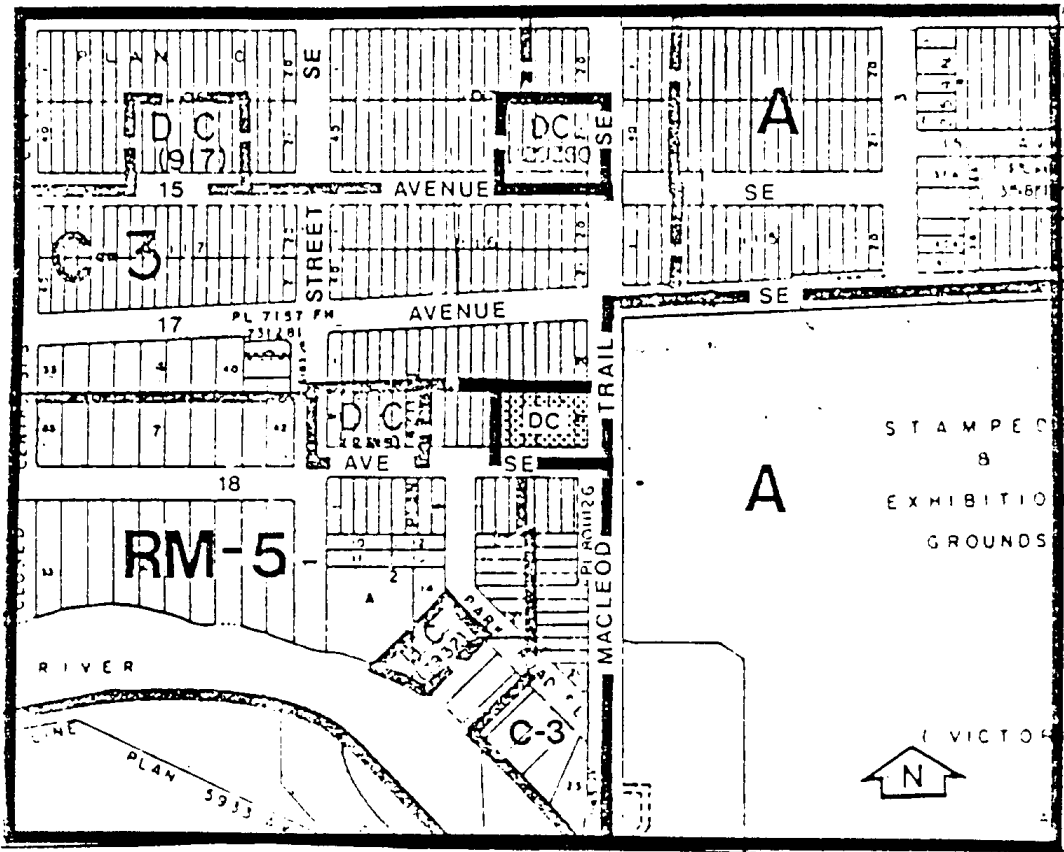


**Amendment No. 81/231
Bylaw No. 72Z82
Council Approval: 19 July 1982**

SCHEDULE B



1. Land Use

The land use shall be for an office commercial building with retail and service commercial uses on the first two floors 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 C-3 (General Commercial District) shall apply unless otherwise noted below.

a) Height

Maximum building height shall be 8 storeys not exceeding 25 metres at any eaveline (not including mechanical penthouse).

b) F.A.R.

Maximum floor area ratio shall be 5.0:1. Any floor area totally or partially above grade level shall be included in the F.A.R. calculations.

c) Yards

The following minimum yard measurements shall apply: no side or rear yard minimum requirements.

d) Landscaping

Landscaping shall cover a minimum of 10% 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.

e) Parking

A minimum of 112 off-street parking stalls shall be provided.

f) +15

Provision must be made for +15 links and contributions made to the system to the satisfaction of the Development Officer.

g) Mall Area

A minimum of 300 m² of mall area shall be provided at the +15 level, including covered stairways from grade to the +15 level.

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 to City Council during their consideration of By-law 72Z82.