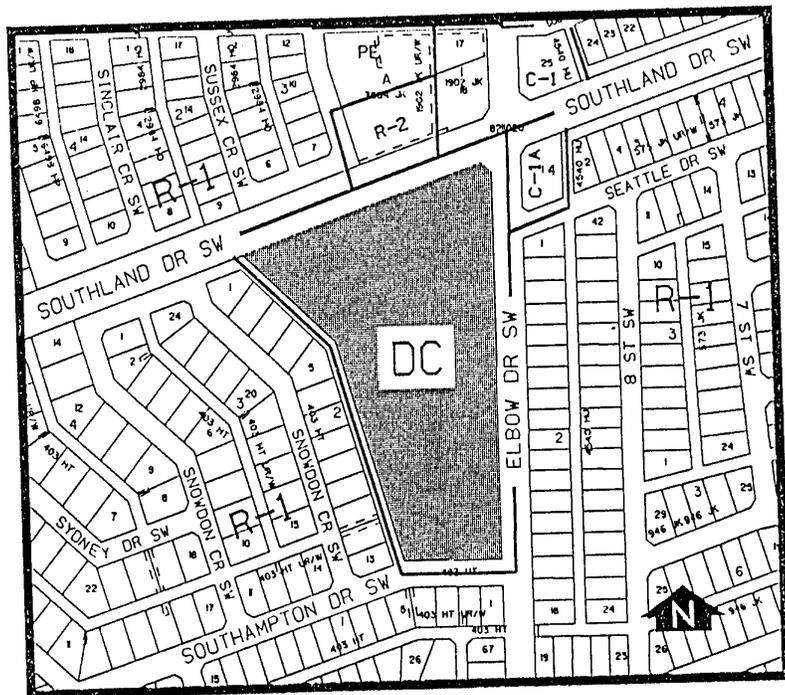


**Amendment No. 94/073
Bylaw No. 11Z95
Council Approval: 18 April 1995**

SCHEDULE B



1) Land Use

The Permitted and Discretionary Uses of the C-5/.5 Shopping Centre Commercial District of By-law 2P80 shall be the 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/.5 District shall apply unless otherwise noted below.

a) Access

Access shall be at driveway locations as approved by the Director of Transportation. No parking and no loading facilities shall have lane access. One garbage enclosure may have lane access.

b) Parking

A minimum of 510 parking stalls shall be provided. Dedicated staff parking for a minimum of 50 vehicles shall be located in the southwest portion of the site to the satisfaction of the Approving Authority.

c) Landscaped Area

Soft landscaping with irrigation shall be provided to a minimum width of 6 metres adjacent to the property line along Southampton Drive, Elbow Drive and Southland Drive. Soft landscaping shall be provided to enhance pedestrian areas, parking areas and freestanding buildings to the satisfaction of the Approving Authority.

d) Landscape Materials

A minimum of 141 trees and 200 shrubs shall be provided with ratios as required in By-law 2P80. All vegetation that dies must be replaced before the end of the following growing season.

e) Gross Floor Area

The maximum gross floor area shall be 10,750 square metres.

f) Restaurant Uses and Drinking Establishment Uses

The total maximum gross floor area shall be 1,200 square metres. No individual use shall have a floor area greater than 600 square metres gross floor area.

g) Financial Institutions

The maximum gross floor area shall be 650 square metres.

h) Liquor Stores

The maximum gross floor area shall be 280 square metres.

i) Roof Top Equipment

All roof top equipment shall be screened from view to the satisfaction of the Approving Authority.

j) Garbage Enclosure

Garbage enclosures shall be integrated with building design or in freestanding buildings integrated with landscaping features. One garbage enclosure may have lane access.

k) Architectural Theme

The initial redevelopment scheme shall be carried through all subsequent phases on all building elevations to the satisfaction of the Approving Authority.

l) Parking Lot Lighting

The impact of lighting glare on nearby residences shall be reduced or eliminated by the use of low level shielded lighting to the satisfaction of the Approving Authority.

m) Permanent Signage

Signage shall be internally illuminated store front sign bands and awnings. Freestanding signs shall be limited to 2 along Elbow Drive and 2 along Southland Drive as required in By-law 2P80. A readograph sign may be included in one freestanding sign on Elbow Drive and one freestanding sign on Southland Drive. The principal shopping centre identification sign shall be located in the corner of Elbow Drive and Southland Drive to the satisfaction of the Approving Authority.

n) Permanent Signage for Temporary Messages

There shall be two permanent signs designed for temporary messages on permanent concrete pads located on the site; one sign pad located along Southland Drive and the other pad located on Elbow Drive S.W. The sign pads shall be located within the landscaped area approximately 50 feet west of the most westerly driveway along Southland Drive S.W. and approximately 10 feet south of the most northerly driveway along Elbow Drive S.W. The design and location of the permanent signs for temporary messages shall be to the satisfaction of the Approving Authority.

There shall be no other portable or temporary signs allowed on the site.

o) Fencing

The rear lane and Southampton Drive frontage shall be fenced to the satisfaction of the Approving Authority.

p) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans shall be submitted to the Approving Authority as part of a development permit application.

q) Development Agreement

Prior to release of the initial development permit, the applicant shall enter into an agreement to the satisfaction of the Director of Transportation to pay for the following:

- i) Provision and installation of signal modifications at the intersection of Elbow Drive and Southland Drive S.W.
- ii) Road modifications on Elbow Drive as approved by the Director of Transportation and the City Engineer.
- iii) Provision and installation of any other traffic signals and/or signs required as a result of the development.
- iv) Dedicate sufficient land to accommodate the road improvements related to comment (ii) above.