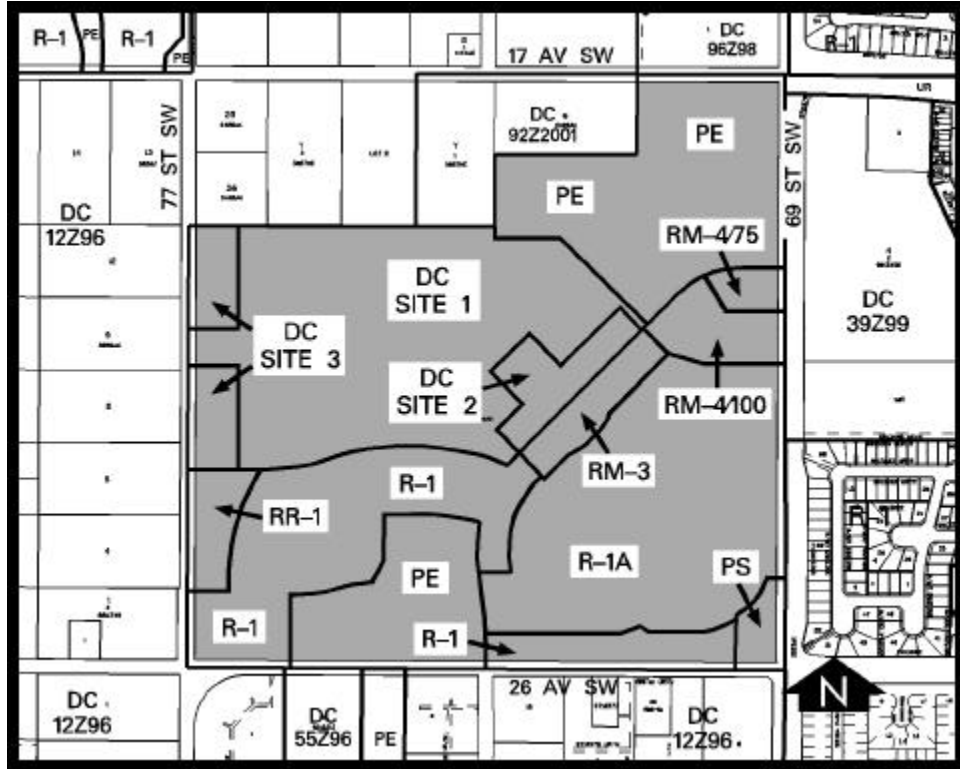


Amendment # LOC 2001-0019
Bylaw # 28Z2002
Council Approval: April 15 2002

SCHEDULE B



DC DIRECT CONTROL DISTRICT

Land Uses

Site 1 13.6 hectares ± (33.61 acres ±)

1. Land Use
 - (a) Permitted Uses
 - Essential public services
 - Utilities
 - (b) Discretionary Uses
 - College (C.U.)
 - Private school (C.U.)

For the purpose of this Bylaw, college means a post-secondary educational institution and accessory uses, which shall include but is not limited to student housing.

Note: C.U. – Certainty of Land Use Only is afforded applications that meet the requirements of Section 11(2)(b) of Bylaw 2P80.

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 PS Public Service District shall apply unless otherwise noted below:

(a) Site Coverage

The maximum building coverage shall be 30 percent of the total site area.

(b) Building Height

(i) Except for the boundary between Site 1 and Site 2, buildings located 30 metres or less from the boundary of the site shall have a maximum height of 12 metres at any eaveline.

(ii) In all other cases, buildings shall have a maximum height of 18 metres at any eaveline.

(c) Yards

(i) All yards shall have a minimum depth of 7.5 metres.

(ii) Notwithstanding (i),

(A) no yard shall be required from the boundary of Site 2; and

(B) a yard shall have a minimum depth of 30 metres from the boundary of Site 3.

(d) Parking

(i) Parking shall be provided and located in accordance with a comprehensive Site Concept Plan covering the combined area of Sites 1, 2 and 3 that is to the satisfaction of the Approving Authority based upon the following minimum parking standards:

(A) for a college, and a private school, 0.3 parking stalls per 1 student and 0.3 parking stalls per 1 staff, based on the ultimate operating capacity; and

- (B) for any other use, the requirements of Section 18 of Bylaw 2P80 shall apply.
 - (ii) The initial development permit application on the site shall include a parking analysis for the proposed development to the satisfaction of the Approving Authority.
 - (iii) The parking analysis shall be updated for development on Sites 1, 2 and 3 as required with each subsequent development permit application
- (e) Landscaping
 - (i) All minimum required yards shall be landscaped to the satisfaction of the Approving Authority.
 - (ii) In addition to (i), soft landscaping shall be provided to the satisfaction of the Approving Authority to enhance:
 - (A) pedestrian areas;
 - (B) building walls;
 - (C) parking areas; and
 - (D) vehicular accessways.
- (f) Restricted Development Area

Except for one internal access road and a local walkway/pathway adjacent to the road, no grading or stripping, landscaping or other development of any kind shall be allowed within 30 metres of each boundary of Site 3.
- (g) Road Connections
 - (i) The internal road network serving the site shall provide for a connection through the site from the public road to the east to the public road to the west.
 - (ii) As a condition of the initial development permit approval on the site, the developer shall enter into a development agreement to construct the internal road connection to the road on the west side of the site, when required, and to the satisfaction of the Approving Authority.
- (h) Pedestrian Connections

The pedestrian circulation system serving the site shall provide for a direct and convenient connection from the public road on the east to the public road to the west.

- (i) Site Concept Plan
 - (i) A Site Concept Plan covering the combined area of Sites 1, 2 and 3 shall be included with the submission of the initial development permit application to the satisfaction of the Approving Authority.
 - (ii) The Site Concept Plan shall:
 - (A) show the proposed
 - buildings and their uses;
 - commercial uses within Site 2;
 - sports fields;
 - pedestrian circulation system;
 - internal road network;
 - access/egress points;
 - parking areas;
 - landscaping; and
 - restricted development area
 and
 - (B) show such other information as determined necessary by the Approving Authority.
 - (iii) The Site Concept Plan shall be updated as required with the submission of each subsequent development permit application.

Site 2 1.08 hectares ± (2.67 acres ±)

1. Land Use

(a) Permitted Uses

Essential public services
Utilities

(b) Discretionary Uses

College (C.U.)
Financial institutions
Grocery stores (C.U.)
Medical clinics
Offices
Outdoor cafes
Personal service businesses
Private school (C.U.)
Restaurants/drinking establishments
Restaurant-food service only
Retail stores
Take-Out food services

For the purpose of this Bylaw, college means a post-secondary educational institution and accessory uses which shall include but is not limited to student housing.

Note: C.U. – Certainty of Land Use Only is afforded applications that meet the requirements of Section 11 (2) (b) of Bylaw 2P80.

(2) Development Guidelines

The development guidelines that apply to Site 1 shall also apply unless otherwise noted below:

(a) Commercial Uses

- (i) A minimum of 150 square meters and a maximum of 2200 square metres of gross floor area shall be developed for commercial uses on the site.
- (ii) Notwithstanding (i), a maximum of 3500 square metres of gross floor area shall be developed for offices on the site.

(c) Yards

- (i) No yard shall be required from the boundary of Site 1.
- (ii) A minimum front yard depth of 1.0 metres shall be required from the public road on the east side of Site 2.

Site 3 1.62 hectares ± (4.0 acres ±)

1. Land Use

The Permitted and Discretionary Uses of the RR-1 Restricted Residential Single-Detached District shall be the Permitted and Discretionary Uses respectively with the additional Discretionary Use of a college (C.U.) and a private school (C.U.).

For the purpose of this Bylaw, college means a post-secondary educational institution and accessory uses which shall include but is not limited to student housing.

Note: C.U. – Certainty of Land Use Only is afforded applications that meet the requirements of Section 11(2) (b) of Bylaw 2P80.

2. Development Guidelines

For single-detached dwellings, the General Rules for Residential Districts contained in Section 20 of Bylaw 2P80 and the Permitted and Discretionary Use Rules of the RR-1 Restricted Residential Single-Detached District shall apply, and for a college and a private school, the development guidelines for Site 1 shall apply unless otherwise noted below:

(a) Yards

(i) For single-detached dwellings, Section 21(3)(a), (b) and (c) of the RR-1 Restricted Residential Single-Detached District shall apply.

(ii) For a college and a private school, the yard requirements of Site 1 shall apply.

(iii) Notwithstanding (i), all yards shall have a minimum depth of:

(A) 10 metres from the east boundary of the site; and

(B) 7.5 metres from the west boundary of the site.

(b) Restricted Development Area

Except for one internal road and a local walkway/pathway adjacent to the road, no grading or stripping, landscaping or other development of any kind shall be allowed within 10 metres of the east boundary of Site 1.

(c) Lot Area

The minimum area of a residential lot shall be 0.16 hectares \pm (0.40 acres \pm).