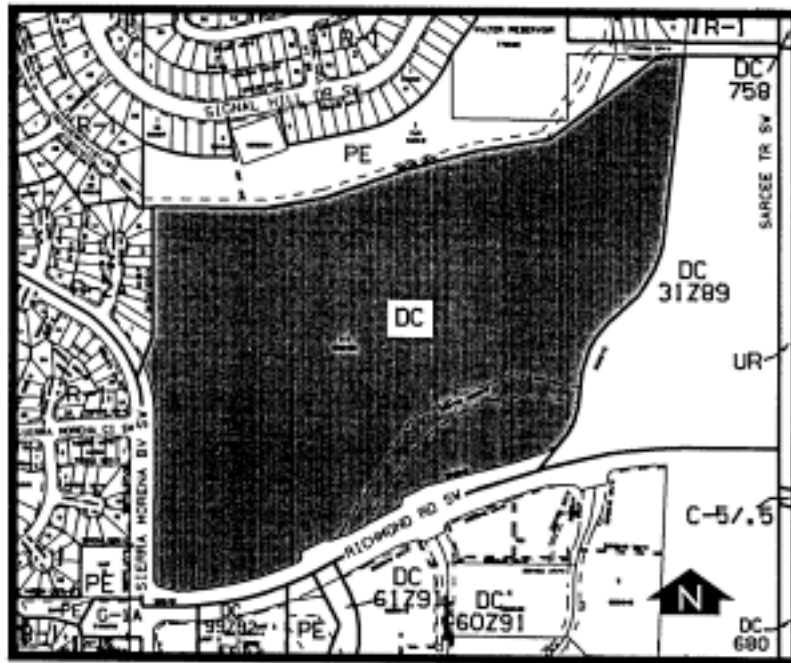


Amendment No. 95/091
Bylaw No. 17Z96
Council Approval: 26 July 1996

SCHEDULE B



1. LAND USE

The land use shall be for a comprehensively designed regional shopping centre. The Permitted and Discretionary Uses of the C-5 Shopping Centre Commercial District of Bylaw 2P80 shall be the permitted and discretionary uses respectively.

2. DEVELOPMENT GUIDELINES

- a) The General Rules for Commercial Districts contained in Section 33 of Bylaw 2P80 and the Permitted and Discretionary Use Rules of the C-5/.5 Shopping Centre Commercial District shall apply unless otherwise noted below.
- b) Gross Floor Area

The maximum gross floor area shall be 63,000 square metres±, with an additional 2,000 square metres± for a public library.
- c) Comprehensive Regional Shopping Centre Concept Plan

A comprehensive concept plan for the entire lands governed by this bylaw, shall be submitted with the initial development permit to the satisfaction of the Development Authority, and shall form the basis for subsequent development permit application reviews. The comprehensive concept plan shall contain:

- i) a site plan including possible building footprints, parking areas, vehicular and pedestrian circulation routes.
- ii) an overall pedestrian circulation plan that demonstrates the ability of pedestrians to move from the edges of the site to and between buildings, and to transit stops in a safe and attractive manner.
- iii) a unifying architectural theme including details for, but not limited to, exterior finishing materials, colours, pedestrian and vehicle lighting, street furniture, and roof screening.
- iv) a comprehensive signage package including proposed architectural details for freestanding, directional, and fascia signage. The signage proposal shall also include:
 - number, location, size, and exposure details along Sarcee Trail SW, Richmond Road SW and Sierra Morena Blvd. SW;
 - identification signage opportunities along Richmond Road for all tenants;
 - details on the scale and location of proposed signage along Sierra Morena Blvd;
 - details on the number, location, size of banners or flags; and
 - details on the number and location of permanent structures for temporary advertising messages and leasing information.
- v) a unifying landscape plan including details and standards for species type, size, number, and location. The landscape plan shall also include proposed standards for the treatment of all required yards, boulevards, on-site pedestrian circulation routes, and treatments proposed for interior on-site boulevard and road edge conditions.

d) Revisions to Regional Shopping Centre Concept Plan

The comprehensive regional shopping centre concept plan may only be revised after construction of a minimum of 25% of the total site GFA or to an amount satisfactory to the Development Authority. The submission of a revised concept plan shall accompany a development permit application and shall include the entire land area governed by this bylaw. In addition to all the requirements of section 2c), of this bylaw, a proposal for a revised concept plan shall identify all approved developments, detail and locate any proposed changes to the initial concept plan, and provide planning rationale for the proposed changes with regard to the comprehensiveness of the total shopping centre development.

e) Signage

Temporary sign structures and roof signs are prohibited unless specifically approved in the Regional Shopping Centre Concept Plan.

f) Loading Areas

Loading areas shall be visually screened from view of residential areas to the west, Sierra Morena Blvd. SW and Richmond Road SW.

g) Road Improvements

All off-site road and pedestrian pathway improvements, traffic signals, traffic control signage, and transit connections are to be completed by the Developer in accordance with the Special Development Agreement entered into with The Corporation of The City of Calgary.

h) Vehicular Access and Egress

Vehicular access and egress shall be provided to the satisfaction of the Director of Transportation.

l) Transit Facilities

Transit facilities shall be provided to the satisfaction of the Director of Transportation.

j) 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 Development Authority.

k) Peripheral Site Treatments

The initial development permit shall include:

- the pathway and landscaping for the proposed library site;
- the peripheral landscaping and pathway alignment along Sierra Morena Boulevard SW and Richmond Road SW; and
- any required on-site transit facilities to facilitate the first phase of development to the satisfaction of the Director of Transportation.

l) Development Plans

Approval of this application does not constitute approval of a development permit. A comprehensive Regional Shopping Centre Concept Plan, as required in section 2c) of this bylaw, shall be submitted to the Development Authority as part of the initial development permit application. Subsequent development permit applications will be required to demonstrate conformity with the approved Regional Shopping Centre Concept Plan to ensure that the regional shopping centre evolves in a logically consistent manner.