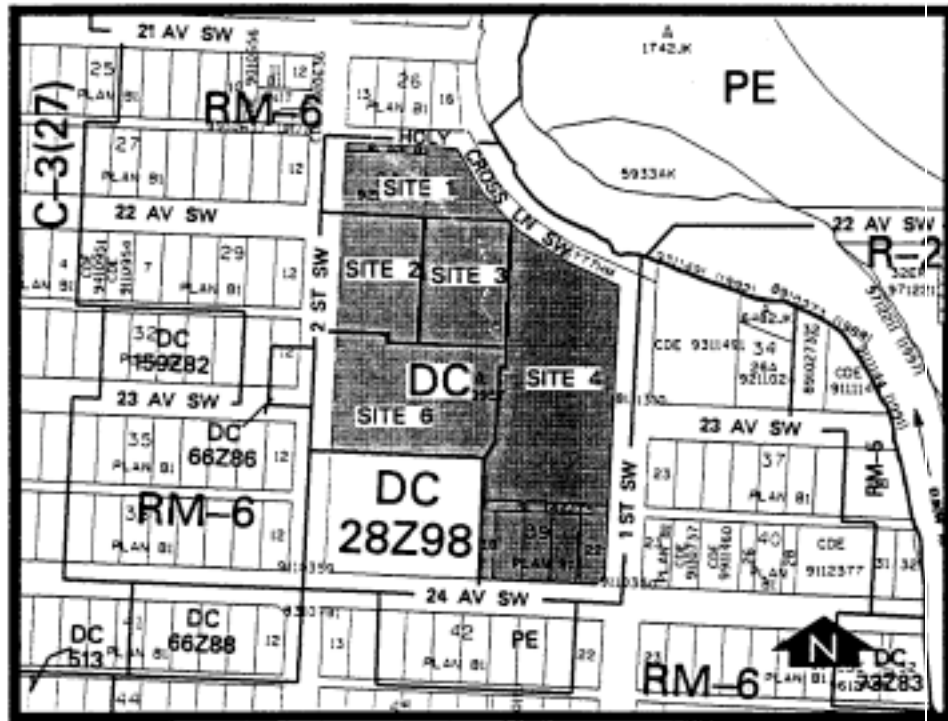


Amendment No. 98/090
Bylaw No. 96Z99
Council Approval: 28 July 1999

SCHEDULE B



(Sites 1-4)(Buildings A - F)

1. Land Use

The Permitted and Discretionary Uses of the PS Public Service District shall be the Permitted and Discretionary Uses respectively excepting Airports, Amusement arcades, Jails, detention homes and centres, Military establishments including residential quarters, Special Care Facilities and with the additional Discretionary Uses of Medical clinics, Offices, Assisted living accommodation and Accessory uses.

For the purpose of this Bylaw:

“Assisted living accommodation” means a building which provides for the care of one or more individuals and provides dwelling units modified in terms of kitchen and living space as a result of the provision of such facilities and services as communal dining, social/recreational activities and housekeeping within the complex.

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 except as otherwise noted below:

a) Yards

A minimum of 6 metres abutting 2 Street SW, Holy Cross Lane SW, 1 Street SW and 24 Avenue SW except for buildings existing on the site as of the date of passage of this bylaw.

b) Parking

- i) On site parking, in accordance with Section 18 of Bylaw 2P80, shall be provided with each stage of development. Parking requirements for Assisted living accommodation shall be 1 stall per 4 units.
- ii) A Development Permit shall not be issued that would create an accrued parking requirement in excess of 426 stalls until such time as the central parking structure on Site 6 has been constructed and operational.
- iii) At the discretion of the Development Authority, parking stalls located within the required landscaped yards existing as of the date of passage of this bylaw, may be retained on a temporary basis. Such stalls shall be removed and the area landscaped in conjunction with the development of the central parking structure on Site 6. Stalls shall not be counted towards fulfilling bylaw requirements.
- iv) Notwithstanding b(iii) above, temporary use of parking stalls within the required yard area shall be discontinued and the area landscaped effective 2001 April 30. Pending a review of progress with respect to parkade construction, the Development Authority may issue a development permit for the continuance of the use of those stalls for a period not exceeding 1 year.

c) Landscaped Area

All minimum required yards, City boulevards and areas not covered by buildings or parking areas shall be landscaped.

d) Office Development

Office development which is not accessory to another Permitted or Discretionary Use shall be limited to a maximum of gross floor area of 2000 square metres in each of Sites 2 and 3 and 7300 square metres in Site 4.

e) Medical Clinic

Medical Clinics may only be located in a building which existed on this site on the date of passage of this bylaw.

f) Accessory Uses

Accessory retail uses shall be limited to a maximum net floor area of 300 square metres per retail unit.

g) Signage

All identification signs will be the subject of a separate development permit. No exterior identification or advertising signage shall be permitted for accessory uses.

h) Development Plans

Approval of this bylaw does not constitute approval of a development permit. Comprehensive plans shall be submitted to the Development Authority as part of a development permit application.

Site 6

1. Land Use

The land use shall be for parking areas and parking structures as discretionary uses only.

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 except as otherwise noted below:

a) Yards

A minimum of 6 metres abutting 2 Street SW.

b) Parking

i) Access to parking areas and structures from 2 Street SW shall be located and developed to a standard satisfactory to the Development Authority.

ii) The provision of interim alternate parking areas required to facilitate construction of a parking structure shall be the subject of a separate development permit to the satisfaction of the Development Authority.

c) Landscaping

A comprehensive landscape plan for Sites 1 through 6 shall be submitted in conjunction with a development permit for this site and must address the requirements of all yards and the removal of temporary parking stalls located within those yard areas.

d) Pedestrian Access

The development permit for this site shall provide a comprehensive plan, including directional signage defining pedestrian corridors and spaces which provide direct linkages to all buildings from all parking areas located within the Holy Cross development area. Mutual public access and parking agreements shall be registered to the satisfaction of the Development Authority.

e) Development Plans

Approval of this bylaw does not constitute approval of a development permit. Comprehensive plans shall be submitted to the Development Authority as part of a development permit application.