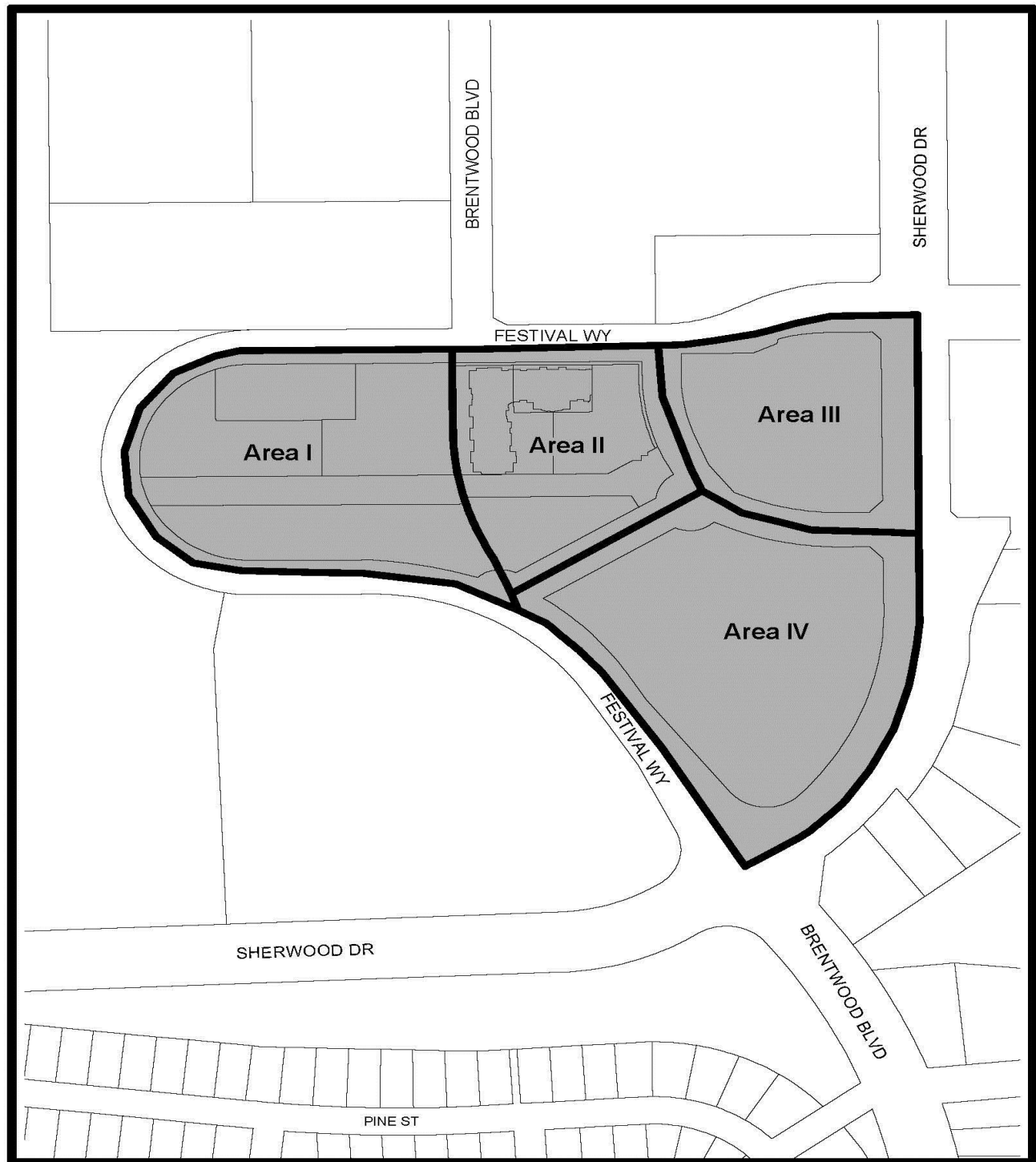


CENTER IN THE PARK URBAN VILLAGE



8.7 AREA II – MIXED USE AREA

The purpose of this area is to provide for a mix of commercial uses and multiple housing. Development in this area will provide a transition between the residential area and the commercial and civic centre areas. This area includes the Urban Square and the public pathway connecting it to the residential area.

8.7.1. Permitted Uses and Discretionary Uses

Permitted Uses

apartment housing
apartment hotel
assisted living facility
business support service
care centre, intermediate
care centre, major
financial service
food service, restaurant
food service, specialty
government service
health service, minor
home business, minor
hotel
office
park
parking, non-accessory
personal service establishment
retail, convenience
retail, general

Discretionary Uses

amusement arcade, minor
commercial school
convenience vehicle rental
flea market
home business, major
(excluding storage in on-site accessory structures)
recreation, indoor
residential sales centre
retail, alcohol
senior citizen housing
utility service, minor

- a) Fundamental Use Criteria:
 - i) The public space, identified as an east-west pathway on Drawing "C", is for park use only.
 - ii) The Urban Square of approximately 0.4ha adjacent to the east-west pathway is for open space only.
 - iii) Residential uses are permitted except in the main floor of buildings fronting onto the internal public roads and onto the Urban Square.
 - iv) Hotels are permitted only in buildings fronting onto the internal public roads, and onto the Urban Square.
 - v) Discretionary uses may be approved only as accessory to a principal permitted use.
 - vi) The uses; commercial school, convenience vehicle rental and recreation, indoor may be considered, where in the Development Officer's opinion the proposed development would not materially interfere with or affect the use and parking availability of neighbouring parcels of land.
 - vii) A retail, alcohol use shall be located so that it does not front onto Festival Way.
 - viii) A flea market use shall be limited to the Urban Square in the Mixed Use Area.

8.7.2. Development Regulations

- a) The maximum, at grade building setback from the build-to lines shown in Drawing "C" is 4.0 m; except that there is no building setback from the build-to lines abutting the internal roads and the Urban Square.
- b) The minimum floor area ratio shall be 1.6.
- c) The maximum site coverage shall be 55%.
- d) The minimum site coverage shall be 40%.
- e) The maximum building height shall be 16.0 m.
- f) The minimum building height shall be 10.0 m.
- g) The principal entrances to buildings fronting onto the internal roads and the Urban Square shall be on those frontages.

8.7.3. Drawing 'C' Area II – Mixed Use Area