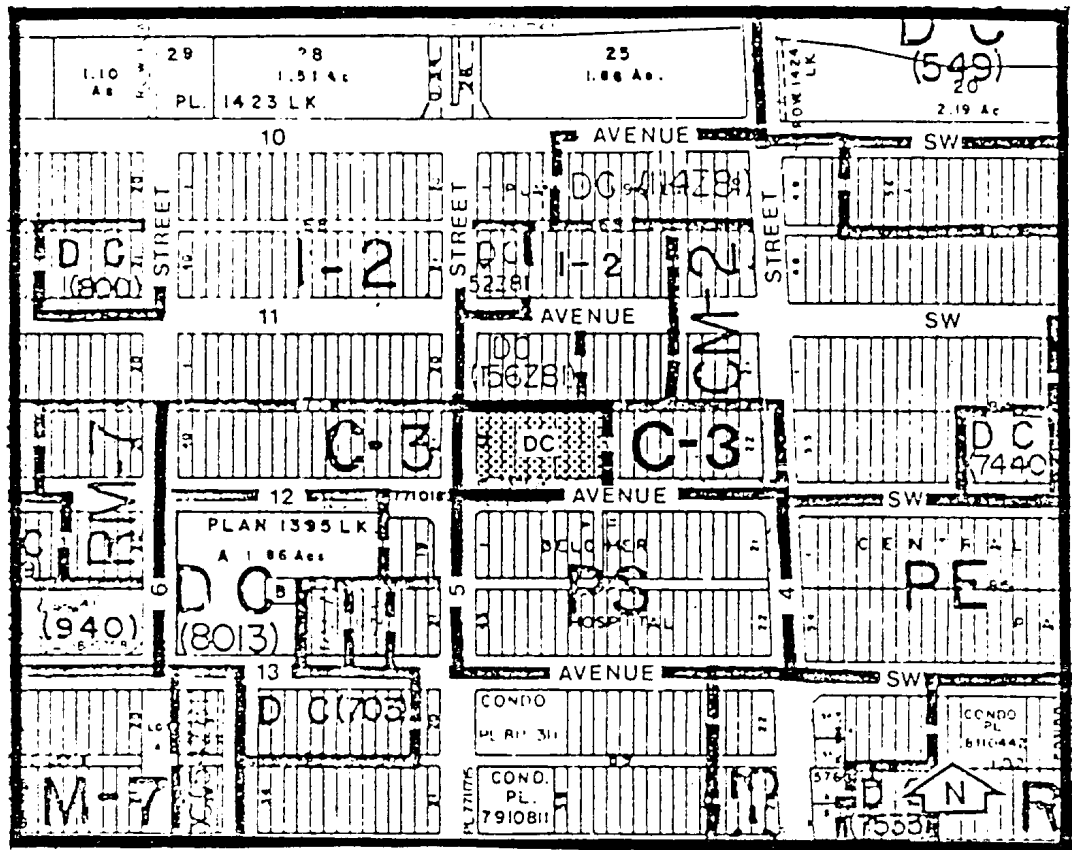


Amendment No. 81/237
Bylaw No. 33Z82
Council Approval: 16 March 1982

SCHEDULE B



1. Land Use

The land use shall be for an office building with ancillary retail and restaurant uses 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 District) shall apply unless otherwise noted below.

a) Maximum Building Height

Maximum building height shall be 19 storeys not exceeding 65.0 m± (213 ft.±) at any eaveline (not including mechanical penthouse).

b) F.A.R.

Maximum floor area ratio shall be 8.65:1 to include a maximum commercial office and retail F.A.R. of 8.05:1. Any floor area totally or partially above grade level shall be included in the F.A.R. calculations.

c) Landscaping

Exterior landscaping shall cover a minimum of 26% of the net site area plus any adjoining boulevards. A detailed landscaping plan, including existing vegetation, shall be submitted to the Approving Authority for approval as part of a development permit application.

d) Parking Area

Parking ratio of 1 stall per 90 m² net office and retail space shall be used. Such stalls shall be made available and signed for use by the general public after 6:00 p.m. on weekdays and all day on Saturday to the satisfaction of the Approving Authorities.

e) +15 Systems

Provision for +15 links and contributions to the +15 fund including the construction of the +15 connection to the development immediately to the north shall be made to the satisfaction of the Approving Authorities.

f) Pedestrian Archades

A pedestrian archade shall be constructed on the 5th Street frontage, similar to the development to the north, to the satisfaction of the Approving Authorities.

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 33Z82 (AM 81/237).