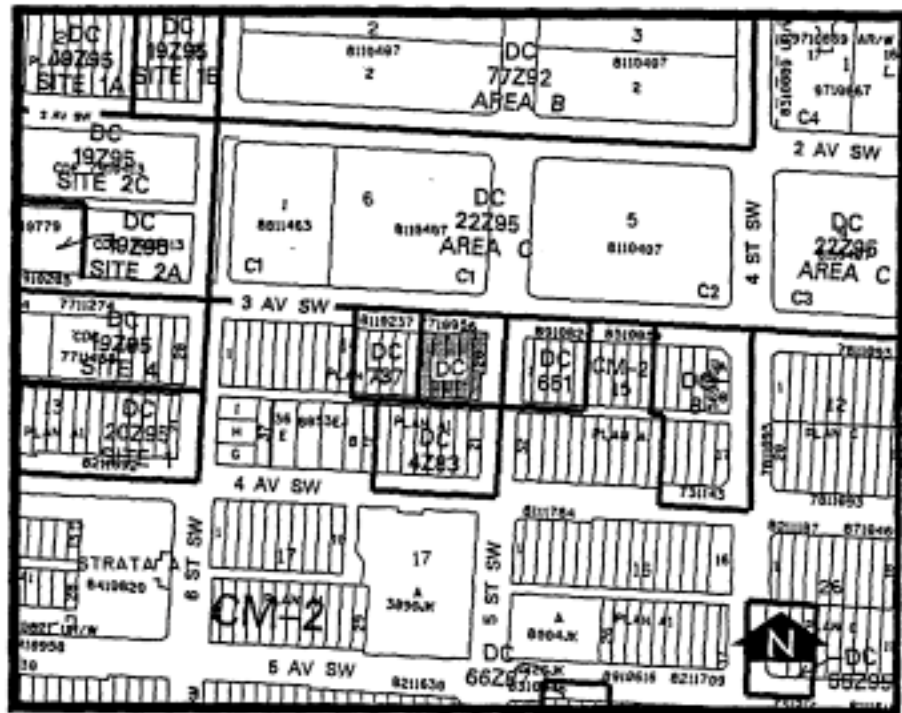


Amendment No. 98/092
Bylaw No. 4Z99
Council Approval: 27 January 1999

SCHEDULE B



1. Land Use

The Permitted Land Use shall be for a comprehensively designed suites hotel and commercial tower development only. For the purpose of this bylaw "suites hotel" means a hotel where individual accommodation units may contain separate living and sleeping areas and accessory kitchen facilities.

2. Development Guidelines

The General Rules for Downtown Districts contained in Section 42.1 of Bylaw 2P80 and the Permitted and Discretionary Use Rules of the CM-2 Downtown Business District shall apply except as otherwise noted below:

a) Gross Floor Area

A maximum Floor Area Ratio (F.A.R.) of 14.27.

b) Parking

A maximum of 95 parking stalls shall be provided on the site for the sole use of the hotel and office staff and clientele.

c) Office/Commercial

Office and retail commercial uses shall only be located on the ground floor, +15 level and on the top two storeys of the development.

d) Building Height

A maximum of 24 storeys excluding mechanical penthouse.

e) Landscaping

A detailed landscaping plan satisfactory to the Development Authority shall be submitted in conjunction with a Development Permit application. All trees and shrubs proposed to be located within current or future city road right-of-way will require a line assignment from the Engineering and Environmental Services Department.

f) 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. In considering such an application, the Development Authority shall ensure that the Development Permit plans conform substantially to the plan and renderings submitted to City council during its consideration of the bylaw.