

## 620 – CD20 (Sunset Highlands)

AMENDING  
BYLAW

### SECTION REGULATION

#### 620.01 Permitted Uses

- (a) accessory buildings, structures and uses
- (b) child care
- (c) community care
- (d) community recreation building
- (e) domestic water supply facilities
- (f) duplex dwellings
- (g) fourplex dwellings
- (h) home based business
- (i) keeping of not more than 2 lodgers in each dwelling

#### 620.02 Density

- (1) 100 dwellings for the zone as a whole
- (2) The combined number of duplex dwellings and fourplex dwellings shall not exceed 39 for the zone as a whole

#### 620.03 Floor Area

- (1) Fourplex dwelling – 1,115 square metres inclusive of all areas of all storeys, including parking areas
- (2) Duplex dwelling – 650 square metres inclusive of all areas of all storeys, including parking areas

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**620.04 Building Coverage**

- (1) For the purposes of this subsection, the expression “building coverage” means the total area occupied by a building as measured around the perimeter of a building or structure, generally at or directly below its outermost walls, but excluding uncovered exterior decks and outdoor patios and stairs
- (2) Fourplex dwelling - 464.5 square metres maximum
- (3) Duplex dwelling - 372 square metres maximum

**620.05 Yard Requirements**

3 metres minimum from any site line

**620.06 Building Height and Number of Storeys**

- (1) Fourplex dwelling – 4 storeys, including basement
- (2) Duplex dwelling – 3 storeys, including basement
- (3) Community Recreation building – 7.6 metres maximum; 1 storey maximum

**620.07 Off-Street Parking**

2 minimum per dwelling, to be enclosed within the building

## 621 – CD21 (1860 Marine Drive)

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### SECTION REGULATION

#### 621.01 Permitted Uses

- (a) accessory buildings, structures and uses
- (b) amusement place
- (c) bakery
- (d) bakeshop or confectionery
- (e) bank
- (f) barber shop or beauty parlour
- (g) business or commercial school, including art and music academy
- (h) child care
- (i) dry cleaner
- (j) dwellings over commercial premises
- (k) electric appliance repair shop
- (l) funeral home
- (m) home based business
- (n) office
- (o) personal services
- (p) pet care establishment
- (q) photograph gallery
- (r) printing shop
- (s) restaurant
- (t) shoe repair shop
- (u) store or shop for the conduct of retail business but excluding gasoline service stations
- (v) tailor shop
- (w) theatre but excluding drive-in theatre
- (x) tire repair shop
- (y) veterinary medical clinic

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**621.02 Conditions of Use**

- (1) Accessory buildings and structures must be located to the rear of the principal building and shall maintain the required minimum side yard and rear yard of the principal building.
- (2) Amusement place may include a bowling alley and billiard hall but excludes amusement arcades, pin ball arcades and nightclubs.
- (3) The retail sales of bakeshop or confectionery items is limited to those made on the premises.
- (4) A bakery may not employ more than 5 persons on the premises.
- (5) A dry cleaner may not employ more than 5 persons on the premises.
- (6) A printing shop may not employ more than 5 persons on the premises.

**621.03 Site Area**

2,323 square metres minimum

**621.04 Site Width**

30.4 metres minimum

**621.05 Floor Area Ratio**

- (1) 1.4 maximum
- (2) Residential area shall not occupy more than 55% of the total gross floor area, including lobby space, of a building; or occupy more than 40% of any storey which includes commercial space

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**621.06 Front Yard**

None required

**621.07 Rear Yard**

- (1) 9.1 metres minimum, except:
- (a) 4.3 metres minimum, where a pedestrian arcade has been provided and where the required minimum number of off-street parking spaces and access aisles thereto are located either:
    - (b) on a site other than the site of the main; or
    - (c) partly within the building and partly on a site other than the site of the main building, or within the building

**621.08 Side Yard**

None required, but if provided, it shall be 1.5 metres minimum

**621.09 Building Height**

10.7 metres maximum

**621.10 Number of Storeys**

- (1) 2 storeys maximum
- (2) A third storey may be erected within the overall height limit provided the ceiling of the lowest storey is not more than one foot above the frontage curb level

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**621.11 Off-Street Parking**

- (1) 1 parking space minimum for every 37 square metres of gross floor area in the building, except the greater of:
  - (a) 1 parking space for every 84 square metres of gross residential floor area, or
  - (b) 1 parking space for every dwelling in the buildings.

However, greater than 2 parking spaces per dwelling need not be provided

**621.11 Pedestrian Arcades**

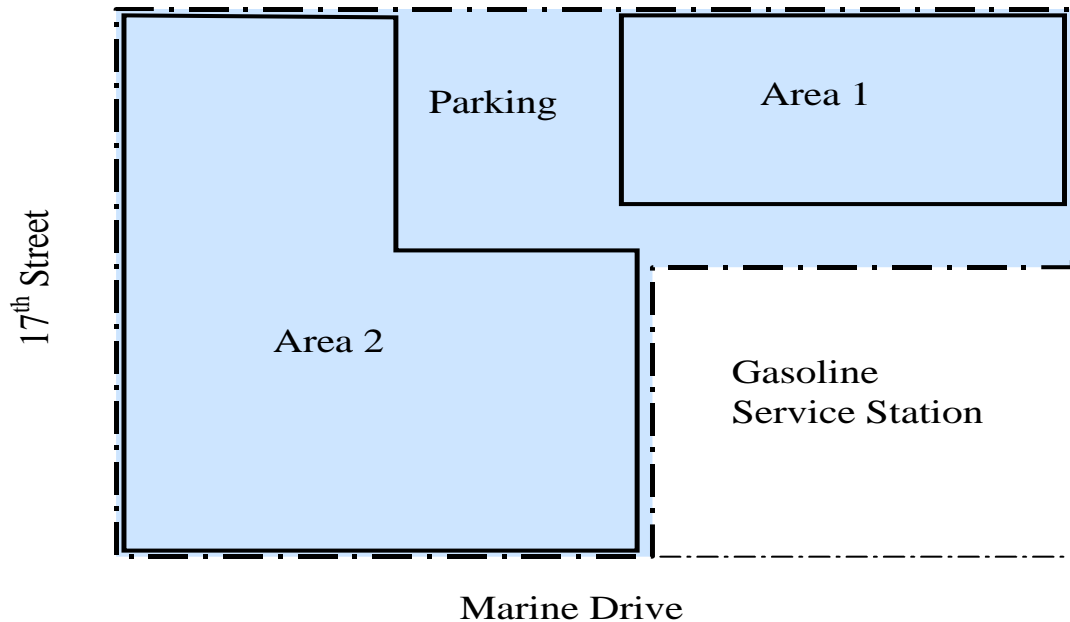
- (1) A pedestrian arcade, if provided, shall be at grade extending for the full depth of the site from the front site line to the rear site line with a minimum width of 3 metres
- (2) An arcade may be covered, but shall not be enclosed at either end

## 622 – CD22 (Hollyburn Medical / 17<sup>th</sup> Street)

AMENDING  
BYLAW

### SECTION REGULATION

#### 622.01 Map



#### 622.02 Permitted Uses

(1 Area 1  
)

- (a offices and clinics for medical practitioners, including doctors, physicians, dentists, optometrists, therapists, and other health-related professionals, but specifically not including veterinarians or veterinary medical clinics
- (b medical and dental laboratories, x-ray facilities, medical equipment sales and supplies, health product sales and services, pharmacy and other related commercial uses customarily incident to the medical offices and clinic use

- c) coffee shop, confectionery, restaurant where these uses are located in and occupy no more than 50% of the area of the ground floor

**(2) Area 2**

- (a) buildings and uses permitted in Section 352 (C2 Zone) subject to the regulations thereof but excluding sales and show rooms for the sale and/or display of automobiles and servicing and repair of automobiles within a building

**622.03 Site Area**

2,787.1 square metres minimum

**622.04 Floor Area Ratio**

1.75 maximum

**622.05 Site Coverage**

90% maximum

**622.06 Front Yard**

None required

**622.07 Rear Yard**

None required

**622.08 Side Yard**

None required, but if provided, it shall be 1.5 metres minimum



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**622.09 Building Height**

10.7 metres maximum

**622.10 Number of Storeys**

Area 1 – 3 storeys maximum

Area 2 – 4 storeys maximum

**622.11 Off-Street Parking**

- (1) 1 parking space minimum for every 37 square metres of gross floor area in the building, except the greater of:
  - (a) 1 parking space for every 84 square metres of gross residential floor area, or
  - (b) 1 parking space for every dwelling in the buildingsHowever, greater than 2 parking spaces per dwelling need not be provided
- (2) A comprehensive development comprised of a commercial, residential and medical centre uses shall provide the number of parking spaces required by this section or a minimum of 128 parking spaces for the development as a whole, whichever is the lesser requirement

**622.12 Loading Bay**

- (1) One off-street loading space shall be provided, with a minimum length of 9.1 metres, a minimum width of 3 metres and a clear height of 3.7 metres minimum
- (2) Each loading space shall be surfaced with asphalt, concrete or similar pavement so as to provide a durable, dust-free surface, and shall be so graded and drained as to properly dispose of all surface water

## 623 – CD23 (Bruce / Keith)

AMENDING  
BYLAW

### SECTION REGULATION

#### 623.01 Permitted Uses

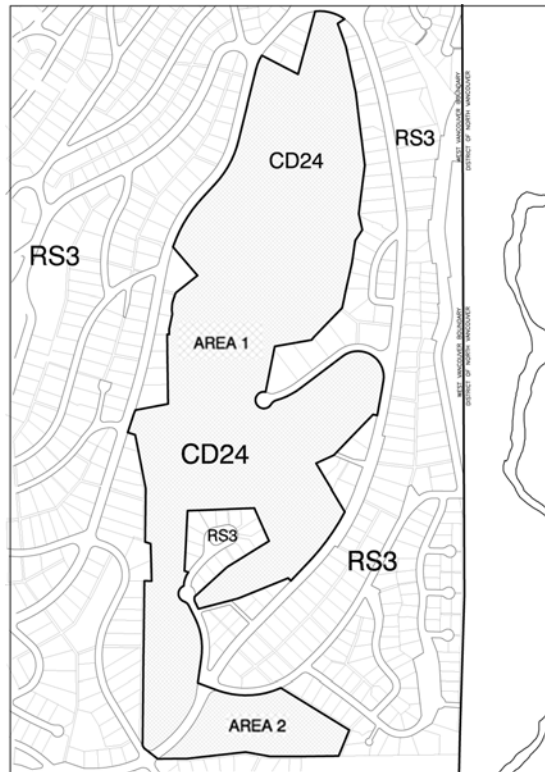
- (a) buildings and uses permitted in Section 205, (RS5 Zone) subject to the regulations thereof
- (b) uses permitted in Section 403, (CR3 Zone) excepting public storage garages, subject to the regulations thereof
- (c) home based business

## 624 – CD24 (Capilano Golf Club)

AMENDING  
BYLAW

### SECTION N REGULATION

#### 624.01 Map



#### 624.02 Permitted Uses

- (1 Area 1  
)
- (a golf course  
)
  - (b golf course building  
)
  - (c accessory buildings and uses incidental to golf courses

**(2) Area 2**

- (a) golf course
- (b) accessory buildings and uses incidental to golf courses

**624.02 Site Area**

Area 1 – shall not be less than 58.8 hectares

Area 2 – shall not be less than 5.7 hectares

**624.03 Setbacks**

7.6 metres minimum from any site line

**624.04 Building Height**

9.1 metres maximum

**624.05 Number of Storeys**

2 storeys maximum

**624.06 Off-Street Parking**

4 vehicle parking spaces per golf course hole, minimum

**624.07 Landscaping**

Natural tree growth shall be preserved wherever possible within the 7.6 metre setback

**624.08 Fencing**

Adequate fencing and screening shall be provided and continuously maintained to protect persons and property outside site from flying golf balls

## 625 – CD25 (Care Facility on Clyde Avenue)

AMENDIN  
G BYLAW

### SECTION REGULATION

#### 625.01 Permitted Uses

- (a community care subject to the regulations of Section 120.09  
)
- (b assisted living  
)

#### 625.02 Setbacks

7.6 metres minimum to any site line

#### 625.03 Floor Area Ratio

0.52 maximum

#### 625.04 Site Coverage

25% maximum

#### 625.05 Building Height

12.1 metres maximum

#### 625.06 Number of Storeys

3 storeys maximum

#### 625.07 Off-Street Parking

1 parking space minimum for every 3 beds

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**625.08 Landscaping**

- (1) Except for crossovers, a planter shall be provided having a planting width of not less than 1.2 metres in width along the boundaries of the site adjoining a street or streets
- (2) Where any parking area and/or access aisles thereto adjoins a residentially zoned site, a landscaped screen or a uniformly painted fence or garden wall of not less than 1.2 metres in height shall be provided and maintained in good condition at all times
- (3) All planters, landscaped screens, fences or garden walls shall be protected from vehicles by portland cement concrete curbs not less than 0.2 metre in height nor width

## 626 – CD26 (Taylor Way / Marine)

AMENDING  
BYLAW

### SECTION REGULATION

#### 626.01 Permitted Uses

- (a apartment building  
)
- (b home based business  
)
- (c hotel  
)
- (d office building containing professional and business offices  
)
- (e public access roads  
)
- (f public square  
)
- (g townhouses  
)
- (h trails, patios and plazas for recreational use only  
)
- (i uses customarily incidental to any of the above uses  
including but not limited to coffee shop, restaurant,  
convention facilities, health club, barber shop, beauty parlor

#### 626.02 Floor Area Ratio

- (1 1.75 maximum  
)
- (2 For the purposes of this section only, "floor area ratio" shall  
not include:
  - (a any part of the below-grade parking structure less than  
) 0.9 metre above-grade
  - (b one enclosed balcony, not exceeding 9.5 square  
) metres, per apartment dwelling
  - (c recreation space on the ground floor not exceeding  
650 square metres



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**626.03 Setbacks**

- (1) Below Grade Buildings:
  - (a) 9.1 metres minimum from Marine Drive
  - (b) 18.2 metres from the easterly boundary of Lot "C", District Lot 1039, Plan 8516 to the Capilano River
  - (c) 9.1 metres minimum from Taylor Way
  - (d) 1.5 metres minimum from the south site line of Lot "C", District Lot 1039, Plan 8516
- (2) Above Grade Buildings:
  - (a) 18.2 metres minimum from Marine Drive
  - (b) 18.2 metres minimum from the easterly boundary of Lot "C", District Lot 1039, Plan 8516 to the Capilano River
  - (c) 18.2 metres minimum from Taylor Way
  - (d) 4.5 metres minimum from the south site line of Lot "C", District Lot 1039, Plan 8516

**626.04 Building Height**

- (1) 60.9 metres above grade maximum
- (2) For the purposes of this section only, the word "grade" means that elevation of 5.8 metres shown for the north-west corner of Lot "A" of Lots 57 to 61, District Lot 1039, Plan 8516, on a Posting Plan of Block "C", District Lot 1039, prepared pursuant to the *Land Titles Act* and certified by William R. Chapman, B.C.L.S., the 12th day of February, 1980

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**626.05 Off-Street Parking**

- (1) Hotel – a minimum of:
  - (a) 1 parking space minimum for every 28 square metres of gross hotel area (i.e. rooms and associated hallways), plus
  - (b) 1 parking space minimum for every 37 square metres of ancillary facilities not otherwise classified
- (2) Office buildings – a minimum of 1 parking space for every 56 square metres of gross floor area of office space
- (3) Restaurant, coffee shop or licensed premises use - a minimum of 1 parking space for every 4 seats
- (4) Apartment building and townhouses use - a minimum of two 2 parking spaces for each dwelling

**626.06 Landscaping**

- (1) Areas between a building and a street-line shall be landscaped
- (2) Landscaping within the setback from Taylor Way, Marine Drive and the Capilano River must include entrance patios, plazas, walkways, planted areas, sculpture and fountains and shall provide for safe and convenient access at grade level and across the site

## 627 – CD27 (Collingwood School - Glenmore)

AMENDING  
BYLAW

SECTION	REGULATION
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<b>627.01</b>	<b>Permitted Uses</b>
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- (a) accessory buildings, structures and uses  
)
- (b) child care  
)
- (c) community care  
)
- (d) schools  
)

<b>627.02</b>	<b>Site Area</b>
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Combined elementary and secondary schools – 2 hectares minimum

<b>627.03</b>	<b>Floor Area Ratio</b>
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0.45 maximum

<b>627.04</b>	<b>Site Coverage</b>
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40% maximum

<b>627.05</b>	<b>Number of Students</b>
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600 students maximum

<b>627.06</b>	<b>Setbacks</b>
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As per the setback regulations of Section 203 – RS3 Single Family Dwelling zone 3

**627.07 Building Height and Number of Storeys**

As per the building height regulations of Section 203 – RS3  
Single Family Dwelling zone 3

**627.08 Off-Street Parking**

- (1) Secondary schools – a minimum of 1 parking space for each teaching and non-teaching employee plus 1 parking space for every 10 students
- (2) The secondary school portion of the combined elementary / secondary school – a minimum of 1 parking space for each teaching employee, plus 1 parking space for each non-teaching employee, and 1 parking space for every 10 students
- (3) The elementary school portion of the combined elementary / secondary school – a minimum of one 1 parking space for every 25 students
- (4) All other schools – a minimum of 1 parking space for every 25 students and staff
- (5) Adequate off-street on-loading and off-loading areas shall be provided for the use of school buses and cars

**627.09 Landscaping**

- (1) Except for approved crossovers, a planter shall be provided having a planting width of not less than 1.2 metres in width along the boundaries of the site adjoining a street or streets
- (2) Where any parking area and/or access aisles thereto adjoins a residentially zoned site, a landscaped screen or a uniformly painted fence or garden wall of not less than 1.2 metres in height shall be provided and maintained in good condition at all times
- (3) All planters, landscaped screens, fences or garden walls shall be protected from vehicles by portland cement concrete curbs not less than 0.2 metre in height nor width

**627.10 Exterior Lighting**

Adequate lighting facilities shall be provided and arranged so as to reflect light away from any adjoining residential uses, whether or not a lane intervenes

## 628 – CD28 (Whitby Estate School / Park)

AMENDING  
BYLAW

### SECTION REGULATION

#### 628.01 Permitted Uses

- (a) accessory buildings, structures  
)
- (b) child care  
)
- (c) elementary schools
- (d) public parks  
)

#### 628.01 Site Area

Elementary schools – 1.2 hectares minimum

#### 628.02 Site Coverage

40% maximum

#### 628.03 Number of Students

600 students maximum

#### 628.04 Setbacks

- (1) As per the setback regulations of Section 207 – RS7 Single  
) Family Dwelling Zone 7
- (2) 3 metres minimum from a Creek preservation area line  
)

#### 628.05 Building Height and Number of Storeys

As per the Building height regulations of Section 207 – RS7  
Single Family Dwelling zone 7

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**628.06 Off-Street Parking**

- (1) A minimum of 1 parking space for every 25 students and staff
- (2) Adequate off-street on-loading and off-loading areas shall be provided for the use of school buses and cars



## 629 – CD29 (Keith Road @ 3<sup>rd</sup> Street)

AMENDING  
BYLAW

### SECTION REGULATION

#### 629.01 Permitted Uses

- (a carports  
)
- (b child care  
)
- (c garden apartment houses and accessory recreation  
buildings and uses
- (d guest house for the temporary accommodation of guests of  
) the residents of the garden apartment houses
- (e home based business  
)

#### 629.02 Site Area

8,093.7 square metres minimum

#### 629.03 Floor Area Ratio

0.52 maximum

#### 629.04 Building Height

- (1 2 storeys maximum, measured from the average elevation  
) of the finished grade on the uphill side of any building and/or  
buildings
- (2 Notwithstanding the foregoing, one garden apartment house  
) not exceeding the height of 4 storeys shall be allowed,  
measured from the average elevation of the finished grade  
on the uphill side of any such building

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**629.05 Parking**

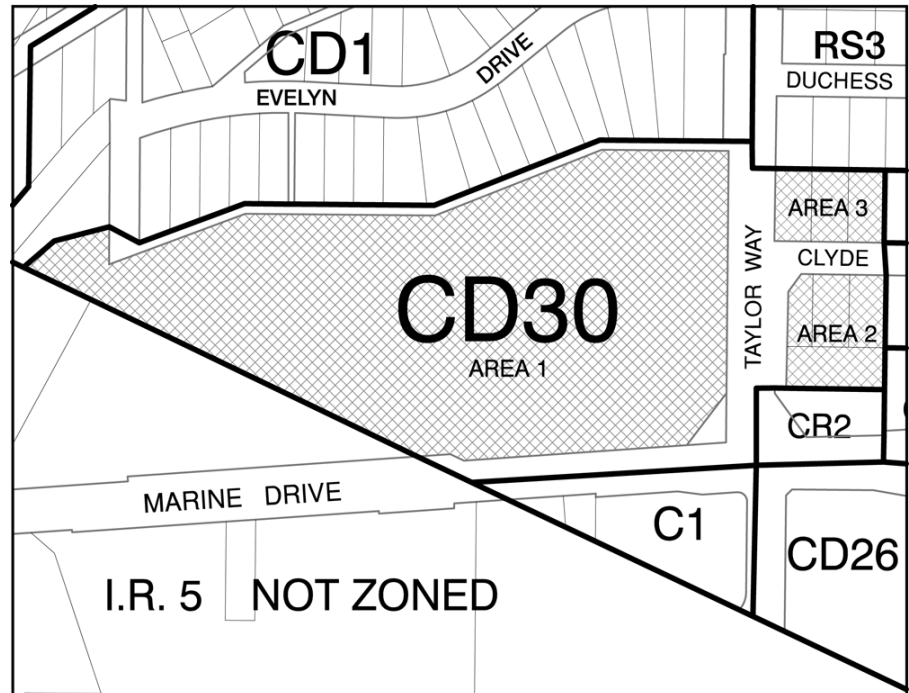
- (1) A minimum of the greater of:
  - (a) one parking space for each dwelling, or
  - (b) one parking space for every 84 square metres of gross floor area
- (2) Parking spaces for apartment building use shall be provided within the building or underground, provided further that all parking areas within a building shall be enclosed
- (3) Parking, in addition to the minimum required in this section, may be located on the surface but the total number of surface parking areas shall not exceed the minimum required

## 630 – CD30 (Park Royal North)

AMENDING  
BYLAW

### SECTION REGULATION

#### 630.01 Map



#### 630.02 Permitted Uses

##### (1) Area 1

- (a) child care
- (b) department stores, provided these stores have pedestrian access via the pedestrian mall or interconnected pedestrian malls or internal pedestrian sidewalks as aforesaid
- (c) gasoline station, full-service may be erected subject to the requirements of the CR2 zone except for minimum setbacks and landscaping

- (d) multi-deck vehicle parking structures including any necessary interconnected elevated ramps and/or overpass accessory thereto
- (e) one restaurant not exceeding 93 square metres gross floor area and only when combined with a bus stop and shelter
- (f) one outdoor garden centre building not exceeding 186 square metres gross floor area, provided any open-air retail garden sales area does not exceed 10 times the area of the said building
- (g) regional shopping facilities including retail and service stores, and shops, restaurants and offices, provided these facilities are located within a single structure or within structures having a common pedestrian access from a pedestrian mall or interconnected pedestrian malls or internal pedestrian sidewalks
- (h) vehicle parking lot at grade

**(2) Area 2**

- (a) multi-deck vehicle parking structure including any necessary interconnected elevated ramps and/or overpass accessory thereto

**(3) Area 3**

- (a) necessary interconnected elevated ramps accessory to the parking structures in Area 1 and 2
- (b) vehicle parking lot at grade

**630.03 Site Area**

Area 1 – 5.3 hectares minimum

Area 2 – 4,046.8 square metres minimum

**630.04 Combined Street Frontage**

Area 1 – 356.6 square metres minimum

Area 2 – 125.6 square metres minimum

**630.05 Setbacks**

- (1) Area 1:
  - (a) Regional shopping facilities and/or department stores:
    - (i) 22.9 metres minimum from any site line adjoining Marine Drive,
    - (ii) 12.1 metres minimum from any site line adjoining Taylor Way
    - (iii) 4.3 metres minimum from any other boundary
  - (b) Vehicle parking structure exclusive of any ramps or accessory overpass:
    - (i) 38.1 metres minimum from any site line adjoining Marine Drive regardless of whether any other site line intervenes,
    - (ii) 76.2 metres minimum from any site line adjoining Taylor Way,
    - (iii) 1.2 metres minimum from any land and not less than 4.3 metres from the site line of any adjoining residentially zoned site
  - (c) Vehicle parking lot at grade including frontage roads:
    - (i) 3 metres minimum from any site line adjoining either Marine Drive or Taylor Way, except
    - (ii) one foot minimum where landscaping is permitted to extend 2.7 metres or more into the right-of-way of either street
    - (iii) The restaurant permitted as a separate building need not provide any setback from any site line or other building or structure
  - (d) The garden centre building and open-air retail garden sales area
    - (i) not less than 4.3 metres from the site line of any residentially zoned site

- (e) The gasoline station, full-service kiosk and supporting island together with all accessory buildings, pumps and pump islands and roof canopy:
  - (i) 17.7 metres minimum from the Marine Drive site line and/or the eastward extension thereof,
  - (ii) 11.4 metres minimum and 30.4 metres maximum from the Taylor Way site line and/or the southward extension thereof,
  - (iii) 28.3 metres minimum from the department store,
  - (iv) 11.9 metres minimum from supporting columns of elevated parking and roadway structures within Area 1, and
  - (v) 3 metres from the Marine Drive/Taylor Way corner flared site lines;provided these setbacks shall not apply to:
  - (a) underground fuel storage tank facilities nor their vents,
  - (b) the southeast corner of the roof canopy which may project to not less than 1.1 metres from the Marine Drive/Taylor Way corner flared site line, or
  - (c) one only free standing identification sign
- (2) Area 2:
  - (a) Automobile parking structure exclusive of any ramps or overpass accessory thereto shall be set back not less than 3 metres from any site line adjoining Clyde Avenue
  - (b) 5 parking spaces minimum per 93 square metres of gross floor area
  - (c) For the purposes of this subdivision, gross floor area shall be deemed to mean the total floor and other areas contained within the exterior walls of the regional shopping facilities buildings, the department stores, the restaurant building, the outdoor garden centre building including the open-air retail garden sales area and the gasoline station, full-service building but shall not mean any pedestrian mall areas not being part of an individual shop or store whether enclosed or unenclosed

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**630.051 Height**

- (1) Area 1:
  - (a) 9.1 metres maximum for regional shopping facilities and/or multi-deck motor vehicle parking structures;
  - (b) 10.7 metres maximum for department stores; and
  - (c) 7.6 metres maximum for all other buildings or structures.
- (2) Area 2:
  - (a) 10.7 metres maximum for all buildings and structures.
- (3) Height Exemptions
  - (a) Elevator enclosures, stairwell enclosures, balustrades, parapets and other similar roof or parking deck components are exempt from the height requirements of Section 630.051(1) and Section 630.051(2).
  - (b) Any other components required by the District or otherwise project beyond a building roof or parking deck are excluded from the height requirements of Section 630.051(1) and Section 630.051(2).

#4805

**630.052 Off-Street Parking**

- (1)
  - (a) 5 parking spaces per 92.9 square metres of gross floor area.
  - (b) For the purposes of this section, gross floor area means the total floor areas contained within the exterior walls of the regional shopping facilities buildings, the department stores, the restaurant building, the outdoor garden centre building including open-air retail garden centres area and the gasoline station, full-service building, but does not mean any pedestrian mall areas not being part of an individual shop or store whether enclosed or unenclosed.

**630.06 Crossovers**

- (1) Access to and egress from Areas 1 and 2 shall be provided for each Area on the basis of traffic flow requirements of each Area, as well as on the basis of through traffic flow requirements of the street and/or streets from which access and/or egress is required

- (2) Precedence shall be given to the through traffic flow requirements of the street and/or streets in the determination of crossover locations
- (3) Crossovers shall not be approved for any one single building, structure or use permitted in Area 1, except for one only entrance crossover from Marine Drive designed to provide direct access only to the full-service gasoline station
- (4) Automobile crossovers shall not exceed 9.1 metres in width at the site line nor more than 10.9 metres in width at the curb line
- (5) Traffic control devices including signs and/or pavement markings shall be provided within Area 1 and 2 at access and egress points thereto, so as to properly maintain and regulate the traffic flow of each Area

#### **630.07 Loading and Passenger Zones**

Loading and passenger zones shall be provided and maintained in Areas 1 and 2 within which loading and unloading or off-loading of goods, materials and/or passengers will take place, and shall be designed, located and constructed to minimize vehicular congestion along vehicular traffic routes within each specified Area

#### **630.08 Traffic Vehicle Routes**

- (1) Vehicular traffic routes within each specified area shall be so designed and constructed that they do not provide nor constitute an aisle to a parking space, and no parking shall be permitted along such vehicular traffic routes
- (2) Vehicular traffic routes within Area 1 shall be so designed and constructed as to provide minimum interference by pedestrian traffic



### **630.09 Pedestrian Ways**

Pedestrian ways shall be provided between and among all buildings, structures and uses permitted herein and in particular, shall be provided on or along any accessory ramp or ramps erected between Areas 1 and 2 of this Zone

### **630.10 Landscaping**

#### Area 1

- (a) Vehicle parking structure shall have landscaping provided within the 4.3 metres setback required from any boundary other than those bounding Marine Drive, Taylor Way and any lane
- (b) Vehicle parking lots at grade shall have landscaping provided within the 3 metres or one foot setback areas required for such facilities, excluding approved crossovers and the restaurant use area permitted along Marine Drive
- (c) Garden centre and open-air retail garden sales area shall have landscaping provided within the 4.3 metres setback required from any boundary abutting a residentially zoned site

#### Area 2:

- (a) Vehicle parking structure shall have landscaping provided within the 3 metres setback required from the boundary abutting Clyde Avenue, with the exception of approved crossovers
- (b) Vehicle parking lots situated at grade outside the Area 1 Marine Drive/Taylor Way corner flared site line shall have landscaping provided to a width of not less than 3 metres, and said landscaping shall be replaced to the same standard immediately within the Area 1 Marine Drive/Taylor Way corner flared site line at such time as said automobile parking lots are no longer available for use and/or are no longer accessible from within Area 1 and in such event, any gasoline pump and/or pumps situated on the east side of the gasoline station, full-service kiosk island shall be removed

- (c) Fixed planters shall be provided within the top deck area and along the peripheral boundaries of any automobile parking structures and ramps accessory thereto, permitted in the zone
- (3) Continuous screen planting shall be provided in the whole of a 3 metres wide area extending the width of any regional shopping facilities and/or department stores and between the said facilities or stores or any frontage road or vehicular traffic route as the case may be and Taylor Way
- (4) Fixed planters and/or landscaped traffic islands shall be provided within any grade level vehicle parking lots
- (5) Notwithstanding the foregoing, the total landscaped area shall not be less than the greater of 5% of the total combined area of Area 1 and 2, or 2,973 square metres

#### **630.11 Exterior Lighting**

Adequate lighting of open areas within the site and vehicle parking structures shall be provided and so arranged as to reflect light away from residential sites

#### **630.12 Amenity**

- (1) All roof top or parking deck appurtenances, other than elevator and stairwell enclosures, balustrades, parapets and other similar structures, shall be screened from lateral view
- (2) Storage of all refuse, cartons, bottle shells and similar containers shall be confined to the interior of a building or shall be suitably screened from view within an outdoor enclosure specifically designed for such storage and shall be so located as to be readily accessible to effect proper collection
- (3) Adequate lighting of open areas within the site and automobile parking structures shall be provided and arranged to reflect light away from residential sites

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