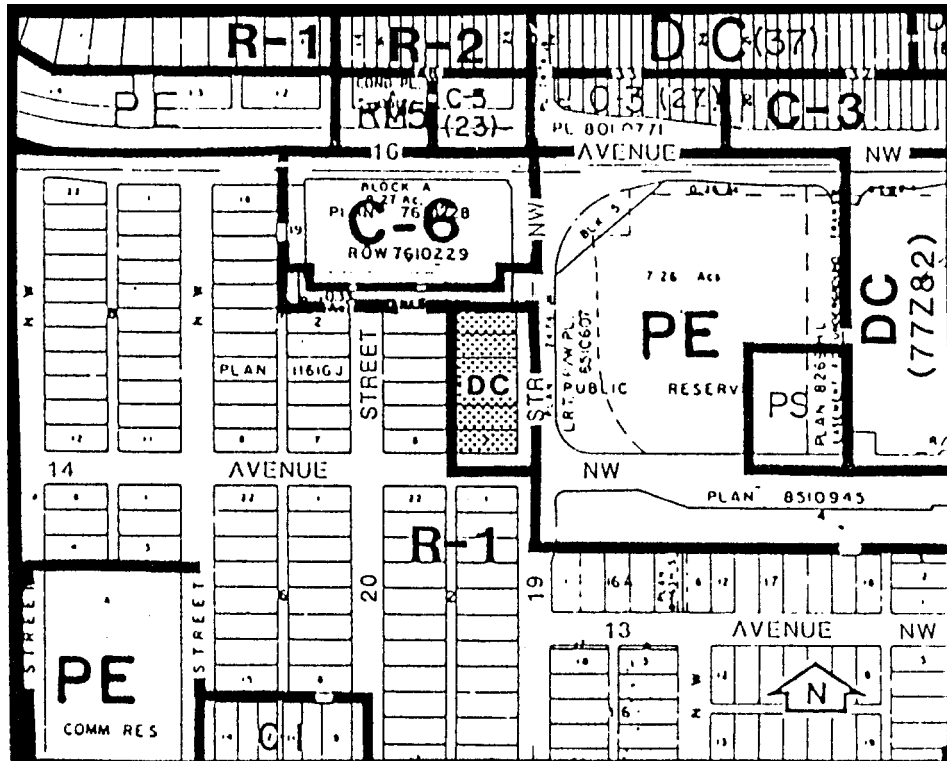


Amendment No. 87/025
Bylaw No. 125Z87
Council Approval: 09 November 1987

SCHEDULE B



1) Land Use

The Land Use shall be the following discretionary uses:

Financial institutions, medical clinics, offices, personal service businesses excluding escort agencies, massage parlours, and the like, veterinary clinics and ancillary C-1 retail uses to a maximum building net floor area of 30 per cent.

2) The General Rules for Commercial Districts contained in Section 33 of By-law 2P80 and the Permitted Use Rules of the C-1 Local Commercial District shall apply unless otherwise noted below:

a) Building Design

The design character and appearance of the development shall reflect the "village character" presented in the plans forming part of this land use application. The building finish along the lane shall be of maintenance free materials.

b) Height

Maximum building height shall be one storey with all rooftop mechanical equipment suitably screened.

c) Parking

At grade and underground parking shall be provided on site to the satisfaction of the Approving Authority. Access to and the availability of underground parking shall be clearly signed. No parking shall be permitted off the underground access ramp.

d) Landscaping

Landscaping shall be provided to the satisfaction of the Approving Authority. Landscaping requirements along 19 Street shall be provided on lands not identified as by-lawed setback areas. In addition any undeveloped setback areas shall be landscaped.

e) Access

All access and egress to the site shall be to the satisfaction of the Approving Authority with 19 Street N.W. having right turns in and out only. No use shall gain direct access to or from the lane. If, in the opinion of the Director of Transportation, the access to 14 Avenue N.W. proves to be unacceptable, that access may be restricted to right turns only.

f) Signs

A comprehensive signage plan compatible with the site location shall be submitted to the satisfaction of the Approving Authority.

g) Development Plans

A Development Permit shall be obtained for change of use of individual retail stores.

Approval of this application does not constitute approval of a development permit. Comprehensive plans, including building design, site layout, exterior finishes and colour, landscaping, parking and accesses shall subsequently be submitted to the Approving Authority as part of a development permit application.