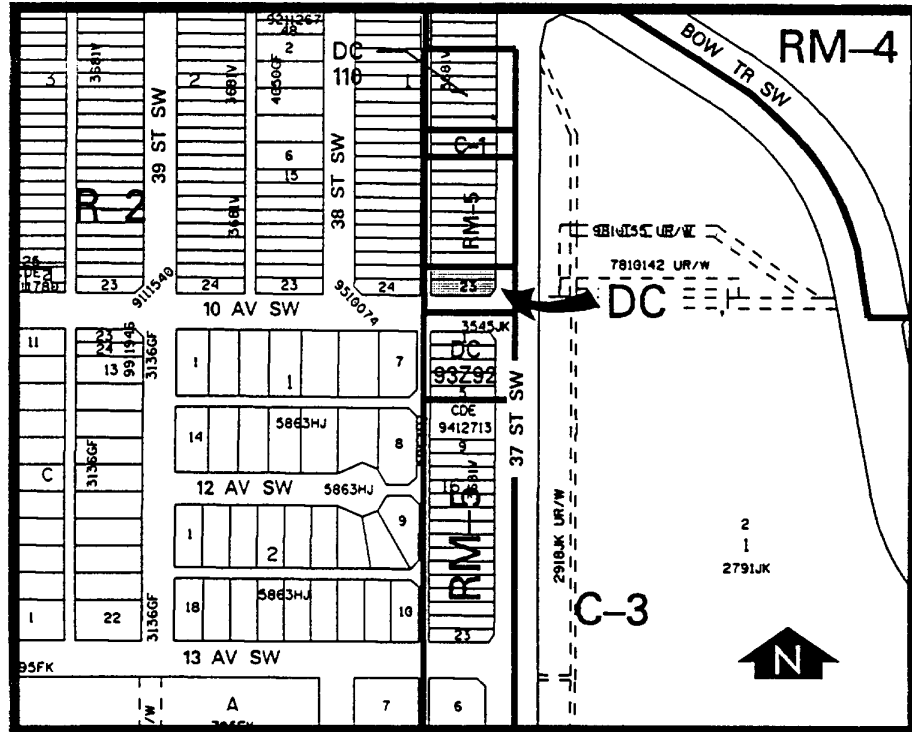


Amendment No. 99/081
Bylaw No. 13Z2000
Council Approval: 27 January 2000

SCHEDULE B



1. 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 Discretionary Use of offices within the building existing on the site on the date of passage of this Bylaw.

2. Development Guidelines

The General Rules for Residential Districts contained in Section 20 of Bylaw 2P80 and the Permitted and Discretionary Use Rules of RM-5 Residential Medium Density Multi-Dwelling District shall apply except for office uses, in which case the following additional guidelines shall apply:

(a) Parking

Seven (7) on-site parking stalls shall be provided for the office use with the entire parking area being fully paved.

(b) Access

No direct vehicular access shall be permitted from or to 37 Street SW or the residential lane.

(c) Signage

Signage shall be limited to one freestanding identification sign with a maximum sign area of 1.5 square metres per face and a maximum height of 1.2 metres (including supports) identifying only the office use, to the satisfaction of the Approving Authority.

The sign may be illuminated externally, provided that the orientation of the lighting does not adversely impact the adjacent residential uses.

(d) Landscaping

A minimum of 31 percent of the site area, plus all adjoining City boulevards and land within the road-widening setback shall be landscaped, with special emphasis on the site's interface with 37 Street SW and 10 Avenue SW, all to the satisfaction of the Approving Authority.

(e) Fencing and Screening

Fencing and visual screening shall be provided to ensure compatibility with adjacent residential properties, to the satisfaction of the Approving Authority.

(f) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans shall be submitted to the Approving Authority as part of a development permit application.