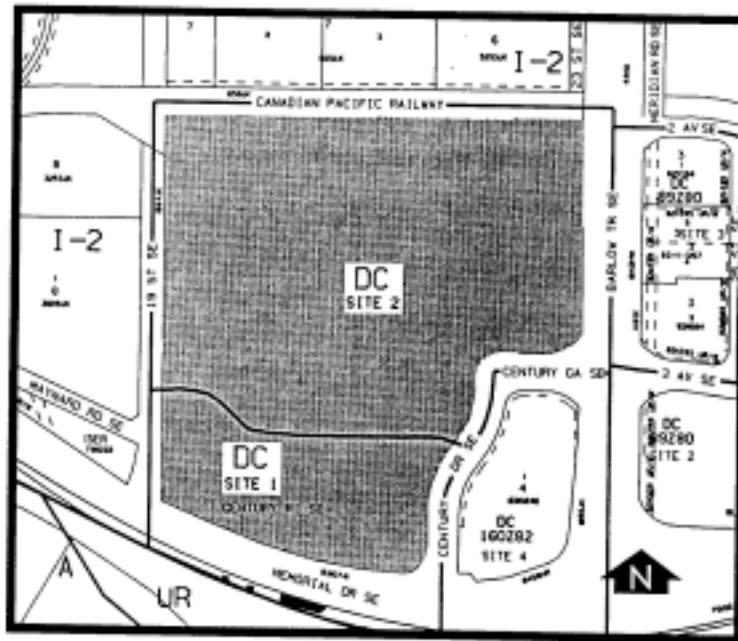


Amendment No. 95/094
Bylaw No. 47Z96
Council Approval: 22 July 1996

SCHEDULE B



1. Land Use (Site 1)

Land use shall be for a selected range of office, commercial and industrial activities in single or multiple use structures. The following land uses are permitted:

- Essential public services
- Utilities

The following land uses are discretionary:

- Accessory Uses (CU)
- Amusement arcades
- Ancillary commercial uses (CU)
- Billiard parlours
- Child care facilities
- Cleaning, servicing, testing or repairing
- Commercial schools
- Drinking establishments

- Entertainment establishments
- Financial institutions
- Grocery stores
- Laboratories (CU)
- Liquor stores
- Manufacturing, fabricating, processing, assembly, disassembly, production, or packaging of materials, goods or products including the movement or storage of materials, goods and products ancillary thereto (CU)
- Mechanical reproduction and printing establishments
- Offices (CU)
- Transit park and ride facilities (CU)
- Parks and playgrounds
- Personal service businesses
- Private clubs and organizations
- Private schools
- Public and quasi-public buildings
- Radio and television studios
- Restaurants
- Retail stores
- Signs

Note: Certainty of land use only is afforded applications for uses designated (CU).

2. Development Guidelines (Site 1)

The General Rules for Industrial Districts contained in Section 43 of Bylaw 2P80 and the permitted and discretionary use rules of the I-2 District shall apply unless otherwise noted below:

a) Building Height

Maximum building height shall be 10 storeys not exceeding 36 metres (118 ft) at any roofline.

b) Density

Maximum density for all uses shall be 3.0 FAR exclusive of parking structures and mechanical rooms.

c) Retail Development

Retail stores, Drinking establishments, liquor stores and personal service businesses shall be limited to the first and second storeys of multi-use buildings and shall not exceed 30 percent of the gross floor area of a building.

d) Vehicular, Transit and Pedestrian Access

An application for a development permit on any portion of the site shall include general information relating to the entire site and development specific details which address, satisfactory to the Development Authority, the provision for:

- i) Transit vehicle access to the Barlow(Max Bell) C-Train station and transit vehicle access through the site between 19th Street and Barlow Trail, satisfactory to the Director of Transportation.

- ii) Site development which allows secure and direct pedestrian access to the Barlow(Max Bell) C-Train station and provides for natural surveillance of pedestrian sidewalks, entries and circulation routes, security lighting and landscaping commensurate with the concept of defensible space.
- iii) Traffic circulation patterns which facilitate ongoing development requirements.
- iv) A shared LRT parking arrangement for a maximum of 60 parking stalls satisfactory to the Director of Transportation.

e) Landscaping

Individual development sites shall be landscaped in a manner consistent with the I-2 General Light Industrial District requirements for landscaping as though they are separate parcels of land.

f) Development Plans

Approval of this application does not constitute an approval of a development permit. A development permit application shall be submitted to the Development Authority.

3. Land Use (Site 2)

The permitted and discretionary uses of the I-2 General Light Industrial District of Bylaw 2P80 shall be the permitted and discretionary uses respectively excepting:

- Auto body and paint shops
- Automotive sale and rentals
- Automotive services
- Automotive specialties
- Churches
- Crematoriums and Columbariums
- Greenhouses and nurseries
- Recreational and commercial vehicle repair, service, sale and rental
- Intensive agricultural uses
- Kennels
- Warehouse stores

and with the additional discretionary uses of:

- Personal service business
- Retail stores

Certainty of Use (CU) is afforded to applications for: offices; laboratories; manufacturing, fabricating, processing, assembly, disassembly, production or packaging of materials, goods or products; and movement or storage of materials, goods or products.

4. Development Guidelines (Site 2)

The General Rules for Industrial Districts contained in Section 43 of Bylaw 2P80 and the permitted and discretionary use rules of the I-2 General Light Industrial District shall apply unless otherwise noted below:

a) Density

The maximum density for office development is 2.0 FAR exclusive of parking structures and mechanical rooms.

b) Building Height

The maximum height allowed for offices is 10 storeys not exceeding 30 m at any roofline.

c) Retail Development

Retail stores, drinking establishments, liquor stores and personal service businesses shall be limited to the first and second storeys of multi-use buildings and shall not exceed 30 percent of the gross floor area of a building.

d) Vehicular, Transit and Pedestrian Access

An application for a development permit on any portion of the site shall include general information relating to the entire site and development specific details which address, satisfactory to the Development Authority, the provision for:

- i) Transit vehicle access to the Barlow(Max Bell) C-Train station and transit vehicle access through the site between 19th Street and Barlow Trail, satisfactory to the Director of Transportation.
- ii) Site development which allows secure and direct pedestrian access to the Barlow(Max Bell) C-Train station and provides for natural surveillance of pedestrian sidewalks, entries and circulation routes, security lighting and landscaping commensurate with the concept of defensible space.
- iii) Traffic circulation patterns which facilitate ongoing development requirements.

e) Landscaping

Individual development sites shall be landscaped in a manner consistent with the I-2 General Light Industrial District requirements for landscaping as though they are separate parcels of land.

f) Development Plans

Approval of this application does not constitute an approval of a development permit. A development permit application shall be submitted to the Development Authority.