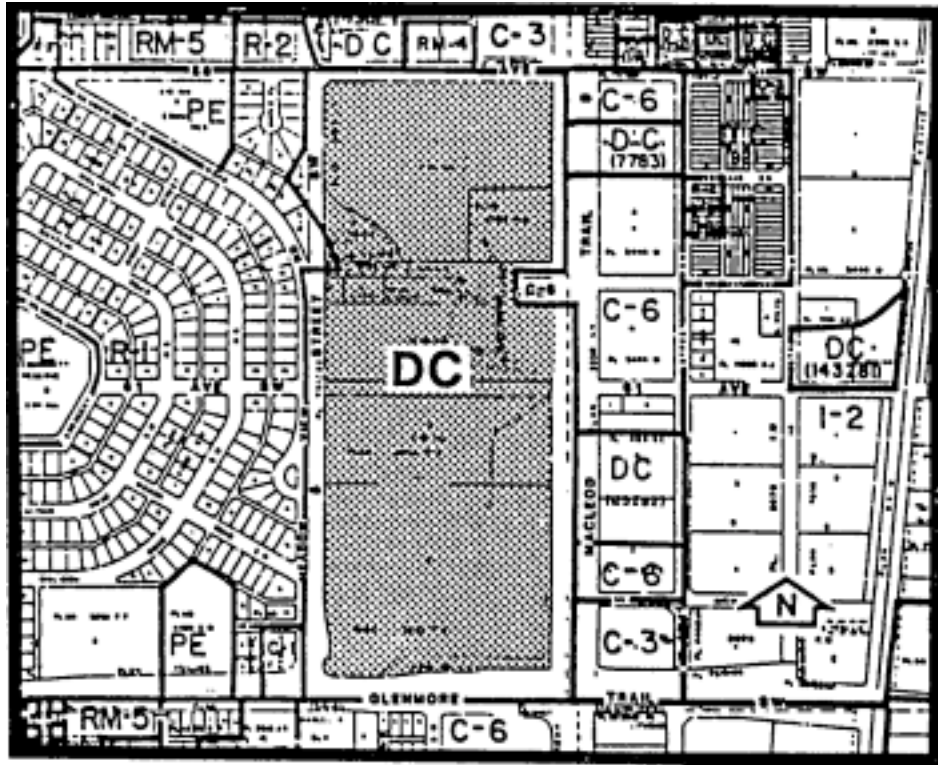


Amendment No. 84/065
Bylaw No. 14Z85
Council Approval: 04 March 1985

SCHEDULE B



1. Land Use

The land use shall be for a regional shopping centre with the permitted and discretionary uses as contained in Section 39, C-5 District, of By-law 2P80.

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-5 (Shopping Centre Commercial District) shall apply unless otherwise noted below.

a. F.A.R.

Maximum floor area ratio shall be 0.64:1. Any floor area totally or partially above grade level shall be included in the F.A.R. calculations. The maximum net leasable floor area shall not exceed 110,935 m² (1,193,500 sq. ft.±).

b. Pedestrian Overpass

Prior to release of a development permit for expansion of the Shopping Centre, the owner is to execute an agreement with the City wherein the owner shall provide such land and easements as are necessary for the construction and operation by the City of a pedestrian overpass over Macleod Trail at the northern end of the site.

c. Access

Prior to release of a development permit for expansion of the Shopping Centre, the owner is to execute an agreement with the City wherein the City will determine a service level standard for the Macleod Trail corridor adjacent to the site and thereafter monitor the service level at the owner's expense with such remedial actions as necessary to be undertaken from time to time by the owner at his expense to meet the standard.

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

d. 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.