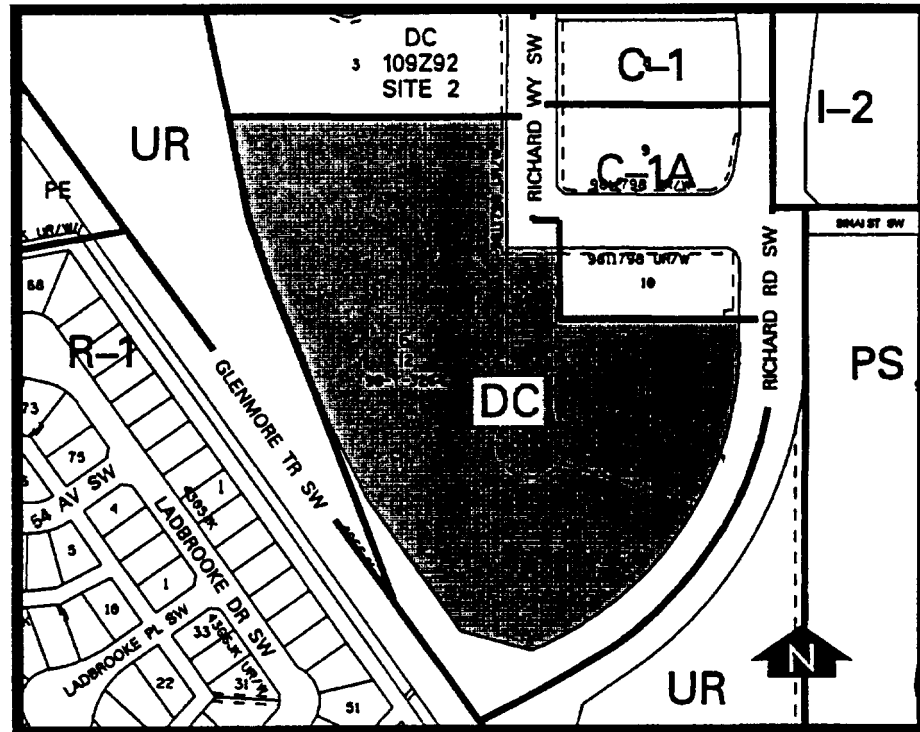


Amendment No. 98/114
Bylaw No. 14Z99
Council Approval: 03 May 1999

SCHEDULE B



1. Land Use

The permitted and discretionary uses of the C-2(16) General Commercial District shall be permitted and discretionary uses respectively, except that the following uses shall not be allowed: autobody and paint shops, dwelling units and home occupations.

2. Development Guidelines

The General Rules for Commercial Districts contained in Section 33 of Bylaw 2P80 and the Permitted and Discretionary Use Rules of the C-2(16) General Commercial District shall apply unless otherwise noted below:

a. Minimum Yards

- i) 6.0 metres abutting Glenmore Trail and Richard Road SW;
- ii) 3.0 metres abutting Richard Way SW;
- iii) 5.0 metres abutting a site designated residential;
- iv) 1.2 metres abutting a commercial use;

- b. Maximum Building Height
 - i) 16 metres;
- c. Maximum Gross Floor Area
 - i) 35,000 square metres (376,000 square feet) except that the total gross floor area allowed shall be reduced by 2 square metres for every square metre of non-office floor area;
- d. Landscaped Areas
 - i) All minimum required yards shall be landscaped;
 - ii) Landscaping including planting shall be provided in and around parking areas and around buildings;
- e. Design Theme

Prior to or concurrent with the approval of the first development permit application for this site, a design theme for the site shall be approved by the Development Authority which demonstrates:

 - i) visual continuity of development and consistent design elements throughout the area;
 - ii) how design elements have been used to create an attractive appearance;
 - iii) the location and quality of walkway/cycle routes showing how they are designed to provide an attractive pedestrian environment and how they provide for pedestrian continuity between buildings and with adjacent areas;
- f. Access to Adjacent Land to the West

The site shall be developed in a manner that allows for vehicular access across the west property line to the abutting land to the west, unless it is determined that the abutting land will be required for road purposes;
- g. Access to Richard Road

There shall be no access to Richard Road south of Richard Way/Sinai Avenue, unless it is determined that the interchange at Glenmore Trail and Richard Road is not required, in which case right-in, right-out access may be allowed, at the discretion of the Director of Transportation;
- h. Protection of Right-of-way

No development shall be approved which allows for the construction of a building in the area indicated on the map entitled "Attachment to Schedule B of Bylaw 14Z99".
- i. Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans, including building design, site layout, exterior finishes,

landscaping and accesses shall subsequently be submitted to the Development Authority as part of a development permit application.

ATTACHMENT TO SCHEDULE B
OF BYLAW 14 Z 99

872.K

E99-04
ATTACHMENT

