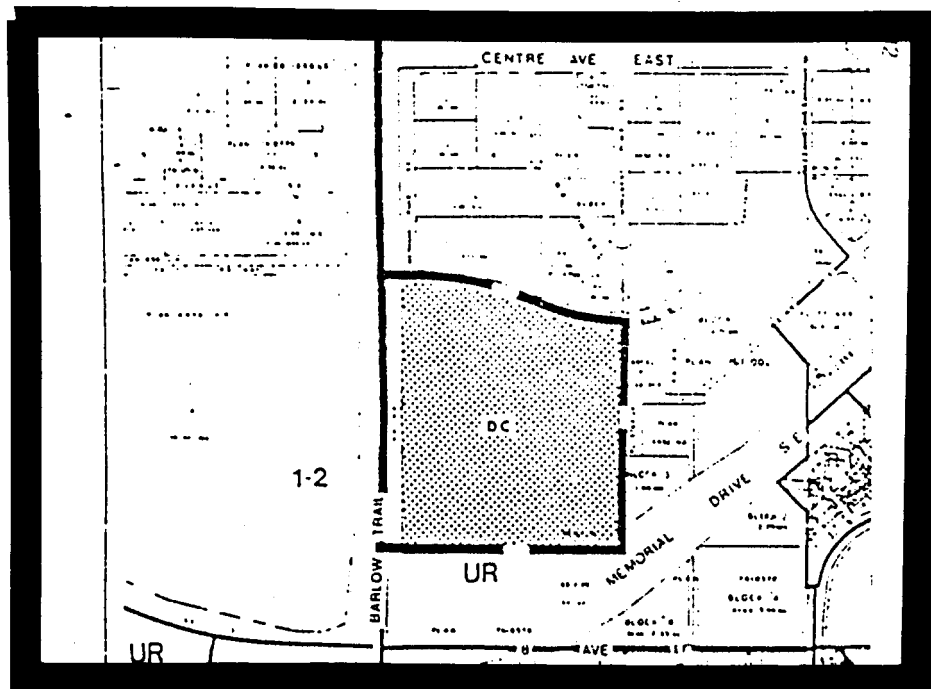


Amendment No. 40-80
Bylaw No. 89Z80
Council Approval: 14 October 1980

REVISED
SCHEDULE B



GUIDELINES

A. Density Transfer

The total development on the original 9.68 ha. (23.94 acs.) site shall not exceed 139,350 m² (1,500,000 sq. ft.) G.F.A. The cumulative G.F.A. figures provided for Sites 1 through 4 total 139,350 m². A maximum density transfer of 20% of the G.F.A. from any site to any other site or sites may be permitted at the discretion of the approving authority provided the overall total G.F.A. does not exceed 139,350 m².

B. Land Uses Site 1 - 1.65 ha. (4.08 acs.±)

The Permitted and Discretionary uses shall be those listed in Section 36(2) and 36(4) of By-law 2P80 respectively with the following deletions: auto body and paint shops, automotive sales and rentals, automotive specialties, funeral homes, hotels and motels and private schools.

Development Guidelines

The General Rules for Commercial Districts contained in Section 33 of By-law 2P80, and the Permitted Use Rules and the Discretionary Use Rules of the C-2 (General Commercial District) shall apply unless otherwise noted below:

Building Height

Two office-commercial buildings to a maximum of 24 storeys, 77 metres (250 feet).

Density

- a. office use - a maximum of 42,735 m² G.F.A. (460,000 sq. ft.±).
- b. other commercial - a maximum of 2,785 m² G.F.A. (30,000 sq. ft.±).

Parking

- a. Parking may be provided on site or on an adjacent site at the discretion of the approving authority.
- b. Upon completion of the entire development (Sites 1-4) not more than 20% of the total developable area shall be used for surface parking.

Development Plans

Approval of this application in no way approves the plans as submitted. Comprehensive plans including building design, site layout, exterior finishes and colour, landscaping, parking and accesses shall subsequently be submitted and approved prior to the release of a development permit.

C. Land Uses Site 2 - 2.66 ha (6.58 acs.±)

The Permitted and Discretionary uses shall be those listed in Section 36(2) and 36(4) of By-law 2P80 respectively with the following deletions: auto body and paint shops, automotive sales and rentals, automotive specialties, funeral homes, and private schools.

Development Guidelines

The General Rules for Commercial Districts contained in Section 33 of By-law 2P80, and the Permitted Use Rules and the Discretionary Use Rules of the C-2 (General Commercial District) shall apply unless otherwise noted below:

Building Height

- a. hotel - a maximum of 17 storeys, 46 metres (150 feet).
- b. office commercial buildings - a maximum of 12 storeys, 46 metres (150 feet).

Density

- a. hotel - a maximum of 300 rooms to an overall maximum of 22,300 m² G.F.A. (240,000 sq. ft.±).
- b. office use - a maximum of 19,510 m² G.F.A. (210,000 sq. ft.±).
- c. other commercial - a maximum of 7,900 m² G.F.A. (85,000 sq. ft.±).

Parking

- a. Parking may be provided on site or on an adjacent site at the discretion of the approving authority.
- b. Upon completion of the entire development (Sites 1-4) not more than 20% of the total developable area shall be used for surface parking.

Development Plans

Approval of this application in no way approves the plans as submitted. Comprehensive plans including building design, site layout, exterior finishes and colour, landscaping, parking and accesses shall subsequently be submitted and approved prior to the release of a development permit.

D. Land Uses Site 3 - 1.86 ha. (4.59 acs.±)

The Permitted and Discretionary uses shall be those listed in Section 36(2) and 36(4) of By-law 2P80 respectively with the following deletions: auto body and paint shops, automotive sales and rentals, automotive specialties, funeral homes, hotels and motels and private schools.

Development Guidelines

The General Rules for Commercial Districts contained in Section 33 of By-law 2P80, and the Permitted Use Rules and the Discretionary Use Rules of the C-2 (General Commercial District) shall apply unless otherwise noted below:

Building Height

- a. One office-commercial building to a maximum of 12 storeys, 46 metres (150 feet±).
- b. Two retail commercial buildings to a maximum of 3 storeys, 12 metres (40 feet±).

Density

- a. office use - a maximum of 7,430 m² G.F.A. (80,000 sq. ft.±).
- b. other commercial - a maximum of 9,290 m² G.F.A. (100,000 sq. ft.±).

Parking

- a. Parking may be provided on site or on an adjacent site at the discretion of the approving authority.
- b. Upon completion of the entire development (Sites 1-4) not more than 20% of the total developable area shall be used for surface parking.

Development Plans

Approval of this application in no way approves the plans as submitted. Comprehensive plans including building design, site layout, exterior finishes and colour, landscaping, parking and accesses shall subsequently be submitted and approved prior to the release of a development permit.

E. Land Uses Site 4 - 1.25 ha. (3.08 acs.±)

The following land uses shall be permitted: offices, personal service businesses, financial institutions, entertainment establishments, private clubs, athletic and recreational facilities, parking areas and structures, parks and playgrounds, utilities, child care facilities, billard parlours, drinking establishments, restaurants, liquor stores and retail stores and signs.

Development Guidelines

The General Rules for Commercial Districts contained in Section 33 of By-law 2P80, and the Permitted Use Rules and the Discretionary Use Rules of the C-2 (General Commercial District) shall apply unless otherwise noted below:

Building Height

- a. one office-commercial building to a maximum of 16 storeys, 61 metres (200 feet).
- b. one recreation-commercial building to a maximum of 6 storeys, 22 metres (72 feet).

Density

- a. office use - a maximum of 18,580 m² G.F.A. (200,000 sq. ft.).
- b. athletic - recreational use - a maximum of 6,040 m² G.F.A. (65,000 sq. ft.±).
- c. other commercial - a maximum of 2,790 m² G.F.A. (30,000 sq. ft.±).

Parking

- a. Parking may be provided on site or on an adjacent site at the discretion of the approving authority.
- b. Upon completion of the entire development (Sites 1-4) not more than 20% of the total developable area shall be used for surface parking.

Development Plans

Approval of this application in no way approves the plans as submitted. Comprehensive plans including building design, site layout, exterior finishes and colour, landscaping, parking and accesses shall subsequently be submitted and approved prior to the release of a development permit.