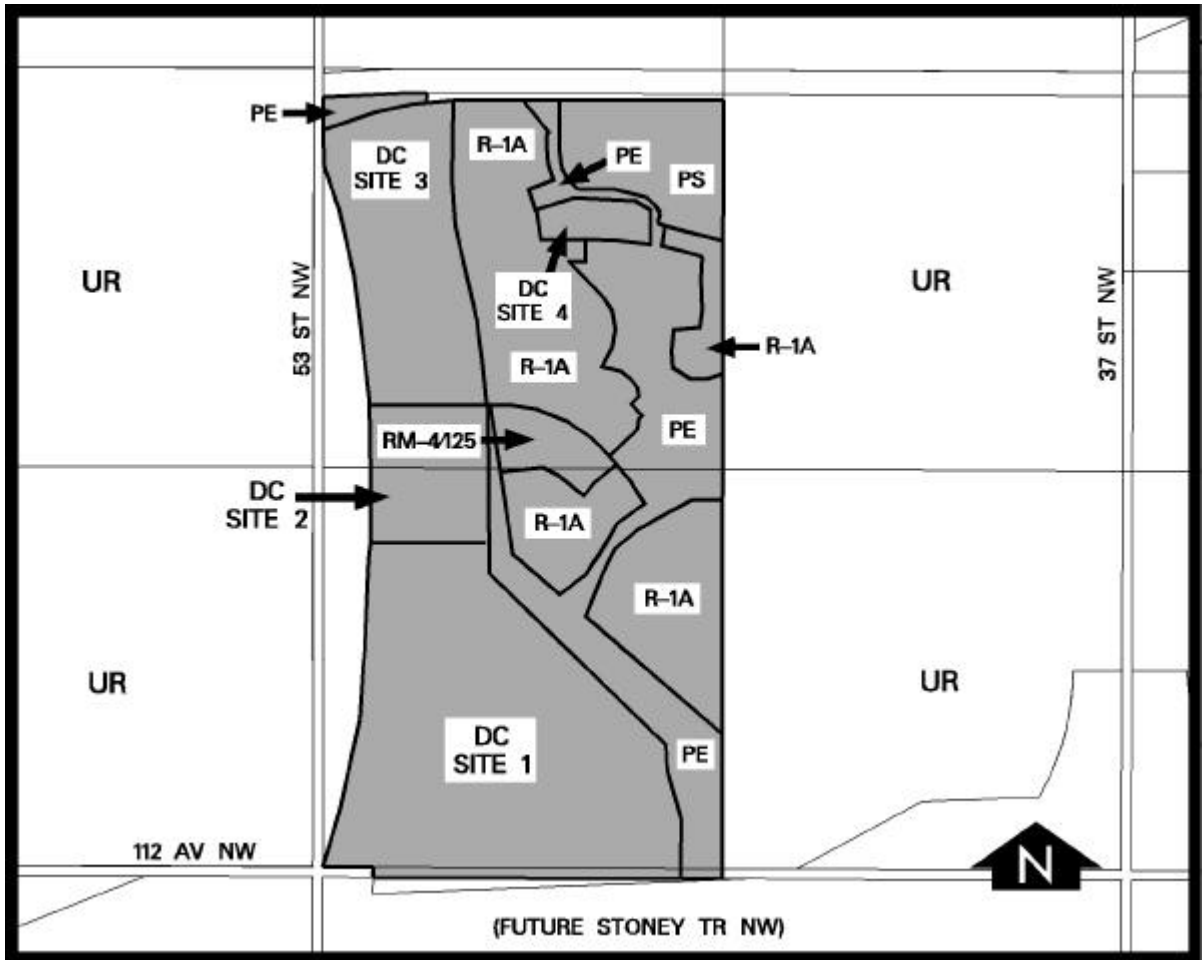


Amendment # AM2002-0059
Bylaw # 114Z2002
Council Approval: 2003 August 11

SCHEDULE B



DC DIRECT CONTROL DISTRICT

Site 1 32.9 hectares

1. Land Use

The Permitted and Discretionary Uses of the C-5 Shopping Centre Commercial District shall be Permitted and Discretionary Uses respectively except that the discretionary use of a sector (community) shopping centre (C.U.) shall be replaced with the discretionary use of a shopping centre (C.U.) within the district.

The location of all uses shall comply with the requirements of the Subdivision and Development Regulation as amended from time to time, specifically regarding setback requirements from sanitary land fill sites.

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 Shopping Centre Commercial District shall apply unless otherwise noted below:

(a) Shopping Centre Floor Area

- (i) A maximum gross floor area of 69,700 square metres;
- (ii) The total gross floor area of hotel, office, residential or other non-retail portion of any parcel on the lands that are the subject of Site 1 of this Bylaw shall not exceed 34,000 square metres of gross floor area.

(b) Concept Plan

- (i) In conjunction with every Tentative Plan and Development Permit application for a shopping centre, a concept plan shall be submitted for the entire area of Site 1 of this Bylaw showing the proposed:
 - (A) building footprints and sizes;
 - (B) parking areas;
 - (C) internal roads;
 - (C) access/egress points;
 - (E) regional pathway;
 - (F) landfill setback boundaries; and
 - (G) such other information determined necessary by the Approving Authority.
- (ii) The concept plan shall be revised and resubmitted, as required, with each subsequent development permit application for a shopping centre.

(c) Phasing of Development

- (i) A single or series of development permits for shopping centre(s) shall not exceed a maximum gross floor area of 37,200 square metres.
- (ii) A single or series of development permits for a shopping centre(s) may be approved with an additional maximum gross floor area of 32,500 square metres provided:
 - (A) following approval of Tentative Plans within the Symons Valley Community area for lots capable of accommodating a minimum of 5,500 dwelling units; or
 - (B) where it can be demonstrated to the satisfaction of the Approving Authority through the submission of a market impact analysis, subject to confirmation by peer review, that approval of the shopping centre prior to the approval of Tentative Plans for residential lots capable of

supporting a minimum of 5,500 dwelling units:

- (i) will not compromise the future development and planned function of a core commercial area as identified within the policies of the Symons Valley Community Plan; and
 - (ii) will not have a significant impact on the planned function of existing or designated commercial centres.
 - (iii) An approval for a development permit for any development exceeding 37,200 square metres of gross floor area shall not occur until such time as the ultimate transportation improvements, as determined by following the process identified in the Symons Valley Community Plan, have been constructed or a Special Development Agreement, that details the costs and timing related to transportation improvements as identified through a revised transportation impact study that shall be entered into and registered against the title to the subject lands, satisfactory to City Council, has been approved.
 - (iv) In conjunction with the initial development permit application for a shopping centre, a phasing plan shall be submitted showing the proposed.
 - (A) phasing of shopping centre development on the entire area for Site 1 of this Bylaw;
 - (B) gross floor area of commercial development within each phase;
 - (C) net floor area of each retail unit over 1850 square metres within each phase; and
 - (D) timing of each phase shall be revised and resubmitted, as required, with each development permit application for a shopping centre.
- (d) Building Area Ratios
- (i) A minimum of 50 percent of the net floor area of the shopping centre development within the entire area of Site 1 of this Bylaw shall be comprised of commercial units containing a minimum of 1,850 square metres net floor area per unit.
 - (ii) Notwithstanding (i), above a development permit for a shopping centre that does not comply with the required building area ratio may be approved where it can be demonstrated to the satisfaction of the Approving Authority through the submission of a market impact analysis, subject to confirmation by peer review, that the proposed revision to the building area ratio identified in (i) above will not compromise the future development of a pedestrian orientated retail component within a core commercial area as identified within the policies of the Symons Valley Community Plan.
- (e) Transportation Network Capacity
- (i) A development permit application for a shopping centre shall not be approved unless it is demonstrated to the satisfaction of

the Approving Authority that suitable transportation capacity is available or will be provided to serve the development; and

- (ii) In conjunction with a development permit application for a shopping centre, a Transportation Impact Study shall be submitted addressing the off-site and downstream transportation network improvements required to serve the shopping centre and any other transportation issues to the satisfaction of the Approving Authority.

(f) Public Transit

- (i) The developer shall construct transit bus shelters on site at locations to the satisfaction of the Approving Authority.
- (ii) An access easement to accommodate public transit bus routing shall be registered against the title of the parcels within the lands that are subject of this Bylaw, if required, to the satisfaction of the Approving Authority.

(g) Exterior Façades

- (i) Ground floor facades that are visible from any public parking area located on the site and are available for public use shall:
 - (A) incorporate a high degree of visual interest through articulation to the satisfaction of the Approving Authority, including but not limited to such design features as enhanced building or unit entries, arcades, display windows, porches, projected windows, colonnades and canopies or other such features along no less than 40 percent of the horizontal length of the building; and
 - (B) the requirement for 40 percent articulation as identified in (A) above, shall be distributed across the façade with a maximum interval of 35 metres between each articulation, all to the satisfaction of the Approving Authority;
- (ii) Ground floor facades that face public streets shall incorporate visual interest through articulation to the satisfaction of the Approving Authority;
- (iii) For those commercial units with less than 500 square metres of gross floor area with separate exterior customer entrances, the portion of the front façade located between 0.9 metres and 2.4 metres above grade level shall be transparent along no less than 60 percent of the horizontal length of the commercial unit along the building façade;
- (iv) Where the façade faces adjacent residential uses, screening through the uses of berms or landscaping shall be required to the satisfaction of the Approving Authority; and
- (v) Side and rear elevations visible from adjacent residential development, private roads, or the regional pathway shall include architectural features, material and treatment that complement the existing development.

(h) Storage and Loading Areas

- (i) Areas for loading, ancillary storage, garbage collection or compaction, or other such uses shall not be located within 6 metres of any public right of way;
- (ii) Loading areas, utility metres, garbage collection or compaction or other such services shall be integrated with the overall design of the building and landscaping so that the visual impacts are screened from view of adjacent properties and public areas, and that no attention is drawn to such facilities by the use of architectural features and materials that do not complement those of the principal building;
- (iii) Non-enclosed storage ancillary to the primary use of the site may be permitted subject to screening walls being provided that are faced with materials of similar quality and level of finish as the building which it serves, all to the satisfaction of the Approving Authority;
- (iv) Outside storage ancillary to the primary use of the site shall not be allowed at the front of any commercial building or within 6 metres of any public right of way; and
- (v) Outside seasonal merchandising, sales, or displays may be allowed on the site where:
 - (A) it can be demonstrated that the activities will not have an adverse impact on pedestrian movements along the pedestrian space providing access to the entrances to the building; and
 - (B) the location, design and storage of seasonal merchandising, sales or displays shall be to the satisfaction of the Approving Authority.

(i) Parking and Landscaping

In addition to the requirements of Sections 18 and 33 of Bylaw 2P80;

- (i) additional landscaping shall be provided at a ratio of 1.85 square metres of soft landscaping for each parking stall;
- (ii) one tree shall be provided for each 15 parking stalls;
- (iii) no parking stall shall be located more than 50 metres from a landscaped area;
- (iv) the design of the gross area of this Bylaw shall create a high degree of on-site pedestrian amenities to facilitate movement on and through the lands that are the subject of Site 1 of this Bylaw including but not limited to level crossings, sidewalks, and street furniture;
- (v) internal pedestrian walkways, a minimum of 1.8 metres in width, shall be provided from the regional pathway or sidewalks on the external boundary of the lands initially subject of Site 1 of this Bylaw to the sidewalk along the principal customer entrance of all principal buildings on the site;
- (vi) sidewalks with a minimum of 1.8 metres in width shall be provided along the full length of any building facades featuring a customer entrance;

- (vii) pedestrian connections that provide direct access to transit routes and adjacent commercial and residential uses shall be incorporated into the site design; and
 - (viii) parking areas facing Stoney Trail NW shall be separated by a minimum of 6 metres landscaped buffer to the satisfaction of the Approving Authority.
- (j) Impact on Adjacent Development
- (i) The site shall present a unifying architectural theme through features including but not limited to, exterior finishing material, colours, pedestrian and vehicle lighting, street furniture and roof screening;
 - (ii) Above the second story the building facades that front onto a public thoroughfare shall be stepped back from the first story a minimum of 1.5 metres; and
 - (ii) The Approval Authority shall ensure that, in the staging of development permits, development proceeds in a generally contiguous manner and the building form and site layout appears complete.
- (k) In conjunction with a tentative plan or development permit application, the applicant shall provide a site specific Risk Management Plan to address methane gas identified beneath the site. The Risk Management Plan shall include, but not be limited to, details regarding construction requirements, methane gas management systems, monitoring programs and response plans or any other information as required by the Approving Authority. The Risk Management Plans shall be prepared by a qualified professional and shall be to the satisfaction of the Approving Authority.

Site 2 - 5.9 hectares

1. Land Use

The Permitted and Discretionary Uses of the C-5 Shopping Centre Commercial District and the I-2 General Light Industrial District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively;

The location of all uses shall comply with the requirements of the Subdivision and Development Regulation as amended from time to time, specifically regarding setback requirements from sanitary land fill sites.

2. Development Guidelines

For uses found exclusively within the C-5 Shopping Centre Commercial District, the development guidelines for Site 1 shall apply and for any other use, the development guidelines for Site 3 shall apply unless otherwise noted below:

(a) Shopping Centre Floor Area

A maximum gross floor area of 14,000 square metres.

(b) Phasing of Development

A Development Permit application for a shopping centre shall not be approved on this Bylaw site until Development Permit applications for a shopping centre for Site 1 of this Bylaw has been approved in accordance with the Development Guidelines for Site 1.

- (c) In conjunction with a tentative plan or development permit application, the applicant shall provide a site specific Risk Management Plan to address methane gas identified beneath the site. The Risk Management Plan shall include, but not be limited to, details regarding construction requirements, methane gas management systems, monitoring programs and response plans or any other information as required by the Approving Authority. The Risk Management Plans shall be prepared by a qualified professional and shall be to the satisfaction of the Approving Authority.

Site 3 – 11.1hectares ±

1. Land Use

The Permitted and Discretionary Uses of the I-2 General Light Industrial District of Bylaw 2P80 shall be the Permitted and Discretionary uses respectively; and

The location of all uses shall comply with the requirements of the Subdivision and Development Regulation as amended from time to time, specifically regarding setback requirements from sanitary land fill sites.

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) Concept Plan

- (i) In conjunction with the initial development permit application on the site a concept plan shall be submitted for the entire site to the satisfaction of the Approving Authority showing the proposed:

- (A) building footprints and sizes;
- (B) parking areas;
- (C) internal roads;
- (D) access/egress points;
- (D) landscaped areas;
- (F) landfill setback boundaries; and
- (G) such other information determined necessary by the Approving Authority.

- (ii) The concept plan shall be revised and resubmitted, as required, with each

successive development permit application.

(b) Landfill Setback

In conjunction with the initial development permit application, a plan of survey shall be submitted showing the location of the setback boundaries from the sanitary landfill site in relation to the site as required in the Subdivision and Development Regulation.

(c) Density

(i) in conjunction with a Development Permit application, if required, a Transportation Impact Study shall be submitted to demonstrate that the proposed development complies with (ii) below;

(ii) A development shall generate a maximum of 55 vehicle trips per hectare during the weekday peak p.m. period.

(d) Yards

(i) The front yard setback shall be the greater of:

(A) Section 45 (3) (f) (i) of Bylaw 2P80; or

(B) a ratio of 3 metres per 1 metre gain in elevation between the public road and the site shall be provided to a maximum of 15 metres; and

(ii) for the purposes of this Section, all street frontages shall be considered to be front yards.

(e) Landscaped Areas

In addition to the requirements of Section 45 (3) (j) of Bylaw 2P80, the required yard adjacent to the public road on the east side of the lands subject of Site 3 of this Bylaw shall be landscaped.

(f) Parking Areas

The following shall apply in addition to the requirements of Section 18 of Bylaw 2P80:

(i) parking areas shall not be located within a minimum front yard adjacent to a public road adjacent the site;

(ii) additional landscaping shall be provided at a ratio of 1.85 square metres of soft landscaping for each parking stall;

(iii) a minimum of one tree for each fifteen parking stalls shall be provided within the landscaping provided under (ii) above;

(iv) no parking stall shall be located more than 50 metres from a landscaped area;

(v) parking areas shall incorporate walkways, outdoor lighting and landscaping in the design;

(vi) pedestrian connections that provide direct access to transit routes and adjacent commercial and residential uses shall be incorporated into the site design; and

(vii) parking areas facing Stoney Trail NW shall be separated by a minimum of 6 metre landscaped buffer to the satisfaction of the Approving Authority.

(g) Outside Storage

(i) Outside storage ancillary to the primary use of the site may be permitted subject to screening walls being provided that are faced with materials of the similar quality and level of finish as the building which it serves all to the satisfaction of the Approving Authority;

(ii) Outside storage ancillary to the primary use of the site shall not be allowed at the front of any commercial building or within six (6) metres of any public right of way; and

(iii) Outside seasonal merchandising, sales, or displays may be allowed on the site where:

(A) it can be demonstrated that the activities will not have an adverse impact on pedestrian movements along the pedestrian space providing access to the entrances to the building; and

(B) the location and design of outside storage and seasonal merchandising, sales or displays shall be to the satisfaction of the Approving Authority.

(h) Fencing

(i) Screening fences and walls shall not be located within a required yard adjacent to a public road bordering the site; and

(ii) Fences and walls along the east boundary of the site that are greater than 15.0 metres in length shall be varied through the use of design features or landscaping to provide visual interest.

(i) Impact on Adjacent Development

(i) Side and rear elevations of the buildings visible from adjacent residential development or the regional pathway shall receive similar architectural treatment and base materials as the front elevation;

(ii) Development within the site shall not have an adverse impact on adjacent residential development by way of noise, dust, odour, outdoor lighting and other emissions; and

(iii) The Approving Authority shall ensure that, in the staging of Development Permits, development proceeds in a generally contiguous manner and the building form and site layout appears complete.

Site 4 – 1.43 hectares

1. Land Use

The Permitted and Discretionary Uses of the RM-4 Residential Medium Density Multi-Dwelling District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively.

2. Development Guidelines

The General Rules for Residential Districts contained in Section 20 of Bylaw 2P80 and the Permitted and Discretionary Use Rules of the R-M4 Residential Medium Density Multi-Dwelling District shall apply unless otherwise noted below:

(a) Density

The site shall contain:

- (i) a minimum of 50 units per hectare (20 units per acre); and
- (ii) a minimum of 72 units dwelling units.