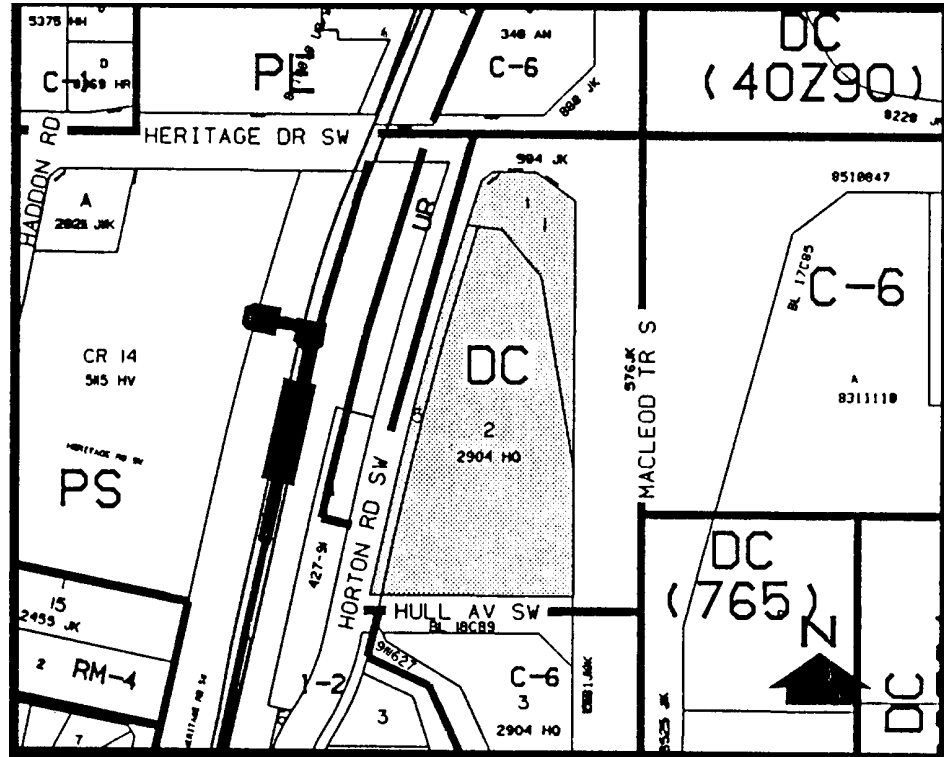


Amendment No. 92/042
Bylaw No. 96Z92
Council Approval: 1992 September 14

SCHEDULE B



1. Land Use

The land use shall be for a comprehensively designed 3 tower office and commercial complex.

In addition, the following uses shall be discretionary in the existing building: restaurant, personal service business, retail store, amusement arcade, athletic and recreational facility, auto sales and rental, billiard parlour, drinking establishment ancillary to a restaurant, mechanical reproduction and printing establishment, offices, private clubs and organizations. The following uses which are existing on the date of approval of this by-law shall be discretionary uses; waterslide amusement, indoor golf amusement, and manufactured home sales 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-3 (General Commercial District) shall apply unless otherwise noted below.

- (a) Density
- Maximum density shall be in the order of 72,723 m²(782,809 square feet) of gross building area.
- (b) Height
- Maximum building height at any eaveline for Phase 1 shall be 12 storeys and 45 m (148 ft.); Phase II shall be 11.5 storeys and 43 m (142 ft.) and Phase III shall be 11.5 storeys and 43 m (142 ft.)
- These figures do not include the mechanical penthouse.
- (c) Coverage
- Maximum building coverage of the net site shall be 32%.
- (d) F.A.R.
- Maximum floor area for the three phases shall be 3.9. Any floor area totally or partially above grade level shall be included in the F.A.R. calculations.
- (e) Landscaping
- Landscaping shall cover a minimum of 55.8% of the net site area plus 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.
- (f) Parking
- A minimum of 1,078 off-street parking stalls shall be provided.
- (g) +15 Links
- Provision must be made for weather-protected +15 links and systems to Heritage Station, to Heritage Square and development to the South to the satisfaction of the Development officer. A minimum of 998.6 m² for bridges is to be provided.
- (h) Amenity Areas
- The following amenities are to be provided as part of either the mandatory pedestrian corridor or the at grade system.
- Arcades — 965.75 m²
 Public Walkway - 679.95 m²
 Malls - 641.5 m²
 Public Open Space - 2,877.25 m²
- (i) Access
- No direct vehicle access shall be permitted to/from Macleod Trail and Heritage Drive.

(j) Development Plans

Approval of this application does not constitute approval of a development permit application. 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 applications. 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 190Z82.