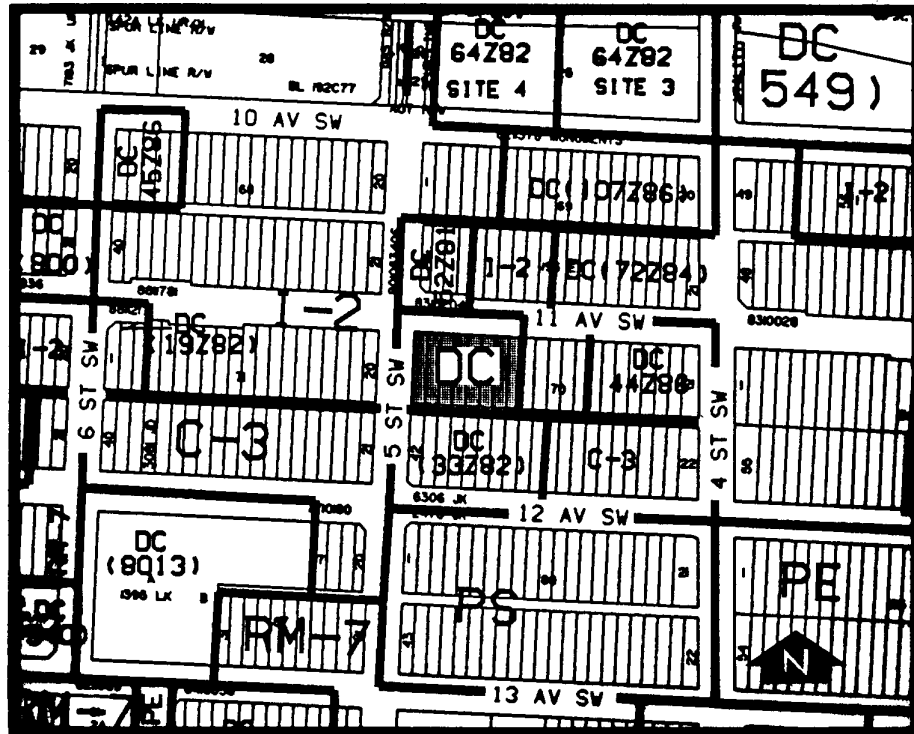


Amendment No. 92/089
Bylaw No. 16Z93
Council Approval: 08 February 1993

SCHEDULE B



1. Land Use

The land use shall be for low density commercial development as an interim use prior to the type of higher density commercial development envisioned for Commercial Core Zone 2 in the "Core Area Policy Brief". The permitted uses of the C-3 District shall be permitted uses on the site, with the exception of restaurants with a gross floor area in excess of 120 square metres. The Discretionary Uses of the C-3 District shall be considered discretionary relative to this site, excluding:

- automotive service;
- automotive specialty uses;
- funeral homes;
- drinking establishments (in excess of a gross floor area of 120 square metres);
- entertainment establishments (in excess of a gross floor area of 120 square metres);

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 density shall be in the order of 2400 m² of floor area.

b) Height

Maximum building height shall be two stories not exceeding 9 metres at any eaveline (not including mechanical penthouse and decorative tower).

c) Parking

The level of on-site parking provision shall conform with Section 18 of By-law 2P80 and shall not exceed 20 stalls. The layout of parking shall ensure a pleasant interface with the pedestrian areas on 5th Street W. and 11th Avenue S., being limited to a single row of L-shaped parking stalls in the project's front yard with limited number of stalls gaining access from the lane.

d) Access

Access and egress shall be determined at the time of application for a development permit to the satisfaction of the Approving Authority.

e) By-lawed Setback

No building or structure or signage shall be permitted within the 2.134 m by-lawed setbacks and 3 m x 3 m corner cut of 11th Avenue S. and 5th Street W. The owner will be requested to dedicate the setback at the time of application for a development permit.

f) Landscaped Seating Area

Flanking 11th Avenue, there shall be a 125 m² open space providing hard and soft landscaping as well as seating as an attractive amenity for public use alone or in conjunction with the commercial corner kiosk. This area shall be attractively screened from the site's vehicular areas.

g) Streetscape

At the detailed design stage for the project and the site, an attractive and active face to both 11th Avenue S. and 5th Street W. shall be fostered. The commercial unit abutting 11th Avenue S. shall incorporate direct access to the street. The corner kiosk be attractively designed to emphasize the importance of the corner as a focal point of the site. On 5th Street W., the project shall incorporate a generous landscaped area with special design features to improve the vehicular crossing and to increase the interest of the western building facade.

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 part of a development permit application.

i) Lane Paving

The lane abutting the site shall be paved.