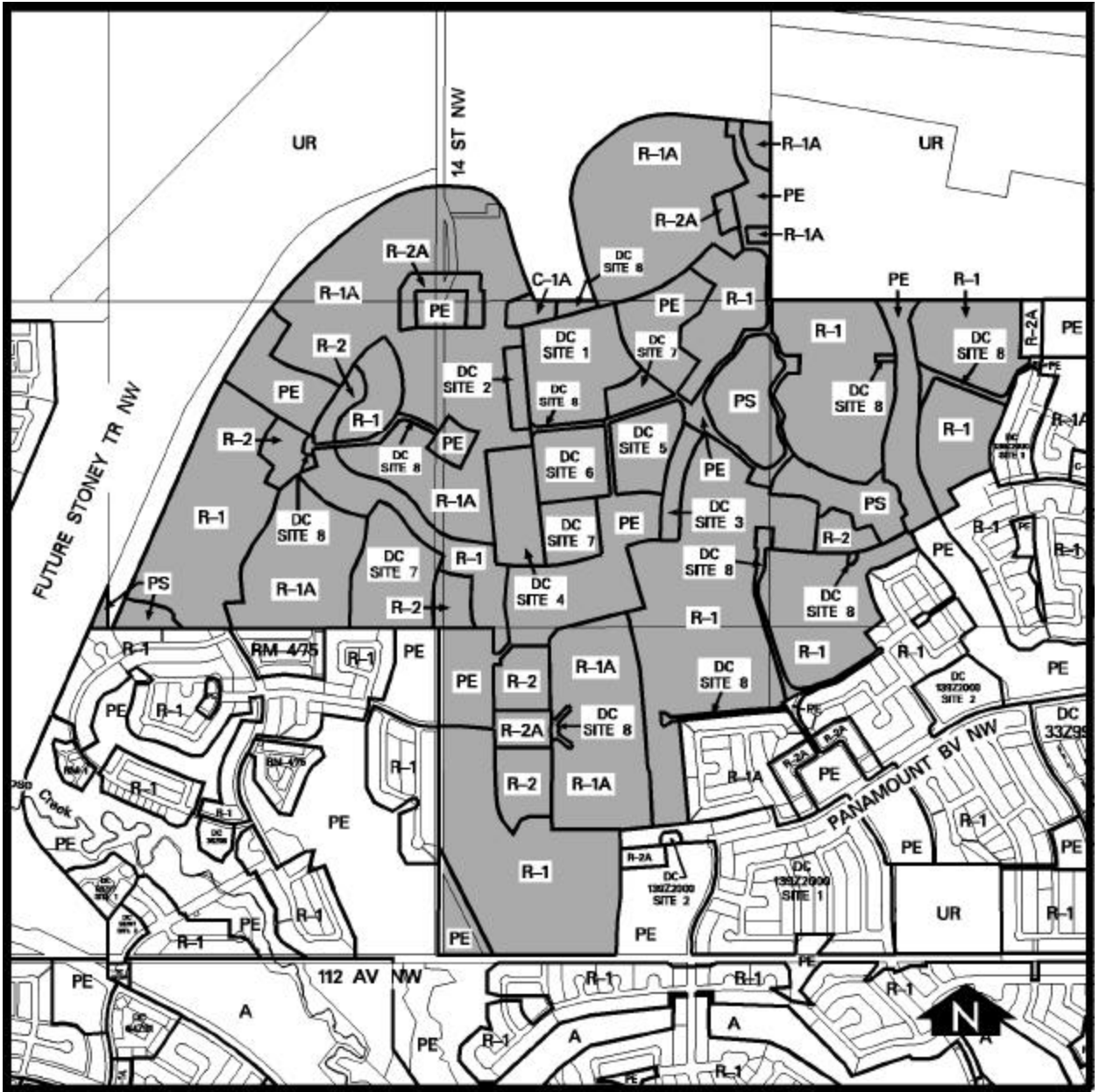


Amendment # LOC2002-0062
Bylaw # 80Z2003
Council Approval: 2003 August 11

SCHEDULE B



DC DIRECT CONTROL DISTRICT

SITE 1 - 5.56 ha ± (13.74 ac ±)

1. Land Use

The Permitted and Discretionary Uses of the C-5 Shopping Centre Commercial Districts of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively with the additional Discretionary Use of funeral home, and excluding the Permitted Use of automotive services, and the Discretionary Use of automotive specialties.

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) Floor Area

- (i) The maximum gross floor area of all combined uses in Site 1 shall not exceed 13,000 square metres regardless of future subdivision;
- (ii) The maximum gross floor area of any single use shall not exceed 2,790 square metres; and
- (iii) Notwithstanding 2 (a)(ii), one retail foodstore located within Site 1, regardless of future subdivision, may exceed 2,790 square metres of gross floor area but shall not exceed 6,500 square metres of gross floor area.

(b) Development Concept Plan

A development concept plan for the entirety of Site 1 shall be submitted with the initial development permit application to the satisfaction of the Approving Authority. All development permits must comply with the development concept plan. The development concept plan shall include, but not be limited to:

- (i) A site plan including building footprints, parking areas, and vehicular 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 and to the east, all to the satisfaction of the Approving Authority;
- (iii) A architectural theme for the entirety of Site 1 including details for exterior finishing materials, colours, pedestrian pathway, parking lot, and street lighting, street furniture and roof screening;
- (iv) A comprehensive signage package including proposed architectural details for freestanding, direction, and fascia signage; and

(v) A landscape plan for the entirety of Site 1 including details and standards for species type, size, number and location of vegetation. The landscape plan shall also include proposed standards and treatment of all required yards, boulevards, on-site pedestrian circulation routes and shall use landscaping to break up large surface parking areas such that no parking stall is located more than 50 metres from a landscaped area. For the purpose of this subsection (v), a landscaped area is defined as an island of landscaping, pedestrian pathway including boulevard treatment that contains living vegetation. The landscape plan shall also show interior on-site boulevards, road edge conditions, pedestrian crosswalks, curbs, lighting, and fencing.

(c) Outside Storage and Loading Areas

- (i) Loading areas, ancillary storage, utility metres, garbage collection or compaction areas or other such services shall be integrated with the overall design of the building and landscaping such that the visual impacts are appropriately screened from view of adjacent residential and linear park areas. An attractive visual interface with the pedestrian walkways, sidewalks, streets and parking areas is to be provided. This is all to be to the satisfaction of the Approving Authority; and
- (ii) Outside storage ancillary to the primary use of the site may be allowed subject to screening walls being provided that are faced with materials of a similar quality as the building which it serves, all to the satisfaction of the Approving Authority.

(d) Special Design Treatment

Special design treatment shall be provided on all buildings and areas that abut on-site sidewalks and the off-site public and private pathway system. This shall include:

- (i) Building entrances/exits with a direct connection to the pathway system through on-site sidewalks of an adequate width to serve its planned function to the satisfaction of the Approving Authority;
- (ii) Design and landscape treatments to establish a positive visual interface with the pathway system and to allow for mutual visual surveillance from the buildings and pathway system where possible, to the satisfaction of the Approving Authority;
- (iii) Orientation of outdoor patios, store display spaces and second and third floor spaces toward the pathway system where possible and deemed appropriate by the Approving Authority; and
- (iv) On-site bicycle parking to the satisfaction of the Approving Authority.

(e) Building Design

All buildings shall incorporate a high degree of visual interest through articulation and other design methods. Buildings shall use architectural treatment to de-emphasize building massing, provide articulation and address blank walls to the satisfaction of the Approving Authority.

(f) Main Street Area

For the purpose of this sub-section, a Main Street Area is defined as a series of buildings fronting either a public or private road, within the site with primary storefront access for the most part facing the private or public road.

The following rules shall apply to the Main Street Area:

- (i) Parking and sidewalks shall be provided along public and/or private roads in the Main Street Area; and
- (ii) All architectural elevations (sides) of a building in a Main Street Area shall be designed to provide a high degree of visual interest all to the satisfaction of the Approving Authority.

SITE 2 – 0.63 ha ± (0.69 ac ±)

1. Land Use

The Permitted and Discretionary Uses of the R-2A Residential Low Density District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively with the additional Discretionary Use of studio suites, and the additional Discretionary Use of live-work units.

For the purpose of this Bylaw, “studio suite” means an additional dwelling unit with a separate direct access at grade, situated entirely above the first storey of a private garage. The secondary dwelling unit may be accessed from a rear lane.

For the purpose of this Bylaw, "live-work unit" means a type of dwelling unit used by the resident for both work and living purposes, which may include, but is not limited to, offices, personal service businesses and selling of goods produced on-site, such as crafts or other similar small scale items.

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-2A Residential Low Density District shall apply unless otherwise noted below:

(a) Parking

A minimum of two parking stalls per residential lot as shown on a plan of subdivision, or as shown as a unit in a condominium.

(b) Front Yard

Dwelling units shall be designed to be oriented to the street, and have a minimum depth of 3.0 metres for townhouse development. Driveways or parking stalls shall not be located in a front yard.

(c) Lane

Vehicular access to each unit shall be provided from a lane.

(d) Principal Building Height

A maximum of 3 stories not exceeding 10 metres at any eaveline.

(e) Studio Suites

(i) Location

Notwithstanding Section 20(5)(g)(i) of Bylaw 2P80, a studio suite above a private garage may be allowed but no part of the garage may be used as part of a studio suite.

(ii) Building Height

A building containing a studio suite shall not exceed 7 metres at any eaveline.

(iii) Separation from Side Property Line

A building containing a studio suite shall have a minimum side separation of 1.2 metres.

(iv) Separation from Rear Property Line

A building containing a studio suite shall have a minimum rear separation of 1.5 metres.

(v) Floor Area

The gross floor area of a studio suite shall not exceed 70 square metres.

(vi) Outdoor Amenity Space

Outdoor amenity space for each studio suite shall be a minimum area of 25 square metres and shall be provided between the rear of the principal building and the building containing the studio suite.

(f) Townhouses

At least 50 percent of Site 2 shall be developed as townhouse development.

SITE 3 – 0.90 ha ± (2.22 ac±)

1. Land Use

The Permitted and Discretionary Uses of the R-2 Residential Low Density District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively with the additional Discretionary Use of studio suites, and Discretionary Use of live-work units.

For the purpose of this Bylaw, “studio suite” means an additional dwelling unit with a separate direct access at grade, situated entirely above the first storey of a private garage. The additional dwelling unit may be accessed from a rear lane.

For the purpose of this Bylaw, "live-work unit" means a type of dwelling unit used by the resident for work or living purposes which may include, but is not limited to, offices, personal service businesses and selling of goods produced on site, such as crafts or other similar small scale items.

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-2 Residential Low Density District shall apply unless otherwise noted below:

(a) Parking

A minimum of two parking stalls per residential lot as shown on a plan of subdivision or as shown as a unit in a condominium.

(b) Front Yard

Dwelling units shall be designed to be oriented to the street. Driveways and parking lane stalls are not to be located in the front yard of any dwelling unit.

(c) Lane

Vehicular access to each unit shall be provided from the lane.

(d) Principal Building height

A maximum of 3 stories not exceeding 10 metres at any eaveline.

(e) Studio Suites

(i) Location

Notwithstanding Section 20(5)(g)(i) of Bylaw 2P80, a studio suite above a private garage may be allowed but no part of the garage may be used as part of a studio suite.

(ii) Building Height

A building containing a studio suite shall be a maximum of 2 stories not exceeding 7 metres at any eaveline.

(iii) Separation from Side Property Line

A building containing a studio suite shall have a minimum side separation of 1.2 metres.

(iv) Separation from Rear Property Line

A building containing a studio suite shall have a minimum rear separation of 1.5 metres.

(v) Floor Area

The gross floor area of a studio suite shall not exceed 70 square metres.

(vi) Outdoor Amenity Space

Outdoor amenity space for each studio suite shall be a minimum area of 25 square metres and shall be provided between the rear of the principal building and the building containing the studio suite.

SITE 4 - 3.03 ha ± (7.49 ac ±)

1. Land Use

The Permitted and Discretionary Uses of the RM-4/100 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 RM-4/100 Residential Medium Density Multi-Dwelling District shall apply unless otherwise noted below:

(a) Special Care Facilities

(i) Parking

A minimum of 0.5 parking stalls per unit shall be provided.

(b) Building Design

- (i) All buildings adjacent to a street shall incorporate a high degree of visual interest through the provision of design features including, but not limited to, building or unit entries, porches, balconies, bay windows, roof dormers and pitched roofs;
- (ii) Buildings adjacent to parks and open space shall orient toward the street, or park and open space system, to the satisfaction of the Approving Authority; and
- (iii) Landscaping, architecture and site design shall ensure a positive visual interface with internal mid-block pathway system and all public and private roads, to the satisfaction of the Approving Authority.

SITE 5 - 2.94 ha ± (7.26 ac ±)

1. Land Use

The Permitted and Discretionary Uses of the RM-4/100 Residential Medium Density Multi-Dwelling District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively with the additional Discretionary Uses of a resident's association building, recreational facilities, landscaped entrance features and community identification sign.

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 RM-4/100 Residential Medium Density Multi-Dwelling District shall apply unless otherwise noted below:

(a) Special Care Facilities

(i) Parking

A minimum of 0.5 parking stalls per unit shall be provided.

(b) Building Design

(i) All buildings adjacent to a street shall incorporate a high degree of visual interest through the provision of design features including, but not limited to: building or unit entries, porches, balconies, bay windows, roof dormers and pitched roofs;

(ii) Buildings adjacent to parks and open space shall orient toward the street or park, and open space system as applicable; and

(iii) Landscaping, architecture, and site design shall ensure a positive visual interface with the internal mid-block pathway system, and all public and private roads, to the satisfaction of the Approving Authority.

SITE 6 - 3.03 ha ± (7.49 ac ±)

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 the RM-5 Residential Medium Density Multi-Dwelling District shall apply unless otherwise noted below:

(a) Density

(i) A maximum of 111.2 units per hectare (45 units per acre).

(b) Special Care Facilities

(i) Parking

A minimum of 0.5 parking stalls per unit shall be provided.

(c) Building Design

- (i) All buildings adjacent to a street shall incorporate a high degree of visual interest through the provision of design features including, but not limited to: building or unit entries, porches, balconies, bay windows, roof dormers and pitched roofs;
- (ii) Buildings adjacent to parks and open space shall orient toward the street, or park and open space system as applicable; and
- (iii) Landscaping, architecture, and site design shall ensure a positive visual interface with the internal mid-block pathway system, and all public and private roads, to the satisfaction of the Approving Authority.

SITE 7 - 7.70 ha ± (17.63 ac ±)

1. Land Use

The Permitted and Discretionary Uses of the RM-1 Residential Low Density Multi-Dwelling District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively with the additional Discretionary Use of stacked townhouses.

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 RM-1 Residential Low Density Multi-Dwelling District shall apply unless otherwise noted below:

(a) Building Design

- (i) All buildings adjacent to a street or public park shall incorporate a high degree of visual interest through the provision of design features including, but not limited to: building or unit entries, porches, balconies, bay windows, roof dormers and pitched roofs;
- (ii) Buildings adjacent to parks and open space shall shall orient toward the street, or park and open space system as applicable; and
- (iii) Landscaping, architecture, and site design shall ensure a positive visual interface with the internal mid-block pathway system, and all public and private roads, to the satisfaction of the Approving Authority.

SITE 8 – 1.84 ha ± (4.55 ac ±)

1. Land Use

The land use shall be for private parks and signs as Discretionary Uses.

2. Development Guidelines

(a) Parks

The parks shall be designed and located to the satisfaction of the Approving Authority.

(b) Signage

Signs shall be designed and located in accordance with the Sign Appendix of Bylaw 2P80, to the satisfaction of the Approving Authority.