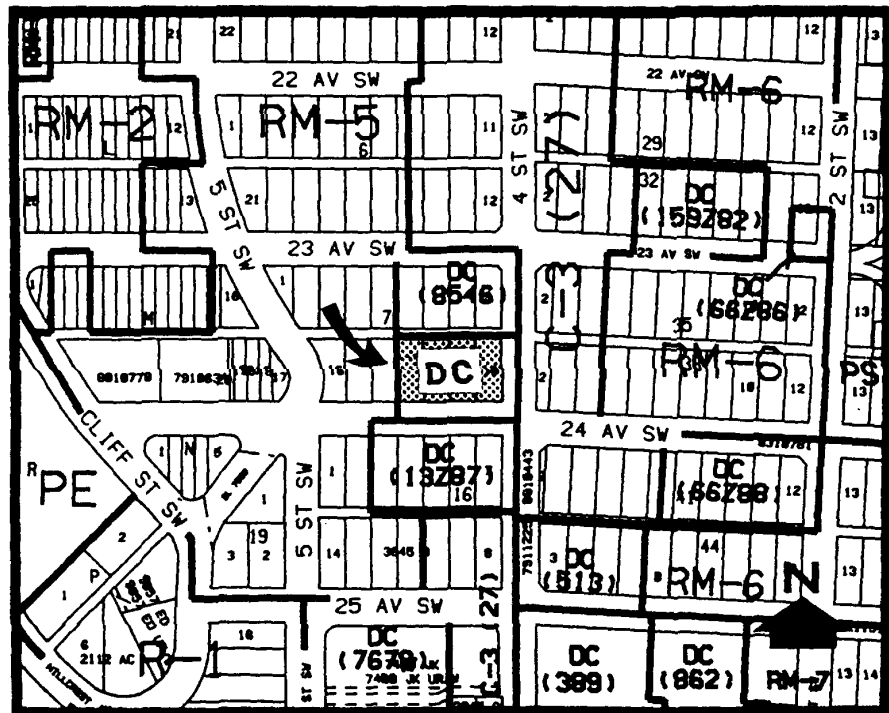


Amendment No. 90/103
Bylaw No. 136Z90
Council Approval: 10 December 1990

SCHEDULE B



1. Land Use

The land use shall be for:

- o offices
- o retail
- o personal service business
- o restaurant
- o drinking establishment ancillary to a restaurant, and
- o parking structure serving the above uses only

which except for the parking structure, shall be within the building existing on site as of the date of approval of this by-law.

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

a) Site Development

The parking structure shall be designed and developed to the satisfaction of the Approving Authority with specific interface treatment adjacent to the residential property.

b) Use Limitations

The maximum seating capacity for a restaurant or restaurant containing a drinking establishment, shall be 150 seats.

c) Parking

A minimum of 83 parking stalls shall be provided on site to the satisfaction of the Approving Authority.

d) Access

Access/egress and vehicular circulation on site shall be to the satisfaction of the Approving Authority with customer parking being directed to the main level.

e) Signage

The design, size and location of any signage shall be to the satisfaction of the Approving Authority and shall identify the relationship of the parking area with the adjacent commercial development.

f) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans, including site layout, exterior finishes and colour, landscaping, parking and access shall subsequently be submitted to the Approving Authority as part of a development permit application. In considering such an application, the Approving Authority shall ensure the building and site layout generally conforms to the plans and renderings submitted to City Council during their deliberation of this By-law, with special attention given to the parkade interfaces and the exterior building finishes.

g) Lane Paving

Lane to be paved from 4th Street to the west edge of entrance to the parkade.