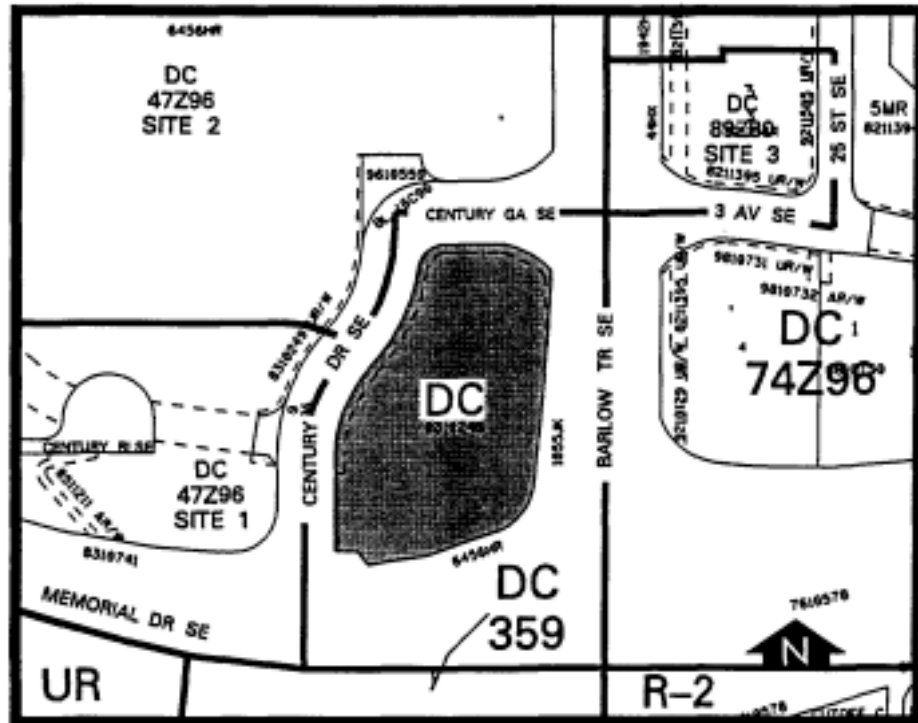


**Amendment No. 99/028**  
**Bylaw No. 129Z99**  
**Council Approval: 06 December 1999**

**SCHEDULE B**



1. Land Use

The land use shall be for an office building and ancillary support commercial to the office use that may include, but not be limited to, uses such as financial institution, restaurant-food service only, restaurant/drinking establishment, parking areas and structures, and signs.

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) Building Height

The maximum height of the office building(s) shall be 22 storeys (83 metres+/-).

(b) Density

- (i) a maximum gross floor area of 38,742 square metres (417,029 square feet) shall be allowed, excluding parking structures and mechanical rooms.
- (ii) minimum gross floor area shall be 13,935 square metres (150,000 square feet), excluding parking structures and mechanical rooms.

The first phase of development shall be a minimum of 22,860 square metres (75,000 square feet)

- (iii) ancillary support commercial uses shall only be contained within the first floor of each building or buildings.

(c) Landscaped Area

- (i) The perimeter of the site shall be landscaped to a minimum depth of 6 metres.
- (ii) The landscaping adjacent to the building and on the parking structure shall be designed to mitigate the appearance of the parking structure from the adjacent roads.

(d) Access

- (i) No direct vehicular access is permitted to or from the site to Barlow Trail SE.
- (ii) No direct vehicular access is permitted to Century Gate SE.
- (iii) No direct vehicle access is permitted to or from the site to Memorial Drive SE. Access to Memorial Drive SE will be via the previously approved access ramps to and from Century Drive SE.

(e) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans shall be submitted to the Approving Authority as part of a development permit application.