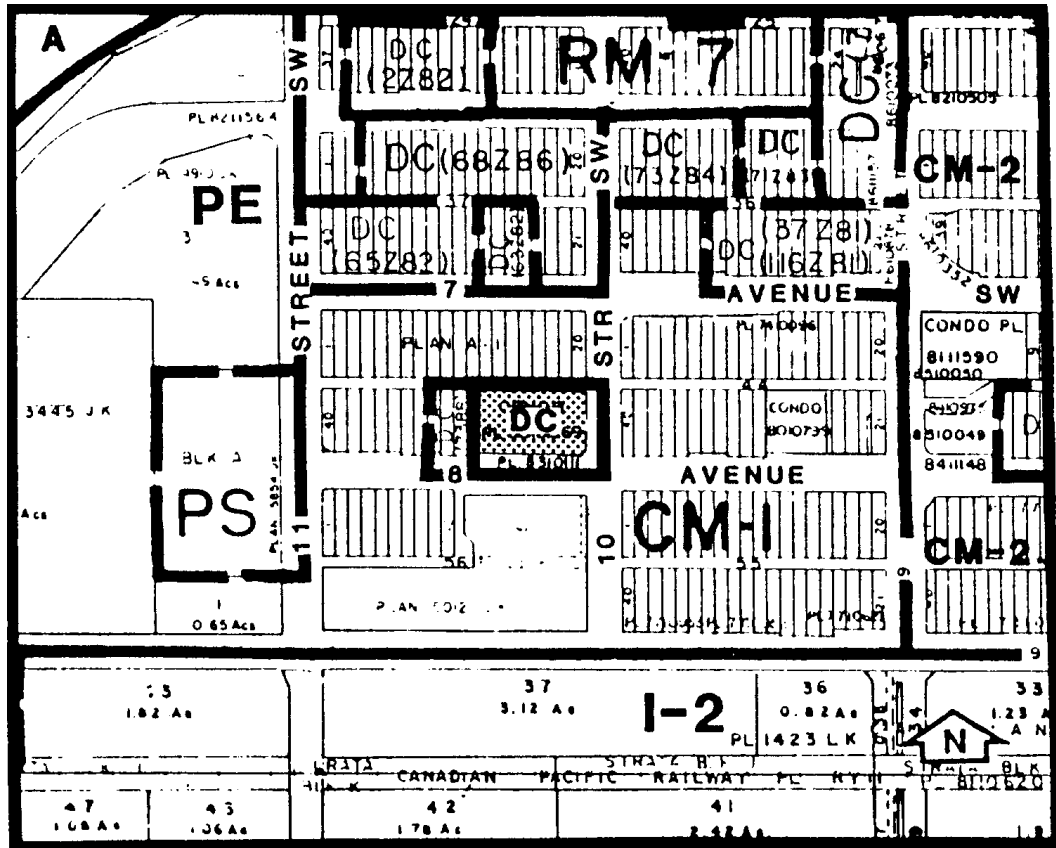


**Amendment No. 86/146
Bylaw No. 20Z87
Council Approval: 09 March 1987**

SCHEDULE B



1. Land Use

The land uses shall be residential and commercial in a comprehensive mixed use complex comprised of the following permitted and discretionary uses of the C-3 General Commercial District:

- first through fourth floors - permitted uses of C-3 (except veterinary clinics) as permitted uses and discretionary uses of C-3 as discretionary uses, including only athletic and recreational facilities, child care facilities, drinking establishments, entertainment establishments, financial institutions, grocery stores, hotels and motels, laboratories, medical clinics, offices, radio and television studios, signs, special care facilities.

- fifth through twenty-seventh floors - discretionary uses of C-3 as discretionary uses including dwelling units and home occupations only.

2. Development Guidelines

The General Rules for Residential Districts contained in Section 20 of By-law 2P80 and the Permitted and Discretionary Use Rules of the RM-7 District (Section 32) shall apply unless otherwise noted below.

A. Density

Maximum density shall be as follows:

Residential	126 units
Commercial	3,325 net m. ²
Fitness/Recreational	1,251 net m. ²

Of the commercial uses, no more than 500 m.² may be medical/dental offices/clinics.

B. Height

Maximum building height shall be 27 storeys not exceeding 77 metres at any eaveline (not including mechanical penthouse).

C. Amenity Area

The amenity area in the development shall total in the order of 5935 m.², incorporating a fitness/recreational area, open and enclosed balconies, at-grade open space, roof terraces and other similar spaces.

D. Parking

A minimum of 205 off-street parking stalls shall be provided. Of these stalls, 126 stalls are related to the residential units. The remainder shall be related to the commercial uses in the development in conformity with the standards of Section 18 of By-law 2P80.

E. +15

Provision must be made for +15 links and systems to the satisfaction of the Development Officer consistent with the intent evidenced in DP# 78/1114 as approved and as subject to a development agreement.

F. By-lawed Setback

No building or structure shall be permitted within the 2.134 m. by-lawed setback on 8th Avenue S. or the 3 m. by 3 m. corner cut at 8th Avenue S. and 10th Street W.

G. Signage

Signage shall be limited in size, design and location and must be compatible with the existing structure to the satisfaction of the Approving Authority.

H. 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.