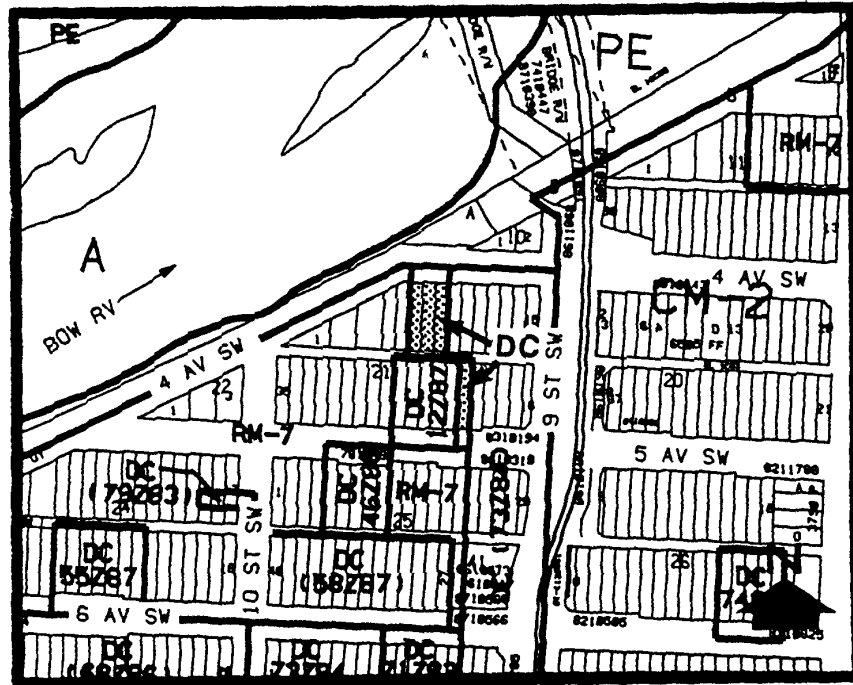


Amendment No. 90/014
Bylaw No. 70Z90
Council Approval: 18 June 1990

SCHEDULE B



1. Land Use

The Permitted and Discretionary Uses of Section 37, C-3 General Commercial District shall be permitted and discretionary uses respectively. The following uses shall not be allowed:

- Amusement arcades.
- Autobody and paint shops.
- Automotive sales and rental.
- Automotive services and specialities.
- Laboratories.
- Liquor stores.

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 Section 37, C-3 General Commercial District shall apply unless otherwise noted below:

(a) Alteration

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

(b) Floodplain Guideline

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

(c) Riverbank Guideline

an area at least 20 metres wide throughout, immediately south of the Bow River, excluding the Riverbank Promenade area, must not be overshadowed by development between 9:00 a.m. and 3:00 p.m. (MST) from March 21 to September 21.

(d) Screening of Parking Area Related to Residential Project

In addition to the landscaping requirements of the C-3 General Commercial District, the 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.