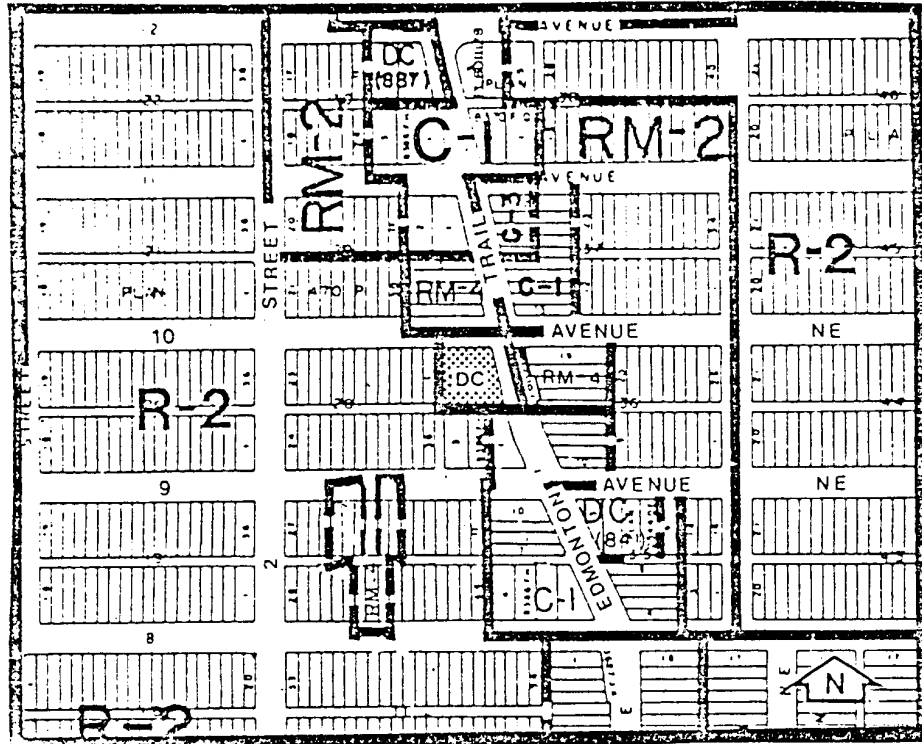


Amendment No. 82/030
Bylaw No. 114Z82
Council Approval: 22 June 1982

SCHEDULE B



1. Land Use

The land use shall be for an office building only.

2. Development Guidelines

The General Rules for the Commercial Districts contained in Section 33 of By-law 2P80 and the Permitted and Discretionary Use Rules of Section 36 shall apply unless otherwise noted below.

a) F.A.R.

Maximum floor area ratio shall be 1.9. Any floor area totally or partially above grade level shall be included in the F.A.R. calculations.

b) Height

Maximum building height shall be three storeys not exceeding 12 metres (39 feet ±) at any eaveline (not including mechanical penthouse).

c) Parking

A minimum number of 75 parking stalls shall be provided on site.

d) Loading

One loading bay (3 m X 9 m) shall be provided on site.

e) Landscaping

All Minimum required front and side yards shall be landscaped except for access ways from public thoroughfares.

f) Yards

Minimum yard measurements and their treatment shall be provided to the satisfaction of the Development Officer.

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 #114Z82.