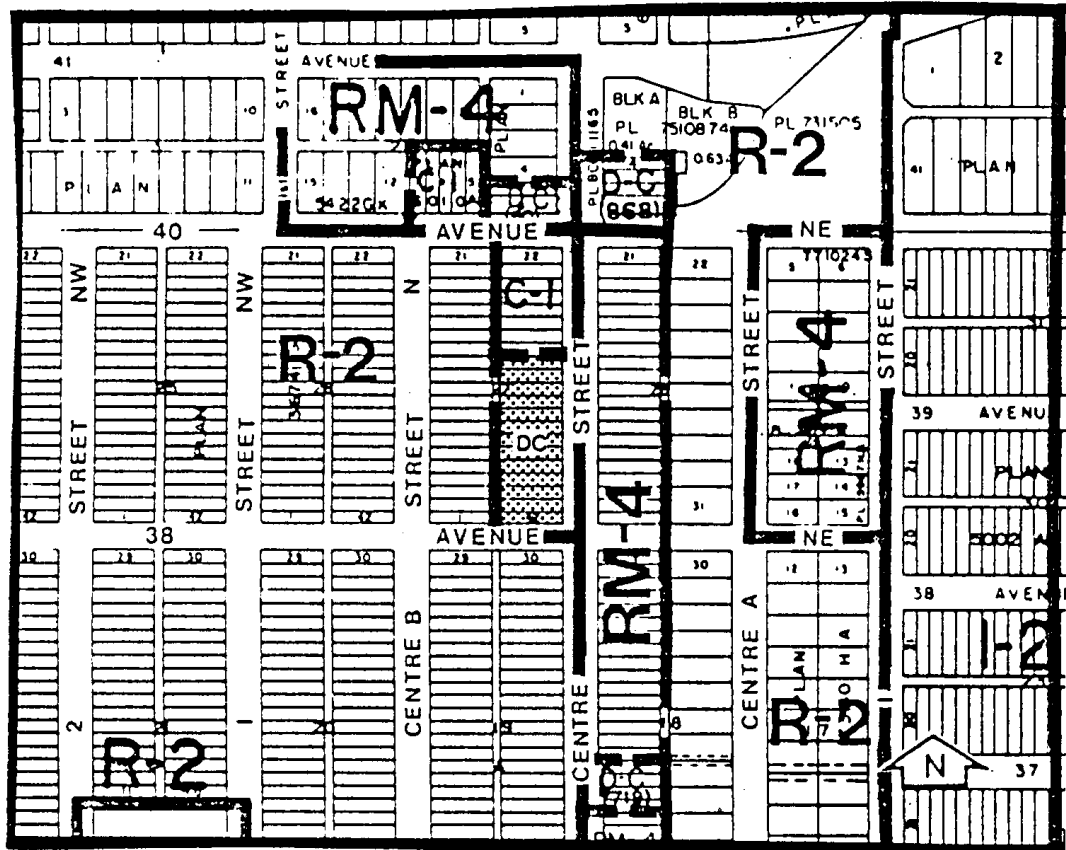


Amendment No. 81/176
Bylaw No. 217Z81
Council Approval: 16 November 1981

SCHEDULE B



1. Land Use

The land uses shall be those contained in the C-2 (General Commercial District) excluding retail food stores, grocery stores, drinking establishments and amusement arcades.

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-2 (12) (General Commercial District) shall apply unless otherwise noted below.

a) Landscaping

A detailed landscaping plan, including existing vegetation, shall be submitted to the Approving Authority for approval as part of a development permit application. Landscaping shall be of high quality as indicated on the drawings referred to in (d) below.

b) Parking

All parking shall be structured or underground.

c) Access

No direct vehicular access or egress shall be permitted from or to 38th Avenue N.E. or any laneway.

d) 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 and site layout conform substantially to the plans and renderings submitted to City Council during their consideration of By-law 217Z81.