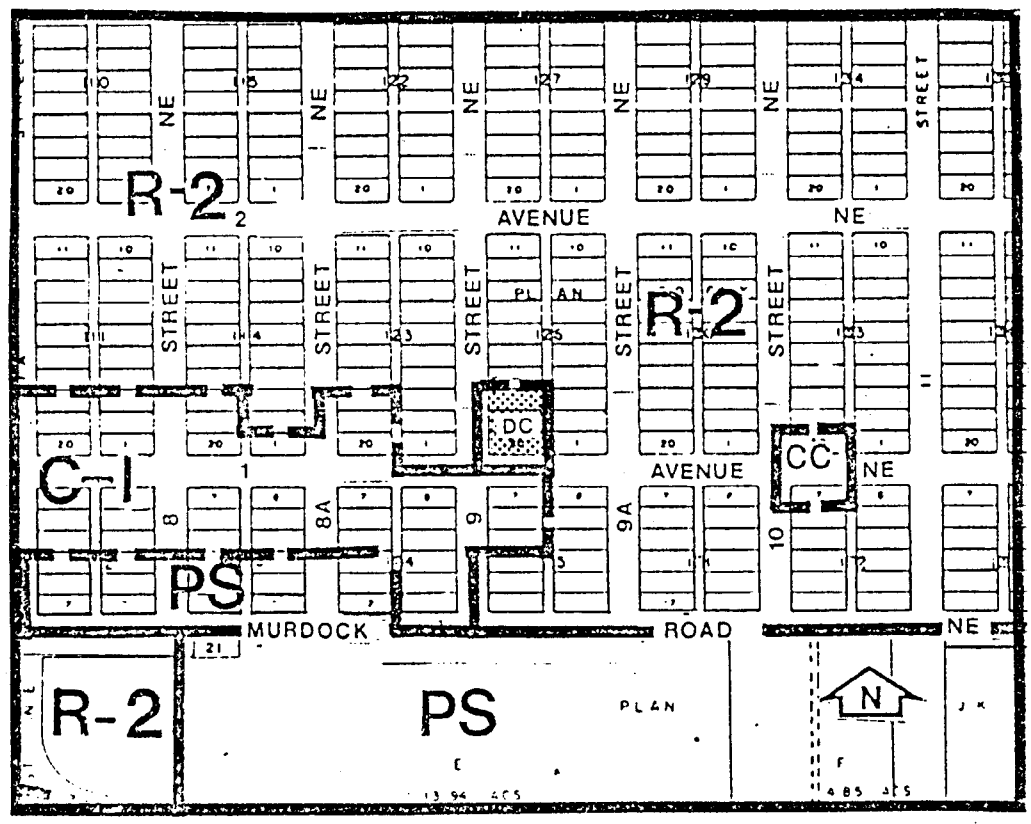


**Amendment # 145-80**  
**Bylaw # 62Z81**  
**Council Approval: 1981 April 13**

**SCHEDULE B**



1. Land Use  
The land use shall be those found in Section 35 of Bylaw 2P80 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-1 (Local Commercial District) shall apply unless otherwise noted below.

3. Density

Maximum floor area shall not exceed 2 times the area of the site on which the building is located. Any floor area totally or partially above grade level shall be included in the F.A.R. calculations.

4. Height

Maximum building height shall be three storeys not exceeding an overall height of 13 m.

5. Yards

The minimum front yard requirements may be waived by the Development Officer if the building's design with arcading and sheltering and special sidewalk treatment is deemed to foster a satisfactory pedestrian environment. The rear setback requirement may also be waived to accommodate the stepping back of the building and the second level landscaped decks to soften the residential/commercial interface to the satisfaction of the Development Officer.

6. Access

Access and egress to the satisfaction of the Director of Transportation shall be determined at the time of application for a development permit.

7. Finishing and Scale

The finishing, scale and character of development shall be consistent and compatible with the surrounding uses.

8. Development Plans

Approval of this application in no way approves the plans as submitted. Comprehensive plans including building design, site layout, exterior finishes and colour, landscaping, parking and accesses shall subsequently be submitted and approved prior to the release of a development permit.

9. Landscaping

The design and landscaping of any structure on the site shall respect the design guidelines and ideas for 1 Avenue contained in the Bridgeland Area Redevelopment Plan.