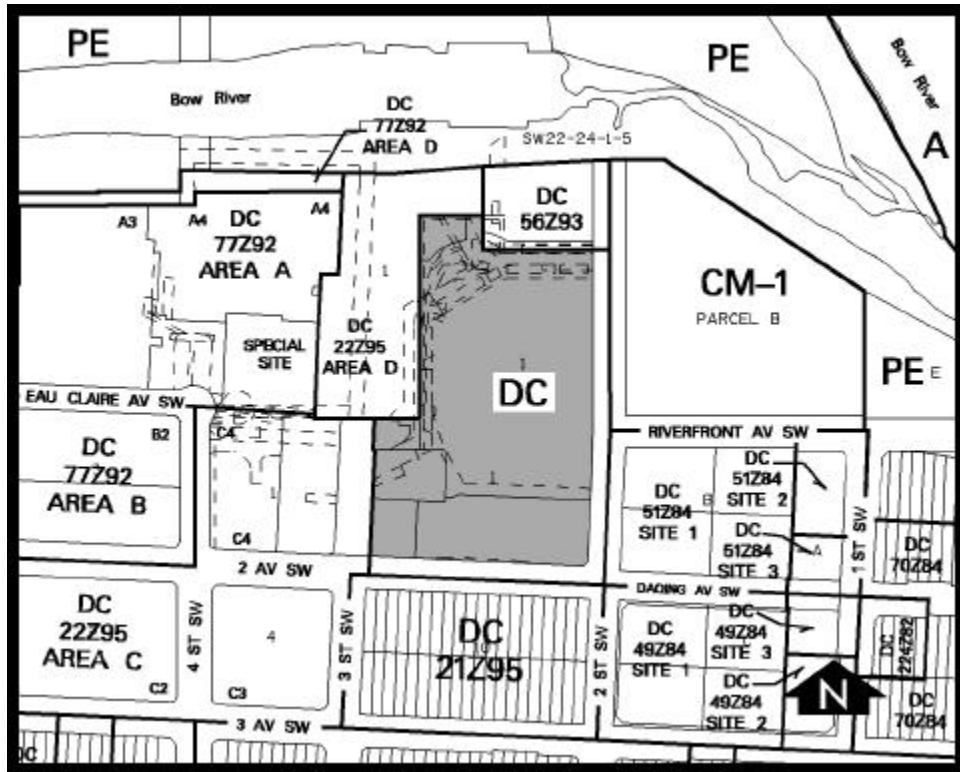


Amendment # LOC2002-0052

Bylaw # 96Z2002

Council Approval: November 04 2002

SCHEDULE B



DC DIRECT CONTROL DISTRICT

1. Land Use

Discretionary Uses:

- Amusement arcades
- Apartment buildings
- Apartment-hotels
- Athletic and recreational facilities
- Childcare facilities
- Commercial schools
- Dwelling units
- Entertainment establishments
- Grocery stores
- Home occupations – Class 1

Home occupations – Class 2

Hotels

Liquor stores

Medical clinics

Offices

Outdoor cafes

Parking areas (at Grade)

Parking structures

Parks and playgrounds

Personal service business

Production, fabrication, processing, testing and repair of materials, goods and products available for sale from retail outlets located within the principal market building

Restaurant-food service only

Restaurant/drinking establishment

Retail stores

Signs

Utilities

2. Development Guidelines

The General Rules for Downtown Districts contained in Section 42.1 of Bylaw 2P80, shall apply unless otherwise noted below:

(a) Floor Area Ratio

The maximum density of the total development, as well as that of each phase, shall be 4.5:1 F.A.R.

(b) Floodway Floodplain

The development shall comply with the requirements of Section 19.1 of Bylaw 2P80 - "Floodway, Floodplain and Overland Flow Area Special Regulations".

(c) Net Floor Area

(i) The maximum Net Floor Area of the development or any phase thereof, occupied by uses other than grocery stores, retail stores, liquor stores, restaurants-food service only, restaurants/drinking establishments, entertainment establishments and amusement arcades, shall be 35 percent.

(ii) Amusement arcades shall have a combined maximum net floor area of 300 square metres.

(d) Offices/Medical Clinics/Commercial Schools

All offices/medical clinics/commercial schools shall be located at the 2nd floor level or above the principal market building.

(e) Objectionable Conditions

No use or operation shall cause any conditions, which in the opinion of the Approving Authority, may be objectionable within any area accessible to the general public because of:

- (i) Noise
- (ii) Odour
- (iii) Earthborne vibrations
- (iv) Structureborne vibrations
- (v) Heat, or
- (vi) High brightness light source

(f) Parking

- (i) A minimum of 0.5 parking stall for each dwelling unit;
- (ii) A minimum of 1 parking stall for each 3 hotel rooms; and
- (iii) A minimum of 1 stall per 56 square metres of net floor area for all other uses.

All surface parking shall conform to the requirements contained in the policy approved by City Council entitled "Design Standards - Downtown Surface Parking Lots".

(g) Loading

Loading facilities shall be as required in Section 18(3) of Bylaw 2P80.

(h) Phasing of Development

An application for a Development Permit for all or a part of the site shall include the following:

- (i) A plan indicating the proposed phasing of the development and the way individual phases will integrate with the overall development and how those phases, as well as the completed development, will integrate with the surrounding developments and public amenities, whether existing or potential; and
- (ii) An interim land use and landscaping plan for those areas of the site not included in the initial phase(s) of the development.

(i) Design

- (i) The exterior walls of the principal market building shall be extensively glazed and all tenant areas along the perimeter of the development shall, also, be accessible from the outside; and
- (ii) Restaurants-food service only, restaurants/drinking establishments, and outdoor cafes shall be located along the north and west perimeters of the principal market building.

(j) Signage

A Development Permit application shall be required for all signage relating to the site. Signage shall be coordinated with the overall design of the principal market building and must be compatible with the recreational and park-like character of the adjoining parts of the riverbank and Barclay Mall.

(k) Landscaping

All areas of a site not covered by buildings or parking areas shall be landscaped in accordance with Section 33(9) of Bylaw 2P80.