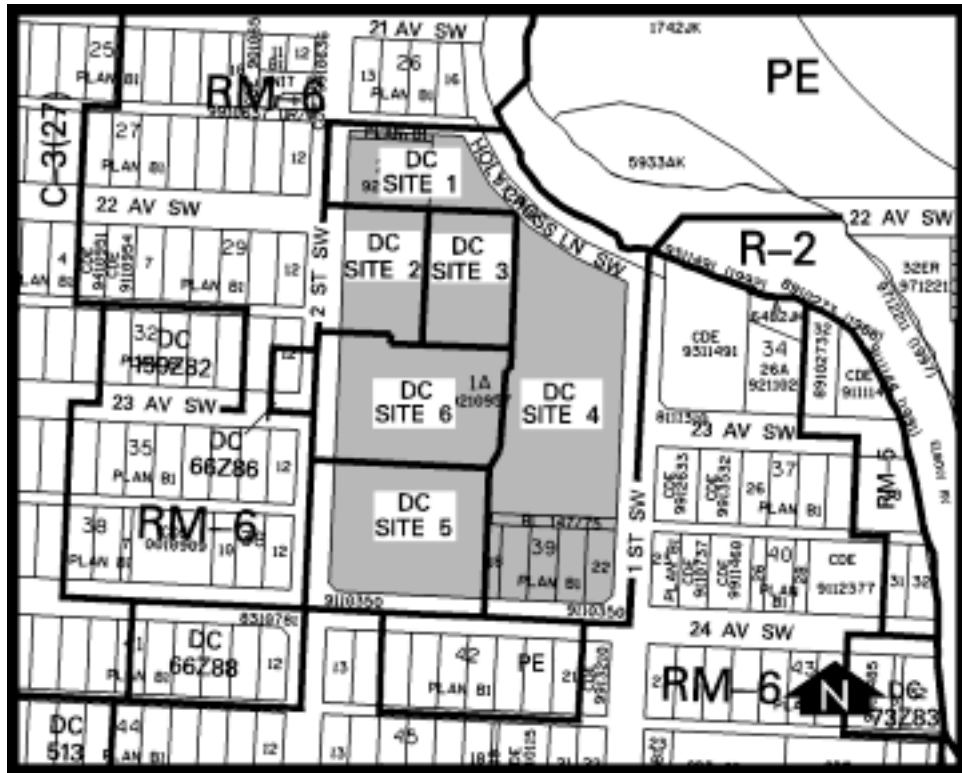


**Amendment # 2000/089**  
**Bylaw # 6Z2001**  
Council Approval: 2001 January 22

**SCHEDULE B**



**DC DIRECT CONTROL DISTRICT**

**Sites 1, 2, 3, 4 and 5**

**1. Land Use**

The Permitted and Discretionary Uses of the PS Public Service District shall be the Permitted and Discretionary Uses respectively, excepting airports, amusement arcades, jails, detention homes and centres and military establishments but including the additional Discretionary Uses of:

- Accessory uses
- Accessory food service
- Assisted living accommodations
- Athletic and recreational facilities
- Child care facilities

Commercial schools  
Community association buildings  
Group living accommodation (Site 5 only)  
Laboratories  
Medical clinics  
Offices  
Private clubs and organizations  
Veterinary clinics

For the purpose of this Bylaw:

"Assisted living accommodation" means the use of a building or a portion thereof to provide for the care of one or more individuals and provides dwelling units modified in terms of kitchen and living space as a result of the provision of such facilities and services as communal dining, social/recreational activities and housekeeping within the complex.

"Group living accommodation" means the use of a building or a portion thereof to provide sleeping accommodation or dwelling units for periods of not less than 30 days, which may have such services as commercial dining, social/recreational activities and housekeeping within the complex but does not include a hotel and motels, hostel, apartment-hotel or a lodging house.

"Laboratories" means the use of a building or a portion thereof to provide analyses associated exclusively with the provision of human health services.

"Total site" means the total aggregate area of Sites 1, 2, 3, 4, 5, and 6 inclusive.

## **2. Development Guidelines**

The General Rules for Special Districts contained in Section 48 of Bylaw 2P80 and the Permitted and Discretionary Use Rules of the PS Public Service District shall apply except as otherwise noted below:

### **(a) Yards**

- (i) A minimum of 6.0 metres adjacent to all property lines around the total site.
- (ii) Where, on the date of passage of this Bylaw, an existing building is less than 6.0 metres to the property line of the total site, the existing yard shall be the minimum required yard for that building.

### **(b) Landscaped Area**

All minimum required yards and all City boulevards adjacent to the site shall be landscaped.

### **(c) Parking**

- (i) Parking shall be provided in accordance with Section 18 of Bylaw 2P80 except as follows:
  - for laboratories, 1 stall per three employees or 1 stall per 46 square metres of net floor area, whichever is the greater, and with the addition of the following:
    - for assisted living accommodation, 1 stall per 4 units,

- for group living accommodation, to the satisfaction of the Development Authority.
  - (ii) No development permit shall be issued that would create an accrued parking requirement in excess of 426 stalls until such time as the central parking structure on Site 6 has been constructed and is operational.
  - (iii) At the discretion of the Development Authority, parking stalls located within the required landscaped yard existing as of the date of passage of this Bylaw may be retained on a temporary basis. Such stalls shall be removed in conjunction with the development of the central parking structure on Site 6. Such stalls shall not be counted towards fulfilling Bylaw requirements.
  - (iv) Notwithstanding (iii) above, temporary use of parking stalls within the required yard areas shall be discontinued and the area landscaped effective 2001 April 30. Pending a review of progress with respect to parkade construction, the Development Authority may issue a development permit for the continuance of the use of those stalls for a period not exceeding one year.
  - (v) For purposes of calculating the required parking stalls, pursuant to Section 18(2), both gross and net floor areas shall be the leaseable area of each use.
- (d) Medical Clinics
- Medical clinics shall be located only in a building existing on this site on the date of passage of this Bylaw.
- (e) Office Uses
- Offices shall have a maximum gross floor area of 16,000 square metres over the total site.
- (f) Athletic and Recreational Facilities
- Athletic and recreational facilities shall have a maximum gross floor area of 2,500 square metres over on the total site.
- (g) Accessory Uses
- Accessory uses that are retail in nature shall be limited to a maximum net floor area of 300 square metres per retail unit.
- (h) Signage
- All identification signs shall require approval by separate development permits. No exterior signage shall be permitted for accessory uses.
- (i) Group Living Accommodation
- (i) The Development Authority shall ensure that any group living accommodation provides for appropriate building access, supervision and the provision of appropriately equipped kitchens, laundry and sanitary facilities to serve the number of residents proposed for the site.

- (ii) The maximum number of residents that may occupy the group living accommodation is 210 persons.
- (iii) The first development permit approved shall be for a term of not more than 3 years. Any subsequent development permit approval may be for a greater or lesser period of time or approved without any such limitation as to time.

(j) Development Plans

Approval of this Bylaw does not constitute approval of a development permit. Comprehensive plans shall be submitted to the Development Authority as part of a development permit application.

**Site 6**

**1. Land Use**

The land use shall be for parking areas and parking structures as Discretionary Uses only.

For the purpose of this Bylaw:

"Total site" means the total aggregate area of Sites 1, 2, 3, 4, 5, and 6 inclusive.

**2. Development Guidelines**

The General Rules for Special Districts contained in Section 48 of Bylaw 2P80 and the Permitted and Discretionary Use Rules of the PS Public Service District shall apply except as otherwise noted below:

(a) Yards

A minimum of 6 metres abutting 2 Street SW.

(b) Landscaping

Any development permit application shall include a comprehensive landscape plan for the total site showing:

- (i) landscaping in all required yards of the total site; and
- (ii) the removal of temporary parking stalls located within required yards of the total site.

(c) Parking

- (i) Access to parking areas and structures from 2 Street SW shall be located and developed to a standard satisfactory to the Development Authority.
- (ii) The provision of interim alternate parking areas required to facilitate construction of a parking structure shall be the subject of a separate development permit to the satisfaction of the Development Authority.

(d) Pedestrian Access

- (i) Any development permit application shall include a detailed pedestrian plan for the total site showing directional signage defining pedestrian corridors and spaces which provide direct linkages to all buildings from all parking areas located within the total site.
- (ii) Where required, mutual public access and parking agreements shall be registered on title, to the satisfaction of the Development Authority.

(e) Development Plans

Approval of this Bylaw does not constitute approval of a development permit. Comprehensive plans shall be submitted to the Development Authority as part of a development permit application.