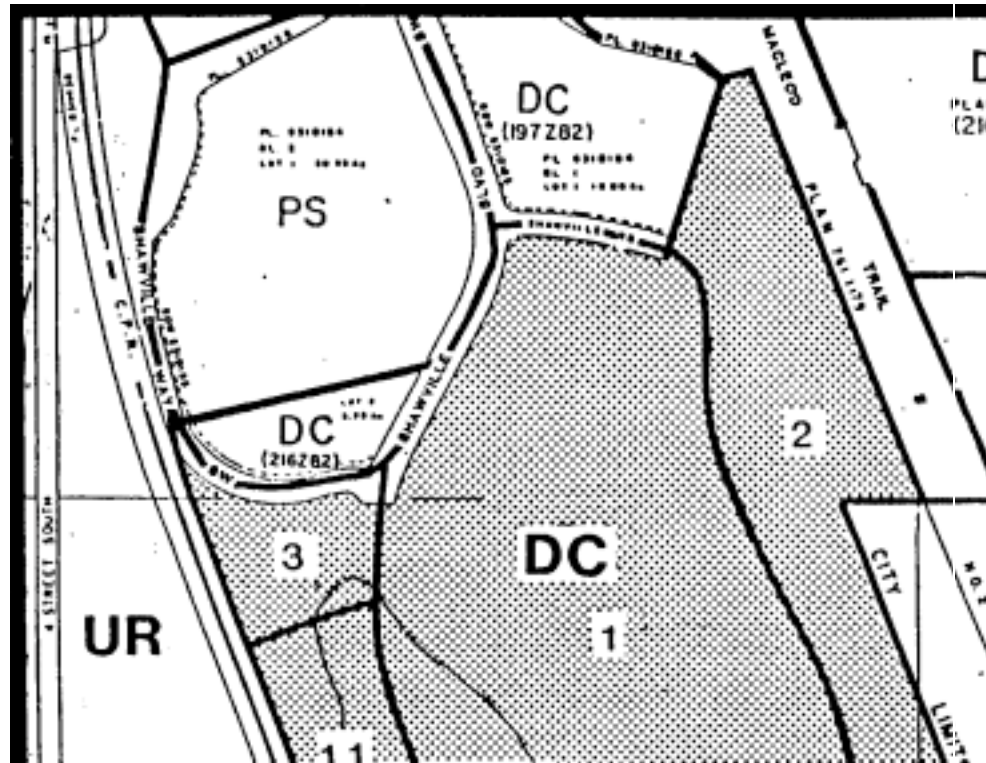


**Amendment No. 87/009**  
**Bylaw No. 121Z87**  
**Council Approval: 19 September 1988**

**SCHEDULE B**



Site 1 - (18.66 ha. ± - 46.1 ac. ±)

1. Land Use

The land use shall be for a comprehensively designed regional shopping centre including freestanding office and commercial buildings. The permitted and discretionary uses shall be the permitted and discretionary uses respectively contained in the C-5/5 Shopping Centre Commercial District with the additional discretionary use automotive sales and rentals.

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) shall apply unless otherwise noted below.

a) Gross Floor Area

The gross floor area for the entire 18.66 hectare site shall be a maximum of 0.43 times the site area.

b) Density Limitations

(ii) That portion of the total gross floor area devoted to office use on sites 1 and 11 shall not exceed 4645 m<sup>2</sup> (50,000 square feet), of which a maximum of 929 m<sup>2</sup> (10,000 sq. ft.) may be for medical clinics/offices.

(iii) The total gross floor area of the hotel, office, residential or other non-retail portion shall not exceed the total gross floor area of the retail and shopping portion of the shopping centre.

c) Shopping Centre Net Floor Area

A maximum of 63,172 m<sup>2</sup> (680,000 sq. ft.)

d) Site Concept Plan

To ensure that each development permit application conforms with the density limitations set out at above, and that each application can be evaluated within the context of all existing and future developments, the applicant shall submit, to the satisfaction of the Approving Authority, a concept plan indicating:

- i) location of all existing or approved buildings;
- ii) location of the proposed building(s);
- iii) possible location of future buildings;
- iv) access, egress, vehicular circulation and parking pattern;
- v) a summary of densities used and available;
- vi) landscape concept; and
- vii) pedestrian circulation system.

e) Pedestrian Corridors

Clearly defined convenient pedestrian corridors between the LRT station and the major components of the shopping centre must be incorporated into the site plan.

f) 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.

Site 2 - 6.92 ha. (17.1 ac.)

Site 4 - 0.57 ha. ( 1.4 ac.)

Site 11- 2.51 ha. ( 6.2 ac.)

1. Land Use

The land uses shall be the permitted and discretionary uses respectively of the C-2(12) General Commercial District excluding autobody and paint shops.

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 (12) General Commercial District shall apply unless otherwise noted below.

a) Density Limitation

- i) The combined gross floor area for free standing general commercial uses other than office (see ii) on Sites 1, 2, 4 and 11 shall not exceed 24,154 m<sup>2</sup> (260,000 sq. ft.).
- ii) The combined gross floor area of general office and medical clinics/offices on Sites 1 and 11 shall not exceed 3,716 m<sup>2</sup> (40,000 sq. ft.) and 929 m<sup>2</sup> (10,000 sq. ft.) respectively.

b) Parking Areas

Large parking areas must be made visually discontinuous through the use of berms, planters, natural vegetation, terraces, and the like, to the satisfaction of the Approving Authority.

c) Access

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

d) Site Concept Plan

To ensure that each development permit application conforms with the density limitations set out above, and that each application can be evaluated within the context of all existing and future developments, the applicant shall submit, to the satisfaction of the Approving Authority, a concept plan indicating:

- i) location of all existing or approved buildings;
- ii) location of the proposed building(s);
- iii) possible location of future buildings;
- iv) access, egress, vehicular circulation and parking pattern;
- v) a summary of densities used and available;
- vi) landscape concept; and
- vii) pedestrian circulation system.

e) 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.

Site 3 - 1.62 ha. (4.0 ac.)

1. Land Use

The land use shall be for a transit centre which may include a Kiss 'N' Ride facility, parking areas, parking structures and a bus terminal only.

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 (12) General Commercial District shall apply unless otherwise noted below.

a) Landscaping

Landscaping shall cover a minimum of 20 per cent of the net site area plus adjoining boulevards. A detailed landscaping plan shall be submitted to the Approving Authority for approval as part of a development permit application.

b) Yards

Minimum yard dimensions shall be 5 meters (17 feet) except adjacent to the railway line where there shall be no yard requirement.

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.