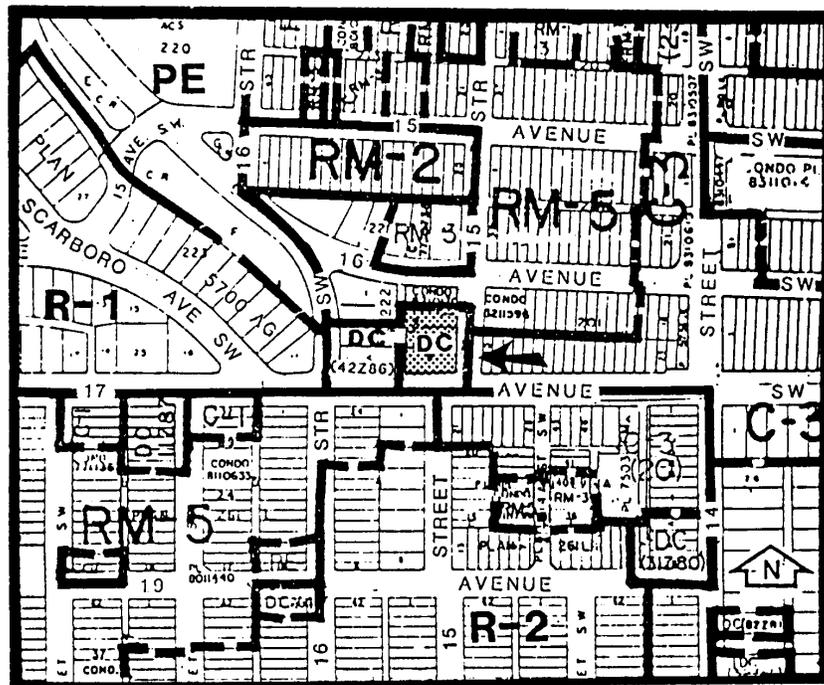


**Amendment No. 88/041
Bylaw No. 69Z88
Council Approval: 18 July 1988**

SCHEDULE B



1. Land Use

The land use shall be for retail, office, personal service business and financial institution development 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 (General Commercial District) shall apply unless otherwise noted below.

a. Density

Maximum commercial density shall be 1790 m² (19,134 sq. ft.) of gross floor area.

b. Height

Maximum building height shall be 3 storeys (when viewed from 17 Avenue) plus one level of covered parking and shall respect the eave and ridge lines submitted as part of this application in order that daylight access can be provided to the amenity areas of the adjacent residential property.

c. Access/Parking

Access to the covered and rear parking area shall be from 15 Street S.W. to the satisfaction of the Approving Authority. The over-provision of parking spaces on site shall not be utilized by other developments for off-site parking.

d. Landscaping

A detailed landscaping plan, including the relocation of any existing vegetation; the screening, landscaping and overhead trellis provided as part of the north property line interface treatment, shall be submitted to the satisfaction of the Approving Authority. Fencing shall be included to the satisfaction of the Approving Authority.

e. By-Lawed Setback

No building structure or part thereof shall be permitted within the by-lawed setback or corner cut area on 17 Avenue and 15 Street S.W.

f. 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, site layout and density conform substantially to the plans and renderings submitted to City Council during their consideration of By-law 69Z88.