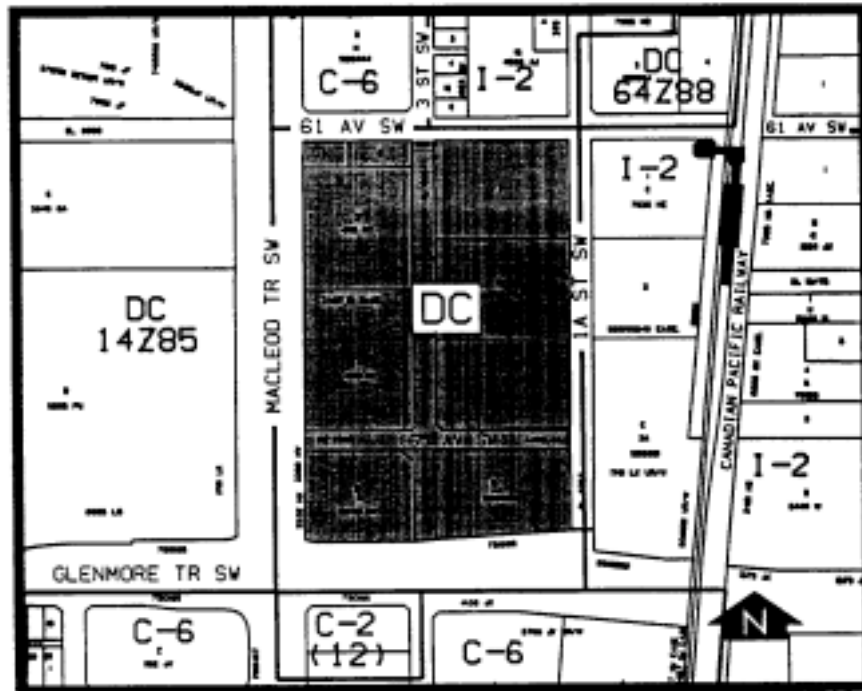


Amendment No. 93/097
Bylaw No. 19Z94
Council Approval: 14 February 1994

SCHEDULE B



1. Land Use

The land use shall be for a sector shopping centre development comprised of free-standing commercial buildings to which the permitted and discretionary uses of the C-5/.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/.5 Shopping Centre Commercial District shall apply unless otherwise noted below.

a) Gross Floor Area

The total gross floor area shall not exceed 24,800 m².

b) Yards

Notwithstanding Section 39(5)(a), the easterly yard adjacent to 1A Street S.W. may be a minimum of 2 metres.

c) Access

i) Access to Macleod Trail between Glenmore Trail and 61 Avenue shall only be right turns in and out.

ii) One only all-turns access will be permitted to the site from 61 Avenue at 3 Street S.W. This access will require signalization in order to permit left-turns from the site to 61 Avenue.

The applicant is to bear the full cost of the signal installation at 61 Avenue and 3 Street including the cost of interconnecting the signals at 61 Avenue/Macleod Trail, 61 Avenue/1A Street, and 61 Avenue/Centre Street.

iii) Access from the site to the Glenmore Trail ramp is right-turns only. The developer shall close, without penalty to the City, the access to and from the Glenmore Trail ramp if, in the future, it is found to cause, in the opinion of the Director of the Transportation Department, either operational or safety problems that cannot be otherwise satisfactorily resolved.

d) Pedestrian Walkway

The development shall provide an enhanced public sidewalk from 1A Street, along the frontage of 61 Avenue to Macleod Trail, and along the frontage of Macleod Trail from the corner of 61 Avenue to the pedestrian overpass across Macleod Trail. The sidewalk may be situated within the public right-of-way or within the required yard space of the shopping centre. The enhancements may include street furniture, landscaping, lighting and signage elements to the satisfaction of the Approving Authorities.

e) Bus Zones

All bus zones adjacent to the site must be located and maintained to the satisfaction of the Director of Transportation.

f) Transit Waiting Areas

The developer is to provide and maintain at its cost, transit patron waiting areas on the development property adjacent to the existing bus zones located at:

i) Northbound on Macleod Trail at the pedestrian overpass; and

ii) Eastbound on 61 Avenue at Macleod Trail.

The design of the amenities is subject to the approval of the Director of Transportation.

g) Road Widening Requirements

To accommodate the traffic from this development, additional road right-of-way setbacks are required from the site as follows:

- i) From 1A Street to 3 Street, a setback of 5.57 metres along 61 Avenue.
- ii) From 3 Street to Macleod Trail, a setback of 9.32 metres along 61 Avenue.
- iii) Corner cuts along 61 Avenue S.W. to the satisfaction of the Director of Transportation.

h) Parking

- i) Parking for offices shall be provided at the rate of 1 stall per 46 m² of net floor area.
- ii) Parking for all other uses shall be provided at the shopping centre rate of 5.5 stalls per 93 m² of net floor area.

i) Environmental Assessment

Prior to the release of a development permit, the developer is to submit an Environmental Assessment Report to the satisfaction of Calgary Health Services, Alberta Environmental Protection and the Engineering and Environmental Services Department indicating the site is suitable for the intended use.

j) Signage

Freestanding primary signage for the overall centre, with multi-tenant elements, shall be located at the major entrances to the site at Macleod Trail and 65 Avenue, 61 Avenue and 1A Street, in the vicinity of the ramp from eastbound Glenmore Trail. Additional freestanding and fascia signage for individual tenants shall be reviewed as part of each development permit in terms of number, size and location.

k) 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.

l) Landscaping

Peripheral landscaping for the entire site shall be addressed as part of the first phase development permit.