

Specialty Food Services shall:”

- z) Delete Section 230.7.8 entirely and replace it with

“8. Vehicle Parking

- a. Vehicle Parking in an Above Ground Parkade shall only be developed as a part of a building that contains a Tower, and Vehicle Parking in a Surface Parking Lot shall only be developed as part of a Site that contains a principal Use.”

3.

- a) Delete Section 320.4.4 entirely and replace it with

“In addition to the minimum Setback required by clause (3) above, where a Site Abuts a Site zoned residential a minimum Setback of 15.0 m shall be required for all buildings, structures and both the Underground Parkade, and Above Ground Parkade. This minimum Setback may be reduced to the minimum Setback requirements at the discretion of the Development Officer, where, in the opinion of the Development Officer, the provision of Landscaping, Fencing, berming, building Façade treatment or other design features adequately protect the amenities of nearby residential areas.”

- b) Delete Section 370.4.17 entirely and replace it with

“17. Vehicle Parking shall not be located at ground level, and shall not interfere with a pedestrian-oriented, mixed-Use area.”

- c) Delete Section 574 Appendix I, 3.3 entirely and replace it with

“3. On-Site Vehicle Parking shall be provided in accordance with Section 54 of the Zoning Bylaw, except that:

- a. Vehicle Parking shall be provided to a maximum of 3,000 Vehicle Parking spaces.
 b. Any Development Permit for a Vehicle Parking Use shall be for a temporary period of ten (10) years from August 25, 2014. For greater clarity, after August 25, 2024, Vehicle Parking shall no longer be an allowable Use. Where Vehicle Parking is developed, the following regulations shall apply:
- i. A minimum 3 m landscaped Setback shall be required from any property line Abutting a public roadway, other than a Lane;
 - ii. Every on-Site Vehicle Parking space and access provided or required, including the area contained within City-owned land from which access or egress is obtained, shall be Hardsurfaced;
 - iii. All Vehicle Parking facilities shall be clearly demarcated, have adequate storm water drainage and storage facilities;
 - iv. Every on-Site Parking Area shall incorporate landscaped open space within the Parking Area, calculated on the basis of 2.0 m² of landscaped island area per Vehicle

Parking parking space provided. This shall be landscaped in accordance with the Zoning Bylaw. Landscaped islands shall be placed to provide visual relief, to assist vehicular circulation and to organize large areas of Vehicle Parking into smaller cells. The number of islands provided shall be to the satisfaction of the Development Officer.

v. The storage of materials inclusive of accumulated snow on a Surface Parking Lot shall be in a location away from the public roadway to improve safety and visibility; and

vi. Lighting of on-Site Vehicle Parking facilities shall be provided, and the lighting shall be arranged, installed and maintained to deflect, shade and focus light away from any adjacent land Uses as well as provide a safely lit pedestrian environment.

c. Access to vehicular Underground Parkade, Above Ground Parkade, or Surface Parking Lot from 105 Avenue NW shall be in accordance with the 105 Avenue Corridor Study and to the satisfaction of the Development Officer in consultation with Transportation Services.

d. No portion of Above Ground Parkade on the ground floor shall be allowed for a minimum depth of 10.0 m from any building Façade facing 105 Avenue NW.

e. No portion of Above Ground Parkade above the first Storey of the podium portion of a building shall be allowed for a minimum depth of 6.0 m from any building Façade facing 105 Avenue NW.”

- d) Delete Section 574 Appendix I, 3.5 entirely and replace it with
 “5. On-Site Vehicular Loading Facilities shall be provided in accordance with Section 54 of the Zoning Bylaw, except that:
 a. A centralized loading facility shall be provided with a minimum of 4 on-Site loading spaces.”
- e) Delete the reference “Section 54.3” from Section 574 Appendix 1,3.4 and replacing it with
 “Section 54.5”;
- f) Delete the term “accessory” from Section 574 Appendix 1, 3.4(b), and capitalize Parking Area;
- g) Delete from Section 574 Appendix I, 4.4 all instances of “Non-accessory” and replace it with
 “Vehicle”
- h) Delete from Section 574 Appendix I, 4.5 all instances of “Non-accessory” and replace it with
 “Vehicle”
- i) Delete from Section 816.3.1 all instances of “Non-accessory” and replace it with “Vehicle”
- j) Delete Section 860.3.1 entirely and replace it with
 “1. The Development Officer may vary requirements such as building setbacks and building stepbacks, tower separation, built form and podium design, Vehicle Parking, glazing, and application of The Quarters Downtown Sustainable Development Standard Checklist as contained in Appendix III provided consideration is given to the character of the built form, and its visual,