



(not including mechanical penthouse).

c) Landscaping

Landscaping shall cover a minimum of 52% of the net site area plus any adjoining boulevards. A detailed landscaping plan, including existing vegetation, shall be submitted to the Approving Authority for approval as part of a development permit application.

d) Parking

A minimum of 35 off-street parking stalls (including one handicapped stall), shall be provided underground.

e) +15

Provision, if determined to be necessary, shall be made for +15 links and systems to the satisfaction of the Development Officer. A contribution shall be made to the +15 fund based on the existing formula.

f) 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 Authorities as part of a development permit application. In considering such an application, the Approving Authorities shall ensure the building and site layout conform substantially to the plans and renderings submitted to City Council during their consideration of By-law 224Z82.