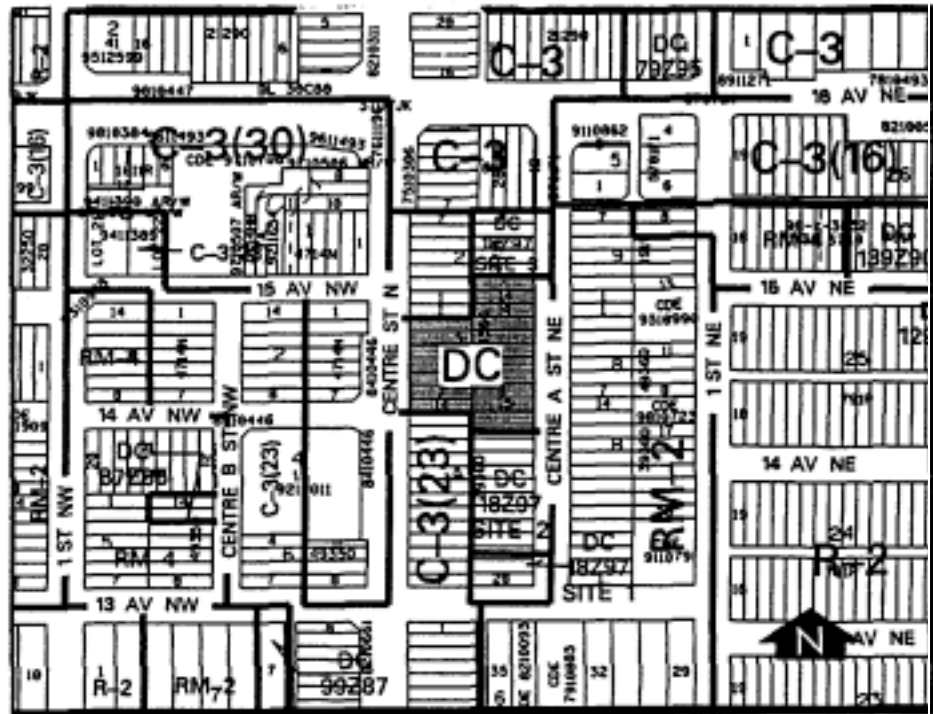


Amendment No. 98/096
Bylaw No. 36Z99
Council Approval: 19 April 1999

SCHEDULE B



1. Land Use

The discretionary land use shall be for mixed use commercial development and dwelling units in the form of apartments, townhouses, and home occupations (class 1).

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

a) Building Height

- (i) For the commercial portion of the building: a maximum of 8 metres
- (ii) For the apartment portion of the building: a maximum of 21 metres
- (iii) For the townhouse portion of the building: a maximum of 7 metres

b) Access

- (i) No direct commercial vehicular access shall be permitted to Centre A Street N.E.
- (ii) Access to Centre Street North is right turns in and out only.

c) Pedestrian Linkages

- (i) There shall be a pedestrian linkage that provides direct and visible access from Centre Street to the front entry of the building.

d) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans shall be submitted to the Development Authority as part of a development permit application. In considering such an application, the Development Authority shall ensure the building configuration and site layout are consistent with the plans and renderings submitted to City Council during their consideration of this bylaw.