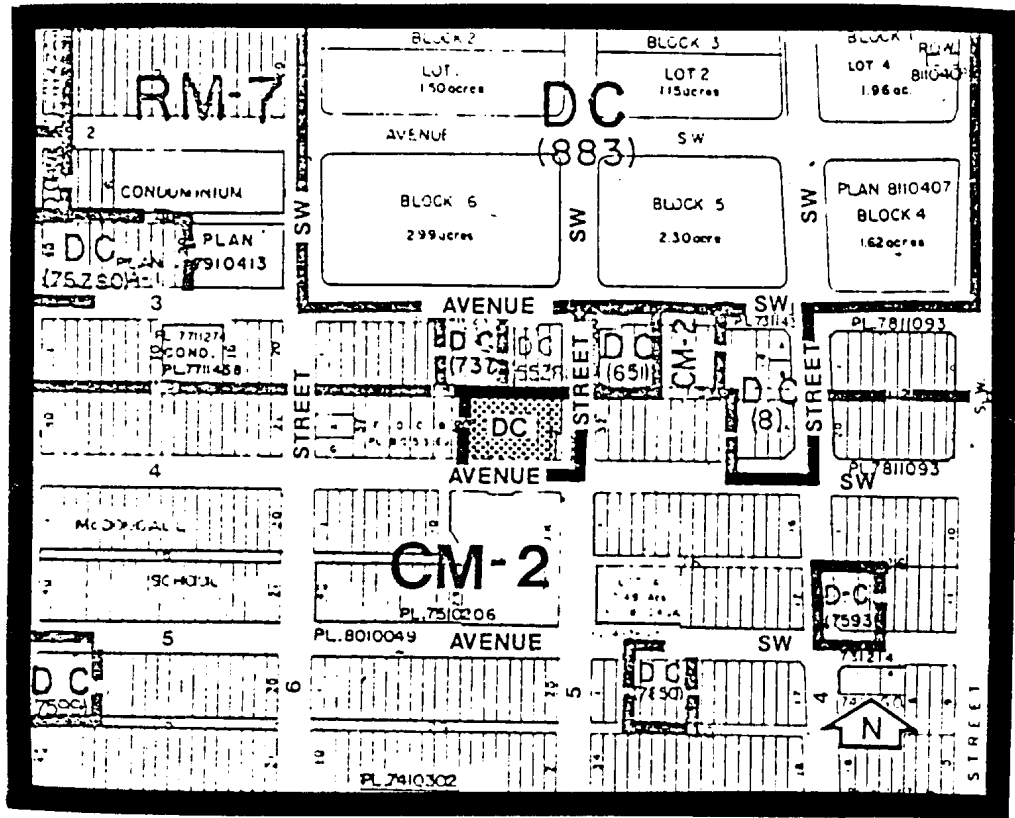


**Amendment No. 81/213**  
**Bylaw No. 4Z83**  
**Council Approval: 17 January 1983**

**SCHEDULE B**



1. Land Use

The land use shall be for commercial office development including ancillary retail and service commercial uses.

2. Development Guidelines

The General Rule 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) shall apply unless otherwise noted below:

a) F.A.R.

Maximum floor area ratio shall be 14.9:1. Any floor area totally or partially above grade level, including the 1st floor, shall be included in the F.A.R. calculations.

b) Building Height

Maximum building height shall be 29 storeys not exceeding 109.5 m (360 sq. ft.) at any roofline (not including mechanical penthouse).

c) Parking

There shall be a minimum of 213 off-street parking stalls provided of which at least 210 shall be below grade.

d) +15 System

At the Development Permit stage the developer shall, at his expense, construct a +15 bridge over either 4 Avenue or 5 Street plus all necessary infrastructure to appropriate City standards to the satisfaction of the Approving Authority. If a bridge or portion of the +15 infrastructure cannot, in the opinion of the Approving authority, be constructed at the time of development, a cash-in-lieu payment for the equivalent shall be made.

e) Finishing Material

The finishing material shall substantially conform to the quality demonstrated in the plans submitted at the land use stage.

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 Authority as part of a development permit application. In considering such an application, the Approving Authority shall ensure the building and site layout conform substantially to the plans and renderings submitted to City Council during their consideration of By-law #4Z83.