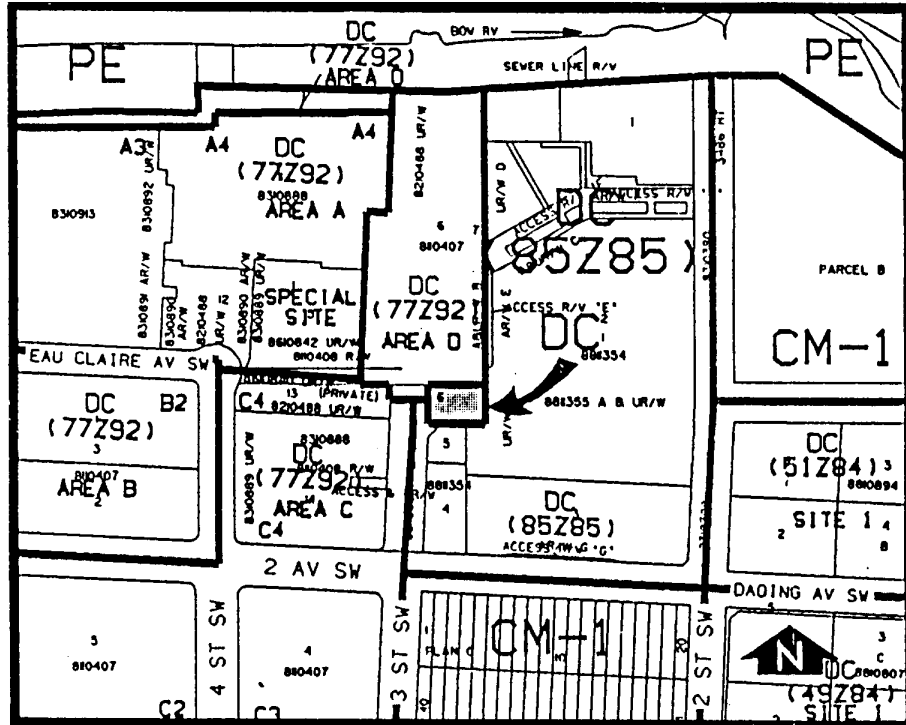


**Amendment No. 93/034
Bylaw No. 45Z93
Council Approval: 10 May 1993**

SCHEDULE B



1. Land Use

The following are discretionary uses:

- Drinking Establishments
- Entertainment Establishments
- Ancillary Personal Service Business
- Restaurants
- Signs
- Utilities
- Outdoor Cafes

2. Development Guidelines

General Rules for Downtown Districts, contained in Section 42.1 of the By-law 2P80, shall apply unless otherwise noted below.

- a. Floor Area Ratio

The density shall not exceed F.A.R. 2.0:1.
- b. Floodplain

The development shall comply with the requirements of Section 19.1 "Floodway and Floodplain Special Regulations" of By-law 2P80.
- c. Objectionable Conditions

No use or operation shall cause any condition which, in the opinion of the Approving Authority, may be objectionable within any area accessible to the general public because of:

 - Noise
 - Odour
 - Earthborne vibrations
 - Structureborne vibrations
 - Heat, or
 - High brightness light source
- d. Phasing of the Development and Integration with adjoining Sites and Amenities

An application for a Development Permit for all or a part of the site shall include the following:

 - i. a plan indicating the proposed phasing of the development and the way individual phases will integrate with the overall Festival Market development, particularly the 1886 Cafe, and how those phases, as well as the completed development, will integrate with the surrounding developments and public amenities, whether existing or potential;
 - ii. at no time in the development of this site will the eaveline (exclusive of gables) in the south and east elevations exceed in height the elevation of the eaveline (exclusive of gables) of the 1886 Cafe Building by more than 5 metres.
- e. Garbage Storage and Collection

A plan showing provision for the joint storage of garbage for the 1886 Cafe and the development on-site and provision for the removal of the garbage at such times and in such manner as, in the opinion of the Approving Authority, will cause no adverse effect on the public use and enjoyment of the area.
- f. Signage

A Development Permit application shall be required for all signage relating to the site and signage shall be submitted as part of the Development Permit application. Signage shall be coordinated with the overall design of the "Market" and must be compatible with the recreational and park-like character of the adjoining parts of the Riverbank and Barclay Mall.
- g. 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. In considering such an application, the Approving Authority shall ensure the building design and site layout are consistent with the plans and renderings submitted to City Council during their consideration of this By-law.