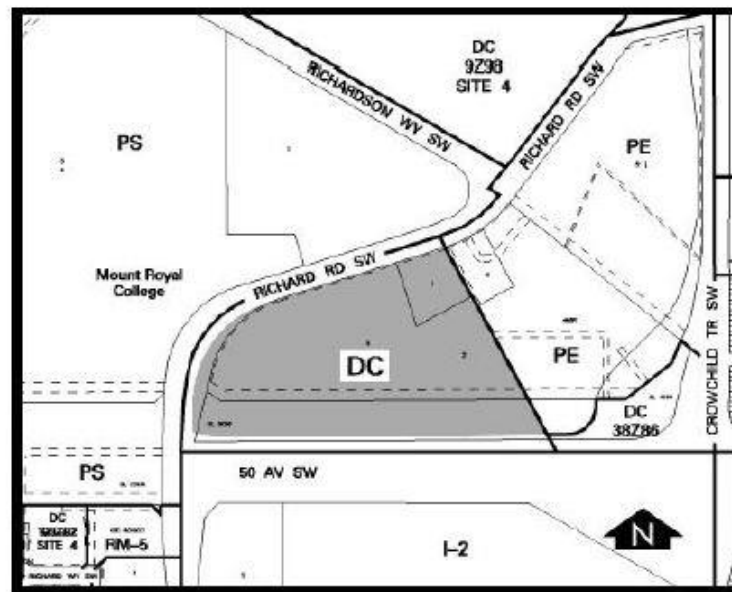


Existing Direct Control District

Amendment # LOC2003-0038
Bylaw # 72Z2003
Council Approval: 2003 August 12

SCHEDULE B



DC DIRECT CONTROL DISTRICT

1. Land Use

Permitted Uses:
Essential Public Services
Parks and Playgrounds
Utilities

The following uses are permitted only within an approved building in an approved business park:

Ancillary commercial uses
Child care facilities
Laboratories (CU)
Medical clinics
Offices (CU)
Power generating facility, small scale
Radio, television and multi-media studios
Research and development (CU)
Restaurant/drinking establishment
Restaurant – food service only

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Discretionary Uses:

Business Park

Power generating facility, mid-scale
Signs
Utility Buildings

For the purpose of this Bylaw:

"business park" means buildings providing a range of non-retail employment opportunities in a campus style setting characterised by high-quality cohesive design.

"research and development" means establishments primarily engaged in the research and development and controlled production of high-technology, computer software, electronic, light industrial or scientific or other such products. Uses include, but are not limited to, biotechnology, optical, pharmaceutical and X-ray research, data processing, laboratories and non-toxic computer component manufacturers, 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 not be limited to, such uses as restaurant/drinking establishment, financial institutions and personal service businesses.

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

2. Development Guidelines

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 otherwise noted below:

(a) Performance Standards

All uses shall be located entirely within buildings and structures.

(b) Floor Area Ratio

The floor area for all uses shall be a maximum of 1.0 times the site area.

(c) Yards

- (i) A minimum depth of 6 metres for front yards; and
- (ii) All other yards shall be 1.2 metres.

(d) Building Height

- (i) A maximum of 4 storeys not exceeding 16 metres at any eaveline; and

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- (ii) At the business park entry on 50 Avenue SW a maximum of 2 landmark buildings shall be located, to the satisfaction of the Approving Authority, and shall be a maximum of 8 storeys or 32 metres at any eaveline.

- (e) Building Design

All exterior building design shall incorporate high quality and durable materials, designed to maintain the initial quality throughout the life of the project. Building finish, colour and materials shall be coordinated to achieve continuity of design consistent with the intent of a comprehensively designed business park.

- (f) Development Concept Plan

A Development Concept Plan for the entirety of the site area that is the subject of this Bylaw shall be submitted as part of the first development permit application. All Development Permits submitted for this site shall comply with the Development Concept Plan. The Development Concept Plan shall be for the entire area and 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.

- (g) Landscaped Area

A comprehensive landscaping plan for the entire periphery of the site area that is the subject of this Bylaw, including the major entrances to the business park, shall be provided to the satisfaction of the Approving Authority.

- (h) Outside Storage

Outside storage of any materials, equipment or products is prohibited.

- (i) Parking and Loading

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

- (j) Ancillary Commercial Uses

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- (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 ground floor only.
- (k) Restaurant/Drinking Establishment
- A maximum of one freestanding restaurant, limited to a maximum net floor area of 465 square metres, is allowed on the site area that is the subject of this Bylaw.
- (l) For the purpose of this Bylaw, each bareland condominium unit shall be considered a lot with regard to the application of minimum front, side and rear yard requirements of this Bylaw.