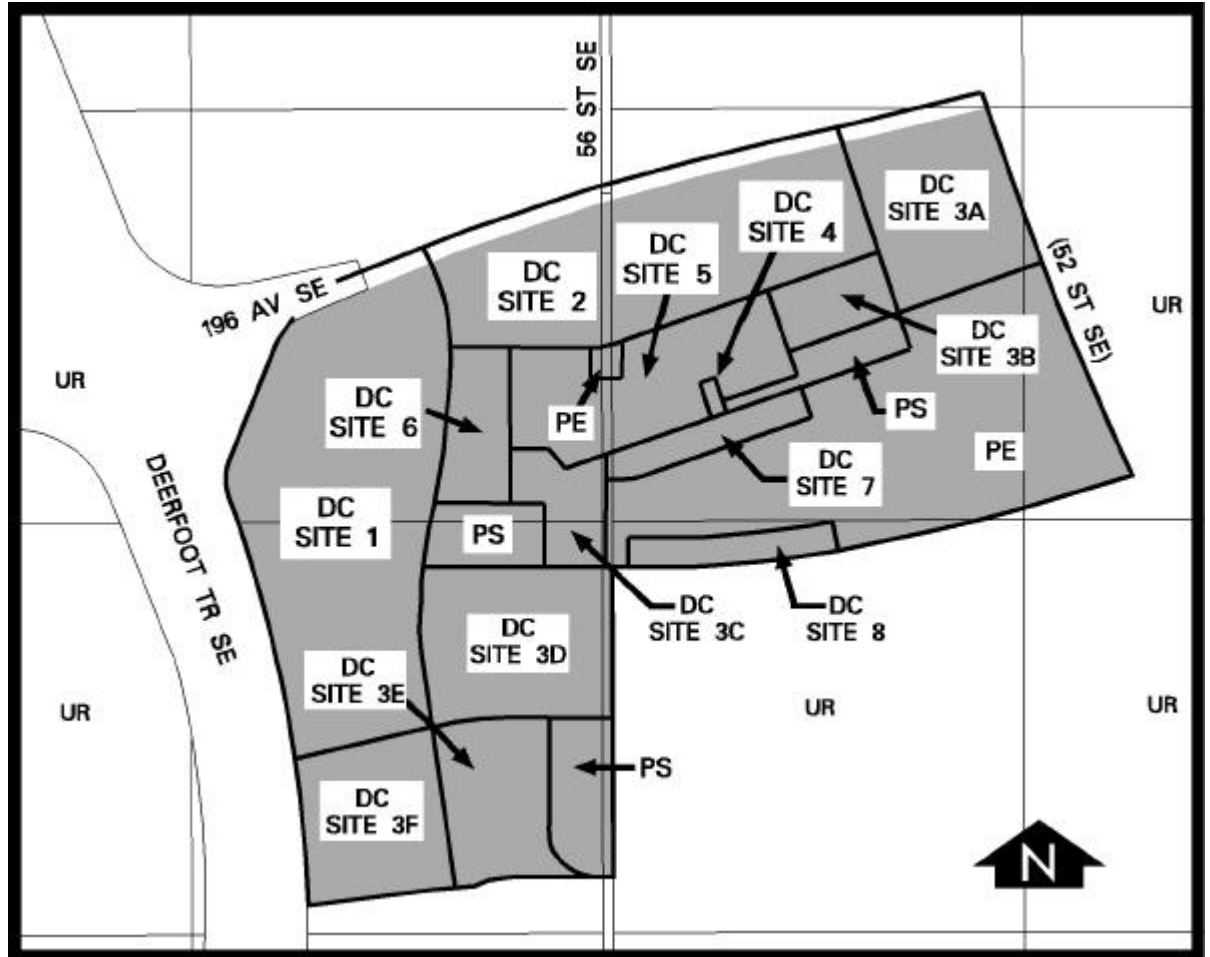


**Amendment # LOC2003-0134**

**Bylaw # 47Z2004**

Council Approval: 2004 June 14

**SCHEDULE B**



**Site 1 (25.96 hectares ± (64.1 acres ±))**

1. Land Use

The Permitted and Discretionary Uses of the C-5 Shopping Centre Commercial District shall be the Permitted and Discretionary Uses, respectively, with the addition of automotive sales and rentals and funeral homes as Discretionary Uses:

2. Development Guidelines

The General Rules for Commercial Districts contained in Section 33 of Bylaw 2P80 shall apply to all uses and the Permitted Use Rules of the C-5 Shopping Centre Commercial District shall apply to Permitted Uses and the Discretionary Use Rules of the C-5 Shopping Centre Commercial District shall apply to Discretionary Uses unless otherwise noted below:

(a) Site Concept Plan

- (i) With each tentative plan and development permit application, a site concept plan shall be submitted for the area covered by Site 1 of this Bylaw and shall show anticipated building use, building footprints, building orientation, parking areas, vehicular access/egress, internal roads, servicing between parcels, essential public services, outside storage and seasonal merchandise areas, open space, landscaping, pedestrian circulation to/from and within the site, any public amenity spaces and other information determined necessary by the Approving Authority; and
- (ii) The concept plan shall be resubmitted and updated, as required by the Approving Authority, with each subsequent development permit application.

(b) Building Design

- (i) Front facades shall incorporate architectural details that add visual interest and de-emphasize the building mass and scale to the satisfaction of the Approving Authority;
- (ii) All facades visible from Deerfoot Trail S and visible to the public from within Site 1 of this Bylaw shall be architecturally treated to a similar standard as the front façade;
- (iii) Loading areas, ancillary storage, utility meter, outdoor storage, garbage collection or compaction, or other such services shall be incorporated into the overall design of the buildings and landscaping so that the visual impacts are screened and minimized from within the commercial centre and Deerfoot Trail S;
- (iv) The Approving Authority shall consider or confirm any height restrictions imposed by a helicopter pad location on the hospital site prior to an approval of a Development Permit; and
- (v) Seasonal merchandising, sales, or display may be allowed 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 buildings; and
  - (B) the location and design of outdoor storage and seasonal merchandising shall be to the satisfaction of the Approving Authority.
- (c) Parking Lot Landscaping
  - (i) In addition to the requirements of Section 33 and Section 39(5)(e) of Bylaw 2P80, 1.85 square metres of additional landscaping shall be provided per parking stall with a minimum of one tree per 15 parking stalls; and
  - (ii) The additional landscaping mentioned in 2(c)(i) above, may be hard landscaping where, to the satisfaction of the Approving Authority, the landscaping provided serves to reduce the visual impact of the parking lot or is deemed to be a public amenity space.
- (d) Pedestrian Connections
  - (i) Walking distances between building entrances shall be minimized where possible;
  - (ii) A continuous pedestrian route between buildings shall be achieved through the use of sidewalks or clearly defined walkways;
  - (iii) Pedestrian connections from the nearest building entrance(s) to the intersection of Seton Way SE and Market Street SE shall be created through the use of additional sidewalks or clearly defined walkways; and
  - (iv) All pedestrian connections should be enhanced where possible and appropriate through the use of architectural streetscape elements which may include but are not limited to decorative walls, colonnades, archways, landscaping and special walkway lighting.
- (e) Transportation Impact Assessment

At the discretion of the Approving Authority, for any substantive development permit application expected to impact traffic operations, updated traffic impact analysis may be required to the satisfaction of the Manager of Transportation Planning. Such an update will consider the timing of required transportation infrastructure, and may result in the delay of development permit approval until supporting infrastructure is confirmed. In the exercising of this discretion, regard will be had and direction taken from the goals of the Southeast Centre ASP.

**Site 2 (17.71 hectares ± (43.8 acres ±))**

1. Land Use

(a) Permitted Uses

Accessory buildings  
Essential public services  
Parks and playgrounds  
Signs – Class 1  
Utilities

The following uses shall be Permitted only where fully enclosed within hospital building(s):

Accessory food services  
Amusement arcades  
Athletic and recreational facilities  
Child care facilities  
Drinking establishment  
Financial institutions  
Laboratories  
Personal service businesses  
Private clubs or organizations  
Private schools  
Restaurant – licensed  
Restaurant – food service only  
Retail stores  
Offices  
Power generation facility, small or mid-scale  
Public and quasi-public uses  
Special care facilities

(b) Discretionary Uses

Apartment building  
Apartment hotel  
Child care facilities  
Commercial schools  
Dwelling units  
Hospital (C.U.)  
Hostel  
Hotels and motels  
Medical clinics (C.U.)  
Laboratories (C.U.)  
Lodging houses  
Offices  
Outdoor cafes  
Power generation facility, small or mid-scale  
Public and quasi-public buildings  
Special care facilities  
Special function tents (commercial)  
Signs – Class 2  
Support commercial uses  
Universities, colleges and provincial training centres  
Utility building

For the purposes of Site 2 of this Bylaw, “support commercial uses” means uses that are ancillary to the primary use of a building, serve the day to day convenience needs of building users and are the following:

- Accessory food service
- Amusement arcade
- Athletic and recreational facilities
- Drinking establishment
- Financial institutions
- Outdoor cafes
- Personal services businesses
- Private clubs or organizations
- Private schools
- Restaurant - licensed
- Retail stores
- Restaurants - food service only

2. Development Guidelines

The General Rules for Special Districts contained in Section 48 of Bylaw 2P80 shall apply to all uses and the Permitted Use Rules of the PS District shall apply to Permitted Uses and the Discretionary Use Rules of the PS District shall apply to Discretionary Uses unless otherwise noted below:

(a) Site Design

- (i) Building design shall incorporate a prominent visual terminus into the hospital site from Main Street and to provide a sense of enclosure around Seton Square Park; and
- (ii) A visually prominent public entrance into the hospital building shall be provided along Front Street and located to minimize the walking distance to the LRT station.

(b) Support Commercial Uses

- (i) Support commercial uses shall be limited to the first storey and plus 15 locations of multi-level buildings. Consideration of support commercial uses on the plus 15 level should emphasize the priority of locating such uses at the first storey to contribute to the street-level public realm.
- (ii) Restaurant - Food Service only  
  
Where a site abuts a residential use, residential district or a local street or lane separating the site from a residential district, a maximum net floor area of 75 square metres, excluding the kitchen area.
- (iii) Take-out Food Service

A maximum net floor area of 15 square metres, excluding the kitchen area.

(iv) Accessory Food Service

A maximum gross floor area of 15 square metres.

(v) Outdoor Café

Where a site abuts a residential use, residential district or a local street or lane separating the site from a residential district, a maximum gross floor area of 25 square metres.

(vi) Restaurant-Licensed

Where a site abut a residential use, Residential District or a local street or lane separating the site from a residential district, a maximum net floor area of 75 square metres, excluding the kitchen area.

(c) Residential Uses

All residential uses listed in Site 2 of this Bylaw shall comply with the General Rules for Residential Districts contained in Section 20 of Bylaw 2P80 and the Permitted and Discretionary Use Rules of the RM-6 Residential Medium Density Multi-Dwelling District.

(d) Hospital Uses

Hospital uses may occur in multiple buildings on the site.

(e) Transportation Impact Assessment

At the discretion of the Approving Authority, for any substantive development permit application expected to impact traffic operations, updated traffic impact analysis may be required to the satisfaction of the Manager of Transportation Planning. Such an update will consider the timing of required transportation infrastructure, and may result in the delay of development permit approval until supporting infrastructure is confirmed. In the exercising of this discretion, regard will be had and direction taken from the goals of the Southeast Centre ASP.

**Site 3 – Includes Sites 3A, 3B, 3C, 3D, 3E, and 3F (34.75 hectares ± (85.9 acres ±))**

1. Land Use

(a) Permitted Uses

Essential public services

Parks and playgrounds

Utilities

The following uses shall be Permitted only in existing buildings:

Commercial schools (C.U.)

Financial institutions (C.U.)

Medical clinics (C.U.)

Offices (C.U.)

Universities, colleges and provincial training centres (C.U.)

For the purpose of Site 3 of this Bylaw, all Permitted Uses excluding parks and playgrounds and utilities shall be considered “Employment Intensive” uses for the purposes of the employment target set out in Section 4.0 of the Southeast Centre Area Structure Plan.

(b) Discretionary Uses

In addition to the following uses, those uses that are Permitted in existing buildings, shall be Discretionary in proposed buildings and shall be considered “Employment Intensive” use for the purposes of the employment target set out in Section 4.0 of the Southeast Centre Area Structure Plan.

For the purposes of Site 3 of this Bylaw, only those uses listed with an “✓” under the Employment Use heading shall be considered “Employment Intensive” uses for the purposes of the employment target set out in Section 4.0 of the Southeast Centre Area Structure Plan.

<b>Discretionary Uses</b>	<b>Employment Use</b>	<b>Support Commercial Use</b>
Accessory food services	X	✓
Ancillary commercial uses	X	✓
Athletic and recreational facilities	X	✓
Child care facilities	X	✓
Cleaning, servicing, testing or repairing	✓	X
Custodial quarters	✓	X
Drinking establishment	X	✓
Grocery stores	X	✓
Laboratories	✓	X
Manufacturing, fabricating, processing, assembly, disassembly, production or packaging of materials, goods or products	✓	X
Mechanical reproduction and printing establishments	✓	X
Medical clinics (C.U.)	✓	X
Motion picture production facilities	✓	X
Offices (C.U.)	✓	X
Outdoor café	X	✓
Personal service business	X	✓
Private clubs and organizations	X	✓
Radio and television studios	✓	X
Restaurant-licensed	X	✓
Restaurant-food service only	X	✓
Retail stores	X	✓
Signs – Class 1	X	X
Signs – Class 2 (Freestanding ID Only)	X	X
Take-out food services	X	✓
Veterinary clinics	✓	X

The following Discretionary Uses are only available in Sites 3A, 3B, and 3C (Employment Precincts 1 and 2 of the Southeast Centre Area Structure Plan) of Site 3 of this Bylaw.

<b>Discretionary Uses</b>	<b>Employment Use</b>	<b>Support Commercial Use</b>
Automotive services	X	✓
Funeral homes	X	X
Liquor store	X	✓
Public and quasi-public buildings	X	X
Special care facilities (nursing homes only)	✓	X

The following additional Discretionary Uses are available in Sites 3A, 3B, and 3C (Employment Precincts 1 and 2 of the Area Structure Plan) of Site 3 of this Bylaw, but are only available in Sites 3D, 3E, and 3F (Employment Precinct 3 of the Area Structure Plan) when the Approving Authority has determined that the employment target set out in Section 4.0 of the Southeast Centre Area Structure Plan has been met. The following uses are not considered “Employment Intensive” use for the purposes of the employment target:

- Apartments
- Dwelling units
- Home occupations – Class 1
- Home occupations – Class 2 (N.P.)
- Hostels
- Live-work units
- Lodging houses
- Special care facilities (all other uses except nursing homes)
- Stacked townhouses
- Townhouses

For the purpose of Site 3 of this Bylaw, “live-work unit” means a type of dwelling unit used by the resident for work and living purposes that may include, but is not limited to, offices, personal service businesses, and the selling of goods produced on-site.

For the purpose of Site 3 this Bylaw, the word “block” means the area of land bounded on all sides by public thoroughfare.

2. Development Guidelines

The General Rules for Commercial Districts contained in Section 33 of Bylaw 2P80 shall apply to all uses and the Permitted Use Rules of the C-2 General Commercial District shall apply to the Permitted uses and the Discretionary Use Rules of the C-2

General Commercial District shall apply to the Discretionary Uses unless otherwise noted below:

(a) Site Concept Plan

With each tentative plan and development permit application, a site concept plan shall be submitted for the entire block and shall show the distribution of employment, residential, and free-standing and support commercial uses, interface treatment between any proposed residential use and employment



and/or support commercial uses, building setbacks, building orientation, all yard requirements, vehicular access/egress, landscaping, pedestrian connections through the sites, parking areas, and other information determined necessary by the Approving Authority.

(b) Live-Work Units

Live-work units shall be limited to those uses which do not create a nuisance by way of electronic interference, dust, noise, odour, smoke, bright light or anything of an offensive or objectionable nature which is detectable to normal sensory perception outside the live-work unit.

(c) Commercial Uses

- (i) Within any building, the total gross floor area of all support commercial uses located within the building shall not exceed 10 percent of the gross floor area;
- (ii) Notwithstanding 2(c)(i) of Site 3 of this Bylaw, for mixed use buildings of three storeys or higher, the allowable amount of support commercial development may be increased to encompass the entire first storey;
- (iii) In addition to 2(c)(i) and 2(c)(ii) of Site 3 of this Bylaw, freestanding restaurants may be considered up to a maximum total of 1,400 square metres within the combined areas of Sites 3A, 3B, and 3C (Employment Precincts 1 and 2 of the Area Structure Plan) of Site 3 of this Bylaw; and
- (iv) In addition to 2(c)(i) and 2(c)(ii) of Site 3 of this Bylaw, a maximum of one freestanding restaurant of up to a maximum of 700 square metres in size may be considered in each of Sites 3D, 3E, and 3F (Employment Precinct 3 of the Area Structure Plan) of Site 3 of this Bylaw.

(d) Loading

In addition to the requirements of Section 18 of Bylaw 2P80, any loading area visible from a public thoroughfare or abutting a residential use, a residential district or a PE Public Park, School or Recreation District shall be screened to the satisfaction of the Approving Authority.

(e) Equipment Screening

All roof top mechanical equipment shall be screened from public view or enclosed to the satisfaction of the Approving Authority.

(f) Front Yard

Any yard abutting a public thoroughfare or public park shall be considered a front yard.

(g) Interface Treatment

Where a site abuts a residential use, a residential district or a PE Public Park, School or Recreation District, the treatment of the interface in terms of

distance, visual screening and landscaping shall be to the satisfaction of the Approving Authority.

(h) Parking

- (i) Parking areas adjacent to Market Street SE within Site 3 of this Bylaw, shall have enhanced landscaping or architectural streetscape elements, which can include but are not limited to decorative walls, colonnades, and archways to minimize the visual impact of surface parking to the satisfaction of the Approving Authority; and
- (ii) Parking shall be provided in accordance with Section 18 of Bylaw 2P80.

(i) Access

- (i) Vehicular access to Site 3B of this Bylaw from Market Street SE shall be on a limited basis to the satisfaction of the Approving Authority; and
- (iii) Drive-in or drive-through facilities within Site 3B of this Bylaw shall not front onto Market Street SE or have access from Market Street SE but may be considered on a limited basis at the rear of buildings along Market Street SE and, where permitted, shall be designed to minimize the visual impact.

(j) Building Design

The Approving Authority shall consider or confirm any height restrictions imposed by a helicopter pad location on the hospital site prior to an approval of a Development Permit.

(k) Residential Uses

All residential uses listed in Site 3 of this Bylaw shall comply with the General Rules for Residential Districts contained in Section 20 of Bylaw 2P80 and the Permitted and Discretionary Use Rules of the RM-6 Residential Medium Density Multi-Dwelling District.

(l) LRT Interface

- (i) All facades visible from the LRT station shall be architecturally treated to a similar standard as the front façade as determined by the Approving Authority;
- (ii) The facades of buildings adjacent to the LRT station shall be designed to incorporate visual surveillance of the LRT station;
- (iii) The LRT station and adjacent used may be incorporated into one building; and
- (iv) Public access between buildings along the block containing the LRT station shall be provided where deemed necessary by the Approving Authority to ensure safety and security for transit users.

(m) Transportation Impact Assessment

At the discretion of the Approving Authority, for any substantive development permit application expected to impact traffic operations, updated traffic impact analysis may be required to the satisfaction of the Manager of Transportation Planning. Such an update will consider the timing of required transportation infrastructure, and may result in the delay of development permit approval until supporting infrastructure is confirmed. In the exercising of this discretion, regard will be had and direction taken from the goals of the Southeast Centre ASP.

**Site 4 (0.14 hectares ± (0.3 acres ±))**

1. Land Use

(a) The Permitted Uses of the PS Public Service District shall apply.

(b) Discretionary Uses

Public plaza  
Signs – Class 2  
Utility buildings

2. Development Guidelines

The General Rules for Special Districts contained in Section 48 of Bylaw 2P80 shall apply to all uses and the Permitted and Discretionary Use Rules of the PS Public Service District shall apply unless otherwise noted below.

(a) Site Design

This site shall incorporate a public open space/plaza at the corner of 41 Street SE and Market Street SE to provide a public amenity and visual connection to the LRT station from Market Street SE.

(b) Transportation Impact Assessment

At the discretion of the Approving Authority, for any substantive development permit application expected to impact traffic operations, updated traffic impact analysis may be required to the satisfaction of the Manager of Transportation Planning. Such an update will consider the timing of required transportation infrastructure, and may result in the delay of development permit approval until supporting infrastructure is confirmed. In the exercising of this discretion, regard will be had and direction taken from the goals of the Southeast Centre ASP.

**Site 5 (7.22 hectares ± (17.8 acres ±))**

1. Land Use

(a) Permitted Uses

Essential public services  
Parks and playgrounds  
Signs – Class 1  
Utilities

The following uses shall be Permitted only within existing buildings and where no drive-in or drive-through facilities are provided:

Accessory food service  
Apartment buildings  
Child care facilities  
Dwelling units  
Financial institutions  
Grocery stores  
Home Occupations – Class 1  
Mechanical reproduction and printing establishments  
Medical clinics  
Offices  
Personal service businesses  
Private clubs and organizations  
Restaurants-food service only  
Retail stores  
Special care facilities  
Stacked townhouses  
Take-out food services  
Townhouses  
Veterinary clinics

(b) Discretionary Uses

In addition to the following uses, those uses that are Permitted in existing buildings, shall be Discretionary in proposed buildings.

Amusement arcades  
Athletic and recreational facilities  
Billiard parlours  
Commercial schools  
Drinking establishments  
Entertainment establishments  
Home occupations – Class 2 (N.P.)  
Hostels  
Laboratories  
Liquor stores  
Live-work units  
Lodging houses  
Outdoor cafes (N.P.)  
Parking areas and parking structures  
Power generation facility-small scale  
Radio and television studios  
Restaurant-licensed

Signs – Class 2  
Special function tents (commercial)

For the purpose of Site 5 of this Bylaw, “live-work unit” means a type of dwelling unit used by the resident for work and living purposes that may include, but is not limited to, offices, personal service businesses, and the selling of goods produced on-site.

For the purpose of Site 5 of this Bylaw, the word “block” means the area of land bounded on all sides by public thoroughfare.

2. Development Guidelines

The General Rules for Commercial Districts contained in Section 33 of Bylaw 2P80 shall apply to all uses and the Permitted Use Rules of the C-2 General Commercial District shall apply to Permitted Uses and the Discretionary Use Rules of the C-2 General Commercial District shall apply to Discretionary Uses unless otherwise noted below:

(a) Site Concept Plan

With each tentative plan and development permit application, a site concept plan shall be submitted for the entire block and shall show anticipated building use, residential and commercial portions of buildings, building orientation, open space including outdoor cafes, vehicular access/egress, landscaping, pedestrian connections through the sites, parking areas, and other information determined necessary by the Approving Authority.

(b) Residential Uses

- (i) No dwelling units within apartment buildings, townhouses and stacked townhouses shall be located on the first storey along Market Street SE, unless otherwise deemed appropriate by the Approving Authority.
- (ii) Lobbies and entrances into residential development above the first storey

(c) Live-Work Units

- (i) That portion of the live-work unit used for living purposes shall not be allowed on the first storey on Market Street SE; and
- (ii) Live-work units shall be limited to those uses which do not create a nuisance by way of electronic interference, dust, noise, odour, smoke, bright light or anything of an offensive or objectionable nature which is detectable to normal sensory perception outside the live-work unit.

(d) Front Yard

- (i) Any yard abutting a public thoroughfare or public park shall be considered a front yard.

- (e) Frontage
  - (i) Each blockface along Market Street SE shall have a minimum of 80 percent continuous building facade or architectural streetscape elements, which can include but are not limited to decorative walls, colonnades, and archways; and
  - (ii) Pedestrian walkways between buildings shall be considered as part of the 80 percent continuous building façade.
- (f) Parking
  - (i) Parking areas abutting Market Street SE and Seton Square SE park are prohibited;
  - (ii) Parking areas adjacent to any thoroughfare within Site 5 of this Bylaw other than those mentioned in 2(f)(i), shall have enhanced landscaping or architectural streetscape elements, which can include but are not limited to decorative walls, colonnades, and archways to minimize the visual impact of surface parking to the satisfaction of the Approving Authority; and
  - (iii) Parking shall be provided in accordance with Section 18 of Bylaw 2P80 with the following exceptions:
    - (A) One space per 46 square metres of net floor area for offices;
    - (B) One space per 25 square metres of gross floor area for other commercial uses;
    - (C) 1.2 parking stalls per dwelling unit; and
    - (D) 1.2 parking stalls per live-work dwelling unit with additional commercial stall requirements as per Section 18 of Bylaw 2P80.
- (g) Access
  - (i) Vehicular access to the blocks from Market Street SE and Seton Square SE park shall be on a limited basis to the satisfaction of the Approving Authority; and
  - (ii) Drive-in or drive-through facilities shall not front onto Market Street SE or have access from Market Street SE but may be considered on a limited basis at the rear of buildings along Market Street SE and, where permitted, shall be designed to minimize the visual impact.
- (h) Building Orientation and Design
  - (i) The primary façade of buildings along Market Street SE and Seton Square SE park shall be oriented towards Market Street SE and Seton Square SE park respectively, contain the primary entrance(s), and incorporate visual permeability on the first storey, which may include but not be limited to windows, doors or other type of openings; and

- (ii) Façades along Main Street SE and 41 Street SE shall be architecturally treated to a similar standard as the primary façade along Market Street SE or Front Street SE; and
- (iii) The Approving Authority shall consider or confirm any height restrictions imposed by a helicopter pad location on the hospital site prior to an approval of a Development Permit.

(i) LRT Interface

- (i) In addition to the site concept plan requirements under 2(a), the following information shall be submitted for the block containing the LRT station:
  - (A) With the first affected tentative plan the site layout of the block including a dimensioned LRT facility to ensure that the block dimensions resulting in the subdivision can accommodate the all the site requirements to the satisfaction of the Approving Authority; and

(j) Transportation Impact Assessment

At the discretion of the Approving Authority, for any substantive development permit application expected to impact traffic operations, updated traffic impact analysis may be required to the satisfaction of the Manager of Transportation Planning. Such an update will consider the timing of required transportation infrastructure, and may result in the delay of development permit approval until supporting infrastructure is confirmed. In the exercising of this discretion, regard will be had and direction taken from the goals of the Southeast Centre ASP.

- (B) With the first affected development permit details showing public access to the LRT facility and the interface between the LRT station and adjacent uses to the satisfaction of the Approving Authority.
- (ii) All facades visible from the LRT station shall be architecturally treated to a similar standard as the front façade as determined by the Approving Authority;
- (iii) The facades of buildings adjacent to the LRT station shall be designed to incorporate visual surveillance of the LRT station;
- (iv) The LRT station and adjacent uses may be incorporated into one building; and
- (v) Public access between buildings along the block containing the LRT station shall be provided where deemed necessary by the Approving Authority to ensure safety and security for transit users.
- (v) Loading access to the commercial development adjacent to the LRT station shall be designed so that it does not interfere with pedestrian environment along Market Street SE and the use of the LRT station to the satisfaction of the Manager of Transportation Planning and Chief Subdivision Planner.

**Site 6 (2.42 hectares ± (6.0 acres ±))**

1. Land Use

(a) Permitted Uses

Essential public services  
Parks and playgrounds  
Signs – Class 1  
Utilities

The following uses shall be permitted only in existing buildings:

Accessory food service  
Child care facility  
Commercial schools  
Drinking establishments  
Dwelling units  
Financial institutions  
Grocery stores  
Home occupations – Class 1  
Hotels and motels  
Mechanical reproduction and printing establishments  
Medical clinics  
Offices  
Personal service businesses  
Private clubs and organizations  
Restaurants-food service only  
Retail food stores  
Retail stores  
Take-out food services  
Veterinary clinics

(b) Discretionary Uses

In addition to the following uses, those uses that are Permitted in existing buildings, shall be Discretionary in proposed buildings:

Amusement arcades  
Athletic and recreational facilities  
Automotive rentals only  
Automotive services  
Billiard parlours  
Entertainment establishments  
Home occupations – Class 2 (N.P.)  
Hostels  
Laboratories  
Liquor stores  
Lodging houses  
Motion picture production facilities  
Outdoor cafes (N.P.)  
Parking areas and structures  
Power generation facility-small scale  
Private schools  
Public and quasi-public buildings  
Radio and television studios



Restaurants - licensed  
Signs – Class 2  
Special care facilities  
Special function tents (commercial)  
Utility building

For the purpose of Site 6 of this Bylaw, the word “block” means an area of land bounded on all sides by public thoroughfare.

2. Development Guidelines

The General Rules for commercial districts contained in Section 33 of Bylaw 2P80 shall apply to all uses and the Permitted Use Rules of the C-2 General Commercial District shall apply to Permitted Uses and the Discretionary Use Rules of the C-2 General Commercial District shall apply to Discretionary Uses unless otherwise noted below:

(a) Site Concept Plan

With each tentative plan and development permit application, a site concept plan shall be submitted for the entire block and shall show anticipated building use, residential and commercial portions of buildings, building orientation, open space including outdoor cafes, vehicular access/egress, landscaping, pedestrian connections through the sites, parking areas, and other information determined necessary by the Approving Authority.

(b) Dwelling Units

- (i) No dwelling units shall be located on the first storey of any building fronting onto Market Street SE; and
- (ii) Lobbies and entrances into residential development above the first storey may be allowed on Market Street SE.

(c) Front Yard

Any yard abutting a public thoroughfare or public park shall be considered a front yard.

(d) Parking

Parking areas adjacent to any thoroughfare within the area of Site 6 of this Bylaw shall have enhanced landscaping or architectural streetscape elements, which shall include but are not limited to decorative walls, colonnades, and archways to minimize the visual impact of surface parking to the satisfaction of the Approving Authority.

(e) Access

Vehicular access to the blocks along Market Street SE shall be on a limited basis to the satisfaction of the Approving Authority.

- (f) Building Orientation and Design
  - (i) The façades of buildings along Market Street SE shall contain an entrance(s), and incorporate visual permeability on the first storey, which may include but not be limited to windows, doors or other type of openings.
  - (ii) Façades along Market Street SE within Site 6 of this Bylaw shall be architecturally treated to a similar standard as façades along Market Street SE within Site 6 of this Bylaw.
  - (iii) The Approving Authority shall consider or confirm any height restrictions imposed by a helicopter pad location on the hospital site prior to an approval of a Development Permit.
- (g) Transportation Impact Assessment

At the discretion of the Approving Authority, for any substantive development permit application expected to impact traffic operations, updated traffic impact analysis may be required to the satisfaction of the Manager of Transportation Planning. Such an update will consider the timing of required transportation infrastructure, and may result in the delay of development permit approval until supporting infrastructure is confirmed. In the exercising of this discretion, regard will be had and direction taken from the goals of the Southeast Centre ASP.

**Site 7 (1.62 hectares ± (4.0 acres ±))**

1. Land Use

The Permitted and Discretionary Uses of the RM-6 Residential High Density Multi-Dwelling District of Bylaw 2P80 shall be the Permitted and Discretionary Uses, respectively, with the exception of the following uses:

- Duplex dwellings
- Fourplex dwellings
- Public and quasi-public buildings
- Semi-detached dwellings
- Single-detached dwellings
- Triplex dwellings

For the purpose of Site 7 of this Bylaw, the word “block” means an area of land bounded on all sides by public thoroughfare.

2. Development Guidelines

The General Rules for Residential Districts contained in Section 20 of Bylaw 2P80 shall apply to all uses and the Permitted Use Rules of the RM-6 Residential High Density Multi-Dwelling District shall apply to Permitted Uses and the Discretionary Use Rules of the RM-6 Residential High Density Multi-Dwelling District shall apply to Discretionary Uses unless otherwise noted below:

(a) Site Concept Plan

With each tentative plan and development permit application, a site concept plan shall be submitted for the entire block and shall show building footprints, open space and landscaping, internal drive aisles or roads, access/egress points, parking areas and other information determined necessary by the Approving Authority.

(b) Building Orientation and Parking

(i) Buildings shall front directly to the street; and

(ii) Parking shall be underground at the rear of the building, or at the side of the building and appropriately screened to the satisfaction of the Approving Authority.

(iii) Access to townhouse parking areas shall be from the rear only, unless an alternative approach with front yard access that minimises impacts to streetscape design, street operations and safety, and visibility to/interface with the park is found to be acceptable by the Approving Authority.

(c) LRT Interface

(i) In addition to the site concept plan requirements under 2(a), the following information shall be submitted for the block containing the LRT station:

(A) with the first affected tentative plan the site layout of the block including a dimensioned LRT facility to ensure that the block dimensions resulting from the subdivision can accommodate all the site requirements to the satisfaction of the Approving Authority; and

(B) with the first affected development permit details showing public access to the LRT facility and the interface between the LRT station and adjacent uses to the satisfaction of the Approving Authority.

(ii) All facades visible from the LRT station shall be architecturally treated to a similar standard as the front façade to the satisfaction of the Approving Authority;

(d) Transportation Impact Assessment

At the discretion of the Approving Authority, for any substantive development permit application expected to impact traffic operations, updated traffic impact analysis may be required to the satisfaction of the Manager of Transportation Planning. Such an update will consider the timing of required transportation infrastructure, and may result in the delay of development permit approval until supporting infrastructure is confirmed. In the exercising of this discretion, regard will be had and direction taken from the goals of the Southeast Centre ASP.

- (iii) The facades of buildings adjacent to the LRT station shall be designed to incorporate visual surveillance of the LRT station; and
- (iv) The LRT station and adjacent uses may be incorporated into one building.

**Site 8 (1.51 hectares ± (3.8 acres ±))**

1. Land Use

The Permitted and Discretionary Uses of RM-6 Residential High Density Multi-Dwelling District shall be the Permitted and Discretionary Uses, respectively, with the exception of the following uses:

Duplex dwellings  
Public and quasi-public buildings  
Semi-detached dwellings  
Single-detached dwellings

2. Development Guidelines

The General Rules for Residential Districts contained in Section 20 of Bylaw 2P80 shall apply to all uses and the Permitted Use Rules of the RM-6 Residential High Density Multi-Dwelling District shall apply to Permitted Uses and the Discretionary Use Rules of the RM-6 Residential High Density Multi-Dwelling District shall apply to Discretionary Uses unless otherwise noted below:

(a) Site Concept Plan

With each tentative plan and development permit application, a site concept plan shall be submitted for the entire block and shall show building footprints, open space and landscaping, internal drive aisles or roads, access/egress points, parking areas and other information determined necessary by the Approving Authority.

(b) Interface with Park

- (i) Building and site layout, including but not limited to the use of setbacks, stepping back of upper storeys, and open space between buildings, shall be designed to limit shadowing on the adjacent park; and

(c) Transportation Impact Assessment

At the discretion of the Approving Authority, for any substantive development permit application expected to impact traffic operations, updated traffic impact analysis may be required to the satisfaction of the Manager of Transportation Planning. Such an update will consider the timing of required transportation infrastructure, and may result in the delay of development permit approval until supporting infrastructure is confirmed. In the exercising

of this discretion, regard will be had and direction taken from the goals of the Southeast Centre ASP.

- (ii) All facades visible from the park shall be architecturally treated to a similar standard as the front façade as determined by the Approving Authority.