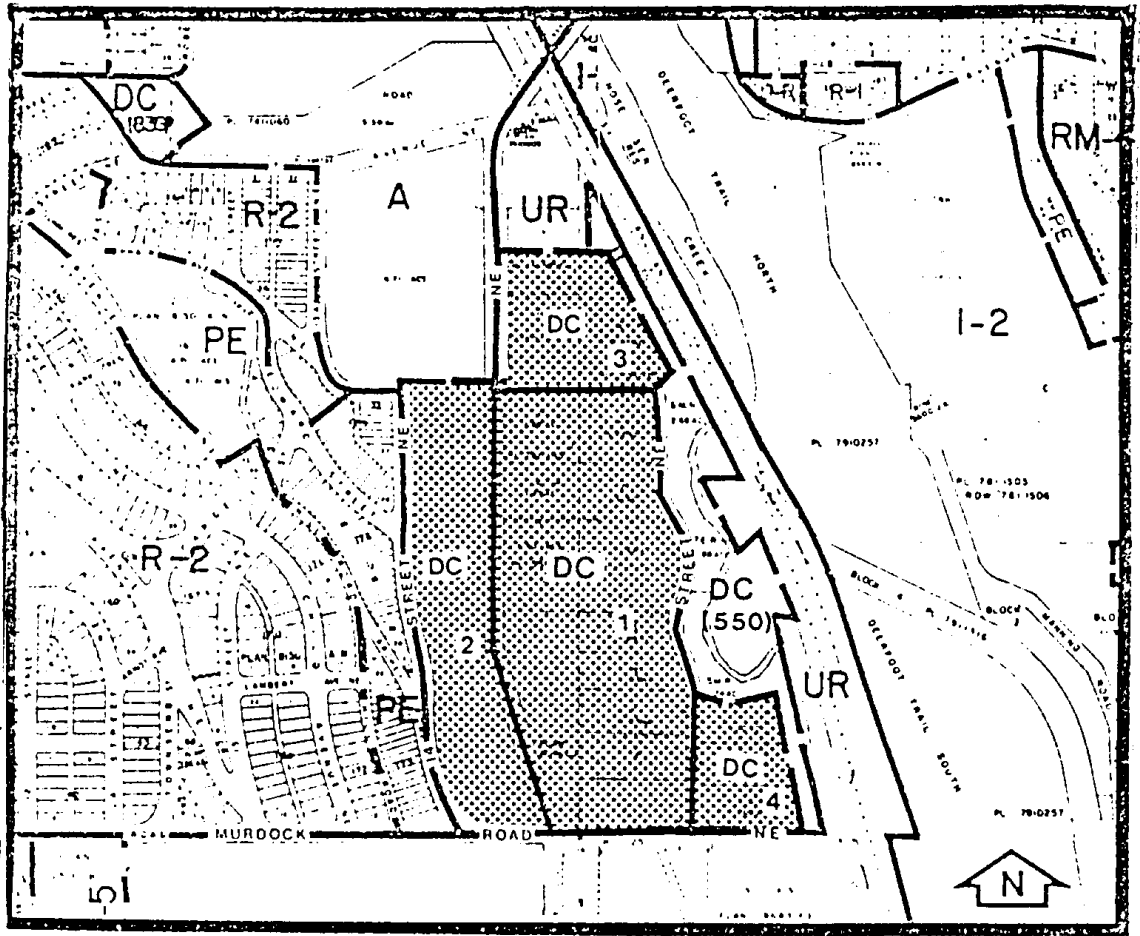


Amendment No. 81/71
Bylaw No. 157Z81
Council Approval: 13 October 1981

SCHEDULE B



1. Land Use

The land uses shall be those contained in the C-3 (General Commercial District) with the following deletions: retail food stores, veterinary clinics, amusement arcades, auto body and paint shops, automotive sales and rental, automotive services, automotive specialties, billiard parlors, entertainment establishments, funeral homes, motels, private schools and special care facilities.

Dwelling units may be permitted, as accessory uses only, on portions of the site where such uses are allowed under the Airport Protection Vicinity Area Regulations.

2. Development Guidelines

The General Rules for Commercial Districts contained in Section 33 of By-law 2P80 and the Permitted Use Rules of the C-3 (General Commercial District) shall apply unless otherwise noted below.

a) Height

Maximum and average building height shall be (not including mechanical penthouse):

	Maximum	Average
1. Core	112'	90'
2. Westbank	94'	84'
3. North lots	130'	106'
4. East lots	160'	140'

b) F.A.R.

Phase 1

Maximum floor area shall be 1,350,000 square feet office; 50,000 square feet retail and other uses; and a 100 room hotel, or its equivalent in terms of traffic generation, for the hotel use. Any floor area totally or partially above grade level shall be included in the floor area calculations.

Phase II

Development of Phase II is contingent upon completion of additional transportation facilities in the vicinity of the site to be determined by the applicant and the Transportation Department and approved by City Council.

Prior to the release of any development permit for Phase I, the applicant shall enter into an agreement undertaking not to apply for any development in Phase II until Council, in its sole discretion, has approved the upgrading of transportation facilities, and not to dispose of the site without providing an assumption of the agreement by the purchaser.

Maximum gross floor area shall be 950,000 square feet office; 50,000 square feet retail and other uses; and a 100 room hotel, or its equivalent in terms of traffic generation, for hotel use. Any floor area totally or partially above grade level shall be included in the floor area calculations.

c) Landscaping

Landscaping shall cover a minimum of 30% 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.

d) Access

Access and egress to individual sites shall be determined at the time of application for a development permit to the satisfaction of the Approving Authority.

e) Parking

All parking except for visitor parking shall be provided in structured or covered form. Structured parking above grade shall not be counted as part of the gross floor area.

f) Street Closure

Prior to making an application for any development, the applicant shall initiate an application for the closure of the intersection of 14A Street N.E. and 8 Avenue N.E.

g) 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. 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 157Z81, excepting that the maximum building height in the four (east lots) is limited to 160 feet.