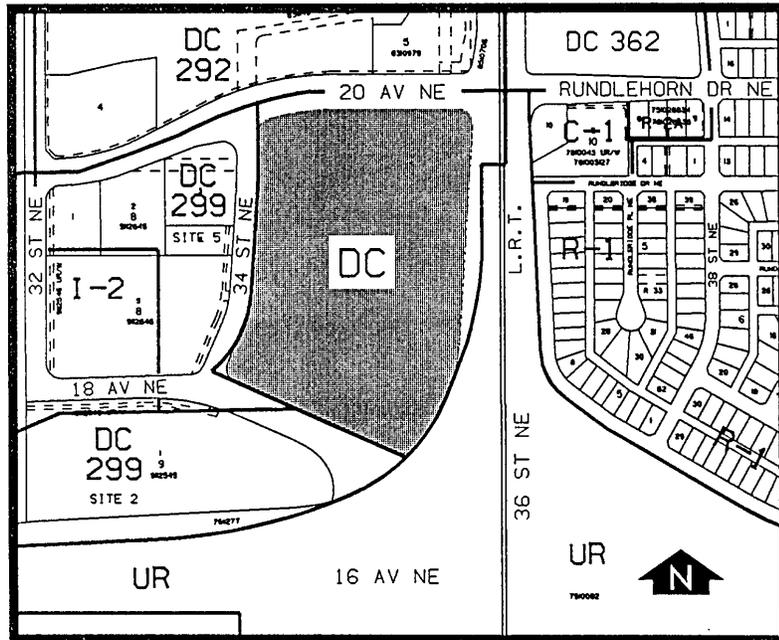


Amendment No. 94/064
Bylaw No. 15Z95
Council Approval: 15 May 1995

SCHEDULE B



1. Land Use

The land use shall be for a comprehensively developed major retail store (retail stores and retail food store), automotive service, restaurant and liquor store.

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) Building Development

Except for the gas bar, the maximum gross floor area of the development shall be as follows:

- major retail store - 140,000 square feet
- restaurant - 7,000 square feet
- liquor store - 10,000 square feet

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 of the major retail store from 36 Street and 16 Avenue NE, 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 for the major retail store. Parking for the restaurant and liquor store shall be in conformity with the requirements of By-law 2P80.

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 NE 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 and in separating differing land uses.

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

g) 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.