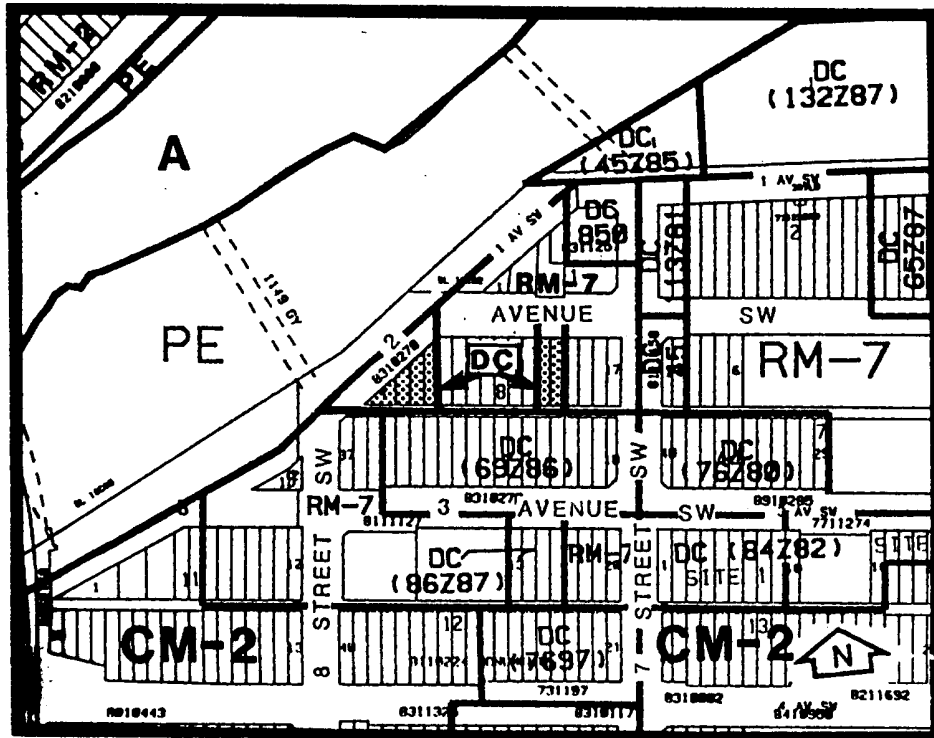


Amendment No. 89/069  
Bylaw No. 121Z89  
Council Approval: 13 November 1989

**SCHEDULE B**



1. Land Use

The Permitted and Discretionary Uses of Section 32, RM-7 District shall be permitted and discretionary uses respectively and in addition, offices, retail and restaurant uses may be allowed in the one-storey structure existing on Lots 1-4, Block 8, Plan A-1, on the date of Council's approval of this by-law. Surface parking may also be a temporary discretionary use on Lots 12 and 13.

2. 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 RM-7 District shall apply unless otherwise noted below.

a) Building Conversion

The office, retail or restaurant uses shall be contained within the existing structure located at 809 - 2 Avenue S.W. on the date of approval of this by-law.

b) Alteration

Any alteration to the exterior of the structure shall require the approval of detailed plans, showing all proposed alterations, by the Approving Authority.

c) Floodplain Guideline

Any new development shall conform with the City of Calgary Floodplain Guidelines, to the satisfaction of the Approving Authority.

d) Screening of Parking Area Related to Office Project

In addition to the landscaping requirements of the RM-7 District, the existing surface parking area shall be of a design and materials acceptable to the Approving Authority, providing adequate screening to serve as an attractive buffer to the adjacent residential uses.

e) Temporary Surface Parking Areas

As an interim use, the temporary surface parking area shall be designed and developed in conformity with the relevant Council policies and standards to the satisfaction of the Approving Authority, with particular attention to the quality of the landscaping and fencing in proximity to existing and potential residential uses.

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, signage and access shall subsequently be submitted to the Approving Authority as part of a development permit application.