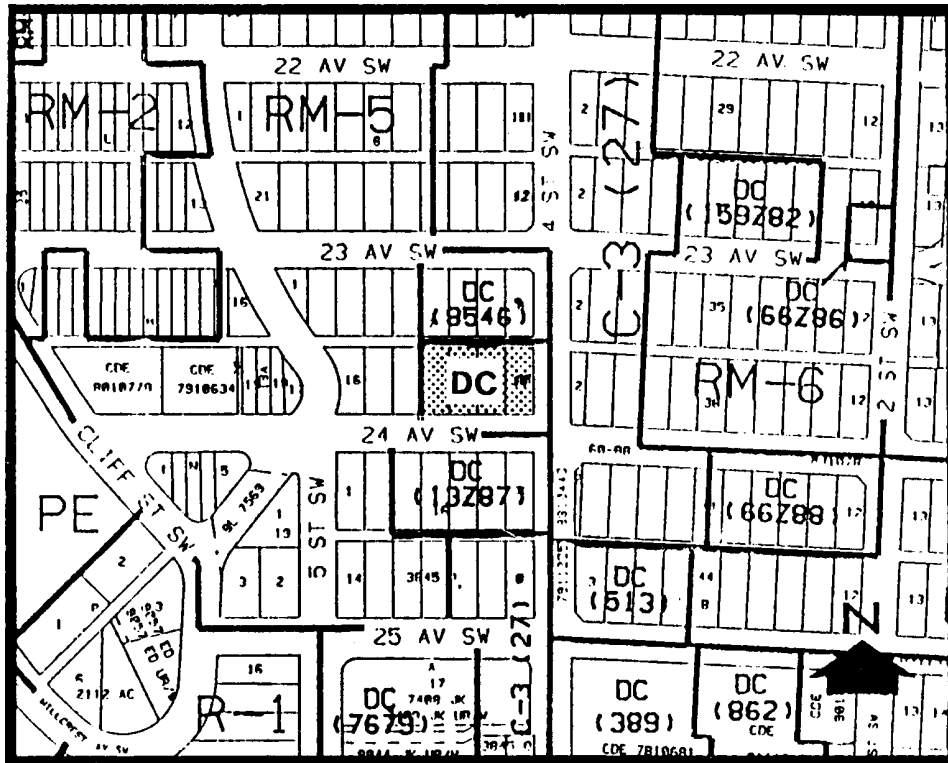


**Amendment No. 91/073**  
**Bylaw No. 90Z91**  
**Council Approval: 09 December 1991**

**SCHEDULE B**



1. Land Use

The Land Use shall be for offices, retail, personal service businesses, restaurants and a parking structure serving the above uses only.

2. Development Guidelines

The General Rules for Commercial Districts contained in Section 33 of By-law 2P80 and the Permitted and Discretionary Use Rules of the C-3 General Commercial District shall apply unless otherwise noted below:

(a) Site Development

The parking structure shall be designed and developed to the satisfaction of the Approving Authority with specific interface treatment adjacent to the residential property.

(b) Use Restrictions

The maximum combined seating capacity for all restaurant uses shall not exceed 304 in total, provided however that no individual restaurant shall have a seating capacity in excess of 150 persons. Should the parking requirements of (c) below not be met, the maximum restaurant seating capacity shall be limited by the Approving Authority to a capacity proportional to that of the parking actually provided.

(c) Parking

A minimum of 82 parking stalls shall be provided on site to the satisfaction of the Approving Authority with such stalls being used only for uses within this development. Any off-site parking shall be adjacent to, and clearly associated with, the uses contained in this development.

For the purpose of this By-law, parking for all restaurant uses shall be provided at a ratio of 1 stall per 3 seats to a maximum of 101 stalls with parking for all other uses being provided as per Section 18 of By-law 2P80. Parking requirements not provided on site shall be provided by off-site parking or by a cash-in-lieu payment, all to the satisfaction of the Approving Authority. Under no circumstances shall a cash-in-lieu payment be accepted for more than 10 stalls in total nor shall off-site parking for more than 19 stalls be accepted.

Where off-site parking cannot be acquired, the shortfall in parking shall result in a proportional reduction in the seating capacity of the larger restaurant.

In determining the parking needs for this development, the Approving Authority may allow for shared use parking between the offices and restaurant uses to a maximum of 17 stalls. In addition, a maximum of 3 stalls will be allowed in recognition of the two small, locally-oriented ground floor restaurant uses only.

(d) Access

Access/egress and vehicular circulation on site shall be to the satisfaction of the Approving Authority with customer parking being directed to the main level.

(e) Signage

The design, size and location of any signage shall be to the satisfaction of the Approving Authority and shall identify the relationship of the parking area with the adjacent commercial development.

(f) Lane Paving

Lane to be paved from 4th Street to the west edge of entrance to the parkade.

(g) Approval of this application does not constitute approval of a development permit. Comprehensive plans, including site layout, exterior finishes and colour, landscaping, parking and access shall subsequently be submitted to the Approving Authority as part of a development permit application. In considering such an application, the Approving Authority shall ensure the building and site layout generally conforms to the plans and renderings submitted to City Council during their deliberation of this By-law, with special attention given to the parkade interfaces and the exterior building finishes.

- (h) In considering any development permit application made under this By-law, the Approving Authority shall not alter or reduce the total parking requirements set out in paragraph (c) such that the intensity of use does not correspond to the actual parking provided.