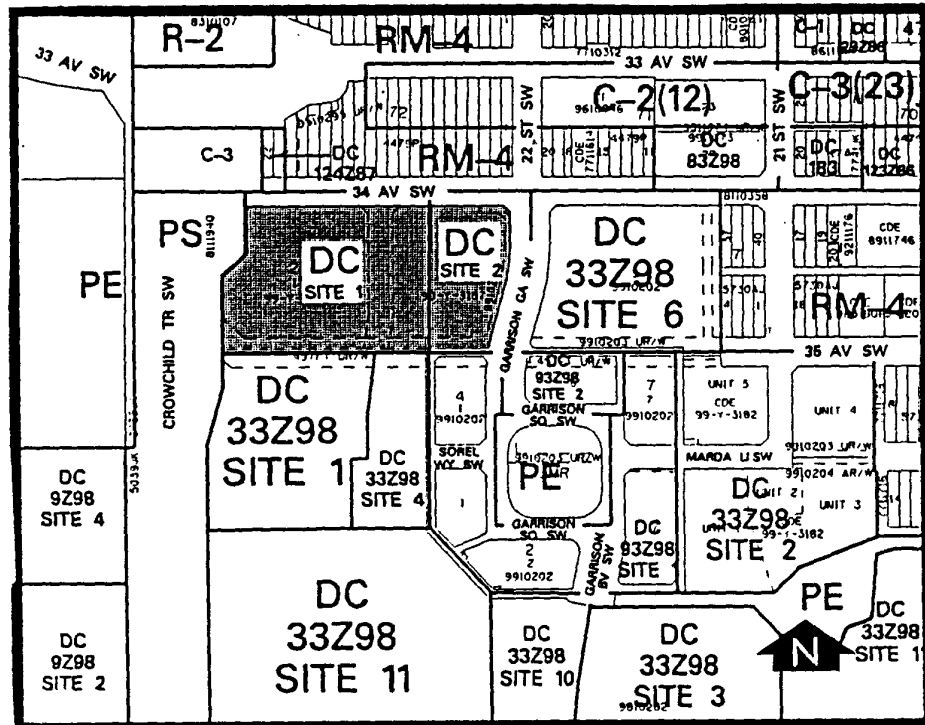


**Amendment No. 99/036**  
**Bylaw No. 111Z99**  
**Council Approval: 04 October 1999**

**SCHEDULE B**



**SITE 1**

1. Land Use  
Retail food store
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-1 Local Commercial District shall apply unless otherwise noted below:

- (a) Gross Floor Area  
A maximum of 3950 square metres (42,500 sq. ft.±).
- (b) Height

A maximum of 10 metres except 14 metres for feature architectural elements.

(c) Parking

A minimum of 5.5 parking spaces per 93 square metres of net floor area.

(d) Shared Access/Parking

The parking area and vehicular access of Site 1 shall be shared mutually with Site 2.

(e) Pedestrian Corridor Along South Property Line

A development permit application for this site shall include details of an east/west public landscaped pedestrian corridor along the south property line of the site.

(f) Rooftop Mechanical

All rooftop mechanical equipment shall:

- (i) be located to ensure that there are no undue adverse impacts on nearby residential;
- (ii) be screened or finished in a manner which is visually compatible with the design of the building;
- (iii) provide noise attenuation, to the satisfaction of the Development Authority.

(g) Signage

Signage shall be of a design and location appropriate to the local commercial scale and the adjacent residential land use districts.

(h) Lighting

Exterior lighting shall be provided in a manner that does not adversely impact nearby properties designated for residential use.

(i) Development Completion Permit

The Development Completion Permit for the retail food store shall not be issued prior to the issuance of the Development Completion Permit for either Building B1 or B2 on Site 2.

(j) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans, including building design, site layout, exterior finishes, colour, landscaping, parking and accesses and cross-sections shall be submitted to the Approving Authority as part of a development permit application. In considering such an application, the Approving Authority shall ensure the plans conform to the plans and renderings submitted to City Council during their consideration of this Bylaw.

## SITE 2

### 1. Land Use

The Permitted and Discretionary Uses of the C-1 Local Commercial District shall be the Permitted and Discretionary Uses respectively, except the following uses are deleted:

Athletic and recreational facilities  
Automotive services  
Billiard parlours  
Commercial schools  
Dwelling units  
Home occupations - Class 1 and 2  
Retail food stores  
Video stores

### 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-1 Local Commercial District shall apply unless otherwise noted below.

#### (a) Gross Floor Area

A maximum of 855 square metres (9,200 sq. ft.±).

#### (b) Restaurant

A maximum of 150 square metres gross floor area within Site 2.

#### (c) Parking

A minimum of 5.5 parking spaces per 93 square metres of net floor area except a minimum of 1 parking space per 3.5 square metres of net floor area for restaurant uses.

#### (d) Shared Access/Parking

The parking area and vehicular access of Site 2 shall be shared mutually with Site 1.

#### (e) Pedestrian Corridor Along South Property Line

A development permit application for this site shall include details of an east/west public landscaped pedestrian corridor along the south property line of the site.

#### (f) Rooftop Mechanical

All rooftop mechanical equipment shall:

- (i) be located to ensure that there are no undue adverse impacts on nearby residential;
- (ii) be screened or finished in a manner which is visually compatible with the design of the building;

(iii) provide noise attenuation, to the satisfaction of the Development Authority.

(g) Signage

Signage shall be of a design and location appropriate to the local commercial scale and the adjacent residential land use districts. Freestanding signs, other than low profile, pedestrian-oriented signs, shall not be allowed.

(h) Lighting

Exterior lighting shall be provided in a manner that does not adversely impact nearby properties designated for residential use.

(i) Building Design

The building on the site shall be designed to ensure that the public access is from Garrison Gate and not from the parking lot to the rear, in order to facilitate an active retail frontage that is oriented to the street.

(j) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans, including building design, site layout, exterior finishes, colour, landscaping, parking, accesses and cross-sections shall be submitted to the Approving Authority as part of a development permit application. In considering such an application, the Approving Authority shall ensure the buildings and the site layout conform substantially to the plans and renderings submitted to City Council during their consideration of this Bylaw.