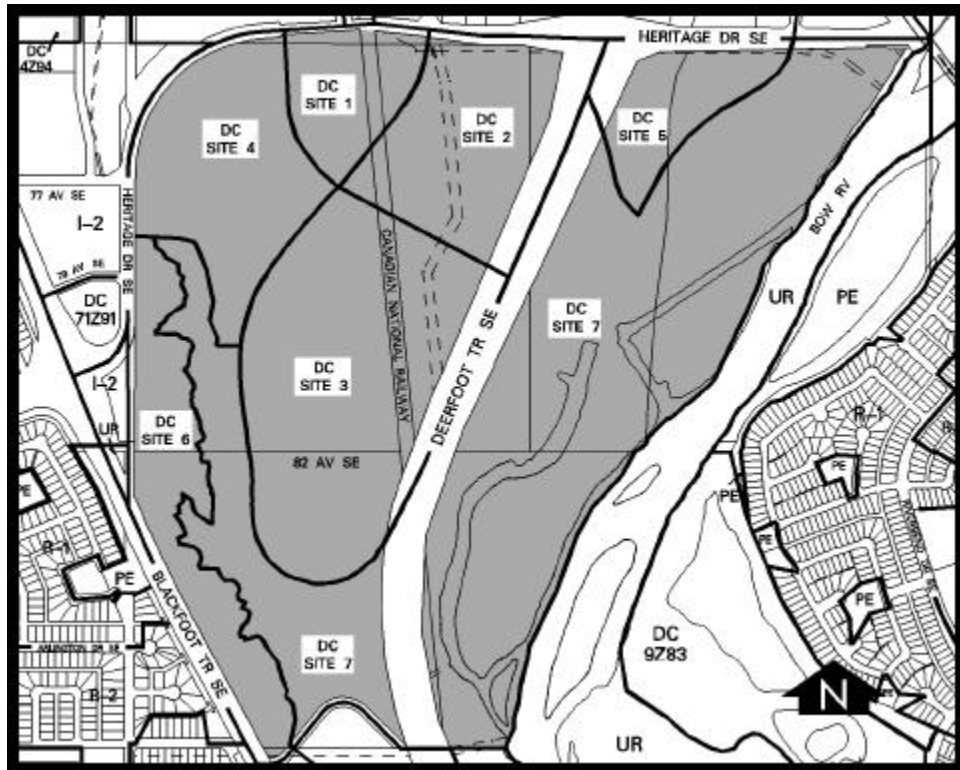


**Amendment # 2001/023**  
**Bylaw # 126Z2001**  
Council Approved: 2002 January 31

**SCHEDULE B**



**DC DIRECT CONTROL DISTRICT**

**Site 1, Site 2, Site 3, and Site 4**

1. Land Use
  - (a) The following uses shall be Discretionary Uses on Site 1:
    - Accessory food services
    - Amusement arcades
    - Automotive services
    - Automotive specialities
    - Billiard parlours
    - Bottle return depots
    - Entertainment establishments

Essential public services  
Financial institutions  
Gaming establishment - bingo  
Grocery stores  
Liquor stores  
Medical clinics  
Offices  
Outdoor cafes  
Parking areas and parking structures  
Personal service businesses  
Private clubs and organizations  
Public and quasi-public buildings  
Radio and television studios  
Restaurant/drinking establishments  
Restaurant-food service only  
Retail food stores  
Retail stores  
Signs - Class 1  
Signs - Class 2  
Take-out food services  
Utilities

(b) The following uses shall be Discretionary Uses on Site 2:

Accessory food services  
Amusement arcades  
Automotive sales and rentals  
Automotive services  
Automotive specialities  
Billiard parlours  
Bottle return depots  
Entertainment establishments  
Essential public services  
Financial institutions  
Gaming establishment - bingo  
Grocery stores  
Hotels and motels  
Liquor stores  
Medical clinics  
Outdoor cafes  
Offices  
Parking areas and parking structures  
Personal service businesses  
Private clubs and organizations  
Public and quasi-public buildings  
Radio and television studios  
Restaurant/drinking establishments  
Restaurant-food service only  
Retail food stores  
Retail stores  
Signs - Class 1  
Signs - Class 2  
Take-out food services  
Utilities

(c) The following uses shall be Discretionary Uses on Site 3:

- Accessory food services
- Amusement arcades
- Automotive sales and rentals
- Automotive services
- Automotive specialities
- Billiard parlours
- Bottle return depots
- Entertainment establishments
- Essential public services
- Financial institutions
- Gaming establishment - bingo
- Grocery stores
- Hotels and motels
- Liquor stores
- Medical clinics
- Offices
- Outdoor cafes
- Parking areas and parking structures
- Personal service businesses
- Private clubs and organizations
- Public and quasi-public buildings
- Radio and television studios
- Restaurant/drinking establishments
- Restaurant-food service only
- Retail food stores
- Retail stores
- Signs - Class 1
- Signs - Class 2
- Take-out food services
- Utilities

(d) The following uses shall be Discretionary Uses on Site 4:

- Accessory food services
- Amusement arcades
- Automotive services
- Automotive specialities
- Billiard parlours
- Bottle return depots
- Entertainment establishments
- Essential public services
- Financial institutions
- Gaming establishment - bingo
- Grocery stores
- Liquor stores
- Medical clinics
- Offices
- Outdoor cafes
- Parking areas and parking structures
- Personal service businesses
- Private clubs and organizations
- Public and quasi-public buildings
- Radio and television studios

Restaurant/drinking establishments  
Restaurant-food service only  
Retail food stores  
Retail stores  
Signs - Class 1  
Signs - Class 2  
Take-out food services  
Utilities

- (e) For the purposes of this Bylaw, the following uses shall be Permitted Uses only within existing buildings on Sites 1, 2, 3, and 4:

Accessory food services  
Automotive services  
Entertainment establishments  
Essential public services  
Financial institutions  
Liquor stores  
Medical clinics  
Offices  
Parking areas and parking structures  
Personal service businesses  
Restaurant-food service only  
Retail food stores  
Retail stores  
Signs - Class 1  
Take-out food services  
Utilities

## 2. Development Guidelines

The General Rules for Commercial Districts contained in Section 33 of Bylaw 2P80 and the Permitted and Discretionary Use Rules of the C-5/.5 Shopping Centre Commercial District shall apply unless otherwise noted below:

- (a) Allocation of Floor Areas Between Sites

Prior to or concurrent with the registration of the first plan of subdivision or bare land condominium, a restrictive covenant in a form satisfactory to the City Solicitor shall be registered against the title for each of Sites 1 to 4 indicating the maximum density allocated to each Site as per Section 2(h). Following registration, each restrictive covenant may only be discharged or amended with the consent of the City Solicitor.

- (b) Automotive Sales and Rentals Site Area

A maximum site area of 6 hectares for all automotive sales and rental developments combined on Sites 1 to 4.

- (c) Building Height

- (i) A maximum of 28 metres for offices, medical clinics and hotels.

- (ii) A maximum of 15 metres for all other uses, except a maximum of 18 metres for feature areas such as entranceways and central core areas of buildings. Notwithstanding this, one building on Sites 1, 2, 3, or 4 may exceed 15 metres, to the satisfaction of the Approving Authority, where at-grade parking is provided under the building.

(d) Building Setbacks

All buildings shall be set back from any property line a minimum depth of 6 metres except for any buildings abutting Deerfoot Trail, where the minimum building setback shall be a depth equal to the height of the building or 6 metres, whichever is greater.

(e) Concept Plan

Prior to or concurrent with any development permit application for any building on any Site, a concept plan shall be provided, such concept plan to illustrate the provision, co-ordination and interpretation of the following, to the satisfaction of the Approving Authority:

- (i) Building design, siting, and materials;
- (ii) Site design, pedestrian circulation, parking areas, landscaping, storage areas, signage; and
- (iii) Any other matters considered necessary by the Approving Authority.

(f) Development Threshold

- (i) Prior to applying for occupancy permits for any development on Sites 1, 2, 3, or 4, the construction of the following transportation improvements must be completed by the applicant at its sole cost and expense and to the satisfaction of the General Manager, Planning and Transportation Policy in his sole and unfettered discretion:
  - (A) Heritage Drive must be widened to the south from Cominco Street SE to Deerfoot Trail to accommodate left turn bays and a concrete 6 metre wide median;
  - (B) The westbound left turn bay on Heritage Drive SE at Blackfoot Trail SE must be extended to a distance of 100 metres with appropriate tapers;
  - (C) Traffic signals at the intersection of Heritage Drive SE and 11 Street SE and at the intersection of Heritage Drive SE and Cominco Road SE (Glendeer Circle) must be installed; and
  - (D) All internal roads to access any development on any Site must be constructed.
- (ii) The maximum gross floor area of development permitted to be occupied on Sites 1, 2, 3, and 4 combined prior to completion of the construction of the Deerfoot Trail interchange is 29,356 square metres (316,000 square feet).

(iii) Notwithstanding (ii) above, the maximum gross floor area of development permitted to be occupied pursuant to (ii) above, may be increased if a resolution of Council has been obtained whereby Council determines in its sole discretion that development exceeding 29,356 metres (316,000 square feet) on Sites 1, 2, 3, and 4 combined would not have as adverse impact on the adjacent roadways and intersections within and adjacent to the Sites 1, 2, 3, and 4.

(g) Environmental Contamination

The applicant is solely responsible for obtaining any approvals required from Alberta Environmental Protection.

(h) Maximum Gross Floor Area of All Buildings on Sites 1 to 4 Inclusive

(i) A maximum gross floor area of 147,525 square metres (1,588,000 square feet), allocated as follows:

(A) Office - A maximum of 27,870 square metres (300,000 square feet)

(B) All other listed uses - A maximum of 119,655 square metres (1,288,000 square feet)

(ii) Notwithstanding 2(h)(i)(B) and subject to 2(a), the maximum gross floor area for Sites 2 and 3 may be increased by deleting 2 square metres of gross floor area in 2(h)(i)(A) for each additional 1 square metre of gross floor area in 2(h)(i)(B).

(iii) In addition to 2(h)(i) and (ii), hotels and motels may be developed to a combined maximum total of 250 guest rooms.

(i) Offices

Offices shall not be the principal use of any building on Sites 1 or 4.

(j) Parking Regulations

The requirements of Section 18 of Bylaw 2P80 shall apply except that required parking for uses other than offices, medical clinics and hotels shall be 5 parking stalls per 93 square metres of net floor area.

**Site 5 and Site 6**

1. Land Use

(a) The following uses shall be Discretionary Uses on Site 5:

Accessory food services  
Automotive sales and rentals  
Automotive services  
Automotive specialties  
Essential public services  
Financial institutions  
Hotels and motels  
Mechanical reproduction and printing establishments

Medical clinics  
Motion picture production facilities  
Movement and storage of materials, goods or products  
Offices  
Outdoor cafe  
Personal service businesses  
Public and quasi-public buildings  
Restaurant/drinking establishments  
Restaurant-food service only  
Retail food stores  
Retail stores  
Signs - Class 1  
Signs - Class 2  
Take-out food services  
Utilities

- (b) The following uses shall be Discretionary Uses on Site 6:

Accessory food services  
Automotive services (with or without ancillary grocery store)  
Automotive specialities  
Cleaning, servicing, testing or repairing  
Essential public services  
Manufacturing, fabricating, processing, assembly, disassembly, production or packaging of material, good or products  
Mechanical reproduction and printing establishments  
Movement or storage of materials, goods or products  
Motion picture production facilities  
Offices  
Outdoor cafes  
Private clubs and organizations  
Public and quasi-public buildings  
Radio and television studios  
Recreational and commercial vehicle repair, service, sales and rental  
Restaurant/drinking establishments  
Restaurant-food service only  
Signs - Class 1  
Signs - Class 2  
Take-out food services  
Utilities  
Warehouse stores

- (c) For the purposes of this Bylaw, the following uses shall be Permitted Uses only within existing buildings on Sites 5 and 6 unless otherwise indicated:

Accessory food services  
Automotive sales and rentals (Site 5 only)  
Automotive services (Site 5 only)  
Automotive services (with or without ancillary grocery store) (Site 6 only)  
Automotive specialities  
Cleaning, servicing, testing or repairing (Site 6 only)  
Essential public services  
Manufacturing, fabricating, processing, assembly, disassembly, production or packaging of material, good or products (Site 6 only)  
Mechanical reproduction and printing establishments

Motion picture production facilities  
Movement or storage of materials, goods or products  
Offices  
Radio and television studios (Site 6 only)  
Recreational and commercial vehicle repair, service, sales and rental (Site 6 only)  
Signs - Class 1  
Signs - Class 2  
Utilities

## 2. Development Guidelines

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) Building Height

A maximum of 12 metres except a maximum of 14 metres for offices.

### (b) Building Setbacks

All buildings shall be set back from any property line a minimum depth of 6 metres except for any buildings abutting Deerfoot Trail, where the minimum building setback shall be a depth equal to the height of the building or 6 metres, whichever is the greater.

### (c) Concept Plan

Prior to or concurrent with any development permit application for any building on Site 5 or Site 6, a concept plan for that Site shall be provided, such concept plan to illustrate the provision, co-ordination and interpretation of the following, to the satisfaction of the Approving Authority:

(i) Building design, siting, and materials,

(ii) Site design, pedestrian circulation, parking areas, landscaping, storage areas, signage, and

(iii) Any other matters considered necessary by the Approving Authority.

### (d) Environmental Contamination

The applicant is solely responsible for obtaining any approvals required from Alberta Environmental Protection.

### (e) Restaurant-Food Service Only and Restaurant/Drinking Establishment Net Floor Area

Notwithstanding Section 45(5)(e)(i)(A) of Bylaw 2P80, a maximum net floor area of 300 square metres for restaurant-food service only and restaurant/drinking establishment. No more than two restaurants shall be developed on Site 6.



## **Site 7**

### 1. Land Use

Utilities and natural areas, excluding parks and playgrounds, shall be the Discretionary Uses on Site 7.

### 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 UR Urban Reserve District shall apply unless otherwise noted below:

#### (a) Environmental Contamination

The applicant is solely responsible for obtaining any approvals required from Alberta Environmental Protection.