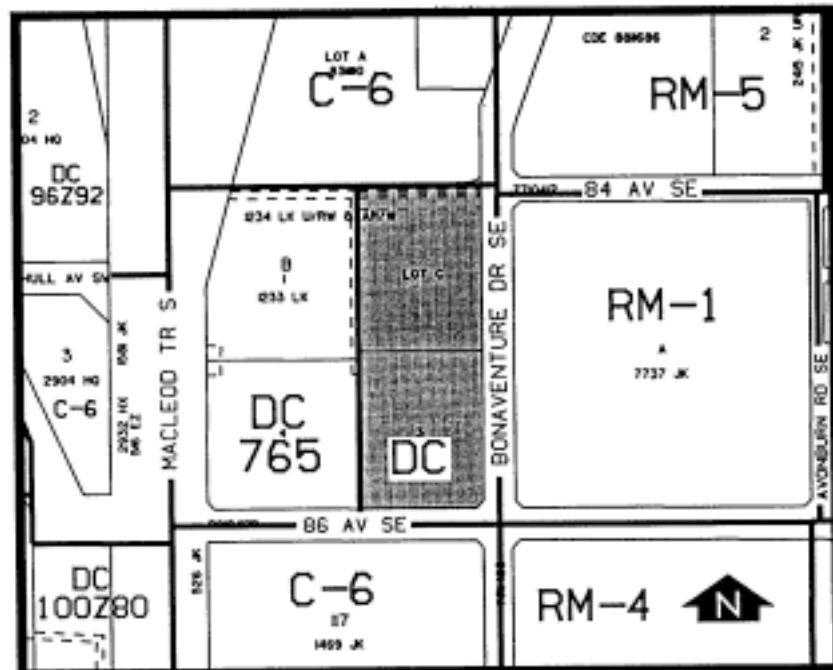


Amendment No. 95/023
Bylaw No. 49Z96
Council Approval: 17 June 1996

SCHEDULE B



1. LAND USE

The land use shall be for a mixed residential and commercial development within which the permitted and discretionary uses of the C-4 General Commercial District shall be permitted and discretionary uses respectively, or a surface parking lot only.

2. DEVELOPMENT GUIDELINES

The General Rules for Commercial Districts contained in Section 33 of Bylaw 2P80 and the Permitted and Discretionary Use Rules of the C-4 General Commercial District shall apply unless otherwise noted below.

MIXED USE DEVELOPMENT

a) Height

Maximum building height shall be 13 storeys not exceeding 33.5 metres at any roofline for the residential components and 7 storeys not exceeding 26.2 metres at any roofline for the commercial component (not including mechanical penthouse or atrium glazing).

The building form shall be stepped down from west to east, and shall not exceed 2 storeys on Bonaventure Drive.

b) F.A.R.

Maximum floor area shall be 3.48:1 times the area of the site upon which the building is located. Any floor area totally or partially above grade level shall be included in the F.A.R. calculations.

c) Landscaping

Section 38(5)(d)(i) of Bylaw 2P80 is waived. The amount of landscaped area shall be to the satisfaction of the Approving Authority. A detailed landscaping plan, indicating vegetation shall be submitted to and approved by the Development Officer prior to the approval of a Development Permit.

d) Deletion

Section 38(5)(c)(iii) restricting the density of dwelling units is waived.

e) Parking

i) Any mixed use development on the site shall provide a minimum of 275 off-street, covered parking stalls to the satisfaction of the Approving Authorities.

ii) A surface parking lot may contain a maximum of 381 parking stalls.

f) Split

In the order of 50% of the gross floor area shall be for residential or related to residential uses. There shall be not less than 385 residential units, both points to the satisfaction of the Approving Authorities.

g) Legal Agreement

Prior to the release of a Development Permit for any use other than a surface parking lot, a legal agreement satisfactory to the City Solicitor and the Director of Planning and Building shall be signed covering at least the following points:

* the construction by the developer of an elevated pedestrian bridge from the east to the west side of Macleod Trail including satisfactory connections to grade. The specification and location of such a bridge shall be to the satisfaction of the Approving Authorities.

* the construction, by the developers, of a satisfactory at-grade pedestrian walkway from the subject site to the elevated bridge. The specifications and location of such a link shall be to the satisfaction of the Approving Authority.

- * the construction or cash-in-lieu payment for an elevated bridge from the subject site to the site directly north. The specifications and location shall be to the satisfaction of the Approving Authorities.

h) Internal Pedestrian System

At the Development Permit stage, the applicants shall demonstrate to the satisfaction of the Approving Authorities the provision of a strong pedestrian system orientated towards the C-Train station both within their site and for the benefit of the residential community to the east.

i) 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 and approved by the Approving Authority as part of a Development Permit application. In considering an application for a mixed use development, the Approving Authority shall ensure that the buildings and site layout conform substantially to the drawings and materials submitted to City Council during their consideration of Bylaw 169Z81.