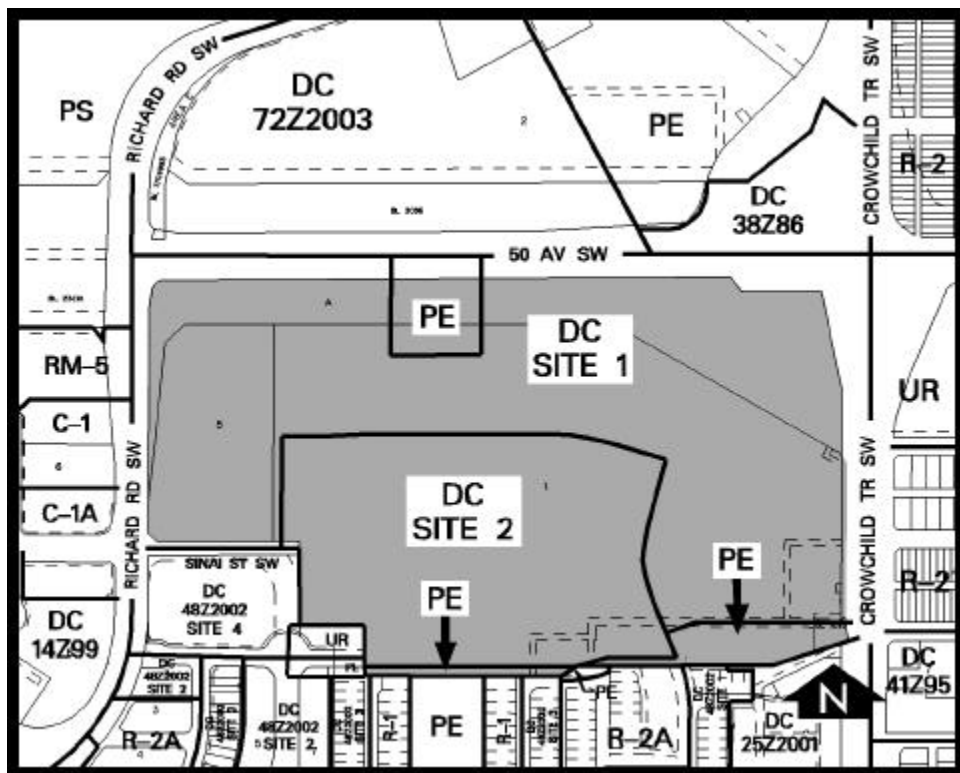


**Amendment # LOC2003-0113**  
**Council Approval: 2004 July 28**

**Bylaw # 46Z2004**

**SCHEDULE B**



**DC DIRECT CONTROL DISTRICT**

1. Land Use

Site 1 & 2

(a) Permitted Uses

- Essential public services
- Offices (in existing buildings built after the date of the passage of this Bylaw)
- Parks and playgrounds
- Utilities

(b) Discretionary Uses

Ancillary commercial uses  
Childcare facilities  
Laboratories  
Medical clinics  
Offices (in all proposed buildings and in buildings built prior to the date of passage of this Bylaw)  
Power generating facility – Small scale  
Radio and television studios  
Research and development (CU)  
Restaurant/Drinking establishment  
Restaurant – food service only  
Signs  
Utility buildings  
Work-live units

Outside storage shall be a Discretionary Use only on Site 2 in conjunction with the primary manufacturing use existing at the date of passage of this Bylaw and in accordance with Section 2(k) of this Bylaw.

For the purpose of this Bylaw:

“Research and development” means an establishment primarily engaged in the research, development and controlled production of high-technology, computer software, electronic, light industrial or scientific or other such products and may include, but is not limited to, biotechnology, optical, pharmaceutical and x-ray research, data processing, non-toxic computer component manufacturing, telecommunications, biochemistry, prosthetics and robotic engineering.

“Ancillary commercial uses” means ancillary uses that in the opinion of the Approving Authority, directly support the businesses and employees and that are contained within a portion of a building and may include, but is not limited to, financial institutions and personal service businesses.

“Work-live units” means a dwelling space contained within and ancillary to primary work space.

“Primary Manufacturing and Office Building” means the largest building on Site 2 existing at the date of passage of this Bylaw with a building footprint of approximately 17,651 square metres (190,000 square feet).

Note: Certainty of Use (CU) – Notwithstanding Section 11(2)(b) of Bylaw 2P80, Certainty of Use is only afforded applications that meet the requirements of the CFB West Master Plan.

2. Development Guidelines – Site 1 and Site 2

The General Rules for Industrial Districts contained in Section 43 of Bylaw 2P80 and the Permitted and Discretionary Use Rules of the I-2 General Light Industrial District shall apply unless as otherwise noted below:

(a) Floor Area Ratio

- (i) The gross floor area of all uses shall be a maximum of 0.63 times the combined area of Site 1 and 2; and
- (ii) Notwithstanding 2(a)(i) of this bylaw, the FAR may be exceeded for one or more landmark buildings identified in Subsection 2(c)(ii) of this Bylaw and subject to the approval of a revised transportation analysis by the Manager of Transportation Planning.

(b) Yards

- (i) A minimum depth of 6 metres for front yards;
- (ii) All other yards shall have a minimum depth of 1.2 metres;
- (iii) For the purpose of this Bylaw, all yards adjacent to a public road or a private road which is intended to serve the general public shall be considered a front yard; and
- (iv) For the purpose of this Bylaw, any bareland condominium unit shall be considered a lot for the application of minimum yard requirements.

(c) Building Height

- (i) A maximum of 4 storeys not exceeding 16 metres at any eave line; and
- (ii) Notwithstanding 2(c)(i) above, a maximum of 8 storeys not exceeding 32 metres at any eaveline may be allowed for a maximum of two landmark buildings located at each of the two entrances along 50 Avenue SW.

(d) Landscaped area

All required yards and any area not required for parking or vehicular movement shall be landscaped to the satisfaction of the Approving Authority.

(e) Outside Storage

Except as provided for in Section 2(k) of this Bylaw, outside storage is prohibited.

(f) Parking and Loading

In addition to the provisions of Section 18 of Bylaw 2P80:

- (i) the storage and maintenance of commercial vehicles shall only take place within building or structures, or below grade, to the satisfaction of the Approving Authority; and
- (ii) where a parking structure is provided, it shall be located or designed so as to minimize its visibility from public thoroughfares.

(g) Ancillary Commercial Uses

- (i) Ancillary commercial uses may occupy up to 10 percent of the gross floor area or 465 square metres, whichever is the lesser, of the building in which they are contained; and
- (ii) All ancillary commercial uses shall be restricted to the first storey only.

(h) Restaurant/Drinking Establishment

Within the combined area of Site 1 and 2 only one freestanding restaurant/drinking establishment or restaurant-food service only shall be allowed. Such development shall only be located within the northerly 180 metres of the area covered by this Bylaw and shall be limited to a maximum net floor area of 465 square metres.

(i) Design, Character and Appearance

- (i) All development shall be in the form of a campus style development characterized by cohesive high quality architecture and public/private realm design;
- (ii) Building finish, colour and materials shall be coordinated to achieve continuity of design consistent with the intent of a comprehensively designed business park; and
- (iii) All exterior finishes shall incorporate high quality and durable materials, designed to maintain the initial quality thereof throughout the life of the project.

(j) Development Concept Plan

A Development Concept Plan for the entirety of Site 1 and 2 of this Bylaw shall be submitted as part of any development permit application for new development. The Development Concept Plan shall demonstrate how future development will be integrated and designed to achieve a comprehensive and coordinated streetscape and overall identity for the business park development. The Development Concept Plan shall include:

- Proposed property lines
- Public roads
- Accessways and vehicular entrances
  
- Parking areas and landscaping
- Building setbacks
- Site coverage
- Pedestrian connections
- Phases in which each development parcel will be developed
- Key site sections showing relationship to adjacent parcels and public streets
- Open space
- Signage, lighting and landscaping of the site
- Coordinated building materials in terms of quality and colour

3. Development Guidelines - Site 2

In addition to Sections 2(a) – (j) inclusive of this Bylaw, the following guidelines shall apply to Site 2:

(a) Outside Storage

Outside storage shall be confined to the north and east side of the site, with locations and screening to the satisfaction of the Approving Authority.

(b) Residential Interface

Where Site 2 abuts a residential or PE land use district, a landscaped buffer strip, having a minimum depth of 6 metres from the property line, shall be provided to the satisfaction of the Approving Authority.

(c) Existing Use

- (i) The use carried on within the Primary Manufacturing and Office Building at the date of passage of this Bylaw shall be deemed to be a Discretionary Use provided that the use shall not expand beyond the building envelope of the Primary Manufacturing and Office Building. Any future use of the land within Site 2 shall conform with the uses specified in this Bylaw;
- (ii) In the event that the Primary Manufacturing and Office Building is destroyed, in whole or part, the building may be rebuilt only once and shall not be larger than the original building envelope or otherwise expanded in any way; and
- (iii) In the event that the use carried on in the Primary Manufacturing and Office Building is discontinued for a period of six months, except during such time, if any, that the Primary Manufacturing and Office Building is being rebuilt as provided in section 3(c)(ii) of this Bylaw, the use shall be considered a non-conforming use pursuant to section 3(c) of the Municipal Government Act and section 2(k)(iii), of this Bylaw, shall cease to have any force or effect.