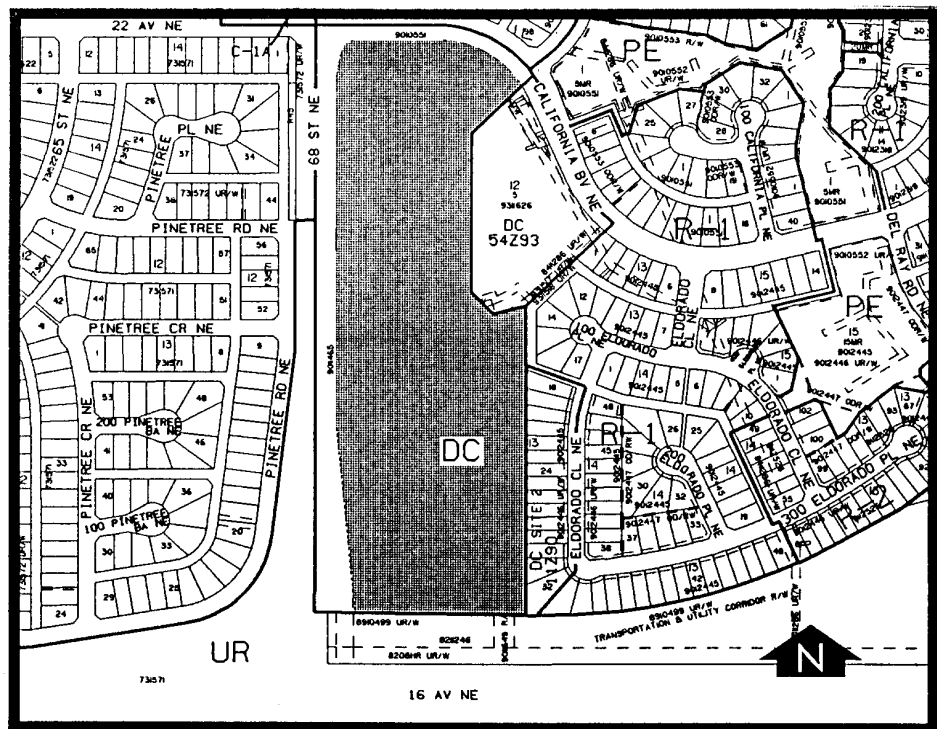


Amendment No. 95/110
Bylaw No. 72Z96
Council Approval: 22 July 1996

SCHEDULE B



1. Land Use

The land use shall be for a comprehensively designed sector shopping centre comprised of freestanding buildings. The permitted and discretionary uses of the C-5 District shall be permitted and discretionary uses respectively.

2. Development Guidelines

The General Rules for Commercial Districts contained in Section 33 of Bylaw 2P80 and the Permitted and Discretionary Use Rules of the C-5 District shall apply unless otherwise noted below:

(a) Density

The shopping centre may have a maximum gross floor area of 16,214 m² (174,532 sq. ft.) for a F.A.R. of 0.21:1 over the gross site of 7.72 ha± (19.08 acres±).

(b) Access

- i) The southerly right turns only access to and from 68 Street N.E. is considered to be temporary only and shall be removed at the developer's sole cost to the satisfaction of the City Engineer when the 16 Avenue and 68 Street interchange is constructed.
- ii) No direct vehicular access shall be permitted to or from 16 Avenue N.E.
- iii) The developer shall be responsible for 14% of the cost of traffic signals at 22 Avenue and 68 Street N.E.
- iv) The developer shall be responsible for the full cost of median reconstruction and traffic signals including controllers, at the all turns intersection to the site located on 68 Street N.E.
- v) Timing of traffic signal installation to be determined to the satisfaction of the Director of Transportation.

(c) Parking

Each use or group of uses located within a building or group of buildings shall provide the required parking on the site for which ownership is registered on the Certificate of Title. Where parking on such site does not meet bylaw requirements, then parking may be provided on an adjacent site provided that parking for the entire sector shopping centre complies with the minimum bylaw requirements at all times. A legal agreement registered on title, shall be required where parking is provided on an adjacent parcel.

(d) Parking Areas

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

- (e) 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 access shall be submitted to the Approving Authority as part of a development permit application. In considering such an application, the Approving Authority shall ensure that building appearance, site layout and density conform substantially to the plans and renderings submitted to City Council during their consideration of this bylaw.

- (f) As outlined in the standard development agreement the developer shall be responsible for the cost sharing of upgrading 68 Street N.E. and 22 Avenue N.E., including both intersections to a major roadway standard. The said upgrading shall be completed prior to the occupation of any development on the site.

- (g) In considering any development or subdivision application for any buildings or portion thereof, the Approving Authority shall review and approve an overall master plan for the site area layout for the parcel.

(h) Traffic Signals

The Developer shall install traffic signals at the intersection of 22 Avenue and 68 Street N.E., on or before occupation of any development on the site subject to any normal recovery in accordance with existing City policies or practices.