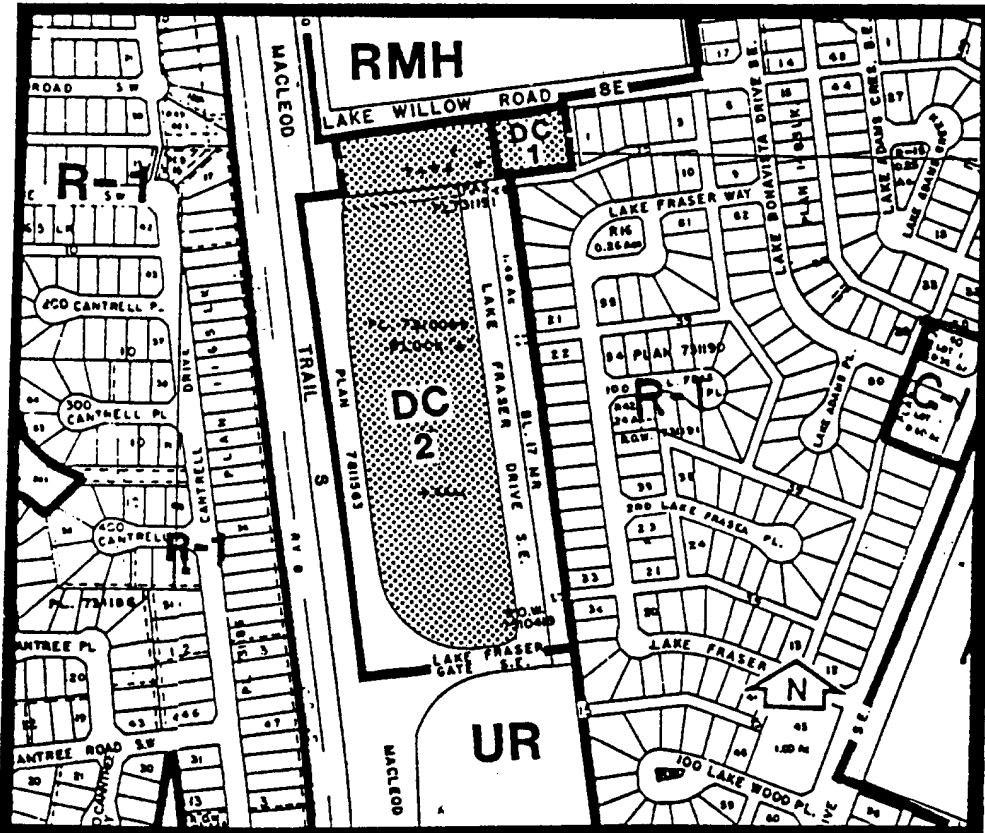


Amendment No. 84/014
Bylaw No. 44Z84
Council Approval: 01 October 1984

SCHEDULE B



1. Land Use

The land use for Site 1 shall be those permitted and discretionary uses of the R-1 (Residential Low Density) District and for Site 2 shall be those permitted and discretionary uses of the C-2 (General Commercial) District of By-law 2P80.

2. Development Guidelines

A. Site 1 - 3468 m² ± (37,330 ft. ±)

The General Rules for Residential Districts contained in Section 20 of By-law 2P80 and the Permitted and Discretionary Use Rules of the R-1 (Low Density Residential) shall apply unless otherwise noted below.

1. Landscaped Buffer
A 15 m landscaped buffer shall be provided along the western edge of the site.

2. Access

Access to/from the site shall be restricted to Lake Willow Road. The developer shall construct the full width of Lake Willow Road adjacent to the site.

B. Site 2 - 3.97 ha ± (9.8 ac. ±)

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 (General Commercial) shall apply unless otherwise noted below.

1. Density

Maximum density for the office component shall be in the order of 46,500 m² (500,000 sq. ft.).

2. Landscaping

(a) Landscaping shall cover a minimum of 20% of the net site area plus any adjoining boulevards. A detailed landscaping plan, including existing vegetation, shall be submitted to the Approving Authority for approval as part of a development permit application.

(b) A landscaped buffer, 6 m in width, shall be provided along Macleod Trail.

3. Access

(a) No direct vehicular access shall be permitted to/from Macleod Trail. Access to the site will be from the service road (Lake Fraser Drive) only; or from Lake Willow Road if it is closed east of the site.

(b) The developer shall construct the full width of Lake Willow Road adjacent to the site as and when required for access to the site.

(c) Access to/from Lake Willow Road S.E. from Macleod Trail shall be right turns only.

(d) The developer shall provide all necessary rights-of-way and construct the full width of Lake Fraser Drive if required for access from the existing pavement north to Lake Willow Road.

(e) The developer shall be responsible for the cost of the required road closure on Lake Willow Road S.E. which will be required in the event Lake Fraser Drive is extended to tie to Lake Willow Road or in the event that access will be provided to the site from Lake Willow Road.

- (f) The City provide an interim at grade, non-signalized left turn for southbound traffic on Macleod Trail and Lake Fraser gate until such time as the Anderson Road/Macleod Trail interchange is upgraded and/or traffic volumes warrant its closure. That the Administration be directed to provide left turn access to Lake Fraser Gate in accordance with Development Guideline 2. B. 3. (f) including median and island breaks required to facilitate traffic movements from southbound Macleod Trail to Lake Fraser Gate.
- (g) That the City be directed to negotiate a reasonable cost sharing arrangement to provide for an all-turns intersection at Macleod Trail and Lake Fraser Gate at such time as the need is apparent.
- (h) That cable fencing be installed at the developer's expense along Lake Fraser Drive to prevent short-cutting between the proposed commercial and residential community.

4. Height

The maximum building height shall be 12 m. An additional 8 m shall be considered for development adjacent to Macleod Trail provided that:

- (a) shadowing on the adjacent residential development is minimized;
- (b) the privacy of the adjacent residences is not adversely affected;
- (c) the height shall be scaled down to 12 m towards the residential properties to the east.

5. 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.