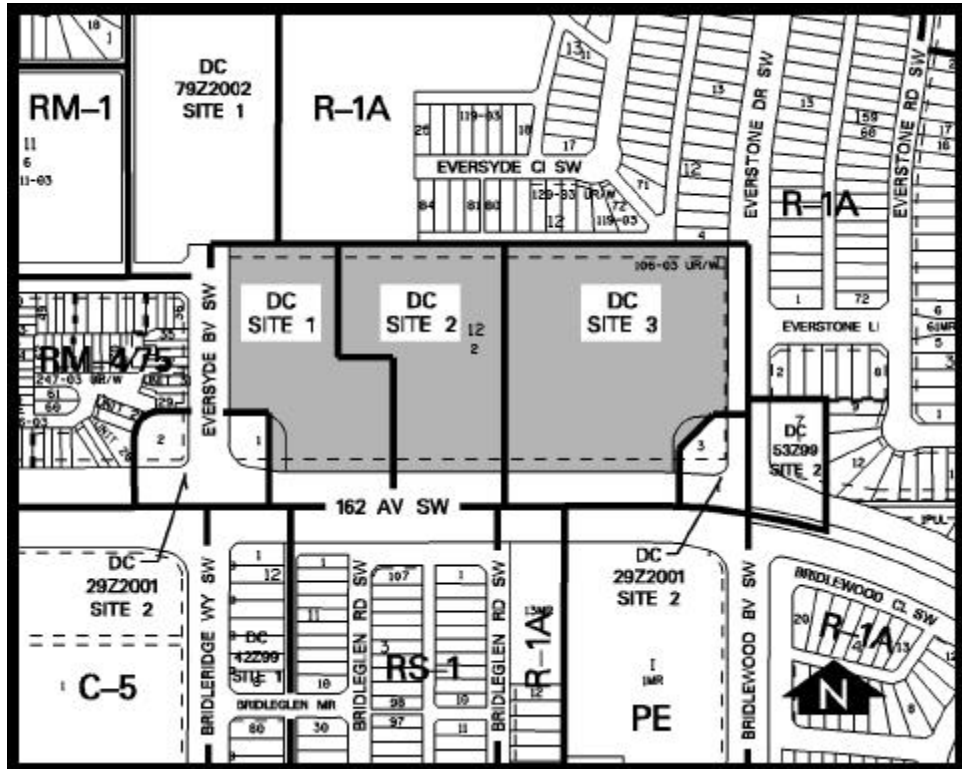


**Amendment # LOC2003-0063**  
**Bylaw # 120Z2003**  
Council Approved:

**SCHEDULE B**



**DC DIRECT CONTROL DISTRICT**

**Site 1 1.18 hectares ± (2.92 acres ±)**

1. Land Use

The Permitted and Discretionary Uses of the C-1 Local Commercial District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively.

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

CONTINUED

(a) Floor Area

One restaurant/drinking establishment located on Site 1 may have a maximum net floor area of 155 square metres, excluding kitchen area. All other restaurant/drinking establishments on Site 1 shall have a maximum net floor area of 75 square metres, excluding kitchen area.

(b) Development Design

Developments shall:

- (i) provide architectural detailing in terms of façade details, roof details, window shape details, and exterior finish materials that are complimentary with adjacent and surrounding residential development;
- (ii) minimize the overall mass of the development through architectural articulation;
- (iii) provide primary façade treatments on street frontages;
- (iv) contribute to an attractive and co-ordinated streetscape relative to adjoining development; and
- (v) enhance the pedestrian corridor along Eversyde Boulevard SW and 162 Avenue SW.

(c) Landscaped Areas

Soft landscaping shall be located to enhance:

- (i) pedestrian areas;
- (ii) building walls;
- (iii) loading areas;
- (iv) both in and around parking areas; and
- (v) alongside vehicular accessways, extending from the point of access to or from the site to the nearest internal circulation roadway.

(d) Concept Plan

Prior to or concurrent with any development permit application for any building on Site 1,2 or 3, a concept plan shall be provided. The concept plan shall comprise all three sites and be amended with each application. The concept plan shall demonstrate 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, signage; and
- (iii) any other matters considered necessary by the Approving Authority.

CONTINUED

**Site 2 1.30 hectares ± (3.21 acres ±)**

1. Land Use

The Permitted and Discretionary Uses of the RM-5 Residential Medium Density Multi-Dwelling District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively, with the additional Discretionary Use of assisted living accommodation.

For the purposes of this bylaw, “assisted living accommodation” means dwelling units modified in terms of kitchen and living space as a result of provision of such facilities and services as communal dining, social/recreational activities and housekeeping within the complex.

2. Development Guidelines

The General Rules for Residential Districts contained in Section 20 of Bylaw 2P80 and the Permitted and Discretionary Use Rules of RM-5 Residential Medium Density Multi-Dwelling District shall apply unless otherwise noted below:

(a) Building Height

Building heights in excess of 2 storeys shall be located no closer than 20 metres from the north property line.

(b) Yard

A minimum depth of 7.5 metres shall be provided where abutting a lane.

(c) Parking

Parking for assisted living accommodation shall be to the satisfaction of the General Manager of the Transportation Department.

(d) Development Design

Developments shall:

- (i) provide architectural detailing in terms of façade details, roof slope, window shape details, and exterior finish materials that are complimentary with adjacent and surrounding residential and commercial development;
- (ii) minimize the overall mass of the development through architectural articulation;
- (iii) provide primary façade treatments on street frontages;
- (iv) contribute to an attractive and co-ordinated streetscape relative to adjoining developments; and
- (v) enhance the pedestrian corridor along 162 Avenue SW.

CONTINUED

(e) Landscaped Areas

Notwithstanding the provisions of Section 30(3)(f), soft landscaping shall be located to enhance:

- (i) pedestrian areas;
- (ii) building walls
- (iii) loading areas
- (iv) both in and around parking areas; and
- (v) alongside vehicular accessways, extending from the point of access to or from the site to the nearest internal circulation roadway.

(f) Concept Plan

Prior to or concurrent with any development permit application for any building on Site 1,2 or 3, a concept plan shall be provided. The concept plan shall comprise all three sites and be amended with each application. The concept plan shall demonstrate 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, signage; and
- (iii) any other matters considered necessary by the Approving Authority.

**Site 3 1.99 hectares ± (4.92 acres ±)**

1. Land Use

The Permitted and Discretionary Uses of the RM-5 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 RM-5 Residential Medium Density Multi-Dwelling District shall apply unless otherwise noted below:

(a) Building Height

Building heights in excess of 2 storeys shall be located no closer than 20 metres from the north property line.

CONTINUED

(b) Yard

A minimum depth of 7.5 metres shall be provided where abutting a lane.

(c) Development Design

Developments shall:

- (i) provide architectural detailing in terms of façade details, roof slope, window shape details, and exterior finish materials that are complimentary with adjacent and surrounding residential and commercial developments;
- (ii) minimize the overall mass of the development through architectural articulation;
- (iii) provide primary façade treatments on street frontages;
- (iv) contribute to an attractive and co-ordinated streetscape relative to adjoining developments; and
- (v) enhance the pedestrian corridor along 162 Avenue SW.

(d) Landscaped Areas

Notwithstanding the provisions of Section 30(3)(f), soft landscaping shall be located to enhance:

- (i) pedestrian areas;
- (ii) building walls;
- (iii) loading areas;
- (iv) both in and around parking areas; and
- (v) alongside vehicular accessways, extending from the point of access to or from the site to the nearest internal circulation roadway.

(e) Concept Plan

Prior to or concurrent with any development permit application for any building on Site 1,2 or 3, a concept plan shall be provided. The concept plan shall comprise all three sites and be amended with each application. The concept plan shall demonstrate 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, signage; and
- (iii) any other matters considered necessary by the Approving Authority.