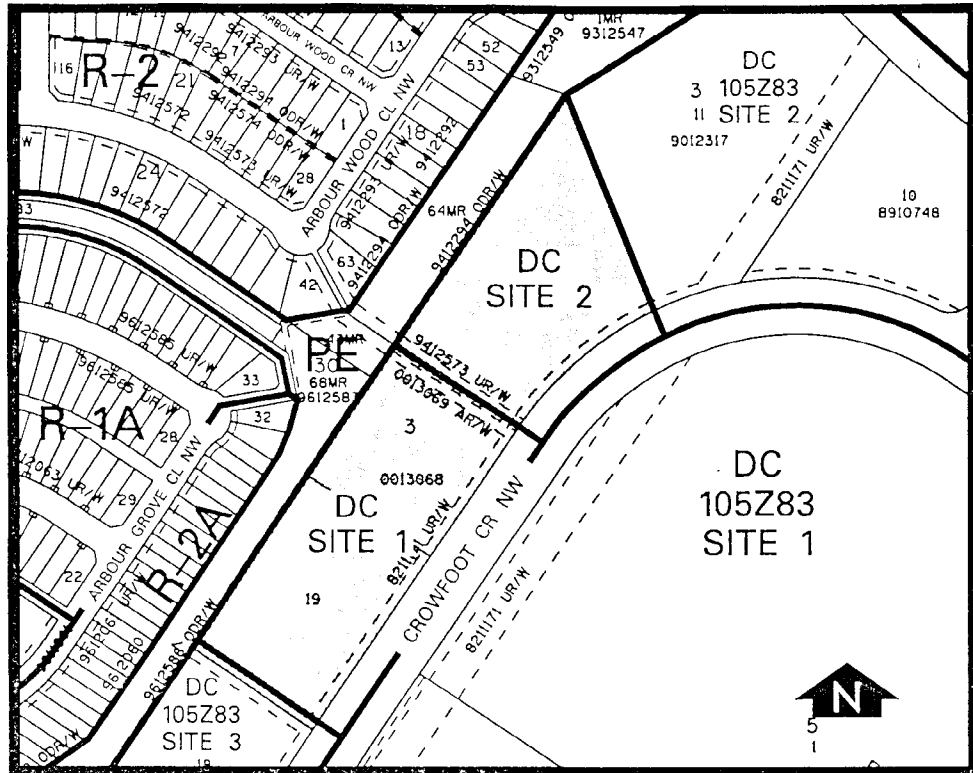


Amendment # 2001/063
Bylaw # 62Z2001
Council Approval: 2001 August 29

SCHEDULE B



DC DIRECT CONTROL DISTRICT

SITE 1

1. Land Use

The land use shall be for offices, ancillary retail stores, and personal service businesses in a comprehensively designed office building and, automotive sales and rentals (except for auto body repair and painting), all as discretionary uses.

2. Development Guidelines

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

a) Height

The maximum building height shall be 2 storeys for office/retail buildings. The maximum building height shall be 8.0 metres for automotive sales.

b) Landscaping and Fencing

A 4.0 metre landscaped buffer shall be provided along the westerly property line with trees planted at 3.0 metre intervals. A 2.4 metre high solid wood privacy fence shall be located along the easterly edge of the landscaped area. In the case of site development for automotive sales, the buffer shall be extended along the north side of the site.

c) Automotive Sales and Rental

- i) There shall be no outdoor loudspeakers or paging systems.
- ii) Outdoor lighting shall be low intensity and directed downwards to the ground surface so as to minimize the impact on the surrounding residential areas to the satisfaction of the Development Authority.
- iii) Staff parking shall be assigned and located in the rear of the development.
- iv) Roof top equipment shall be located as far as possible towards the front of the building and screened to minimize the visual and auditory impact on the adjacent residential areas to the satisfaction of the Development Authority.
- v) Signage shall be low scale and low height so as not to adversely impact the adjacent residential area to the satisfaction of the Development Authority.
- vi) There shall be no garage doors located on the rear of the building.
- vii) Delivery of new cars shall occur in the daylight hours between 8 a.m. and 4 p.m.
- viii) The businesses shall have Monday to Saturday operating hours and not be open for business on Sundays or Holidays.
- ix) Snow removal shall occur in the daylight hours between 8 a.m. and 4 p.m.

d) Retail Stores and Personal Service Businesses

Retail stores and personal service businesses shall be limited to the first floor of an office building. The maximum net floor area shall be 1,000 square metres. There shall be no rear access on the exterior of the building to the first floor and retail stores. All access shall be oriented to the store front.

e) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans shall be submitted as part of a development permit application. Plans submitted must be consistent with the information presented to Council during their consideration of this bylaw.

SITE 2

1. Land Use

The land shall be for offices, ancillary retail stores, personal service businesses, medical clinics, and restaurant-food service only and restaurant/drinking establishment in a comprehensively designed office building, all as discretionary uses.

2. Development Guidelines

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

a) Height

The maximum building height shall be 4 storeys on the front (east) elevation. In order to reduce the rear elevation, the building shall be placed on the site as low as possible given standard engineering and drainage requirements.

b) Landscaping and Fencing

A 4.0 metre landscaped buffer shall be provided along the westerly property line with trees planted at 3.0 metre intervals. A 2.4 metre high solid wood privacy fence shall be located along the easterly edge of the landscaped area. There shall be no vehicle circulation, loading areas or parking stalls located at the rear of the building.

c) Outdoor Lighting

Outdoor lighting shall be low intensity and directed downwards to the ground surface so as to minimize the impact on the surrounding residential areas to the satisfaction of the Development Authority.

d) Rooftop Equipment

Roof top equipment shall be located as far as possible towards the front of the building and screened to minimize the visual and auditory impact on the adjacent residential areas to the satisfaction of the Development Authority.

e) Signage

Signage shall be low scale and low height so as not to adversely impact the adjacent residential area to the satisfaction of the Development Authority.

f) Retail Stores and Personal Service Businesses

Retail stores and personal service businesses shall be limited to the first floor of an office building. The maximum net floor area shall be 2,000 square metres. The maximum floor area for each business shall be 280 square metres. There shall be no rear access on the exterior of the building to the first floor and retail stores. All access shall be oriented to the store front.

g) Restaurant-Food Service Only and Restaurant/Drinking Establishment

The maximum floor area shall be 93 square metres.

h) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans shall be submitted as part of a development permit application. Plans submitted must be consistent with the information presented to Council during their consideration of this bylaw