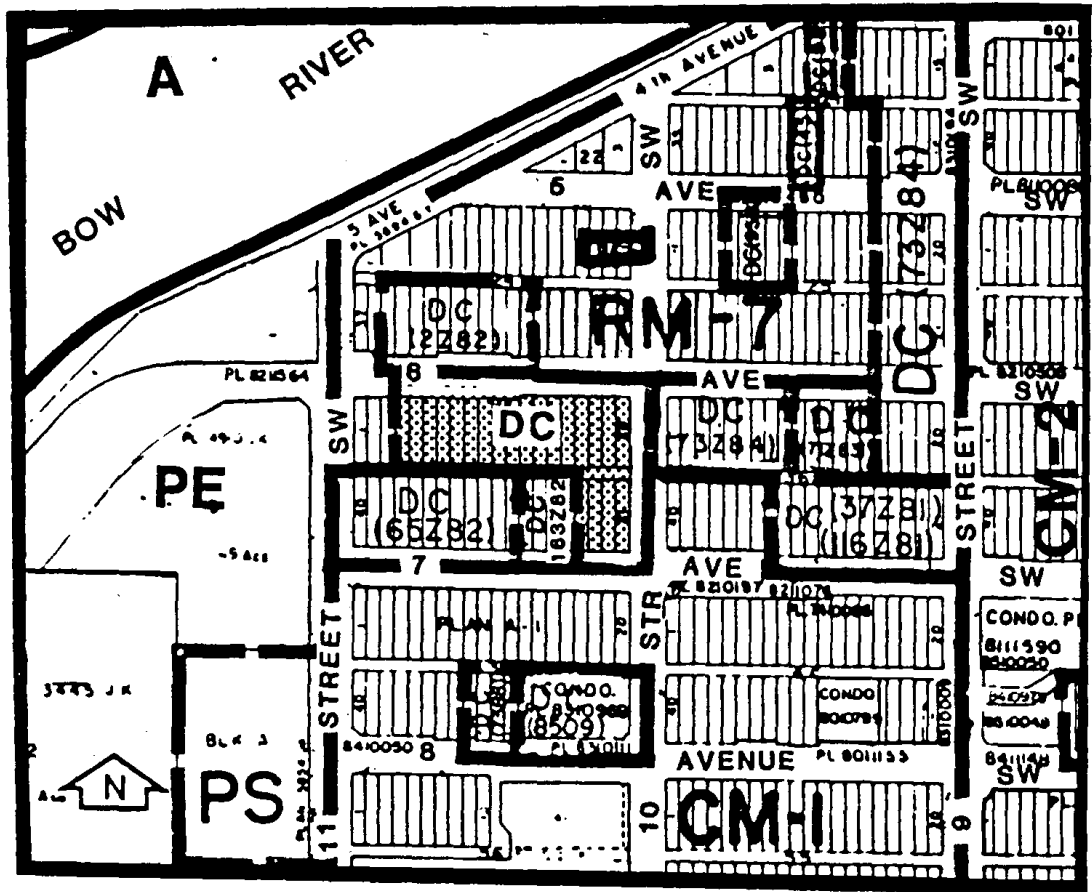


Amendment No. 85/115
Bylaw No. 68Z86
Council Approval: 16 June 1986

SCHEDULE B



1. Land Use

Site 1 (A1/37/12-24)

The land use shall be for a comprehensively designed commercial building only plus a temporary surface parking area as an interim use.

Site 2 (A1/37/4-11)

The permitted uses of the RM-7 (High Density Multi-Dwelling District) shall be permitted uses and the discretionary uses of the RM-7 District shall be discretionary with the addition of a temporary surface parking area as an interim use.

2. Development Guidelines

Site 1

The General Rules for Commercial Districts contained in Section 33 of By-law 2P80 and the Permitted and Discretionary Use Rules of the CM-2 (Central Business Commercial District), as they existed on September 20, 1982, shall apply unless otherwise noted below.

a. Surface Parking Area and Signs

i) As an interim use, the surface parking area shall be designed and developed in conformity with Council's policy guidelines.

ii) Signs

Any signage on the subject site shall conform with the Sign Appendix.

b. Commercial Development

i) Height

Maximum building height shall be 24 storeys not exceeding 89 metres at any eaveline (not including mechanical penthouse).

ii) Coverage

Maximum building coverage of the net site shall be 45%.

iii) F.A.R.

Maximum floor area ratio shall be 8.55:1 of which a maximum of 8.0:1 shall be for commercial purposes. Any floor area totally or partially above grade level shall be included in the F.A.R. calculations.

iv) Landscaping

Landscaping shall cover a minimum of 50% of the gross 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.

v) +15

Provision must be made for +15 links and contributions made to the +15 systems to the satisfaction of the Development Officer.

vi) Access

No direct vehicular access or egress shall be permitted from or to 7th Avenue S.W.

vii) Parking

The proposal shall provide in the order of 393 parking stalls.

viii) 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 #98Z82 and By-law #163Z82.

Site 2

The General Rules for Residential Districts contained in Section 20 of By-law 2P80 and the Permitted and Discretionary Use Rules of the RM-7 (Residential High Density Multi-Dwelling District) shall apply unless otherwise noted below.

a. Surface Parking Area

As an interim use, the surface parking area shall be designed and developed in conformity with Council's policy guidelines.

b. Signs

Any signage on the subject site shall conform with the Sign Appendix.