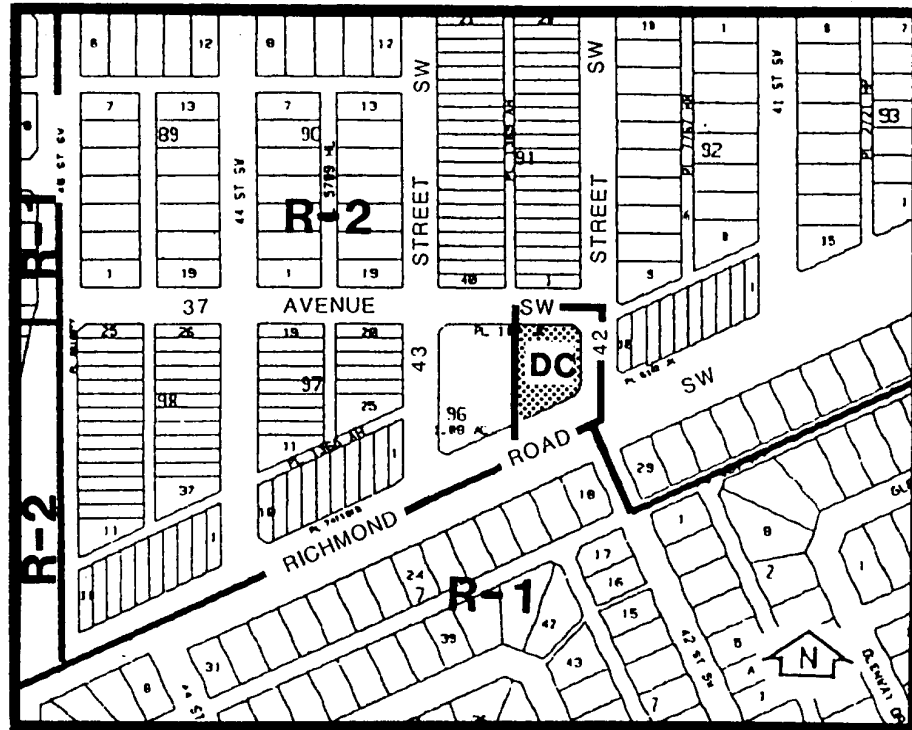


Amendment No. 88/133
Bylaw No. 40Z89
Council Approval: 08 May 1989

SCHEDULE B



1. Land Use

The land use shall be for clinics and professional offices 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-1 (Local Commercial District) shall apply unless otherwise noted below.

a. Height

Maximum building height shall be 1 storey not exceeding 5 metres at any eaveline (not including mechanical penthouse).

b. Coverage

Maximum building coverage of the net site shall be 55%.

c. Landscaping

Landscaping shall cover a minimum of 40% of the net site area plus any adjoining boulevards. A detailed landscaping plan, including existing vegetation, shall be submitted to the Approving Authority for approval as part of a development permit application.

d. Parking

A minimum of 29 off-street parking stalls shall be provided.

e. Access

No direct vehicular access or egress shall be permitted from or to 37 Avenue S.W. or 42 Street S.W.

f. Signage

Signage shall be limited in size, design and location and must be compatible with the surrounding area to the satisfaction of the Approving Authority.

g. Development Plans

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 Authorities as part of a development permit application. In considering such an application, the Approving Authorities shall ensure the building appearance, site layout and density conform substantially to the plans and renderings submitted to City Council during their consideration of this By-law.