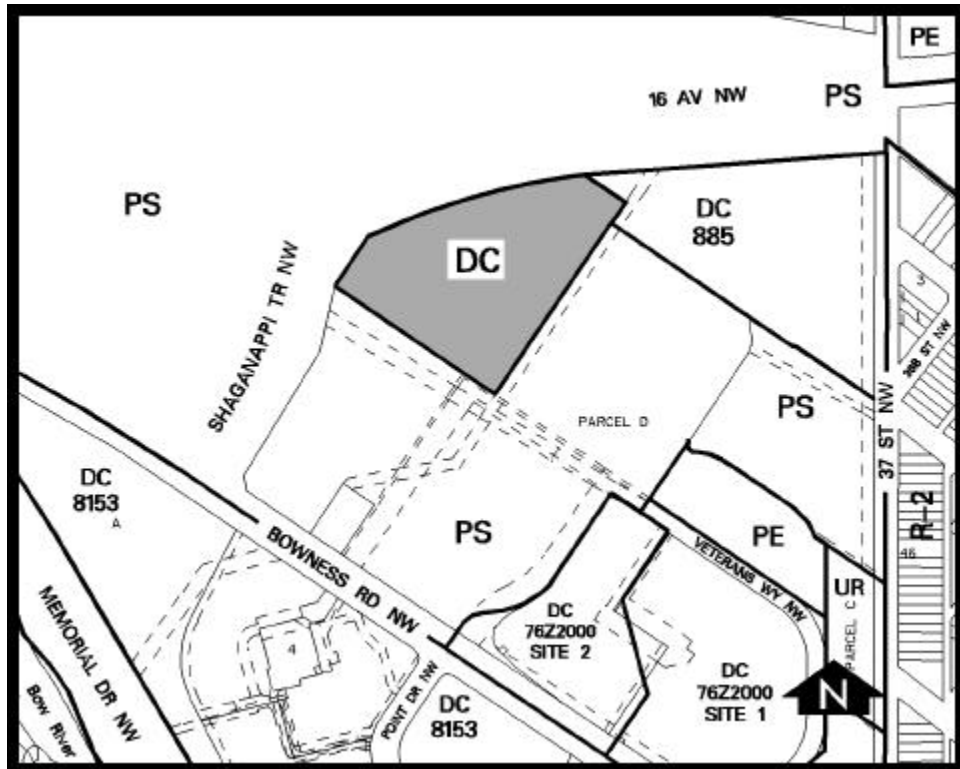


Amendment # LOC2003-0078
Bylaw # 32Z2004
Council Approval: 2004 June 21

SCHEDULE B



DC DIRECT CONTROL DISTRICT

1. Land Use

Permitted Uses:

- Essential public services
- Parks and playgrounds
- Utilities

Except for utilities, essential public services and parks and playgrounds, the following uses shall be permitted only within existing buildings:

- High-tech manufacturing
- Laboratories
- Medical clinics

Offices
Personal service businesses
Power generating facility, small-scale
Research and Development
Restaurant – food service only
Retail stores
Signs – Class 1
Utilities

For the purpose of this Bylaw:

“High-Tech Manufacturing” means the production, processing, cleaning, servicing, testing, repair, movement or storage of materials or products associated with the technology sector that are contained wholly within a building.

“Research and Development” means activities engaged in industrial, scientific, medical or other research intended for the purpose of intellectual discovery and the advancement of learning and knowledge that are contained wholly within a building.

Discretionary Uses:

In addition to the following uses, those uses that are Permitted in existing buildings shall be Discretionary in proposed buildings.

Accessory food services
Athletic and recreational facilities
Child care facilities
Dwelling units
Financial institutions
Grocery Stores
Home occupations – Class 2
Mail distribution centre
Outdoor cafes
Parking areas and parking structures
Power generation facility, mid-scale
Radio and television studios
Signs – Class 2
Special care facilities

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 (16) General Commercial District shall apply unless otherwise noted below:

(a) Gross Floor Area

A maximum of 0.91 times for the total site area subject to this bylaw.

(b) Building Height

A maximum of one storey for Building 4.

(c) High-Tech Manufacturing

All high-tech manufacturing uses shall comply with the performance standards contained in Section 43(1) and 44(3)(a) of Bylaw 2P80.

(d) Signage

A comprehensive sign package for both fascia and freestanding signage shall be submitted as part of the first development permit. The standards of signage in the sign package shall be complementary to and consistent with the high quality of design of the plans and renderings available to Council during their consideration of this Bylaw.

(e) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans shall be submitted to the Approving Authority as part of any development permit application. In consideration of such an application, the Approving Authority shall ensure:

- (i) the site layout and landscaping plan conform substantially to the plans available to Council during their consideration of this Bylaw;
- (ii) the elevations of Buildings 1, 2, and 3 conform substantially to the plans and renderings available to Council during their consideration of this Bylaw;
- (iii) the elevations of any other building on the site are compatible with Buildings 1, 2 and 3 and that the quality of such building is comparable to the quality of Buildings 1, 2 and 3; and
- (iv) as part of the first development permit for this site, a Phasing Plan is provided which is generally consistent with the Phasing Plan available to Council during their consideration of this Bylaw.