



5. F.A.R.

Maximum floor area shall be 1.6 times the area of the site upon which the building is located. Any floor totally or partially above grade level shall be included in the F.A.R. calculations.

6. Yards

A 21.3 m (70 ft.) bermed and landscaped yard, excepting for an access point, shall be located along the east property line. There shall be a minimum setback of 39.6 m. (130 ft.) to the building edge from the east property and a minimum setback of 76.2 m. (250 ft.) to the tower from the east property line, all to the satisfaction of the Development Officer.

7. Landscaping

A detailed landscaping plan, indicating existing vegetation, shall be submitted and approved by the Development Officer prior to the approval of a Development Permit.

8. Access

Access and egress to the satisfaction of the Director of Transportation, shall be determined at the time of application for a development permit.

9. Screening

Parking areas shall be screened along the property line.

10. Development Plans

Approval of this application in no way approves the plans as submitted. Comprehensive plans including building design, site layout, exterior finishes and colour, landscaping, parking and accesses shall subsequently be submitted and approved prior to the release of a development permit.