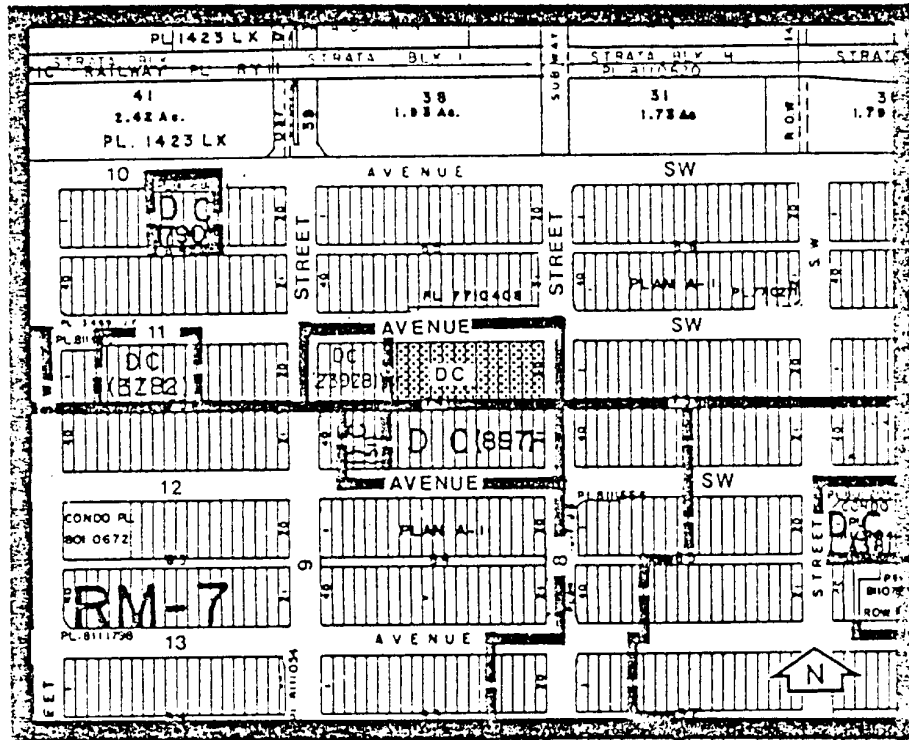


Amendment No. 82/020
Bylaw No. 100Z82
Council Approval: 14 June 1982

SCHEDULE B



1. Land Use

The land use shall be for a comprehensively designed commercial development only.

2. Development Guidelines

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

a) F.A.R.

Maximum floor area shall be 8 times the area of the site upon which the buildings are located. Any floor area totally or partially above grade level shall be included in the F.A.R. calculations.

b) Height

Maximum building height for the eastern building shall be 16 storeys but not exceeding 61 metres at any eaveline (not including the mechanical penthouse). Maximum building height for the western building shall be 9 storeys not exceeding 37 metres at any eaveline.

c) Yards

Minimum yard requirements and their treatment shall be provided to the satisfaction of the Development Officer, having regard for the quality of the pedestrian environment along 8th Street S.W. and 11th Avenue S.W. through such features as arcading.

d) Landscaping

The following areas, except for accessways from public thoroughfares, shall be landscaped:

- i) All areas between the front property line and the building.
- ii) All areas between the side property line and the building.
- iii) Landscaping shall be profuse and abundant and to the satisfaction of the Approving Authority.

e) +15 Connections

Provision, if determined to be necessary, shall be made for +15 links and systems to the satisfaction of the Development Officer.

f) Parking

A minimum of 320 off-street parking stalls shall be provided.

g) Public Amenity of Recreational Area

A minimum of 500 m² shall be devoted to public amenity or recreational usage.

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. 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 100Z82.