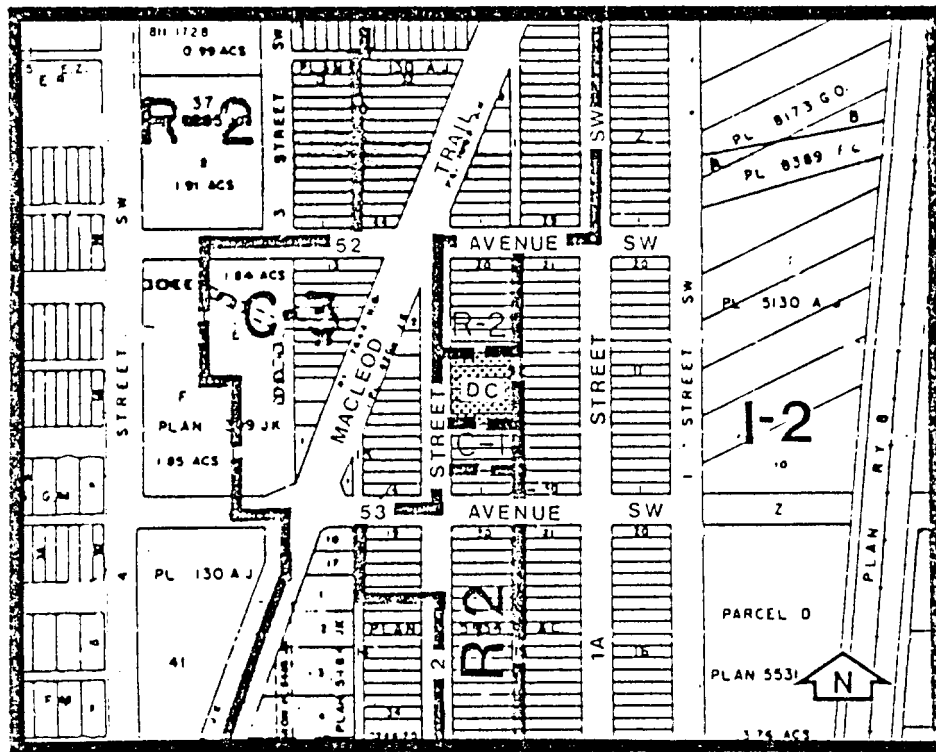


Amendment No. 82/113
Bylaw No. 186Z82
Council Approval: 20 September 1982

SCHEDULE B



1. Land Use

The land use shall be for a mixed residential commercial building only.

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-4 (General Commercial District) shall apply unless otherwise noted below.

a. Density

Maximum density shall be in the order of 46 apartment units.

b. Height

Maximum building height shall be 9 storeys not exceeding 33.5 metres at any eaveline (not including mechanical penthouse).

c. F.A.R.

Maximum floor area ratio shall be 2.63:1 residential, 1.5:1 office and 0.15:1 retail for a total of 4.28:1. Any floor area totally or partially above grade level shall be included in the F.A.R. calculations.

d. Landscaping

Landscaping shall cover a minimum of 609 m² of the gross site area at-grade plus a minimum of 422 m² on landscaped decks above-grade. A detailed landscaping plan, including existing vegetation, shall be submitted to the Approving Authority for approval as part of a development permit application.

e. Parking

A minimum of 100 off-street parking stalls shall be provided.

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 186Z82.