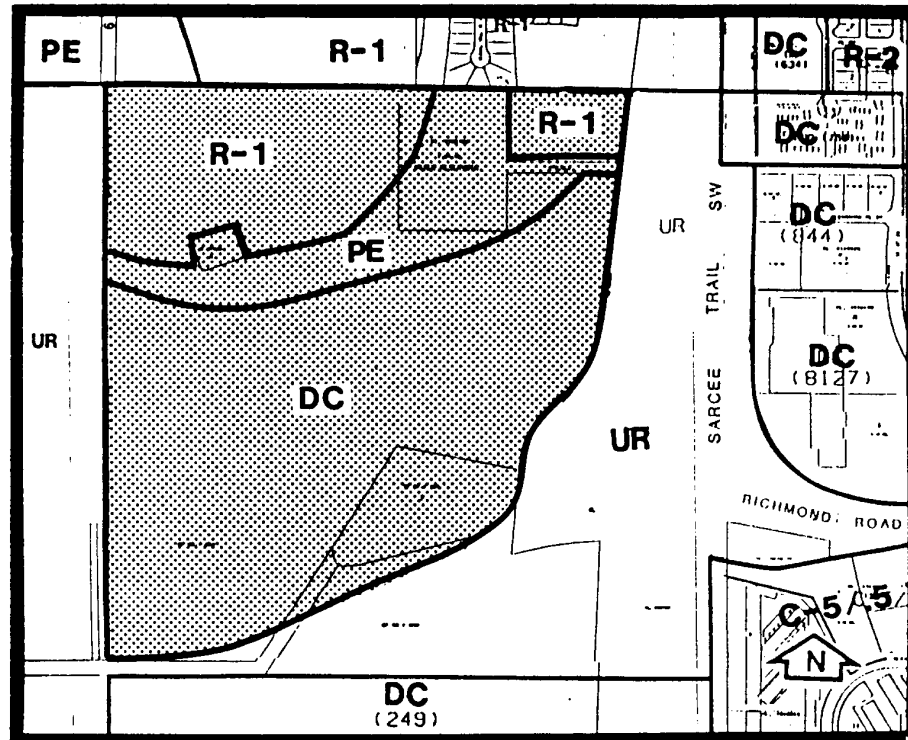


Amendment No. 88/108
Bylaw No. 31Z89
Council Approval: 17 April 1989

SCHEDULE B



1. Land Use

The land use shall be for a comprehensively designed regional shopping centre with a maximum gross leaseable floor area of 78,036 m² which a maximum of 9,300 m² may be developed as freestanding buildings. The permitted and discretionary uses of the C-5/5 Shopping Centre Commercial District shall be the permitted and discretionary uses respectively within the approved buildings.

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-5/5 (Shopping Centre Commercial District) shall apply unless otherwise noted below.

A) Density

The shopping centre may have a maximum gross floor area of 97,080 m² (1,045,000 sq.ft.±) for an F.A.R. of 0.36:1 over the 26.76 ha. (66.12 ac.) site.

The maximum gross leaseable floor area shall be 78,036 m² (840,000 sq.ft.±) of which 1,294 m² (15,000 sq.ft.±) shall be for a public library facility only.

B) Road Improvements

All off-site road 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 City.

C) Access

- i) The following temporary site accesses will be permitted at the developer's costs:
 - a) one only, right turns in and out only to Sarcee Trail, and
 - b) one only right turn in and out only access to Richmond Road located approximately 590 metres east of Sierra Boulevard.
- ii) The access described in i(a) will be reconstructed at the developer's cost to a right turn in only and a left turn out (flyover) and will then become permanent when the Sarcee Trail/Richmond Road interchange is constructed or when otherwise required by the Director of Transportation.
- iii) The access described in i(b) will be removed at the sole cost of the developer when Sarcee Trail/Richmond Road interchange is constructed.
- iv) The following permanent site accesses will be permitted:
 - a) one only all turns tee access to Richmond Road located approximately 220 to 240 metres east of Sierra Boulevard,
 - b) one only all turns four-legged access to Richmond Road located approximately 380 metres east of Sierra Boulevard (this access will provide an all turns intersection to the City gravel pit lands from Richmond Road), and
 - c) one only all turn access to Sierra Boulevard opposite Sierra Circle.
- v) The first left turn access from the private ring road on the north boundary of the site to the parking lot is to be approximately 200 metres west of the future property line of Sarcee Trail, or as otherwise determined by the Director of Transportation.

D) Transit Facilities

- i) The developer is to provide an on-site transit facility in the form of a transit loop or a roadway through the south part of the parking lot. The design of the area to be utilized by transit is subject to approval by the Director of Transportation at the development permit stage.
- ii) Direct pedestrian access in the form of identifiable pedestrian corridors between the on-site transit facility and the shopping centre building entrance must be provided.

- iii) Transit operations must have the right-of-way at all locations where parking aisles intersect the transit route.
- iv) A legal agreement will be required to allow public accesses, and transit access and operations on the site.
- v) The developer is to design, construct, and thereafter, maintain at his sole cost and to the satisfaction of the Director of Transportation, a transit patron waiting amenity(ies) which has a design compatible with the shopping centre development. The amenity(ies) is to be located entirely on the development site; the exact location(s) to be determined at the development permit stage. The developer will be required to enter into an indemnification and maintenance agreement with respect to the amenity(ies).

E. Parking Areas

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

F. 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. In considering such an application, the Approving Authorities shall ensure the building appearance conforms substantially to the renderings submitted to City Council during their consideration of By-law

G. Phase I

The first phase of the development shall not be less than 500,000 square feet of gross leasable floor area.

No development permit shall be released by the City until the developer provides a firm commitment to the reasonable satisfaction of the Calgary Planning Commission from a minimum of one nationally recognized full line department store, preferably two, confirming tenancy within the first phase of the development.