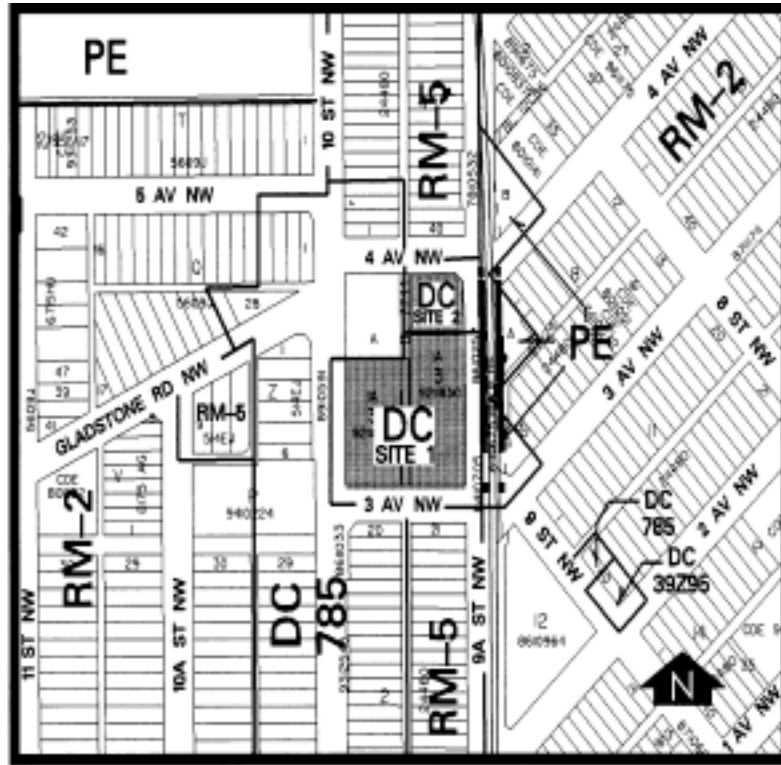


Amendment No. 97/110
Bylaw No. 22Z98
Council Approval: 23 March 1998

SCHEDULE B



1. Site 1 - Land Use

The permitted land use shall be a comprehensively designed retail food store.

1) Development Guidelines

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

1. Site Access

Vehicular access/egress to 10 Street N.W. is prohibited.

ii. Maximum Gross Floor Area

A maximum of 3,320 square metres excluding mezzanine levels.

iii. Yard Setbacks

No minimum requirement.

iv. Building Height

A maximum height of 7.4 metres, with the exception of

1. a maximum of 11.6 metres for the store entrance cornice;
- B. a maximum of 8.4 for the cornice features on the 10 Street N.W., 3 Avenue N.W, and 9A Street N.W. building elevations; and,
- C. rooftop mechanical equipment.

22. Parking

A minimum of 143 stalls with a maximum of 65 stalls in the surface parking lot and a minimum of 140 on site in total with the balance as cash-in-lieu.

vi. Plaza on 3 Avenue and 10 Street N.W.

1. The development shall provide a plaza which is a minimum of 13.7 metres (east-west) by 25.9 metres (north-south) at the corner of 10 Street and 3 Avenue N.W.
2. The final site design and landscaping appointments of the plaza shall ensure the compatibility of the space for public access and use, to the satisfaction of the Approving Authority.

vii. Landscaping

1. All adjoining City boulevards shall be landscaped and shall conform with the plans and renderings presented to City Council for their consideration of this Bylaw.
- B. Landscaping working drawings for the plaza and all City boulevards adjoining the development shall be submitted as part of the development permit application.

viii. Bus Shelters

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SCHEDULE B

CONTINUED

1. An enclosed bus shelter shall be provided on 10 Street N.W., and
 2. Bus stop canopies shall be provided on 9A Street N.W., in a location to the satisfaction of the Development Authority, subject to an encroachment easement.
- ix. Signs
- Signage shall be limited to the fascia signs shown in the building elevations presented to City Council for their consideration of this Bylaw.
- x. Rooftop Mechanical
- All rooftop mechanical equipment shall be
1. located to ensure that there are no undue impacts on adjacent residential;
 2. visually screened or finished in a manner which is compatible with adjacent uses or district; and,
- C. provide noise attenuation, to the satisfaction of the Development Authority
- xi. Development Agreement

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SCHEDULE B

CONTINUED

Prior to the release of a development permit, the applicant shall enter into a development agreement regarding off site improvements to the satisfaction of the City Solicitor.

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SCHEDULE B

CONTINUED

xii. Development Plans

Approval of this application does not constitute approval of a development permit. An application for a development permit shall subsequently be submitted to the Approving Authority in accordance with Section 10 of Land Use Bylaw 2P80. In considering such an application, the Approving Authority shall ensure that, in addition to complying with all the development guidelines contained in this Bylaw, the building design and site layout are the same or substantially similar to the plans and renderings presented to City Council during their consideration of this Bylaw.

xiii. Prior to the release of a development permit, the applicant shall be required to enter into an agreement, subject to the satisfaction of the City Solicitor, to provide the following:

1. An application for subdivision to accommodate a multi-dwelling residential project in Site 2 while maintaining the loading and garbage court facilities for the adjacent retail food store.
- B. An application for land use amendment for a Direct Control District to determine the development guidelines for the residential project on Site 2.

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SCHEDULE B

CONTINUED

3. Determine a deadline for submitting both (A.)and (B.) to the Approving Authority.

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SCHEDULE B

CONTINUED

2. Site 2 - Land Use

The permitted and discretionary uses of the RM-5 Residential Medium Density Multi-Dwelling District shall be the Permitted and Discretionary Uses respectively, with the additional permitted use of a loading and garbage court associated with the retail store in Site 1 of this Bylaw.

1. Development Guidelines

The General Rules for Residential Districts contained in Section 20 of Bylaw 2P80 and the Permitted and Discretionary use Rules of the RM-5 Residential Medium Density Multi-Dwelling District shall apply unless otherwise noted below for the Loading and Garbage Court Development

1. Landscaping

The developer shall provide soft landscaping and perimeter fencing on the area in Site 2 which is not identified for the loading and garbage court, and shall landscape the adjoining City boulevard, to the satisfaction of the Approving Authority.

ii. Development Agreement

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SCHEDULE B

CONTINUED

Prior to the release of a development permit, the applicant shall enter into a development agreement to the satisfaction of the City Solicitor.

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SCHEDULE B

CONTINUED

iii. Development Plans

Approval of this application does not constitute approval of a development permit. An application for a development permit shall subsequently be submitted to the Approving Authority in accordance with Section 10 of Land Use Bylaw 2P80. In considering an application for the loading and garbage court development, the Approving Authority shall ensure that, in addition to complying with all the development guidelines contained in this Bylaw, the building design and site layout are the same or substantially similar to the plans and renderings presented to City Council during their consideration of this Bylaw.

iv. Prior to the release of a development permit for the Loading and Garbage Court Development, the applicant shall be required to enter into an agreement to the satisfaction of the City Solicitor, to provide the following:

1. An application for subdivision to accommodate a multi-dwelling residential project in Site 2 while maintaining the loading and garbage court facilities for the adjacent retail food store.
- B. An application for land use amendment for a Direct Control District to determine the development guidelines for the residential project on Site 2.

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SCHEDULE B

CONTINUED

- C. Determine a deadline for submitting both A. and B. to the Approving Authority.