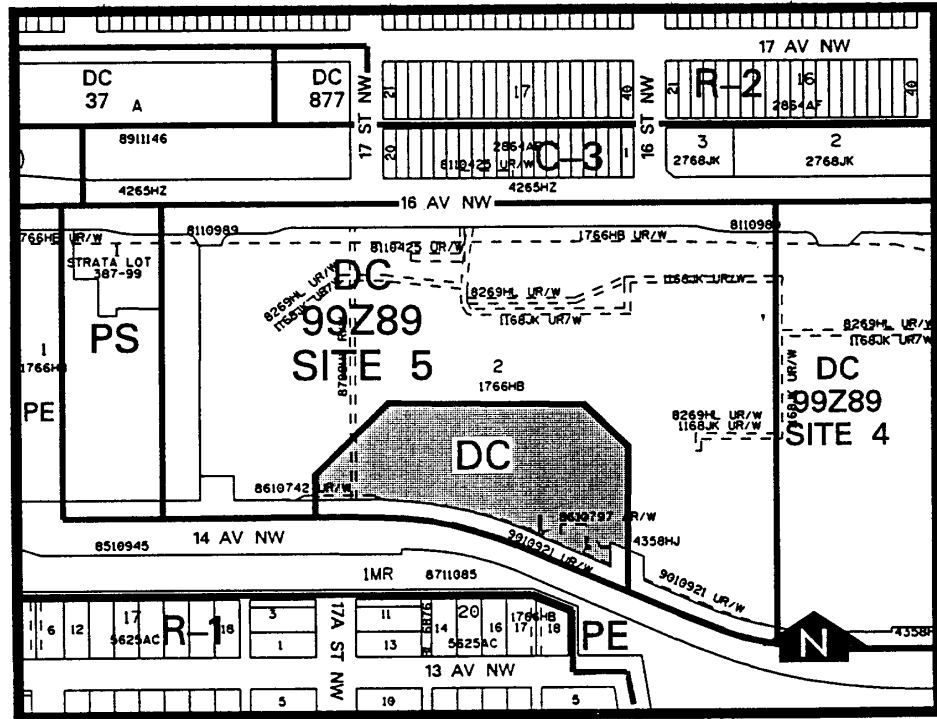


Amendment No. 99/078
Bylaw No. 109Z99
Council Approval: 27 January 2000



SCHEDULE B

1. Land Use

The Permitted and Discretionary Uses of the C-5 Shopping Centre Commercial District shall be the Permitted and Discretionary Uses respectively with the additional Discretionary Use of apartments.

2. Development Guidelines

The General Rules for Commercial Districts contained in Section 33 of Bylaw 2P80 and the Permitted and Discretionary Use Rules of the C-5 Shopping Centre Commercial District shall apply except as otherwise noted below:

a) Yards

An average of 3 metres adjacent to 14 Avenue with a minimum of 2.5 metres.

- b) **Building Height**
A maximum of 48 metres.
- c) **Residential Density**
A maximum of 176 dwelling units with a maximum gross floor area of 23,800 square metres.
- d) **Landscaped Area**
A comprehensive landscaping plan for the subject lands, including any raised deck area, to the satisfaction of the Development Authority.
- e) **Pedestrian Corridors**
A direct, highly visible and safe pedestrian connection , which may include a walkway, arcade or other similar kinds of connections, between the shopping centre building, apartment building and the LRT station shall be provided.
- f) **Parking Structures**
The design, internal and external finish and lighting of all parking structures shall be to the satisfaction of the Development Authority.
- g) That a Special Development Agreement be entered into in association with the development permit application, such agreement to provide for construction of a signalized intersection on 16 Avenue and 17 Street N.W., including the associated closure of 17 Street N.W. and the reconstruction of a pedestrian overpass, all to be undertaken at the cost of the applicant. And further, that the special development agreement include the provision that at the time the easterly adjacent parcel of land (Site 4) is redeveloped, the owners will cooperate, using their best efforts to enable the site to operate in a manner which eliminates the existing traffic signal at 15 Street and 16 Avenue N.W.
- h) That the signalized intersection is not to be initiated until construction of the residential development on the site has commenced.
- i) **Development Plans**
Approval of this bylaw does not constitute approval for a development permit. Comprehensive plans shall be submitted to the Development Authority as part of a development permit application.