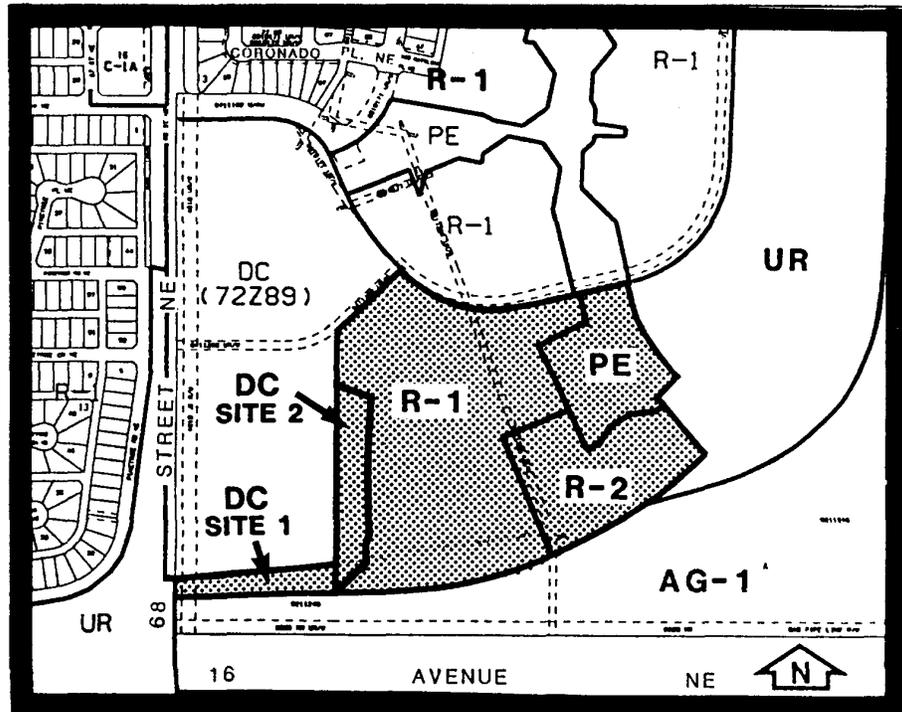


**Amendment No. 89/087
Bylaw No. 11Z90
Council Approval: 12 February 1990**

SCHEDULE B



SITE 1

Land Use

The land use shall be for a comprehensively designed shopping centre to be developed in conjunction with the 8.9 ha.± DC (By-law 72Z89) site immediately adjacent to the north. The permitted and discretionary uses of the C-5 Shopping Centre Commercial District shall be permitted and discretionary uses respectively.

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-5 District shall apply unless otherwise noted below:

a) Density

The maximum gross floor area shall be 609 m² (6,555 sq.ft.) for an F.A.R. of 0.21:1 over the gross site of .0.29 ha.± (0.72 ac.±).

b) Access

No direct vehicular access shall be permitted to/from 16 Avenue N.E. or 68 Street N.E.

c) Parking

Parking shall be provided to meet or exceed by-law standards for sector shopping centres which is 5.5 spaces per 93 square metres of net floor area. Restaurant parking shall be provided to the by-law standard of 1 space per 3.5 square metres of net floor area.

Each use or group of uses located within a building or group of buildings shall provide the required parking on the site for which ownership is registered on the Certificate of Title. Where parking on such site does not meet by-law requirements, then parking may be provided on an adjacent site provided that parking for the entire sector shopping centre complies with the minimum by-law requirements at all times. A legal agreement registered on title, shall be required where parking is provided on an adjacent parcel.

d) 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 72Z89.

SITE 2 DC (R-1)

Land Use

The Permitted and discretionary uses of the R-1 Residential Single-Detached District shall be the Permitted and Discretionary uses respectively.

Development Guidelines

The General Rules for Residential Districts contained in Section 20 of By-law 2P80 and the Permitted and Discretionary Use Rules of the R-1 Residential Single-Detached District shall apply unless otherwise noted below.

a) Lot Depth

A minimum of 36.6 metres (120 feet)

b) Rear Yard

A minimum of 13 metres (42.7 feet)

c) Development Permit

A single development permit addressing the above guidelines for the entire Direct Control area is required.