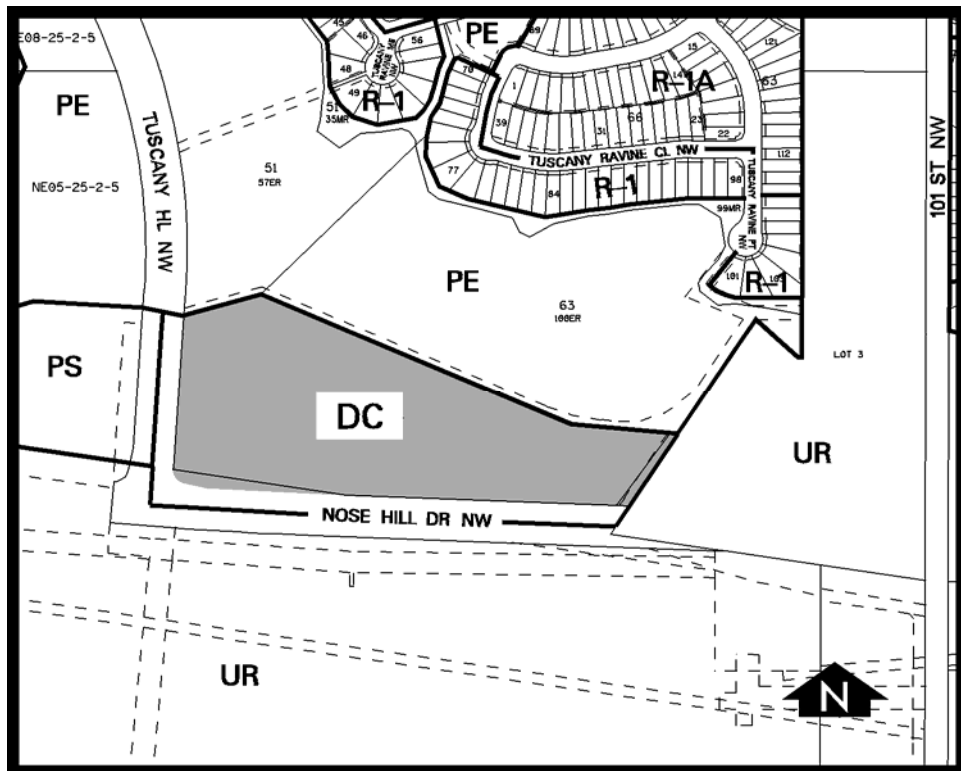




Amendment # LOC2003-0128
Bylaw # 88Z2004
Council Approval: 2004 December 13

SCHEDULE B



DC DIRECT CONTROL DISTRICT

1. Land Use
 - (a) Permitted Uses

Essential public services
Parks and playgrounds
Utilities
In addition, the Permitted Uses of the C-5 Shopping Centre Commercial District, excluding home occupations Class 1, utilities, essential public services and parks and playgrounds shall be Permitted Uses only in an approved sector (community) shopping centre building.
 - (b) Discretionary Uses

Accessory food services

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Athletic and recreational facilities
Automotive services (not including a Grocery store)
Automotive services (including a Grocery store)
Billiard parlours
Child care facilities
Commercial schools
Drinking establishments
Financial institutions
Grocery stores
Liquor stores
Medical clinics
Offices
Outdoor cafes
Parking areas
Personal service businesses
Power generation facility, Mid-scale
Power generation facility, Small-scale
Public and quasi-public buildings
Restaurants – food service only
Restaurants-licensed
Retail food stores
Retail stores
Shopping centres, neighbourhood
Shopping centres, sector (community)
Signs – Class 1
Signs – Class 2
Special function tents (commercial)
Take-out food services
Utility buildings
Veterinary clinics

- (c) In addition, the following Discretionary Uses may be allowed only within an approved sector (community) shopping centre:

Amusement arcades
Automotive specialities
Bottle return depots
Gaming establishment – bingo

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Private clubs and organizations
Radio and television studios

For the purpose of this Bylaw, "initial site" means the entire lands that are subject of this Bylaw.

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 the Permitted Uses and the Discretionary Use Rules of the C-5 Shopping Centre Commercial District shall apply to the Discretionary Uses, unless otherwise noted below.

(a) Site Concept Plan

With each Subdivision and Development Permit application, a site concept plan shall be submitted for the balance of the initial site and shall show building footprints, building orientation, vehicular access/egress, landscaping, pedestrian connections between buildings, parking areas, and other information determined necessary by the Approving Authority.

(b) Site area

(i) The initial site shall be comprised of one or more of the following uses but no more than one of each shall be allowed:

- (A) an athletic and recreational facility
- (B) a public and quasi-public building

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- (C) a shopping centre, sector (community)
 - (D) retail store
 - (E) retail food store
 - (F) offices
 - (G) medical clinic
- (ii) In addition to 2 (b) (i), up to a maximum of 4.0 acres of the initial site may be developed for Discretionary Uses included in 1(b) of this Bylaw. The Approving Authority shall not vary the 4.0 acre maximum.
- (c) Yards
- (i) All yards abutting Nose Hill Drive NW, Tuscan Hill NW, and the north property line abutting the escarpment shall have a minimum depth of 6.0 metres; and
 - (ii) All internal yards shall be to the satisfaction of the Approving Authority.
- (d) Landscaped Area
- (i) Soft landscaping shall be provided to an average depth of 6.0 metres adjacent to the property line of the initial site over the full length of the perimeter of the initial site; and
 - (ii) Soft landscaping shall be located to enhance:
 - (A) pedestrian areas;
 - (B) building walls;
 - (C) both in and around parking areas; and
 - (D) alongside vehicular accessways, extending from the point of access to or from the initial site to the nearest internal circulation roadway.

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- (e) Building Height
 - (i) Shopping Centre, Sector (Community)
 - (A) A maximum of 2 storeys not exceeding an overall height of 10 metres for all Discretionary Uses on sites 4.0 acres or less;
 - (B) Notwithstanding 2(e)(i)(A), a maximum of 15 metres for the retail and shopping portion of a shopping centre, sector (community), athletic and recreational facilities, public and quasi-public buildings, retail store or retail food store; and
 - (C) Notwithstanding 2(e)(i)(A) and (B), a maximum of 18 metres for the feature area (such as entranceways and central cores) portions of a shopping centre, sector (community), office or medical clinics.
 - (ii) Height Exemption

The calculation of building height for a public quasi-public building shall exclude any steeple.
- (f) Gross Floor Area

A maximum 0.3 FAR for all uses including shopping centre, sector (community).
- (g) Retail Food Store Maximum Size

A maximum of 4,645 square metres for any retail food store.
- (h) 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;

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- (ii) All facades visible from Nose Hill Drive NW, Tuscany Hill NW and the adjacent residential uses above the escarpment to the north shall be architecturally treated to a similar standard as the front façade and shall consider colour and materials that minimize the visual impact of the development to the satisfaction of the Approving Authority;
 - (iii) Loading areas, ancillary storage, utility meters, garbage collection or compaction, or other such related services shall be incorporated into the overall design of the buildings and landscaping so that the visual impacts are minimized where practical and feasible; and
 - (iv) For all commercial uses, external seasonal retail sales or display may be allowed ancillary to a principal retail use provided that it is located and designed so as to ensure no adverse impact on pedestrian activities.
- (i) Pedestrian Connections
- Pedestrian walkways incorporating architectural streetscape elements and soft landscaping shall be provided generally linking building to building, and enabling safe pedestrian access from parking and public transit areas to building entrances. Attempts shall be made to provide a coordinated pedestrian walkway system across the entire initial site.
- (j) Parking Lot Landscaping
- (i) For any site 4.0 acres or greater, 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 required in 2(j)(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.