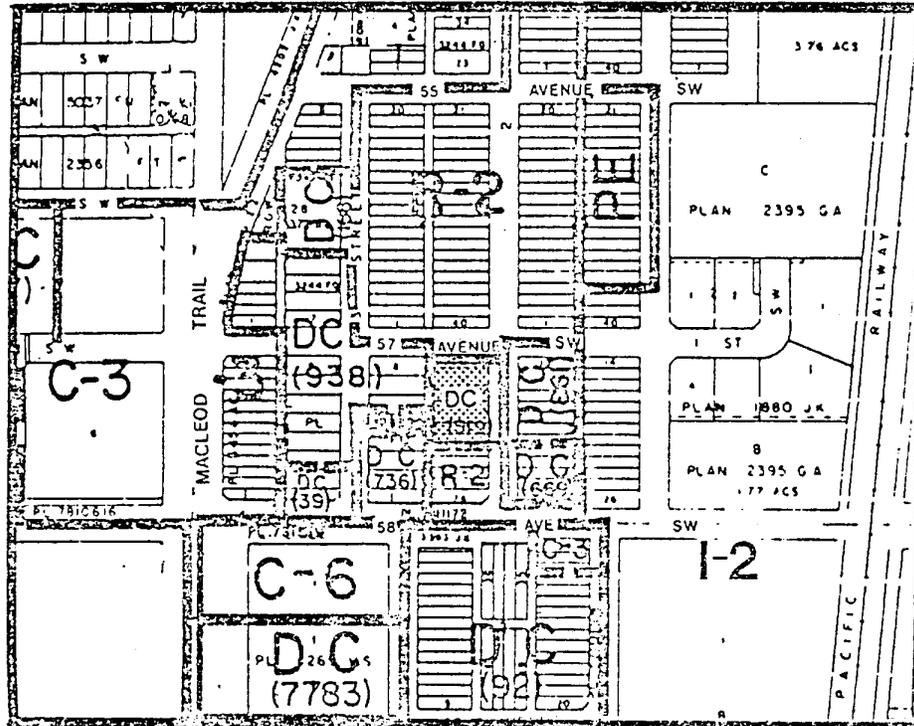


Amendment No. 71-80
Bylaw No. 23Z81
Council Approval: 17 March 1981

SCHEDULE B



Land Uses

The land uses shall be those contained in Section 37 of By-law 2P80.

Development Guidelines

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

1. Density
 - a. the total commercial component for a mixed use, commercial and residential development, shall not exceed an F.A.R. of 1.5:1.
 - b. the total residential component for a mixed use, commercial and residential development, shall be a minimum of 1.0:1 to an overall maximum F.A.R. of 3.5.
 - c. the total commercial component for a commercial only development shall not exceed an F.A.R. of 1.0:1.

2. Building Height

- a. commercial component - maximum 2 storeys.
- b. residential component - maximum 15 storeys.

“3. Parking

The total parking requirement shall be provided in accordance with Section 18 of the Land Use Bylaw unless the Approving Authorities at the Development Permit Stage are satisfied a relaxation is justified by a detailed parking analysis.”

“4. Landscaping and Amenity

The quantity, quality and location of the landscaped areas and amenity spaces shall be in accordance with Sections 20 and 23 of the Land Use Bylaw unless the Approving Authorities is satisfied that a relaxation of these requirements is justified.”

5. Development Plans

Approval of this application in no way approves the plans as submitted, rather comprehensive plans shall be submitted subsequently and then approved prior to the release of a Development Permit.