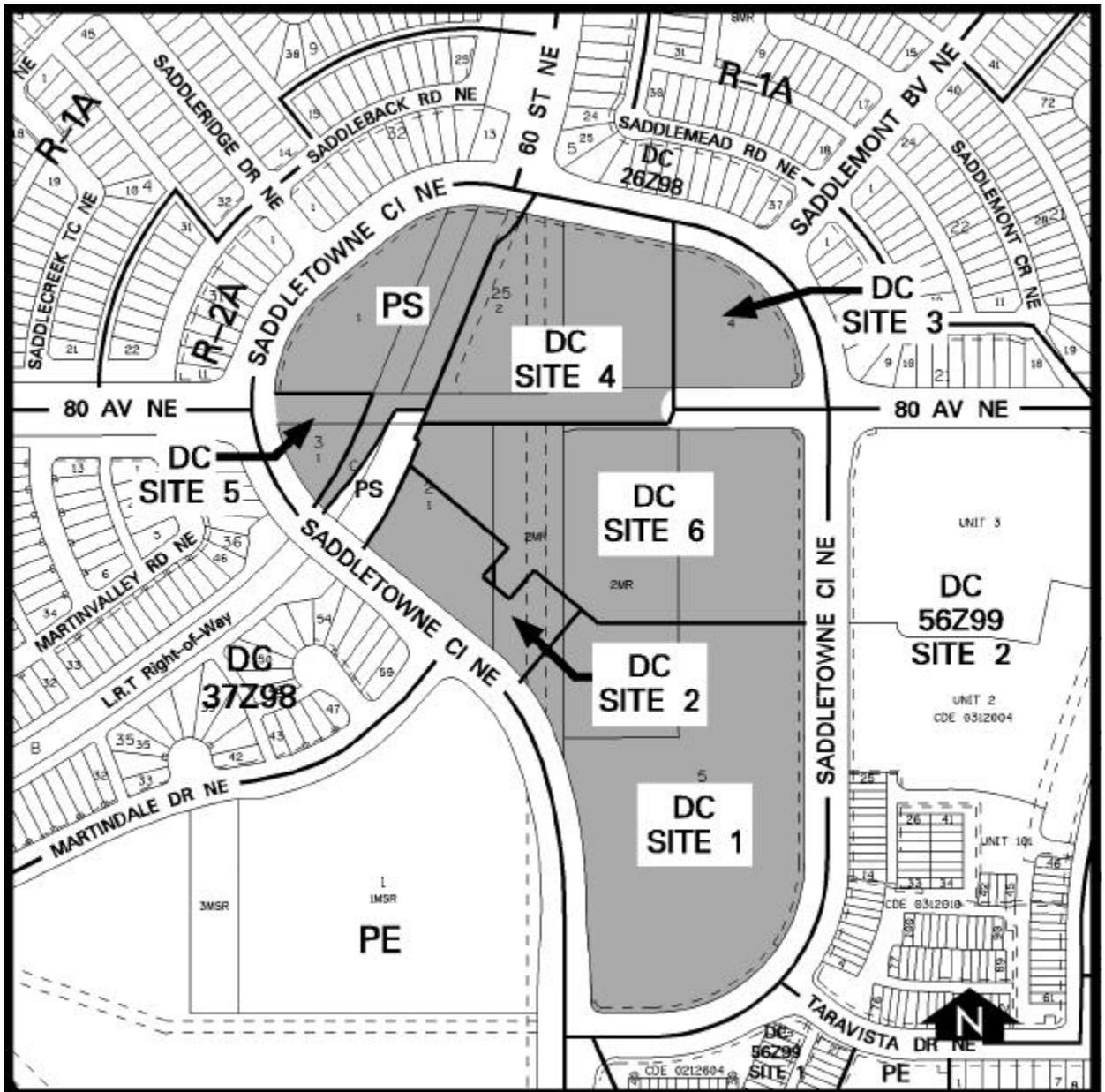


Amendment # LOC2003-0125
Council Approval: 2004 July 28

Bylaw # 49Z2004

SCHEDULE B



DC DIRECT CONTROL DISTRICT

Site 1 (4.05 hectares ± (10.00 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.

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) Auto-Oriented Uses

Automotive services, automotive specialties, and drive-in/drive-through facilities shall be prohibited along the northern edge of Site 1 adjacent to the park site or where, in the discretion of the Approving Authority, such uses would negatively effect pedestrian circulation or interface with the park, site 6.

(b) Development Threshold

A transportation impact assessment will be required, to the satisfaction of the Approving Authority, for any development applications exceeding 10,220 square metres of total net building area for Site 1 of this Bylaw. Development permits may be refused based on the outcome of the transportation impact assessment.

(c) Building Design and Park Interface

- (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) The façades of all buildings abutting or backing onto the park site, except for one retail food store, shall contain a secondary customer-oriented entrance(s) and incorporate visual permeability, which may include but not be limited to windows, doors, patios, or other type of openings to address park interface issues to the satisfaction of the Approving Authority;
- (iii) All facades visible from Saddletowne Circle NE, the park site, and visible to the public from within Site 1 of this Bylaw shall be architecturally treated to a similar standard as the front façade;
- (iv) 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 building(s) and provide landscaping so that the visual impacts are screened and minimized from the park site and Saddletowne Circle NE;

- (v) Any walkway along the front of a building and adjacent to a drive aisle shall be designed to minimize speeding in that drive aisle and large enough to provide a safe pedestrian zone, which may include but not be limited to façade projections, curb bump-outs, decorative bollards, textured and raised pedestrian crossings;
 - (vi) Seasonal merchandising, sales, or display may be allowed where 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;
 - (vii) Architectural design of large buildings shall consider placing smaller storefronts or commercial units along the front façade where appropriate; and
 - (viii) Where appropriate, buildings shall be designed and located to frame and enhance the pedestrian connections from the LRT station (PS site) and the park, site 6, to the satisfaction of the Approving Authority.
- (d) 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 referred to in 2(d)(i) above, may be hard landscaping where the landscaping provided serves to reduce the visual impact of the parking lot or is deemed to be a public amenity space all to the satisfaction of the Approving Authority.
- (e) Pedestrian Connections
- (i) Walking distances between building entrances shall be minimized where possible through placement of entrances, site design and building location;
 - (ii) A continuous pedestrian route between buildings shall be achieved through the use of sidewalks or clearly defined walkways or pathways;
 - (iii) A minimum of one north-south pedestrian walkway, including an enhanced crossing of the drive aisle(s), shall be provided through the middle of the parking lot consisting of a paved area of a minimum of 2.0 metres clear of obstructions, shall contain landscaping including trees to visually reduce the size of the parking lot, to buffer pedestrians from the parking area and where possible should be aligned with a public entrance to direct pedestrians into a building;
 - (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; and
 - (v) A pedestrian connection to Site 2 shall be provided.

- (f) Rear Yard

No minimum requirement.

Site 2 (0.76 hectares ± (1.89 acres ±))

1. Land Use

The Permitted and Discretionary Uses of the C-1A Local Commercial District shall be the Permitted and Discretionary Uses, respectively, with the exclusion of automotive services.

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-1A Local Commercial District shall apply to Permitted Uses and the Discretionary Use Rules of the C-1A

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

(a) Yards

Any yard abutting the park, site 6, shall have a minimum depth of 3 metres.

(b) Vehicular access

Vehicular access to Site 2 of this Bylaw shall be aligned with Martindale Drive NE.

(c) Drive-Ins and Drive-Through Facilities

Drive-in/drive-through facilities shall be prohibited.

(d) Parking

Parking shall be provided in accordance with Section 18 of Bylaw 2P80 with the following exception for liquor stores, restaurants-food service only, restaurants-licensed, and drinking establishments where 5.5 parking stalls per 93 square metres of net floor area shall apply.

(e) Floor Area

Section 35 (5) (b.2) does not apply to Site 2 of this Bylaw.

(f) Building Design and Park Interface

- (i) The façades of all buildings abutting or backing onto the park, site 6, shall contain a secondary customer-oriented entrance(s) and incorporate visual permeability, which may include but not be limited to windows, doors, patios, or other type of openings to address park interface issues to the satisfaction of the Approving Authority;

- (ii) All facades visible from Saddletowne Circle NE, the park, site 6, and visible to the public from within Site 2 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 building(s) or free-standing enclosures must be designed and architecturally treated to a similar standard as the primary buildings on the site and provide landscaping so that the visual impacts are screened and minimized from the park, site 6, and Saddletowne Circle NE;
 - (iv) Rear drive aisles shall be prohibited for buildings abutting the park, site 6; and
 - (v) Parking areas abutting the park, site 6, shall be prohibited.
- (g) Pedestrian Connections
- (i) Walking distances between building entrances shall be minimized where possible;
 - (ii) A continuous pedestrian route between building entrances shall be achieved through the use of sidewalks or clearly defined walkways or pathways and shall connect to the LRT station (PS site);
 - (iii) 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;
 - (iv) A prominent visual and physical pedestrian connection through Site 2 from Martindale Drive NE into the park, site 6, shall be provided and designed to ensure pedestrian safety and emphasize the pedestrian connection through the use of trees and other design elements to the satisfaction of the Approving Authority; and
 - (v) A pedestrian connection to the LRT (PS site) to the west and Site 1 to the east shall be provided.

Site 3 (0.64 hectares ± (1.58 acres ±))

1. Land Use

The Permitted and Discretionary Uses of the C-1A Local Commercial District shall be the Permitted and Discretionary Uses, respectively.

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-1A Local Commercial District shall apply to Permitted Uses and the Discretionary Use Rules of the C-1A Local Commercial District shall apply to Discretionary Uses unless otherwise noted below:

(a) Parking

Parking shall be provided in accordance with Section 18 of Bylaw 2P80 with the following exception for liquor stores, restaurants-food service only, restaurants-licensed, and drinking establishments where 5.5 parking stalls per 93 square metres of net floor area shall apply.

(b) Floor Area

(i) Outdoor Café

The maximum gross floor area of any outdoor café, where in the opinion of the Approving Authority it will negatively impact the residential site, shall be 25 square metres.

(ii) Restaurant-Licensed and Drinking Establishment

The maximum gross floor area of any restaurant-licensed and drinking establishment, where in the opinion of the Approving Authority it will negatively impact the residential site, shall be 75 square metres, excluding kitchen area.

(c) Building Design and Residential Interface

(i) All facades visible from the residential site shall be architecturally treated to a similar standard as the front façade; and

(ii) Loading areas, ancillary storage, utility meter, outdoor storage, garbage collection or compaction, or other such services shall be incorporated into the building(s) or free-standing enclosures must be designed and architecturally treated to a similar standard as the primary buildings on the site and provide landscaping so that the visual impacts are screened and minimized from the park site and Saddletowne Circle NE.

Site 4 (1.84 hectares ± (4.55 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 addition of live-work units as a Discretionary Use and 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 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.

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

(a) Development Threshold

The maximum number of units shall be 250 units.

(b) Park Interface

- (i) Residential units shall be oriented towards the park, site 6, and shall include at-grade unit entrances where possible; and
- (ii) Parking areas abutting the park, site 6, shall be prohibited.

(c) LRT Interface

- (i) All facades visible from the LRT station shall be architecturally treated to a similar standard as the front façade to the satisfaction of the
- (ii) The facades of buildings adjacent to the LRT station shall be designed to incorporate visual surveillance of the LRT station; and
- (iii) Pedestrian access to the LRT site shall be provided from Site 4 of this Bylaw for the use of the residents only.

(d) Live - Work Units

- (i) Live-work units shall be limited to the first floor only and to those uses that do not create a nuisance by the 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 of the live-work unit; and
- (ii) the number of employees, outside of residents, of the live-work unit shall be limited to one; and signage shall be discreet, and not deter from the residential nature of the multi-unit building to the satisfaction of the Approving Authority.

Site 5 (0.28 hectares ± (0.69 acres ±))

1. Land Use

The Permitted and Discretionary Uses of the C-1A Local Commercial District shall be the Permitted and Discretionary Uses, respectively, with the exclusion of automotive services.

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-1A Local Commercial District shall apply to Permitted Uses and the Discretionary Use Rules of the C-1A

Local Commercial District shall apply to Discretionary Uses unless otherwise noted below;

(a) Floor Area

Section 35 (5)(b.2) of Bylaw 2P80 does not apply to Site 5 of this Bylaw.

(b) Parking

Parking shall be 5.5 parking stalls per 93 square metres of net floor area plus applicable requirements for drive-in/drive-through facilities.

(c) Building Design and LRT Interface

(i) The façades of all buildings adjacent to the LRT station (PS site) shall contain an entrance(s), and incorporate visual permeability which may include but not be limited to windows, doors or other type of openings;

(iii) All facades visible from Saddletowne Circle NE and the LRT station (PS site) shall be architecturally treated to a similar standard as the front façade; and

(iii) Loading areas, ancillary storage, utility meter, outdoor storage, garbage collection or compaction, or other such services shall be incorporated into the building(s) or free-standing enclosures must be designed and architecturally treated to a similar standard as the primary buildings on the site and provide landscaping so that the visual impacts are screened and minimized from the LRT station (PS site) and Saddletowne Circle NE.

Site 6 (2.76 hectares ± (6.82 acres ±))

1. Land Use

The Permitted and Discretionary Uses of PE Public Park, School and Recreation District shall be the Permitted and Discretionary Uses respectively with the addition of essential public services to allow a fire hall.

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 PE Public Park, School and Recreation District shall apply to Permitted Uses and the Discretionary Use Rules of the PE Public Park, School and Recreation District shall apply to Discretionary Uses.