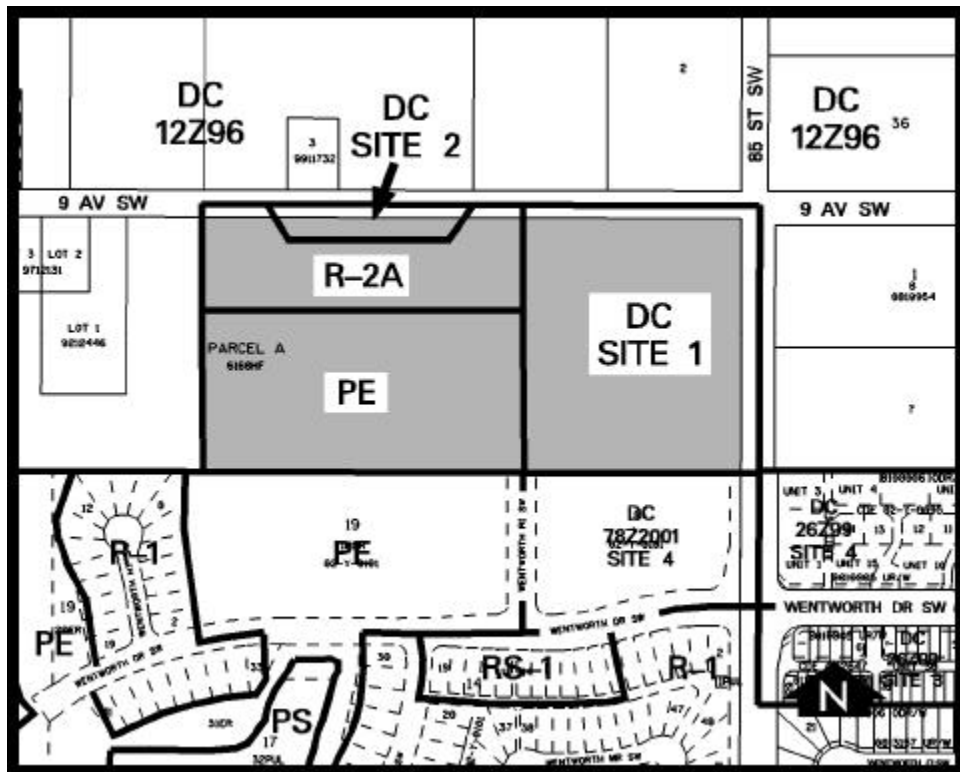


Amendment # LOC2001-0037
Bylaw # 63Z2002
Council Approval; September 23

SCHEDULE B



DC DIRECT CONTROL DISTRICT

Site 1 2.72 hectares ± (6.73 acres ±)

1. Land Use

The Permitted and Discretionary Uses of the C-5 Shopping Centre Commercial District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively for a comprehensively designed commercial development.

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) Site Area

A maximum of 2.72 hectares \pm (6.73 acres \pm).

(b) Gross Floor Area

The maximum gross floor area shall not exceed 6,968 square metres (75,000 square feet) which may include a retail foodstore component not exceeding 4,645 square metres (50,000 square feet).

(c) Comprehensive Development Concept Plan

A comprehensive concept plan for the entire lands governed by this Bylaw shall be submitted with the initial development permit application to the satisfaction of the Approval Authority, and shall form the basis for subsequent development permit application reviews. The comprehensive concept plan shall include:

- (i) A site plan including possible building footprints, parking areas, vehicular and pedestrian circulation routes;
- (ii) An overall pedestrian circulation plan that demonstrates the ability of pedestrians to move from the edges of the site to and between buildings, and to the adjacent open space to the south. The pedestrian circulation plan shall provide for landscaping along internal pedestrian walkways;
- (iii) A unifying architectural theme including details for, but not limited to, exterior finishing materials, colours, pedestrian and vehicle lighting, street furniture and roof screening;
- (iv) Urban design elements such as low fencing shall be required to enhance pedestrian-friendly streetscapes along 85 Street SW and 9 Avenue SW where automotive services and drive-through facilities may be located;
- (v) A comprehensive signage package including proposed architectural details for freestanding, direction, and fascia signage; and
- (vi) A unifying landscape plan including details and standards for species type, size, number, and location. The landscape plan shall also include proposed standards for the treatment of all required yards, boulevards,

on-site pedestrian circulation routes, interior on-site boulevard and road edge conditions.

(d) Yards

Notwithstanding, Section 39 (5) (a) of Bylaw 2P80, yard requirements along 9 Avenue SW may be 3 metres if the commercial buildings are oriented to and front onto this street. Landscaping requirements within the 3 metre yard setback shall be to the satisfaction of the Approving Authority.

Site 2 0.14 hectares ± (0.35 acres ±)

1. Land Use

The land use shall be for a private park and a park maintenance building as Discretionary Uses.

2. Development Guidelines

(a) Park

(i) The park shall be designed to the satisfaction of the Development Authority.

(ii) The park maintenance building shall comply with the provisions of Section 20 (5) (f) and (h).