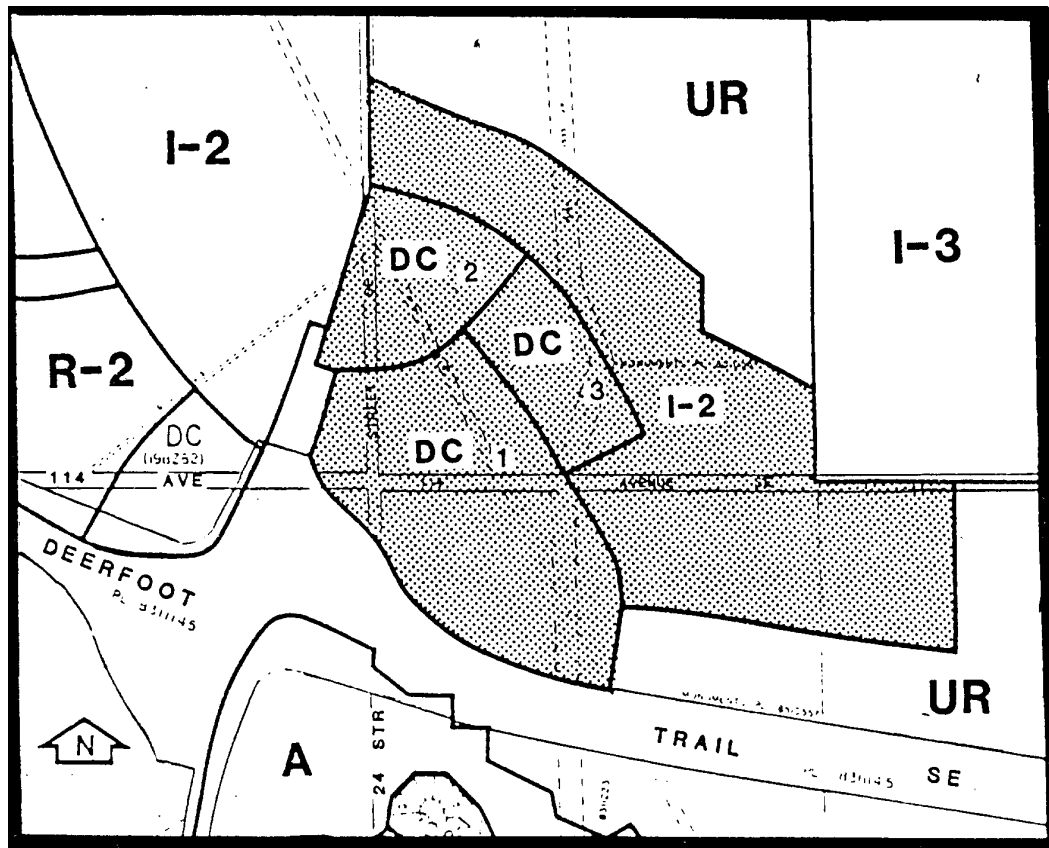


Amendment No. 85/021
Bylaw No. 5Z87
Council Approval: 19 January 1987

SCHEDULE B



SITE 1 11.7 ha.± (28.91 ac.±)

1. Land Use

The land use shall be a comprehensively-designed, single-structure sector shopping centre. The permitted and discretionary uses of the C-5/5 district shall be permitted and discretionary uses respectively.

2. Development Guidelines

The General Rules of 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.

(i) Net Leaseable Floor Area

Maximum net leaseable floor area shall not exceed 27,870 sq. m (300,000 sq. ft.). Any floor area totally or partially above grade level shall be included in the floor area calculations.

A further maximum 9,290 sq. m (100,000 sq.ft.) of net floor area may be approved upon receipt by the Approving Authority of a comprehensive market study with satisfactory evidence of demand to justify the expansion, provided however that the total net floor area does not exceed 37,160 sq. m. (400,000 sq. ft.).

(ii) Parking

Parking shall be provided as required by By-law 2P80, including the increase in parking stalls generated by any future addition to the centre.

(iii) Feeder Terminal and Joint Use Park and Ride Facility

The developer shall enter into an agreement with the City, to the satisfaction of the Director of Transportation and the City Solicitor, for the provision of a feeder terminal and joint use park and ride facility with 250 shared parking stalls.

(iv) Access

No direct vehicular access or egress shall be permitted to or from the Deerfoot Trail or 24 Street S.E.

(v) Building Form

The sector centre uses and any extensions thereto shall be contained in a single, comprehensive designed structure. No free-standing uses will be permitted.

(vi) Landscaping

Landscaping shall be provided on the basis of 1.5 times the minimum by-law requirements or greater, excluding any City boulevards. A detailed landscaping plan, including existing vegetation, shall be submitted to the Approving Authority for approval as part of a development permit application.

(vii) 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 Authority as part of a development permit application.

SITE 2 2.7 ha.± (6.67 ac.±)

1. Land Use

The land use shall be for a single hotel development only.

2. Development Guidelines

The General Rules for Industrial Districts contained in Section 43 of By-law 2P80 and the Permitted and Discretionary Use Rules of the I-2 District shall apply unless otherwise noted below.

(i) 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 Authority as part of a development permit application.

SITE 3 1.8 ha ± (4.45 ac ±)

1. Land Use

The land use shall be drive-in restaurants, automotive services and financial institutions only.

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-1 District shall apply unless otherwise noted below.

(i) 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 Authority as part of a development permit application.