

Amendment No. 92/063
Bylaw No. 1Z93
Council Approval: 04 January 1993

SCHEDULE B

See Original Bylaw for Map

SITE 1

1. LAND USE

The permitted and discretionary uses of the C-2 (20) (General Commercial District) shall be permitted and discretionary uses respectively with the following deletions:

- Automotive sales and rentals
- Autobody and paint shops
- Automotive services
- Automotive specialties

and with the following additions where they include a minimum retail component of 10% of the ground floor area:

- cleaning, servicing, testing or repairing
- manufacturing, fabricating, processing, assembly, disassembly, production or packaging of materials, goods or products

In addition, uses existing on the site on the date of passage of these by-laws shall be deemed to be discretionary as long as the use is not discontinued or interrupted for longer than six months.

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-2 (20) District shall apply unless otherwise noted below:

a) Building Height

- i) Maximum building height shall be four storeys, not exceeding 15 m at any eaveline (not including any mechanical penthouse).
- ii) Maximum building height shall be six storeys, if a minimum of three floors of residential is included in development, not exceeding 20 m at any eaveline (not including any mechanical penthouse).

b) 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 accesses shall subsequently be submitted to the Approving Authorities as part of a development permit application.

SITE 2 SITE 3 SITE 4

1. LAND USE

The permitted and discretionary uses of the C-2 (20) General Commercial District shall be the permitted and discretionary uses respectively excluding the following:

- Automotive sales and rentals
- Autobody and paint shops
- Automotive services
- Automotive specialties

and including the following where they include a minimum retail component of 10% of the ground floor area:

- cleaning, servicing, testing or repairing
- manufacturing, fabricating, processing, assembly, disassembly, production or packaging of materials, goods or products

In addition, uses existing on the site on the date of passage of these by-laws shall be deemed to be discretionary as long as such uses are not interrupted or discontinued for longer than six months.

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-2 (20) District shall apply.

a) 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 accesses shall subsequently be submitted to the Approving Authorities as part of a development permit application.

SITE 5

1. LAND USES

The permitted and discretionary uses shall be the permitted and discretionary uses of the C-3 General Commercial District respectively with the following deletions:

- Automotive sales and rentals
- Autobody and paint shops
- Automotive services
- Automotive specialties

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-3 District shall apply unless otherwise noted below:

a) Building Height

- i) Maximum building height for a fully commercial building shall be five storeys not exceeding 18 m (not including any mechanical penthouse).
- ii) Maximum building height, including a minimum of four storeys of residential, shall be ten storeys not exceeding 36 m (not including any mechanical penthouse).

b) 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 accesses shall subsequently be submitted to the Approving Authorities as part of a development permit application.