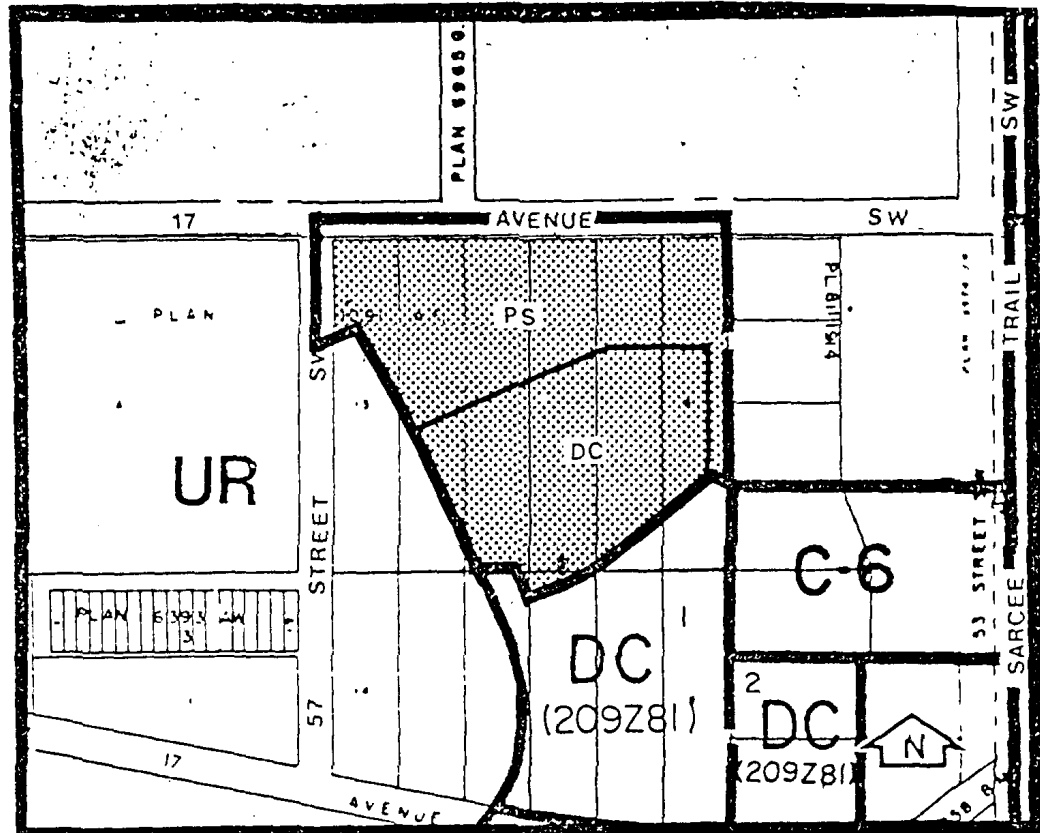


**Amendment No. 81/245**  
**Bylaw No. 37Z83**  
**Council Approval: 19 April 1983**

**SCHEDULE B**



1. Land Use

The land use shall be local commercial and residential dwelling units. Uses are those contained within Section 35 of By-law 2P80, C1 and C-1A Local Commercial Districts.

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-1A (Local Commercial District) shall apply unless otherwise noted below.

a) Density

Maximum commercial density shall be in the order of 2787 m<sup>2</sup> (30,000 sq. ft.).

b) Height

Maximum building height shall not exceed 23 m at any eaveline (not including mechanical penthouse).

c) F.A.R.

Maximum floor area ratio shall be 2:1. Any floor area totally or partially above grade level shall be included in the F.A.R. calculations.

d) Dwelling Units

No dwelling unit shall be located below any storey used for commercial purposes.

Dwelling units shall have an entrance separate from the entrance to any commercial component of the building.

Where dwelling units are included within a building, the gross floor area allowed for uses other than residential uses shall be reduced by 100 m<sup>2</sup> for each dwelling unit provided.

e) Landscaped Area

i) Where the gross floor area of the residential component of a building exceeds 50 percent of the total gross floor area, a minimum of 40 percent of the site area shall be landscaped.

ii) A landscaped area may credited toward the required landscaped area only if it is situated at or below the level of the lowest dwelling unit in the building.

f) Amenity Space

Each dwelling unit shall be provided with private outdoor amenity space in conformity with Section 20(17).