land use shall be for a comprehensively designed senior citizens housing complex only not to exceed 30 units in total.

2. Development Guidelines

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

a) Building Design

The design, character and appearance of a building shall be compatible with, and complementary to the adjacent residential uses.

b) Development Plans

Approval of this land use amendment does not constitute approval of a development permit. Comprehensive plans, including building design, site layout, exterior finishes and colour, landscaping, parking and accesses shall subsequently be submitted to the Approving Authority as part of a development permit application.

### SITES 4 AND 5

1. Land Use

The land use shall be for a regional shopping centre within which the permitted and the discretionary uses of the C-5 Shopping Centre Commercial District shall be the permitted and discretionary uses respectively.

2. Development Guidelines

The General Rules for Commercial Districts contained in Section 33 of By-law 2P80 and the Permitted and Discretionary Use Rules of the C-5 Shopping Centre Commercial District shall apply unless otherwise noted below:

a) Density

The Shopping Centre may have a maximum floor area ratio 1.0:1 over the gross site of 12.59 ha± (31.11 ac.±). Any floor area totally or partially above grade level shall be included in the F.A.R. calculations.

The maximum gross floor area for the following land uses shall apply:

o	commercial	-	53,000 m <sup>2</sup> (570,000 sq. ft.)
o	office	-	36,000 m <sup>2</sup> (387,000 sq. ft.)
o	residential	-	28,000 m <sup>2</sup> (300,000 sq. ft.)

b) Access

Access and egress shall be determined at the time of application for a development permit to the satisfaction of the Approving Authority.

c) Pedestrian Connection to LRT

A direct, highly visible and safe pedestrian connection, which may include a walkway, an arcade or other similar kinds of connections, between the shopping centre building and the LRT station shall be provided.

d) Parking Areas/Structures

Large parking areas shall be made visually discontinuous through the use of planters, natural vegetation, and the like. As well, the design, location, external finishes of any parking structures provided shall be to the satisfaction of the Approving Authority.

e) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans, including building design, site layout, exterior finishes and colour, landscaping, parking and access shall subsequently be submitted to the Approving Authority as part of a development permit application.