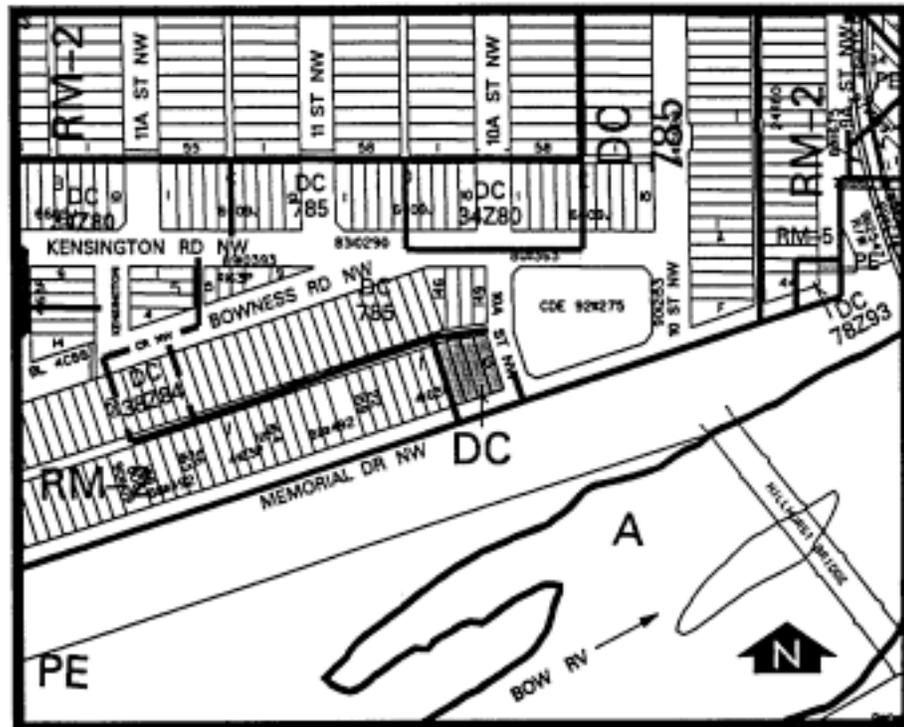


Amendment No. 97/048
Bylaw No. 85Z97
Council Approval: 22 July 1997

SCHEDULE B



1. Land Use

The permitted land use shall be a hotel.

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-2 Local Commercial District shall apply unless otherwise noted below:

a. Density

A maximum of 16 guest rooms.

b. Side Yard

A minimum of 4.5 metres where the side of the site abuts a residential district.

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SCHEDULE B

CONTINUED

- c. Building Height
 - A maximum of 10 metres.
- d. Gross Floor Area
 - A maximum of 1.18 times the site area.
- e. Landscaped Area
 - i. The front and side yards shall be landscaped, in accordance with the plans submitted in consideration of this bylaw.
 - ii. The 10A Street N.W. frontage shall be landscaped with shrubs or other suitable vertical planting scheme along the length of the building, to the satisfaction of the Development Authority.
- f. 10A Street N.W. Frontage
 - No fence or wall shall be allowed on the frontage of the site adjoining 10A Street N.W.
- g. Development Plans
 - Approval of this application does not constitute approval of a development permit. An application for a development permit shall subsequently be submitted to the Approving Authority in accordance with Section 10 of Land Use Bylaw 2P80. In considering such an application, the Approving Authority shall ensure that, in addition to complying with all the development guidelines contained in this bylaw, the building design and site layout are the same or substantially similar to the plans and renderings presented to Council during their consideration of this bylaw.