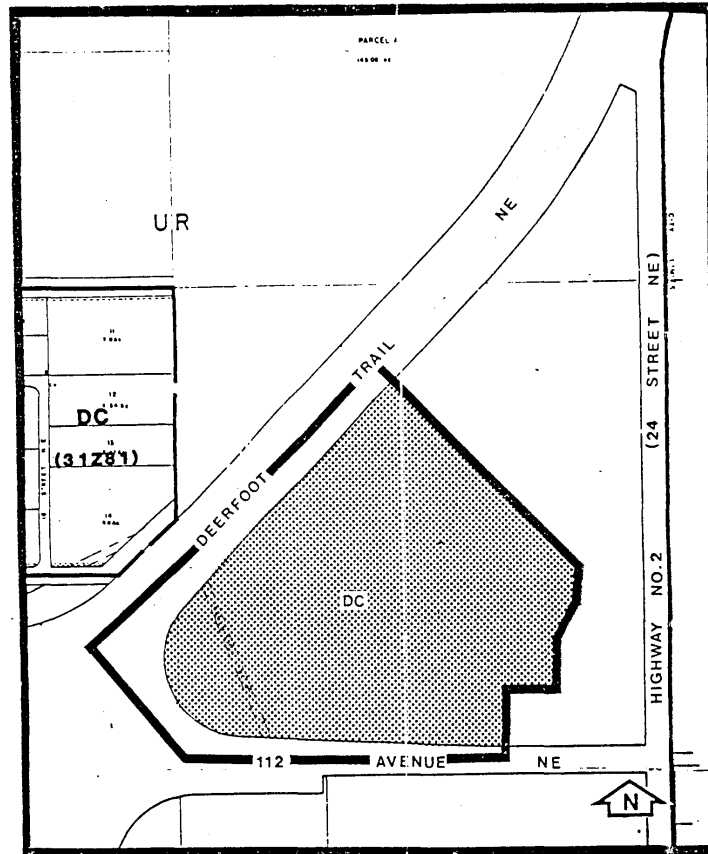


**Amendment No. 82/025**  
**Bylaw No. 108Z83**  
**Council Approval: 30 July 1983**

**SCHEDULE B**



1. Land Use

The land use shall be for a comprehensively designed regional shopping centre and the uses shall be those defined in Section 39 of By-law 2P80.

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 Section 39 of By-law 2P80 shall apply unless otherwise noted below.

- a) Section 5(c.1) is deleted and replaced with the following:

The gross leasable area for the regional shopping centre shall be a maximum of 70,000 square metres (753,498 sq. feet) In addition, a maximum of 2,000 square metres (21,528 sq. feet) of net floor area may be provided for decentralized City service offices and community service meeting space.

For purposes of this by-law Public Service will include Recreation Centre, Public Theatres and Exhibition Space, Decentralized City Service Offices and Community Service Meeting Space.

For purposes of this By-law, Gross Leasable Area means the total floor area designed for tenant occupancy and exclusive use, including any basements, mezzanines, or upper floors, expressed in square metres and measured from the centerline of joint partitions and from outside wall faces. Gross Leasable Area is all that area for which tenants pay rent; it is the area that produces income.

The quantity of floor area additional to the gross leasable area shall be determined by the Approving Authority who shall ensure that such space will not result in an over development of the site nor in any substantial increase in the traffic generated by the development.

- b) Phasing

The first phase of development must be a minimum of 46,450 sq. m. (500,000 sq. ft.)

- c) Access

The vehicular access points for the Centre shall be to the satisfaction of the Director of Transportation.

- d) Parking

A portion of the required parking may be designated for joint use purposes (park'n ride) at the discretion of Calgary Planning Commission.

Parking areas shall be to the greatest extent possible broken up by means of landscaping, elevation and other such methods to the satisfaction of the Approving Authority.

Parking shall be provided in accordance with the standards in force at the time of application for a development permit.

- e) Pedestrian Circulation

At the development permit stage, for the initial phase of the Centre, the applicant shall submit to the satisfaction of the Approving Authority, a plan detailing the pedestrian systems both within the Centre and to and from the Centre. This plan shall include, but not to be restricted to such things as: surfacing material, pavement widths,

weather protection, vehicular-pedestrian separation or delineation, canopies, handicap accessibility, seating, grades and orientation.

f) Development Plans

Approval of this application in no way approves the plans as submitted.

Comprehensive plans including building design, site layout, exterior finishes and colour, landscaping, parking and accesses shall subsequently be submitted and approved prior to the release of a development permit.

g) Prior to the release of the development permit for the first phase of development, a legal agreement shall be signed satisfactory to the City Solicitor and the Director of Transportation regarding the construction and location of the Transit Facility requirements and the provision of Park'n Ride stalls.

h) Prior to the release of the development permit for the first phase of development, a legal agreement shall be signed satisfactory to the City Solicitor and the Director of Planning which respect to the interim and final location of the decentralized City service space.

i) Prior to the approval of any development permit, subdivision shall occur to create the Regional Shopping Centre site.