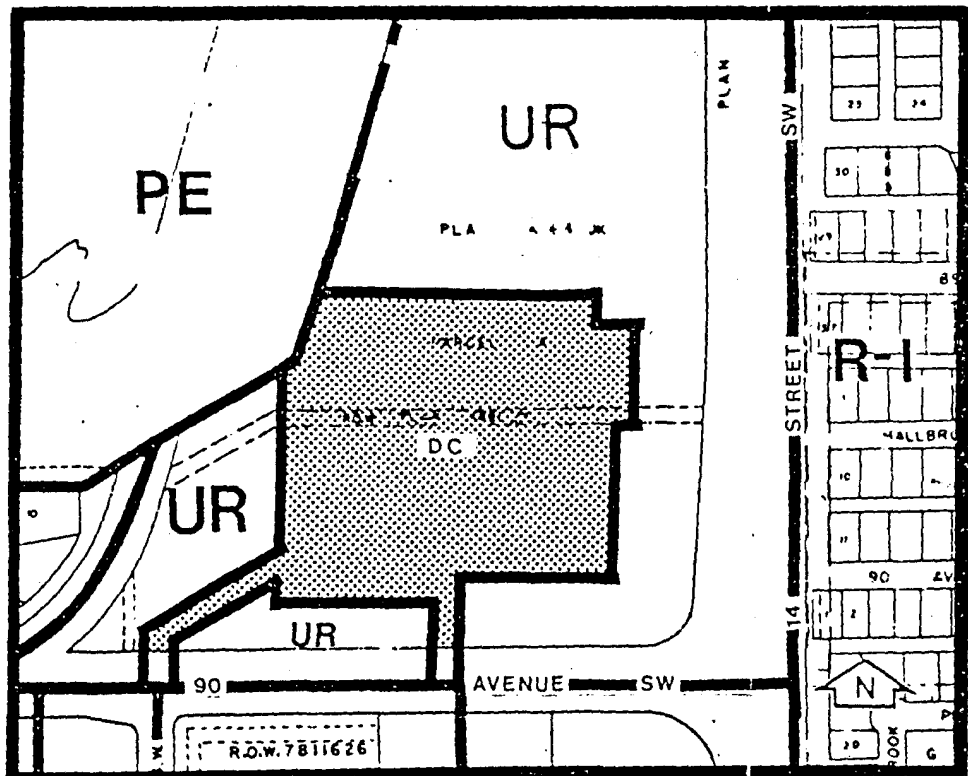


Amendment No. 83/067
Bylaw No. 114Z83
Council Approval: 03 October 1983

SCHEDULE B



1. Land Use

The land use shall be for a sector shopping centre not exceeding 13,935 m² ± (150,000 sq. ft. ±) in floor area and excluding the following uses: amusement arcades, laundromats, bottle depots and automobile service stations.

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) Height

Maximum building height shall be in the order of 10 m (33 ft.) at any eaveline (not including mechanical penthouse).

Provision may be made to accommodate a view of the Glenmore Reservoir from the restaurant level while respecting the residential character of the surrounding area.

b) Landscaping

Prior to the release of the Development Permit the applicant shall enter into an agreement with the City to the satisfaction of the Director of Parks/Recreation and the City Solicitor, for the presently owned Campeau lands abutting the site to the east, south and west which will include the following provisions:

- i) The applicant shall berm and landscape these lands in keeping with the requirements of Section 48 of By-law 2P80 to the satisfaction of the Approving Authority and the Department of Parks/Recreation. The responsibility for maintenance of these lands shall be the sole responsibility of the applicant. This berming and landscaping should be designed to screen the large areas of car parking from adjacent major roads.
- ii) Within those lands referred to above, the applicant shall provide a pedestrian walkway of a minimum of 2.5 m in width to connect and be integrated into the City's bicycle pathway system and also to connect to the bus stop existing at 14 Street S.W. and 90 Avenue S.W.
- iii) The applicant shall provide an architecturally compatible transit waiting amenity at the bus stop located at 90 Avenue S.W. and 14 Street S.W. to the satisfaction of the Transportation Department.

c) Signage

A Development Permit application shall be required for all signage relating to the site and shall be submitted as part of the Development Permit application for the shopping centre. Signage shall be limited in size, design and location and must be compatible with the recreational and park-like setting of the adjacent lands.

d) Building Elevations

Building elevations and exterior materials utilized shall be compatible with the recreational and park-like setting of the adjacent lands.

e) Access

One in-bound vehicular access lane shall be permitted from 14th Street S.W. in a location and to a standard to the satisfaction of the Director of Transportation. This facility shall be provided at the sole cost of the developer and in the event that such a lane is, in the opinion of the Director of Transportation, incompatible with the ultimate

interchange at 14th Street and 90th Avenue, it shall be removed by the developer at his sole cost as and when such interchange is constructed.

Access to and from 90 Ave. S.W. shall be restricted to one right turn access only and one all turns access as approved by the Transportation Department.

f) Internal Traffic

In consideration of the Development Permit, the Approving Authority shall require that the applicant undertake appropriate measures to prevent shortcutting and speeding.

g) Size of Stores

No individual retail store in this development shall exceed 1,393 m²± (15,000 sq. ft. ±) other than the specialty food store referred to in this By-law.

h) Parking Area

The layout of the parking area shall be to the satisfaction of the Development Officer who shall have particular concern for relieving the visual impact of large parking areas with landscaping features.

i) Specialty Food Floor

The food store referred to in the applicant's submission shall be a specialty food floor or floors comprised of unique, high quality, specialty food boutiques and shall remain so for the life of the project. The specific plans for same shall be brought before the Calgary Planning Commission for approval and any change in the specialty nature of the food floor or the food floor area shall be brought back to the Calgary Planning Commission and to Council.

j) 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. In considering such an application, the Approving Authorities shall ensure the building appearance, site layout and density conform substantially to the plans and renderings submitted to City Council during their consideration of By-law 114Z83.