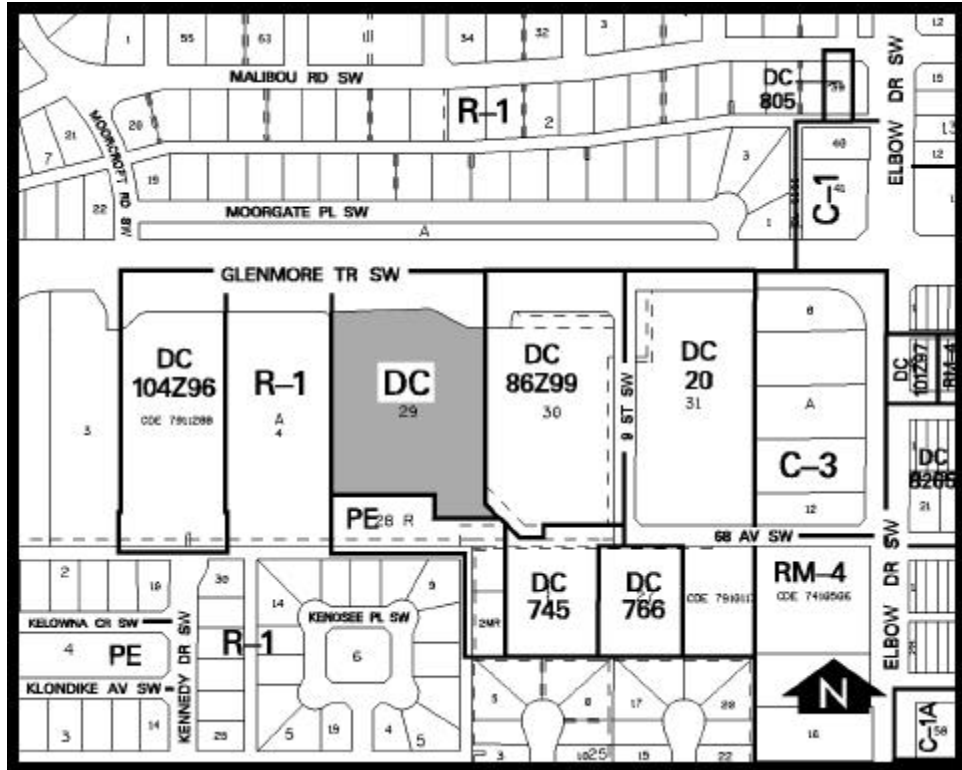


Amendment # LOC2004-0022
Bylaw # 73Z2004
Council Approval: 2004 September 13

SCHEDULE B



DC DIRECT CONTROL DISTRICT

Land Use

(a) Permitted Uses:

- Essential Public Services
- Parks and Playgrounds
- Signs – Class 1
- Utilities

(b) Discretionary Uses:

Accessory food services
Commercial schools
Child care facilities
Laboratories
Medical clinics
Offices
Outdoor café
Personal service businesses
Private schools
Public and quasi-public buildings
Restaurant-food service only
Restaurant-licensed
Signs - Class 2
Utility buildings

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-3(27) General Commercial District shall apply to Permitted Uses and the Discretionary Use Rules of the C-3(27) General Commercial District shall apply to Discretionary Uses, unless otherwise noted below:

(a) Front Yard

A minimum depth of 7.5 metres.

(b) Side Yard

A minimum width of 5.0 metres.

(c) Rear Yard

A minimum depth of 5.0 metres.

(d) Density

A maximum of 11,000 square metres net floor area on the area that is subject to this bylaw unless rationalization for more intense development can be provided with an updated traffic impact study to the satisfaction of the Manager of Transportation Planning.

(e) Outside Storage

Outside storage shall be prohibited.

(f) Loading

All outside loading spaces shall be visually screened and designed as an integral part of the building.

(g) Landscaped Area

The following areas shall be landscaped:

- (i) all minimum required yards;
- (ii) a strip adjacent to the principal building, where loading and the entrance to the underground parkade do not occur, to a minimum depth of 2.5 metres; and
- (iii) all adjoining City boulevards.

(h) Pedestrian Connections

Development Permit plans shall include provision for clearly identifiable walkways:

- (i) connecting the pathway on the east of this site to the proposed pedestrian overpass over Glenmore Trail SW; and
- (ii) connecting the building to the park immediately south of the site.

(i) Freestanding Signs

Any freestanding sign shall have a maximum height of 3.0 metres.