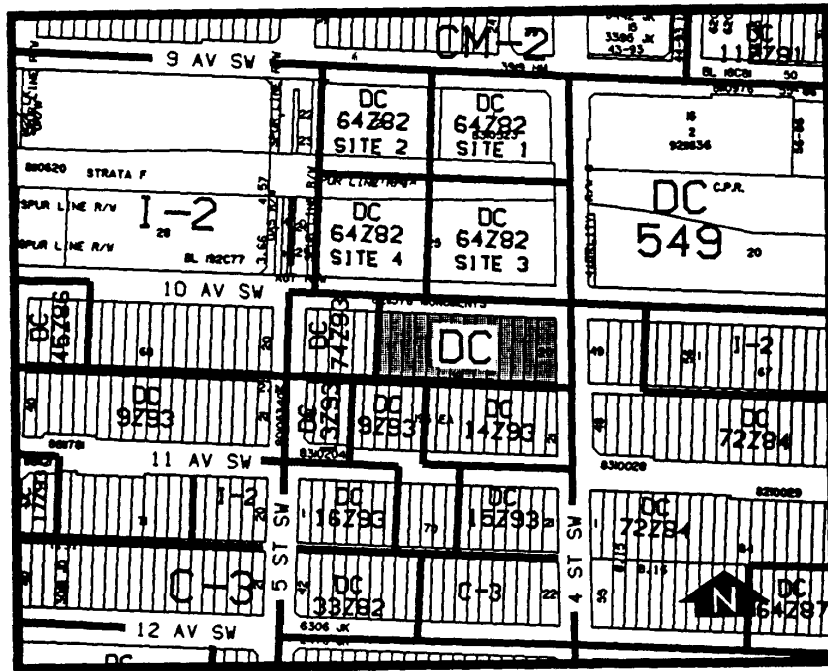


**Amendment No. 93/114
Bylaw No. 10Z94
Council Approval: 14 February 1994**

SCHEDULE B



1. Land Use

The land use shall be for an office project with ancillary retail and restaurant uses only. As an interim use, parking areas and signs shall be allowed.

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 CM-2 (Central Business Commercial District), as they existed on January 18, 1982, shall apply unless otherwise noted below.

a. Height

Maximum building height shall be 11 storeys not exceeding 42.0 metres (138 feet) at any eaveline (not including mechanical penthouse).

b. F.A.R.

Maximum floor area ratio shall be 8.23 including a maximum commercial and retail F.A.R. of 7.94:1. Any floor area totally or partially above grade level shall be included in the F.A.R. calculations.

c. Landscaping

External landscaping shall cover a minimum of 26 percent of the gross site area and 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. A similar process shall be followed to ensure that the parking areas are landscaped and designed in conformity with the Council's approved policies for the design of surface parking lots.

d. Parking Areas

In conjunction with the office development, 109 parking stalls shall be provided. Such stalls shall be made available and signed for use by the general public after 6:00 p.m. on weekdays and all day on Saturdays to the satisfaction of the Approving Authorities. The interim surface parking lot shall be designed to meet Council's approved policies.

e. +15 System

Provisions for +15 links and contributions to the +15 fund shall be made to the satisfaction of the Approving Authorities.

f. Separation Distance Between Restaurants, Drinking Establishments and Entertainment Establishments

Where a restaurant has a gross floor area in excess of 140 square metres it shall not be located on a site within a 46 metre radius of the boundary of a site accommodating the following uses with a gross floor area in excess of 140 square metres: a drinking establishment, entertainment establishment, or a restaurant

g. 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 for any development including a surface parking lot shall subsequently be submitted to the Approving Authorities as part of a development permit application.

h. Signs

Any signage shall conform with the Sign Appendix.