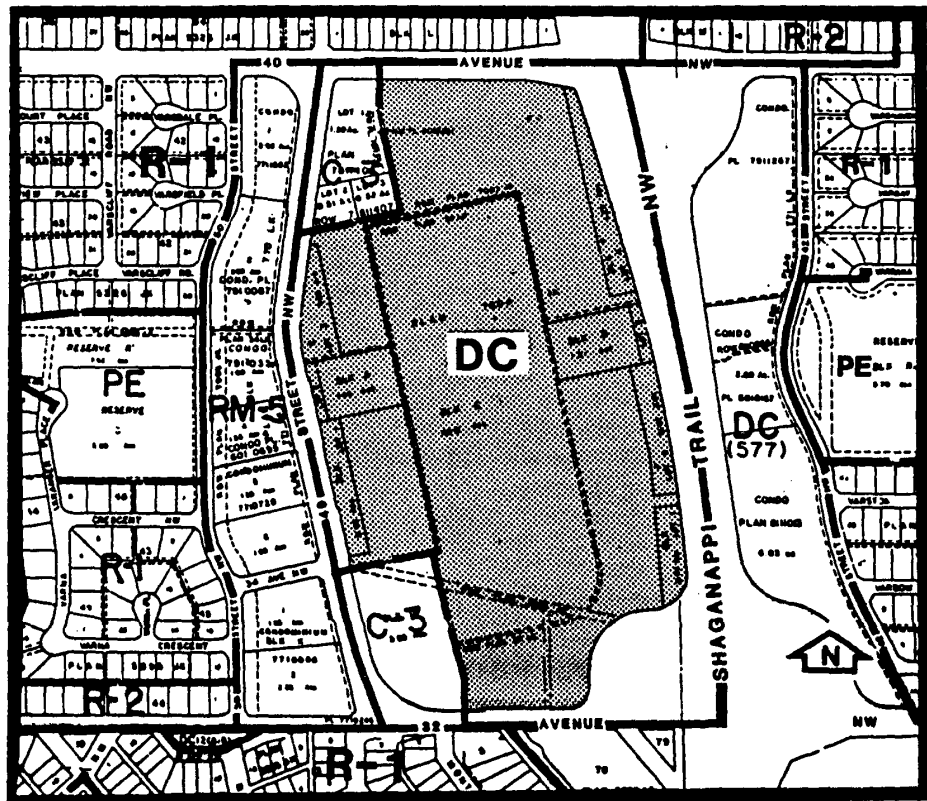


**Amendment No. 85/086**  
**Bylaw No. 13Z86**  
**Council Approval: 07 April 1986**

**SCHEDULE B**



1. Land Use

The permitted and discretionary uses on the C-5 (Shopping Centre Commercial District) shall apply as permitted and discretionary uses respectively.

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

a) F.A.R.

The maximum floor area ratio shall be 0.41:1. The maximum net rentable floor area shall not exceed 71,655 m<sup>2</sup> (771,330 sq. ft. ±). In addition, a maximum gross floor area of 1,858 m<sup>2</sup> (20,000 sq. ft. ±) may be allowed for a public library only.

b) Roadworks

- i. Traffic leaving the Mall at any access point onto 40th Avenue shall not be permitted left turns toward 49th Street. Dual right turn lanes shall be provided for leaving the Mall from the east access point on 40th Avenue, only if technically feasible in the opinion of the Director of Transportation.
- ii. Dual left turn lanes from 40 Avenue N.W. (eastbound) to Shaganappi Trail (northbound) shall be provided. Such dual left turn lanes shall operate simultaneously from opposite directions.
- iii.
  - (A) On the west approach of 40 Avenue and Shaganappi Trail, one through-lane eastbound on 40 Avenue shall be provided;
  - (B) On the west approach of 40 Avenue and Shaganappi Trail, one exclusive right turn lane eastbound on 40 Avenue shall be provided;
  - (C) On the east leg of 40 Avenue and Shaganappi Trail the eastbound through lane shall be constructed to a width of 24 feet with no lane striping;
  - (D) Relocation and reconstruction of the existing eastbound bus zone on 40 Avenue N.W. west of the intersection of Shaganappi Trail and 40 Avenue N.W. to a location on 40 Avenue determined by the Director of Transportation shall be carried out;

provided that the operation of the intersection be closely monitored and if in the opinion of the Director of Transportation of the City after a trial period of six months, the traffic improvements described on iii. (A), (B), (C) result in safety or operational problems the Director be allowed to order design changes be made at the intersection to the more standard design configuration.”
- iv. Dual left-turn lanes shall be constructed for Shaganappi Trail traffic from the south heading northwest on Crowchild Trail.
- v. A full all turns intersections shall be constructed for access to and from the Mall at 32nd Avenue. Such intersection shall provide for dual left-turns for traffic leaving the Mall heading east on 32nd Avenue.
- vi. That either the westbound movement on 34 Avenue at 49 Street or the eastbound movement be restricted at the discretion of the Director of Transportation and in accordance with a design approved by the Director of Transportation, as directed by City Council.”

vii. The developer shall carry out at its expense all roadworks, as set out in the Special Development Agreement with the City, to the satisfaction of the Administration who shall thereafter monitor the traffic impacts on adjacent streets at the owner's expense and require such remedial actions as necessary to be undertaken from time to time by the owner at its expense to meet the required standards."

c) 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.