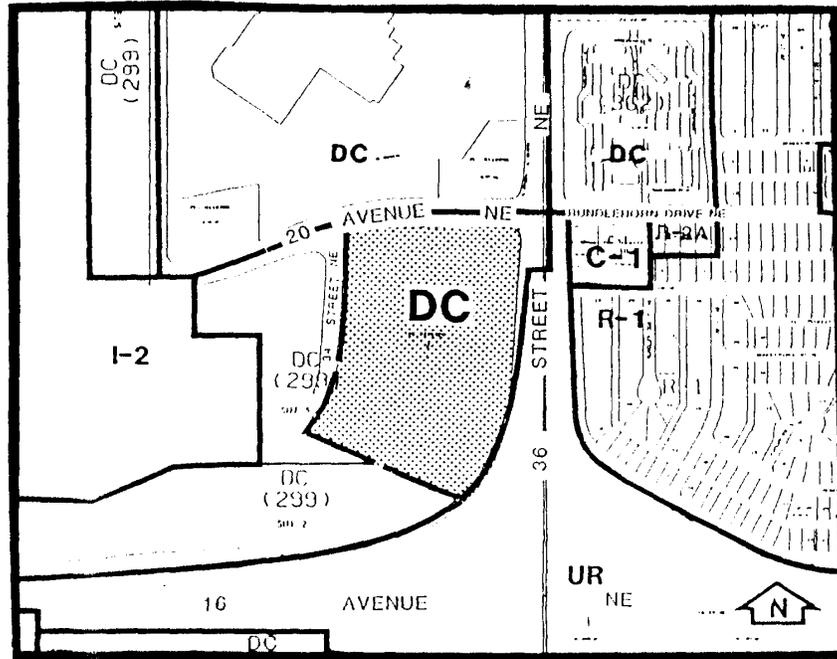


Amendment No. 88/096
Bylaw No. 112Z88
Council Approval: 12 December 1988

SCHEDULE B



1. Land Use

The land use shall be for a major retail store (retail store and retail food store) and an automotive service (gas bar).

2. Development Guidelines

The General Rules for Commercial Districts contained in Section 33 of By-law 2P80 and the Permitted and Discretionary the Rules of the C-5/.5 (Shopping Centre Commercial District) shall apply unless otherwise noted below.

a) Building Development

Except for the gas bar, building development shall be within a single structure having an initial gross floor area of a minimum 120,000 square feet and an ultimate

gross floor area of 200,000 square feet. No development expansion shall be allowed that is not consolidated with the original structure.

b) Building Design

The design, appearance, use of materials and exterior finishing, which shall be maintenance free, shall be to the satisfaction of the Approving Authority.

c) Screening

Loading and similar building access areas shall be landscaped and screened to the satisfaction of the Approving Authority. Visibility of such areas from 36 Street and 16 Avenue N.E. shall be prevented.

All roof apparatus, including mechanical equipment, shall be consolidated into a minimum number of penthouse structures to the satisfaction of the Approving Authority.

d) Parking

Parking shall be provided at the ratio of 5.5 stalls per 93 square metres of net floor area and shall take into account future building expansion requirements.

The design of the parking layout shall address the extensive area involved and shall be visually discontinuous through the use of berms, planters and small clustered parking areas.

e) Access

All access and egress shall be to the satisfaction of the Approving Authority.

Layout of the site shall be designed to accommodate a connection of 18 Avenue to 36 Street N.E. as a public roadway in an alignment satisfactory to the Director of Transportation.

f) Landscaping

A detailed landscaping plan, to the satisfaction of the Approving Authority, shall be provided in conformity with the requirements of the C-5/.5 district. Additional planting and berming shall be emphasized at the periphery of the site.

Planting shall also be used to support the clustered parking, entrances, distribution aisles and building entrance areas.

g) Utility

The existing overhead power line crossing the site shall be relocated underground.

h) 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 access shall subsequently be submitted to the Approving Authority as part of a development permit application.