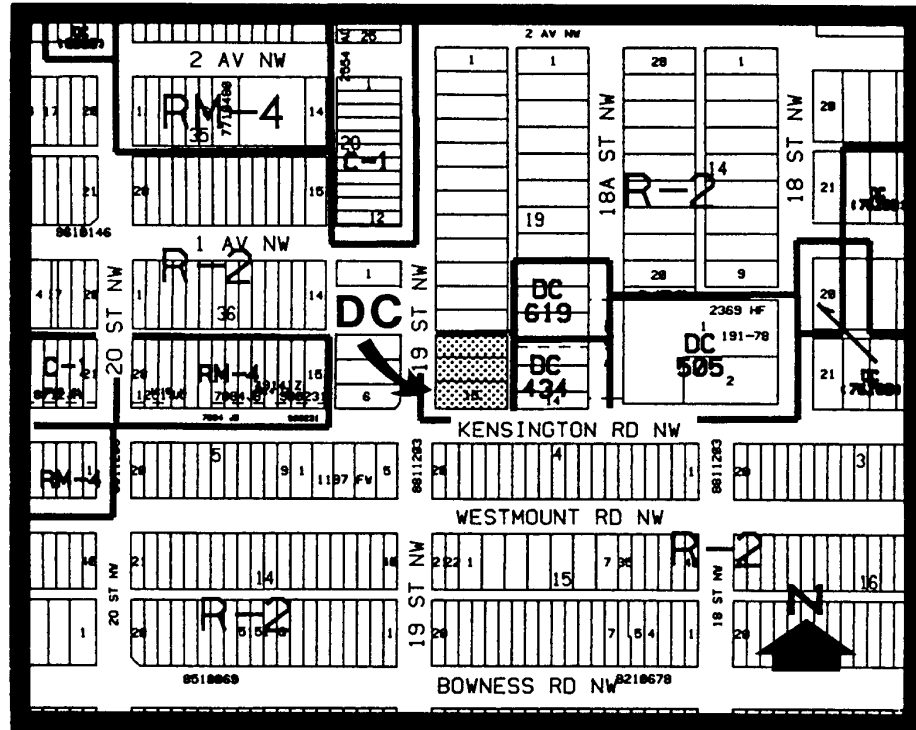


Amendment No. 90/129
Bylaw No. 21Z91
Council Approval: 16 April 1991

SCHEDULE B



1. Land Use

The land use shall be a comprehensively designed commercial development to accommodate office, retail and personal service businesses uses only.

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-1 Local Commercial District shall apply unless otherwise noted below.

a. Building Setback

A minimum 4.5 metre landscaped yard shall be provided along 19 Street with a minimum 5 metre landscaped setback along the north property line, all to the satisfaction of the Approving Authority.

b. Floor Area

The maximum gross floor area shall be 1050 square metres.

c. Parking

A minimum of 25 on-site parking stalls shall be provided.

d. Access/Egress

All access/egress to the site shall be to the satisfaction of the Approving Authority with no access/egress being permitted to or from the lane, and right turns only being permitted on Kensington Road.

e. Signs

A comprehensive signage proposal, including vehicular and access requirements, shall be submitted to the satisfaction of the Approving Authority.

f. Landscaping

Mature trees indicated on the site plan along 19 Street and Kensington Road shall be retained to the satisfaction of the Approving Authority. Any replacement trees shall be of an equivalent species and size.

g. Lighting

All on-site lighting, in particular along the north face, shall be of an intensity, design and orientation such that adjacent residential properties are not unduly affected.

h. 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 a part of a development permit application. In considering such an application, the Approving Authorities shall ensure the building and site layout conform substantially to the plans and renderings submitted to City Council during their consideration of Bylaw 21Z91.