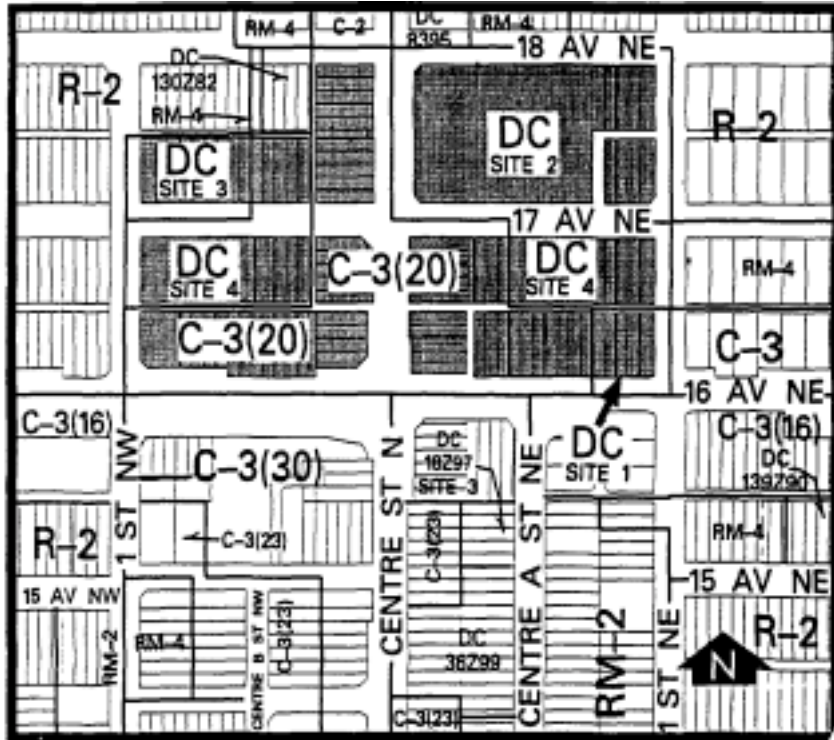


**Amendment No. 99/106**  
**Bylaw No. 5Z2000**  
**Council Approval: 17 January 2000**

**SCHEDULE B**



**Site 1**

1. Land Use

The Permitted and Discretionary Uses of the C-3(20) General Commercial District shall be the Permitted and Discretionary Uses respectively with the additional Discretionary Use of garment production.

2. Development Guidelines

The General Rules for Commercial Districts contained in Section 33 of 2P80 and the Permitted and Discretionary Use Rules of the C-3 (20) General Commercial District shall apply unless otherwise noted below:

- (a) For the garment production use existing on the site on the date of passage of this Bylaw:

- (i) such use shall be restricted to the second floor only with retail, office and storage being located on the main floor;
  - (ii) the second floor shall not be occupied by more than 40 garment production staff;
  - (iii) a minimum of 24 on-site parking stalls shall be provided; and
  - (iv) access and egress from 16 Avenue NE shall be right in and right out turns only to the satisfaction of the Approving Authority.
- (b) 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.

## Site 2

### 1. Land Use

The Permitted and Discretionary Uses of the C-2(12) General Commercial District shall be the Permitted and Discretionary Uses respectively, subject to:

- (a) excluding the following Discretionary Uses:
  - Auto body and paint shops;
  - Automotive sales and rentals;
  - Automotive services;
  - Automotive specialties; and
- (b) including the following additional Discretionary Uses:
  - Accessory buildings;
  - Apartment buildings;
  - Fourplex dwellings;
  - Hostels;
  - Lodging houses;
  - Neighbourhood shopping centre;
  - Stacked townhouses;
  - Townhouses.

### 2. Development Guidelines

#### (a) Commercial Development

For commercial development, the General Rules for Commercial Districts contained in Section 33 of 2P80 and the Permitted and Discretionary Use Rules of the C-2(12) General Commercial District shall apply.

#### (b) Residential Development

For residential development, the General Rules for Residential Districts contained in Section 20 of Bylaw 2P80 and the Permitted and Discretionary Use Rules of the RM-4/100 Residential Medium Density Multi-Dwelling District shall apply except that, for townhouse development, the requirements of Section 29(5)(b.01) of Bylaw 2P80 shall not apply.

#### (c) Mixed Commercial and Residential Development

For mixed commercial and residential development, the General Rules for Commercial Districts contained in Section 33 of Bylaw 2P80 and the Permitted and Discretionary Use Rules of the C-2(12) General Commercial District shall apply except:

- (i) that an additional storey shall be allowed where at least one storey of the building is developed for residential use; and
- (ii) the side yard requirement is a minimum of 1.2 metres where the site abuts a residential district.

(d) 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.

### Site 3

#### 1. Land Use

The Permitted and Discretionary Uses of the C-1 Local Commercial District shall be the Permitted and Discretionary Uses respectively, subject to:

- (a) excluding the following Discretionary Use:  
Automotive services (not containing a grocery store); and
- (b) including the following additional Discretionary Uses:  
Accessory buildings;  
Apartment buildings;  
Fourplex dwellings;  
Lodging houses;  
Stacked townhouses;  
Townhouses.

#### 2. Development Guidelines

##### (a) Commercial Development

- (i) For commercial development, the General Rules for Commercial Districts contained in Section 33 of Bylaw 2P80 and the Permitted and Discretionary Use Rules of the C-1 Local Commercial District shall apply except that the side yard requirement is a minimum of 1.2 metres where the site abuts a residential district.
- (ii) For the uses existing at 1804A 1 Street NW as of the date of passage of this Bylaw, no landscaped area and no parking spaces shall be required.

##### (b) Residential Development

For residential development, the General Rules for Residential Districts contained in Section 20 of Bylaw 2P80 and the Permitted and Discretionary Use Rules of the RM-2 Residential Low Density Multi-Dwelling District shall apply.

##### (c) 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.

#### **Site 4**

##### **1. Land Use**

The Permitted and Discretionary Uses of the C-2(12) General Commercial District shall be the Permitted and Discretionary Uses respectively, subject to:

- (a) excluding the following Discretionary Uses:  
Auto body and paint shops;  
Automotive sales and rentals;  
Automotive specialties; and
- (b) including the following additional Discretionary Uses:  
Accessory buildings;  
Apartment buildings;  
Fourplex dwellings;  
Hostels;  
Lodging houses;  
Stacked townhouses;  
Townhouses.

##### **2. Development Guidelines**

###### **(a) Commercial Development**

For commercial development, the General Rules for Commercial Districts contained in Section 33 of Bylaw 2P80 and the Permitted and Discretionary Use Rules of the C-2(12) General Commercial District shall apply except for the following:

###### **Side Yard**

A minimum of 1.2 metres where the site abuts a residential district.

###### **(b) Residential Development**

For residential development, the General Rules for Residential Districts contained in Section 20 of Bylaw 2P80 and the Permitted and Discretionary Use Rules of the RM-5 Residential Medium Density Multi-Dwelling District shall apply except that, for townhouse development, the requirements of Section 30(5)(b.01) of Bylaw 2P80 shall not apply.

###### **(c) 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.