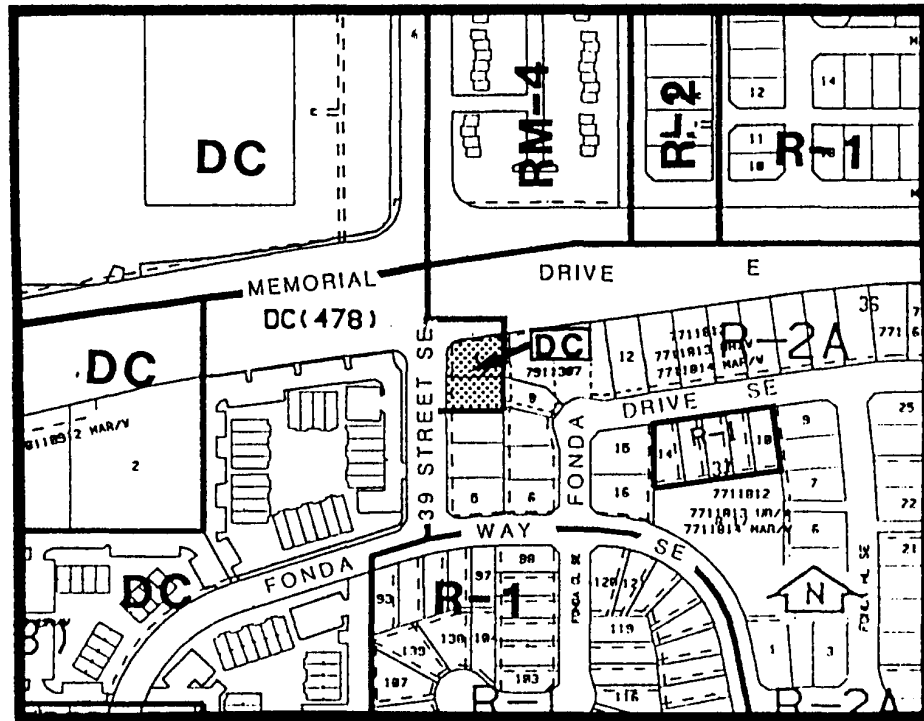


Amendment No. 89/55
Bylaw No. 72Z90
Council Approval: 18 June 1990

SCHEDULE B



1. Land Use
 - a) The following shall be permitted uses:
 - Medical clinics, veterinary clinics, offices, personal service businesses, video rental stores, drug stores, a financial institution limited in form to automated banking machines only (no more than three); and a restaurant (one only) which, for the purposes of this Direct Control Designation, means an establishment limited to the preparation and sale of baked goods, beverages, soup and sandwiches only.

The following shall be discretionary uses:

- Retail stores (other than those listed above) and signs.

Except as provided above any use involving food take-out service shall not be allowed.

Individually or in combination, uses shall not have parking requirements that exceed the parking provided.

- b) Should none of the above listed uses be existing on site, then the following discretionary use may be allowed:

- A child care facility having a maximum capacity of 80 pre-school children and 20 nursery school-age children.

2. Development Guidelines

For those uses allowed under Land Use 1(a) above 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) Gross Floor Area

The gross floor area shall be up to a maximum of 742 m² (8,000 sq. ft.) as determined by the Approving Authority having regard to the uses proposed.

- b) Parking

A maximum of nineteen (19) parking stalls shall be provided on-site with all stalls having wheel stops.

- c) Access

All access and egress to the site shall be from 39 Street S.W. to the satisfaction of the Approving Authority.

- d) Buffer Areas

A minimum depth of 3.5 metres shall be provided abutting the easterly property line with a 4 metre depth abutting the southerly property line. Substantial decorative fencing shall be provided along the easterly and southerly property lines.

- e) Landscaping

Buffer areas shall be soft landscaped with vegetative planting being in excess of the normal By-law requirement. Vegetation species having a greater density of growth, such as hedging and coniferous trees, shall be planted. A detailed landscaping plan shall be submitted to the satisfaction of the Approving Authority.

f) Building Design

The design and appearance of the building shall be of residential character and complimentary to the surrounding area.

g) Signs

A comprehensive signage proposal, which shall prohibit the use of freestanding signs, shall be submitted as part of the Development Permit application to the satisfaction of the Approving Authority.

h) 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, buffer areas, signs, parking and accesses shall subsequently be submitted to the Calgary Planning Commission as part of a development permit application. In considering such an application, the Calgary Planning Commission shall ensure the building and site layout conforms substantially to the plans and visual materials submitted to City Council during their consideration of this By-law.

3. Development Guidelines

For those uses allowed under Land Use 1(a) above the General Rules for Residential Districts contained in Section 20 of By-law 2P80 and the Permitted and Discretionary Use Rules of the R-2A District shall apply unless otherwise noted below:

a) Density

The maximum number of children attending the facility at any one time shall be 100 pre-school children. Child care and nursery school program times shall be such that concurrent drop-off/pick-up does not occur.

b) Parking

A minimum of 7 staff and 8 drop-off stalls shall be provided on site and paved accordingly.

c) Access

No vehicular access or egress shall be permitted from or to Memorial Drive.

d) Landscaping

Landscaping and buffering shall be provided that particularly recognizes the sites interface with adjacent residential properties.

e) Signage

Signage shall be limited in size, design, and location and compatible with the surrounding land uses.

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. The Approving Authority shall ensure the site layout conforms substantially with the plans submitted as part of the application for By-law 82Z87, and the design of the structure shall at a minimum be of the same or similar standard to the example provided in support of the application for By-law 82Z87.