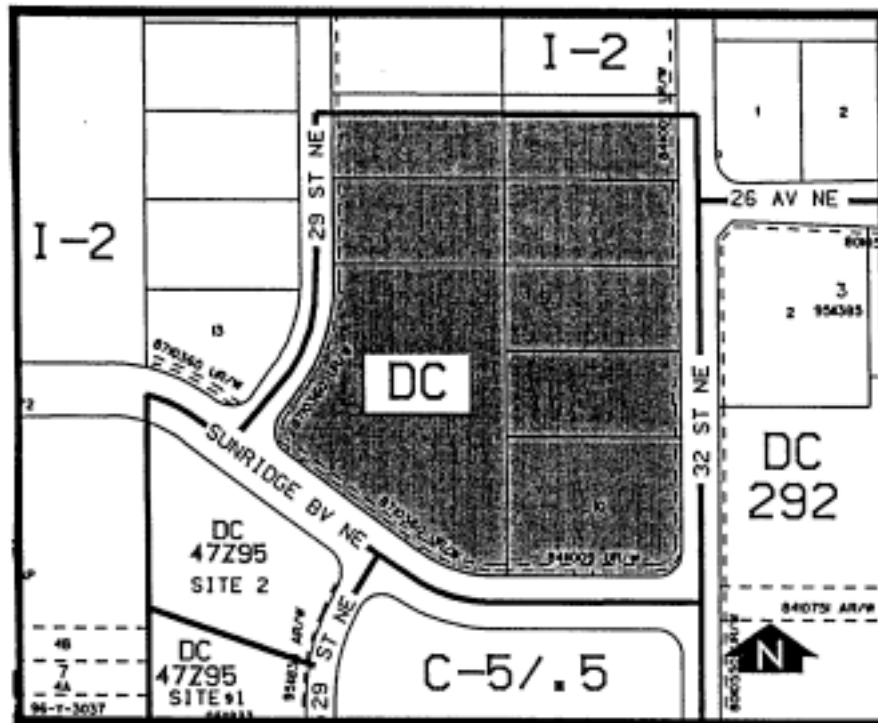


**Amendment No. 96/029**  
**Bylaw No. 5Z97**  
Council Approval: 20 February 1997

**SCHEDULE B**



1. Land Use

The permitted and discretionary uses of the C-2 general commercial districts shall be the permitted and discretionary uses respectively.

2. Development Guidelines

The general rules for commercial districts contained in section 33 of Bylaw 2P80 and the permitted and discretionary rules of the C-2 general commercial districts shall apply unless otherwise noted below.

a) Gross Floor Area

The total gross floor area of a building on the site shall be not more than 17,851 m<sup>2</sup> (190,000 sq.ft.).

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### **SCHEDULE B**

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b) Drinking Establishments

No drinking establishments unless associated or combined with a restaurant shall be permitted.

c) Access

Access to Sunridge Boulevard NE is restricted to right turns in and out only.

One all-turns access to the north leg of 29 Street NE will be provided.

One all-turns access to 32 Street NE will be provided. Should this access be proposed at the existing intersection with 26 Avenue NE, the applicant will be responsible for the cost of additional traffic signal upgrades to be paid at the Development Permit stage.

d) Road Improvements

At the Development Permit stage, the applicant shall provide a 4.0 metre road widening dedication along the east property line to accommodate a left turn lane off 32 Street NE. The Developer shall be responsible for proportionate costs of development of this site, as per current City policy, associated with the road widening at 32 Street N.E.

e) Sidewalks

Sidewalks adjacent to the site along Sunridge Boulevard and 32 Street NE shall be constructed at the expense of the applicant at the development permit stage. Development plans for the site shall include pedestrian connections to the adjacent sidewalks and bus stop. In addition the applicant shall pay for infrastructure costs proportionate to this development based on estimated

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## **SCHEDULE B**

CONTINUED

traffic volumes to be generated as per the Traffic Impact Study to be done at the development permit stage.

f) **Parking**

The Approving Authority shall not grant any parking relaxations.

g) **Development Plans**

i) Approval of this application does not constitute approval of a Development Permit. Comprehensive plans for the entire site including detailed landscape plans and development phasing plans if any, shall be submitted to the Approving Authority as part of a Development Permit application.

ii) 32 Street and Sunridge Blvd. East of 29th Street NE be considered the front yard and a minimum of 2.0m wide landscaping be provided regardless of any parking arrangement.