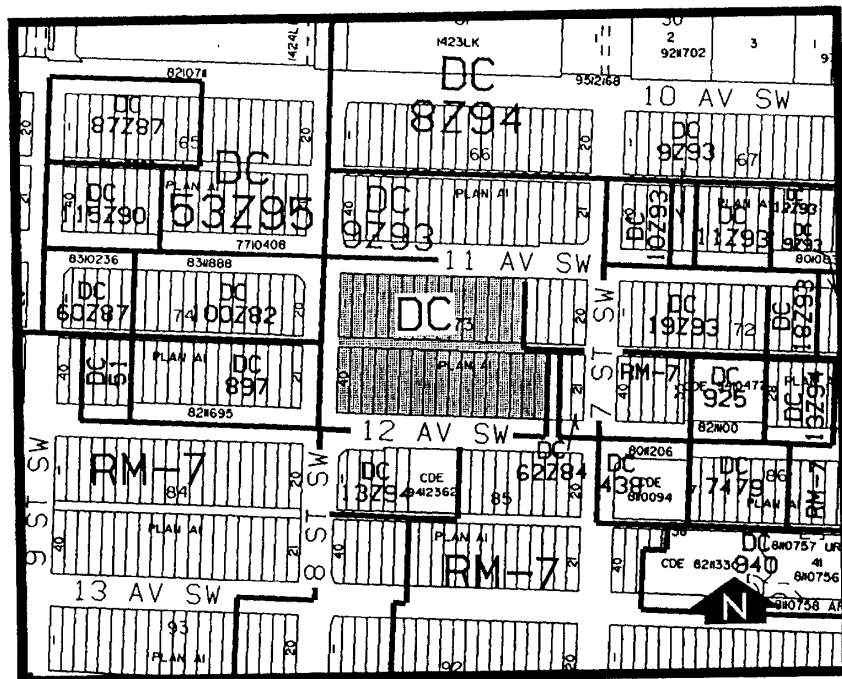


**Amendment No. 95/109  
Bylaw No. 27Z96  
Council Approval: 13 May 1996**

**SCHEDULE B**



1. Land Use

The permitted use shall be a retail food store only.

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-3 General Commercial District shall apply unless otherwise noted below:

a. Height

Maximum building height shall be 6.7 metres (22 feet) at any eaveline (not including entrance peaks and mechanical penthouse).

b. Gross Floor Area

Maximum floor area shall be 3,549 square metres (38,200 square feet).

c. Landscaping

A detailed landscaping plan shall be submitted to the Development Authority as part of a development permit application.

d. Parking

Parking shall be provided at a ratio of 50.16 stalls per 1000 m<sup>2</sup> of net floor area (4.66 stalls per 1,000 square feet) including 6 stalls provided to the east (rear) of the building for employee parking.

e. Access

No direct vehicular access shall be provided to or from 8 Street S.W.

f. Side Yard

No minimum width is required.

g. Rear Yard

No minimum width is required.

h. Signage

All signage shall conform with the Sign Appendix of Bylaw 2P80.

i. Bus Shelter

A bus shelter shall be provided on the 8 Street S.W. frontage to the satisfaction of the Development Authority.

j. Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans, including building design, site layout, exterior finishes, landscaping, parking, and accesses shall subsequently be submitted to the Development Authority as part of a development permit application. In considering such an application, the Development Authority shall ensure the building design, site layout and landscaping are substantially similar to the plans and renderings submitted to City Council during their consideration of this bylaw including a brick veneer finish to the exterior elevations.

k. Environmental Assessment

Prior to approval of a development permit, the developer shall provide an environmental site assessment indicating that the site is appropriate for the proposed land use to the satisfaction of Calgary Health Services and Alberta Environmental Protection.

l. That as many as possible of the existing brick design features on the Acadia Apartment building be incorporated into the south facade of the proposed building along with a commemorative plaque explaining the features and summarizing the history of this building.