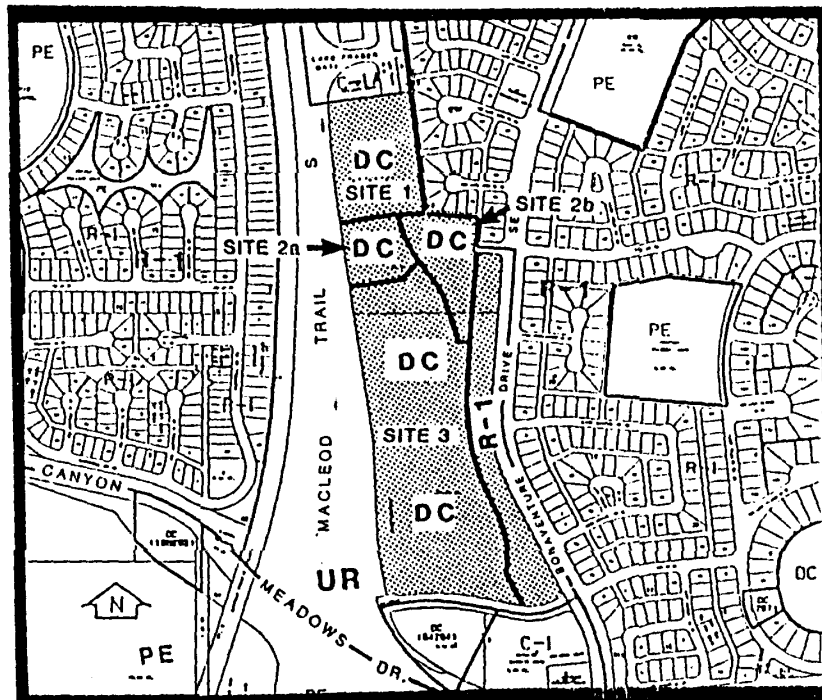


Amendment No. 89/047
Bylaw No. 134Z90
Council Approval: 04 November 1991

SCHEDULE B



(i) **Site 1, 1.7 ha**

1. Land Use

The permitted and discretionary uses contained in Section 36, C-2(16) General Commercial District, shall be permitted and discretionary uses respectively with the exception of the following deletions: amusement arcades and billiard parlours.

2. Development Guidelines

(a) Density

The net floor area for commercial development for Site 1 and Site 3 combined shall not exceed 32,515 M² (350,000 sq. ft.). At the time of application for a development permit, the proponent shall provide

calculations showing the net floor area used to date and that still available for development.

(b) Access

No direct vehicular access or egress shall be permitted to or from Macleod Trail S.E.

(c) 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.

(ii) **Sites 2a, 0.65 ha and 2b, 0.82 ha**

1. Land Use

The land use shall be for L.R.T. Park and Ride facilities. If such facilities are determined not to be required by the City, retail stores, offices (other than medical) and personal service businesses may be allowed to a maximum of 37,000 square feet net floor area over both sites combined.

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-2(16) General Commercial District shall apply unless otherwise noted below:

(a) Access

No direct vehicular access or egress shall be permitted to or from Macleod Trail to Site 2a. Bus only access will be permitted to and from 129 Avenue S.E. to Site 2b.

(b) 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.

(iii) **Site 3, 7.29 ha**

1. Land Use

The land use shall be for a comprehensively designed sector shopping centre, development of which may be phased, within which the Permitted and Discretionary Uses of the C-5 Shopping Centre Commercial District shall be Permitted and Discretionary Uses respectively with the exception of the following deletions: amusement arcades, billiard parlours and bottle return depots.

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/.5 Shopping Centre Commercial District unless otherwise noted below:

(a) Comprehensive Development

The entire site shall be designed and function as a single, sector shopping centre. Notwithstanding, development of the centre may be phased providing that the development proposal for each phase of development include plans showing any existing development and how the balance of the site can develop as part of the overall, comprehensive shopping centre project.

(b) Density

The net floor area of commercial development on Site 3 and Site 1 combined shall not exceed 32,515 M² (350,000 sq. ft.). At the time of application for a development permit, the proponent shall provide calculations showing the net floor area used to date and that still available for development.

(c) Access

No direct vehicular access or egress shall be permitted to or from Macleod Trail S.E.

(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.