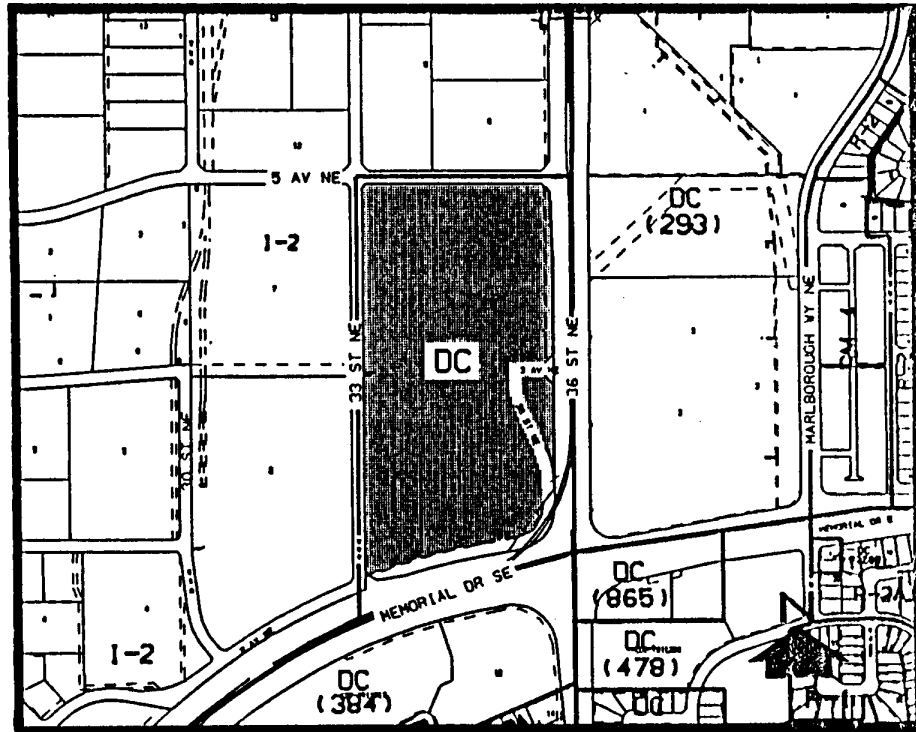


Amendment No. 91/093
Bylaw No. 30Z93
Council Approval: 14 June 1993

SCHEDULE B



1) Land Use

The land use shall be for a comprehensively designed shopping centre development having a total gross floor area of 40,040 square metres (431,000 square feet) with the Permitted and Discretionary Uses of the C-5 Shopping Centre District of By-law 2P80 being the permitted and discretionary uses respectively.

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 District shall apply unless otherwise noted below.

a) Gross Floor Area

The maximum gross floor area for the total site shall be 40,040 square metres (431,000 square feet).

Within the 40,040 square metres maximum no more than 4,181 square metres (45,000 square feet) of gross floor area shall be allocated for all forms of restaurant uses of which a maximum of 279 square metres (3,000 square feet) is provided exclusively for expansion of the existing freestanding restaurants. In addition, within the 40,040 square metres (431,000 square feet) no less than 2,230 square metres (24,000 square feet) of gross floor area shall be allocated for only office use.

b) Development Design

The development shall be integrated in appearance and be of a level of design suitable to the prominence of the sites location and profile, all to the satisfaction of the Approving Authority.

c) Parking

The parking provisions of new development shall not be less than the minimum requirements of By-law 2P80, to the satisfaction of the Approving Authority with no less than 1,998 parking spaces being provided on-site.

d) Parking Areas

Large parking areas shall be made visually discontinuous through the use of landscaping which includes berms, terraces, planters, vegetation and similar treatments to the satisfaction of the Approving Authority.

e) Vehicular Access and Egress

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

f) Signage

A comprehensive signage proposal shall be submitted as part of the development permit application.

g) Garbage Storage

The garbage enclosures shall be integrated with the building and visually screened from all adjacent sites and public thoroughfares.

h) Outside Storage

There shall be no outside storage on the site.

i) Screening of Loading Areas

Additional architectural and/or landscaping treatment shall be provided along the north boundary of the site to better screen the loading bay area.

j) Display Area

The location and screening of a seasonal display area for horticultural products shall be to the satisfaction of the Approving Authority.

k) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans shall be submitted to the Approving Authority as part of a development permit application.