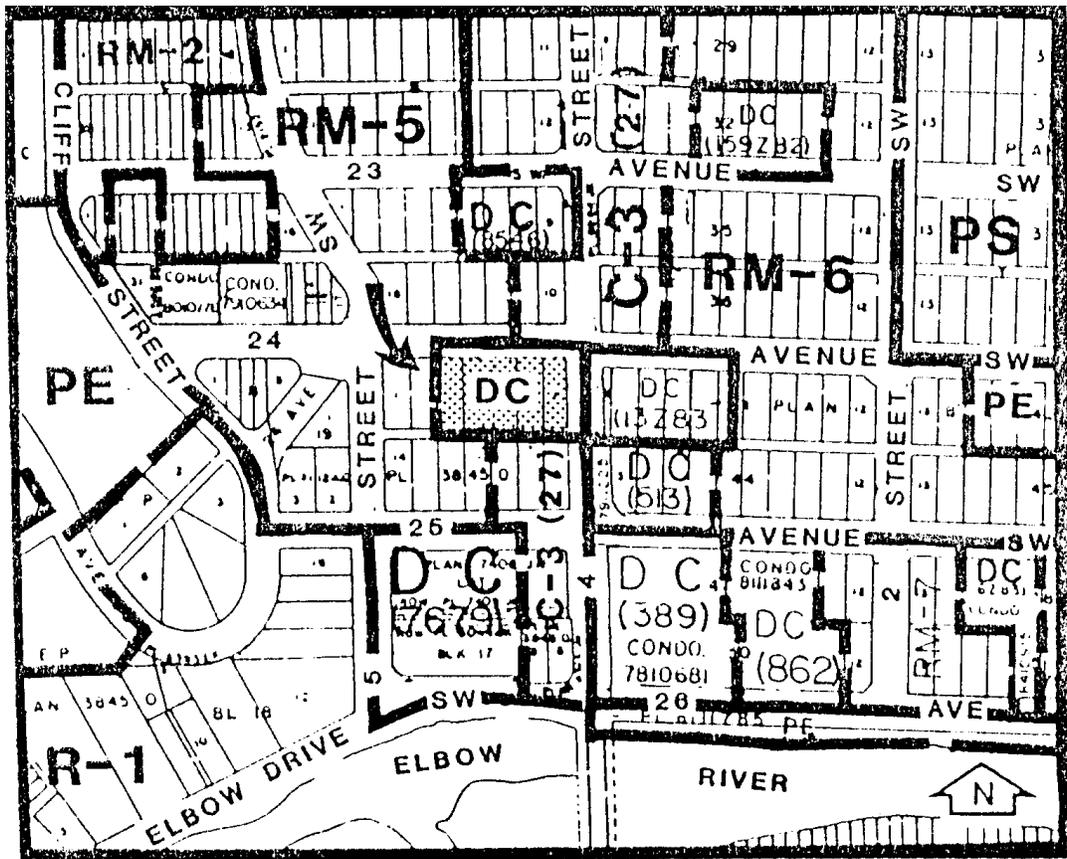


Amendment No. 86/107
Bylaw No. 13Z87
Council Approval: 19 January 1987

SCHEDULE B



1. Land Use

The land use shall be for a restaurant, lounge (drinking establishment) and associated parking and signage only.

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(27) (General Commercial District) shall apply unless otherwise noted below.

a) Gross Floor Area

The maximum gross floor area shall be 7600 sq.ft.

b) Yards

No side or rear yards are required adjacent to the parking area.

c) Fencing

A high quality decorative screening fence shall be installed along the northerly property line, adjacent to the parking area, to a maximum height of 4 feet, and along the westerly property line to a maximum height of 6 feet. The use of trellising over the parking area adjacent to the residential and selectively throughout the remainder of the parking area shall be provided.

d) Landscaping

Intensive landscaping shall be provided on the 24 Avenue boulevard to soften the impact of the parking area and compensate for the lack of yard space. The balance of the site shall be landscaped where possible. A detailed landscaping plan shall be submitted to the Approving Authority for approval as part of a development permit application.

e) 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 appearance conforms substantially to the renderings submitted to City Council during consideration of By-law 13Z87.