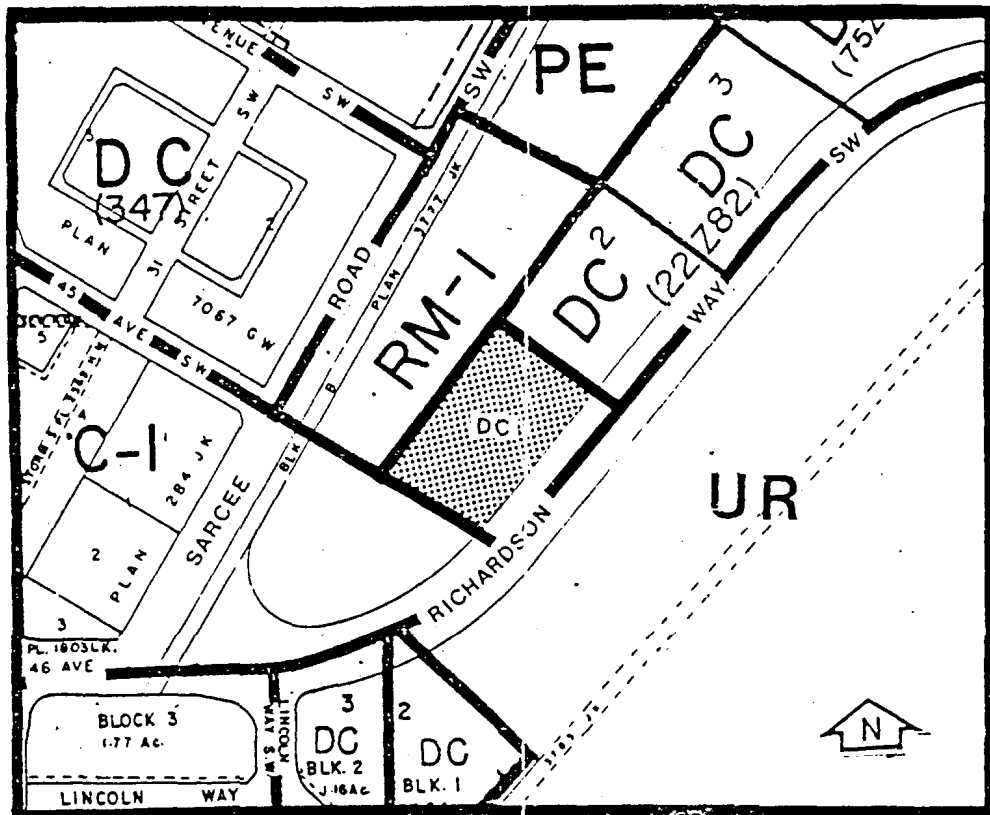


Amendment No. 83/070
Bylaw No. 112Z83
Council Approval: 27 September 1983

SCHEDULE B



1. Land Use

The land use shall be for a medical clinic 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-1 (Local Commercial District) shall apply unless otherwise noted below.

a) Height

Maximum building height shall be 4 storeys not exceeding 17 metres at any eaveline (not including mechanical penthouse).

b) F.A.R.

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

c) Parking

A minimum of 127 off-street parking stalls shall be provided unless the applicant can demonstrate by way of traffic studies, at the development permit stage, that a smaller number is acceptable, to the satisfaction of the Planning Commission but in no case shall less than 108 stalls be provided.

d) 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.